

# WATER AVAILABILITY ANALYSIS

Policy Report  
August 2007

## Introduction:

At the height of the 1990 drought in Napa County, the Napa County Board of Supervisors and the Napa County Planning Commission became very concerned with the approval of use permits and parcel division that would cause an increased demand on groundwater supplies within Napa County. During several Commission hearings, conflicting testimony was entered as to the impact of such groundwater extraction on water levels in neighboring wells. The Commission asked the Department of Public Works to evaluate what potential impact an approval might have on neighboring wells and on the basin as a whole. In order to simplify a very complex analysis, the Department developed a three phase water availability analysis to provide a cost-effective answer to the question.

On March 6, 1991, an interim policy was presented and approved by the Commission which requires the applicants for use permits and parcel divisions to submit a water availability analysis with their proposal. The staff report that provides the procedure to follow for compliance with the Commission policy was intended to be an interim one. With the passage on August 3, 1999 by the Board of Supervisors of Napa County Ordinance #1162 (the Groundwater Conservation Ordinance) it became apparent that the interim policy required updating and formalization. The purpose of the revised report is to provide the procedure for preparation of water availability analysis and to restate the purpose and functionality of the analysis as related to the revised Groundwater Ordinance (Napa County Ordinance # 1162).

## Water Availability Analysis:

The Water Availability Analysis (WAA) sets up guidelines to determine if a proposed project will have an adverse impact on the groundwater basin as a whole or on the water levels of neighboring wells with the overriding benefit of helping to manage groundwater resources. An important sidelight to the process is public education and awareness. WAA's are comprised of potentially three phases; phase one, phase two and phase three.

A **phase one analysis** is a reconnaissance level report that may be prepared by the applicant or their agent. **It must be signed by the applicant. If prepared by the applicant's agent, it must contain the letterhead of the agent, the name of the agent, and the agent's signature.** The phase one WAA contains the following information:

1. The name and contact information of the property owner and the person preparing the phase one report.
2. Site map of the project parcel and adjoining parcels. The map should include: Assessor's Parcel Number (APN), parcel size in acres, location of project well(s) and other water sources, general layout of structures on the subject parcel, location of agricultural development and general location within the county.
3. Narrative on the nature of the proposed project including: all land uses on the subject parcel, potential for future water uses, details of operations related to water use, description of interconnecting plumbing between the various water sources and any other pertinent information.
4. Tabulation of existing water use compared to projected water use for all land uses contained on the parcel. Should the water use extend to other parcels, they should be included in the analysis (see Appendix E for additional information on determining fair share estimates when multiple parcels are involved). **These estimates should reflect the specific requirements of the applicant's operations.** The applicant should use the guidelines attached in Appendix A

The Department will review the analysis for completeness and reasonableness (based on the guidelines outlined in Appendix A) and then compare the analysis to a threshold level of groundwater use for the subject parcel. The threshold is based upon several factors including annual rainfall, topography, soil types, proximity to recharge zones and available groundwater information. In general, parcels located on the Valley Floor or in strong alluvial areas will be assigned a threshold of 1 acre-foot per acre of land (an acre-foot of water is the amount of water it takes to cover one acre of land to a depth of one foot, or 325,851 gallons). Therefore, a 40-acre parcel will have an acceptable level of groundwater use of 40 acre-feet per year. The threshold for Hillside parcels (primarily located in volcanic rock and soils) is 0.5 acre-feet per acre or 20 acre-feet per year for a 40-acre parcel. Areas designated as "Groundwater Deficient Areas" as defined in the Groundwater Conservation Ordinance will have threshold established for that specific area. For example, the Milliken-Sarco-Tulocay Basin (M-S-T) is currently the only "groundwater deficient area" and has an established threshold of 0.3 acre-feet per acre per year. Thus, the same 40-acre parcel has an acceptable level of water use of 12 acre-feet per year (see Appendix B).

If the Phase I analysis shows a water use above the parcel threshold then further analysis may be required in the form of a Phase II or Phase III analysis.

In instances where the applicant is in the M-S-T basin and their estimated future water usage will be significantly less than the values listed in Appendix A, or if the estimate is within 50% of the estimated threshold, the County may require the applicant to install a water meter to verify actual groundwater usage. If the actual usage exceeds the parcel's threshold, applicant may be required to reduce groundwater consumption

and/or find alternate water sources to ensure that no more groundwater is consumed than the threshold for the parcel(s) (See Appendix D).

In the M-S-T basin a phase one analysis examines only the estimated quantity of groundwater water usage as compared to the established water usage threshold. It is assumed that if all consumers within the MST basin were to limit their consumption to 0.3 acre-feet per acre per year\* there will be sufficient groundwater for all properties within that area.

\* Does not apply to the Ministerial Exemption as outlined in the Groundwater Conservation Ordinance

Any new project within the M-S-T Basin whose estimated use exceeds the threshold use will likely be recommended for denial to the County Department requesting review of the application.

For projects in all other areas within Napa County whose estimated water use exceeds the threshold, the applicant will be required to conduct either a **phase two or a phase three analysis (or both)**.

The phase two analysis is commonly called an aquifer test or well test. It requires the pumping of the project well(s) at the maximum rate needed to meet project water demands and at the same time requires the monitoring of the immediate effects of groundwater pumping on a neighboring or monitoring well(s). The following requirements must be met when performing a phase two analysis:

- An approved hydrogeologist, a list of which is on file with the Department of Public Works, must develop the test procedure. Upon approval of test procedures, the hydrologist will supervise the test and submit a report to the Department evaluating impacts to neighboring static water levels.
- A licensed well drilling contractor must perform the actual testing and monitor static and dynamic water levels of the project well and monitoring wells during the duration of the test, including the recovery phase of the project well and monitoring wells.
- The test must be conducted long enough to stabilize the dynamic water level of the project well or include an analysis of what the impact\* of continued pumping would have.
- The applicant or agent must notify the Department at least 48 hours prior to conducting the test.

\* Impact is unique to each project and will be evaluated on a case by case basis by the department of public works.

Any projects requiring a phase two analysis may also be required to install water meters to measure the actual amount of water consumed, and be required to find alternate

water sources if their actual groundwater usage exceeds the threshold for their property (see Appendix D).

The Department will review the phase two analysis and determine if the impacts to static water levels of neighboring wells are within acceptable limits. If the phase two is unacceptable, **a phase three analysis** is required. The phase three analysis may include many measures aimed at reducing water consumption and/or the maximum pumping rate. The Department will require periodic monitoring of static water levels with annual submittals of well production and static water level reports.

The phase three analysis only determines possible actions which could be taken to moderate the immediate effects of groundwater pumping to neighboring wells. These mitigation measures will be designed to reduce, but may not eliminate, the immediate effects of groundwater pumping to neighboring wells.

The preparation and submittal of WAA's for all use permits and parcel divisions, as well as for all Groundwater Conservation Ordinance permits must be submitted through the normal procedures for the Conservation, Development and Planning Department (CDPD) and the Department of Environmental management (DEM) respectively. All subsequent communication should likewise pass through CDPD or DEM. Any mitigation measures identified in the phase three analysis will become either project modifications to, or conditions of approval for, the proposed project.

Details of the use permit or land division can be obtained from CDPD and details of the Groundwater Ordinance and related permit process can be obtained from the Department of Environmental Management. Mapping of "Groundwater Deficient Areas" is available at all three Departments with final determination being supplied by the Department of Public Works.

### **Conclusions:**

The Napa County Board of Supervisors has long been committed to the preservation of groundwater for agriculture and rural residential uses within the County. It is their belief that through proper management, the excellent groundwater resources found within the county can be sustained for future generations.

Since 1991, several conclusions can be drawn from application of the water availability analysis process:

- In the process of conducting the analysis, applicants become much more aware of water use for their project, providing a higher level of awareness and potentially leading to more efficient use of the resource.
- Information submitted by applicants has lead to a broader database for future study and management.

- Groundwater use can vary widely depending upon its availability.
- The current practice of evaluating an applicant's Phase I WAA to determine if additional analysis is needed has been the accepted method for making groundwater determinations. Due to the limited information available on Napa County groundwater basins in general (with the exception of the MST basin), the Phase 1 WAA has been the most reasonable approach to the process and has not been shown to be inaccurate or inadequate. As such, the established WAA procedures for making groundwater determinations as outlined above and throughout the Appendices will continue to be the accepted method of making groundwater determinations and findings.

The water availability analysis is based upon the basic premise that each landowner has equal right to the groundwater resource below his or her property. By attempting to limit the extraction to a threshold amount, it is believed that sufficient groundwater will be available for both current and future property owners.

## **APPENDIX A: Estimated Water Use for Specified Land Use**

### **Guidelines for Estimating Residential Water Use-For use with the Phase I Form**

The typical water use associated with residential buildings is as follows:

Primary Residence	0.5 to 0.75 acre-feet per year (includes minor to moderate landscaping)
Secondary Residence	0.20 to 0.50 acre-feet per year
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year

#### **Additional Usage to Be Added**

1. Add an additional 0.1 acre-feet of water for each additional 1000 square feet of drought tolerant lawn or 2000 square feet of non-xeriscape landscaping above the first 1000 square feet.
2. Add an additional 0.05 acre-feet of water for a pool with a pool cover.
3. Add an additional 0.1 acre-feet of water for a pool without a cover.

Residential water use can be estimated using the typical water uses above. All typical uses are dependant on the type of fixtures and appliances, the amount and type of landscaping, and the number of people living onsite. If a residence uses low-flow fixtures and has appliances installed, is using xeriscape landscaping, and is occupied by two people, the water use estimates will be on the low side of the ranges listed above.

#### **Examples of Residential Water Usage:**

Residential water use can vary dramatically from house to house depending on the number of occupants, the number and type of appliances and water fixtures, the amount and types of lawn and landscaping. Two homes sitting side by side on the same block can consume dramatically different quantities of water.

##### **Example1:**

Home #1 is 2500 square feet. Outside the house there is an extensive bluegrass lawn, a lot of water loving landscaping, a swimming pool with no pool cover. Inside the house all the appliances and fixtures, including toilets and shower-heads, are old and have not been upgraded or replaced by water saving types. The owners wash their cars weekly but they don't have nozzles or sprayers on the hose. They do not shut off the water while they are soaping up the vehicles, allowing the water to run across the ground instead. Water is commonly used as a broom to wash off the driveways, walkways, patio, and other areas. The estimated water usage for Home #1 is 1.2 acre-feet of water per year.

Example2:

Home #2 is also 2500 square feet. Outside of the house there is a small lawn of drought tolerant turf, extensive usage of xeriscape landscaping, and no swimming pool. Inside the house all of the appliances and fixtures, including toilets and showerheads, are of the low flow water saving types. The owners wash their cars weekly, but have nozzles or sprayers on the hose to shut off the water while they are soaping up the vehicles. Driveways, walkways, patios, and other areas are swept with brooms instead of washed down with water. Estimated water usage for Home #2 is 0.5 acre-feet of water per year.

The above are only examples of unique situations. The estimated water use for each project will vary depending on existing parcel conditions.

**Guidelines For Estimating Non-Residential Water Usage:**

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

**Parcel Location Factors:**

The Fair share allotment of water is based on the location of your parcel. There are 3 different location classifications. Valley Floor, Hillside and Groundwater Deficient Areas. Valley Floor areas include all locations that are within the Napa Valley and the Carneros Region except for areas specified as groundwater deficient areas. Groundwater Deficient areas are areas that have been determined by the Department of Public Works as having a history of problems with groundwater. The only Groundwater

Deficient Basin in Napa County is the MST basin. All other areas are classified as Hillside Areas. Public Works can assist you in determining your classification.

Parcel Location Factors

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

\* Does not apply to the Ministerial Exemption as outlined in the Groundwater Conservation Ordinance

The threshold for the Valley Floor Area was determined in 1991 in the form of a Staff Report to the Board of Supervisors. The value of 1.0 AF/A/Year was established as the expected demand an average vineyard would have. It was noted that the Valley Floor threshold would have relatively little effect on neighboring wells.

The threshold for the Mountain Area was established due to the uncertainty of the geology, and the increasingly fractured aquifer in the mountainous and non Napa Valley areas.

The threshold for the Groundwater Deficient Areas was determined using data from the 1977 USGS report on the Hydrology of the Milliken Sarco Tulocay region. The value is calculated by dividing the “safe annual yield” (as determined by the USGS study of 1977) by the total acreage of the affected area (10,000 acres).

## **APPENDIX B: Values Used to Establish Thresholds**

Average Annual Rainfall (Source: Napa County Road & Streets Standards):

American Canyon	1.5 feet per year
City of Napa	2.0 feet per year
Yountville	2.5 feet per year
Oakville	2.5 feet per year
Rutherford	2.67 feet per year
St. Helena	2.75 feet per year
Calistoga	3.0 feet per year
Western Hills	increase by 20%
Eastern Hills	increase by 10%

Threshold Factors of Acceptable Water Use:

Valley Floor	1.0 acre-foot per acre
Hillsides	0.5 acre-foot per acre
MST Groundwater Deficient Areas	0.3 acre-foot per acre*

\* Does not apply to the Ministerial Exemption as outlined in the Groundwater Conservation Ordinance

## **APPENDIX C: Guidance for M-S-T Basin Permit Applications**

Data collected from the monitoring of wells within the M-S-T Basin over the last forty years indicate that it may be in overdraft, leading to the conclusion that the existing water users within the basin are pumping more water from the ground than is being naturally replaced each winter season. The only way to end the overdraft trend is to cease all water extraction from the basin. However, as no other reasonable water resources exist in the M-S-T, the Department, to avoid a ban on all new construction, has assumed that each property owner should be able to develop their property to a “reasonable” level of water use while reducing the rate at which the groundwater levels are being lowered.

Within the near future, the U.S.G.S. will release a report on a recent study of the M-S-T Basin. From the U.S.G.S. report we will be able to determine to what extent the overdraft condition may exist and infer what problems may occur from the continued extraction of groundwater from the Basin. Results of the study will be used to plan for alternatives to address these problems. Until the report is available, and alternative measures can be implemented, the Department will use the following analysis to evaluate impacts from proposed projects in the M-S-T Basin:

**Single Family Dwellings on Small Parcels In the M-S-T Basin:** The average, single family dwelling will likely use between 0.5 and 0.75 acre-feet of groundwater per year. Using a threshold of 0.3 acre-ft/year/acre, the minimum parcel size able to support the above range is between 1.5 to 2.5 acres. Therefore, if an existing residence that uses 0.5 acre-feet per year of groundwater is located on a one-acre parcel, it already exceeds the acceptable level of water use for the property. Applications for the construction of a single family home in these instances can be approved ministerially if the owner agrees to the conditions outlined in the Groundwater Ordinance. If the conditions are not agreed upon, or if the project involves a secondary dwelling or other groundwater uses not consistent with a single family dwelling, then the project would be subject to the complete groundwater permit process including but not limited to the submittal of a Phase 1 analysis detailing all water use, existing and proposed, on the project parcel.

**Agricultural Development In the M-S-T Basin:** Agriculture in the M-S-T Basin is not exempt from the groundwater permit process. In these cases, such development will require an application for a groundwater permit including a phase one analysis detailing the existing and proposed water use(s) on the project parcel(s). It is likely that all agricultural development in the M-S-T will be required to meter all wells supplying water to the property with periodic reports to the Department.

**Existing Vineyard, New Primary or Secondary Residence In the M-S-T Basin:** On an application related to a new residence on a parcel with an existing vineyard or residence, the Phase 1 WAA shall include all water use on the property, both existing and proposed. Projects on parcels with an established vineyard will likely be required to meter all wells supplying water to the property with periodic reports to the Department.

**Wineries and Other Use Permits In the M-S-T Basin:** On an application for a use permit, the applicant is required to provide a phase one analysis. Should the application be approved, a specific condition of approval will be required to meter all wells supplying groundwater to the property with periodic reports to the Department. It is also possible that water conservation measures will be a condition of approval. All new use permits must meet the threshold water use for the project parcel.

## **APPENDIX D: Water Meters**

If required, water meters shall measure all groundwater used on the parcel. Additional meters may also be required for monitoring the water use of individual facilities or operations, such as a winery, residence, or vineyard located on the same parcel. If a meter(s) is installed, the applicant shall read the meter(s) and provide the readings to the County Engineer at a frequency determined by the County Engineer. The applicant shall also convey to the County Engineer, or his designated representative, the right to access and verify the operation and reading of the meter(s) at any time.

If the meters indicate that the water consumption of a parcel in the M-S-T basin exceeds the fair share amount, the applicant will be required to submit a plan which will be approved by the Director of Public Works to reduce water usage. The applicant may be required to find additional sources of water to reduce their groundwater usage. Additional sources may include using water provided by the City of Napa, the installation of water tanks which are filled by water trucks, or other means which will ensure that the groundwater usage will not exceed the fair share amounts.

The readings from water meters may also be used to assist the County in determining trends in groundwater usage, adjusting baseline water use estimates, and estimating overall groundwater usage in the M-S-T basin.

## **Appendix E: Determining water use numbers with multiple parcels**

The water availability analysis is based on the premise that each landowner has equal right to the groundwater resource below his or her property. There will be cases where one person or entity owns multiple parcels and requests that the total water allotment below all of his or her parcels be considered in the Phase I water availability analysis. Determining the total threshold based on multiple parcels is acceptable, however to protect future property owners, certain safeguards must be in place to ensure that the water allotment and transfer between parcels is clearly documented and recorded, especially in cases where the water from more than one parcel will ultimately serve a use on a single parcel.

When multiple parcels are involved, the parcels for which the total threshold is being based on must be clearly identified on a site plan with assessors parcel numbers noted. The transfer of water from these parcels to the parcel on which the requested use is located must be documented using the form provided by the department of public works. The form must be approved by the County and subsequently recorded by the applicant prior to commencement of any activity authorized by the groundwater permit or other county permit or approval. A condition requiring such will be placed on the use permit, groundwater permit or other permit for approval.



**NAPA COUNTY**

**CONSERVATION — DEVELOPMENT  
 AND PLANNING DEPARTMENT**

JEFFREY R. REDDING  
 Director

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**MEMORANDUM**

**TO:** Conservation, Development and Planning Commission

**FROM:** Jeffrey R. Redding, Director

**SUBJECT:** Public Works Department Report on Water Availability Analysis

**DATE:** February 27, 1991

In response to the Commission's concerns regarding water availability, the Department of Public Works has prepared a report outlining a three phase process. (see attached) The three phases are 1) a reconnaissance report required at the application stage for all use permits and parcel/subdivision maps; 2) study of the effects of additional water consumption on surrounding users based on a threshold level of water consumption; and 3) development of a contingency plan.

The report outlines the content of the Phase 1 Reconnaissance Report and the Phase 3 Contingency Plan; however, additional description is required for the Phase 2 Study. The water consumption thresholds need to be refined and criteria and guidelines must be developed for the study content and methodology. Based on comments from the Commission and the Departments of Conservation, Development and Planning and Environmental Management, Public Works will proceed with these changes.

**RECOMMENDATIONS**

1. The Commission approve, as an interim policy, the recommendations by Public Works for a three phase process to determine water availability for all use permits and parcel/subdivision maps.
2. The Commission direct staff to refine the water consumption thresholds and develop criteria and guidelines for the Phase 2 study.

stf/water



# NAPA COUNTY

## DEPARTMENT OF PUBLIC WORKS

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HARRY D. HAMILTON  
Director of Public Works  
County Surveyor — County Engineer  
Road Commissioner

### STAFF REPORT Water Availability Analysis

As a result of the environmental review process and the current drought conditions, the Napa County Planning Commission has expressed concern over water availability for Use Permit and Parcel Map applications. The availability of groundwater and the effects of pumping projected water demands of proposed facilities on the neighboring wells is of ultimate concern to both the Commission, neighbors and the applicant. In an effort to address these concerns, the Public Works Department has attempted to establish criteria by which the applicant can perform well tests to satisfactorily evaluate the effects of projected water use on the local groundwater aquifer. This Department contracted with J.M. Montgomery, the County's consultant for the Water Resources Study currently in progress, to help establish these criteria. The resulting letter report submitted by Montgomery engineers has revealed two basic flaws in this approach:

- 1 - The general nature of the criteria to include all types of applications may not give specific enough direction to the applicant or his consultant resulting in a general evaluation of the aquifer no more informative to the Commission than current information presently provided;
- 2 - The cost of such well studies may be prohibitive to applicants of small wineries or parcel maps.

While this Department is working to bring local experts together to refine these criteria and provide a more definitive result, it is apparent that some form of interim guidelines are required. Therefore, this staff report has been put together to provide the Commission with some basic information pertaining to water use, available groundwater, existing information and interim recommendations to assist the Commission's decision-making process. This report is comprised of the following sections:

- I. Existing Groundwater Studies and General Evaluation of Aquifers for Various Areas
- II. Projected Water Use of Various Applications
- III. Recommendations

## I. Existing Groundwater Studies and General Evaluation of Aquifers for Various Areas

The most comprehensive study of groundwater in Napa County was done by the USGS in 1973. This study involved extensive monitoring of hundreds of wells within the Napa Valley floor from Calistoga south to the Oak Knoll Avenue. The Napa County Flood Control and Water Conservation District contracted the study and provided the monitoring program of these selected wells from 1962 to about 1975. The report concluded that the main Napa Valley aquifer was quite large, relatively stable and not in an overdraft situation. It was estimated that the basin contained about 200,000 acre-feet of water of which 24,000 acre-feet per year can be safely withdrawn without overdrafting the aquifer. The 1991 Montgomery study is suggesting a slightly lower "safe yield" for the basin of 22,000 acre-feet per year. Current usage is estimated at 16,000 acre-feet per year available before an overdraft occurs.

In 1972 a prior USGS study investigated the groundwater basin for the Lower Miliken-Sarco-Tulucay Creeks area east of the City of Napa. Based upon this study, the usable storage capacity of that basin is approximately 20,000 acre-feet per year. The aquifer in this area is considerably more confined than the main Valley floor with lower transmission rates (slower recharge of wells), fractured rock formations (segmenting of the aquifer) and generally a lower annual yield than the Valley floor. This annual yield is estimated at 3,000 acre-feet and pumpage at times is thought to exceed this amount.

Although no other extensive groundwater studies have been completed in the County, certain lesser investigations have been performed by the Flood Control and Water Conservation District. These investigations are primarily centered in areas with known groundwater problems and relative concentrated use. These areas are: Carneros, Coombsville (area discussed above), Dry Creek, Angwin, Mt. Veeder (and similar mountainous areas in volcanic formations), Pope/Chiles Valley, and Calistoga (mainly from a water quality standpoint). While no estimate of annual yield from these areas has been determined, they have been labeled as areas with groundwater problems that should be dealt with cautiously.

## II. Projected Water Demand of Various Applications

It is extremely difficult to apply "across the board" criteria for evaluating water demand without first considering the relative consumptions of various uses for proposed sites. Some of these uses are currently regulated by the Planning Commission while some are not. Following is a table of various uses, their current average water demand and the County process, if any, that regulates that use.

USE	Projected Water Demand, (note units)	County Process
<b>Residential:</b>		
-primary residence	0.75 AC-FT/YR	BP
-secondary res.	0.33 AC-FT/YR	UP, BP
-farm labor dwell.	1.0 AC-FT/YR (6people)	UP, BP
<b>Agricultural:</b>		
-vineyards	1.0 AC-FT/AC-YR	None
-irrigated pasture	4.0 AC-FT/AC-YR	None
-orchards	4.0 AC-FT/AC-YR	None
-livestock (sheep or cows)	0.01 AC-FT/AC-YR	None
<b>Winery:</b>		
-process water	2.15 ac-ft/100kgalwine	UP, BP
-domestic & land.	0.5 " "	UP, BP
<b>Industrial:</b>		
-food processing	31.0 ac-ft/employee-yr	UP, BP
-Printing/Publishing	0.6 " "	UP, BP
<b>Commercial:</b>		
-office space	0.01 ac-ft/employee-yr	UP, BP
-warehouse	0.05 " "	UP, BP

From these estimated water usage numbers we can consider typical and "worst" case scenarios. For example, consider an 80 acre parcel currently in non-irrigated pasture land. If this parcel is used for grazing cattle or sheep, the water consumption will be approximately 1 ac-ft/yr for 320 head of sheep (or 80 cattle) on non-irrigated pasture. The parcel may also be irrigated to provide grazing for the same number of sheep and require 320 ac-ft/yr for irrigated pasture land. Either of these situations would not require any County permit or land division process. The same 80 acre parcel planted in vineyard would require about 80 ac-ft/yr of water and would likewise not require County approval. A third scenario would be the split of the 80 acre parcel into two 40 acre pieces requiring the owner to apply for a parcel map with the County. If the proposed purpose was to construct two single family dwellings, the resulting water consumption would be approximately 2 ac-ft/yr. All three of these scenarios would most likely rely on groundwater for their water supply though cattle and vineyard operations many times build reservoirs to store surface waters. To take the worst case possible in these three development scenarios let's add a primary residence, secondary residence and farm labor residence all with ample landscaping. Then the water consumption may be as shown in the following table.

SCENERIO	DESCRIPTION	ANNUAL WATER USE ac-ft/yr
#1	320 sheep irrigated pasture primary residence secondary res. farm labor dwell.	324
#2	80 acre vineyard primary residence secondary res. farm labor dwell. 50,000 gal winer	83.5
#3	primary residence secondary res.	1.2

It is apparent from this analysis that certain unregulated uses of parcels can utilize far more groundwater than regulated parcel splits confined to permitted dwelling units. While water consumption for industrial and commercial uses vary greatly and are supplied almost exclusively by M & I suppliers, they do have an overall effect on water supply for the County and during drought periods such as the current one, will cause a shift from imported water to groundwater, the impact of which is difficult to gage.

### III. Recommendations

In an effort to provide the Commission with an interim, workable evaluation procedure the Public Works Department proposes the following recommendations:

1. Establish a three phase policy at the application stage for all use permit and parcel/subdivision map applications. The initial phase would be a reconnaissance level letter report which would include;

A. Site Map including  
property boundaries  
proposed building facilities  
proposed agricultural development  
existing and/or proposed water systems  
adjoining neighbors  
adjoining water systems

B. Narrative on the proposed project with description of processes or land use intended. This should include  
acreage of vineyard/agricultural development  
gallons of wine to be produced  
homesites and number of occupants  
potential for future development

- C. Projected water consumption to include
  - total water requirement in acre-feet per year
  - peak demands and time of year
  - water source and delivery facilities
- D. Summary of available information on groundwater for the specific site and general evaluation of the groundwater basin to include
  - list of available published information
  - available history of wells or water service for site
  - probable effects on surrounding wells
  - proposed mitigation measures

2. Establish a threshold level of acceptance for various permit processes that would determine the need for further study by the applicant. This threshold level of water consumption would be expressed in acre-feet per year and could be on a sliding scale depending on the hydrologic conditions for that period of time. For example, during the current drought period an appropriate threshold level might be 1 acre-foot per year on the Napa Valley floor. This is the expected demand of an average vineyard. This consumption would have relatively little effect on neighboring wells. In hillside areas, where the aquifer is more fractured, an appropriate threshold level might be 1/2 acre-foot per year. The applicant would then be able to design their facilities to that level of water usage without having to provide a more extensive well study involving the drilling and testing of wells on the site. Applicants wishing to exceed these threshold levels, whether use permit, parcel map or building permit, could provide the phase two study to inform the Commission on the effects of additional water consumption on surrounding users. This concept during the current drought conditions could be applied to all applications including building permits, subdivision development, industrial use permits, etc. with a more extensive study being required for exceeding the threshold levels. In years of average or above rainfall, these thresholds could be adjusted upward and as such be less restrictive on water use. The applicants would have to make certain assumptions for land use of their development and may wish to provide two different scenarios: the most probable use of the property and the worst case (greatest water consumption) for the property. Certain standards for testing of wells for the phase two studies would be necessary and could be developed by this Department in cooperation with the Environmental Management Department which administers the County well ordinance.

Based upon the estimated water usage described in II above, the following threshold levels are suggested:

	Acceptable Water Usage ac-ft/ac-year			Rainfall at Average or Above		
	Below Average Rainfall (Current 1991) Applications			AREAS*		
	1	2	3	1	2	3
USE PERMIT						
M&I Supplied**	1	.5	0	3	2	0
Well	1	.5	0	3	2	0
PARCEL MAP						
M&I Supplied**	1	.5	0	3	2	0
Well	1	.5	0	3	2	0
Building Permits						
M&I Supplied**	1	.5	0	3	2	0
Well	1	.5	0	3	2	0

\*AREAS: 1-valley floor  
2-hillside  
3-historically poor water areas  
as identified by maps and records on  
file with the Department of Public  
Works

\*\*Water supplied thru municipality or  
District

3. Develop a contingency for water supply. Even the most exhaustive hydrogeologic study contains assumptions and evaluations which may or may not prove correct. In instances where the study does not accurately evaluate the effects of project water usage on surrounding wells or users, a contingency plan would be required. This may be as simple as implementation of water conservation measures on a permanent basis to adding storage facilities for use during peak demands. Implementation of this contingency plan would be achieved in one of a few different ways:

- application for modification of the permit use
- verified recordings of negative effects on neighboring uses as presented to the Commission through a formal complaint process similar to an appeal
- static well level deterioration documented by Flood Control District monitoring program
- determination by the Board of Supervisors as to a state of emergency requiring severe measures.