

# CITY OF CALISTOGA

1232 Washington Street • Calistoga, CA 94515  
707.942.2800

July 16, 2009



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

RE: J Cellars Winery Use Permit Application (File No. P09-00174-UP)  
4455 St. Helena Highway  
APN 020-180-058

Dear Ms. Shelton:

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

1. Prior to issuance of a building permit, the owner shall submit for the City of Calistoga's approval a Notice/Agreement acknowledging the presence and operation of the City's wastewater treatment plant and associated storage ponds and spray fields. The Notice/Agreement indemnifies the City of Calistoga regarding any claims resulting from the operation and maintenance of the wastewater treatment plant, storage ponds and spray fields. Said Notice/Agreement shall be recorded with the County Recorder prior to the commencement of use.

**NOTE:** *The City's preferred form for the Notice/Agreement has been attached to this memorandum. The executed notice must be notarized and accompanied with a legal description of the property.*

2. 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.

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DEVELOPMENT & PLANNING DEPT.

3. The traffic study prepared for this project shall include an analysis on any impacts associated with use of the State Highway 29/Dunaweal Lane and Lincoln Avenue intersections. Any identified deficiencies shall be addressed through appropriate mitigation measures or conditions of approval.
4. 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.
5. This project is located in the County's "Very High Severity Zone" and must comply with Chapter 7A of the 2007 California building Code and Chapter 47 of the 2007 California Fire Code.
6. All access roads shall be in compliance with the 2007 California Fire Code (Appendix D, Table D, 103.4 and Section D102).
7. All portions of the buildings shall be equipped with an automatic sprinkler system.
8. All portions of the wine cave shall be equipped with an automatic sprinkler system.
9. The wine cave shall be equipped with an approved communication system.

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

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

Respectfully,



Charlene Gallina,  
Planning & Building Director

Attachment

cc: Dan Takasugi, Public Works Director  
Steve Campbell, Fire Chief

Ken MacNab, Senior Planner  
County Correspondence File