

KIRSTY



A Tradition of Stewardship
A Commitment to Service

Environmental Management

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Steven Lederer
Director

MEMORANDUM

To: Napa County Planning Department Hillary Gitelman, Planning Director	From: Napa County Environmental Management Department Christine Secheli, Assistant Director <i>KSW</i>
Date: March 26, 2009	Re: Parcel Map Application for Rombauer Vineyards Located at 3250 Bennett Lane Assessor Parcel # 017-130-027 File #P08-00608

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. We have no recommendations or conditions of approval to be included if the project is approved.

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**NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.**

cc: Kirsty Shelton, CDPD
Lynn S. Sletto, Meibeyer Law Group, 1236 Spring St., St. Helena, CA 94574

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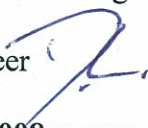
Department of Public Works
Engineering Services
1195 Third Street
Room 201
Napa, CA 94559
www.napa.ca.gov

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

Robert J. Peterson, P.E.
Director of Public Works
County Surveyor-County-Engineer
Road Commissioner

DATE: April 27th, 2009

TO: Conservation Development and Planning Department

FROM: Drew Lander, Assistant Engineer 

SUBJECT: **Revision to November 26th, 2008 memo**
Revision to February 13th, 2009 memo, Rancho Alto Vineyards, Tentative Parcel Map,
APN 017-130-027, #P08-00608TM

The application will allow the subdivision of one lot into two individual lots of 41.45 acres and 46.28 acres for residential development. Parcel 1 illustrates a potential two acre building envelope and Parcel 2 has an existing residence with no defined building envelope. A type "A" Williamson act contract is active on the parcel. *Revision based on submitted Tentative Parcel Map dated January 5th, 2009 prepared by Terra Firma Surveys, Inc. and includes revised floodplain boundary and development envelope.*

EXISTING CONDITIONS

1. The existing parcel is 87.7 acres.
2. Existing lot has approximately 3,700 feet of frontage onto Bennett Lane. Bennett Lane maintains a 40 foot wide right of way.
3. The proposed subdivision is adjacent to a FEMA flood zone "A" which has not been analyzed through a detailed flood insurance study. This application is subject to the criteria of Napa County Code 16.04.705 regarding floodplain development for subdivisions of properties in FEMA designated unnumbered A zones. County requirements are derived from the California Code of Regulation 44 CFR Ch.1, Section 60.3 (b) (3) where the developer is required to do the following:
 - a. *When the Administrator has designated areas of special flood hazards (A zones) by the publication of a community's FHBM or FIRM, but has neither produced water surface elevation data nor identified a floodway or coastal high hazard area, the community shall:*
"(3) Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data; 44CFR Ch. 1, Section 60.3(b)(3)."
4. North boundary of existing parcel is confined by the Napa River.

5. Existing property is developed primarily with vineyards and with a 30acft irrigation reservoir. One single family residence is constructed on proposed parcel 2.
6. Existing water use on the parcel is 48.0 acre-feet per year.
7. Potable water for the residence is from the City of Calistoga.

RECOMMENDED CONDITIONS

GROUND WATER:

2. We have reviewed the phase one, water availability analysis for the proposed project. The existing 87.7 acre parcel is located in the valley floor area, with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 87.7 AF/Year. The estimated water demand of 48.0 AF/Year from three existing wells is below the established threshold for the property and equal to the existing use. The creation of two parcels from the existing parcel will not change the water use for the existing vineyard, and as no new wells are proposed, the projected water use for the project should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS

3. All new driveway access proposed will require an encroachment permit approved and issued by this department prior to taking access from the public right of way.
4. All new residential driveways shall at a minimum be a 10 feet wide road with 4 feet of shoulder and inter-visible turnouts at a maximum of 400 foot intervals. (Napa County Road and Street Standards, Page 9, Paragraph 11)
5. All access and driveway improvements shall be constructed per the Napa County Road and Street Standards effective at the time of permit submittal.

SITE IMPROVEMENTS:

6. Any improvements proposed after the Parcel map has been issued shall be constructed according to applicable ordinances and standards at the time of submittal.

OTHER RECOMMENDATIONS:

7. The applicant shall have prepared an additional map sheet to be approved by the County Surveyor. The additional map sheet shall be recorded with the final parcel map. The additional map sheet shall include the following:
 - a. A clear and accurate depiction/location of the FEMA defined un-numbered A zone boundary with respect to the surveyed property boundaries.
 - b. The location of all existing structures.
 - c. Boundaries of the approved building envelope(s) located outside of the flood hazard area.

- d. The following development note: *"In the absence of a FEMA approved Flood Insurance Study defining the flood risk and floodway boundary of the parcels created by this subdivision all future development (excluding Agricultural Activities as defined by Napa County Code Chapter 16.04) shall be located outside of the FEMA defined Floodplain "A" that has a 1% chance of being equaled or exceeded in any given year as depicted on FEMA Flood hazard panel 06055C0230E Sep26th,2008 and illustrated on this map. In the absence of a FEMA approved Flood Insurance Study all development proposed inside the designated Floodplain "A" as illustrated on the this map including improvements or redevelopment of existing residential structures shall be subject to the requirements of Napa County code Chapter 16.04 and subject to all development standards for structures located in a County defined Floodway."*
8. The applicant is to submit a Parcel Map to the Department of Public Works for review and approval by the County Surveyor. The applicant is to pay the map checking fee as established by resolution of the Napa County Board of Supervisors in effect at the time of submittal of the map.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Erich Kroll or Drew Lander at 253-4351.



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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Department of Public Works

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Robert J. Peterson, P.E.
Director of Public Works

GROUNDWATER MEMORANDUM

DATE: November 17, 2008

TO: Conservation Development and Planning Department

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

SUBJECT: Rombauer Vineyards Parcel Map, APN# 017-130-027, File # P08-00608

The application is a request to create two parcels for residential and vineyard development. The project is located on Bennett Lane in Calistoga.

NOTES:

1. The existing parcel is 87.7 acres.
2. Existing water use on the parcel is 48.0 acre-feet per year.
3. Applicant wishes to create two parcels out of the existing parcel (40.01 and 45.98 acres respectively).
4. Groundwater for the residence is from the City of Calistoga.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The existing 87.7 acre parcel is located in the valley floor area, with an extraction threshold of 1.0 AF/Acre, resulting in a total parcel threshold of 87.7 AF/Year. The estimated water demand of 48.0 AF/Year from three existing wells is below the established threshold for the property and equal to the existing use. The creation of two parcels from the existing parcel will not change the water use for the existing vineyard, and as no new wells are proposed, the projected water use for the project should not have a significant impact on static water levels of neighboring wells.

No further analysis is necessary.



Napa County

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Application #: P08-00608

Submit

Application Type: Planning / PL Permits / Land Division And Mergers / Tentative Parcel Map

Address: 3250 BENNETT LANE, CALISTOGA, CA 94515

✓ Application Acceptance

● Environmental Review

● Public Works Review

✓ Fire Review

✓ EM Review

● County Council Review

● Planning Review

✓ Building Review

● Planning Approval

Closure

Task Details - Fire Review

Assigned Date: 10/31/2008

Due Date: 10/31/2008

Assigned To:

Department: NCFD Department

Current Status: Approved

Status Date: 11/26/2008

Action By: Alicia Amaro

Department: NCFD Department

Status Comment:

This application does not warrant additions to fire protection conditions as long as all construction, future tenant improvements and use of the facility complies with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.

Task Activation