



ALLIS FAMILY ESTATE

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

March 22, 2010

Dear Neighbor,

After three years, Marilyn and I are happy to announce that our application for a small premium winery is complete. Our Public Hearings are scheduled for April 21, 2010, and we look forward to the next step of this very long process. The purpose of this letter is to introduce you to our project, and invite your personal comments.

The restoration of the "Pacheteau Castle" built in 1906 and the Carriage House, which was built in the late 1800's, is the primary motivation for the project. We planted 12 acres of vineyards in 1998; we sold our fruit to David Ramey, and Lokoya wineries until 2006. That season we decided to make our own wine. This was accomplished off site as a custom crush. Our annual production is about 500 cases of wine.

The use permit application triggered a number of studies, and requirements for site improvements. We have agreed to Napa County Planning comments, and I believe that the project is well designed, and has been thoroughly and professionally researched.

We would like to invite you to write, or call, with comments or concerns, and we would also be happy to give you a tour of the property to get a better sense of the scope. Please feel free to contact Edward at 707 942 4941.

Very best regards
Marilyn and Edward Wallis



**Pacheteau Castle,
Built in 1906
Proposed restoration to
include seismic retrofit, new
roof, cosmetic interior
upgrades, electrical, fire
system, ADA requirements,
new parking.**

**New use to include
barrel storage in
basement, tasting and
sales room on first floor,
Administration on
second floor.
No commercial kitchen
New ADA bathroom.**



**Carriage House
Built in late 1800s
Proposed use includes
Fermentation on ground
floor,
New covered crush pad
Improved Employee
parking**



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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING

On Wednesday morning, the 21st day of April, 2010, at 9:00 a.m. in the County Administration Building, 1195 Third Street, Suite 305, Top Floor, Napa, California, a public hearing will be conducted by the Conservation, Development and Planning Commission of the County of Napa regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

WALLIS FAMILY ESTATE WINERY / EDWARD & MARILYN WALLIS TRUST- USE PERMIT #P08-00197-UP

CEQA Status: Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: Aesthetics, Biological Resources, Cultural Resources and Hydrology & Water Quality. This project site is not on any of the lists of hazardous waste sites enumerated under Government code section 65962.5.

Request: Approval of a Use Permit to establish a 30,000 gallon per year winery to include: (1) seismic retrofit, restoration and rehabilitation of the existing 6,711 sq. ft. historic Pacheteau's Castle for reuse as a wine barrel storage, office, tasting room and sales building and the existing 5,000 sq. ft. historic Carriage House for reuse as a winery production building and rehabilitation of an existing 1,200 sq. ft. concrete area for use as a crush pad for a winery totaling 12,911 sq. ft.; (2) two full-time and three part-time employees; (3) 27 parking spaces (incl. two ADA spaces); (4) tours and tasting by prior appointment with a maximum of 18 visitors per day (maximum of 108 visitors in a proposed six day week); (5) a marketing plan with: three private food and wine tasting events per year with 75 persons per event (all food service to be catered by Napa County licensed operators) and participation in one Napa Valley Wine Auction Event as a Category 5 Temporary Event; (6) installation of a new combined process and domestic wastewater system using a standard gravity distribution type septic disposal system; (7) alterations to the two existing wells to eliminate their interconnectivity; (8) civil improvements to widen the existing private driveway to the winery site to comply with County road standards; and, (9) A Lot Line Adjustment to bring the winery production and accessory buildings onto a single parcel. The winery project is located on two parcels of 33.49 and 12.34 acres (Pending a Lot Line Adjustment) with access off a private driveway on the north side of Pacheteau Road, approx. 680 feet northwest of its intersection with Diamond Mountain Road and about 1.5 miles west of the City of Calistoga within an Agricultural Watershed (AW) zoning district; Assessor's Parcel #: 020-450-013 SFAP, 020-450-014, 020-450-015 SFAP, 016 SFAP & 017 SFAP (Pending a Lot Line Adjustment); 1670 Diamond Mountain Rd., Calistoga.

Comments regarding each project or its environmental effects are solicited and should be presented at the hearing or in writing prior to the hearing on the project. Comments

that will not be submitted at the hearing should be sent to the Napa County Conservation, Development and Planning Department, 1195 Third Street, Suite 210, Napa California. Written comments over four (4) pages require the submittal of 27 copies.

Copies of all documents which relate to the above described project and all supporting documents referred to therein, may be examined at, the Office of the Conservation, Development and Planning Department, 1195 Third Street, Suite 210, Napa, California.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, County Administration Building, 1195 Third Street, Suite 310, in accordance with the time lines and submittal requirements set forth in Chapter 2.88 of the County Code.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: March 21, 2010

HILLARY GITELMAN
Director of Conservation, Development and Planning



NAPA COUNTY LANDMARKS

1219 First Street | Napa, CA 94559 | 707.255.1836 | www.napacountylandmarks.org

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Napa County Landmarks protects a living record of the past for the edification and enjoyment of future generations by promoting the saving and appreciation of irreplaceable historic buildings and sites through educational programs, public policy advocacy, research, and technical assistance.

Landmarks is a 501(c) [3] non-profit corporation.

Trish Hornisher, Project Planner
Planning and Building Department
County of Napa
1195 Third Street, Room 210
Napa, CA 94559

RE: Wallis Family Estate Winery

April 12, 2010

Dear Ms. Hornisher:

The Preservation Action Committee of Napa County Landmarks had the pleasure of reviewing the Wallis Family Estate Winery project. Our committee members include a preservation architect, a structural engineer, a member of Napa's Cultural Heritage Commission and others with considerable preservation experience. As you may know, the project architect, Juliana Inman, AIA, is the President of Landmarks and a member of the PAC. After presenting the project to the Committee, she was not present during our deliberations.

We are delighted that the owners are proposing to restore and rehabilitate the historic Pacheteau's Castle and Carriage House in keeping with the Secretary of the Interiors Standards and that they intend to apply for county landmark status.

The proposal is for a lot line adjustment so that the carriage house (which will become the winery), and the castle (which will now be the tasting facility and offices) will be on the same lot. Since there will be little change to the exterior of the castle building, and apparently no impacts on the stone house, wood carriage house, or historic driveway and retaining walls, the PAC felt there was nothing about the project to be of concern to us.

It is a pleasure for us to recommend projects where the owners plan to take pains to preserve the historic structures, and this seems to be such an effort. We look forward to seeing the finished project.

Sincerely,

Mary Ellen Boyet
PAC Chair

Stephen R. Cuddy, AIA, LEED AP
Board Member

PRESERVING OUR ARCHITECTURAL HERITAGE & CULTURAL LANDSCAPES



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1501 Diamond Mountain Rd.
Calistoga, CA 94515
April 9, 2009

Napa County Conservation, Development, and Planning Department
1195 Third Street, Suite 210
Napa, CA 94559


Sirs,

We would like to offer the following comments on the request by Edward and Marilyn Wallis for approval of Use Permit #P08-00197-UP. As owners of parcel # 020-400-002-000 with a residence address of 1501 Diamond Mountain Rd. we are adjacent to the Wallis property.

We write in support of this project. Grapes for the proposed winery will come from the Wallis property. Establishing a facility to accommodate wine production from this vineyard will ensure winemaking activities occur on-site within the Diamond Mountain AVA. This will help minimize grape transportation on County roads, and enhance the economic viability of the project, which helps to protect the Agricultural Preserve. Their plans will also ensure preservation of beautiful historic buildings. The visitation described in the plan seems appropriate to the scale of the project.

We urge approval of the application.


William G. Dyer


Dawnine S. Dyer

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