



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 3/18/2015
Agenda Placement: 10A
Continued From: 1/7/15 & 2/18/15

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for Steven Lederer - Director of Public Works
Public Works
REPORT BY: Charlene Gallina, SUPERVISING PLANNER - 299-1355
SUBJECT: Proposed Updates to the Water Availability Analysis (WAA) Program

RECOMMENDATION

PROPOSED REVISIONS TO THE WATER AVAILABILITY ANALYSIS PROGRAM

CEQA Status: Consideration and possible adoption of Categorical Exemptions Class 7 and Class 8. It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 7 ("Actions by Regulatory Agencies for Protection of Natural Resources") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15307 and see Class 8 ("Actions by Regulatory Agencies for Protection of the Environment") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15308.]

Request: Consideration of Staff's proposal to revise the Water Availability Analysis (WAA) Program, which is used in environmental evaluation documents prepared for new discretionary development proposals that rely on groundwater resources. The WAA is a technical document prepared by a project applicant or their professional representative that quantifies the estimated amount of available groundwater and relates it to the amount of groundwater required to serve the proposed development. Proposed changes consist of replacing the past Phase I and Phase II theoretical analysis, with a two-tier approach based on best available technical documentation.

Staff Recommendation: Continue the item to April 1, 2015.

Staff Contact: Patrick Lowe, Natural Resources Conservation Manager, (707) 259-5937,
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CONTINUED FROM JANUARY 7, 2015 & FEBRUARY 18, 2015 MEETINGS; STAFF REQUESTS A CONTINUANCE TO APRIL 1, 2015.

EXECUTIVE SUMMARY**Proposed Action:**

That the Planning Commission:

1. Continue the item to the Planning Commission Meeting of April 1, 2015.

Discussion:

The WAA was first put in place in the early 1990's and has been used since that time, with periodic revisions, as a tool for analyzing groundwater impacts resulting from discretionary projects such as wineries, new vineyards on slopes over 5%, restaurants, hotels and other uses located in the unincorporated area of the County that propose to use groundwater. Following the work of the Groundwater Advisory Committee (GRAC), policy direction from the Board of Supervisors, information provided by the County's groundwater consultant, Luhdorff & Scalmanini Consulting Engineers (LSCE), and the County's experience over the last 20 plus years using the existing procedure, various changes to the WAA are proposed. As presented, staff proposed a three tier procedure to be used in the the proposed WAA update.

On January 7, 2015, the Planning Commission heard a presentation on staff's proposal to revise the WAA Program, discussed and accepted public testimony on this item. As a result, the Planning Commission voted to continue the item to the February 18, 2015 meeting, and directed staff to evaluate and respond to Commission and public comments received prior to and at the meeting. On February 18, 2015, this item was continued to March 18, 2015 to give the Public Works Department additional time to address comments, and present to the Board of Supervisors, on March 3, 2015, the first annual report - Napa County Comprehensive Groundwater Monitoring Program and the California Statewide Groundwater Elevation Monitoring (CASGEM) Update, as well as, to provide a status report on the draft WAA Program update efforts.

Given that additional time is needed for the Public Works Department to address comments made to date, it is recommended that the item be continued to April 1, 2015. It should be further noted that a list of all comments received to date along with proposed responses and a revised draft of the WAA Policy with tracked changes from the previous public version are available at: <http://www.countyofnapa.org/PBES/WAA>. Any further written comments received by March 24, 2015 will be included in the Planning Commission's April 1, 2015 agenda packet.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Consideration and possible adoption of Categorical Exemptions Class 7 and Class 8. It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Class 7 ("Actions by Regulatory Agencies for Protection of Natural Resources") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15307 and see Class 8 ("Actions by Regulatory Agencies for Protection of the Environment") which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15308.]

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina