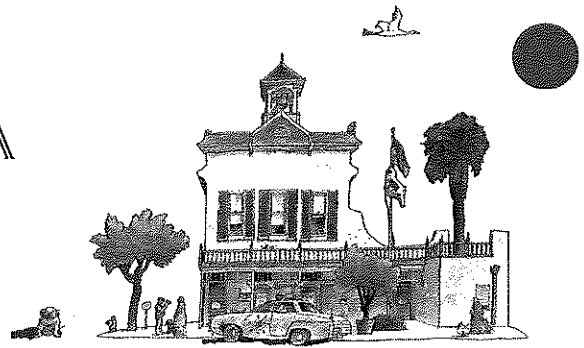


# CITY OF CALISTOGA

1232 Washington Street • Calistoga, CA 94515  
707.942.2800

April 9, 2009



Ms. Trish Hornisher  
County of Napa  
Conservation, Development & Planning Dept.  
1195 Third Street, Suite 210  
Napa, CA 94559

RE: Carver-Sutro Winery Use Permit Application (File No. P09-00043-UP)  
3106 Palisades Road  
APNs 017-230-034 and -035

Dear Ms. Hornisher:

This letter is in response to your referral on the Carver-Sutro Use Permit application to establish a 20,000 gallon per year winery, associated buildings and wine cave at the above-referenced location. As you are aware, the project site is located within the City's Planning Area. Development in the Planning Area has the potential to impact physical and visual assets that are important to the City, so the opportunity to comment on this proposal is greatly appreciated. In consideration of current conditions and the broader goals, objectives and policies in the City's General Plan, the City respectfully requests that following be considered and/or required as a condition of project approval:

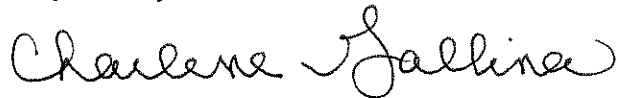
1. Post-development peak stormwater run-off discharge rates and velocities shall be controlled to maintain or reduce pre-development downstream erosion and to ensure that post-development runoff does not contain pollutant loads which have not been reduced to the maximum extent practicable.
2. The traffic study prepared for this project shall include an analysis on any impacts associated with use of the Silverado Trail/Highway 29 intersection. Any identified deficiencies shall be addressed through appropriate mitigation measures or conditions of approval.
3. County analysis on this project should include mitigation of housing needs associated with the employees to be generated by the operation of the proposed winery.
4. All access roads shall be in compliance with the 2007 California Fire Code (Appendix D, Table D, 103.4 and Section D102).

5. All portions of the buildings shall be equipped with an automatic sprinkler system.
6. All portions of the wine cave shall be equipped with an automatic sprinkler system.
7. The wine cave shall be equipped with an approved communication system.

We would also like to request that the City be included on the mailing list for all public notices pertaining to the preparation or availability of environmental documents prepared pursuant to the California Environmental Quality Act and for all public hearings held before the County Planning Commission and/or Board of Supervisors.

Please do not hesitate to contact me or Ken MacNab at (707) 942-2827, if you have any questions about these comments or would like additional information.

Respectfully,

A handwritten signature in cursive script that reads "Charlene Gallina".

Charlene Gallina,  
Planning & Building Director

cc: Dan Takasugi, Public Works Director  
Steve Campbell, Fire Chief  
Ken MacNab, Senior Planner  
County Correspondence File