

CALISTOGA FIRE DEPARTMENT

MEMORANDUM

TO: Ken MacNab

FROM: Steve Campbell / Fire Chief

SUBJECT: Conceptual Design Review for bald Mountain Development 351 Rosedale

DATE: 6/13/2011

The Fire Department has completed its conceptual review of the submittal materials received May 31, 2011 regarding the above referenced application. I also met with Kelly Foster of Bald Mountain Development, and I went over some general concerns with him.

1. Driveways that have dead ends will require approved fire apparatus access turnarounds or EVA as specified in Appendix D of the 2010 California Fire Code.
2. All road width shall be a minimum of 20feet and 26feet at hydrant locations.
3. Fire flow studies should be conducted as early as possible to determine needed fire flow and pressure requirements, there is the possibility this project will need a fire pump.
4. All under ground buildings, wine cave and parking will require a Emergency Responder Radio Coverage system as found in Appendix J of the 2010 California Fire Code
5. The Hotel, Restaurant and Parking structure will require a Specialized Fire Apparatus (100ft Truck Company).
6. Further review of all the under ground structures will need to be completed by a outside consultant.

PUBLIC WORKS COMMENTS FOR SILVER ROSE DEVELOPMENT



Date: 6/9/2011

Parcel Address: 351 Rosedale Road

Parcel Number: 011-050-35,36,37,39,40

Developer: Bald Mountain Development

Review Description: 1st conceptual plan set May 2011. New 80 room resort, 24 single family homes, 7ac vineyard, 16,000sf winery, 5,800sf restaurant, 9,500sf spa, 8,500sf meeting/event space, general store, sub-grade parking.

Item	Comment
1	Significant storm drainage study required - Including, but not limited to: pre developed peak flow calcs vs. post developed peak flow (need to be less than pre), detention/retention pond sizing and its impacts to site layouts, watershed analysis upstream/downstream impacts, channel improvements (some channels require Napa county coordination; outside city limits), culverts/piping improvements, confirmation that downstream residences are not flooding (current downstream flood problems), off-site watershed analysis and evaluation of conveyance, water quality analysis & calcs, LID, maintenance agreements, dynamic modeling for 10, 25, 100yr events, etc...
2	Traffic Impact study report required - Including, but not limited to: turn lanes, road widening, parking, traffic analysis, turn radius, emergency vehicle access, etc...
3	Water and Sewer Use Study required - Including, but not limited to: Maximum Day + fire flow analysis, analysis of both on and off-site sewer & water impacts to existing conveyance/distribution infrastructure, peak flow analysis, off-site infrastructure improvements required to facilitate development, reclaimed water use/irrigation projections, treatment, lift stations, etc...
4	Wine waste water treatment study - Including, but not limited to: On-site treatment system required or pre-treatment and continual testing of waste stream required, projected volumes, coordination with Napa County's environmental management, etc...
5	See attached Public Works checklist items for future design submittal requirements
6	Tree Mitigation & Survey