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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

GROUNDWATER MEMORANDUM

DATE: July 12, 2011

TO: Conservation Development and Planning Department

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

SUBJECT: Envy Wines, APN# 017-210-027 File # P11-00163

The application will allow the applicant to increase production from 20,000 to 50,000 gallons per year, construct new buildings, and adopt a marketing plan including food and wine pairing. The project is located on Tubbs Lane in Calistoga.

EXISTING CONDITIONS/ADDITIONAL INFORMATION:

1. Parcel is located in the Valley Floor groundwater region.
2. The applicant states that due to the high water table on the property and the dry farming practices used for the vineyard, the existing usage for the vineyard is much less than indicated in the County guidelines. However, for the sake of consistency with other Use Permit applications, the applicant has calculated their water use based on the County Guidelines in order to prove that the project's water use as calculated at the highest guideline will fall below the parcel threshold.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The 18.4 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 18.4 AF/Year. The estimated water demand, ranging between 6.28 and 9.58 AF/Year for winery, domestic, landscaping, and vineyard irrigation with frost protection, is below the established threshold for the property.
2. Based on the above analysis, and the applicant's claim that actual water use is much less based on the high water table on the parcel and the dry farming methods already in practice, that the projected water use for this project should not have a significant impact on static water levels of neighboring wells.
3. No further analysis is necessary.