

**BUILDING INSPECTION  
DIVISION**



HILLARY GITELMAN  
Director

# COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH  
Assistant Director

## PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Building Inspection Division

APPLICATION TITLE: Wallis Family Estate Winery APN: 20-450-014

DESCRIPTION OF PROJECT: Restoration & rehabilitation of the historic Pacheco's Castle to establish a 30,000 gpy estate family winery in unmarketing plan.

RESPONSE REQUEST DATE: 3/19/08 RESPONSE RETURN DATE: 4/9/08

PLEASE RESPOND VIA E-MAIL TO: Tabraham@co.napa.ca.us  
OR FAX TO (707) 299-4075

This application (see enclosed project description and maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

1. Do you have any comments on this project?  Yes  No
2. Do you have jurisdiction by law over this project?  Yes  No
3. Attach your agencies comments, or list below:  Comments attached  Comments below.

See attached printout of comments in Excel.

Name of contact person: Eric Barward Telephone #: 299-1354

Email: ebarward@co.napa.ca.us  
Title: Plans & Permits Supervisor  
Date: 3-30-08



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Conservation, Development and Planning

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Hillary Gitelman  
Director

3-16-10 2<sup>nd</sup> round of comments

## **Building Inspection Department review comments for inclusion with:**

Planning Department permit: P08-00197 Use Permit General

Status of Building Department review of this Use Permit: Approved: awaiting future building permit submittals.

At parcel: 020-450-014 & 015  
1670 Diamond Mountain Road, Calistoga, CA

Owner: Edward Wallis

Description of permit: Application that includes the restoration and rehabilitation of the historic Pancheteau's Castle and Carriage House for re-use as a winery, with winery crush, fermentation, barrel storage, and finished case goods storage located in the Carriage House. Tasting and sales per the marketing plan will be located in the Castle. Winery capacity proposed is 30,000 gallons per year with By Appt Tours and Tasting & a marketing plan. LLA will bring carriage house (to be used for prod. fermentation and barrel storage) on to the winery parcel.

### Comments:

Conversion of the existing non-commercial buildings to Winery use involves a change in building occupancy classification; building permits will be required. The buildings in this case are both historical. Due to the fact that the buildings both existing, and qualified historical, detailing compliance issues of this project with the 2007 California Building Code as modified by the 2007 California Historical Building Code is beyond the scope of this review and letter. The Building Department is able to approve the Use Permit General; it is a planning use permit only and doesn't in itself authorize any change in occupancy or construction.

Improvements and revisions to the existing building and facilities will no doubt be necessary for the winery operations and required by various codes. Example 1: The first floor of the "Castle" appears to be the sole location of tasting functions. This floor doesn't appear to currently be accessible to persons with disabilities. This tasting area will no doubt will be sought and used by the public. An area of equivalent facilitation for tasting function, on an accessible level, is not indicated on the current plans. Therefore the tasting area at the first floor level of the "castle" would have to be made vertically accessible by ramp or elevator. Example 2: At a minimum at least one fully accessible unisex rest room needs to be provided

and the winery facilities. The plans currently don't indicate if any of the restrooms are already accessible or if alterations are proposed to achieve compliance. A single accessible restroom serving both buildings would entail the necessity of a fully accessible path of travel between the buildings. If this isn't going to be provided then each building would require a fully accessible unisex rest room.

The Building Department is not reviewing this project for compliance with CA Building Standards at this time; it is only reviewing the proposed Planning entitlement. All Building Code issues will be dealt with during future building permit application and review processes. Building Department approval of this Planning Use Permit doesn't imply that the existing facilities are fully acceptable for the proposed future winery use without some future alterations being required to meet California Building Standards Code requirements.

**Building permits are absolutely required for conversion of the existing dwelling and carriage house into a winery.** It is the necessary and primary vehicle for delineating the existing facilities and detailing any improvements or alterations to be done to demonstrate how the facilities will conform to the California Building Standards Code requirements as well as the many requirements and conditions of approval from the various County agencies laid out in the General Use Permit approval letter. The plans and documents for this future building permit must detail how all conditions of approval are being met. They will be routed around to all the effected agencies for review for conformance to the agencies requirements. Each agency will need to approve the building permit for their aspects in order for the permit to be approved for issuance.

All plans and documents for commercial projects are required by State Law to be prepared and coordinated under the direction of a California Licensed Architect, or other allowable properly CA-Licensed Design Professional in Responsible Charge (Business and Professions Code, Chapter 3, Division 3 & California Building Code, Appendix Chapter 1).

Prior to any future construction work, or change in occupancy, applicable building permits for the work must first be obtained; all work must comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B; and as modified by the 2007 California Historical Building Code. Submit complete & appropriate plans, specifications, energy compliance, accessibility compliance, engineering, etc., as needed when applying for permits.

**Eric Banvard**  
Plans & Permit Supervisor  
Conservation Development & Planning  
Napa County, CA 94559  
[eric.banvard@countyofnapa.org](mailto:eric.banvard@countyofnapa.org)

# **ENVIRONMENTAL MANAGEMENT**

JMcD



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Steven Lederer  
Director

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MAR 12 2010

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

MEMORANDUM

To: Napa County Planning Department Hillary Gitelman, Planning Director	From: Napa County Environmental Management Department Kim Withrow, Senior Environmental Health Specialist
Date: Revised March 10, 2010	Re: Use Permit Application for Wallis Family Estate Winery Located at 1670 Diamond Mountain Road .Assessor Parcel # 020-450-014 File #P08-00197

We have reviewed the application and supplemental information requesting approval to restore the historic Pacheteau Castle for re-use as a new 30,000 gallon per year winery. This Department recommends approval of the application providing the following are included as conditions of approval:

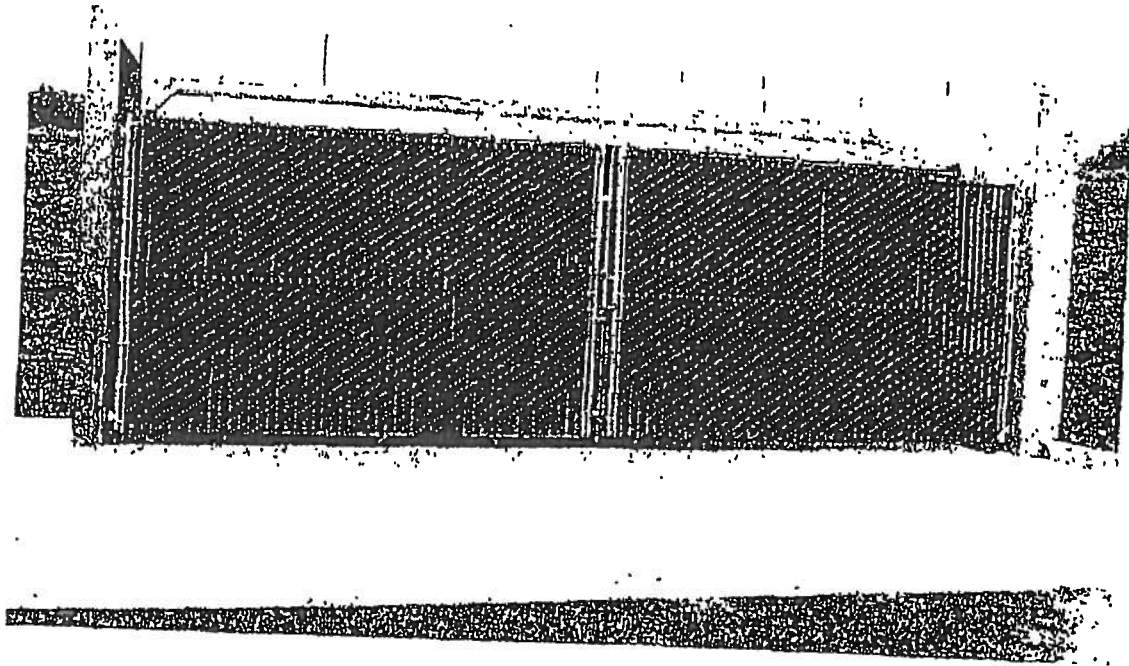
1. There are two break rooms shown on architectural plans submitted with the use permit application. These areas are approved for employee use only and must be designed considering this use. If these areas at all resemble a commercial kitchen facility the applicant will be required to redesign or apply for use permit modification for approval of commercial kitchen on site and comply with all other necessary requirements.
2. Pursuant to Chapter 6.5 & 6.95 of the California Health and Safety Code, businesses that generate hazardous waste and/or store hazardous materials above threshold amounts shall file a Hazardous Waste Generator Application and/or Hazardous Materials Business Plan with the Department of Environmental Management within 30 days of said activities. All businesses must submit the required Business Activities Form which can be obtained from the Department of Environmental Management.
3. A permit for installation of standard septic system must be secured from the Department of Environmental Management prior to issuance of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system. To secure this permit you will be required to submit a scaled plot plan showing the location of the proposed septic system relative to the proposed project and other structures, the required 100% expansion area as well as the proposed trench detail. If special design sewage disposal plans are required, such plans shall fulfill this requirement.
4. The application indicates the lower well will serve the winery's domestic water needs. It is our understanding the current water supply (2 wells and a spring) serves several parcels and multiple dwellings. In order for the proposed development not to be regulated as a public

- water system the existing interconnected water system must be reconstructed so that the lower well is only utilized by the winery and no longer serves the residences. The civil improvement plans submitted to obtain a building permit must show the well and related pipeline(s) and clearly show that the lower well will only serve the winery. The plans will be reviewed by this Department prior to issuance of a building clearance for any portion of the winery and the water system construction is subject to inspection by this Department.
5. Once reconstructed as required by condition 4, the proposed water system to serve this project is not currently required to be regulated as a small public water system by this Department under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy at this time. The applicant will be required to provide information on the water system prior to issuance of a building permit (see condition 4) in addition to a well yield report, and may wish to retain the services of a consultant in this matter.
  6. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
  7. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
  8. Adequate area must be provided for collection of recyclables. Refer to the enclosed solid waste recyclables enclosure standards for details on locating and constructing enclosures. The applicant must work with the local solid waste hauler on designing and locating this enclosure prior to submitting plans to the building department. The area must be shown on the building plan submittal. The applicant must contact the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.
  9. Prior to issuance of a building permit the proposed lot line adjustment must be completed or an agreement to grant an easement for the waste water disposal system located on the parcel serving the carriage house must be reviewed and approved by this department. Applicant should contact this office for the easement forms.
  10. The existing pool located on the proposed winery parcel has never been permitted as a public swimming pool and may not be used as such. The applicant is advised to contact the Napa County Building Department for fencing requirements for residential swimming pools. The pool must be maintained so it is not a public nuisance including minimizing the potential for harboring vectors such as mosquitoes. It is recommended the pool be properly destroyed under permit issued by the Napa County Building Department.

cc: Doug Calhoun, Environmental Health Supervisor  
Edward Wallis, 1670 Diamond Mtn. Rd., Calistoga, CA 94515

EXHIBIT A

SOLID WASTE AND RECYCLING  
ENCLOSURE STANDARDS



City of Napa

Last Updated October 3, 2008

If you have any questions regarding the *Standards* or have recommendations for improvement, please contact:

Steve Manasse

Napa Recycling and Waste Services

707-255-5200 x 1185

E-mail: [steve@naparecycling.com](mailto:steve@naparecycling.com)



# ENCLOSURE STANDARDS

These standards provide information and resources for designing waste and recycling areas and enclosures that will be used by building occupants in new developments or significant remodels. Your designs and plans shall accommodate single-stream recycling and green waste recycling in addition to trash.

## A. DETERMINING ENCLOSURE SIZE

- The automated collection trucks used by the City's contractor achieve maximum efficiency when the number of times the drivers get out of the truck is minimized. Properly designed enclosures allow the truck driver to "stab" the bin without physically moving the bin. Maximizing efficiencies helps keep solid waste fees down.
- Additionally, **the collection system is far more efficient if the trucks only need to service a site once per week.** Therefore, the goal is to size the enclosures to be large enough to contain one-week's volume of solid waste, single-stream recyclables, and green waste whenever possible.

The section below outlines how to determine proper enclosure size when you do not know the volume of waste and recyclables that will be generated.

1. Determine what types of materials will be collected from the facility. The three primary service types which require separation into different containers are single-stream recyclables, green waste, and waste. Will the facility generate all three? Most multi-family and commercial properties have commercial landscapers who leave grass clippings on lawns or remove the green waste, and in that case there is no need to make enough room for a green waste container.

When Napa starts its food waste collection program for food facilities and facilities with commercial kitchens such as restaurants and nursing homes, food waste will be collected in 64-gallon carts with lids and will be kept inside of the enclosures. Food processing facilities requiring grease bins will also need to keep grease bins inside enclosures and under a roof. See additional information under Table A.

2. Determine the building use and size and use Table A on page 3 to estimate the proper enclosure sizes and generation assuming one collection per week (no yard waste bin).

**TABLE A**  
**Enclosure Size by Building Use, Square Footage, and Estimated Weekly Generation**

<u>Business / Land Use</u>	<u>Square Footage</u>	<u>Minimum Enclosure Size</u> See Exhibits A-G	<u>Estimated Weekly Generation *</u>
Office, Retail, Industrial and General Commercial**	Less than 10,000 sq. ft.	Small	4 cu. yds.
	10,000-20,000 sq. ft.	Medium	8 cu. yds.
	over 20,000 sq. ft.	Large or multiple enclosures	12 cu. yds or more
Multi-Unit Residential	20 units or less	Medium	8 cu. yds.
	each additional 20 units	Medium	8 cu. yds.
Food Facilities***	less than 8,000 sq. ft.	Small Food	4 cu. yds.
	8,000-16,000 sq. ft.	Medium Food	8 cu. yds.
	over 16,000 sq. ft.	Large Food or multiple enclosures	12 cu. yds. or more

**Table B**  
**Determining Servicing Per Week Based on Enclosure Size and Total Waste Generated Per Week**

<u>Enclosure Size</u>	<u>Serviced 1 day/week</u>	<u>Serviced 3 days/week</u>	<u>Serviced 5 days/week (exemption required)</u>
Small*	4 cu. yds.	12 cu. yds.	20 cu. yds.
Medium	8 cu. yds.	24 cu. yds.	40 cu. yds.
Large	12 cu. yds.	36 cu. yds.	60 cu. yds.

\* A small enclosure will hold two 2-yard bins, one for recyclables and one for waste which assumes a 50 percent recycling rate. See Attachments A-C for details.

**Table C**  
**Interior Enclosure Dimensions**

	<u>Standard Width x Depth</u>	<u>Food Preparation Facility</u>
Small	16' x 6'	20'0" x 7'
Medium	16' x 7'	20'0" x 7'
Large	16' x 9'	21'0" x 9'

Sample diagrams for each of the enclosure sizes are in Exhibits A-G.

## Table A Notes:

**\* Note:** Generation assumes waste and recycling with no green waste. (Assumes green waste is taken away by landscapers or mulched on-site.)

**\*\* Note:** Light industrial/commercial properties are required to have at least one enclosure sized for food waste. Any exemptions to that requirement shall be determined by the Community Development Department. Where tenants are specified and do generate food, the nearest enclosures to that business shall be designed to meet standards for food waste enclosures in Exhibits D-F.

**\*\*\* Note:** Food facilities should consider storage requirements if grease containers will be used and if the facility generates enough food waste. Grease bins must be stored under cover so that they are not exposed to rain water or runoff. To comply with this requirement, food facilities shall add 4 or 5 feet to the width to the enclosure. (See Table C). Grease containers come in two larger sizes or in 55-gallon drums: large which is 300 gallons, and small which is 200 gallons. Bin sizes are 40 – 48 inches high and 6 feet wide, but vary in depth either 3'6" or 4'6". Drums are approximately 23 inches in diameter. Enclosures with grease containers are required to keep the enclosure clean. If water is used for cleaning, the installation of a drain connected to a sewage system is required as is a roof to protect from excess stormwater from entering the sewage system. For more details on roof requirements, see section G on page 7.

When the City of Napa starts its food waste collection program, 64 gallon carts with lids will be used and stored inside the enclosures. To make room for the food waste carts, the hauler will remove the waste bin and replace it with appropriate sized food and waste carts.

Upon consultation with Napa Recycling and Waste Services, you may determine that your business would benefit from multiple recycling containers (for example an additional container for cardboard only) in which case you may want to go up one enclosure size to allow for increased recycling. Recycling is free in Napa so the more recyclables you can sort and store the more money you will save.

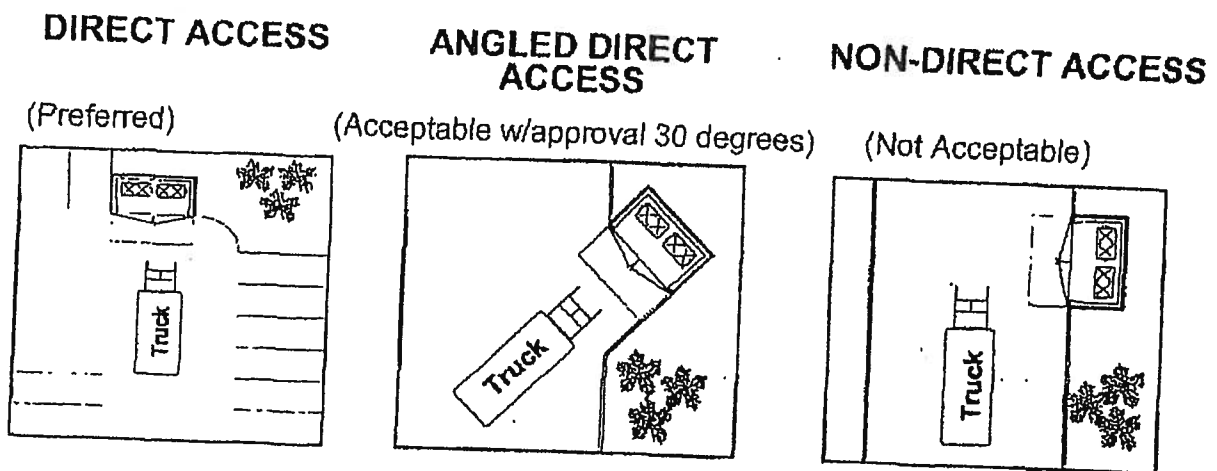
### Determining Enclosure Size When Waste and Recycling Volume is Known:

The City of Napa understands that space is at a premium and that enclosures large enough to hold material generated from one week of operation (1 pickup per week) may be difficult to accommodate. Table B provides a guide to the volume of waste and recyclables that can be contained in small, medium, and large enclosures when collection must be 3 or 5 times per week as a result of space restrictions. Please note that sizing enclosures to require collection more than 3 times per week requires the applicant to obtain an exemption by the Community Development Department. Because waste generated is 50/50 waste to recyclables, the enclosure sizes are designed to hold two equal size containers, one for waste and one for commingled recyclables. Small enclosure will hold (2) 2-yd containers, the medium size enclosure will hold (2) 4-yard containers, and the large enclosure will hold (2) 6-yd containers. Also note that if the property is laid out so as to prevent an enclosure of the minimum size, the bins can be placed in separate enclosures (see Exhibit G).

## **B. ENCLOSURE LOCATION & ACCESSIBILITY**

- All bins/enclosures are required to have direct access for collection trucks. Direct access means the collection truck can drive directly at the bin, and insert the forks into the sides of the bin without having to get out of the truck again (already have to open the gate) to move the bin (See Diagram A). A minimum straight approach of 50 feet is necessary to line up directly with the bin.
- Opening/closing gates or fences and locking/unlocking the bin lids are part of the driver responsibility and are included as part of the service provided.

### **DIAGRAM A**

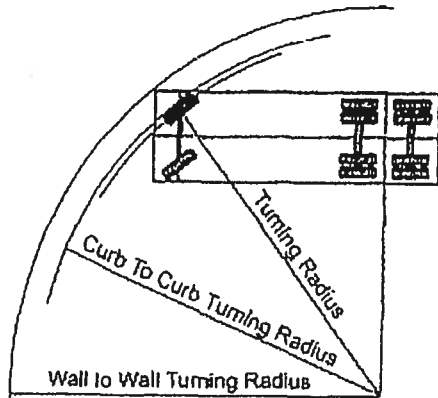


Enclosures with poor or no accessibility or enclosures with atypical orientations are not permitted because the likelihood of driver injury and/or property damage increases. In addition, if a driver is required to move or push the bin for servicing, an additional collection fee may be charged.

- It is difficult and dangerous for a collection truck to back up. Providing a turn around or separate exit that allows the truck to move forward rather than backwards is required. Maximum backup distance is 50 feet for any maneuver and shall be in a straight line;
- Bins shall not be placed in front of fire hydrants and no bin shall be placed within 5 feet of a combustible building wall, opening, or combustible roof eave line; and
- Trash enclosures shall not be installed behind parking spaces.

**TURNING RADIUS REQUIRED FOR ACCESS TO ENCLOSURE.** The turning radius shall be adequate for a 3-axle truck. The overall length, including the forks is 36 feet. Minimum outside turning radius is 46.5 feet. Please detail this on your submitted plans.

## DIAGRAM B - REQUIRED TRUCK TURNING RADIUS



Dimension(ft)	Description
A 32.84	TURNING RADIUS
B 67.75	CURB TO CURB TURNING DIAMETER
C 74.26	WALL TO WALL TURNING DIAMETER

### C. HEIGHT CLEARANCE OF THE ENCLOSURE APPROACH

In front of the enclosure, refuse trucks require at least 14 feet of vertical clearance over the entire approach to and from the enclosure to accommodate truck height, and 32 feet high just in front of the enclosure itself or wherever the bin will be serviced to accommodate the truck lifting the bins up to dump the contents.

If the City requires a roof on the enclosure to prevent excess water from entering the waste water system, the roof height inside the enclosure shall be no less than 8 feet.

### D. DRIVEWAYS

An asphalt or concrete driveway with 50 feet of straight, direct access that leads to and from the enclosures to the bin, is required and should be built in accordance with the City Standard Plans and Specifications and be able to withstand trucks weighing up to 56,000 lbs. Gross Vehicle Weight (GVW).

### E. STRESS CONCRETE APRON

- Apron surface shall be the same elevation as the enclosure pad threshold and the surrounding surfaces, with a slope of 1/8 inch (1% grade) per foot away from the enclosure pad; and,
- Apron shall extend 8 feet from the enclosure pad the width of the enclosure opening. To prevent damage to the asphalt paving caused by receptacle impact, the enclosure base shall be six inches (6 inches of concrete over two (2") inches of aggregate base rock or the builder shall provide evidence that construction specs are engineered to withstand up to 20,000 lbs. of direct force from a single truck axle.

## **F. ENCLOSURE CONCRETE PAD**

- Enclosure pad shall be engineered to withstand up to 20,000 lbs. of direct force from a single truck axle; and
- Enclosure pad surface shall be the same elevation as the apron threshold
- On the open side, a grade break line shall be constructed at the inside edge of the wall with the slab sloping inwards on the inside of the structure and away from the structure on the outside (Napa Sanitation District (NSD) requirement).
- The ground shall be sloped away from the structure on all other sides (NSD requirement).

## **G. ENCLOSURE DESIGN**

### ▪ Material

Generally, the material should match the exterior surface of the building. See the Design Guidelines from the Community Development Department if you have any questions. The City encourages compliance with the Leadership in Energy and Environmental Design (LEED) New Construction and Major Renovations Standards for Storage and Collection of Recyclables or comparable Build it Green Standards.

Reinforced masonry or concrete block is the typical standard.

### ▪ Height of Walls

Minimum 6 feet

### ▪ Roof

When roofs are required, such as at food preparation facilities, the lowest part of the roof cannot be lower than 8 feet high. The roof shall extend past any open sides a distance equal to  $\frac{1}{2}$  the height of the opening (i.e. if the roof is 10 feet above the ground it is required to extend 5 feet past the wall - NSD requirement). Additionally, the roof shall not overhang the front gate or the garbage trucks cannot access the bins.

### ▪ Inside Dimension

Please refer to the Diagrams in Attachment A to determine enclosure size.

1. The minimum interior dimension for a trash/recycling enclosure needed to house at least two (2) cubic yard bins is 16'x 4'6". Interior dimensions will increase depending on the size and number of bins; and
2. The enclosure shall be large enough to provide a 6" clearance from the back interior wall and a minimum of 12" (preferably 16" or more) to each side of the bins and 36" from front of bin to gate, and 0" with bins touching on the inside.) We recommend adding a wood or rubber bumper on the back wall to prevent damage to the enclosure during servicing.

### ▪ Gates/Pedestrian Doors

1. Two gates are required for two bin enclosures. When lot configuration does not allow for two bins in one enclosure, it may necessitate individual

enclosures which can have a single gate which shall open to 110 degrees.

2. Gates shall be free standing with no center pole or if there is a center pole, add 12 inches to the length of the gate side of the enclosure.
  3. Gates shall be solid metal with outside handles on each door and a slide latch to secure the doors;
  4. Gated opening for ingress/egress of bins shall be a minimum of 16 feet wide with no posts in the middle, place gate posts outside this span to avoid reducing the span;
  5. Use bolts, not screws, to secure gate to the poles or walls;
  6. Provide means to secure gate doors both opened and closed, e.g. cane bolt w/sleeve and slide latch between doors and sleeve in pavement. The bolts should be a minimum ½ inch in diameter and the sleeves for both should be a minimum of 1 inch or double the size of the bolt to allow flexibility. Be sure to have bolt drop a minimum of 4 inches into the ground.
  7. Gates shall remain closed unless in use and can open to at least 110 degrees and be secured open.
  8. Enclosure will be kept clean with all recyclables and garbage to be placed in the proper receptacle.
  9. A separate additional pedestrian entrance with a door to reduce scavenging is required from the back or the side for both non-residential facilities and residential multi-family developments.
  10. 2007 California Building Code 1133B.2.4.2 The pedestrian entrance door should open with no more than 5 lbs. of force, the opening hardware should be lever type centered 30" – 44" above the finished surface and the bottom 10" of the gate shall have a smooth, uninterrupted surface to allow the gate to be opened by a wheelchair footrest without creating a trap or hazardous condition. 1133B.2.5, 1133B.2.5.2 and 1133B.2.6
- No Parking Signs
    1. The area directly in front of the enclosure gates shall have "NO PARKING" painted on the ground and signs permanently affixed to the gates stating the same.
  - Storage Inside the Enclosure
    1. The property owner shall ensure that only recycling, waste containers and grease bins are stored in the enclosure. The enclosure is strictly for the storage of solid waste containers and cannot be used for general storage or any other purpose.

#### **H. STORM WATER POLLUTION PREVENTION**

- Chapter 8.36, Stormwater Runoff Pollution Control, of the City of Napa's Municipal Code states that it is unlawful for any person to make or cause to be made any illicit discharge.

- This ordinance also requires new development and redevelopment projects to incorporate best management practices (BMPs) to minimize the generation, transport and discharge of pollutants to stormwater outlets.
- Post-Construction Stormwater Pollution Prevention Design Standards for new development and redevelopment were adopted by the City of Napa in June 2006. These Standards require:
  - Trash Storage Areas - Limited Exclusion: Detached residential homes
    1. Trash storage areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, and screened or walled to prevent off-site transport of trash.
    2. Trash enclosures and dumpster areas for food facilities shall be covered and protected from roof and surface drainage.
    3. Dumpster and garbage can lids shall be kept on securely. Do not allow trash to spill out or overflow the dumpster or garbage can.
    4. Wastewater from the cleaning of garbage dumpster areas and areas where trash is stored or contained may not be discharged to or allowed to reach the street or storm drain system. Wastewater may not be left as "standing" water. This wastewater shall be discharged to the sanitary sewer in accordance with Napa Sanitation District requirements.
    5. Leakage from dumpsters or trash containers shall not be discharged to or allowed to reach the storm drain system.

References:

Chapter 8.36 of the City Ordinance ,and Post Construction Pollution Prevention Design Standards are available at [http://www.cityofnapa.org/index.php?option=com\\_content&task=view&id=307&Itemid=419](http://www.cityofnapa.org/index.php?option=com_content&task=view&id=307&Itemid=419) and at <http://www.napastormwater.org/Site/14/0/134/LocalRegulations.aspx> and <http://www.napastormwater.org/Site/11/67/73/LocalRequirements.aspx>

Contact the City Engineer at (707) 257-9520 for any specific storm water concerns.

**I. WASTE WATER POLLUTION PREVENTION**

- NSD only allows wastewater drains in trash enclosure areas that are servicing restaurants or other types of food service facilities (i.e. grocery stores).
- The drain is required to be connected to the facilities grease interceptor.

**J. FIRE PREVENTION**

Fire Code sections 304.2 – 304.3.3 deal with solid waste enclosures.



- **304.2 Storage.** Storage of combustible rubbish shall not produce conditions that will create a nuisance or a hazard to the public health, safety or welfare.
- **304.3 Containers.** Combustible rubbish, and waste material kept within a structure shall be stored in accordance with Sections 304.3.1 through 304.3.
  - **304.3.1 Spontaneous ignition.** Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposable container. Contents of such containers shall be moved and disposed of daily.
  - **304.3.2 Capacity exceeding 5.33 cubic feet.** Containers with a capacity exceeding 5.33 cubic feet (40 gallons) (0.15m cubed) shall be provided with lids. Containers and lids shall be constructed of noncombustible materials or approved combustible materials.
  - **304.3.3 Capacity exceeding 1.5 cubic yards.** Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.1.5 m cubed) or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines.

For exemptions, see Guidelines Exhibit F.

## **Exhibits**

**Exhibit A** - Standards for Small-Size Recycling and Waste Enclosures

**Exhibit B** - Standards for Medium-Size Recycling and Waste Enclosures

**Exhibit C** - Standards for Large-Size Recycling and Waste Enclosures

**Exhibit D** - Standards for Small-Size Recycling and Waste Enclosures for Food Preparation Facility

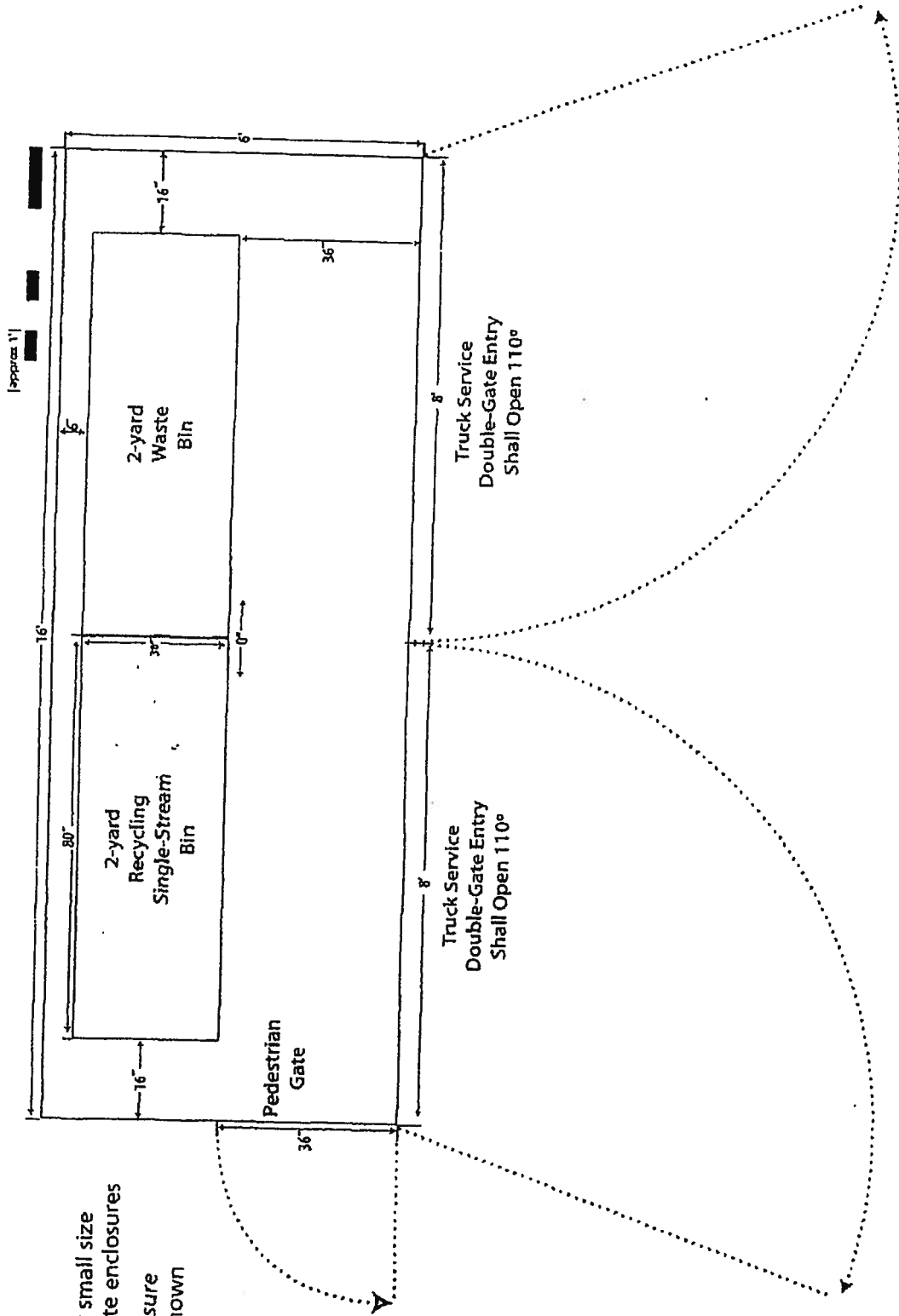
**Exhibit E** - Standards for Medium-Size Recycling and Waste Enclosures for Food Preparation Facility

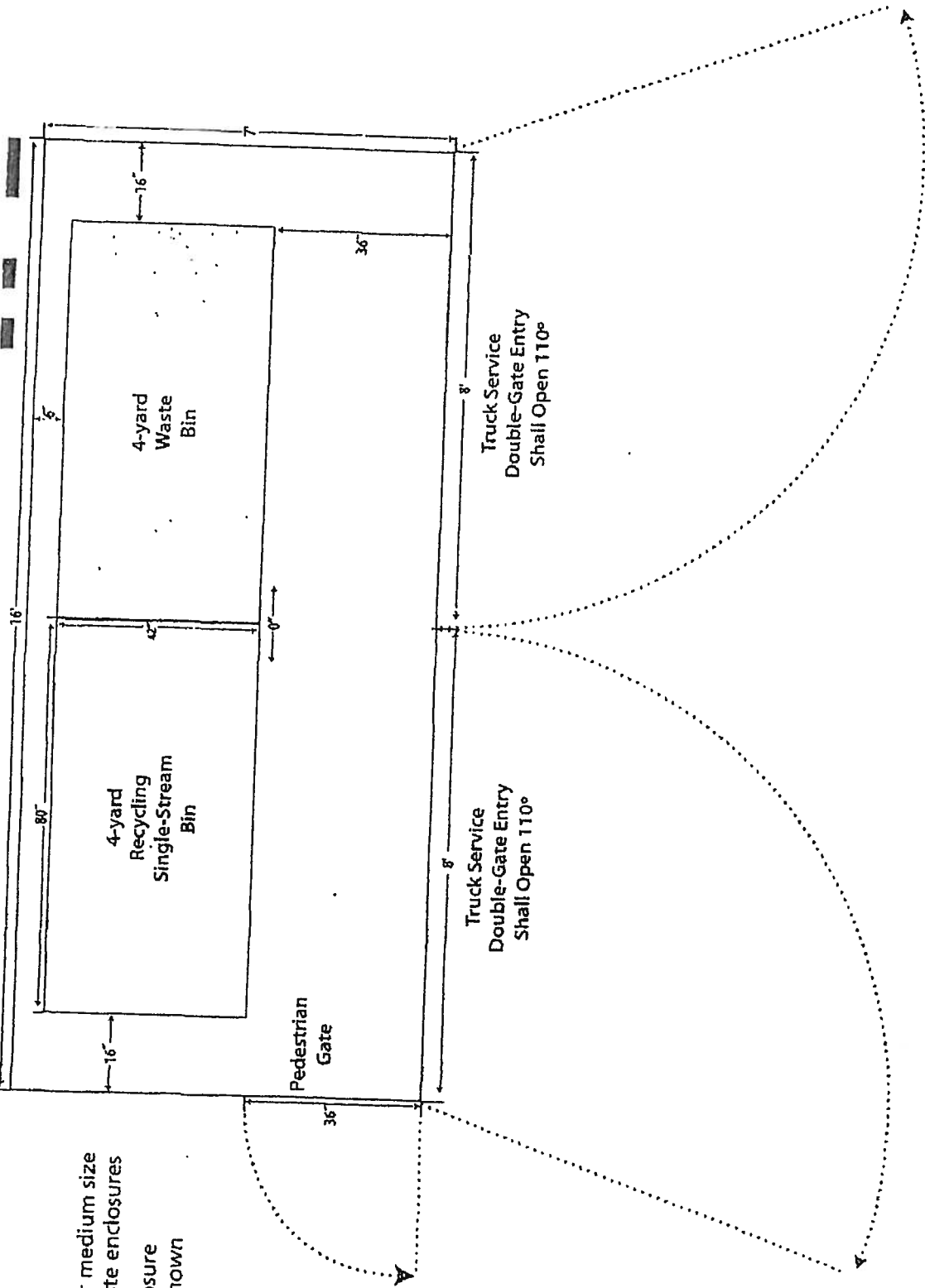
**Exhibit F** - Standards for Large-Size Recycling and Waste Enclosures for Food Preparation Facility

**Exhibit G** - Standard for Small-Size Single Bin Enclosure

# Exhibit A

Standards for small size recycling/waste enclosures  
Interior enclosure dimensions shown



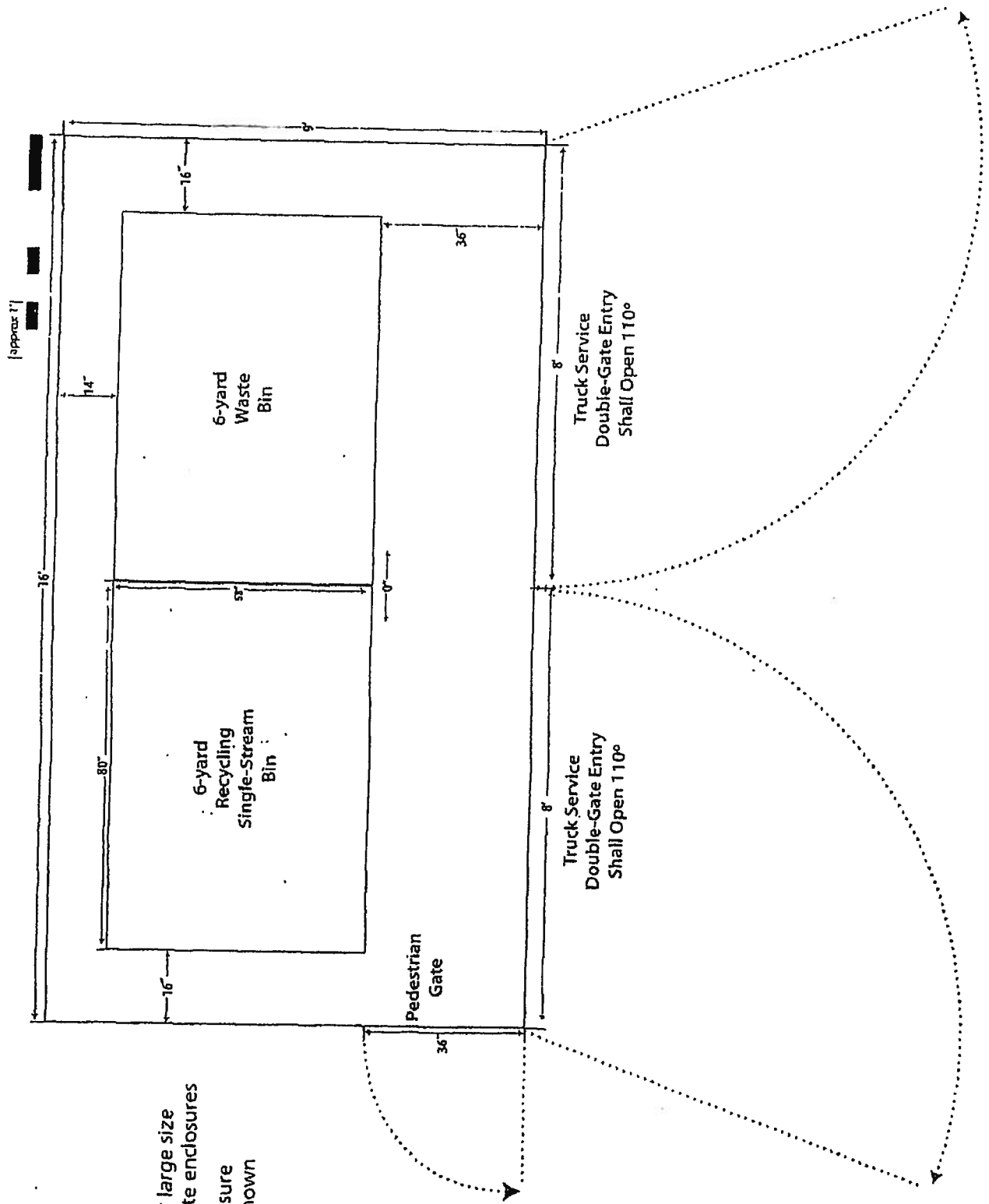


**Exhibit B**

Standards for medium size recycling/waste enclosures  
Interior enclosure dimensions shown

### Exhibit C

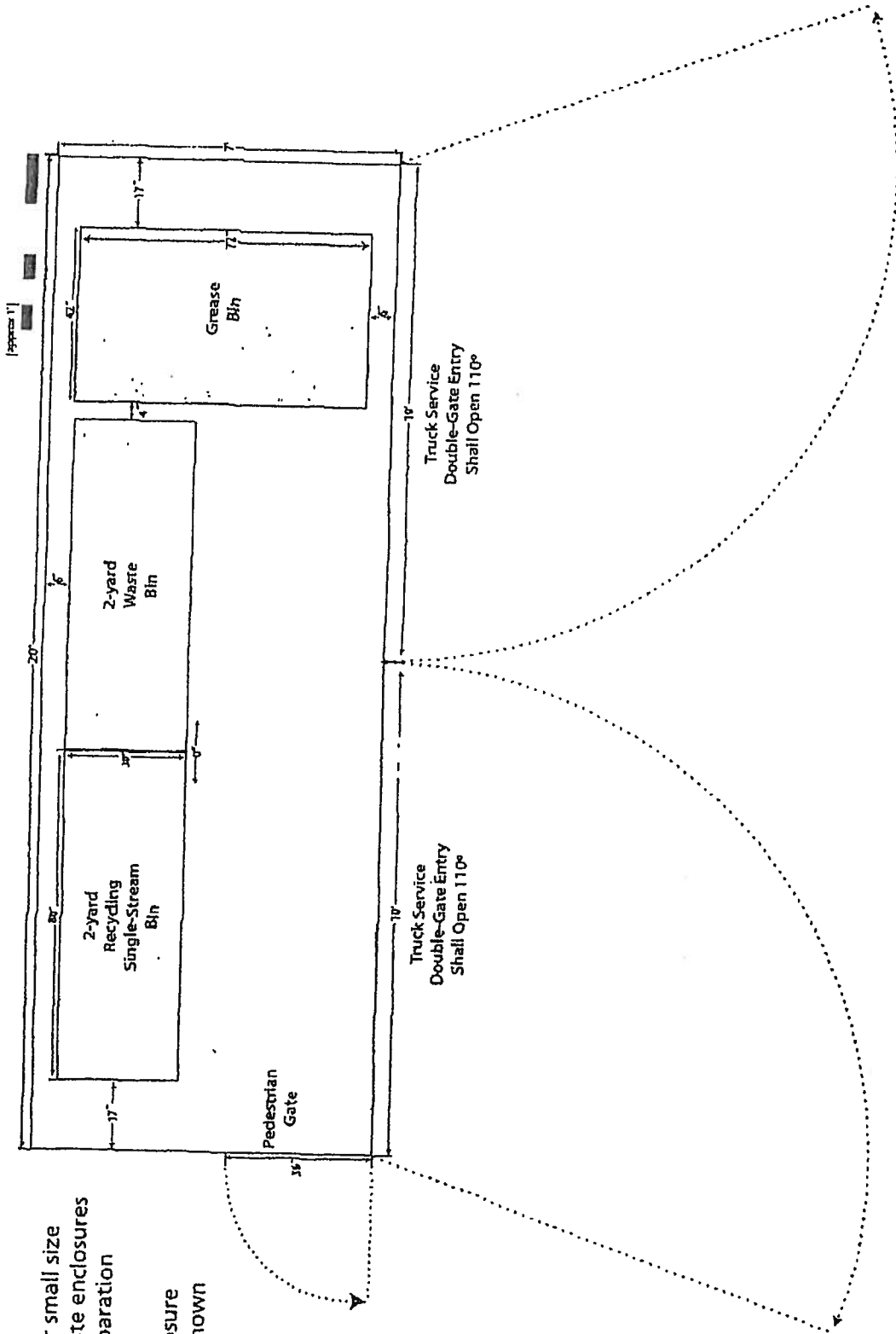
Standards for large size recycling/waste enclosures  
Interior enclosure dimensions shown



### Exhibit D

Standards for small size recycling/waste enclosures for food preparation facilities

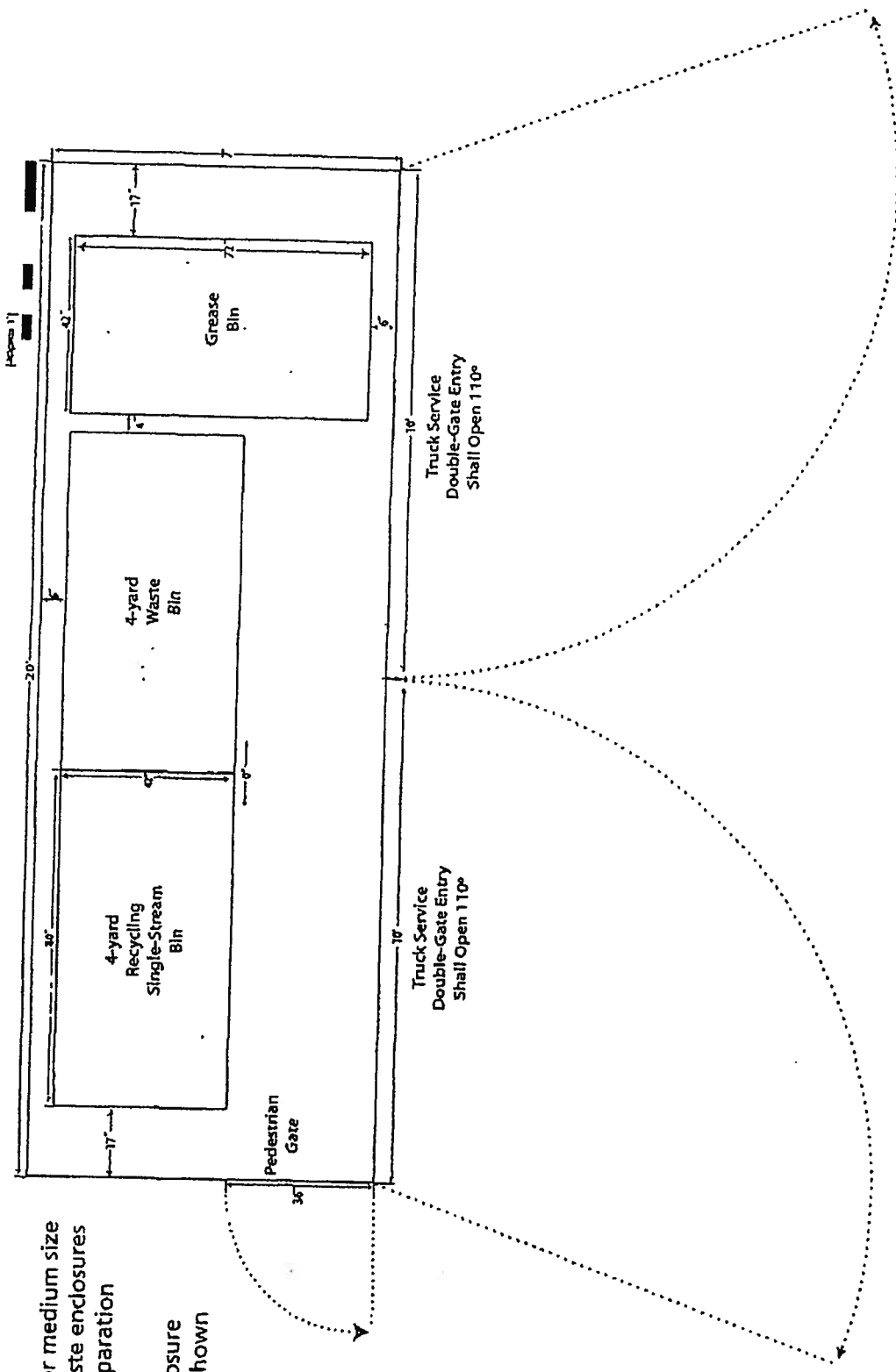
Interior enclosure dimensions shown



**Exhibit E**

Standards for medium size recycling/waste enclosures for food preparation facilities

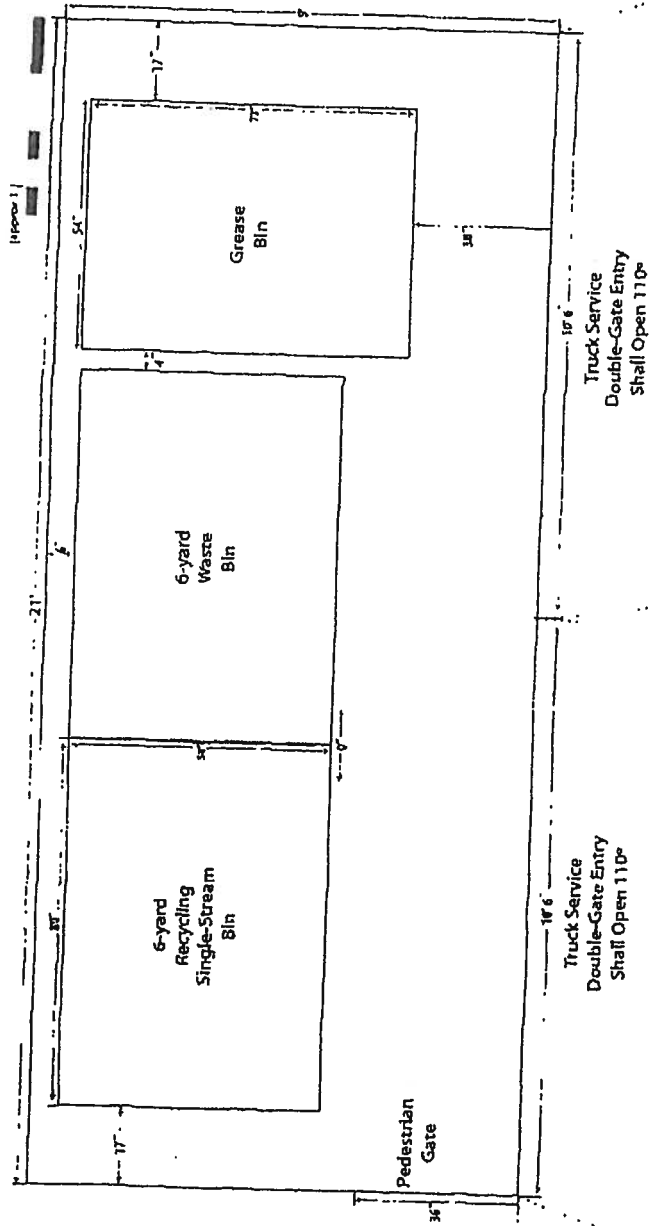
Interior enclosure dimensions shown



# Exhibit F

Standards for large size recycling/waste enclosures for food preparation facilities

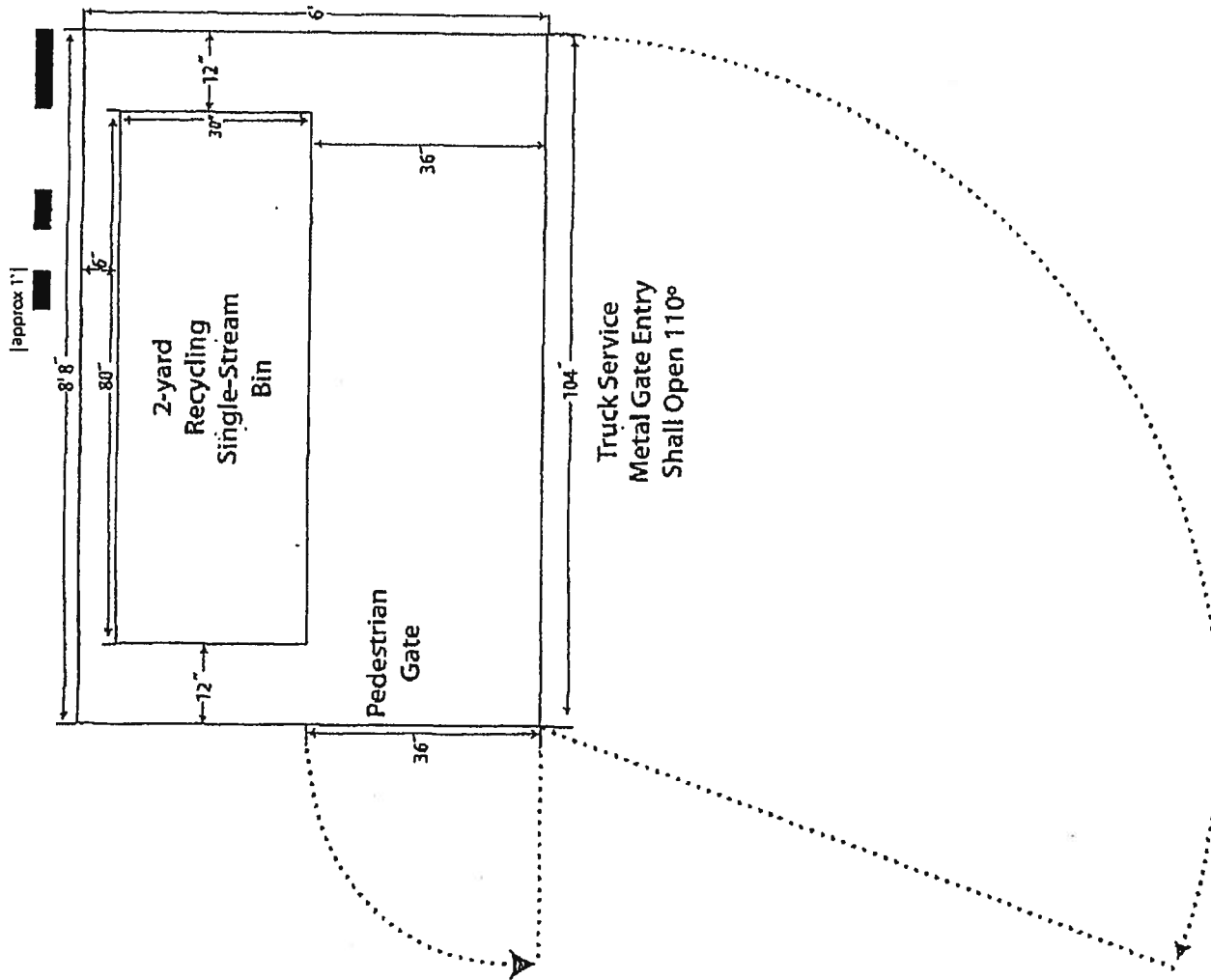
Interior enclosure dimensions shown





**Exhibit G**

Standards for small size  
single bin enclosure  
Interior enclosure  
dimensions shown



**FIRE MARSHALL**

# INTER-OFFICE MEMO



TO: Hillary Gitelman, Director  
Conservation, Development, and Planning Department

FROM: Alicia Amaro, Fire Department

DATE: June 17, 2009

SUBJECT: Wallis Family Estate Winery Use Permit Comments  
Apn: 020-450-014 P08-00197

**Site Address: 1671 Diamond Mountain Road, Calistoga**

The Napa County Fire Marshal staff has reviewed the Use Permit application to restore and rehabilitate the historic Pacheteau castle and carriage house for re-use as a new 30,000 gallon per year winery including tours and tasting by appointment only and marketing. We recommend that the following items shall be incorporated as project conditions or mitigation measures if the commission approves the project.

- 1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of building permit issuance.**
2. The minimum required fire flow for the protection of the proposed buildings is 200 gallons per minute for 60 minutes duration at 20 pounds residual water pressure with a storage volume of 6,000 gallons. The fire flow is based on the square footage of the carriage house and has been reduced by 50% because both buildings will be protected by an automatic fire sprinkler system. The fire flow and storage volume in a sprinklered building is in addition to the water demand for the sprinkler system.
3. An approved automatic fire sprinkler system will be required for all proposed structures 3,600 feet or greater. The fire sprinkler system shall be installed and maintained in accordance with the *National Fire Protection Association Standard (NFPA) #13 (Installation of Automatic Sprinkler Systems 2002 edition)*. A minimum of 60 minutes of water storage for the sprinkler system will be required.
4. A fire pump may be required to meet the fire flow requirements. The fire pump shall be installed and maintained in accordance to the *National Fire Protection Standard #20 (Installation of Stationary Pumps for Fire Protection 2003 edition)*. Fire pumps are required to be listed and tested by an approved testing agency and are required to be either diesel driven or electric. Electric fire pumps also require a secondary power source.

5. The private fire service mains shall be installed and maintained in accordance with the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 2002 edition)*.
6. The location, number and type of fire hydrants connected to the water supply shall be in accordance with the California Fire Code, 2007 edition. Fire hydrants shall be placed within 250 feet of all exterior portions of the building.
7. All post indicator valves, control valves, waterflow devices shall be monitored by an approved remote station or central alarm monitoring company. Digital alarm communicator system panel shall be installed and maintained in accordance with the National Fire Protection Standard #72 (Fire Alarm Code, 2002 edition).
8. Fire apparatus access roads shall be provided to within 150 feet of all portions of the structures. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet at the building site and an unobstructed vertical clearance of not less than 15 feet.
9. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and shall be reviewed by the Napa County Public Works Department.
10. The request for beneficial occupancy ***will not*** be considered until all fire and life safety issues have been installed, tested and finalized.
11. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide driving capabilities in all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.
12. The applicant shall be responsible for maintaining 10 feet of defensible space along each side of the roadway. This defensible space zone shall include the removal of all dead fuel, dry grass mowed to less than four inches in height, the removal or cutting of all brush, the removal of small trees less than 8 inches in diameter and the removal of all ladder fuel on existing trees up to 8 feet in height, within 10 vertical feet of each side of the roadway.
13. A defensible space zone shall be created around all structures. This defensible space zone shall be 100' from all portions of a structure. Flammable vegetation shall be removed and/or modified in the defensible space zone to create a fuel break that will help protect the structures from an encroaching wildland fire and will protect the surrounding wildland areas from a structure fire originating on-site.
14. An approved access walkway shall be provided to all exterior doors and openings required by either the California Building Code or California Fire Code. A concrete walkway or other approved hard surface will meet the intent of the access walkway

requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations and allow for equipment maneuverability. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity.

15. The approved address numbers shall be placed on the building by the applicant in such a position as to be plainly visible and legible from the street or streets fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be a minimum of 4" in height for the building, contrasting in color with their background and shall be illuminated.
16. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address. Such signs shall be clearly visible and legible from the street fronting the project.
17. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb or on signs.
18. Buildings with high piled storage exceeding 12 feet in height shall be equipped with smoke and heat vents and curtain boards in accordance with the California Fire Code, Chapter 23, 2007 edition.
19. Firefighter access doors in high piled storage occupancies shall be installed every 100 linear feet per the California Fire Code. Chapter 23, 2007 edition.
20. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be provided within 75 feet of travel distance from any portion of the facility and shall be mounted 3 1/2 to 5 feet to the top of the extinguisher.
21. All exit doors shall be operable without the use of a key or any special knowledge or effort.
22. Illuminated exit signs and emergency back up lighting shall be installed throughout the building per the California Building Code, section 1004, 2007 edition.
23. A Knox cabinet will be required to allow emergency vehicle access to the site. Because an alarm system is required the Knox box/cabinet will require "tamper monitoring".
24. The Knox Cabinet shall have one or all of the following items placed in the Knox cabinet, dependent on requirements of this facility:
  - a. A minimum of 2 master keys to the structure(s) for emergency access.

- b. 2 scaled site plans of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
- c. 2 scaled floor plans of all structures showing doors, offices, etc.
- d. Napa County Hazardous Materials Business including all MSDS forms, etc.
- e. **A digital file of the site and floor plans in a PDF format must be submitted at building final in addition to the hard copies listed above.**

25. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.

26. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices.

27. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at **no** charge to the County for independent peer review of alternate methods and materials proposals.

28. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.

29. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established hourly rate as adopted by the Napa County Board of Supervisors by resolution.

Please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1425 to discuss any fire protection issues you may have regarding your project.

Alicia Amaro  
Assistant Fire Marshal

**Hornisher, Trish**

---

**From:** Lander, Drew  
**Sent:** Thursday, March 11, 2010 6:04 AM  
**To:** Hornisher, Trish; Amaro, Alicia  
**Subject:** RE: Wallis Fire Turn Around?

Yes, there is an area east of the building large enough for the standard hammer head, but also the entrance to the "event parking" would provide an area almost big enough as well.  
Drew

---

**From:** Hornisher, Trish  
**Sent:** Wednesday, March 10, 2010 4:48 PM  
**To:** Amaro, Alicia  
**Cc:** Lander, Drew  
**Subject:** Wallis Fire Turn Around?  
**Importance:** High

Hi Alicia,

The loop road shown on the current site plan is no longer planned. So, does Fire have a turn-around area large enough? Please let me know.

P08-00197  
APN: 020-450-014

# **PUBLIC WORKS**





A Tradition of Stewardship  
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201  
Napa, CA 94559-3092  
www.co.napa.ca.us/publicworks

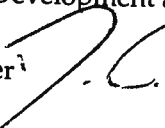
Main: (707) 253-4351  
Fax: (707) 253-4627

Donald G. Ridenhour, P.E.  
Director of Public Works

## PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMORANDUM

**DATE:** March 11<sup>th</sup>, 2010

**TO:** Trish Hornisher, Conservation Development and Planning Department

**FROM:** Drew Lander, Assistant Engineer 

**SUBJECT:** Wallis Family Winery, APN 020-450-013, 014, 015. P08-00197UP

The application includes the restoration and rehabilitation of the historic Pancheteau's Castle and Carriage House for re-use as a winery, with winery crush, fermentation, barrel storage, and finished case goods storage located in the Carriage House. Tasting and sales per the marketing plan will be located in the Castle. Winery capacity proposed is 30,000gal/year with a marketing plan estimating 58 trips per day and the maximum marketing event not to exceed 104trips/day/event. This application proposes 2 full time and 3 part time employees; construct a 10 space parking lot with an additional 16 space overflow parking area. Applicant requests to allow the existing entry structure to remain. LLA will bring carriage house (to be used for prod. fermentation and barrel storage) on to the winery parcel.

### EXISTING CONDITIONS:

1. Existing access road currently serves two private residences, carriage house and historic "castle". Access road is approximately 24ft wide at the connection with Patcheteau Rd.
2. Existing entry gate is 12ft wide between pillars. Driveway is a gravel surface in good condition, approximately 14 ft wide with varying shoulder width.
3. The winery site is currently developed with an existing structure approximately 2,688sqft in footprint with gravel parking area and the production building, approximately 2,500sqft with covered concrete pad to be used for outdoor crush activities.
4. The site is located North East of Diamond Mt. and Patcheteau road.
5. Two access driveways serve this residence but only one will be improved and approved for winery access.

## **RECOMMENDED CONDITIONS:**

### **GROUNDWATER**

1. See attached groundwater comments dated March 11<sup>th</sup>, 2010.

### **TRAFFIC**

2. See attached traffic impact evaluation dated December 14<sup>th</sup>, 2009.

### **PARKING:**

3. Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section equivalent to support an H20 load designed by a licensed Civil or Geotechnical Engineer and shall not be less than two inches of asphalt concrete over 5 inches of Class II Aggregate. (County Road and Street Standards, Page 27, Section 19).
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.
5. Hammerhead turn around area must be delineated with the appropriate signage and/or striping to prevent cars from parking within the turn around and to maintain clearance for the fire hydrant access.

### **DRIVEWAY:**

6. The existing entryway may remain due to its historic relationship to the existing onsite structures. Applicant shall provide the appropriate signage to require out bound traffic to yield to incoming vehicles.
7. Access drive shall be a minimum of 18 feet wide with 2 feet of shoulder. Structural section shall be a minimum double seal coat surface over five inches of Class II Aggregate or equivalent (County Road and Street Standards-Common Drive, Page 9, Standard 12).
8. All driveway access to the public right of way must conform to the latest edition of the Napa County Road and Street Standards (Page 52, Detail P-2).
9. The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

### **SITE IMPROVEMENTS:**

10. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking, and drive isles, shall be

constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office prior to the commencement of any on site land preparation or construction. Plans shall be submitted with the building permit documents at the time of building permit application. A plan check fee will apply.

11. Proposed drainage for the development shall be shown on the improvement plans and shall avoid the diversion or concentration of stormwater runoff onto adjacent properties. Plan shall also include a hydraulic analysis for the drainage improvements indicating the path and changes of runoff.
12. Any grading, drainage and parking improvements approved by this Use Permit shall be constructed according to the latest "Napa County Road and Street Standards" and the 2007 California Building Code Appendix J and shall be reviewed and approved by this office prior to construction.
13. If excess soil is generated from onsite grading that cannot be used onsite, the owner shall furnish to the County of Napa Public Works Department evidence that permits and clearances have been obtained prior to commencing off-hauling operations.

#### **OTHER RECOMMENDATIONS:**

14. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of the nearest County road before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

#### **CONSTRUCTION STORMWATER REQUIREMENTS**

15. The property owner or his/her designee must understand all parts of these conditions and must maintain the construction site in compliance during all phases of construction.
16. Any construction activity that will result in disturbance of greater than one acre of total land area will require the permittee to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction Activity issued by the Regional Water Quality Control Board (SRWQCB). To achieve this, the permittee shall file a Notice of Intent with the SRWQCB prior to any grading or construction activity. Construction activity subject to this permit includes but is not limited to clearing, grading and disturbances to the ground such as stockpiling, or excavation. The SWPPP relating to the project improvement plans shall be submitted with the building permit application. A plan check fee will apply.
17. Any construction activity that will result in disturbance of greater than 10,000 sq ft of total land area but less than one acre of total land area will require the permittee to prepare and maintain a Stormwater Quality Management Plan (SQMP) to be submitted with the building permit application. A plan check fee will apply.

18. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimize dust at all times. Grading on slopes greater than 5% between October 15 and April 1 requires an extension.
19. Implement effective erosion control measures, as appropriate, to protect exposed soils from being transported by rainfall, flowing water, or wind. Erosion control measures may include, but are not limited to: straw mulch, fiber mat blankets, bonded fiber matrix, soil compaction, and temporary and permanent vegetation.
20. Implement sediment control measures, as appropriate, to trap soil particles after they have been detached and moved by rain, flowing water, or wind. Examples of sediment control measures that may be used include, but are not limited to: fiber rolls, silt fence, check dams, and storm drain inlet protection.
21. Maintain a designated washout area to remove sediment and chemical pollutants that may be produced from cleaning tools and machinery. A washout area is a temporary wash basin sufficient in size to allow wash water to pond and allow the sedimentation and disposal of particles that have been rinsed off of project equipment. Pollutants include but are not limited to: paint, cement, stucco, etc.
22. Properly maintain all litter, dumps, or stockpiles in such a manner that they will not result in a contaminated discharge.
23. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.
24. All entrances/exits of a project site shall be protected by a surface that will ensure any vehicles leaving the construction site will not track sediment onto any publicly maintained roadways.
25. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

#### **POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS**

26. Project must conform and incorporate all appropriate site design Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.
27. Prior to final occupancy the property owner must legally record an "implementation and maintenance agreement" approved by the Public Works department to ensure all post-

construction structures on the property remain functional and operational for the indefinite duration of the project.

28. Crush pad areas must be covered, graded or otherwise controlled to preclude all runoff from entering the stormdrain system without human intervention.
29. Each year the entity responsible for maintenance of any installed post-construction stormwater facilities is required to complete an annual report that includes copies of completed inspection and maintenance checklists to document that maintenance activities were conducted during the previous year. The annual report shall be retained for a period of at least five years and made available upon request by the County.
30. Parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department.
31. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board prior to the issuance of applicable construction permits.
32. Provide concrete stamping, or equivalent, of all stormwater conveyance system inlets and catch basins within the project area with prohibitive language (e.g., "No Dumping - Drains to Napa River"). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.
33. Trash storage areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, and screened or walled to prevent off-site transport of trash. Trash storage areas must contain a roof or awning to minimize direct precipitation or contain attached lids on all trash containers that exclude rain.

**Any changes in use may necessitate additional conditions for approval.**

If you have any questions regarding the above items please contact Drew Lander at 253-4351. For groundwater questions, please contact Anna Maria Martinez.



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Department of Public Works

1195 Third Street, Suite 201  
Napa, CA 94559-3092  
[www.co.napa.ca.us/publicworks](http://www.co.napa.ca.us/publicworks)

Main: (707) 253-4351  
Fax: (707) 253-4627

Donald G. Ridenhour, P.E.  
Director of Public Works

## GROUNDWATER MEMORANDUM

**DATE:** March 11, 2010

**TO:** Conservation Development and Planning Department

**FROM:** Annamaria Martinez, Assistant Engineer *AM*  
Phone: 707-259-8378  
Email: [amartine@co.napa.ca.us](mailto:amartine@co.napa.ca.us)

**SUBJECT:** Wallis Family Estate Winery, APN# 020-450-014, 015, 016, File # P08-00197UP

The application is a request to restore and rehabilitate the historic Pacheteau Castle and carriage house for re-use as a new 30,000 gallon per year winery with by-appointment tours and tasting and marketing. The parcel is located on Diamond Mountain Road in Calistoga.

### COMMENTS:

1. A lot line adjustment (LLA) is pending and upon recordation will bring carriage house onto the winery parcel.
2. Parcel 020-450-014 currently consists of 12.3 acres, and has an existing groundwater use of 0.8 acre-feet of water per year. Parcels 020-450-015 and 016 currently consist of 33.5 acres combined, and have a combined groundwater usage of 1.1 acre-feet per year.
3. Post-LLA parcel 020-450-014 will consist of 16.8 acres, and parcels 020-450-015 and 016 will consist of 29.0 acres combined.

### RECOMMENDED CONDITIONS:

4. The following analysis will examine groundwater use on both the pre- and post-LLA parcel configurations.
  - a. Pre-LLA parcel configuration:
    - i. Parcel 020-450-014  
We have reviewed the phase one, water availability analysis for the proposed project. The existing 12.3 acre parcel is located in the hillside area, with an extraction threshold of

0.5 AF/Acre, resulting in a total parcel threshold of 6.15 AF/Year. The estimated existing water demand of 0.8 AF/Year is below the established threshold for the property.

ii. Parcel 020-450-015/016

We have reviewed the phase one, water availability analysis for the proposed project. The combined existing 33.5 acre parcel(s) are located in the hillside area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 16.75 AF/Year. The estimated existing water demand of 1.1 AF/Year is below the established threshold for the property.

b. New parcel configuration:

i. Parcel 020-450-014

We have reviewed the phase one, water availability analysis for the proposed project. The proposed 16.8 acre parcel is located in the hillside area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 8.4 AF/Year. The proposed water demand of 0.8 AF/Year is below the established threshold for the property.

ii. Parcel 020-450-015/016

We have reviewed the phase one, water availability analysis for the proposed project. The combined existing 29.0 acre parcel(s) are located in the hillside area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 14.5 AF/Year. The proposed water demand of 1.1 AF/Year is below the established threshold for the property.

The projected water use for the project is below the established thresholds for each property configuration.

No further analysis is necessary.

COPY



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Department of Public Works

1195 Third Street, Suite 201  
Napa, CA 94559-3092  
[www.co.napa.ca.us/publicworks](http://www.co.napa.ca.us/publicworks)

Main: (707) 253-4351  
Fax: (707) 253-4627

Donald G. Ridenhour, P.E.  
Director of Public Works – County Engineer – Road Commissioner

## MEMORANDUM

To: Trish Hornisher, Planning	From: Rick Marshall Deputy Director of Public Works
Date: December 14, 2009	Re: Wallis Family Winery P08-00197

I have reviewed a package of information submitted by Mike Muelrath of Applied Civil Engineering regarding the subject project. I offer the following comments:

1. The project proposes the restoration of an historic residential structure and use of it for a winery with tasting and events. Two other residences on the property will remain in residential use. Tours and tastings will be by appointment only. A limited marketing program is also proposed. The magnitude of the proposed operation results in an estimated 58 daily trips during routine operations, and 104 daily trips during the maximum-size marketing events.

2. Currently, grapes from the property are hauled elsewhere during harvest. Following construction of the proposed winery, the grapes grown on the property will remain onsite, and a small amount of grapes will be brought in from other locations; actually a slight reduction in the number of grape deliveries traversing Diamond Mountain Road.

3. The applicant proposes the following measures to reduce the impact of traffic generated by the project:

- a. Tours and tastings scheduled so that guests arrive and depart outside peak hours.
- b. Tours and tastings not scheduled on the same day as marketing events.
- c. Marketing events not scheduled on harvest or crush days.

4. The "net increase" of traffic associated with the project represents 10 daily trips during routine operations, and 56 daily trips during the maximum-size marketing events. With implementation of the proposed trip reduction strategies, the vast majority of this additional traffic will occur outside of either weekday or weekend peak hours. Therefore, I conclude that the traffic associated with the proposed project will not represent a substantial impact. The proposed trip reduction strategies should be memorialized in the project's conditions of approval.

5. One concern which applies when introducing commercial activity and visitors in such settings is the operational condition of the site access. For this reason, Public Works recommended that the existing driveways be evaluated to ensure they meet the sight distance requirements of Caltrans' Highway Design Manual. Mr. Muelrath has provided documentation that the driveways comply with these sight distance requirements.

Please email [Rick.Marshall@countyofnapa.org](mailto:Rick.Marshall@countyofnapa.org) or call (707) 259-8381 if you have questions or need additional information.

C: Jeannette Doss  
Mike Muelrath



**COUNTY SHERIFF'S  
DEPARTMENT**

**Abraham, Terri**

---

**From:** Robertson, John (Sheriff's Department)  
**Sent:** Thursday, March 20, 2008 2:28 PM  
**To:** Abraham, Terri  
**Subject:** Permit Application: Wallis Family Estate Winery APN#20-450-014

The Napa Sheriff's Office has no objections or comments at this time.

**Captain John Robertson**  
**Napa County Sheriff's Department**  
**1535 Airport Blvd., Napa CA 94558**  
**E-mail: [jroberts@co.napa.ca.us](mailto:jroberts@co.napa.ca.us)**  
**P- (707)259-8717**  
**F- (707)299-4200**

# **CITY OF CALISTOGA**

# CITY OF CALISTOGA

1232 Washington Street • Calistoga, CA 94515  
707.942.2800



July 2, 2009

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

RE: Wallis Family Winery Use Permit Application (File No. P08-00197-UP)  
1670 Diamond Mountain Road  
APNs 020-450-014

Dear Ms. Hornisher:

This letter is in response to your referral on the Wallis Family Use Permit application to establish a 30,000 gallon per year winery. As you are aware, the project site is located within the City's Planning Area. Development in the Planning Area has the potential to impact physical and visual assets that are important to the City, so the opportunity to comment on this proposal is greatly appreciated. In consideration of current conditions and the broader goals, objectives and policies in the City's General Plan, the City respectfully requests that following be considered and/or required as a condition of project approval:

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

**RECEIVED**

JUL 07 2009

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT

Trish Hornisher  
Wallis Family Estate Winery (P08-00197-UP)  
July 2, 2009  
Page 2

5. All portions of the buildings shall be equipped with an automatic sprinkler system.
6. Vehicle turnouts should be installed every 300 feet along the driveways.

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

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

Respectfully,



Charlene Gallina,  
Planning & Building Director

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



A Tradition of Stewardship  
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Conservation Development and Planning

1195 Third Street, Suite 210  
Napa, CA 94559  
www.co.napa.ca.us

Main: (707) 253-4417  
Fax: (707) 253-4336

Hillary Gitelman  
Director

March 25, 2010

Ms. Charlene Gallina  
Planning & Building Director  
City of Calistoga  
1232 Washington Street  
Calistoga, CA 94515

RE: Wallis Family Estate Winery  
Use Permit Application (File # P08-00197-UP)  
1670 Diamond Mountain Rd  
APN's: 020-450-014 & 015

Dear Ms. Gallina:

Thank you for your initial comments regarding the Wallis Family Estate Winery Use Permit application to establish a 30,000 gallon per year winery. I am pleased to inform the City that in consideration of your comments and those of other agencies, the applicant made a number of well designed improvements and revisions to the scope of the project. As a result, staff believes all the items outlined in your letter dated July 2, 2009, were considered and/or will be required as conditions of approval should the Planning Commission approve the project. Below is a summary of responses to the concerns raised in your letter.

1. **Erosion Control** – All County approved projects now include pre and post construction runoff management requirements. The Planning Department received the final comments for this project from the County's Public Works Department on March 11, 2010. At this time, conditions of approval will require all appropriate site design Best Management Practices concurrent with the Napa County Manual for Post-Construction Runoff Management Requirements.

These conditions ensure all earth disturbing activities include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Best Management Practices will also require construction measures to contain dust and other particulate matter at all times. While grading will be minimal for this project, the disposition of grading spoils will be specified and shown on the improvement plans along with proposed erosion control measures. If needed, annual reporting may also be required to address on-site erosion control maintenance as well as to monitor post-development runoff volumes so as not to exceed pre-development run-off volume for the 2-year, 24-hour storm event.

2. **Traffic Impacts** – The Napa County Public Works Transportation engineer reviewed traffic conditions in the area and the traffic impacts associated with the proposed project. His review resulted in a reduction to the original Marketing plan proposal and the addition of trip reduction strategies to reduce the impact of traffic associated with the project. The trip reduction strategies recommended for inclusion in the conditions of approval are:
- a. Tours and Tastings scheduled so that guests arrive and depart outside peak hours;
  - b. Tours and Tastings not scheduled on the same day as marketing events; and,
  - c. Marketing events not scheduled on harvest or crush days.

With the implementation of these trip reduction strategies, the County Transportation Engineer concluded a majority of the additional traffic will occur outside either the weekday or weekend peak hours. Thus, traffic associated with the project will not represent a substantial impact. Project impacts at nearby public road intersections such as St. Hwy. 29/Diamond Mountain Rd. and Lincoln Ave. would also be negligible due to project traffic being dispersed around the traffic network. Public Works' concerns about the operational condition of the site access were also re-evaluated by the project engineer, Mike Muelrath. He provided documentation that the project driveways comply with the sight distance requirements of Caltrans' Highway Design Manual.

3. **Employee Housing Needs Mitigation**- The facility is anticipated to employ a maximum of up to 2 full-time and three part-time employees. This increase in the number of jobs in the area is small compared to the other winery operations and nearby community businesses and would not meaningfully change the balance of housing and jobs in the Calistoga vicinity. According to ABAG Projections 2007, there were 2,770 jobs in the Calistoga area in 2005, and 2,450 employed residents. This does not include housing or employment associated with an estimated 125 separate parcels in the unincorporated area around Calistoga, most of which are agricultural that include at least one residence. Therefore, this increase in jobs will not contribute to a cumulatively considerable increase in the demand for housing units within Napa County and the general vicinity.

Housing demand associated with the projected increase in employment would also be insignificant however, a development impact fee (included as a project condition of approval) would provide funds for constructing affordable housing to help address the need for affordable housing in the County. This fee is charged to all new non-residential developments based on the gross square footage of nonresidential space. The resulting Affordable Housing Fund is made available for affordable housing projects throughout the County, including projects in Calistoga.

4. **Fire Safety and Access Road Compliance with 2007 California Fire Code** – Final comments from the Napa County Fire Marshall are included as conditions of approval for the project. They address concerns 4 - 6 of your letter and are available upon request. In general, their comments are based on the use and occupancy as described in the project's use permit application as it applies to current regulations required by the California Fire Code, 2007 edition and the National Fire Protection Standards.

Finally, the Planning Director has tentatively determined no significant effect on the environment will occur and the County intends to adopt a Mitigated Negative Declaration. Documentation supporting this determination is now available for review and comment until April 21, 2010. Planning staff

forwarded the Initial Study Checklist for the project to your office on March 22, 2010, for your review and comment. It contains further details and discussion of the above topics of concern. The applicant has signed the Project Revision Statement and Mitigation Monitoring and Reporting Program. The public hearing before the County Planning Commission is tentatively scheduled for Wednesday, April 21, 2010.

Please feel free to contact me should you have any questions or require further information.

Respectfully,

A handwritten signature in cursive script, appearing to read "Patricia Hornisher".

Patricia Hornisher  
Planner III

cc: Hillary Gitelman, Planning Director  
Mr. Edward Wallis, Wallis Family Estate Winery  
Michael Muelrath, P.E.  
Chron file



# **CALTRANS COMMENTS**

**DEPARTMENT OF TRANSPORTATION**

111 GRAND AVENUE  
P. O. BOX 23660  
OAKLAND, CA 94623-0660  
PHONE (510) 622-5491  
FAX (510) 286-5559  
TTY 711



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APR 12 2010

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.NAP029873  
NAP-29-35.72  
SCH# 2010032065

April 7, 2010

Ms. Patricia Hornisher  
Conservation, Development and Planning Department  
County of Napa  
1196 Third Street, Suite 210  
Napa, CA 94559

Dear Ms. Hornisher:

**Wallis Family Estate Winery – Negative Declaration**

Thank you for continuing to include the California Department of Transportation (Department) in the environmental review process for the Wallis Family Estate Winery project. The following comments are based on the Negative Declaration. As the lead agency, the County of Napa is responsible for all project mitigation, including any needed improvements to state highways. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. This information should also be presented in the Mitigation Monitoring and Reporting Plan of the environmental document. Required roadway improvements should be completed prior to issuance of the Certificate of Occupancy.

***Traffic Impact Fees***

Please identify traffic impact fees. Development plans should require traffic impact fees based on projected traffic and/or based on associated cost estimates for public transportation facilities necessitated by development. Please refer to the California Office of Planning and Research (OPR) *2003 General Plan Guidelines*, page 163, which can be accessed on-line at the following website: <http://www.opr.ca.gov/index.php?a=planning/gpg.html>

Scheduling and costs associated with planned improvements on Departmental ROW should be listed, in addition to identifying viable funding sources correlated to the pace of improvements for roadway improvements, if any. Please refer to the state OPR's *2003 General Plan Guidelines*, page 106.

***Traffic Impact Study (TIS)***

Please evaluate the proposed project's impacts on state transportation facilities, specifically to State Route (SR) 29. The following criteria should be used in determining if a traffic analysis for these facilities is warranted:

1. The project would generate over 100 peak hour trips assigned to a state highway facility.
2. The project would generate 50 to 100 peak hour trips assigned to a state highway facility, and the affected highway facilities are experiencing noticeable delay; approaching unstable traffic flow (level of service (LOS) "C" or "D") conditions.
3. The project would generate 1 to 49 peak hour trips assigned to a state highway facility, and the affected highway facilities are experiencing significant delay; unstable or forced traffic flow (LOS "E" or "F") conditions.

We recommend using the Department's "*Guide for the Preparation of Traffic Impact Studies*" for determining which scenarios and methodologies to use in the analysis. The guide can be accessed from the following webpage:


<http://www.dot.ca.gov/hq/traffops/developserv/operationasystems/reports/tisguide.pdf>

If the proposed project will not generate the amount of trips needed to meet the Department's trip generation thresholds, an explanation of how this conclusion was reached must be provided.

Please provide a discussion addressing the cumulative impacts of this project with other projects in the vicinity of SR 29.

Please feel free to call or email Sandra Finegan of my staff at (510) 622-1644 or [sandra\\_finegan@dot.ca.gov](mailto:sandra_finegan@dot.ca.gov) with any questions regarding this letter.

Sincerely,



LISA CARBONI  
District Branch Chief  
Local Development – Intergovernmental Review

**Hornisher, Trish**

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**From:** Hornisher, Trish  
**Sent:** Monday, April 12, 2010 5:16 PM  
**To:** Edward Wallis  
**Cc:** Mike Muelrath  
**Subject:** Caltrans Comments for Wallis; Neighbor Comment Wallis  
**Attachments:** CALTRANS COMMENTS\_WALLIS.pdf; Neighbor Comment\_Wallis.pdf

Hi Mr. Wallis and Mike:

Attached are two comments received today for your winery project:

Caltrans Comment:

I discussed the Caltrans comment letter with John McDowell. Accordingly, it is not necessary for the County to comment back. Here is the rationale. The County Traffic Impact fees are applied only to projects within the Airport Specific Plan Area. Also, the project does not fall within the stated criteria 1-3 requiring a Traffic Impact Study. Finally, the IS checklist under Traffic discusses cumulative impacts and states that based on the review by the County's Transportation Engineer, the project will not result in an impact individually or cumulatively to the surrounding street capacity, traffic load or level of service. No further discussion is needed.

Please let me know if you have any concerns regarding this.

Neighbor Comment

A letter from the Dyers: It's all good.

Best regards,  
Trish  
299-1349