



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
Kim Withrow, Senior Environmental
Health Specialist

Date: June 9, 2009

Re: Tentative Parcel Map Application for
Beckstoffer Vineyards
Located at 8600 Conn Creek Road
Assessor Parcel # 030-200-070, 075 and
030-280-031
File #P09-00182

We have reviewed the above proposal and recommend approval of the application providing the following is included as a condition of approval:

1. The applicant has not provided our office with sufficient evidence of water to serve proposed parcels one and three. Section 17.14.230 of the Napa County Code requires that the following statement appear on the final map in bold face: "No water supply is provided for parcels one and three located within this subdivision as of the date of recordation of this document. Prior to the issuance of a building permit or any other permit for development of any lot requiring a domestic water supply, the requirements of Division 1 of Title 13 of the Napa County Code (commencing with Section 13.040.010) must first be satisfied."

The applicant has not provided our office with sufficient evidence of sewage disposal sites on proposed parcels one and three. As required by Sec. 17.14.230 of the Napa County Code, the following statement shall appear on the final map, "No sewage system is provided for parcels one and three located within this subdivision as of the date of recordation of this document. Prior to the issuance of a building permit or any other permit for development of any lot requiring a sewage system, the requirements of Division II of Title 13 of the Napa County Code (commencing with Section 13.16.010) must first be satisfied."

cc: Chris Cordano, Beckstoffer Vineyard II and VI, P.O. Box 405, Rutherford, CA 94573



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Department of Public Works

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Donald G. Ridenhour, P.E.
Director

DATE: September 18th, 2009

TO: Conservation Development and Planning Department

FROM: Drew Lander, Assistant Engineer

SUBJECT: **Beckstoffer Vineyards Parcel Map, APN 030-200-070;075 & 030-280-031 SFAP, P09-0182PM**

The application will allow the creation of a Tentative Subdivision Map to create three parcels. Proposal includes the following: Parcel one 48.19 acres, Parcel two is 55.49 acres and Parcel three is 44.11 acres. The proposal also requests a waiver for drainage plans, soil report, geological hazard study, soil percolation tests, water availability and biological and archeological studies. Subject property is located at 8600 Conn Creek Road, Napa CA. Beckstoffer Vineyards II owns one of the parcels and Beckstoffer Vineyards VI owns the other. The subdivision requires combining the lands of two existing parcels and one parcel separated for Assessor's purposes only. The lots to be reconfigured are APN 030-200-070 (40 acres) & 030-280-031 SFAP (32.95 acres); APN 030-200-075 (approximately 74 acres). Currently approximately 122 acres are planted to vineyards. Vineyard avenues, a small reservoir, buildings and grounds consume the remaining acreage. The buildings consist of a. The purpose of this land division is to realign parcels for estate planning purposes.

EXISTING CONDITIONS

1. The existing parcels are APN 030-200-070 (40 acres) & 030-280-031 SFAP (32.95 acres); APN 030-200-075 (approximately 74 acres).
2. Existing lot has approximately 4,686 feet of frontage onto Conn Creek Road and 559 feet of frontage onto Skellenger Lane.
3. The proposed subdivision is entirely within a FEMA flood zone AE. The Base Flood Elevation (BFE) is available in a detailed study and ranges from 143ft MSL to 159ft MSL, NAVD 88 (FEMA panel 06055C0385E, revision 9/26/08).
4. The proposed subdivision is adjacent to a FEMA defined Floodway.
5. Existing property is developed primarily with vineyards and contains one irrigation reservoir. One single family residence, barn, equipment shed and foreman's residence is constructed on proposed parcel 2.
6. No water use information has been provided.

RECOMMENDED CONDITIONS

GROUND WATER:

1. No groundwater information has been provided for this application. Any change in land use of these parcels will require a to support any proposed use prior to approval.
2. A Phase I analysis for each lot as configured will be required prior to the recordation of a Parcel Map.

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 access and driveway improvements shall be constructed per the Napa County Road and Street Standards effective at the time of permit submittal.

SITE IMPROVEMENTS:

5. Any structure improvements proposed shall be constructed according to applicable ordinances and standards at the time of submittal.
6. All development must conform to Napa County Code 16.04 (floodplain management).

OTHER RECOMMENDATIONS:

7. No geotechnical information has been provided for this application. Supporting Geotechnical information shall be required to support the location of the proposed building sites prior to the recordation of a Parcel Map.
8. The applicant shall offer for dedication the appropriate lands required to provide a 20ft radius corner at the intersection of Conn Creek Road and Skellenger Lane.
9. The applicant shall verify that 40ft of right of way has been offered for dedication along the 435ft of frontage on Ponti Road. If insufficient right of way is available the applicant shall offer for dedication the required right of way.
10. 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 AE zone boundary with respect to the surveyed property boundaries.
 - b. The location of all existing structures.
 - c. Boundaries of the approved building envelope(s).
11. 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 Drew Lander at 253-4351.

INTER-OFFICE MEMO



TO: Conservation, Development, and Planning Department
FROM: Alicia Amaro, Fire Department
DATE: June 9, 2009
SUBJECT: Beckstoffer Vineyards Parcel Map Comments
Apn: 030-200-070, & 075 P09-00182-PM
030-280-031 SFAP

Site Location: 8600 Conn Creek Road, Rutherford

The Napa County Fire Marshal staff has reviewed the request for tentative parcel map comments for the proposed parcel split at the above referenced location. Based on the application the following conditions shall apply.

1. **All future construction and use of the property shall comply with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.** This will include but is not limited to, emergency road access, emergency water supply, fire protection systems, and proper addressing.

Alicia Amaro
Assistant Fire Marshal