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Conservation Development and Planning

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Hillary Gitelman
Director

May 29, 2009

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

RE: Carver-Sutro Winery Use Permit Application (File # P09-00043-UP)
3106 Palisades Road; APNs: 017-230-034, 035

Dear Ms. Gallina:

Thank you for your comments regarding the Carver-Sutro Use Permit application to establish a 20,000 gallon per year winery, with associated buildings and wine cave at the above referenced location. All the items outlined in your letter dated April 9, 2009, will be considered and/or 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. While the Planning Department has not yet received the final comments for this project, the County's Public Works Department will provide all appropriate site design Best Management Practices as required by the *Napa County Manual for Post-Construction Runoff Management Requirements* for inclusion into the project's standard conditions of approval.

These conditions would 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 would also minimize dust at all times. The disposition of all cave spoils and associated grading would be specified and shown on the improvement plans along with proposed erosion control measures. 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 Traffic engineer has reviewed traffic conditions in the area and the traffic impacts associated with the proposed project. Based on this review and the low traffic volumes anticipated as a result of this project, left-turn warrants will not be met at the driveway intersection with Palisades Road. Also, project impacts at Tubbs Lane and Route 29/Silverado Trail intersections would be negligible due to project traffic being dispersed around

the traffic network. While our traffic engineer anticipates that the project would not have a significant impact on traffic and circulation, he has concerns about the configuration of the driveway connection to Palisades Road and these will need to be addressed by the applicant's representative.

3. Employee Housing Needs Mitigation- The facility is anticipated to employ a maximum of up to 2 full-time employees with two additional part-time employees at Harvest. 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 – The attached final comment from the Napa County Fire Marshall is provided which hopefully, will adequately address concerns 4 – 7 of your letter. 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*.

Please feel free to contact me should you have any questions or require further information. As requested, the City will be included on the mailing list for all public notices pertaining to the availability of environmental documents pursuant to the California Environmental Quality Act and any public hearings held before the County Planning Commission and/or Board of Supervisors. As a courtesy, please ensure that the County receives similar notices pertaining to large winery and commercial development in the City of Calistoga.

Respectfully,



Patricia Hornisher
Planner III

att: (2)
cc: Hillary Gitelman, Planning Director
John McDowell, Deputy Planning Director
Carver-Sutro Winery
Chron file