



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks

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

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

PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMORANDUM

DATE: August 11th, 2009

TO: Mary Doyle, Conservation Development and Planning Department

FROM: Jeannette Doss, Assistant Engineer *JD*

SUBJECT: Markham Vineyards, Land Division Parcel Map, APN 027-411-001, P09-00150

The application will allow the subdivision of an existing approximately 86.25 acre parcel into two separate parcels of approximately 43 acres each. The current parcel is all vineyards and this application does not propose any changes in use.

EXISTING CONDITIONS:

1. The existing parcel is 86.25 acres.
2. The existing parcel is currently all vineyards.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. See attached groundwater comments dated June 3rd, 2009.

NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:

2. The applicant must obtain an encroachment permit from this department for any work performed within the Napa County Right-of-Way.
3. The applicant must obtain an encroachment permit from CALTRANS for any work performed within the State Hwy Right-of-Way.
4. Access drive shall meet the requirements of a common drive providing a 40 ft right of way easement and be a minimum of 18 feet wide with 2 feet of shoulder. Structural section shall be a

minimum two inches of asphalt concrete surface over five inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 9, Par. 12)

5. Any future redevelopment of this property shall conform to the current Road and Street Standards of Napa County at the time of permit submittal.
6. Any future redevelopment of this property shall require the applicant to furnish proof of easements, or written permission, as appropriate, from those owners of all abutting properties on which grading, retaining wall construction, permanent slopes, or other encroachments will occur prior to the issuance of any construction permits.

PARCEL MAP CONDITIONS:

7. The Developer is to submit a Final/Parcel Map to the Department of Public Works for review and approval by the County Surveyor. The Developer 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.
8. All on site civil improvements proposed after the Parcel Map has been issued including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking, and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office prior to the commencement of any on site land preparation or construction. Plans shall be submitted with the improvement documents at the time of permit application. A plan check fee will apply.

SITE IMPROVEMENTS:

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

CONSTRUCTION STORMWATER REQUIREMENTS

10. Any future earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

11. Any future redevelopment of this property shall conform to all stormwater post construction runoff requirements effective at the time of permit submittal.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Drew Lander or Jeannette Doss at 253-4351. For groundwater questions, please contact Anna Maria Martinez.



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks

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

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

GROUNDWATER MEMORANDUM

DATE: June 3, 2009

TO: Mary Doyle, Conservation Development and Planning Department

FROM: Jeannette Doss, Assistant Engineer *JD*
Phone: 707-259-8179
Email: jdoss@co.napa.ca.us

SUBJECT: Markham Vineyards Parcel Map, APN# 027-411-001, File # P09-00150

The application is a request to create two parcels for vineyard development. The project is located on Hwy 29 in Napa.

COMMENTS:

1. The existing parcel is 86.3 acres.
2. Existing water use on the parcel is 15.6 acre-feet per year.
3. Applicant wishes to create two parcels out of the existing parcel (43.6 and 42.7 acres respectively).

RECOMMENDED CONDITIONS:

1. As the project involves the division of a single parcel into two separate parcels, we have reviewed multiple water analyses for this project: a) A water analysis for the parcel as currently configured and b) Water analyses for the two proposed parcels

a. Existing parcel configuration:

We have reviewed the phase one, water availability analysis for the proposed project. The existing 86.3 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 86.3 AF/Year. The estimated water demand of 15.6 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 43.6 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 43.6 AF/Year. The estimated water demand of 8.0 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 42.7 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 42.7 AF/Year. The estimated water demand of 7.6 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.