

~~REVISED~~
FILE # POB-00197 UP



**NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT**
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FOR USE PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: AW Date Submitted: 4/18/09
 REQUEST: RESTORE & REHABILITATE THE HISTORIC PACHETEAL CASTLE & CARRIAGE HOUSE FOR RE-USE AS A NEW 30,000 GAL/YR WINERY W. BY APPT TOURS & TASTING & MARKETING. (A LOT LINE ADJUSTMENT IS PENDING & UPON RELOCATION WILL BRING THE CARRIAGE HOUSE INTO THE WINERY PARCEL.) Date Complete: _____ Date Published: _____
 ZA CDPC BS APPEAL
 Hearing ___ ___ ___
 Action ___ ___ ___

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Applicant's Name: Edward Wallis
 Telephone #: (707) 942-4941 Fax #: () - _____ E-Mail: ejw@fcs.net;juliaia@comcast.net
 Mailing Address: 1670 Diamond Mountain Rd., Calistoga, CA 94515
 No. Street City State Zip
 Status of Applicant's Interest in Property: Owner
 Property Owner's Name: Edward Wallis
 Telephone #: (707) 942-4941 Fax #: () - _____ E-Mail: same
 Mailing Address: same
 No. Street City State Zip
 Site Address/Location: same
 No. Street City State Zip
 Assessor's Parcel #: 020-450-014 Existing Parcel Size: 12.34 acres

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Signature of Applicant: Edward Wallis Date: _____
 Signature of Property Owner: Edward Wallis Date: _____
 Print Name: _____ Print Name: _____

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

Previous DEPOSIT
 *Application Fee Deposit: \$ 7,500 Receipt No. 67660 Received by: JA Date: 3/18/08
 *Total Fees will be based on actual time and materials
N/A NEW \$ AS OF 4/18/09

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): See attached
- B. Project Phases: one two more than two (please specify): 2 phases
- C. Estimated Completion Date for Each Phase: Phase 1: 2010 house Phase 2: 2011 barn
- D. Actual Construction Time Required for Each Phase: less than 3 months
 More than 3 months
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: _____
- F. Additional Licenses/Approval Required:
District: _____ Regional: _____
State: ABC. Franchise Tax Board Federal: ATF

II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

- See attached project description
- A. Floor Area/Impervious area of Project (in square ft): _____
Proposed total floor area on site: _____
Total development area (building, impervious, leach field, driveway, etc.) _____
New construction: _____
existing structures or portions thereof to be utilized: 100%
existing structures or portions thereof to be moved: _____
- B. Floor Area devoted to each separate use (in square ft): see attached project description
living: _____ storage/warehouse: _____ offices: _____
sales: _____ caves: _____ other: _____
septic/leach field: _____ roads/driveways: _____
- C. Maximum Building Height: existing structures: 35-40 feet new construction: 0
- D. Type of New Construction (e.g., wood-frame): NA
- E. Height of Crane necessary for construction of new buildings (*airport environs*): NA
- F. Type of Exterior Night Lighting Proposed: pedestrian downlighting
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): Yes _____ No
- H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V – non rated):
 Type I FR Type II 1 Hr Type II N (non-rated) Type III 1 Hr Type III N
 Type IV H.T. (Heavy Timber) Type V 1 Hr. Type V (non-rated)
(Reference Table 6 A of the 2001 California Building Code)

III. PARKING

	<u>Existing</u>	<u>Proposed</u>
A. Total On-Site Parking Spaces:	<u>24, not marked</u>	<u>27, inc. 2 HC</u>
B. Customer Parking Spaces:	_____	<u>22</u>
C. Employee Parking Spaces:	_____	<u>5</u>
D. Loading Areas:	_____	<u>2</u>

IV.	TYPICAL OPERATION	<u>Existing</u>	<u>Proposed</u>
		0	6
A.	Days of Operation:	_____	_____
		7:30 - 6 (winery)	10 - 4 (visitors)
B.	Expected Hours of Operation:	_____	_____
C.	Anticipated Number of Shifts:	0	1
D.	Expected Number of Full-Time Employees/Shift:	0	2
E.	Expected Number of Part-Time Employees/Shift:	_____	3
F.	Anticipated Number of Visitors	0	18
	• busiest day:	_____	_____
	• average/week:	_____	40
G.	Anticipated Number of Deliveries/Pickups	_____	4-6 (crush)
	• busiest day:	_____	_____
	• average/week:	_____	less than 1
V.	SUPPLEMENTAL INFORMATION FOR SELECTED USES		
A.	Commercial Meeting Facilities Food Serving Facilities		
	• restaurant/deli seating capacity:	NA	
	• bar seating capacity:	_____	
	• public meeting room seating capacity:	_____	
	• assembly capacity:	_____	
B.	Residential Care Facilities (6 or more residents) Day Care Centers	<u>Existing</u>	<u>Proposed</u>
	• type of care:	_____	_____
	• total number of guests/children:	_____	_____
	• total number of bedrooms:	_____	_____
	• distance to nearest existing/approved facility/center:	_____	_____

MAR 05 2009

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

I. WATER SUPPLY

	<u>Domestic</u>	<u>Emergency</u>
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):	<u>(E) Lower Well</u>	<u>(E) Reservoir</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>N/A</u> Yes ___ No <u>X</u>	<u>N/A</u> Yes ___ No <u>X</u>
C. Current Water Use (in gallons/day): Current water source:	<u>550</u> <u>(E) Lower Well</u>	<u>N/A</u> <u>N/A</u>
D. Anticipated Future Water Demand (in gallons/day):	<u>1,125</u>	<u>N/A</u>
E. Water Availability (in gallons/minute):	<u>16.5</u>	<u>16.5</u>
F. Capacity of Water Storage System (gallons):	<u>N/A</u>	<u>50K Gal +</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>N/A</u>	<u>(E) Reservoir</u>
F. Completed Phase I Analysis Sheet (Attached):		

II. LIQUID WASTE

	<u>Domestic</u> (sewage)	<u>Other</u> (Winery PW) (please specify)
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>On Site Septic System</u>	<u>On Site Septic System</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>N/A</u> Yes ___ No <u>X</u>	<u>N/A</u> Yes ___ No <u>X</u>
C. Current Waste Flows (peak flow in gallons/day):	<u>550</u>	<u>N/A</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>125</u>	<u>1,000</u>
E. Future Waste Disposal Capacity (in gallons/day):	<u>125</u>	<u>1,000</u>

III. SOLID WASTE DISPOSAL

A. Operational Wastes (on-site, landfill, garbage co., etc.):	<u>Upper Valley Disposal</u>
B. Grading Spoils (on-site, landfill, construction, etc.):	<u>On Site</u> <u>N/A</u>

IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)

A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	<u>N/A</u>	<u>N/A</u>
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>N/A</u>	<u>N/A</u>

TRAFFIC INFORMATION

Project Trip Generation							
<u>Personnel / Visitors</u> 20 visitors/day max.				<u>Vehicle Trips</u> /day			
	Operations Daily M - F	Marketing Events Minimum Weekends	Marketing Events Maximum		Operations Daily M - F	Marketing Events Minimum Weekends	Marketing Events Maximum
Operating Hours	7:30 - 6						
Employees	5	2	5	Employee Trips	10	4	10
Full-Time	2			Full-Time	4	4	4
Seasonal Peak	6	2	6	Seasonal Peak	12	4	12
Peak Hours	3			Peak Hours	6	2	6
Total Employees	5	2	5	Total Employee Trips	10	4	10
Event Support Staff		0	6	Event Support Staff		0	12
Full-Time		0	0	Full-Time		0	0
Seasonal Peak		0	6	Seasonal Peak		0	12
Total Support Staff		0	6	Total Support Staff Trips	0	0	12
Visitors	18	0	18	Visitor Trips	15	0	14
Peak Hours	(8)	0	12	Peak Hours	9	0	5
Total Visitors	18	0	18	Total Visitor Trips	15	0	14
				Total Trucks - Deliveries, Shipping, etc. Trips	.61	.61	.61
Grand Total	24	2	32		26	5	37
Provide supporting documentation for trip generation rates				county pg. 22			
Submit separate spreadsheets for existing & proposed operations, include a trip generation grand total.							

	4 special events/year		Number of People Onsite		special (3)	wine auction (1)
	Full-Time	Peak	Seasonal	Marketing Events	Marketing Events	Marketing Events
No. Employees	2	6		6	6	6
Support Staff, caterers, clean-up, etc.				6	8	14
Visitors	varies	18		18	75	150
Residents	0	0		0	0	0
Grand Total	up to 22	24		30	89	170

APPS-Traffic Information

TRAFFIC INFORMATION FOR CALTRANS REVIEW

Application should include:

Project Location

- Site Plan showing all driveway location(s)
- Show detail of Caltrans right-of-way
- Aerial photo at a readable scale

Trip Generation Estimate

- Spreadsheet for winery applications
 - Provide separate spreadsheets for existing and proposed operations

Caltrans Information Sources

- Traffic Impact Study Guide
- 2001 Traffic Volumes on California State Highways
- Highway Design Manual
- Traffic manual

NAPA COUNTY WINERY TRAFFIC GENERATION CHARACTERISTICS

EMPLOYEES:

Half-hour lunch: All - 2 trips/day (1 during weekday PM peak)
Hour lunch: Permanent Full-Time – 3.2 trips/day (1 during weekday PM peak)
Permanent Part-Time – 2 trips/day (1 during weekday PM peak)
Seasonal: 2 trips/day (0 during weekday PM peak)—crush
see full time above—bottling
Auto Occupancy: 1.05 employees/auto

VISITORS:

Auto occupancy: Weekday – 2.6 visitors/auto Weekend – 2.8 visitors/auto
Peaking Factors:
Peak Month: 1.65 x average month
Average Weekend: 0.22 x average month
Average Saturday: 0.53 x average weekend
Peak Saturday: 1.65 x average Saturday
Average Sunday: 0.8 x average Saturday
Peak Sunday: 2.0 x average Sunday
Peak Weekend Hour: Winery (3-4 PM) - 0.57 x total for weekend day involved
Average 5-Day Week (Monday-Friday) - 1.3 x average weekend
Average Weekday: 0.2 x average 5-day week
Peak Weekday Hour: Winery (3-4 PM) - 0.57 x total for weekday involved
Roadway PM Peak(4-5 PM?) - 0.38 x total for weekday involved

SERVICE VEHICLES:

Grapes (36 days (6weeks)/season): 1.52 trips/1000 gals/season (4 ton loads assumed)
Materials/Supplies (250 days/yr): 1.47 trips/1000 gals/yr
Case Goods (250 days/yr): 0.8 trips/1000 gal/yr

APPS-Traffic info/char

USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET
FOR WINERY USES

1. **Operations.** (In the blank in front of each operation, place an "E" for Existing, a "P" for Proposed, an "X" for Expanding, or an "N" for None.)

- | | |
|--|---|
| <p>a. P_ crushing</p> <p>b. P_ fermentation</p> <p>c. P_ barrel ageing</p> <p>d. P_ bottling mobile bottling truck</p> <p>e. P_ case goods storage</p> <p>f. N_ caves:
 use:
 __ barrel storage
 __ case goods storage
 __ other _____
 accessibility to public:
 __ none – no visitors/tours/events
 __ guided tours only
 __ public access – no guides/unescorted
 __ marketing events and/or temporary events</p> | <p style="text-align: center;">E/P</p> <p>g. __ underground waste disposal</p> <p>h. N_ above-ground waste disposal</p> <p>i. P_ administration office</p> <p>j. P_ laboratories</p> <p>k. __ daycare</p> <p>l. P_ tours/tastings:
 __ N_ public drop-in
 P_ public by appointment
 P_ wine trade</p> <p>m. P_ retail wine sales
 __ N_ public drop-in
 P_ public by appointment</p> <p>n. N_ public display of art or wine-related items</p> <p>o. N_ food preparation</p> |
|--|---|

2. **Marketing Activities.** (Describe the nature of any marketing or educational events not listed above including the type of events, whether public or private, frequency of events, average attendance, etc. Differentiate between existing and proposed activities. Attach additional sheets if necessary): see attached project information for general marketing information

Special marketing events 4 times per year: 2 for wine club members with 75 visitors; 1 release event for 75 visitors, 1 wine auction event - up to 150 visitors. Marketing events between 12-10:00 pm. All parking on site or on adjacent parcels under common ownership. Any food service will be catered. No tasting appointments during any marketing events. Portable toilets will be provided. See attached project information for additional description of special marketing events.

3. **Food Service.** (Describe the nature of any food service including type of food, whether public or private, whether profit or non-profit, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Differentiate between existing and proposed food service. Attach additional sheets if necessary: Catered only, existing kitchen for use by employees

4. **Production Capacity.**

- a. existing capacity: 0 date authorized: _____
- b. current maximum actual production (year): _____ (_____)
- c. proposed capacity: 30,000 gallons

5. **Grape Origin.** (Fill out a "Initial Statement of Grape Source" form if establishing a new winery or expanding an existing winery development area and include with application form.)

6. **Winery Development Area.** (see a below - for existing winery facilities)
Will the project involve construction of additional facilities beyond the winery development area? water supply and waste water upgrade to serve new winery development
7. **Total Winery Coverage.** (see b below – maximum 25% of parcel or 15 acres, whichever is less)
 - a. square feet/acres: 40,000 sf +/- (1 acre) total
 - b. percent of total parcel: < 10%
8. **Production Facility.** (see c below – include the square footage of all floors for each structure)
 - a. square feet: 11,711 sf +/- in existing buildings
9. **Accessory Use.** (see d below – maximum permitted 40% of the production facility)
 - a. square feet: 4,023 sf +/- (first and second floors of historic residence)
 - b. percent of production facility: 34% of existing (not to exceed 40%)

Marketing Definition: (paraphrased from County Code)

Marketing of Wine – Any activity conducted at the winery shall be limited to members of the wine trade, persons, who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis and may include food service without charge except to the extent of cost recovery when provided in association with such education and development but shall not include cultural and social events unrelated to such education and development.

Coverage and Use Definitions: (paraphrased from County Code)

- a. **Winery Development Area** – All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees.
- b. **Winery Coverage** – The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves); all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems.
- c. **Production Facility** – (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities, and employee-designated restrooms but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes.
- d. **Accessory Use** - The total square footage of area within winery structures used for accessory uses related to a winery that are not defined as "production facility" which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production.

WINERY CALCULATION WORKSHEET

1. WINERY COVERAGE

All paved or impervious ground surface areas of the production facility:	
Footprint of all winery structures	See attached project information sheet and drawings
Outside work areas	
Tank areas	
Storage areas (excluding caves)	
All paved areas: total impervious area	
Parking areas	40,000 sf +/- total
Loading areas	
Walkways	
Access driveways to the public or private rd	
Above-ground wastewater and run-off treatment systems:	
Wastewater pond or SDDS	NA
Spray disposal field	
Parcel size: <u>12.34</u> +/- <u> </u> acres	Percent of winery coverage of parcel size:
Total winery coverage: <u>< 1</u> acre <u> </u> acres	<u>< 10</u> % <u> </u> %

2. PRODUCTION FACILITY

Total square footage within structures and caves utilized for the following:	
Crushing	see attached project information sheet
Fermenting	
Bottling	
Bulk & bottle storage	
Shipping	
Receiving	
Laboratory	
Equipment storage & maintenance facilities (excludes fire protection facilities)	
Employee-designated restrooms	
Total square footage of production facility: <u> </u> see attached	

3. ACCESSORY USE

Total square footage within structures and caves utilized for the following:		
Office space	see attached project information sheet	
Lobbies/waiting rooms		
Conference/meeting rooms		
Non-production access hallways		
Kitchens		
Tasting rooms (private & public areas)		
Retail space areas		
Libraries		
Visitor restrooms		
Art display areas		
Any other areas within the winery structure not directly related to production		
Total square footage of accessory use space: <u>4023</u> sf		
Percent of accessory use to production use: <u>34</u>% <u> </u>%		

INITIAL STATEMENT OF GRAPE SOURCE
(Napa County Zoning Ordinance Sections 12419(b) and (c))

I hereby certify that the current application for establishment or expansion of a winery pursuant to the Napa County Winery Definition Ordinance will employ sources of grapes in accordance with the requirements of Section 12419(b) and/or (c) of that Ordinance.



Signature



Date

Letters of commitment from grape suppliers and supporting documents will be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal of additional information regarding individual grape sources. Proprietary information will not be disclosed to the public.

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.



Applicant

Date 2/8/08

Property Owner (if other than Applicant)
Wallis Family Estate

Project Identification

Checklist of Voluntary Greenhouse Gas Emission Reduction Measures



A Tradition of Stewardship
A Commitment to Service

An addendum to the Entitlement Application and a supplement for Initial Studies as required by CEQA

PROJECT NAME	Wallis Family Estate Winery	
PROJECT ADDRESS	1670 Diamond Mountain Road	
APPLICANT	Edward Wallis	
CONTACT INFO	ejw@fcs.net	942-4941
	email	phone

- | | yes | no | I don't know |
|---|--------------------------|-------------------------------------|--------------------------|
| 1 Have you designed to U.S.G.B.C.™ LEED™ or Build It Green™ standards?
If yes, please include a copy of their required spreadsheets. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2 Do you have an integrated design team?
If yes, please list: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

3 SITE DESIGN

- | | | | |
|---|-------------------------------------|-------------------------------------|--|
| 3.1 Does your design encourage community gathering and is it pedestrian friendly? | <input checked="" type="checkbox"/> | | |
| 3.2 Are you building on existing disturbed areas? | <input checked="" type="checkbox"/> | | |
| 3.3 Landscape Design | | | |
| 3.31 native plants? | <input checked="" type="checkbox"/> | | |
| 3.32 drought tolerant plants? | <input checked="" type="checkbox"/> | | |
| 3.33 Pierce Disease resistant planting? | <input checked="" type="checkbox"/> | | |
| 3.34 Fire resistant planting? | <input checked="" type="checkbox"/> | | |
| 3.35 Are you restoring open space and/or habitat? | | <input checked="" type="checkbox"/> | |
| 3.36 Are you harvesting rain water on site? | | <input checked="" type="checkbox"/> | |
| 3.37 planting large trees to act as carbon sinks? | | <input checked="" type="checkbox"/> | |
| 3.38 using permeable paving materials for drive access and walking surfaces? | | <input checked="" type="checkbox"/> | |
| 3.4 Does your parking lot include bicycle parking? | | <input checked="" type="checkbox"/> | |
| 3.5 Do you have on-site waste water disposal? | <input checked="" type="checkbox"/> | | |
| 3.6 Do have post-construction stormwater on site detention/filtration methods designed? | | <input checked="" type="checkbox"/> | |
| 3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings? | <input checked="" type="checkbox"/> | | |
| 3.8 Does the project minimize the amount of site disturbance, such as minimizing grading and/or using the existing topography in the overall site design (such as cave design)? | <input checked="" type="checkbox"/> | | |
| 3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects? | <input checked="" type="checkbox"/> | | |

4 ENERGY PRODUCTION & EFFICIENCY

- | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| 4.1 Does your facility use energy produced on site?
If yes, please explain the size, location, and percentage of off-set: _____ | | <input checked="" type="checkbox"/> | |
| 4.2 Does the design include thermal mass within the walls and/or floors? | <input checked="" type="checkbox"/> | | |
| 4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed? | | | <input checked="" type="checkbox"/> |
| 4.4 Will your plans for construction include: | | | |
| 4.41 High density insulation above Title 24 standards? | <input checked="" type="checkbox"/> | | |
| 4.42 Zones for heating and cooling to provide for maximum efficiency? | <input checked="" type="checkbox"/> | | |
| 4.43 Energy Star™ or ultra energy efficient appliances? | <input checked="" type="checkbox"/> | | |
| 4.44 A "cool" (lightly colored or reflective) or a permeable/living roof? | | <input checked="" type="checkbox"/> | |
| 4.45 Timers/time-outs installed on lights (such as the bathrooms)? | <input checked="" type="checkbox"/> | | |
| If yes, please explain: _____ | | | |

5 WATER CONSERVATION

- | | | | |
|--|-------------------------------------|-------------------------------------|--|
| 5.1 Does your landscape include high-efficiency irrigation? | <input checked="" type="checkbox"/> | | |
| 5.2 Does your landscape use zero potable water irrigation? | | <input checked="" type="checkbox"/> | |
| 5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water? | | <input checked="" type="checkbox"/> | |
| 5.4 Will your facility use recycled water? | | <input checked="" type="checkbox"/> | |
| 5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines? | | <input checked="" type="checkbox"/> | |
| 5.5 Will your plans for construction include: | | | |
| 5.51 a meter to track your water usage? | <input checked="" type="checkbox"/> | | |
| 5.52 ultra water efficient fixtures and appliances? | | <input checked="" type="checkbox"/> | |
| 5.53 a continuous hot water distribution method, such as an on-demand pump? | | | |
| 5.54 a timer to insure that the systems are run only at night/early morning? | <input checked="" type="checkbox"/> | | |

6 MATERIAL RECYCLING

6.1 Are you using reclaimed materials?
 If yes, what and where: _____

	X	
--	---	--

6.2 Are you using recycled construction materials-
 6.21 finish materials?

	X	
--	---	--

 6.22 aggregate/concrete road surfaces?

	X	
--	---	--

 6.23 fly ash/slag in foundation?

	X	
--	---	--

6.3 Will your contractor be required to recycle and reuse construction materials as part of your contract?

X		
---	--	--

6.4 Does your facility provide access to recycle-
 6.41 Kitchen recycling center?

X		
---	--	--

 6.42 Recycling options at all trash cans?

X		
---	--	--

 6.43 Do you compost green waste?

X		
---	--	--

 6.44 Provide recycling options at special events?

X		
---	--	--

7 NATURAL RESOURCES

7.1 Will you be using certified wood that is sustainably harvested in construction?

X		
---	--	--

 7.2 Will you be using regional (within 500 miles) building materials?

X		
---	--	--

 7.3 Will you be using rapidly renewable materials, such as bamboo?

X		
---	--	--

 7.4 Will you apply optimal value engineering (studs & rafters at 24" on center framing)?

X		
---	--	--

 7.5 Have you considered the life-cycle of the materials you chose?

X		
---	--	--

8 INDOOR AIR QUALITY

8.1 Will you be using low or no emitting finish and construction materials indoors-
 8.11 Paint?

X		
---	--	--

 8.12 Adhesives and Sealants?

X		
---	--	--

 8.13 Flooring?

X		
---	--	--

 8.14 Framing systems?

X		
---	--	--

 8.15 Insulation?

X		
---	--	--

8.2 Does the design allow for maximum ventilation?

X		
---	--	--

 8.3 Do you plan for a wood burning fireplace (US EPA Phase II certified)?

		X
--	--	---

 8.4 Does your design include dayliting, such as skylights?

		X
--	--	---

9 TRANSPORTATION DEMAND MANAGEMENT

9.1 After your project is complete, will you offer your employees incentives to carpool, bike, or use transit?

X		
---	--	--

9.2 After your project is complete, will you allow your employees to telecommute or have alternative work schedules?

	X	
--	---	--

9.3 Does your project include design features that encourage alternatives modes of transportation, such as preferred parking for carpooling, ridesharing, electric vehicles?

X		
---	--	--

 secured bicycle parking, safe bicycle access?

X		
---	--	--

 loading zones for buses/large taxi services?

X		
---	--	--

9.4 How close is your facility to public transportation? _____

10 Are there any superior environmental/sustainable features of your project that should be noted?
No new buildings are proposed. Existing buildings will be used.

11 What other studies or reports have you done as part of preparing this application?

- 1 Biological surveys (plants and owls)
- 2 Historic resource report
- 3 Water availability analysis
- 4 Wastewater disposal study, traffic study

12 If your project involves an addition or modification to an existing building, are you planning to improve energy conservation of existing space (such as insulation, new windows, HVAC, etc.)?
 If yes, please describe:

X		
---	--	--

13 Once your facility is in operation, will you:

- 13.1 calculate your greenhouse gas emissions?

	X	
--	---	--
- 13.2 implement a GHG reduction plan?

	X	
--	---	--
- 13.3 have a written plan to reduce your vehicle miles traveled of your operations and employee's commute?

	X	
--	---	--

14 Does your project provide for education of green/sustainable practices?
 If yes, please describe:

	X	
--	---	--

15 Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?

Form filed out by: Edward Wallis / Mike Muelrath

RECEIVED

APR 16 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

**WALLIS FAMILY ESTATE WINERY
CALISTOGA, CALIFORNIA**

**Use Permit Project Statement
By Juliana Inman, Architect**

12 March 2008

Revised and resubmitted 15 April 2009

Applicant/Owner:

Edward Wallis
Wallis Family Estate Winery
1670 Diamond Mountain Road
Calistoga, CA 94515

APN: 020-040-014 Acreage: 12.34 acres +/-

General Plan Map Designation: AW, Agricultural Watershed

Zoning Designation: AWOS, Agricultural Watershed-Open Space

Location: 1670 Diamond Mountain Road
Calistoga, CA 94515

Description of Project:

This project includes the restoration and rehabilitation of the historic Pacheteau's Castle and Carriage House, built originally by builder W. A. Harrison for Jacques Pacheteau in 1906. The St. Helena Star notes on March 9, 1906 that "Mr. Pacheteau has commenced the erection of a palatial stone residence. It will be 40 x 78 feet in size. The stone will be dressed perfectly smooth and will be cut into blocks of uniform size, but of various lengths. The house will contain ten bedrooms, kitchen, dining room, reception hall, alcoves, office, two bath rooms, pantry and have all the modern conveniences. It will be two stories in height and when completed will present a massive and imposing appearance. W. A. Harrison, of St. Helena, will do the carpenter work and Bennasini & Maggetta, the stone work. Mr. Pacheteau has a force of men at work preparing a large acreage of land for planting grape vines and is making other improvements." An historical resource report is attached to this project Use Permit application.

The family owned winery property (approximately 80 acres) is currently comprised of 3 contiguous parcels. The historic Pacheteau's Castle, Carriage House, and family home are located on a 12.34 acre parcel and adjacent parcels. This winery parcel contains the stone Residence or "Castle" (also known historically as the Chateau Pacheteau), part of the reservoir, the main drives and approximately 11 acres for vineyard and forestland. A proposed lot line adjustment will add the historic Carriage House and vicinity to the winery parcel. The proposed winery will be an "estate winery", with a minimum of 75%

of grapes grown in the existing vineyards. The winery is expected to use most grapes on site at full production levels. Currently the vineyard operations generate about 40 truck trips on Diamond Mountain Road during the harvest season.

The original Pachetau Winery building no longer stands adjacent to the Carriage House. The Carriage House may have had additional cellar space under the rear portion of the building. There has been additional back-fill added at the rear of the Carriage House obscuring the original stone foundation wall.

The Castle, listed in the 1978 Napa County Historic Resources Inventory, is an unaltered and unusual example of stone residential architecture. The crenellated front of the building has a "false front" façade in the style of an urban commercial building. The building is in good to very good condition. However, the Castle has had not been seismically retrofitted and is vulnerable to severe earthquake damage. This project proposes Seismic strengthening of the Castle and use of the building for winery sales and marketing, office use and wine storage in the existing stone cellar. All proposed work will comply with *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

The Existing Carriage House was designed by noted local architect William Corlett and retains integrity. The owners have a copy of the original architect's drawings for the Carriage House (attached as "Exhibit D"). This building also requires seismic retrofitting. Preliminary investigation indicates potential foundation failure, particularly at the rear where previous backfilling attempts have been made. Retrofitting may require moving the structure back from the edge of the slope in order to assure good soil for the new foundation. This project proposes using the Carriage House for wine production, fermentation and barrel storage. Any alteration of the building will comply with *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

No new buildings or building additions are proposed at this time. A new underground waste disposal system will be constructed, as well as handicapped accessible improvements to the main floor of the Castle. *An existing covered* concrete crush pad adjacent to the existing Carriage House will be renovated and drainage improvements made. No other alterations to the appearance of the site are proposed. Adequate on-site parking exists for visitors and employees; however parking spaces are currently not marked. An improved parking area near the lake is proposed in an area previously used for vegetable gardens. Two handicapped accessible parking spaces with required signage will be installed. Five existing covered parking spaces under the "screened porch" will remain. No equipment will be stored outside, except during the crush period. Fermentation tanks will be located inside the Carriage House, an area not visible from Diamond Mountain Road or adjacent parcels.

No trees or landscaping will be removed. The existing all weather seal coated driveways will be used. The existing winery development area located on APN: 020-040-014 will not be expanded. Bottling will be done by a mobile self-contained bottling facility. Solid waste (pomace) will be used as compost in the existing vineyard, or will be taken to the Upper Valley Disposal Service composting facility.

Project Information:

Building footprint:	existing
New building area:	0
Rehabilitated concrete crush pad:	1,200sf.
Site area:	approximately 12.34 acres
Existing two story building area:	2,688 sf. first floor stone Residence 1,335 sf. second floor stone Residence 2,688 sf. basement stone Residence 2,500 sf. first floor Carriage House 2,500 sf. second floor Carriage House Total floor area = 11,711 sf.
Office, tasting and marketing use:	2,688 sf. first floor stone Residence 1,560 sf. second floor stone Residence Total = 4,023 sf. = 34% < 40% of total existing floor area
Building setbacks:	500 and 800 +/- feet front setback 400 and 920 feet side and rear setback to parcel under common ownership 1,200+/- feet side setback
Current use:	Stone Residence - unused, historic use, residence

	Carriage House – office and storage, historic use, Carriage House
Proposed use:	Re-established family winery, with winery crush, fermentation, barrel storage and finished case goods storage located in the Carriage House. Tasting and sales per marketing plan located in the historic stone Residence. Cellar in Residence used for wine storage and library wine storage.
Architecture:	Victorian, varied
Site Plan and Landscaping:	Existing mature vegetation, walkways, stone retaining walls, lake, and drive
Current parking:	approximately 24 <i>unmarked</i> spaces
Proposed parking:	27 parking spaces to be all weather surfaced and marked. Two new handicapped spaces shall be provided. No winery parking is proposed for Diamond Mountain Road or driveways within the property. Parking limitations do not apply to vineyard operations.
Employees:	2 full time, 3 part-time
Winery Capacity:	30,000 gallons
Grape source:	75% estate grown, minimum
Solid waste disposal:	Pomace will be used as compost in the existing vineyard or delivered to Upper Valley Disposal Service for composting in their facility
Bottling:	Bottling will be done by a mobile bottling truck. The truck will park completely on-site within the winery development area. Bottling will be limited to 3 times per year. Hours of bottling operation will be between 7:30am and 7:30 pm.

Finished case goods storage:

After bottling, finished case goods will be stored on site or off-site in a bonded facility. Some bottled wine for marketing activities, library wines and on-site sales will be stored at the *stone Residence*.

**Marketing activities/
Visitation:**

Regular tasting and sales will be by appointment only, with no public tours or tasting; no sales of items not produced on site; appointments for visitors will be between the hours of 10:00am and 4:00pm. No amplified music. Appointments for *tours, tasting and visitors to the winery including marketing activities are limited to six hours per day, six days per week with a maximum of eighteen persons per day total number of visitors.*

Marketing Events:

Marketing events will be held 4 times per year: 2 events for wine club members with 75 visitors; 1 release event for 75 visitors; and 1 Wine Auction event with up to 150 visitors. Marketing events will occur between the hours of 12:00 pm and 10:00 pm. All parking for the marketing events will be on site or on adjacent parcels under common ownership. Any food service will be catered. No tasting appointments will be scheduled during any special marketing events. Portable toilet facilities will be provided so that the on-site waste disposal systems will not be impacted.

Hours of Operation:

10:00 am – 4:00 pm, six days/week

Access:

Existing drives

Food Service:

Any food service will be catered

Signage: No signage will be installed except with a separate sign permit. Driveway directional signage will be installed as required. Any identification sign will state that the winery is not open to the public for tours and tasting, tasting and sales by appointment only.

Fire Protection: Water storage in existing concrete tanks
Fire sprinklers shall be added as required

Traffic: See attached

Wastewater Analysis: See attached

Water Analysis: See attached

Property Owner: Edward Wallis
Wallis Family Estate Winery
Carol Vineyard LLC
1670 Diamond Mountain Road
Calistoga, CA 94515

Project Statement by: Juliana Inman, Architect
2133 First Street
Napa, California 94559
(707) 226-5304
California Architect License #14760

NOTE: PROJECT REVISION
REDUCED MARKETING

From: Marshall, Rick
To: "Mike Muelrath"
Cc: Hornisher, Trish
Subject: RE: Wallis
Date: Thursday, November 12, 2009 8:57:27 AM

OK, that sounds like what we discussed. I'll look forward to receiving the letter. Thanks!

Please note my new email address!

-Rick Marshall
Principal Transportation Engineer
& County Surveyor
Napa County
Department of Public Works
(707) 259-8381
Rick.Marshall@countyofnapa.org

From: Mike Muelrath [mailto:Mike@appliedcivil.com]
Sent: Wednesday, November 11, 2009 5:21 PM
To: Marshall, Rick
Cc: Hornisher, Trish
Subject: Wallis

Hi Rick,

Per our discussion last week I have dropped the shuttle service from the Wallis traffic analysis. We are still proposing to time events and tastings to occur outside of peak hours, not have marketing events and tastings on the same day and not have marketing events during crush to minimize traffic impacts.

I will submit the revised letter along with a response to the previous incomplete memos to you by the end of the week.

Please let me know if you have any questions.

Thanks,

Mike

Mike Muelrath, P.E.
Principal

Applied Civil Engineering Incorporated
2074 West Lincoln Avenue
Napa, CA 94558
Telephone (707) 320-4968
Facsimile (707) 320-2395
<<http://www.appliedcivil.com/>> www.appliedcivil.com

NOTE. PROJECT REVISION
CIRCULATION PLAN

From: Mike Muelrath
To: Marshall, Rick
Cc: Hornisher, Trish; Lander, Drew; Edward J. Wallis; Juliana Inman
Subject: Revised Letter for Wallis Winery - P08-00179
Date: Monday, January 25, 2010 5:07:54 PM
Attachments: 09-115ltr_Rick Marshall_Traffic Information Revised_012510.pdf

Hi Rick,

In regards to my recent voicemail:

I met with Drew and Trish today to review a minor change to the access and circulation at the Wallis property. Basically, we have removed the lower driveway / one-way loop configuration and all access (in and out) will be via the existing main driveway. This does not change the vehicle count projections that we previously reviewed. We decided it would be best to revise my original letter from last November to reflect this recent change in access so all documents are consistent. A .pdf is included for your files. The only change to the body of the letter is in the second paragraph, first page. Please let me know if you have any questions.

Thank you,

Mike

Mike Muelrath, P.E.
Principal

Applied Civil Engineering Incorporated
2074 West Lincoln Avenue
Napa, CA 94558

www.appliedcivil.com

NOTE: PROJECT REVISION
WELLS TO BE
SEPARATED.

Hornisher, Trish

From: Mike Muelrath [Mike@appliedcivil.com]
Sent: Wednesday, March 03, 2010 8:37 AM
To: Hornisher, Trish
Cc: Withrow, Kim; Edward Wallis; juliaia@comcast.net
Subject: Wallis - Water System Clarification

Trish,

I reviewed the water system information / requirements that we discussed yesterday with Edward. He has decided to have the existing lower well be the sole water source for the winery (castle and carriage house). The other two wells in the vineyard will continue to serve the residences and vineyard. There will be no intermingling of the water from the lower well with the upper wells/vineyard/residence water system.

I hope this helps to clarify. I'll call you later this morning to discuss further.

Thank you,

Mike

Mike Muelrath, P.E.
Principal

Applied Civil Engineering Incorporated
2074 West Lincoln Avenue
Napa, CA 94558

www.appliedcivil.com



TRENT CAVE, R.F.D. 115
Dumbarton

NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

1195 THIRD STREET SUITE 101
NAPA, CALIFORNIA 94559-0082
(707) 253-4471 • FAX (707) 253-4545

**DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
PLANNING APPLICATIONS – SUPPLEMENTAL INFORMATION SHEET**

Solid Waste Disposal:

Identify the use and feasibility of the following items:

1. Source reduction of solid waste (any action that causes a net reduction in the generation of solid waste, such as using recyclable materials).
2. Recycling and composting to reduce the solid waste stream (such as collecting, sorting, cleansing, treating and reconstituting materials that would otherwise become solid waste).
3. Transformation and disposal of solid wastes (such as incineration or biological conversions other than composting).
4. Designated wastes/special disposal problems.

Hazardous Materials:

Be sure to fill out the Napa County CUPA related Business Activities Form included in your Use Permit package. This information will be used to determine what conditions, if any, will be placed on the use permit application.

All facilities that handle a hazardous material, acutely hazardous material or hazardous waste in quantities exceeding statutory reporting requirements must develop and implement a Hazardous Materials Business Plan within 60 days of commencing use. Facilities that typically store or handle hazardous materials below threshold quantities must submit a Negative Declaration Response to the Hazardous Materials Section. This also must be submitted within 60 days of commencing use.

Additional information on these requirements can be obtained from the Hazardous Materials team in the Department of Environmental Management by calling (707) 253-4471.



**Napa County Department of Environmental Management
CUPA-Related Business Activities Form**

Business Name: Edward Wallis, Carol Vineyards LLC
Business Address: 1670 Diamond Mountain Road, Calistoga, CA 94515
Contact: Edward Wallis **Phone #:** 707-942-4941

A. HAZARDOUS MATERIALS

Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in AST's and UST's or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

YES NO

B. UNDERGROUND STORAGE TANKS (UST's)

1. Own or operate underground storage tanks?
2. Intend to upgrade existing or install new UST's?

YES NO

YES NO

C. ABOVE GROUND STORAGE TANKS (AST's)

Own or operate AST's above these thresholds:
 -Any tank capacity with a capacity greater than 660 gallons, or
 -The total capacity for the facility is greater than 1,320 gallons?

YES NO

D. HAZARDOUS WASTE

1. Generate hazardous waste?
2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?
3. Treat hazardous waste on site?
4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?
5. Consolidate hazardous waste generated at a remote site?

YES NO

YES NO

YES NO

YES NO

YES NO

E. OTHER

1. Does the business activity include car/fleet washing, mobile detailing, auto-body related activities?
2. Does the business handle Extremely Hazardous Substances in amounts that would qualify for the Risk Management Program? Some examples and their thresholds common to Napa County include: Ammonia – 500 lbs, Sulfur Dioxide – 500 lbs, Chlorine – 500 lbs.

YES NO

YES NO



NAPA COUNTY

DEPARTMENT OF PUBLIC WORKS

1195 THIRD STREET • ROOM 201 • NAPA, CALIFORNIA 94559-3092
PHONE 707-253-4351 • FAX 707-253-4627
www.co.napa.ca.us/PublicWorks/Default.htm

ROBERT J. PETERSON
Director of Public Works
County Surveyor-County Engineer
Road Commissioner

WATER AVAILABILITY ANALYSIS

PHASE 1 STUDY - CURRENT BEFORE LLA

Introduction: As an applicant for a permit with Napa County, It has been determined that Chapter 13.15 of the Napa County Code is applicable to approval of your permit. One step of the permit process is to adequately evaluate the amount of water your project will use and the potential impact your application might have on the static groundwater levels within your neighborhood. The public works department requires that a Phase 1 Water Availability Analysis (WAA) be included with your application. The purpose of this form is to assist you in the preparation of this analysis. You may present the analysis in an alternative form so long as it substantially includes the information required below. Please include any calculations you may have to support your estimates.

The reason for the WAA is for you, the applicant, to inform us, to the best of your ability, what changes in water use will occur on your property as a result of an approval of your permit application. By examining the attached guidelines and filling in the blanks, you will provide the information we require to evaluate potential impacts to static water levels of neighboring wells.

Step #1:

Provide a map and site plan of your parcel(s). The map should be an 8-1/2"x11" reproduction of a USGS quad sheet (1:24,000 scale) with your parcel outlined on the map. Include on the map the nearest neighboring well. The site plan should be an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc in which well water will be used. If more than one water source is available, indicate the interconnecting piping from the subject well to the areas of use. Attach these two sheets to your application. If multiple parcels are involved, clearly show the parcels from which the fair share calculation will be based and properly identify the assessors parcel numbers for these parcels. Identify all existing or proposed wells.

Step #2: Determine total parcel acreage and water allotment factor. If your project spans multiple parcels, please fill a separate form for each parcel.

Determine the allowable water allotment for your parcels:

Parcel Location Factors

The allowable allotment of water is based on the location of your parcel.

There are 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department as having a history of problems with groundwater. All other areas are classified as Mountain Areas. Please circle your location classification below (Public Works can assist you in determining your classification if necessary):

- Valley Floor 1.0 acre feet per acre per year
- Mountain Areas 0.5 acre feet per acre per year
- MST Groundwater Deficient Area 0.3 acre feet per acre per year

Assessors Number(s)	Parcel Size (A)	Parcel Factor (B)	Location	Allowable Water Allotment (A) X (B)
020-450-014	12.3 ac	0.5 AF/acre		6.15 AF

Step #3:

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

EXISTING USE:

Residential	<u>0.75</u> af/yr
Farm Labor Dwelling	<u>0</u> af/yr
Winery	<u>0</u> af/yr
Commercial	<u>0</u> af/yr
Vineyard*	<u>0</u> af/yr
Other Agriculture	<u>0</u> af/yr
Landscaping	<u>0</u> af/yr
Other Usage (List Separately):	
_____	_____ af/yr
_____	_____ af/yr
_____	_____ af/yr

PROPOSED USE:

Residential	<u>0</u> af/yr
Farm Labor Dwelling	<u>0</u> af/yr
Winery	<u>0.8</u> af/yr
Commercial	<u>0</u> af/yr
Vineyard*	<u>0</u> af/yr
Other Agriculture	<u>0</u> af/yr
Landscaping	<u>0</u> af/yr
Other Usage (List Separately):	
_____	_____ af/yr
_____	_____ af/yr
_____	_____ af/yr

TOTAL: .75 af/yr
TOTAL: 244,388 gallons**

TOTAL: 0.8 af/yr
TOTAL: 260,680 gallons**

*Water use for vineyards should be no lower than 0.2 AF—unless irrigation records are available that show otherwise.

**To determine your existing and proposed total water use in gallons, multiply the totals (in acre- feet) by 325,821 gal/AF.
 325,851

Is the proposed use less than the existing usage () Yes (X) No () Equal

Step #4:

Provide any other information that may be significant to this analysis. For example, any calculations supporting your estimates, well test information including draw down over time, historical water data, visual observations of water levels, well drilling information, changes in neighboring land uses, the usage of other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

This represents the current site conditions (i.e. before the proposed lot line adjustment).

Conclusion: Congratulations! Just sign the form and you are done! Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s) size, location, topography, rainfall, soil types, historical water data for your area, and other hydrogeologic information. They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision.

Signature: Michael R. Muelhahn Date: 9/23/2009 Phone: 707-320-4968



Attachment A: Estimated Water Use Guidelines

Typical Water Use Guidelines:

Primary Residence	0.5 to 0.75 acre-feet per year (includes some landscaping)
Secondary Residence	0.20 to 0.30 acre-feet per year
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year

Non-Residential Guidelines:

Agricultural:

Vineyards	
Irrigation only	0.2 to 0.5 acre-feet per acre per year
Heat Protection	0.25 acre feet per acre per year
Frost Protection	0.25 acre feet per acre per year
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year
Irrigated Pasture	4.0 acre-feet per acre per year
Orchards	4.0 acre-feet per acre per year
Livestock (sheep or cows)	0.01 acre-feet per acre per year

Winery:

Process Water	2.15 acre-feet per 100,000 gal. of wine
Domestic and Landscaping	0.50 acre-feet per 100,000 gal. of wine

Industrial:

Food Processing	31.0 acre-feet per employee per year
Printing/Publishing	0.60 acre-feet per employee per year

Commercial:

Office Space	0.01 acre-feet per employee per year
Warehouse	0.05 acre-feet per employee per year



NAPA COUNTY

DEPARTMENT OF PUBLIC WORKS

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ROBERT J. PETERSON
Director of Public Works
County Surveyor-County Engineer
Road Commissioner

WATER AVAILABILITY ANALYSIS

PHASE 1 STUDY - POST LLA

Introduction: As an applicant for a permit with Napa County, it has been determined that Chapter 13.15 of the Napa County Code is applicable to approval of your permit. One step of the permit process is to adequately evaluate the amount of water your project will use and the potential impact your application might have on the static groundwater levels within your neighborhood. The public works department requires that a Phase 1 Water Availability Analysis (WAA) be included with your application. The purpose of this form is to assist you in the preparation of this analysis. You may present the analysis in an alternative form so long as it substantially includes the information required below. Please include any calculations you may have to support your estimates.

The reason for the WAA is for you, the applicant, to inform us, to the best of your ability, what changes in water use will occur on your property as a result of an approval of your permit application. By examining the attached guidelines and filling in the blanks, you will provide the information we require to evaluate potential impacts to static water levels of neighboring wells.

Step #1:

Provide a map and site plan of your parcel(s). The map should be an 8-1/2"x11" reproduction of a USGS quad sheet (1:24,000 scale) with your parcel outlined on the map. Include on the map the nearest neighboring well. The site plan should be an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc in which well water will be used. If more than one water source is available, indicate the interconnecting piping from the subject well to the areas of use. Attach these two sheets to your application. If multiple parcels are involved, clearly show the parcels from which the fair share calculation will be based and properly identify the assessors parcel numbers for these parcels. Identify all existing or proposed wells.

Step #2: Determine total parcel acreage and water allotment factor. If your project spans multiple parcels, please fill a separate form for each parcel.

Determine the allowable water allotment for your parcels:

Parcel Location Factors

The allowable allotment of water is based on the location of your parcel.

There are 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department as having a history of problems with groundwater. All other areas are classified as Mountain Areas. Please circle your location classification below (Public Works can assist you in determining your classification if necessary):

- Valley Floor 1.0 acre feet per acre per year
- Mountain Areas 0.5 acre feet per acre per year
- MST Groundwater Deficient Area 0.3 acre feet per acre per year

Assessors Number(s)	Parcel	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
House Parcel		29.0 ac	0.5 AF/acre	14.5 AF

Ptn. 020-450-015 / -016

Step #3:

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

EXISTING USE:

Residential 0.75 af/yr
 Farm Labor Dwelling 0 af/yr
 Winery 0 af/yr
 Commercial 0 af/yr
 Vineyard* 0.3 af/yr
 Other Agriculture 0 af/yr
 Landscaping 0 af/yr

Other Usage (List Separately):

_____ af/yr
 _____ af/yr
 _____ af/yr

PROPOSED USE:

Residential .75 af/yr
 Farm Labor Dwelling 0 af/yr
 Winery 0 af/yr
 Commercial 0 af/yr
 Vineyard* 0.3 af/yr
 Other Agriculture 0 af/yr
 Landscaping _____ af/yr

Other Usage (List Separately):

_____ af/yr
 _____ af/yr
 _____ af/yr

TOTAL: 1.1 af/yr

TOTAL: 358,436 gallons**

TOTAL: 1.1 af/yr

TOTAL: 358,436 gallons**

*Water use for vineyards should be no lower than 0.2 AF—unless irrigation records are available that show otherwise.

**To determine your existing and proposed total water use in gallons, multiply the totals (in acre- feet) by ~~325,824~~ gal/AF.

325,851

Is the proposed use less than the existing usage () Yes () No (X) Equal

Step #4:

Provide any other information that may be significant to this analysis. For example, any calculations supporting your estimates, well test information including draw down over time, historical water data, visual observations of water levels, well drilling information, changes in neighboring land uses, the usage of other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

This represents the post lot line adjustment scenario proposed with the subject winery use permit application.

Conclusion: Congratulations! Just sign the form and you are done! Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s) size, location, topography, rainfall, soil types, historical water data for your area, and other hydrogeologic information. They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision.

Signature: Michael R. Muelrath Date: 9/23/2009 Phone: 707-320-4968



Attachment A: Estimated Water Use Guidelines

Typical Water Use Guidelines:

Primary Residence	0.5 to 0.75 acre-feet per year (includes some landscaping)
Secondary Residence	0.20 to 0.30 acre-feet per year
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year

Non-Residential Guidelines:

Agricultural:

Vineyards	
Irrigation only	0.2 to 0.5 acre-feet per acre per year
Heat Protection	0.25 acre feet per acre per year
Frost Protection	0.25 acre feet per acre per year
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year
Irrigated Pasture	4.0 acre-feet per acre per year
Orchards	4.0 acre-feet per acre per year
Livestock (sheep or cows)	0.01 acre-feet per acre per year

Winery:

Process Water	2.15 acre-feet per 100,000 gal. of wine
Domestic and Landscaping	0.50 acre-feet per 100,000 gal. of wine

Industrial:

Food Processing	31.0 acre-feet per employee per year
Printing/Publishing	0.60 acre-feet per employee per year

Commercial:

Office Space	0.01 acre-feet per employee per year
Warehouse	0.05 acre-feet per employee per year

SITE TOPOGRAPHY MAP

REPRESENTS A PORTION OF THE USGS 7.5 MINUTE QUADRANGLE "INSERT QUAD NAME"
REPRODUCED FROM NATIONAL GEOGRAPHIC TOPO!
OUTDOOR RECREATION MAPPING SOFTWARE



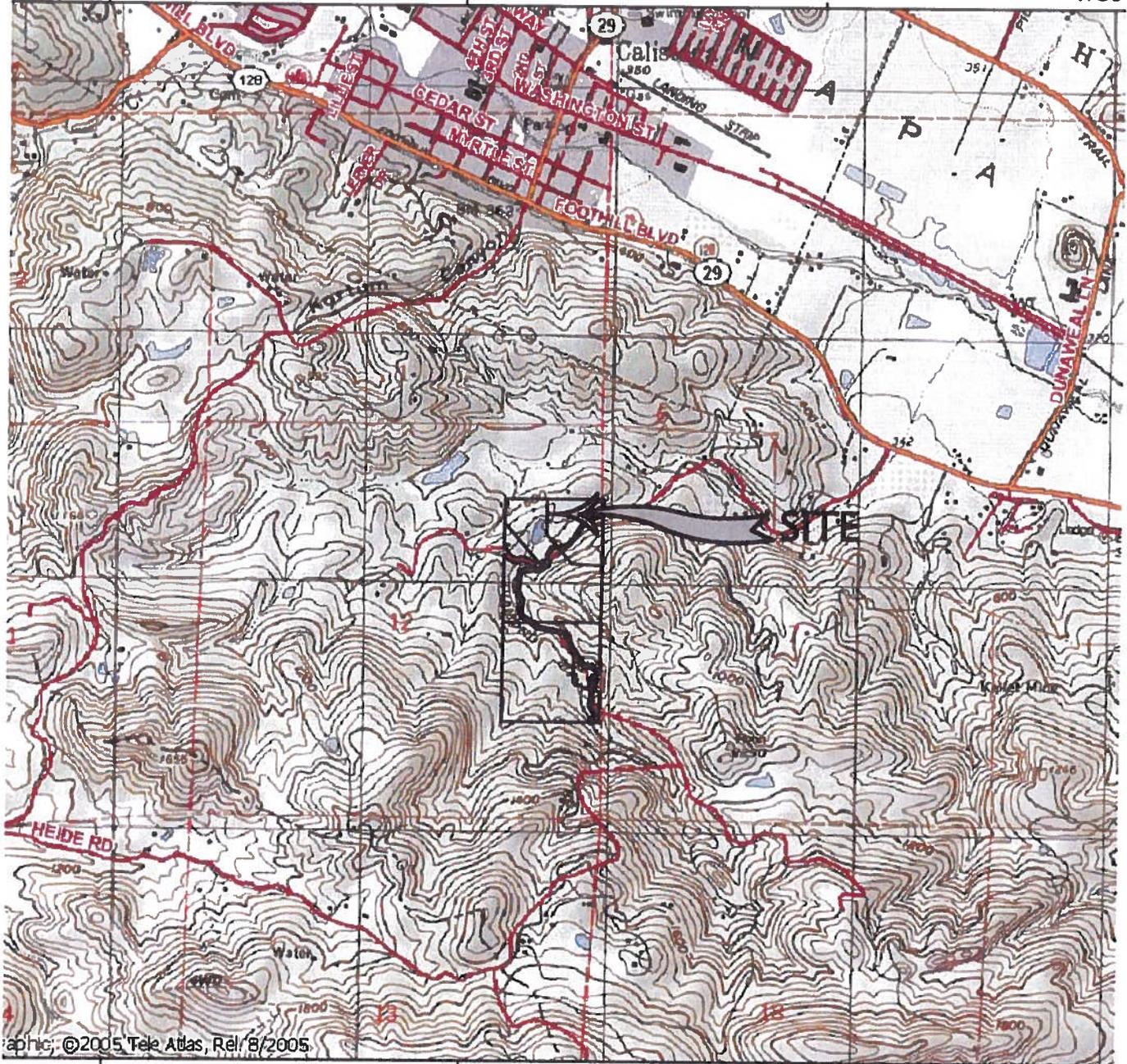
SCALE: 1" = 2,000'

122°36.000' W

122°35.000' W

122°34.000' W

WGS



Graphic: ©2005 Tek Atlas, Rel. 8/2005

122°36.000' W

122°35.000' W

122°34.000' W

WGS



7074 West Lincoln Avenue
Napa, CA 94558
(707)320-4968 (707)320-2395 Fax
www.appliedcivil.com

WALLIS WINERY
1670 DIAMOND MOUNTAIN ROAD
CALISTOGA, CA 94515
APN 020-450-014 & PTN -015 / -016

JOB NO. 09-115

SEPTEMBER 2009

DESCRIPTION OF LAND USE:

EXISTING LOT CONFIGURATION

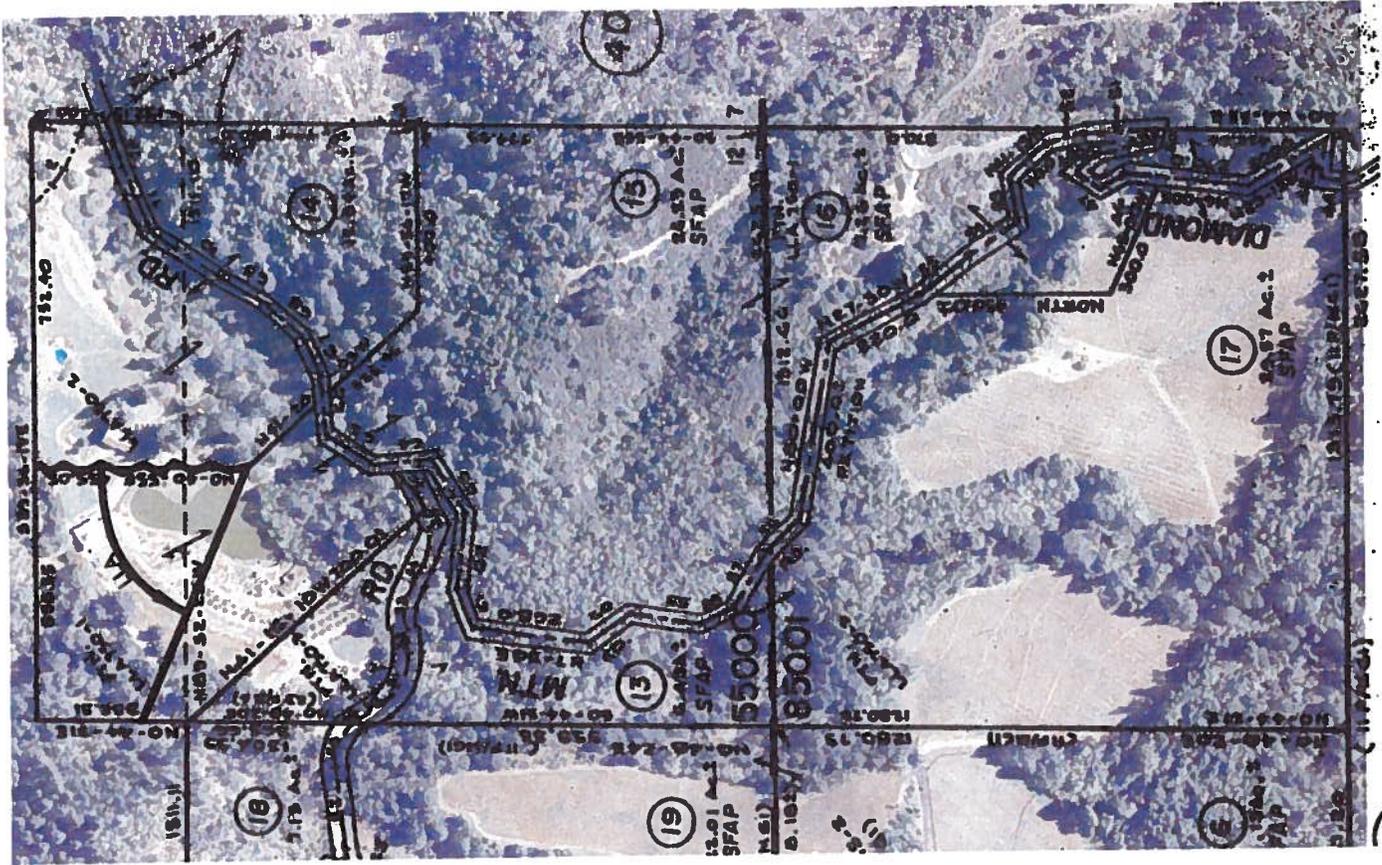
020-450-014 12.34± ACRES RESIDENCE
 020-450-015 / -016 33.49± ACRES RESIDENCE &
 0.3 ACRES VINEYARD

PROPOSED LOT CONFIGURATION

020-450-014 & PTN -015 / -016 16.80± ACRES WINERY
 PTN 020-450-015 & -016 29.03± ACRES RESIDENCE &
 0.3 ACRES VINEYARD

NOTES:

1. PROPERTY LINES ARE BASED ON NAPA COUNTY ASSESSOR'S PARCEL MAPS BOOK 20 PAGE 45.
2. AERIAL IMAGE IS FROM NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM WEBSITE.
3. THIS EXHIBIT IS NOT A SURVEYED OR ENGINEERED PLAN AND IS INTENDED FOR GENERAL INFORMATIONAL PURPOSES ONLY.



OVERALL SITE PLAN EXHIBIT

SCALE: 1" = 400'

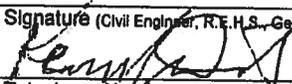
Please attach an 8.5" x 11" plot map showing the locations of all test pits triangulated from permanent landmarks or known property corners. The map must be drawn to scale and include a North arrow, surrounding geographic and topographic features, direction and % slope, distance to drainages, water bodies, potential areas for flooding, unstable landforms, existing or proposed roads, structures, utilities, domestic water supplies, wells, ponds, existing wastewater treatment systems and facilities.

Permit #:
APN: 020-450-014
(County Use Only) Reviewed by: _____ Date: _____

PLEASE PRINT OR TYPE ALL INFORMATION

Property Owner EDWARD WALLIS	<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Addition <input type="checkbox"/> Remodel <input type="checkbox"/> Relocation <input type="checkbox"/> Other:
Property Owner Mailing Address 1670 DIAMOND MTN RD	<input type="checkbox"/> Residential - # of Bedrooms: _____ Design Flow: _____ gpd
City State Zip CALISTOGA CA 94515	<input checked="" type="checkbox"/> Commercial - Type: Sanitary Waste: 120 gpd Process Waste: 650 gpd
Site Address/Location SAME	<input type="checkbox"/> Other: Sanitary Waste: _____ gpd Process Waste: _____ gpd

Evaluation Conducted By:

Company Name REB Engineering, Inc	Evaluator's Name Ken Delbert	Signature (Civil Engineer, R.E.H.S., Geologist, Soil Scientist) 
Mailing Address: 345 La Fata Street		Telephone Number (707) 963-8638
City State Zip ST HELENA CA 94574		Date Evaluation Conducted June 28, 2007

<u>Primary Area</u>	<u>Expansion Area</u>
Acceptable Soil Depth: 72 in. Test pit #'s: 2,3	Acceptable Soil Depth: 60 in. Test pit #'s: 1
Soil Application Rate (gal. /sq. ft. /day): 0.33	Soil Application Rate (gal. /sq. ft. /day): 0.33
System Type(s) Recommended: conventional gravity	System Type(s) Recommended: conventional gravity
Slope: 5 %. Distance to nearest water source: _____ ft.	Slope: 5 %. Distance to nearest water source: _____ ft.
Hydrometer test performed? No x Yes <input type="checkbox"/> (attach results)	Hydrometer test performed? No x Yes <input type="checkbox"/> (attach results)
Bulk Density test performed? No x Yes <input type="checkbox"/> (attach results)	Bulk Density test performed? No x Yes <input type="checkbox"/> (attach results)
Groundwater Monitoring Performed? No x Yes <input type="checkbox"/> (attach results)	Groundwater Monitoring Performed? No x Yes <input type="checkbox"/> (attach results)
Site constraints/Recommendations:	



September 28, 2009

Job No. 09-115

Rick Marshall, P.E.
Napa County Public Works Department
1195 Third Street, Suite 201
Napa, CA 94559

Re: Wallis Winery Use Permit, 1670 Diamond Mountain Road, Calistoga, CA 94515
(P08-00179)

Dear Mr. Marshall:

We are in receipt of the comments from your department for the above referenced application prepared by Erich Kroll, dated June 24, 2009. Following is a response to each comment:

1. The Post-Construction Runoff Management Applicability Checklist has been completed and is included with this submittal.
2. According to the Post-Construction Runoff Management Applicability Checklist this project qualifies as a "Standard Project". As such, the project will be required to incorporate several standard source control and site design best management practices. The conceptual plans have been developed to satisfy these requirements by minimizing directly connected impervious areas, minimizing the amount of new impervious surface by utilizing existing buildings and preserving surrounding trees and vegetation to promote stormwater infiltration. New impervious surfaces will be limited to the proposed parking area totaling approximately 3,000 square feet. The "overflow" parking will have a permeable surface. Since the project does not propose more than 10,000 square feet of impervious surface it is my understanding that stormwater runoff calculations for pre and post project conditions are not required. Additional details regarding source control and site design best management practices will be developed when the construction level site improvement plans are prepared.
3. The proposed parking stalls are labeled and dimensioned in accordance with the Napa County Road and Street Standards on the revised sheet A1.0 prepared by MK2 Engineering.

4. The drawing scale has been verified and is referenced on sheet A1.0 prepared by MK2 Engineering.
5. I visited the site on September 18, 2009 to verify that sight distance at the existing driveway is in accordance with Napa County Road and Street Standards. Based on my visual observations at the site I confirmed that the sight distance at the driveway that exits onto Pacheteau Road from the project site is approximately 210 feet looking right and 150 feet looking left. The Napa County Road and Street Standards require a minimum of 110 feet for a typical "Non Continuous Minor" type of road. Furthermore, Caltrans standards suggest a stopping sight distance of 150 feet for a design speed of 25 miles per hour. The sight distance at the existing driveway where vehicles leave the project site and enter the public road meets both Napa County and Caltrans requirements.

We also understand that Jeanette Doss from your department has requested a Phase I Water Availability Analysis for each parcel in the current configuration as well as in the proposed configuration after the lot line adjustment. We have prepared this analysis and it is enclosed with this letter.

I trust that the above explanations and the attached supporting documents adequately address your concerns and comments to date. If you have any further questions or comments, please feel free to contact me at (707) 320-4968.

Sincerely,



Michael R. Muelrath, P.E.
Principal

Enclosures:

Post Construction Runoff Management Requirements "Appendix A"
Wallis Family Estate Site Plan
Phase I Water Availability Analysis

Copy:

Trish Hornisher
Edward Wallis (via e-mail)
Juliana Inman, Architect (via e-mail)
Jessica Sanders, MK2 Engineering (via e-mail)

NAPA COUNTY POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

APPENDIX A – APPLICABILITY CHECKLIST

Post-Construction Runoff Management Applicability Checklist	County of Napa Department of Public Works 1195 Third Street Napa, CA 94559 (707) 253-4351 for information	
Project Address: 1670 Diamond Mountain Road Calistoga, CA 94515	Assessor Parcel Number(s): 020-450-014 & 15	Project Number: <i>(for County use Only)</i>
Instructions: Structural projects requiring a use permit, building permit, and/or grading permit must complete the following checklist to determine if the project is subject to the Post-Construction Runoff Management Requirements. In addition, the impervious surface worksheet on the reverse page must also be completed to calculate the amount of new and reconstructed impervious surfaces proposed by your project. This form must be completed, signed, and submitted with your permit application(s). Definitions are provided in the Post-Construction Runoff Management Requirements policy. Note: If multiple building or grading permits are required for a common plan of development, the total project shall be considered for the purpose of filling out this checklist.		
POST-CONSTRUCTION STORMWATER BMP REQUIREMENTS (Parts A and B) ✓ If any answer to Part A are answered "yes" your project is a "Priority Project" and is subject to the Site Design, Source Control, and Treatment Control design standards described in the Napa County Post-Construction Runoff Management Requirements. ✓ If all answers to Part A are "No" and any answers to Part B are "Yes" your project is a "Standard Project" and is subject to the Site Design and Source Control design standards described in the Napa County Post-Construction Runoff Management Requirements. ✓ If every question to Part A and B are answered "No", your project is exempt from post-construction runoff management requirements.		
Part A: Priority Project Categories Does the project meet the definition of one or more of the priority project categories?		
1. Residential with 10 or more units	Yes <input type="radio"/> No <input checked="" type="radio"/>	
2. Commercial development greater than 100,000 square feet.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	
3. Automotive repair shop.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	
4. Retail Gasoline Outlet.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	
5. Restaurant.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	
6. Parking lots with greater than 25 spaces or greater than 5,000 square feet.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	
*Refer to the definitions section for expanded definitions of the priority project categories.		
Part B: Standard Project Categories Does the project propose:		
1. A facility that requires a NPDES Permit for Stormwater Discharges Associated with Industrial Activities?.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	
2. New or redeveloped impervious surfaces 10,000 square feet or greater, excluding roads?.....	Yes <input checked="" type="radio"/> No <input type="radio"/>	
3. Hillside residential greater than 30% slope.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	
4. Roadway and driveway construction or reconstruction which requires a Grading Permit.....	Yes <input checked="" type="radio"/> No <input type="radio"/>	
5. Installation of new storm drains or alteration to existing storm drains?.....	Yes <input checked="" type="radio"/> No <input type="radio"/>	
6. Liquid or solid material loading and/or unloading areas?.....	Yes <input checked="" type="radio"/> No <input type="radio"/>	
7. Vehicle and/or equipment fueling, washing, or maintenance areas, excluding residential uses?.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	
8. Commercial or industrial waste handling or storage, excluding typical office or household waste?.....	Yes <input type="radio"/> No <input checked="" type="radio"/>	
Note: To find out if your project is required to obtain an individual General NPDES Permit for Stormwater discharges Associated with Industrial Activities, visit the State Water Resources Control Board website at, www.swrcb.ca.gov/stormwtr/industrial.html		

EXHIBIT C
Current Photographs

Wallis Family Estate Winery

Exhibit C
Page 1
Wallis Family Estate Winery
12 March 2008

Front of Pacheteau's Castle, "Chateau Pacheteau", stone Residence:

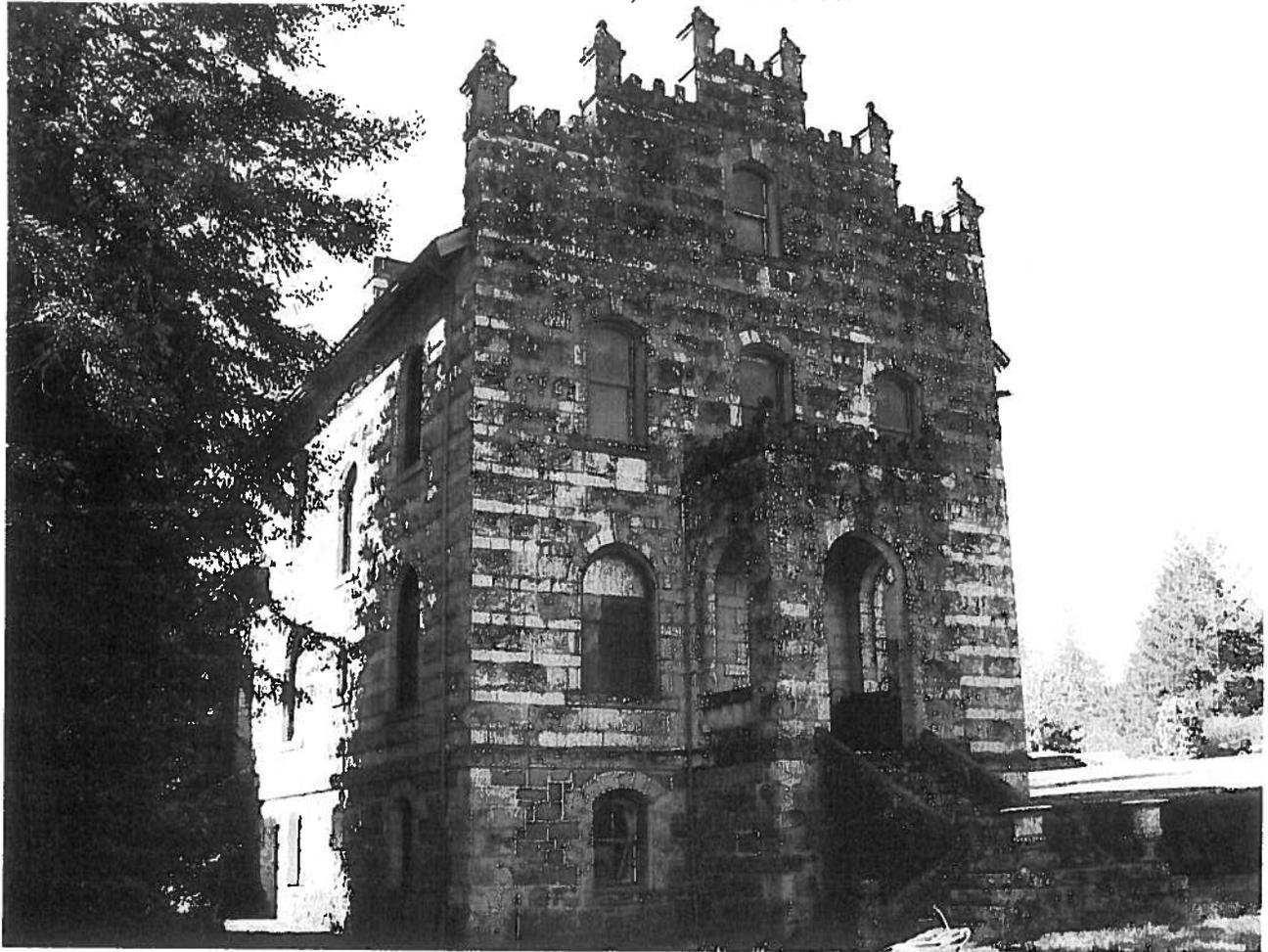


Exhibit C
Page 2
Wallis Family Estate Winery
12 March 2008

Side of stone Residence:

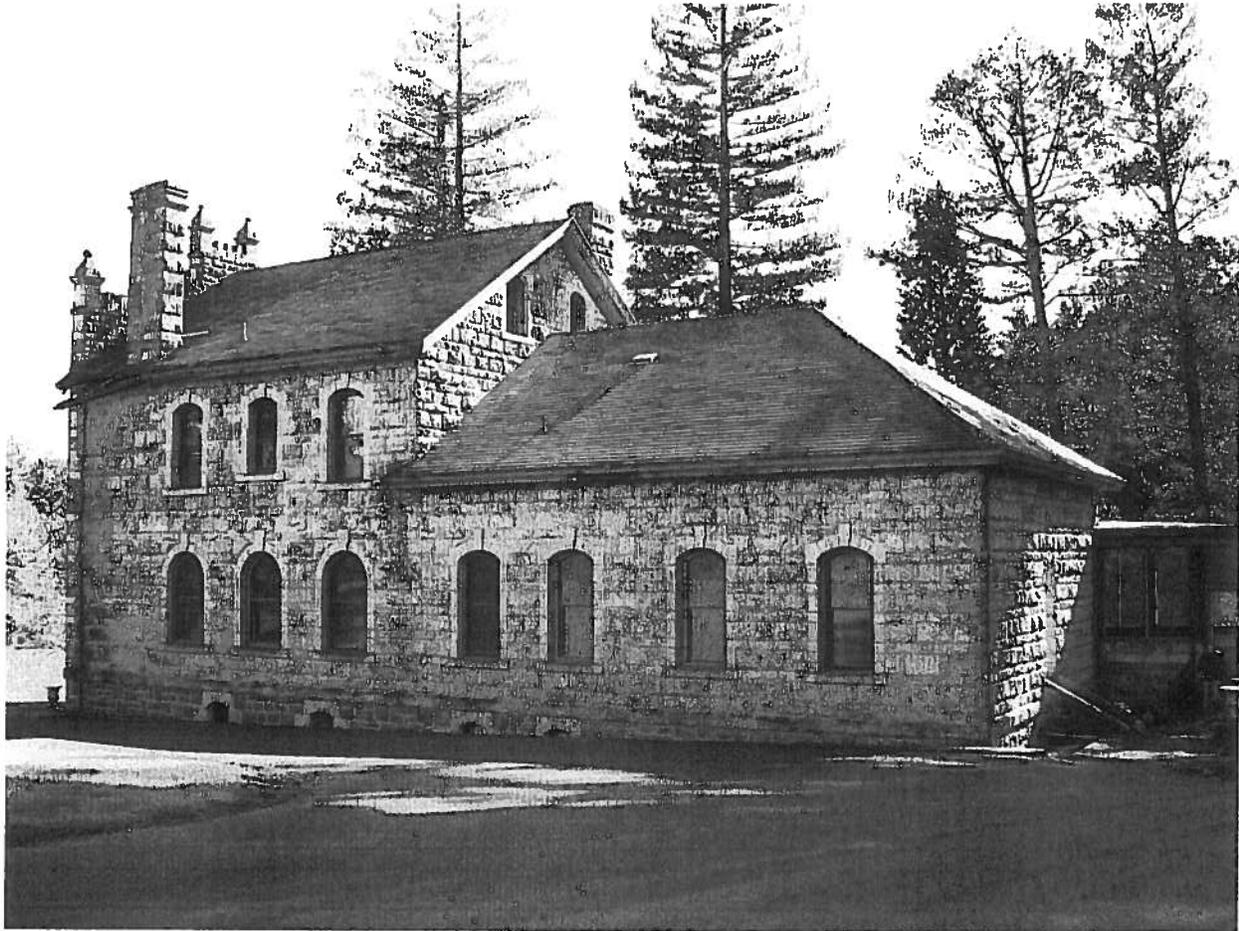


Exhibit C
Page 3
Wallis Family Estate Winery
12 March 2008

Covered parking:



Carriage House front:



Carriage House side



Cupola:



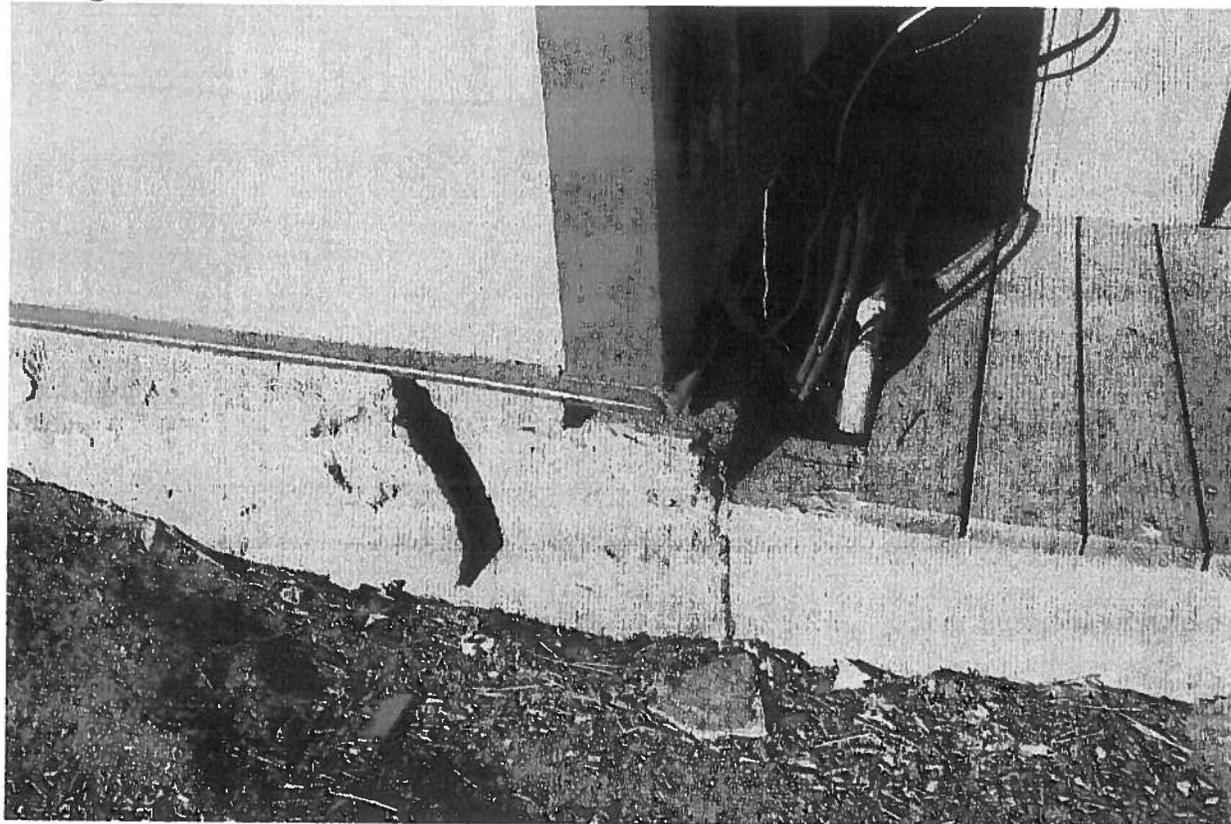
Cupola detail:



Residence and Carriage House:



Carriage House foundation detail:





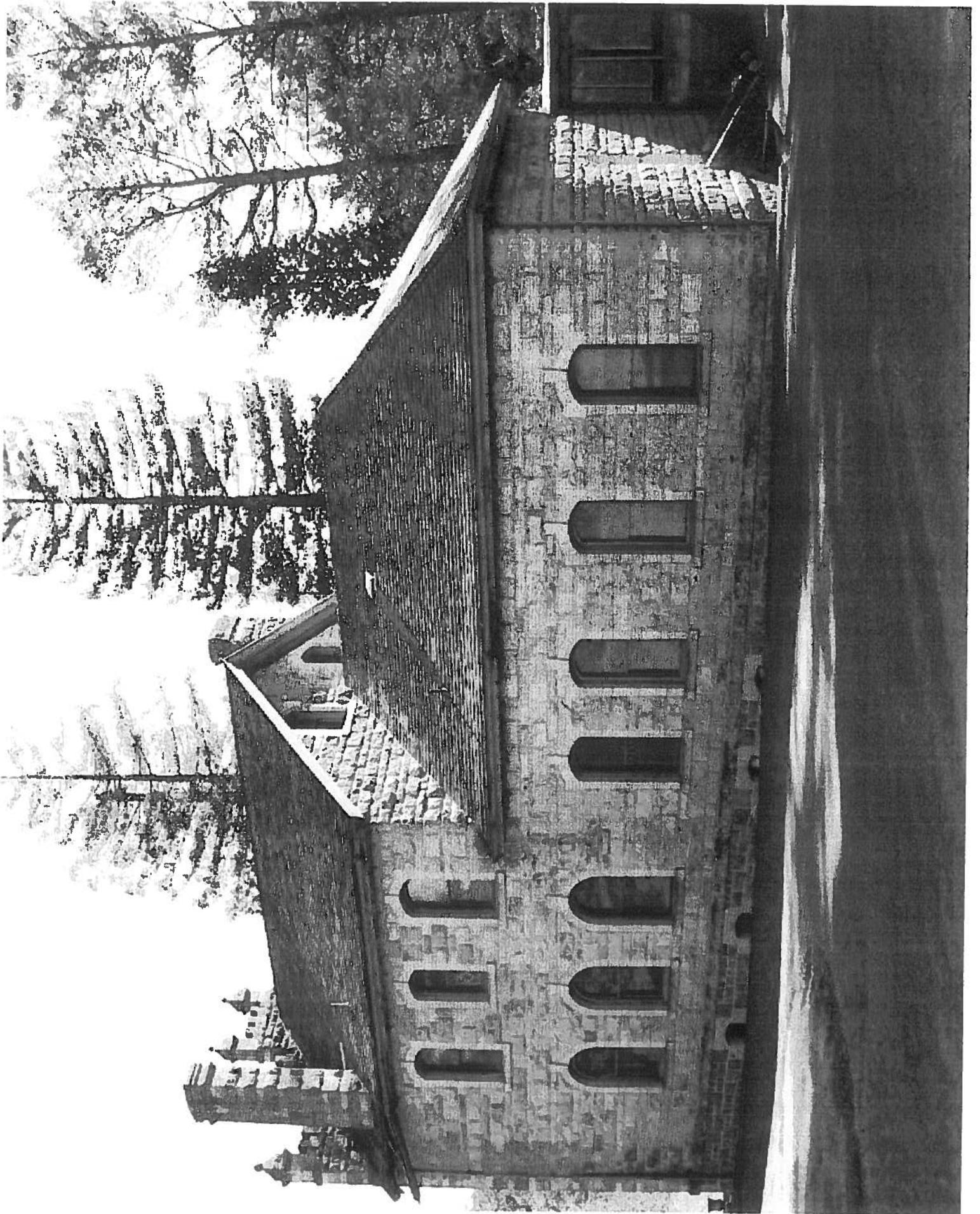


EXHIBIT F
Conceptual Sketch
Structural Parapet Bracing
Wallis Family Estate Winery

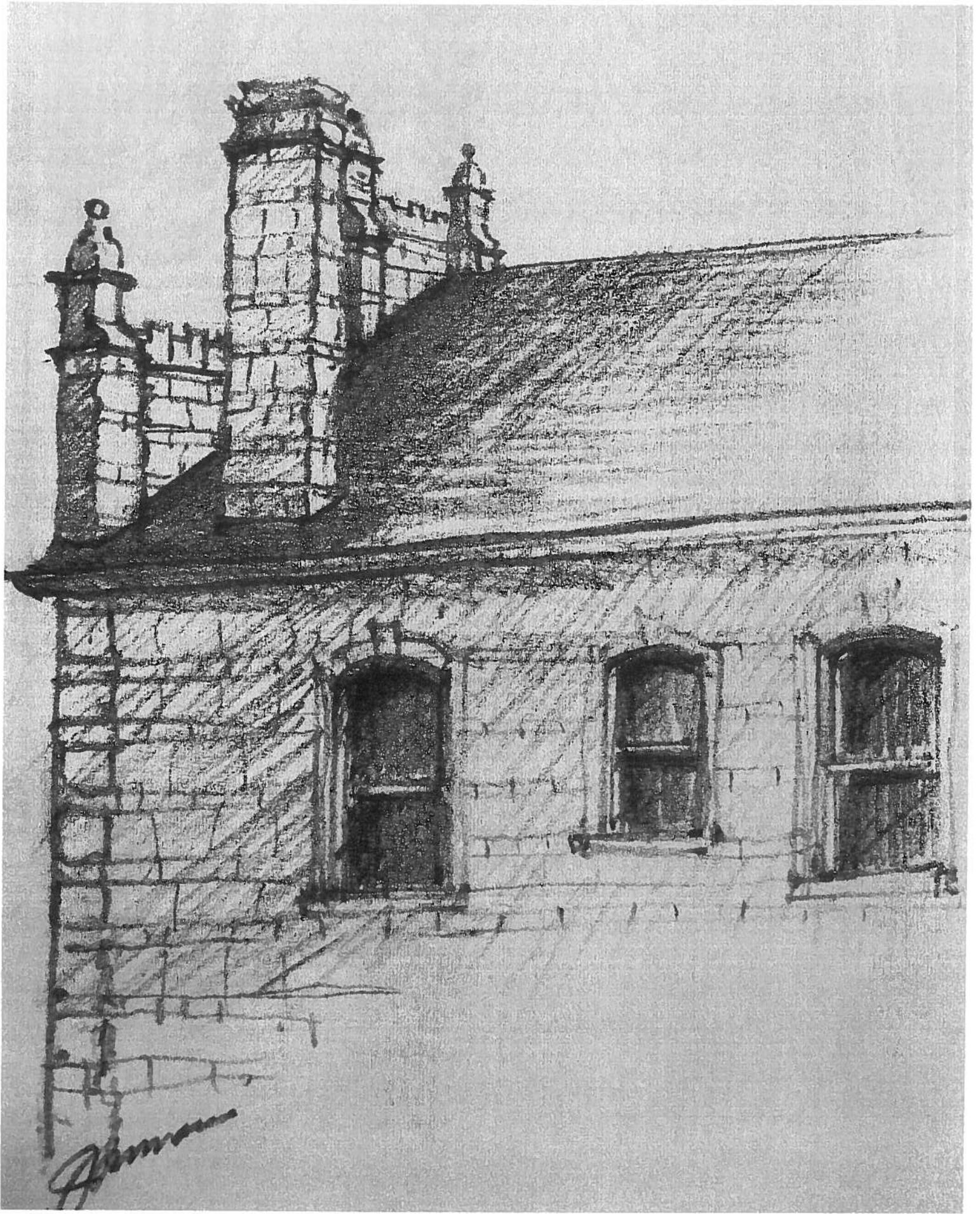
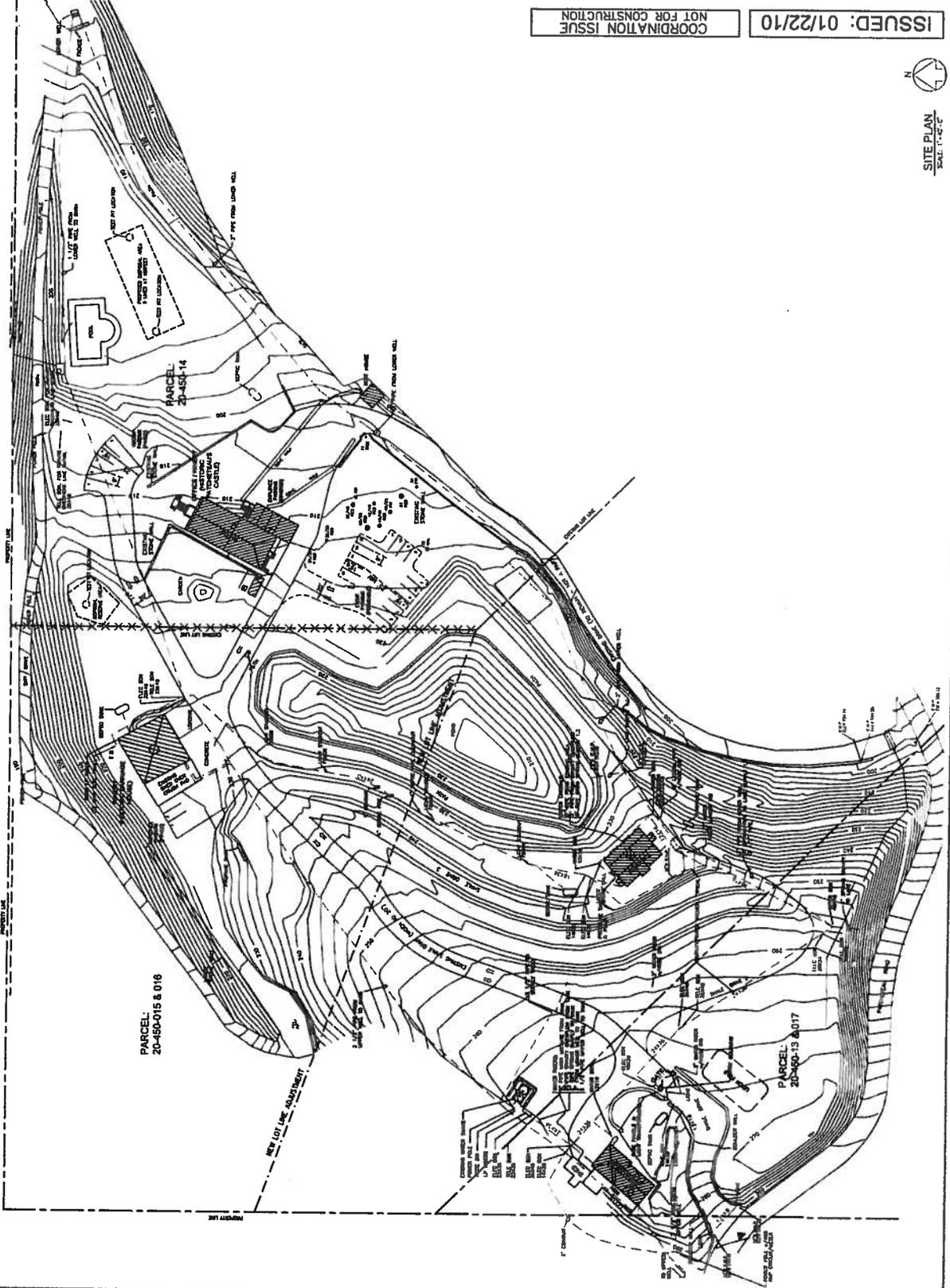


EXHIBIT G
Architectural Plans

Wallis Family Estate Winery

THIS PLAN AND SPECIFICATIONS SHALL BE CONSIDERED TO BE THE ENTIRE AGREEMENT BETWEEN THE CLIENT AND THE ENGINEER. NO PART OF THIS PLAN OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.



COORDINATION ISSUE
 NOT FOR CONSTRUCTION

ISSUED: 01/22/10

REVISION 3/11

PROJECT
 WALLIS
 FAMILY
 ESTATE

DATE: 01/22/10

BY: [Signature]



SITE PLAN
 SHEET 1 OF 2

A1.0

DATE: 03/03/09

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: WALLIS FAMILY ESTATE

NO. 1

DATE: 03/03/09

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: WALLIS FAMILY ESTATE

NO. 1

DATE: 03/03/09

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: WALLIS FAMILY ESTATE

NO. 1

DATE: 03/03/09

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: WALLIS FAMILY ESTATE

NO. 1

DATE: 03/03/09

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: WALLIS FAMILY ESTATE

NO. 1

DATE: 03/03/09

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: WALLIS FAMILY ESTATE

NO. 1

DATE: 03/03/09

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: WALLIS FAMILY ESTATE

NO. 1

DATE: 03/03/09

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: WALLIS FAMILY ESTATE

NO. 1

DATE: 03/03/09

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: WALLIS FAMILY ESTATE

NO. 1

DATE: 03/03/09

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: WALLIS FAMILY ESTATE

NO. 1

DATE: 03/03/09

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: WALLIS FAMILY ESTATE

NO. 1

DATE: 03/03/09

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: WALLIS FAMILY ESTATE

NO. 1

DATE: 03/03/09

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: WALLIS FAMILY ESTATE

NO. 1

DATE: 03/03/09

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: WALLIS FAMILY ESTATE

NO. 1

DATE: 03/03/09

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: WALLIS FAMILY ESTATE

NO. 1

DATE: 03/03/09

BY: [Signature]

SCALE: 1/8" = 1'-0"

PROJECT: WALLIS FAMILY ESTATE

NO. 1

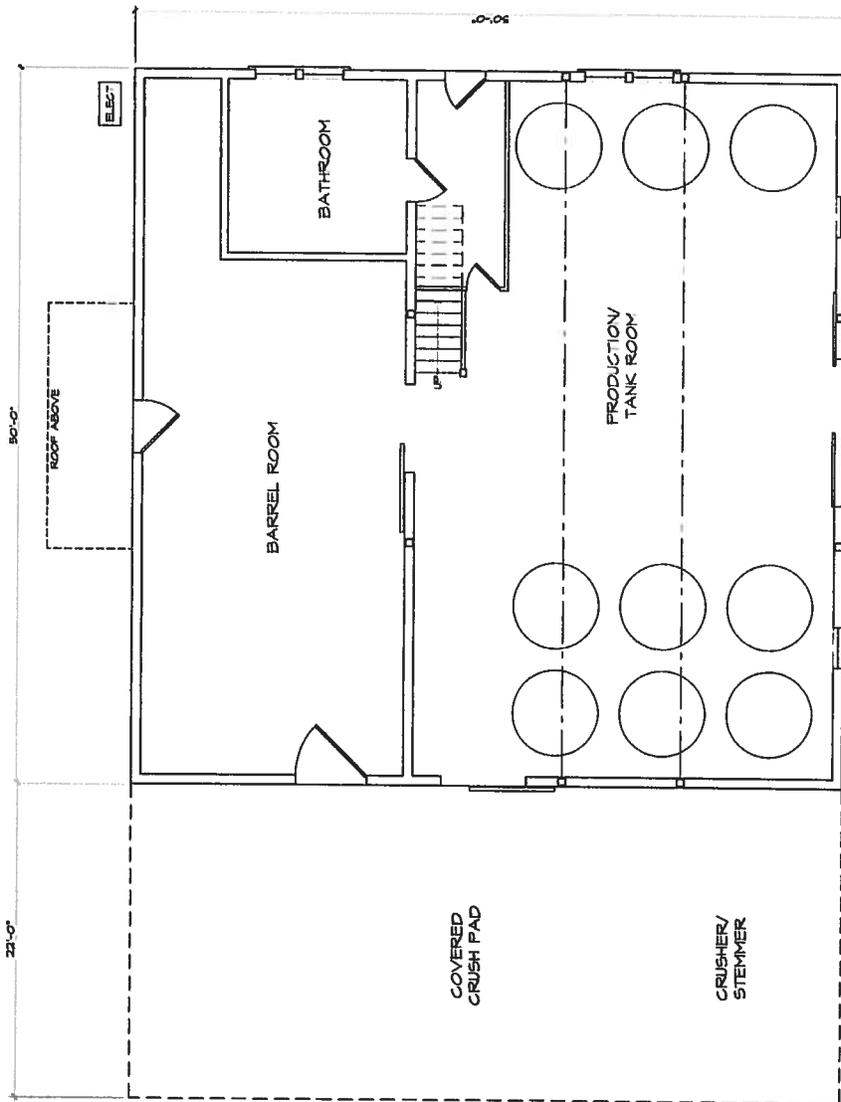
Juliana Inman Alvarado
ARCHITECT
1122 FIRST STREET, NAPA, CA 94959
(707) 258-8304 FAX: (707) 260-7073

WALLIS FAMILY ESTATE
California, California

CARRIAGE HOUSE

NO. 1
DATE: 03/03/09
BY: [Signature]
SCALE: 1/8" = 1'-0"

A2.1
PRELIMINARY



A FIRST FLOOR PLAN

FLOOR AREA CALCULATION

GENESEE PRODUCTION (6698)	
FIRST FL. CARRIAGE HOUSE	2,600 SF
SECOND FL. CARRIAGE HOUSE	2,600 SF
CELLAR - CASTLE	2,600 SF
TOTAL	7,800 SF
TASTING AND SALES (248)	
FIRST FLOOR CASTLE	2,600 SF
SECOND FLOOR CASTLE	1,225 SF
TOTAL	4,025 SF
OVERALL TOTAL	11,711 SF

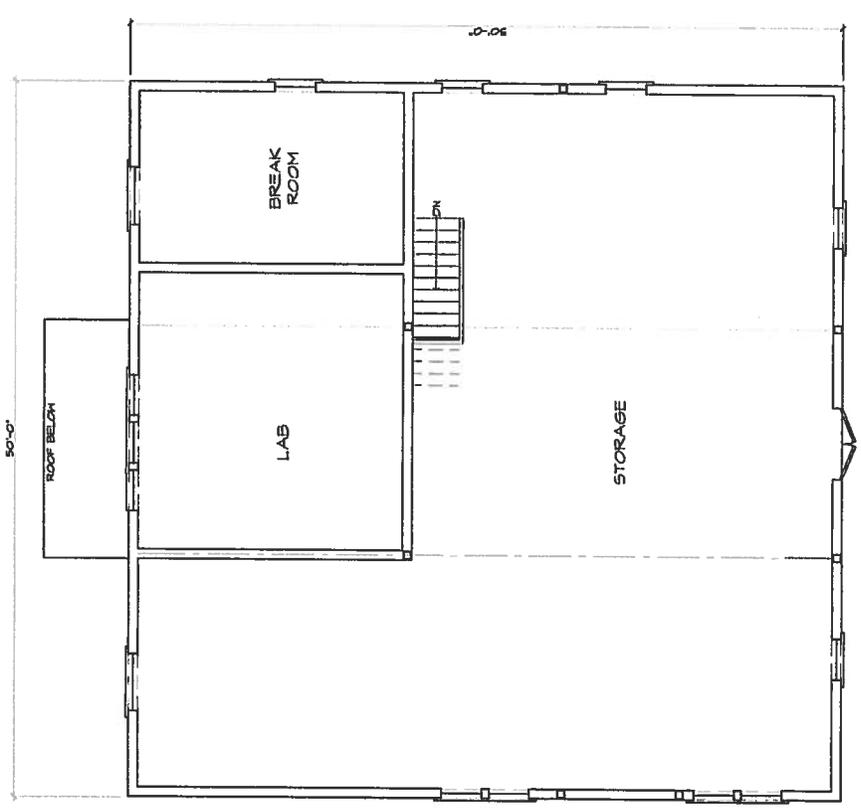
Date: August 3, 2009
 Project: Wallis Family Estate
 Architect: Juliana Inman AIA
 Scale: 1/8" = 1'-0"
 Drawing: A2.2
 Status: PRELIMINARY

CARRIAGE HOUSE

WALLIS FAMILY ESTATE
 Calistoga, California

Juliana Inman AIA
 ARCHITECT
 2132 FINEST BLENDED, NAPA, CA 94950
 (707) 226-0304 FAX (707) 260-1012

SHEET NO. 14



A SECOND FLOOR PLAN

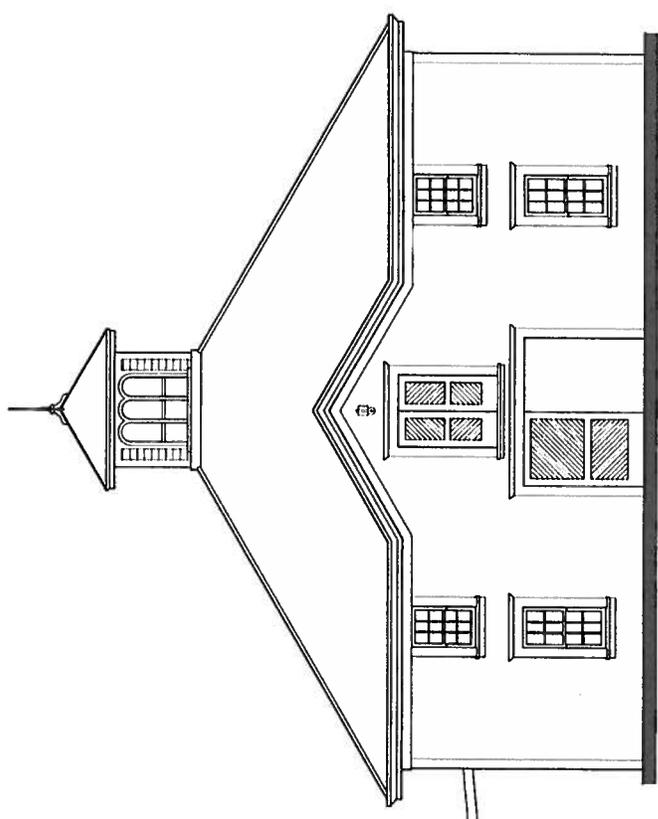
DATE: 10/10/07
 DRAWN BY: A. Stone
 CHECKED BY: J. Stone
 PROJECT: CARRIAGE HOUSE
 SHEET: A3.1
 PRELIMINARY

CARRIAGE HOUSE

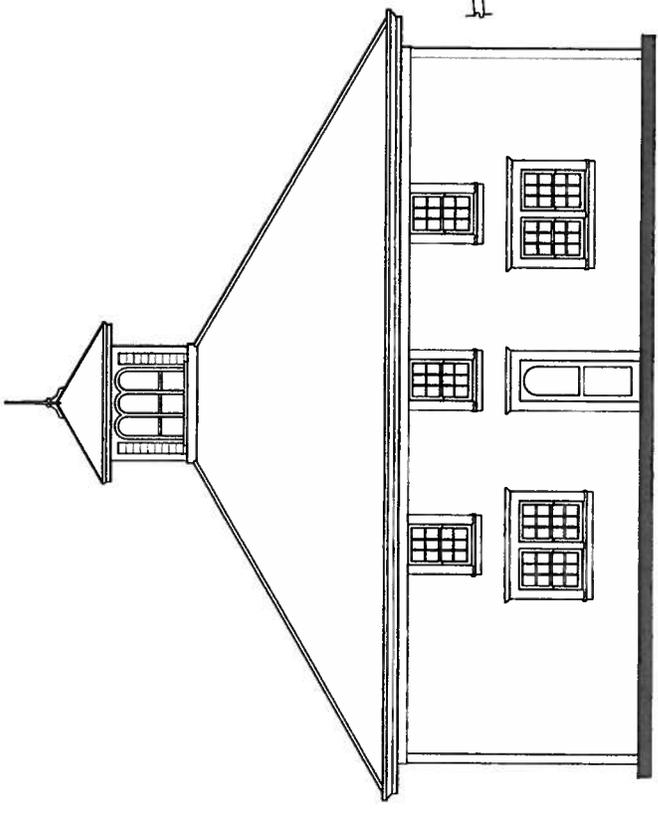
WALLIS FAMILY ESTATE
 Calistoga, California

Juliana Inman AIA
 ARCHITECT
 2127 HUNTERS TRAIL, MARFA, CA 94988
 (707) 226-0204 FAX (707) 226-7472

NO.	DESCRIPTION	DATE



A FRONT ELEVATION



B SIDE ELEVATION

HOUSE

WALLIS FAMILY ESTATE
 Calistoga, California

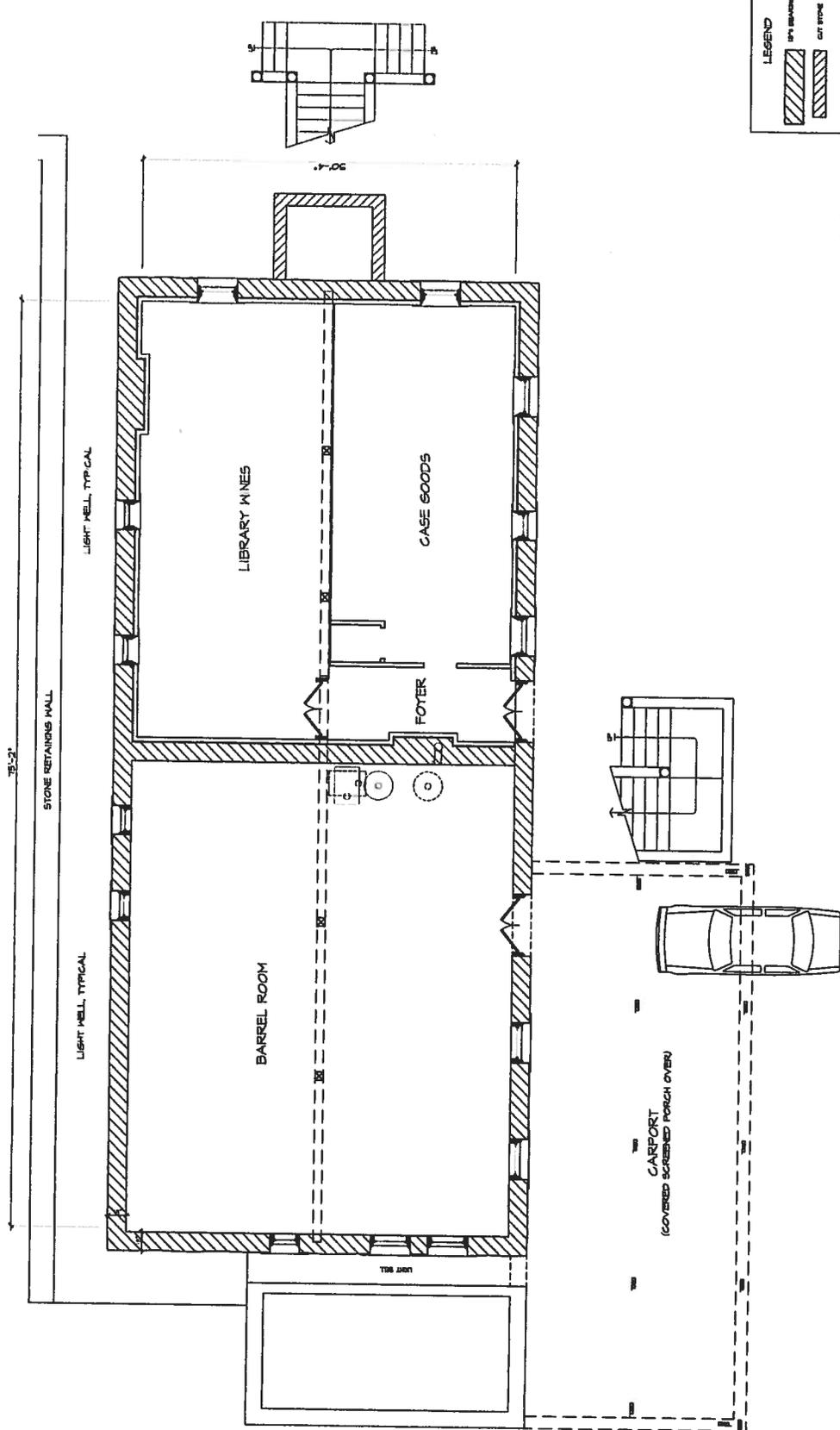
Juliaana Inman AIA
 ARCHITECT
 2133 RIMM BUNNETT, NAPA, CA 94950
 (707) 226-0304 FAX (707) 266-1872

DATE	DESCRIPTION

LEGEND

6" concrete or stone

 8" concrete or stone



A CELLAR FLOOR PLAN

DATE	
REVISION	

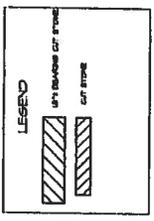
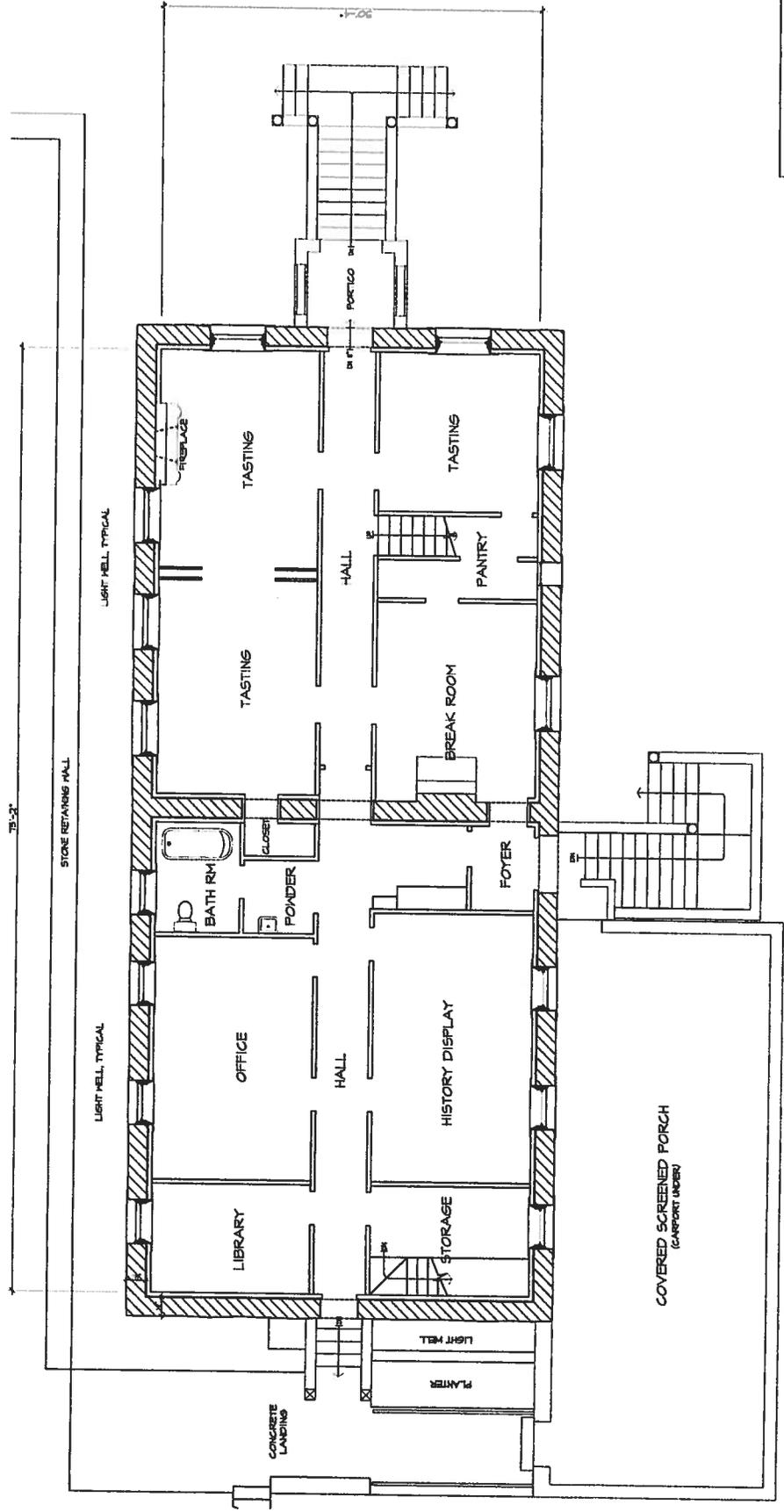
Juliana Inman AIA
 ARCHITECT
 2133 FINEST BEMENT, NAPA, CA 94958
 (707) 226-0544 FAX (707) 226-7872

WALLIS FAMILY ESTATE
 Calistoga, California

HOUSE

DATE: 03.2008
 DRAWN BY: J. Inman
 CHECKED BY: J. Inman
 SCALE: AS SHOWN

A4.1
 FIRST FLOOR PLAN



A FIRST FLOOR PLAN

NO.	DATE	BY

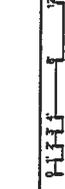
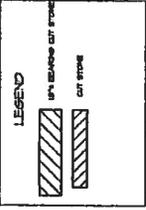
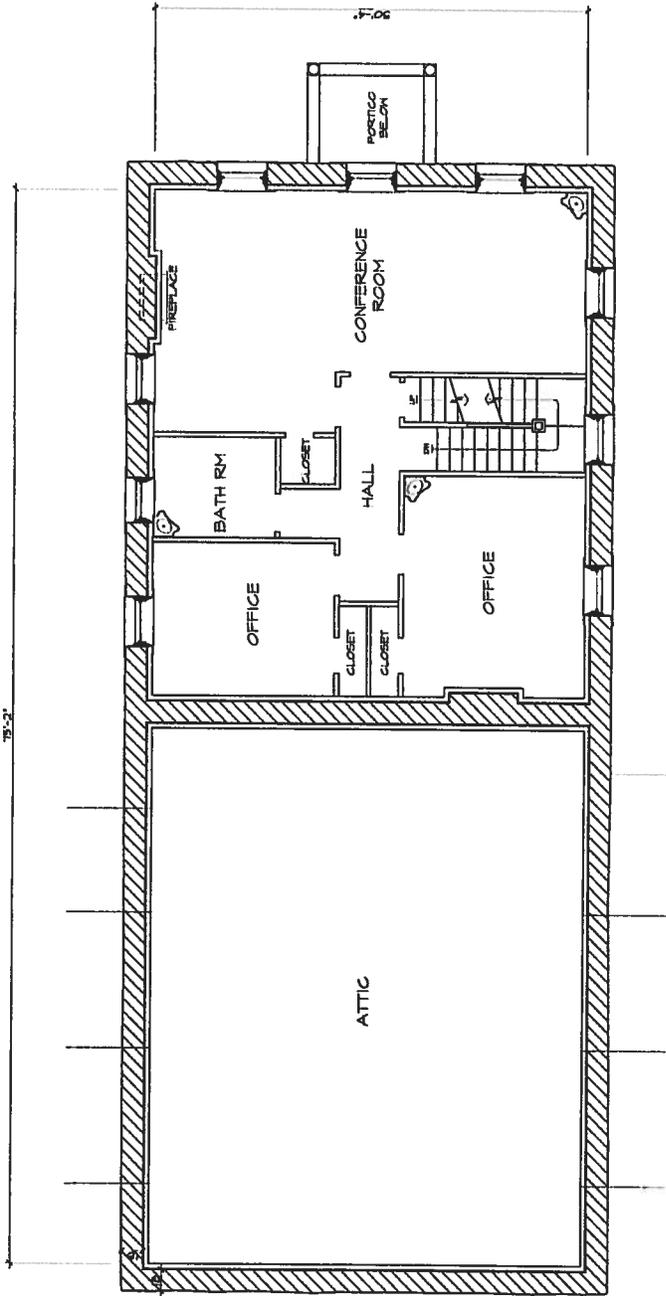
Juliana Inman Ala
ARCHITECT
 213 FIRST STREET, WARMON, CA 94888
 (707) 726-6304 FAX (707) 726-7077

WALLIS FAMILY ESTATE
 Calistoga, California

HOUSE

DATE: August 3, 2009
 DRAWN BY: J. Inman
 CHECKED BY: J. Inman
 SCALE: As Shown

A4.2
 PRELIMINARY

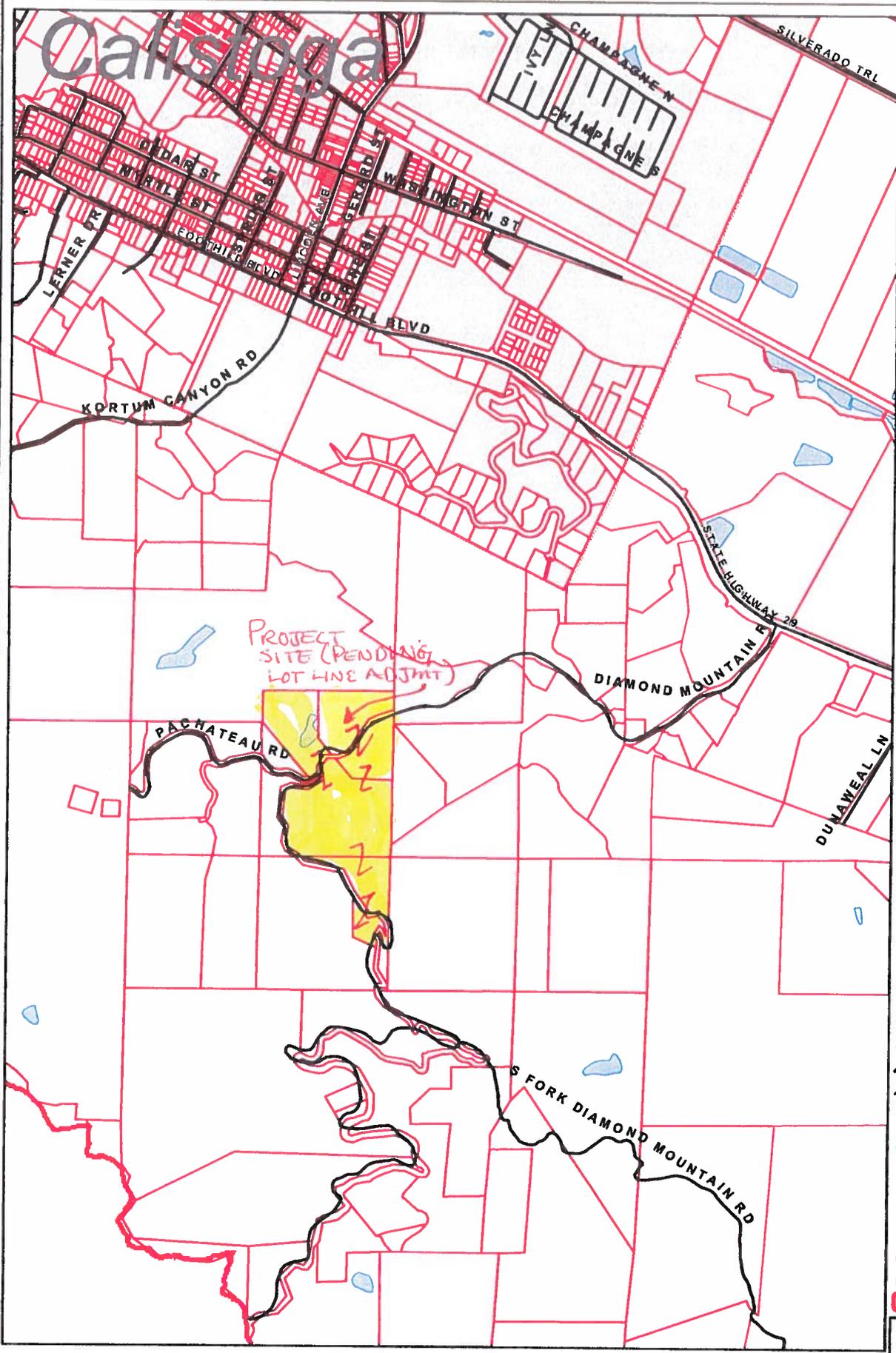


A SECOND FLOOR PLAN



A Tradition of Stewardship
A Commitment to Tomorrow

EXISTING
LOT LINES



Legend

- Roads
- Major Roads
- Parcels
- Water Bodies
- American Canyon
- Calistoga
- County
- Napa
- St Helena
- Yountville
- County Boundary

County of Napa

Conservation, Development
& Planning

Planning General

Horizontal Datum: NAD 83,
CA State Plane Coordinates,
Zone II, feet

Disclaimer: This map was prepared for
informational purpose only. No liability
is assumed for the accuracy of the
data delineated hereon.



Created Date: 12/2002

Revised Date: 03/05/2009

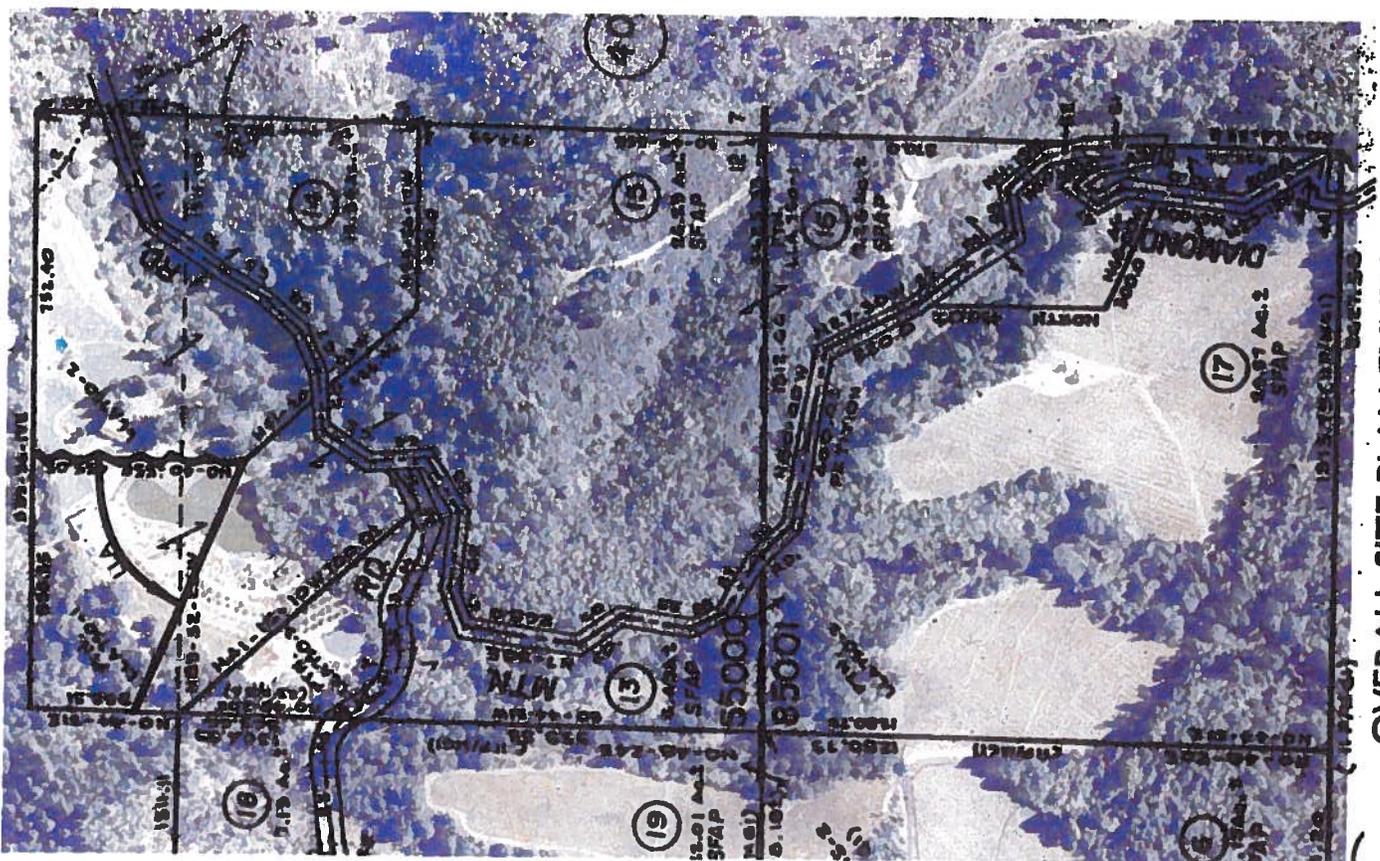
PROPOSED
LOT LINES

DESCRIPTION OF LAND USE:

EXISTING LOT CONFIGURATION	
020-450-014	12.34± ACRES
020-450-015 / -016	33.49± ACRES
	RESIDENCE RESIDENCE & 0.3 ACRES VINEYARD
PROPOSED LOT CONFIGURATION	
020-450-014 & PTN -015 / -016	16.80± ACRES
PTN 020-450-015 & -016	29.03± ACRES
	WINERY RESIDENCE & 0.3 ACRES VINEYARD

NOTES:

1. PROPERTY LINES ARE BASED ON NAPA COUNTY ASSESSOR'S PARCEL MAPS BOOK 20 PAGE 45.
2. AERIAL IMAGE IS FROM NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM WEBSITE.
3. THIS EXHIBIT IS NOT A SURVEYED OR ENGINEERED PLAN AND IS INTENDED FOR GENERAL INFORMATIONAL PURPOSES ONLY.



OVERALL SITE PLAN EXHIBIT

SCALE: 1" = 400'

THIS PLAN IS THE PROPERTY OF MR2 ENGINEERING INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MR2 ENGINEERING INC.

ISSUED: 01/22/10
COORDINATION ISSUE
NOT FOR CONSTRUCTION

PROJECT: WALLIS FAMILY ESTATE
SHEET: 20-450-13
DATE: 01-22-10
SCALE: AS SHOWN
DRAWN BY: J. W. WILSON
CHECKED BY: J. W. WILSON
DATE: 01-22-10



SITE PLAN
A1.0

PROPOSED LOT LINES
W. WINERY STRUCTURES

