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**Department of Public Works**

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**Donald G. Ridenhour, P.E.**  
Director of Public Works

**GROUNDWATER MEMORANDUM**

**DATE:** May 15, 2009  
*Revised June 25, 2009 (to include updated Phase 1 study)*

**TO:** Conservation Development and Planning Department

**FROM:** Jeannette Doss, Assistant Engineer *JD*  
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**SUBJECT:** Carver-Sutro Winery Use Permit and Variance, APN# 017-230-034, 017-230-035  
File # P09-00043

The application will allow the applicant to establish a 20,000 gallon per year winery. The project also includes a variance to the required winery setback as well as a lot line adjustment to incorporate the proposed septic system and caves onto one parcel. The project is located on Palisades Road in Calistoga.

**COMMENTS:**

1. Parcels are located in the mountain area groundwater region
2. The existing parcel 1 (017-230-034) is 78.12 acres.
3. The existing parcel 2 (017-230-035) is 20.01 acres
4. Existing water use on the parcel 1 is 6.44 acre-feet per year.
5. Existing water use on the parcel 2 is 0.12 acre-feet per year.
6. Applicant wishes to reconfigure the two parcels through a lot line adjustment creating two new parcels having 80.22 and 17.91 acres respectively.

**RECOMMENDED CONDITIONS:**

1. As the project involves a lot line adjustment to reconfigure the two existing parcels, we have reviewed multiple water analyses for this project: a) A water analysis for the each of the two

parcels as currently configured and b) Water analyses for both parcels after the proposed lot line adjustment.

a. Existing parcel configuration:

Parcel 1: We have reviewed the phase one, water availability analysis for the proposed project. The existing 78.12 acre parcel is located in the mountain area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 39.06 AF/Year. The estimated water demand of 7.13 AF/Year is below the established threshold for the property.

Parcel 2: We have reviewed the phase one, water availability analysis for the proposed project. The existing 20.01 acre parcel is located in the mountain area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 10.05 AF/Year. The estimated water demand of 0.12 AF/Year is below the established threshold for the property.

b. New parcel configuration:

Parcel 1: We have reviewed the phase one, water availability analysis for the proposed project. The proposed 80.22 acre parcel is located in the mountain area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 40.11 AF/Year. The estimated water demand of 7.25 AF/Year is below the established threshold for the property.

Parcel 2: We have reviewed the phase one, water availability analysis for the proposed project. The proposed 17.91 acre parcel is located in the mountain area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 8.96 AF/Year. The estimated water demand of zero AF/Year is below the established threshold for the property.

The projected water use for the project is below the established thresholds for each property configuration.

No further analysis is necessary.