

FILE # P09.00150

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
1195 Third Street, Suite 210 Napa, California 94559
(707) 253-4417

APPLICATION FOR TENTATIVE PARCEL MAP OR TENTATIVE SUBDIVISION MAP

RECEIVED

For Office Use Only

GENERAL PLAN/SPECIFIC PLAN DESIGNATION: _____

APR 09 2009

ZONING DISTRICT APNAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.
Date Submitted: _____REQUEST 2 LOT LAND DIVISION

Date Complete: _____

Date Published: _____

ZA CDPC BS Appeal

Hearing _____

Action _____

To Be Completed By Applicant (Please Print or Type)

Applicant's Name: Markham Vineyards % David FlanaryTelephone #: (707) 963-5292 Fax #: () - _____ E-Mail: dflanary@markhamvineyards.comMailing Address: P.O. Box 636 St. Helena CA 94574
No. Street City State ZipStatus of Applicant's Interest in Property: OwnerProperty Owner's Name: Markham VineyardsTelephone #: () - same Fax #: () - _____ E-Mail: _____Mailing Address: same
No. Street City State ZipSite Address/Location: no address: Napa Nook Road, Yountville
No. Street City State ZipAssessor's Parcel #: 027-411-001 Existing Parcel Size: 86.2 Ac. ±Purpose for Division: Create two parcels in A.P.Surveyor: Terra Firma Surveys, Inc. 963-7565Vesting Map? ☐ YES ☒ NO

I certify that the above statements are correct and that the information contained on the accompanying Parcel/Subdivision Map is accurate. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

David W. Flanary 2/23/09
Signature of Applicant DateDavid W. Flanary 2/23/09
Signature of Property Owner DateDAVID W. FLANARY
PRINT NAMEDAVID W. FLANARY
PRINT NAME

TO BE COMPLETED BY CONSERVATION DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ _____ Receipt No.: _____ Received by: _____ Date: _____

*Total Fees will be based on actual time and materials

WATER SUPPLY/WASTE DISPOSAL INFORMATION

I. PROPOSED WATER SUPPLY

Domestic

Emergency

A. Source of Water (eg. spring, well, mutual water company, city, district, etc):

Well

None

B. Name of Water Supplier (if water company, city, district:
Annexation needed?

☐ Yes

☒ No

☐ Yes

☐ No

C. Water Availability (in gallons/minute):

250 GPM

same

D. Capacity of Water Storage System (in gallons):

None

E. Nature of Storage Facility (e.g., tank, reservoir, swimming pool, etc):

II. PROPOSED LIQUID WASTE DISPOSAL

Domestic
(sewage)

Other
(please specify)

A. Disposal Method (e.g., on-site septic system, on-site ponds, community system, district, etc.):

None

B. Name of Disposal Agency (if sewage district, city, community system):
Annexation needed?

☐ Yes

None

☒ No

☐ Yes

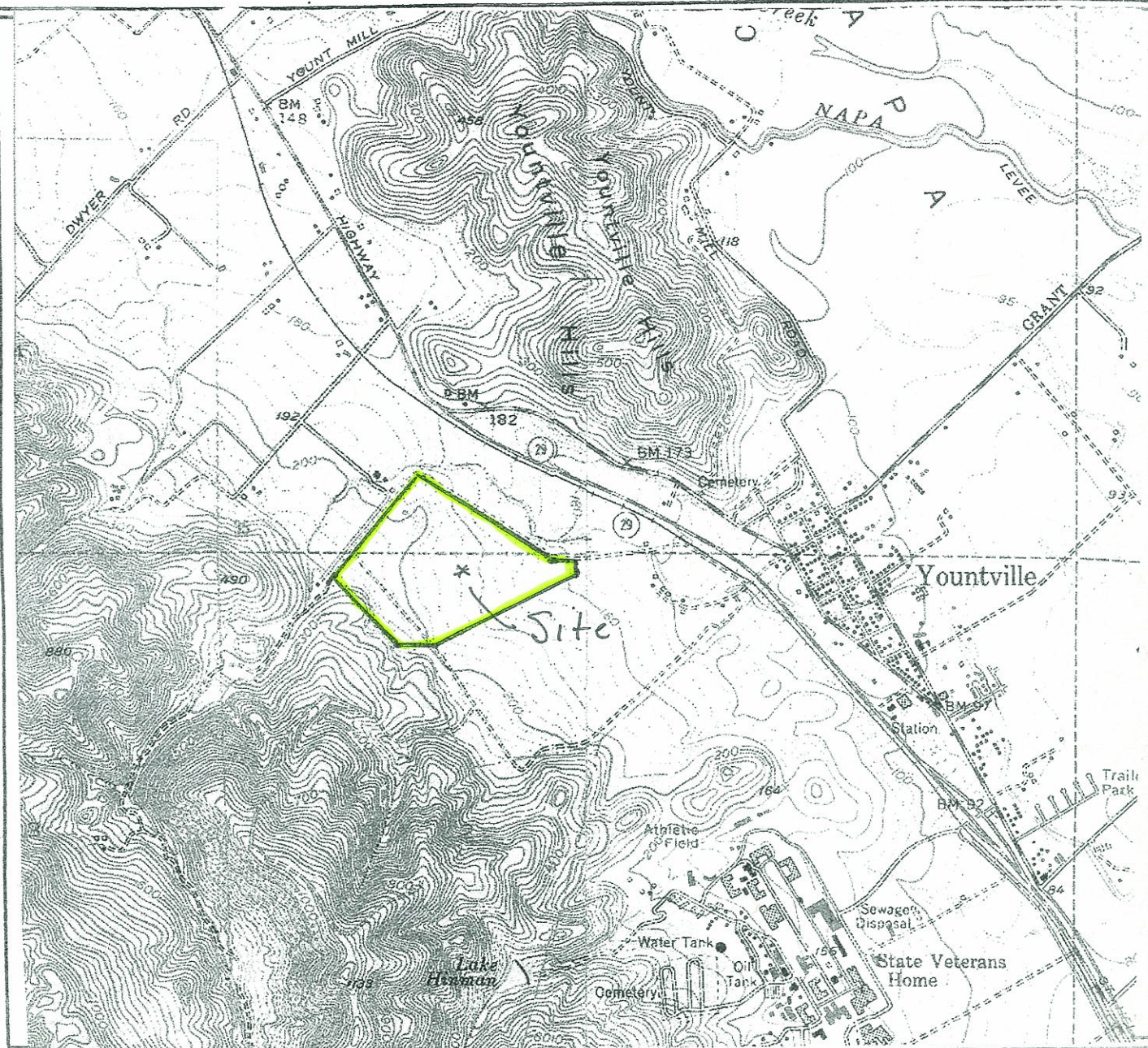
☐ No

U.S. GEOLOGICAL SURVEY (USGS) TOPOGRAPHIC SITE LOCATION MAP

GEOLOGICAL SURVEY
QUADRANGLE TITLE:

Rutherford, CA

FILE NO. _____



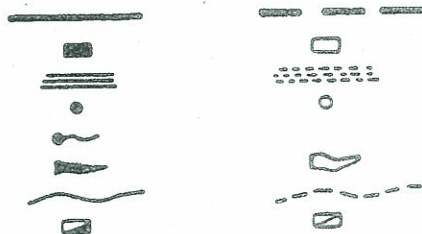
LEGEND

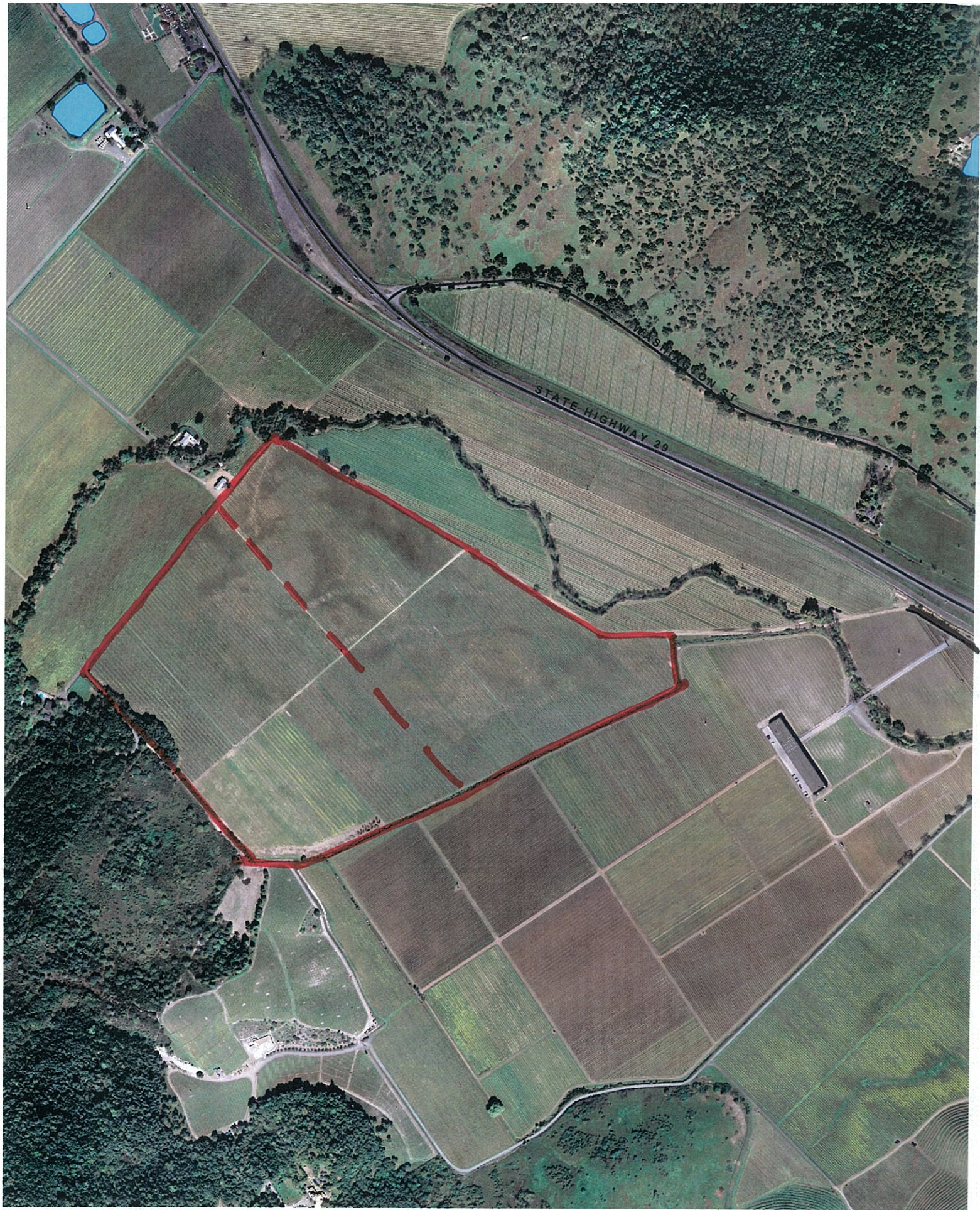
The following information shall be shown on the topographic map:

Parcel Boundary _____
 Structure _____
 Septic System _____
 Well _____
 Spring _____
 Reservoir _____
 Road _____
 Parking Lot or _____
 Outdoor Storage Area _____

Existing

Proposed





APN: 027-411-001

PA. 0050 PM

Terra Firma Surveys, Inc.
P.O. Box 533
St. Helena California 94574

Phone: (707) 963-7565

Fax: (707) 963-7542
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APR 09 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

LETTER OF TRANSMITTAL

TO: Chris Cahill (hand carry)
Planner
Napa County Conservation, Development and Planning Department
1195 Third Street, Suite 210
Napa CA 94559

DATE: April 9, 2009

FROM: Christopher K. Cole *CJC*

RE: **Tentative Parcel Map: P09-00027**
Lands of Markham Vineyards
APN: 027-411-001 86.2 acres
Napa Nook Road, Yountville

First American Title Company Order No. T0011373

ENCLOSED:

Items per "Land Division Application Completeness Checklist", listed by item number:

1. Completed signed Land Division Application.
2. Completed Water Supply/Waste Disposal Information Sheet.
3. Site Location Map
4. Tentative Parcel Map (two 24"x36" prints and two 11"x17" prints for your review, see note)
5. 8 1/2" x 11" reduction of Tentative Parcel Map
6. Not Applicable (storm drainage plan)
7. Not Applicable (public facilities plan)
8. Contiguous Ownership Inclusion Statement
9. List of 300' Property Owners
10. 300' radius Assessors Parcel Maps
11. Indemnification Agreement
12. Pre-Application meeting completed on January 22, 2009.
13. Application Fee of \$7,650.
14. through 17. See Deferral #18.
18. Deferral for Preliminary Geologic/Soils Report enclosed
19. Not Applicable: Parcel not located in hazard zone.
20. Preliminary Biological Survey: See enclosed report (2 copies): Jepson's leptosiphon (per County GIS) and Napa false indigo do not occur on the subject parcel.

Terra Firma Surveys, Inc.
P.O. Box 533
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21. Preliminary Archaeological Report: enclosed (2 copies)
 22. Not Applicable (mobile home conversion)
 23. and 24. Not applicable, as proposed parcels are greater than 40 acres and located on prime agricultural soils. The "Buyer Beware" statement will be included on the Parcel Map per Section 17.14.230.B. (See note below).
 25. Not Applicable (no engineered septic system proposed)
 26. The lack of an existing well on proposed Parcel 2 will require the "Buyer Beware" statement on the Parcel Map per Section 17.14.230.A. (See note below).
 27. Not Applicable (no public utilities)
 28. Not Applicable (no buildings)
 29. Additional Information:
 - "Water Availability Analysis: Phase 1 Study"
 - Napa County Environmental Sensitivity Map Summary
 - Current Preliminary Title Report
- As requested at Pre-Application Meeting:
- Biological Study letter
 - Archaeological Report

COMMENTS:

This application follows our pre-application meeting of January 22, 2009.

We are only enclosing review prints of the Tentative Parcel Map at this time, and will provide additional copies after you have had a chance to make your initial comments.

Please review the enclosed Tentative Parcel Map. The proposed parcel line splits the main SE-NW vineyard avenue. This allows for two parcels of approximately 43.6 and 42.7 acres.

The County requires that we show a 2 acre development zone on each proposed parcel, together with an access route to that development zone. These conceptual development zones and driveway are the subject of the enclosed archaeological report. There is no plan to remove land from agriculture in order to develop these required conceptual zones.

Note regarding Items #23 and #24:

Due to a lack of an existing sewage system on these agricultural parcels, the following note will be included on the Parcel Map per Section 17.14.230. B. (Lack of water services):

No sewage system is provided for any parcel 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 permitting development of any lot requiring a sewage system, the requirements of Division II of Title 13 of the

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Napa County Code, Chapters 13.16 through 13.56, commencing with Section 13.16.010, must first be satisfied.

Note regarding Item #26:

Due to a lack of an existing well on proposed Parcel 2, the following note will be included on the Parcel Map per Section 17.14.230. A. (Lack of sewer services):

No water supply is provided for any parcel 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 permitting development of any lot requiring a domestic water supply, the requirements of Division I of Title 13 of the Napa County Code, Chapters 13.04 through 13.12, commencing with Section 13.04.010, must first be satisfied. Where that permit requires or is anticipated to require a groundwater supply, the requirements of Chapter 13.15 must also first be satisfied.

Please call if you have any questions.

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Phone: (707) 963-7565

Fax: (707) 963-7542

TO: Napa County Conservation, Development and Planning Department
1195 Third Street, Suite 210
Napa CA 94559

DATE: April 2, 2009

FROM: Christopher K. Cole 

RE: Contiguous Ownership Inclusion Statement

Tentative Parcel Map:
Lands of Markham Vineyards
APN: 027-411-001 86.2 acres
Napa Nook Road, Yountville

The applicant, Markham Advertising Company, Inc., DBA Markham Vineyards, owns a contiguous parcel as shown on the Tentative Parcel Map, APN 027-381-008.

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APR 09 2009

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

PARCEL MAP APPLICATION SUPPLEMENT
DEFERRAL OF REQUIREMENT FOR PRELIMINARY GEOLOGIC/SOILS REPORT

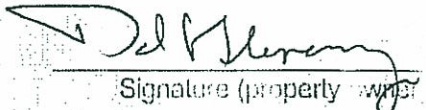
Applicant: Markham Vineyards

Proposal: Markham Vineyards Tentative Parcel Map

This acknowledges that a portion of the property proposed for division in this application is identified on the Napa County Environmental Sensitivity Maps as subject to soil and/or geologic instability.

No structures, roads or driveways, septic systems or other construction will be located in the areas of potential instability. The property owner expressly agrees that a statement will be recorded with the Final Map as follows:

NOTICE: The property divided herein is subject to soil and/or geologic instability in an "environmentally sensitive area" not disturbed as part of the land division. Prior to obtaining a permit for any structure or prior to constructing any road, driveway or septic system on any parcel created by this division, the owner must obtain a geologic/soil hazard report prepared by a qualified registered engineering geologist. Such report must be submitted to the Napa County Conservation, Development and Planning Department for review prior to application for building or grading permits.

 Del Meroney, CFS
Signature (property owner)

4/3/09

Date

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APR 09 2009


NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

 CFO

Applicant

4/3/09

Date

Markham Vineyards

Property Owner (if other than Applicant)

Markham Vineyards Tentative Parcel Map

Project Identification

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APR 09 2009

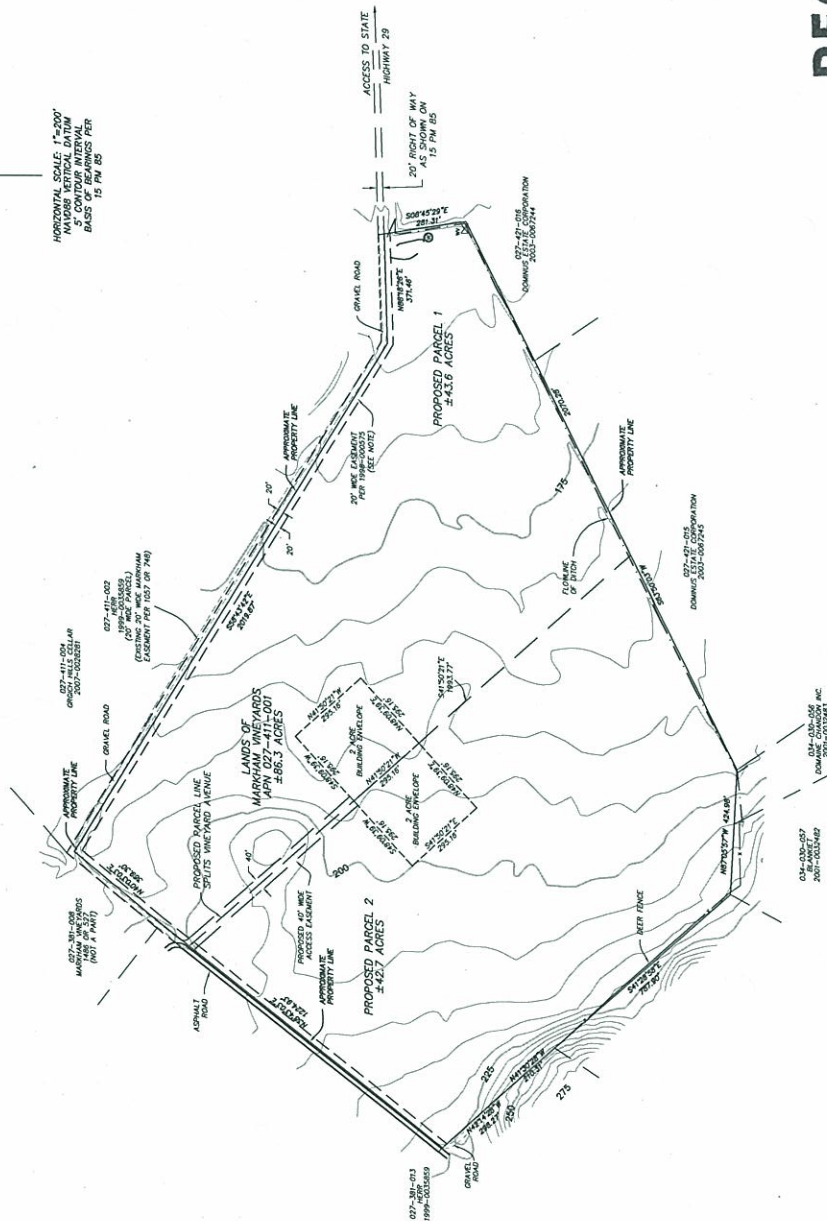
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

LEGEND

- PROPOSED BOUNDARY
- EDGE OF GRAVEL ROAD
- EDGE OF PAVEMENT
- FLOWLINE
- FENCELINE
- EASEMENT
- BUILDING ENVELOPE
- EDGE OF VINEYARD
- WELL
- WATER VALVE



HORIZONTAL SCALE: 1"=200'
VERTICAL SCALE: 1"=200'
ELEVATION DATA FROM
1:50,000 SCALE
BASIS OF BEARINGS PER
15 PM 85



APPLICATION INFORMATION

OWNER: MARKHAM VINEYARDS
APN: 027-411-001
OWNER'S CONTACT ADDRESS: P.O. BOX 638
ST. HELENA, CA 94574

APPLICANT'S CONTACT ADDRESS: DAVID FLANNERY
CHIEF FINANCIAL OFFICER
P.O. BOX 638
ST. HELENA, CA 94574
PHONE: (707) 963-5292
FAX: (707) 963-5292

EXISTING LAND USE: VINEYARD
PROPOSED LAND USE: SAME
EXISTING WATER SOURCE: AGRICULTURAL WELL
PROPOSED WATER SOURCE: PARCEL 1: AGRICULTURAL WELL
PARCEL 2: SHARED AGRICULTURAL WELL
EXISTING AGRICULTURAL WATER: AGRICULTURAL WELL
PROPOSED AGRICULTURAL WATER: SAME
EXISTING SEWAGE DISPOSAL: NONE
PROPOSED SEWAGE DISPOSAL: NONE
ZONING: AP
GENERAL PLAN DESIGNATION: AR
AGRICULTURAL CONTRACT: NONE

NOTES

PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA CALCULATED FROM A FIELD SURVEY IN NOVEMBER AND DECEMBER, 2008.

THIS MAP WAS PREPARED AT THE REQUEST OF DAVID FLANNERY.

THIS TENTATIVE PARCEL MAP SHOWS THE TRUE LOCATIONS OF GROUND FEATURES IN RELATION TO THE EXISTING PROPERTY LINES OF RECORD AND THE PROPOSED PARCEL LINES.

THE APPLICATION PARCEL IS NOT WITHIN THE FEMA FLOOD ZONE.

THE NATURAL GROUND SLOPES ON THE SUBJECT PARCELS AVERAGE LESS THAN 10%.

THE PROPOSED BUILDING ENVELOPE AND 40' WIDE ACCESS EASEMENT ARE SHOWN.

THERE ARE NO SURFACE DRAINAGE CHANNELS ON THE APPLICATION PARCEL.

THE LACK OF EXISTING WATER OR SEWER SERVICES WILL BE STATED ON THE PARCEL MAP WITH THE STANDARD "BUTER BEWARE" STATEMENTS PER SECTION 17.14.020.

THE PROPOSED PARCELS CONFORM WITH THE 5:1 DEPTH/WIDTH RATIO PARCEL DESIGN REQUIREMENT PER SECTION 18.04.010.1.

THIS TENTATIVE MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND AND IT IS ALSO BOUND BY THE LAND OWNER. THE LOCATION OF THIS PARCEL IS SHOWN ON THIS MAP.

THERE IS A 30' WIDE ACCESS EASEMENT OVER THE NORTHERLY PORTION OF THE MARKHAM VINEYARD PARCEL AS DESCRIBED IN THE EASEMENT AGREEMENT RECORDED JANUARY 9, 1998 (APN 027-411-002) AND THE MARKHAM VINEYARD PARCEL IS ACCESSIBLE BY THE EXISTING ROAD LOCATED ON APN 027-411-002 (LANDS OF HERIO, PER THE 1977 GRANT DEED TO MARKHAM, 1057 G.R. FILE.

TENTATIVE PARCEL MAP OF THE LANDS OF MARKHAM VINEYARDS

ASSESSOR'S PARCEL NO. 027-411-001
YOUNTVILLE
NAPA COUNTY, CALIFORNIA

PREPARED BY: TERRA FIMA SURVEYS, INC.
10700 SUTTER AVENUE
ST. HELENA, CA 94574
PHONE: (707) 963-7565
DATE: March 2009

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

January 2009

Napa County Environmental Sensitivity Maps
Napa County Conservation, Development & Planning Department
As they relate to APN 027-411-001

From Planning Department "Conservation Division" Maps:
Vol. 5 (Napa USGS Quad Base)

1. Bedrock / Geologic Map
 - surficial deposits
 - Late Tertiary assemblages
2. Surficial Deposits Map
 - br Pre-Quaternary deposits and bedrock
 - Qf Late Pleistocene-Holocene fan deposits
 - Qhf Holocene fan deposits
3. Soils Map
 - 104 Bale clay loam (0 to 2 percent slopes)
 - 105 Bale clay loam (2 to 5 percent slopes)
 - 123 Coombs gravelly loam (2 to 5 percent slopes)
 - 169 Perkins gravelly loam (5 to 9 percent slopes)
 - 179 Sobrante loam (30 to 50 percent slopes)
4. Severe Settlement (Historic Marshes) Map
 - None
5. Landslides Map
 - None
6. Faults Map
 - Alquist Priolo fault not present
7. Soil Liquefaction Map
 - Low and Very Low
8. Geologic Seismic Hazards Map
 - None NA
9. 100-year Floodplain Map
 - No: Parcel not in FEMA Flood Zone
10. Dam / Levee Failure Map

- Inundation Areas: None
- 11. Biologically Critical Areas Map
 - None
- 12. Rare and Endangered Plant Sites & Distributions Map
 - None
- 13. Historic Features Map
 - None
- 14. Roadway Configurations Map
 - None
- 15. Existing / Future Traffic Volumes Map
 - Agricultural use of parcel use will not change.
- 16. Contamination Sites Map
 - None on subject parcel: NA
- 17. Fire Hazard Zones Map
 - Very High State (wooded area along southwesterly property line)
 - LRA Local Responsibility Area

Only the subject property owners and Planning Department Staff are allowed to review the Archeological Sensitivity Maps. However, an archeological report specific to each 'development zone' is provided with this Tentative Parcel Map Application.



A Tradition of Stewardship
A Commitment to Service

Cecology

see Next pg.



Legend

- Viewshed Roads
- Roads
- Major Roads

Geology

GEO_UNIT

- Artificial fill (historic)
- Surficial deposits (Quaternary)
- Clear Lake Volcanics (Pleistocene -)
- Other Pleistocene - Pliocene Units (P)
- Sonoma Volcanics (Pliocene-Miocene)
- Late Tertiary Assemblages
- Early Tertiary Assemblages
- Great Valley Complex (Cretaceous -)
- Franciscan Complex (Cretaceous - J)
- Water
- Parcels
- USGS Blue Line Streams
- Zoning (outline)
- Water Bodies
- American Canyon
- Calistoga
- County
- Napa
- St Helena
- Yountville
- County Boundary

County of Napa



Conservation, Development
& Planning

Planning General

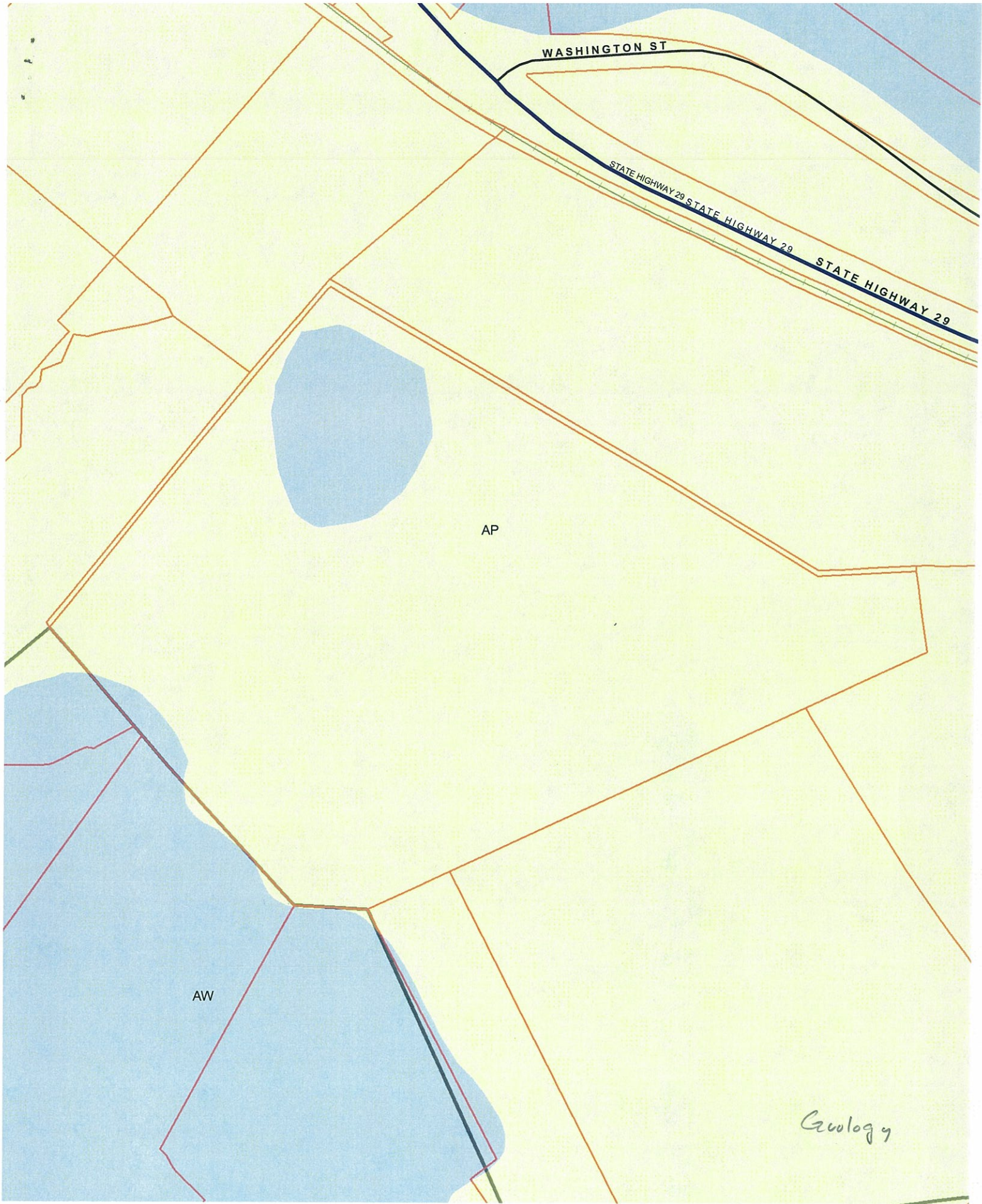
Horizontal Datum: NAD 83,
CA State Plane Coordinates,
Zone II, feet

Disclaimer: This map was prepared for
informational purpose only. No liability
is assumed for the accuracy of the
data delineated hereon.

0 250 500 1,000 1,500 2,000 Feet

Created Date: 12/2002

Revised Date: 01/06/2009



WASHINGTON ST

STATE HIGHWAY 29
STATE HIGHWAY 29
STATE HIGHWAY 29

AP

AW

Geology



NAPA COUNTY

DEPARTMENT OF PUBLIC WORKS

1195 THIRD STREET • ROOM 201 • NAPA, CALIFORNIA 94559-3092
PHONE 707-253-4351 • FAX 707-253-4627
www.co.napa.ca.us/PublicWorks/Default.htm

ROBERT J. PETERSON
Director of Public Works
County Surveyor-County Engineer
Road Commissioner

WATER AVAILABILITY ANALYSIS

PHASE 1 STUDY

Introduction: As an applicant for a permit with Napa County, It has been determined that Chapter 13.15 of the Napa County Code is applicable to approval of your permit. One step of the permit process is to adequately evaluate the amount of water your project will use and the potential impact your application might have on the static groundwater levels within your neighborhood. The public works department requires that a Phase 1 Water Availability Analysis (WAA) be included with your application. The purpose of this form is to assist you in the preparation of this analysis. You may present the analysis in an alternative form so long as it substantially includes the information required below. Please include any calculations you may have to support your estimates.

The reason for the WAA is for you, the applicant, to inform us, to the best of your ability, what changes in water use will occur on your property as a result of an approval of your permit application. By examining the attached guidelines and filling in the blanks, you will provide the information we require to evaluate potential impacts to static water levels of neighboring wells.

Step #1:

Provide a map and site plan of your parcel(s). The map should be an 8-1/2"x11" reproduction of a USGS quad sheet (1:24,000 scale) with your parcel outlined on the map. Include on the map the nearest neighboring well. The site plan should be an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc in which well water will be used. If more than one water source is available, indicate the interconnecting piping from the subject well to the areas of use. Attach these two sheets to your application. If multiple parcels are involved, clearly show the parcels from which the fair share calculation will be based and properly identify the assessors parcel numbers for these parcels. Identify all existing or proposed wells.

Step #2: Determine total parcel acreage and water allotment factor. If your project spans multiple parcels, please fill a separate form for each parcel.

Determine the allowable water allotment for your parcels:

Parcel Location Factors

The allowable allotment of water is based on the location of your parcel.

There are 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department as having a history of problems with groundwater. All other areas are classified as Mountain Areas. Please circle your location classification below (Public Works can assist you in determining your classification if necessary):

Valley Floor 1.0 acre feet per acre per year
Mountain Areas 0.5 acre feet per acre per year
MST Groundwater Deficient Area 0.3 acre feet per acre per year

Assessors Number(s)	Parcel Size (A)	Parcel Factor (B)	Location	Allowable Water Allotment (A) X (B)
027-411-001	86.3Ac	1.0		86.3 Ac. ft./year

Step #3:

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

EXISTING USE:

Residential 0 af/yr
Farm Labor Dwelling 0 af/yr
Winery 0 af/yr
Commercial 0 af/yr
Vineyard* 15.6 af/yr
Other Agriculture 0 af/yr
Landscaping 0 af/yr
Other Usage (List Separately):
____ af/yr
____ af/yr
____ af/yr

PROPOSED USE:

Residential 0 af/yr
Farm Labor Dwelling 0 af/yr
Winery 0 af/yr
Commercial 0 af/yr
Vineyard* 15.6 af/yr
Other Agriculture 0 af/yr
Landscaping 0 af/yr
Other Usage (List Separately):
____ af/yr
____ af/yr
____ af/yr

TOTAL: 15.6 af/yr
TOTAL: 5,082,807 gallons **

TOTAL: 15.6 af/yr
TOTAL: 5,082,807 gallons **

*Water use for vineyards should be no lower than 0.2 AF—unless irrigation records are available that show otherwise.

**To determine your existing and proposed total water use in gallons, multiply the totals (in acre- feet) by 325,821 gal/AF.

Is the proposed use less than the existing usage () Yes () No (✓) Equal

Step #4:

Provide any other information that may be significant to this analysis. For example, any calculations supporting your estimates, well test information including draw down over time, historical water data, visual observations of water levels, well drilling information, changes in neighboring land uses, the usage of other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

Conclusion: Congratulations! Just sign the form and you are done! Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s) size, location, topography, rainfall, soil types, historical water data for your area, and other hydrogeologic information. They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision.

Signature: Christopher K. Cole Date: 3/30/09 Phone: 963-7565

Terra Firma Surveys, Inc.
P.O. Box 533
St. Helena CA 94574

Attachment A: Estimated Water Use Guidelines

Typical Water Use Guidelines:

Primary Residence	0.5 to 0.75 acre-feet per year (includes some landscaping)
Secondary Residence	0.20 to 0.30 acre-feet per year
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year

Non-Residential Guidelines:

Agricultural:

Vineyards	
Irrigation only	0.2 to 0.5 acre-feet per acre per year
Heat Protection	0.25 acre feet per acre per year
Frost Protection	0.25 acre feet per acre per year
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year
Irrigated Pasture	4.0 acre-feet per acre per year
Orchards	4.0 acre-feet per acre per year
Livestock (sheep or cows)	0.01 acre-feet per acre per year

Winery:

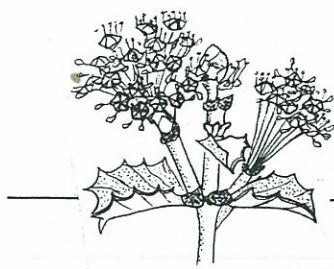
Process Water	2.15 acre-feet per 100,000 gal. of wine
Domestic and Landscaping	0.50 acre-feet per 100,000 gal. of wine

Industrial:

Food Processing	31.0 acre-feet per employee per year
Printing/Publishing	0.60 acre-feet per employee per year

Commercial:

Office Space	0.01 acre-feet per employee per year
Warehouse	0.05 acre-feet per employee per year



NAPA BOTANICAL SURVEY SERVICES

February 9, 2009

Napa County Conservation, Development and Planning Department
1195 Third Street, Suite 210
Napa, CA 94559

At the request of Chris Cole of Terra Firma Surveys, a plant survey was completed by Napa Botanical Survey Services on Markham Vineyards property west of Yountville. The owner proposes to subdivide the 65 acre property (APN 027-411-001) located on Napa Nook Road which prompted a Preliminary Biological Survey to determine if any special status plant species could be impacted by this action. The property owner has no plans to further develop the property at this time.

The applicant was notified by Napa County Conservation and Planning as a result of GIS data indicating that Jepson's leptosiphon (*Leptosiphon jepsonii*) may occur on the parcel. Review of sensitive plant species records also suggest that Napa false indigo (*Amorpha californica* ssp. *napensis*) could occur in this area.

The property is located at the western edge of the floor of Napa Valley about 1 mile northwest of the town of Yountville. Most of the property has been developed to vineyard but approximately 1-1.25 acres remain undeveloped at the western boundary. This area was searched on February 2, 2009. Because Jepson's leptosiphon blooms in April and May, a recognizance survey was undertaken to determine if the site supports potential habitat for this species. Napa false indigo is a deciduous shrub that would be visible at this time but in a dormant state.

The survey area was found to harbor an evergreen hardwood forest dominated by coast live oak (*Quercus agrifolia* var. *agrifolia*) with California bay (*Umbellularia californica*) and madrone (*Arbutus menziesii*) as associated species. The canopy is closed and is contiguous with forest and chaparral on the parcel to the west. The understory includes a shrub layer of poison oak, hazelnut and hairy honeysuckle that cover about 40 % of the area. The remaining area is sparsely covered by herbaceous species including California blackberry and wood fern. Leaf mold is a prominent feature in the remaining unvegetated area. The outer edge of this forest has been colonized by non-native herbs and trees including black locust, sour cherry and redstem geranium along with a few natives such as miner's lettuce.

The habitat observed in the survey area is not capable of supporting Jepson's leptosiphon, a species that occurs in full to near-full sun as is found in oak woodlands and chaparral clearings. All woody species found at the site were identifiable to the species and did not include Napa false indigo. **No further surveys are warranted for special status plant species.**

Jake Ruygt
botanist

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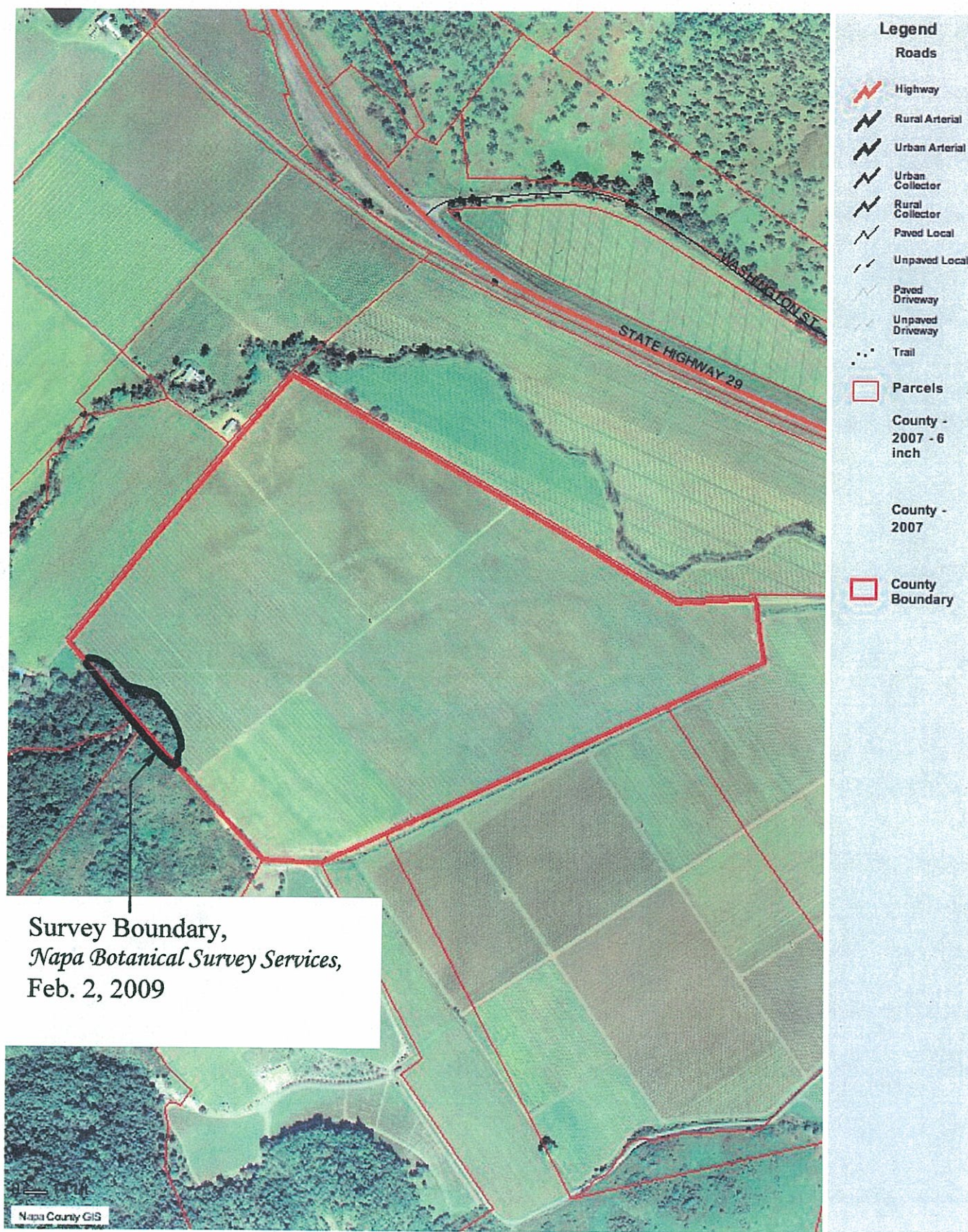
APR 09 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

View from
near
northwest
end



View from southeast
end.



Survey Boundary,
Napa Botanical Survey Services,
Feb. 2, 2009

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.



**A CULTURAL RESOURCES EVALUATION
OF THE PROPOSED BUILDING
ENVELOPES AND DRIVEWAY WITHIN THE
LANDS OF MARKHAM VINEYARDS, NAPA NOOK ROAD,
YOUNTVILLE, NAPA COUNTY (APN 027-411-001).**

**SUBMITTED BY: CASSANDRA CHATTAN, ARCHAEOLOGICAL RESOURCE
SERVICE**

**SUBMITTED FOR: MARKHAM VINEYARDS, C/O CHRISTOPHER COLES, TERRA FIRMA
SURVEYS, INC, ST. HELENA**

February 26, 2009

A.R.S. Project 09-004

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