



A Tradition of Stewardship  
A Commitment to Service

**Environmental Management**

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**Steven Lederer**  
Director

## MEMORANDUM

<b>To:</b> Napa County Planning Department, Linda St. Claire	<b>From:</b> Christine Secheli, Assistant Director
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<b>Date:</b> November 23, 2011	<b>Re:</b> Application for Di Rosa Preserve 5200 Sonoma Highway Assessor Parcel #047-080-059 File # P11-00314
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We have reviewed the application requesting approval to allow drop-in and scheduled tour visitors 4 or 5 days per week depending upon the season, clarifying when temporary event permits are required for public and/or private events and modifying traffic mitigation measure to allow for standard size buses. The application materials include a statement from the applicant (email dated 11/22/2011 from Carol Poole) regarding the different types of visitation and an explanation as to the wastewater flows attributed to those activities as well as a statement regarding the abandonment of the use of the residence for residential purposes.

Considering the above, we recommend approval of the application with the following condition:

1. An annual alternative sewage treatment system monitoring permit must be obtained for the alternative sewage treatment system /private sewage disposal system. This was a condition of the Use Permit in 2004 but has not yet been complied with. The septic system monitoring, as required by this permit, must be fully complied with (which will include flow metering).

cc: Kathryn Reasoner, 5200 Sonoma Highway, Napa, CA 94558  
Hillary Gitelman, CDPD

**From:** St. Claire, Linda  
**To:** Secheli, Christine  
**Cc:** Withrow, Kim  
**Subject:** RE: Di Rosa  
**Date:** Wednesday, November 23, 2011 7:50:38 AM

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Morning Christine and Kim,

I am fine with this email chain as part of the record. I'm happy that the applicant was available to clear up your questions/concerns. Works for me. ☺

Thanks, Linda

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**From:** Secheli, Christine  
**Sent:** Wednesday, November 23, 2011 7:38 AM  
**To:** St. Claire, Linda  
**Cc:** Withrow, Kim  
**Subject:** RE: Di Rosa

Morning Linda-

Can this email become part of the application and record for this project? If so, I think this will be enough for us to move ahead with conditions of approval. They have clarified the different types of visitors and are basically saying there is no residential use and no plans for residential use in the tractor barn in the future. That alone provides 450 gallons per day to the visitation and makes the proposal much more realistic.

Thoughts?

Christine M. Secheli, REHS  
Assistant Director  
(707) 253-4471

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**From:** Carol Poole [mailto:cpoole@napanet.net]  
**Sent:** Tuesday, November 22, 2011 4:49 PM  
**To:** Secheli, Christine  
**Cc:** St. Claire, Linda; Withrow, Kim; Kathryn Reasoner  
**Subject:** Re: Di Rosa

Hi Christine:

The typical di Rosa visitor (100 visitors @ 1.5 gallons per day) is on the property to tour the galleries for a period of time that ranges from less than 1 hour (drop-in at the Gatehouse only) to 2 hours for the full tour of all of the other galleries. The visitor does not receive food or drink and is not permitted to bring food or drink onto the premises. They may or may not use one of the bathrooms during the tour.

The "event" visitor (198 @ 2.5 gallons per day) includes the attendees of up to three

1305gpd

I do not understand with the information provided, how the daily visitation flow rate dropped from 2.5 gallons per visitor to 1.5 per visitor and how the 85 guests at 5.0 gallons per visitor (with meals) is now 198 at 2.5 gallons per visitor. What is the actual difference in operation for regular visitors and the special event visitors from the beginning to now that would allow for this drop in estimated wastewater flows?

In 2004 we conditioned the Use Permit that an annual operating permit for the septic permit be obtained. That has not happened and as such, we do not have any actual flow data from the system to support these estimations.

So, to summarize, it would be really helpful if I had an explanation of what the above wastewater estimations represent in terms of day to day operation (visitors vs. special event attendee) and the justification for the decreased design considerations.

Another thought, if there is no intention to occupy the residence again, those flows could be re-assigned to visitation if needed. If ever a residence was needed, a new septic would have to be installed to serve that use in the future.

Thank you in advance for your assistance in this matter.

Christine M. Secheli, REHS  
Assistant Director  
(707) 253-4471

Record ID: P11-00314

☐ Save      Task  
Public Works

Status\*

Approved

Status Date\*

11/21/2011

Action by I

Public Work

Due Date  
08/25/2011Assigned to Department  
Public Works DepartmentAssigned to  
PW StackAssigned Date  
08/25/2011Comments 

Applicant is to impliment the actions and provisions as stated in the Response to Comments dated November 10, 2011 sent to Linda S from Kathryn Reasoner (prepared by Carol Poole). No additional comment or requirement from Traffic Engineering.

[check spelling](#)



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Napa County Fire Department  
Fire Marshal's Office  
1199 Big Tree Road  
St. Helena, CA 94574

Office: (707) 967-1419  
Fax: (707) 967-1474

Pete Muñoa  
Fire Marshal

## INTER-OFFICE MEMORANDUM

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TO: Linda St Claire  
Conservation, Development and Planning Department

FROM: Brian Hampton  
Fire Department

DATE: October 6, 2011

SUBJECT: P11-00314                      APN# 047-080-059

**SITE ADDRESS: 5200 Sonoma Highway**

The Napa County Fire Marshal's Office has reviewed the Use Permit application to do a major modification to increase visitation, and public/private events. We would request the following conditions be incorporated as project conditions if the Planning Commission approves the project.

1. The applicant shall maintain emergency vehicle access roads a minimum of 20 feet in width during all events.
2. Applicant shall post numerical address at the public right of way a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.
3. All tents and/or canopies used for any events shall be permitted through the Napa County Fire Marshal's Office and shall be inspected before event. All tents and canopies shall conform to the California Fire Code 2010 edition.

**From:** Wilkinson, Paul  
**To:** St. Claire, Linda  
**Subject:** di Rosa Preserve  
**Date:** Thursday, October 06, 2011 9:31:39 AM

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Linda:

I have a couple of concerns regarding the Use Permit Modification for the di Rosa Preserve.

1. The permit asks that larger school buses be allowed to access the site to bring in school groups for tours. The larger vehicles will require the entire loop road width to negotiate the parking lot as well as the entire width of the parking aisle. The use of the larger school buses during a larger event will not allow for parking along the loop road.
2. If larger buses are used, when will they be accessing the site and where will the buses park?
3. Winter parking in the vineyard rows would seem to be problematic. Are all of the larger events planned for drier periods?
4. Due to the unpredictability of the open public visitation, will there be staff available to help direct or park cars in alternative parking locations? (Two school buses show up with 80 students and 20 parent chaperones drive up in their own vehicles during a moderately busy day with 20 vehicles already in the lot) (the school buses will likely take up 5-6 parking stalls each if parked in the large lot)
5. Closing the gate, or putting up a sign telling vacationers (that have come long distances) to come back some other time because the parking lot is full will only result people parking in unacceptable areas from a traffic circulation and emergency vehicle access standpoint. I understand that there is adequate parking at the site, but need an understanding about how the Preserve staff will monitor the parking situation and what the contingency plans will be.

Paul R. Wilkinson  
Associate Engineer  
Napa County Department of Public Works  
phone: (707) 253-4290  
cell: (916) 802-8910

November 10, 2011

TO: Linda St. Claire

RE: di Rosa -Response to Comments of Public Works Associate Engineer Paul Wilkinson:

1. The permit asks that larger school buses be allowed to access the site to bring in school groups for tours. The larger vehicles will require the entire loop road width to negotiate the parking lot as well as the entire width of the parking aisle. The use of the larger school buses during a larger event will not allow for parking along the loop road.

*Neither cars nor buses will be parked to block the access road, which must be kept open for emergency vehicles and internal site access. When vehicles are parked along the road they are fully off of the roadway maintaining the entire access width of 12'.*

*Large buses will not be parked within the Gatehouse parking lot or on the access road to the main gallery. The bus will enter the property and proceed to the rear of the Gatehouse Gallery where students and visitors will be unloaded. The empty bus will proceed to the Courtyard parking and turnaround area in front of the di Rosa Home Gallery where it will be parked until passengers are ready to load. The bus driver will remain with the bus.*

*After passengers have unloaded and toured the Gatehouse Gallery they will board the di Rosa jitney (3/4 ton pickup truck pulling 23 foot trailer) and be taken to the Main Gallery. Passengers will proceed on foot through the Main Gallery, the di Rosa Home Gallery and the sculpture meadow. They will then board the bus they arrived in to exit the property.*

2. If larger buses are used, when will they be accessing the site and where will the buses park?

*Large buses would primarily be used during the normal school tour days of Wednesday and Thursday (students are currently brought to the site by parent arranged carpools). Staff meets and greets the group and directs the bus to park appropriately as described above.*

3. Winter parking in the vineyard rows would seem to be problematic. Are all of the larger events planned for drier periods?

*Large events are scheduled during April-October when the weather is drier and the events can be held outside.*

4. Due to the unpredictability of the open public visitation, will there be staff available to help direct or park cars in alternative parking locations? (Two school

buses show up with 80 students and 20 parent chaperones drive up in their own vehicles during a moderately busy day with 20 vehicles already in the lot) (the school buses will likely take up 5-6 parking stalls each if parked in the large lot)

*All school tours are setup by reservation and it is unlikely that two buses will be on site at one time. Buses are directed to the Courtyard for parking as described above, therefore there is no conflict with passenger vehicle parking in the Gatehouse Gallery parking lot.*

5. Closing the gate, or putting up a sign telling vacationers (that have come long distances) to come back some other time because the parking lot is full will only result people parking in unacceptable areas from a traffic circulation and emergency vehicle access standpoint. I understand that there is adequate parking at the site, but need an understanding about how the Preserve staff will monitor the parking situation and what the contingency plans will be.

*Security cameras are used to monitor the parking lot throughout the open hours for visitation. Facility staff stays within communication of program staff throughout the day to support any issues. If they need to direct parking to other areas, they have the staff to support that and signage to quickly erect to help direct visitors to other areas for parking. If there is no parking available, staff is able to redirect visitors without the need to close the gate during the open hours of visitation.*

Prepared by Carol Poole  
for Kathryn Reasoner  
Executive Director, di Rosa