



A Tradition of Stewardship  
A Commitment to Service

**Department of Public Works**

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**Donald G. Ridenhour, P.E.**  
Director

**WATER AVAILABILITY ANALYSIS - PHASE ONE 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 assessor's 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 underline your location classification below (Public Works can assist you in determining your classification if necessary):

<u>Valley Floor</u>	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

Assessor's Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
047-110-017	2	1.0	2

## Water Supply/ Waste Disposal Information Sheet

### Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	<u>WELL</u>	<u>STORAGE</u>
Name of proposed water supplier (if water company, city, district):	<u>N/A</u>	<u>N/A</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	<u>.5</u> gallons per day (gal/d)	
Current water source:	<u>WELL</u>	<u>STORAGE 5000 gal</u>
Anticipated future water demand: * Residence, Furniture Store Gallery, Transportation	<u>140</u> gal/d	<u>5000</u> gal/d
Water availability (in gallons/minute):	<u>28</u> gal/m	<u>28 plus fire hydrant</u> gal/m from STORAGE
Capacity of water storage system:	<u>2500</u> gal	<u>2500</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>TANK</u>	

### Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>N/A</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>onsite septic</u>	<u>N/A</u>
Name of disposal agency (if sewage district, city, community system):	<u>NONE</u>	<u>N/A</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current waste flows (peak flow):	<u>490</u> gal/d	_____ gal/d
Anticipated future waste flows (peak flow):	* <u>530</u> gal/d	_____ gal/d
Future waste disposal design capacity:	<u>—</u> gal/d	<u>—</u> gal/d

### Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at [www.countyofnapa.org/dem](http://www.countyofnapa.org/dem).

### Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

### Grading Spoils Disposal

Where will grading spoils be disposed of?  
(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): NONE

**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:		PROPOSED USE:	
Residential	<u>.5040</u> af/yr	Residential	<u>.5040</u> af/yr
Farm Labor Dwelling	_____ af/yr	Farm Labor Dwelling	_____ af/yr
Winery	_____ af/yr	Winery	_____ af/yr
Commercial - RETAIL	<u>.0448</u> af/yr	Commercial	<u>.0896</u> af/yr
Vineyard*	_____ af/yr	Vineyard*	_____ af/yr
Other Agriculture	_____ af/yr	Other Agriculture	_____ af/yr
Landscaping	<u>.3024</u> af/yr	Landscaping	<u>.3024</u> af/yr
Other Usage (List Separately):		Other Usage (List Separately):	
_____	_____ af/yr	_____	_____ af/yr
_____	_____ af/yr	_____	_____ af/yr
_____	_____ af/yr	_____	_____ af/yr

TOTAL: .8512 af/yr  
277,400 gallons

TOTAL: .896 af/yr  
TOTAL: 292,000 gallons

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:  Date: 11/28/2014 Phone: 707 812 5006

**OWNER / APPLICANT**

WRIGHT'S CORNER INC.  
 CONTACT: KERRY SMITH  
 PH: 707-812-3006

**SHEET INDEX**

- A1 TITLE SHEET & SITE PLAN
- A2 FLOOR PLAN
- A3 EXTERIOR ELEVATIONS

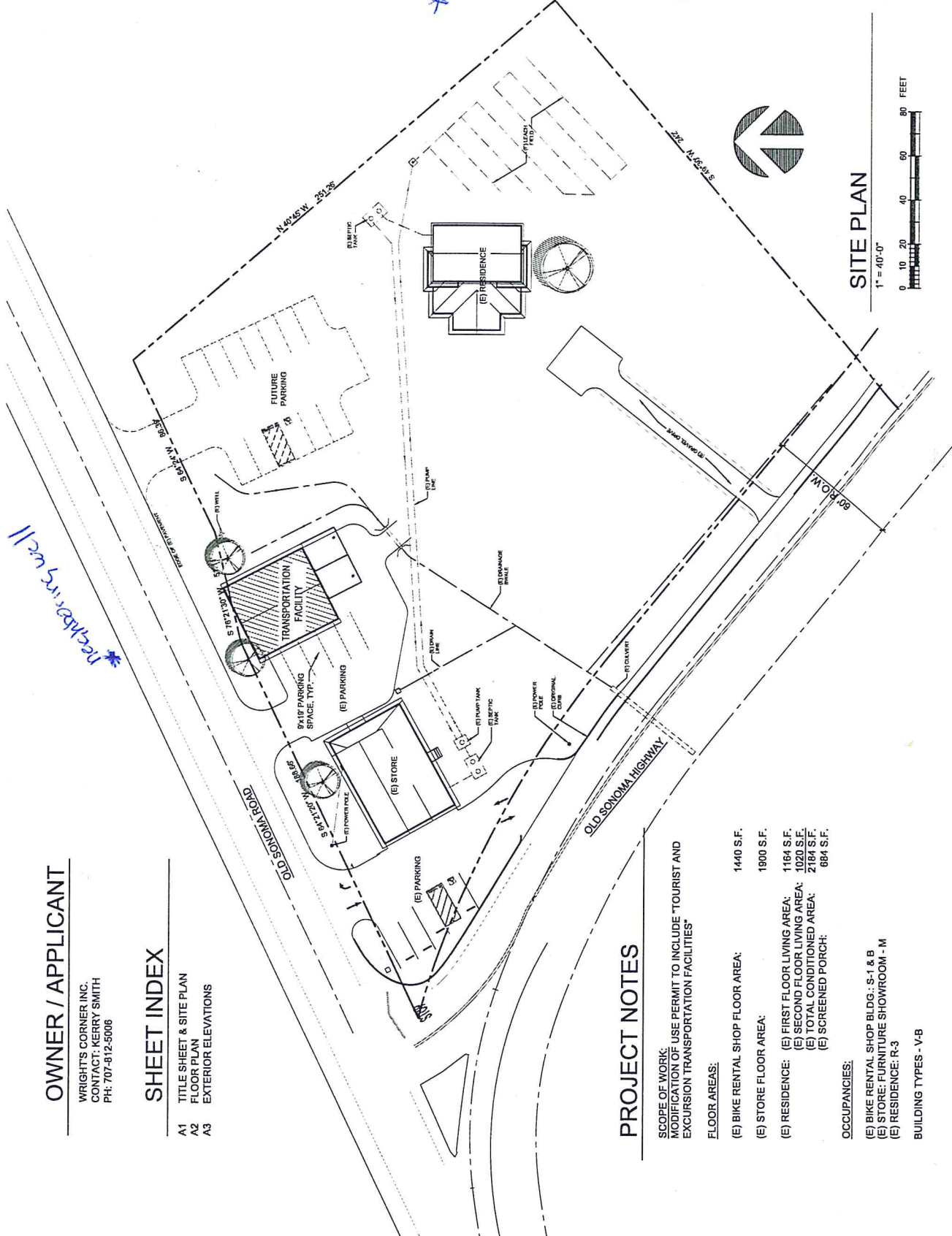


**TERRY TRACY ARCHITECT**  
 1143 ALTA AVE.  
 NAPA, CA 94559  
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**PROJECT**  
**WRIGHT'S CORNER EXCURSIONS & TRANSPORTATION**  
 4370 OLD SONOMA HWY.  
 NAPA, CA 94558  
 APN 047-110-017

**SHEET DESCRIPTION**  
**SITE PLAN, PROJECT NOTES, SHEET INDEX**

**DATE** 1-20-14  
**SHEET** **A1**



*Neighbors well*

*Neighbors well*

*Neighbors well*

*Neighbors on East and south wells are over 200 ft away*



**SITE PLAN**

1" = 40'-0"



**PROJECT NOTES**

SCOPE OF WORK:  
 MODIFICATION OF USE PERMIT TO INCLUDE "TOURIST AND EXCURSION TRANSPORTATION FACILITIES"

- FLOOR AREAS:**
- (E) BIKE RENTAL SHOP FLOOR AREA: 1440 S.F.
  - (E) STORE FLOOR AREA: 1900 S.F.
  - (E) RESIDENCE: (E) FIRST FLOOR LIVING AREA: 1164 S.F.
  - (E) SECOND FLOOR LIVING AREA: 1020 S.F.
  - (E) TOTAL CONDITIONED AREA: 2184 S.F.
  - (E) SCREENED PORCH: 684 S.F.

- OCCUPANCIES:**
- (E) BIKE RENTAL SHOP BLDG.: S-1 & B
  - (E) STORE: FURNITURE SHOWROOM - M
  - (E) RESIDENCE: R-3
- BUILDING TYPES - V-B**