

FILE # P10-00155

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

A Tradition of Stewardship
 A Commitment to Service

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: AW Date Submitted: 4.22.10
 TYPE OF APPLICATION: USE PERMIT + PARKS & RURAL REC. Date Published: _____
 REQUEST: USE PERMIT FOR MOORE CREEK PARK- Date Complete: _____
2 NEW OPEN SPACE DISTRICT PARK NORTH OF LAKE HENNESSEY.

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: MOORE CREEK PARK
 Assessor's Parcel #: 025-440-010 ET SEQ (SEE NEXT P.) Existing Parcel Size: ~1,580 ACRES TOT.
 Site Address/Location: 2607 CHILES-POPE VALLEY RD. ST. HELEN CA 94574
No. Street City State Zip
 Property Owner's Name: NAPA COUNTY REGIONAL PARK & OPEN SPACE DISTRICT
 Mailing Address: 1195 THIRD ST. ("THE JAIL") NAPA CA 94559
No. Street City State Zip
 Telephone #: (707) 259-5933 Fax #: (707) 299-4471 E-Mail: jwoodbury@ncrpsd.org
 Applicant's Name: JOHN WOODBURY, PROGRAM MGR.
 Mailing Address: AS ABOVE
No. Street City State Zip
 Telephone #: () - Fax #: () - E-Mail: _____
 Status of Applicant's Interest in Property: OWNER
 Representative Name: N.A.
 Mailing Address: _____
No. Street City State Zip
 Telephone #: () - Fax #: () - E-Mail: _____

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. 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.

John Woodbury 4/1/10
Signature of Property Owner Date
John Woodbury
Print Name

John Woodbury 4/1/10
Signature of Applicant Date
John Woodbury
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ NA Receipt No. NA Received by: CAHILL Date: 4.22.10

*Total Fees will be based on actual time and materials

MOORE CREEK
ASSESSORS PARCEL NOS.

CONT.

025. 200. 034 MCLP
025. 200. 012 N2P2
030. 130. 002 N2P2
030. 130. 003 N2P2
032. 010. 078 N2P2
025. 440. 010 MCLP
025. 440. 019 N2P2
025. 440. 033 N2P2
025. 060. 025 MCLP
025. 060. 028 MCLP

Project

The Moore Creek Park project involves improving and providing public access to and nature-based recreation on the 673 acres of open space in the Moore Creek watershed owned by the Napa County Regional Park and Open Space District (the "Moore Creek Unit"). Proposed uses, facilities and other notable features of the project are summarized below:

Proposed Uses

- *Hiking* - Hiking will be allowed within the Moore Creek Unit except when the park is closed due to high fire hazard, excessively wet trails, or other hazards. (please see the "Other Notable Features" section, below, for additional information on proposed park closure policies).
- *Mountain Biking* - Mountain biking will be allowed on all named trails within the Moore Creek Unit, excepting those times when the park is closed due to high fire hazard, excessively wet trails, or other hazards.
- *Horseback Riding* - As with mountain biking, horseback riding will be allowed on all named trails within the Moore Creek Unit, excepting those times when the park is closed due to high fire hazard, excessively wet trails, or other hazards.
- *Nature Observation and Study* - Nature observation will be allowed year-round, except when park access is restricted due to high fire hazard, excessively wet trails, or other hazards.
- *No Motorized Recreation* - Unless required or recommended by the ADA or similar disability-access regulations, no motorized recreation will be permitted. Excepting the access driveway running between Chiles Pope Valley Road and the Moore Creek Unit staging area, the public will not be permitted to drive any form of motorized vehicle within the park, other than between .
- *Environmental Camping* - Short-term walk-in tent camping will be allowed for small groups, by reservation only, in an area approximately 500 feet northeast of the ranch house and also on the knoll approximately 2000 feet east of the ranch house. No more than one group will be allowed to camp at any given time, with a maximum size of 30 campers per group.
- *Other Low-Impact Outdoor Recreation and Education* - Open space-based activities that do not disturb the natural character of the area may also be allowed. Examples include non-invasive geocaching or picnicking. Hunting, target shooting, and barbecuing are, however, specifically disallowed.
- *Annual Special Events* - The NCRPOSD proposes up to two invitation-only volunteer special events annually to allow group work on park improvement, restoration, and maintenance projects. These work events would potentially include overnight stays by volunteers and would in no case exceed 125 people per event.

Proposed Facilities

- *Canyon Trail* (2.8 miles) - An existing unimproved road, plus a 700 foot long new bypass trail to eliminate two of the existing seven road crossings of Moore Creek. The southern one mile of the road also provides access to the existing ranch house.
- *Vista Trail or Southeastern Upland Trail* (2.1 miles) - A new single-track trail that together with the southern portion of the Canyon Trail creates a 3 mile loop trail.
- *Madrone Trail or Northwestern Upland Trail* (1.5 miles) - A new single-track trail that together with the northern portion of the Canyon Trail creates a 3.5 mile loop trail.

- *Staging Area* - Located approximately ¼ mile from Chiles/Pope Valley Road, the existing ranching operation staging area would become the public parking area. As designed, it would be designed to County of Napa Public Works standards and would accommodate up to 5 horse trailers and 21 regular-sized vehicles. The general public will not be permitted to drive beyond the staging area. The driveway from Chiles/Pope Valley Road to the existing staging area would be chip-sealed and the existing staging area would have gravel surface added as needed to provide an all-weather surface. A composting toilet facility will be located at the staging area for the visiting public.
- *Environmental Camping* - One primitive tent camp site will be located approximately 500 feet northeast of the ranch house and another will be located on top of the knoll approximately 2000 feet east of the ranch house. Other than composting toilet facilities at each location, there will be no structures, and no potable water.
- *Signage* - Includes park entrance sign on Chiles/Pope Valley Road, information kiosk at the staging area, educational signage, and directional signage at all trailheads and junctions, and property boundary/no trespassing signs at appropriate intervals along the perimeter fence.
- *Fencing* - Includes 4-strand barbed wire fencing along the entire perimeter. Additional barbed wire will be added in the area between the ranch house and the section line (approximately 1/8 mile) such that there is no more than an 8 inch gap between strands extending from the ground to four feet above ground.

Other Notable Features

- *Sustainability* - Every aspect of the construction and operation of the park will be designed to be sustainable in terms of resource and energy consumption and generation of pollutants. Examples include: (a.) entrance informational display about climate change that encourages each user to make a donation to offset their carbon footprint from use of the park, with donations used to install energy conservation improvements and equipment and generate solar power for on-site use; (b.) no motorized recreation within the park; (c.) solid waste minimization through education, recycling and composting; and (d.) composting rather than flush or chemical toilets.
- *Wildfire Hazard* - Park activities will be limited as appropriate (up to and including full park closure) as needed during periods of extreme wildfire hazard. Wildfire hazard will be as determined by the County Fire Marshall or, additionally, when in the District's judgment the combination of forecasted temperature, humidity, and wind suggest extreme wildfire hazard. No open fires will be allowed except when wildfire hazard is low and even then only within facilities approved by the Fire Marshall and consistent with Cal Fire's Fire Wise standards.
- *Wet Weather* - Trails will be closed as needed during and after rainstorms to prevent soil erosion and damage to trails. Trails will be monitored weekly throughout the first wet season, and as needed thereafter, to observe the interaction of trail location, soil type, type and frequency of use and soil moisture level. Appropriate closure protocols for hikers, mountain bikers, and equestrians will be adopted and enforced. The performance standard used to guide the closure protocols will be that there is no trail related sediment flow either directly or indirectly into Lake Hennessey, Chiles Creek, or Moore Creek.
- *Other Hazards* - Trails will be partially or fully closed, and either or both Units may be completely closed to the public as needed to avoid conflict with City of Napa or District property maintenance

activities, to avoid any other public safety hazard, to protect water quality, or to protect other natural resources.

- *Existing Houses* - The two existing houses on the property will continue to be used as private residences consistent with County Zoning, Building, Environmental Management, and other applicable ordinances and regulations. These houses and ancillary structures will not be open to the public, they are not part of the proposed use permit.
- *Dogs* - No dogs will be allowed in the Moore Creek Unit except: (a.) dogs belonging to residents of the Gate House and/or the Ranch House which are either indoors, on leash, or in a fenced area and (b.) companion dogs as defined and as required to be permitted by the Americans With Disabilities Act.
- *Hunting and Shooting* - No sport hunting or target shooting will be allowed.
- *Noise* - The public will not be permitted to have amplified music at any time. Residents and their guests staying at the two houses on the property will be required to comply with the County of Napa's Exterior Noise Ordinance.
- *Grazing* - Cattle grazing is not currently allowed within the Lake Hennessey Unit, and this project does not propose changing this policy. Once the existing grazing lease within the Moore Creek Unit terminates, cattle grazing will be allowed to continue within the Moore Creek Unit, except that no grazing will be allowed in the northern two miles of the Unit (where it is not feasible to provide off-stream water for cattle, and which is marginal grazing land at best), and new fencing will be installed to keep cattle out of the lower one-half mile of the Unit. The existing grazing lease will terminate as soon as the eastern property boundary is surveyed and fenced; this work is currently underway pursuant to an agreement that has been entered into between the District and the adjacent property owner. The duration and intensity of grazing will be based on best management practices developed in consultation with the Natural Resource Conservation Service. A key grazing objective will be to use grazing to control the risk of wildfire and the spread of invasive weeds.
- *Fencing* - The entire perimeter of the park is already or will be fenced with 4-strand or 5-strand barbed wire fencing to limit trespass onto private property and facilitate managed grazing, while still allowing wildlife movement.

INFORMATION SHEET

I. USE

A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided):

- SEE ATTACHED -

B. Project Phases: ☐ one ☒ two ☐ more than two (please specify):

C. Estimated Completion Date for Each Phase: Phase 1: 2011-2012 Phase 2: future

D. Actual Construction Time Required for Each Phase: ☐ less than 3 months
☒ More than 3 months

E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: N/A

F. Additional Licenses/Approval Required:

District:

State:

URBANICAL:

Regional:

Federal:

CITY OF NAPA FOR TRAIL CONNECTION(S)

II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

A. Floor Area/Impervious area of Project (in square ft): 12,000 #
Proposed total floor area on site: ~400 #
Total development area (building, impervious, leach field, driveway, etc.): ~12,400 #
New construction: 400 #

existing structures or
portions thereof to be
utilized: 0 #

existing structures or
portions thereof to be
moved: 0 #

B. Floor Area devoted to each separate use (in square ft):

living: 0 # storage/warehouse: 0 # offices: 0 #
sales: 0 # caves: 0 # other: ~400 # / RESTROOM
septic/leach field: 0 # roads/driveways: 125, 250 #

C. Maximum Building Height: existing structures: 25' new construction: 15'

D. Type of New Construction (e.g., wood-frame): WOOD FRAME

E. Height of Crane necessary for construction of new buildings (airport environs): 0 #

F. Type of Exterior Night Lighting Proposed: SHIELDED & DIRECTED DOWNWARD @ RESTROOM

G. Viewshed Ordinance Applicable (See County Code Section 18.100): ☐ Yes ☒ No

H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V - non rated):

☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N
☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☐ Type V (non-rated)

(Reference Table 6 A of the 2001 California Building Code)

III. PARKING

	Existing	Proposed
A. Total On-Site Parking Spaces:	7	26
B. Customer Parking Spaces:	0	26
C. Employee Parking Spaces:	7	SAME
D. Loading Areas:	~1,000 # by french house	SAME

IV. TYPICAL OPERATION

	Existing	Proposed
A. Days of Operation:	<u>0</u>	<u>7 days/wk</u>
B. Expected Hours of Operation:	<u>0</u>	<u>day use - similar to, limited to congress - 24 hr / day</u>
C. Anticipated Number of Shifts:	<u>0</u>	<u>1</u>
D. Expected Number of Full-Time Employees/Shift:	<u>0</u>	<u>0</u>
E. Expected Number of Part-Time Employees/Shift:	<u>0</u>	<u>2</u>
F. Maximum Number of Visitors		
• busiest day:	<u>0</u>	<u>PARKING 26 SPACES</u>
• average/week:	<u>0</u>	<u>26 SPACES</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>0</u>	<u>1</u>
• average/week:	<u>0</u>	<u>7</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities
Food Serving Facilities

- restaurant/deli seating capacity:
- bar seating capacity:
- public meeting room seating capacity:
- assembly capacity:

B. Residential Care Facilities (6 or more residents)

Day Care Centers

- type of care:
- total number of guests/children:
- total number of bedrooms:
- distance to nearest existing/approved facility/center:

Existing

Proposed

TRAFFIC INFORMATION

Project Trip Generation							
Personnel / Visitors				Vehicle Trips			
	Operations Daily M - F	Marketing Events Minimum Weekends	Maximum		Operations Daily M - F	Marketing Events Minimum Weekends	Maximum
Operating Hours	2:30 - 5:00						
Employees *				Employee Trips			
Full-Time	0			Full-Time			
Seasonal Peak	2			Seasonal Peak	10		
Peak Hours	1			Peak Hours	4	1	4
Total Employees	2			Total Employee Trips		10	1
Event Support Staff				Event Support Staff			
Full-Time				Full-Time			
Seasonal Peak				Seasonal Peak			
Total Support Staff				Total Support Staff Trips			
Visitors	20	0	60	Visitor Trips	20	0	60
Peak Hours	1	0	60	Peak Hours	10	0	20
Total Visitors	20	0	60	Total Visitor Trips	20	0	60
				Total Trucks - Deliveries, Shipping, etc. Trips	1/week	truck pickup	
Grand Total	22	2	62				
Provide supporting documentation for trip generation rates							
Submit separate spreadsheets for existing & proposed operations, include a trip generation grand total.				Existing: 2 people, 2 people, 10 trucks, 10 trucks Proposed: 2 people, 2 people, 10 trucks, 10 trucks			

* on-site construction - 1 on-site event - 2 staff 4 trucks 1 person the 1st 2
 4th 2.0 person/vehicle - 20 residents 10 trucks - 144 residents 20 trucks - separate from

	Number of People Onsite			Marketing Events	Marketing Events	Marketing Events
	Full-Time	Peak	Seasonal			
No. Employees	0	0	0			
Support Staff, caterers, clean-up, etc.	0	0	0	4		
Visitors	20	0	0	144		
Residents	4	4	4	4		
Grand Total						

APPS-Traffic Information

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY	<u>Domestic</u>	<u>Emergency</u>
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):	<u>3 wells</u>	<u>3 wells</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>n/a</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>n/a</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C. Current Water Use (in gallons/day): Current water source:	<u>7000</u> <u>wells</u>	<u>n/a</u> <u>pool</u>
D. Anticipated Future Water Demand (in gallons/day):	<u>1,420</u>	<u>n/a</u>
E. Water Availability (in gallons/minute):	<u>6,000 gpm</u>	<u>30,000 gpm</u>
F. Capacity of Water Storage System (gallons):	<u>n/a</u>	<u>pool</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u>n/a</u>	<u>pool</u>
F. Completed Phase I Analysis Sheet (Attached):		
NO PUBLIC WATER PROPOSED		
II. LIQUID WASTE		
	<u>Domestic</u> (sewage)	<u>Other</u> (please specify)
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>composting toilet</u>	<u></u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>n/a</u> <input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
C. Current Waste Flows (peak flow in gallons/day):	<u>100</u>	<u></u>
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>100</u>	<u></u>
E. Future Waste Disposal Capacity (in gallons/day):	<u>no change</u>	<u></u>
III. SOLID WASTE DISPOSAL		
A. Operational Wastes (on-site, landfill, garbage co., etc.):	<u>on-site composting</u> <u>recycling garbage taken to landfill</u>	
B. Grading Spoils (on-site, landfill, construction, etc.):	<u>on-site</u>	
IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)		
A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	<u></u>	
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>Berryessa Garbage Service</u>	



**Napa County Regional Park
and Open Space District**

John Woodbury
General Manager

dc HG
4/26/10

April 26, 2010

Hillary Gitelman
Director of Conservation, Development and Planning
County of Napa
1195 Third Street, Rm 210
Napa, CA 94559

RE: Request for Fee Waiver for Use Permit for Moore Creek Park

Dear Hillary:

In accordance with County policy, the Napa County Regional Park and Open Space District requests that the fee for a Use Permit to construct and operate Moore Creek Park north of Lake Hennessey at 2607 Chiles and Pope Valley (APN # 025-440-010, 025-060-023 & -025, and 025-200-034). The standard fee without the waiver for this permit would be \$8,990.82.

Because of the public purpose, and the fact that the District as a public agency is a not-for-profit entity, the District qualifies for the permit fee waiver which County policy allows the Director of Conservation, Development and Planning to authorize.

Thank you for your consideration of this request.

Sincerely,

John Woodbury
General Manager
Napa County Regional Park and Open Space District



Napa County Department of Environmental Management
CUPA-Related Business Activities Form

Business Name: Napa County Regional Public & Open Space District

Business Address: 1195 Third St. Box 210 Napa, CA 94559

Contact: Deborah Lundberg

Phone #: 707-259-5933

A. HAZARDOUS MATERIALS

Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in AST's and UST's or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

☐ YES ☒ NO

B. UNDERGROUND STORAGE TANKS (UST's)

1. Own or operate underground storage tanks?

☐ YES ☒ NO

2. Intend to upgrade existing or install new UST's?

☐ YES ☒ NO

C. ABOVE GROUND STORAGE TANKS (AST's)

Own or operate AST's above these thresholds:

- Any tank capacity with a capacity greater than 660 gallons, or
- The total capacity for the facility is greater than 1,320 gallons?

☐ YES ☒ NO

D. HAZARDOUS WASTE

1. Generate hazardous waste?

☐ YES ☒ NO

2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?

☐ YES ☒ NO

3. Treat hazardous waste on site?

☐ YES ☒ NO

4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

☐ YES ☒ NO

5. Consolidate hazardous waste generated at a remote site?

☐ YES ☒ NO

E. OTHER

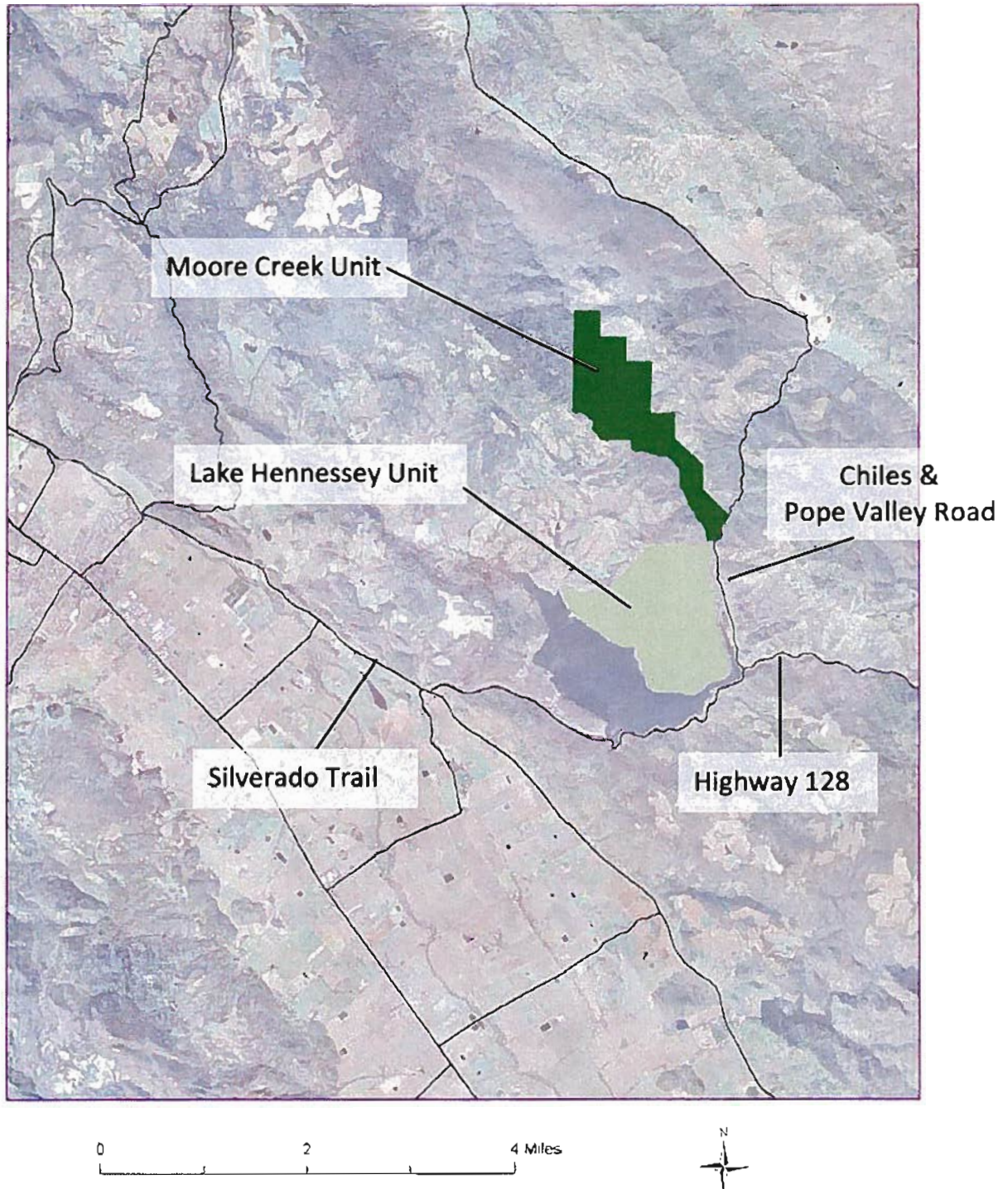
1. Does the business activity include car/fleet washing, mobile detailing, auto-body related activities?

☐ YES ☒ NO

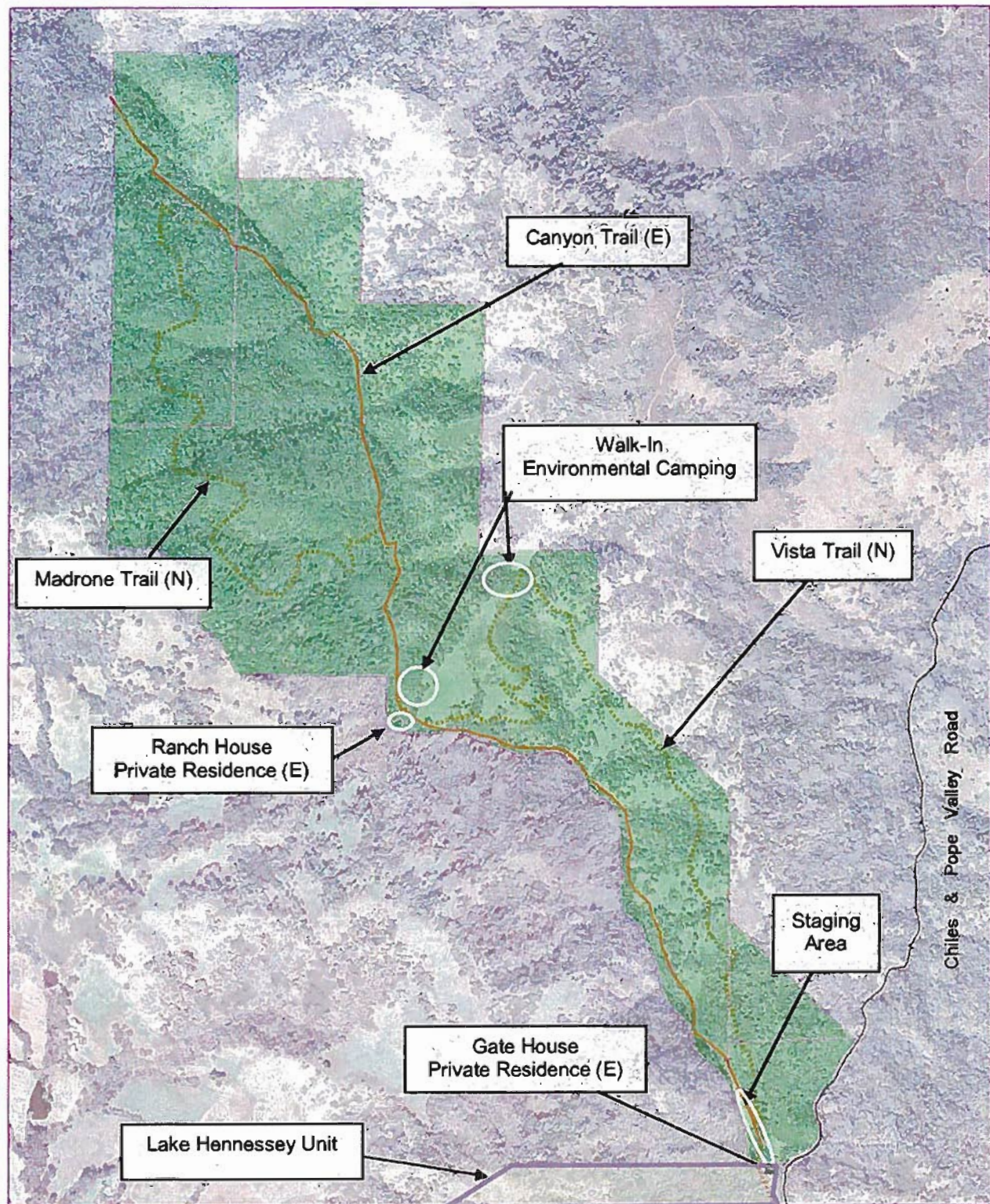
2. Does the business handle Extremely Hazardous Substances in amounts that would qualify for the Risk Management Program? Some examples and their thresholds common to Napa County include: Ammonia - 500 lbs, Sulfur Dioxide - 500 lbs, Chlorine - 500 lbs.

☐ YES ☒ NO

Moore Creek Park Location Map



Moore Creek Unit Site Plan

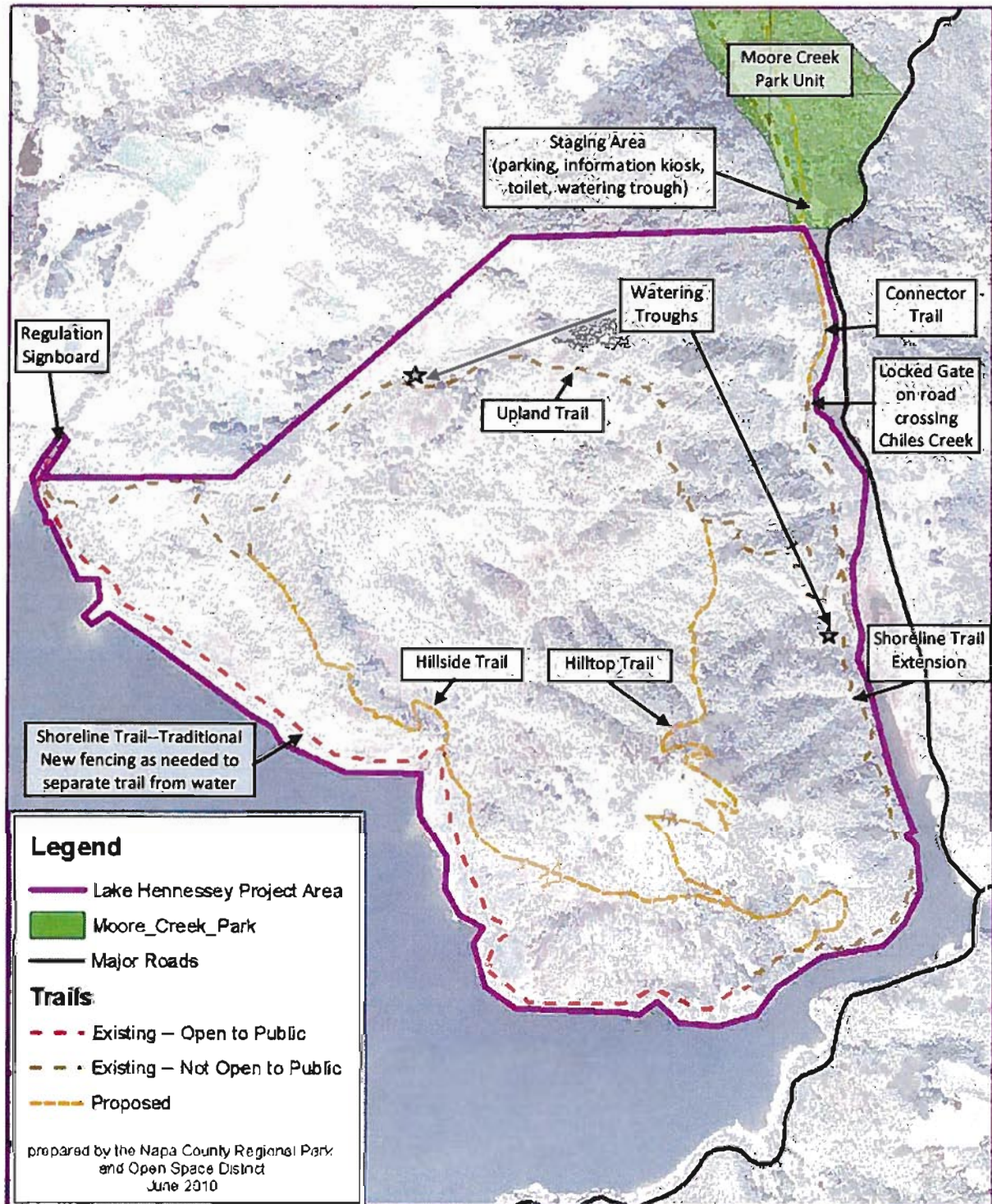


0 0.5 1 Miles



Attachment Three

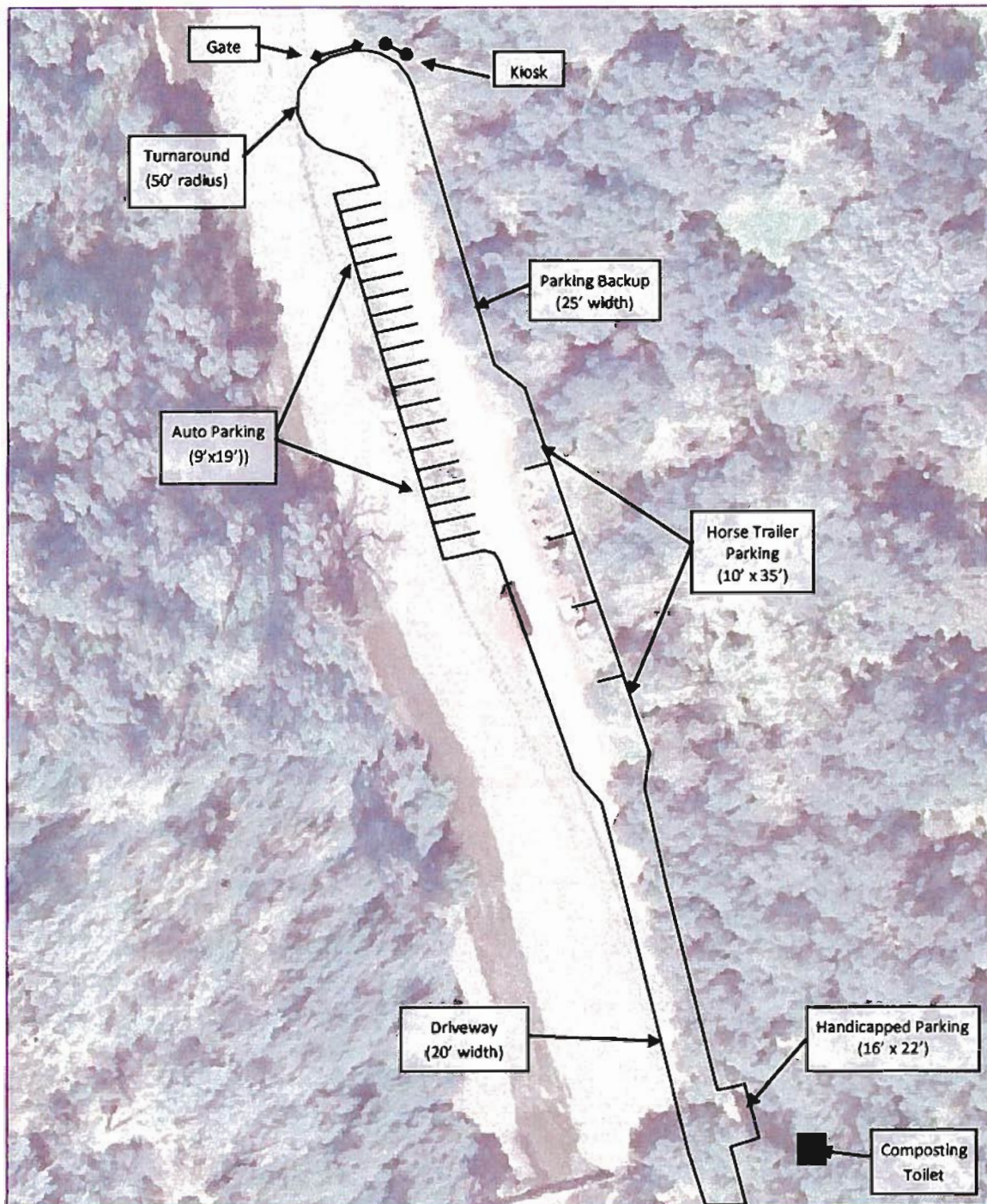
Lake Hennessey Unit Site Plan



0 0.5 1 Miles



Moore Creek Staging Area



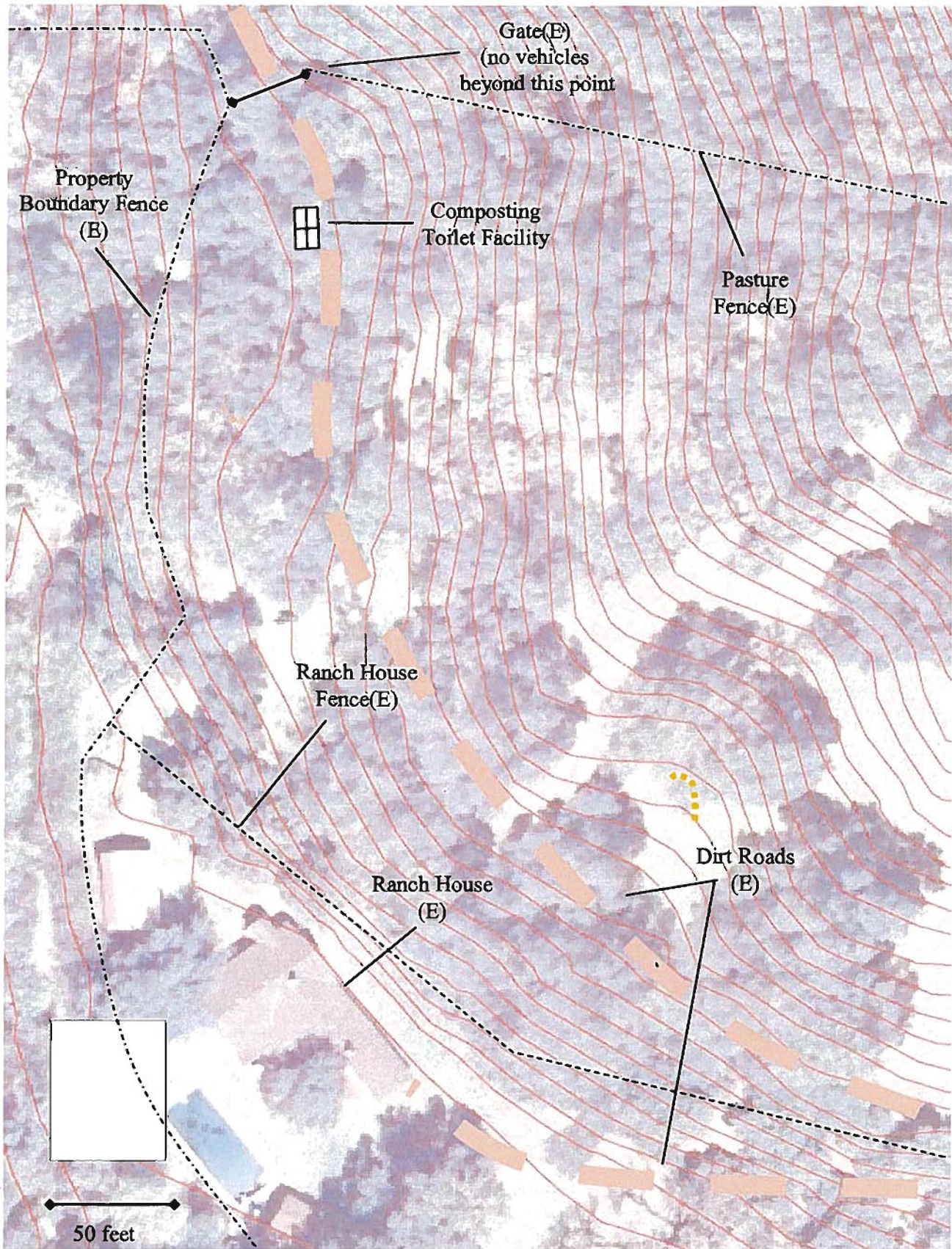
0 50 100 Feet



prepared August 2010

Attachment Five

Central Area Site Plan





A Tradition of Stewardship
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks

Main: (707) 253-4351
Fax: (707) 253-4627

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):

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

Assessor's Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
025-440-010; 025-200-034 025-060-023 & 025	673 acres total	0.5 af/acre/yr	336.50 af

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	<u>1.0</u> af/yr
Farm Labor Dwelling	<u>0</u> af/yr
Winery	<u>0</u> af/yr
Commercial	<u>0</u> af/yr
Vineyard*	<u>0</u> af/yr
Other Agriculture	<u>0</u> af/yr
Landscaping	<u>0.2</u> af/yr
Other Usage (List Separately):	
<u>pond</u>	<u>0.1</u> af/yr
_____	_____ af/yr
_____	_____ af/yr

PROPOSED USE:

Residential	<u>1.0</u> af/yr
Farm Labor Dwelling	<u>0</u> af/yr
Winery	<u>0</u> af/yr
Commercial	<u>0</u> af/yr
Vineyard*	<u>0</u> af/yr
Other Agriculture	<u>0</u> af/yr
Landscaping	<u>0.2</u> af/yr
Other Usage (List Separately):	
<u>pond</u>	<u>0.1</u> af/yr
_____	_____ af/yr
_____	_____ af/yr

TOTAL: 1.3 af/yr
423,567 gallons"

TOTAL: 1.3 af/yr TOTAL:
TOTAL: 423,567 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.

Water use on the subject parcels is for 2 existing residences. These residences will not change their use & are not available to the public. No water will be used by the public pursuant to the development.

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: John W. Woods Date: 2/22/11 Phone: 707-259-5933

WATER AVAILABILITY ANALYSIS - PHASE ONE STUDY

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:

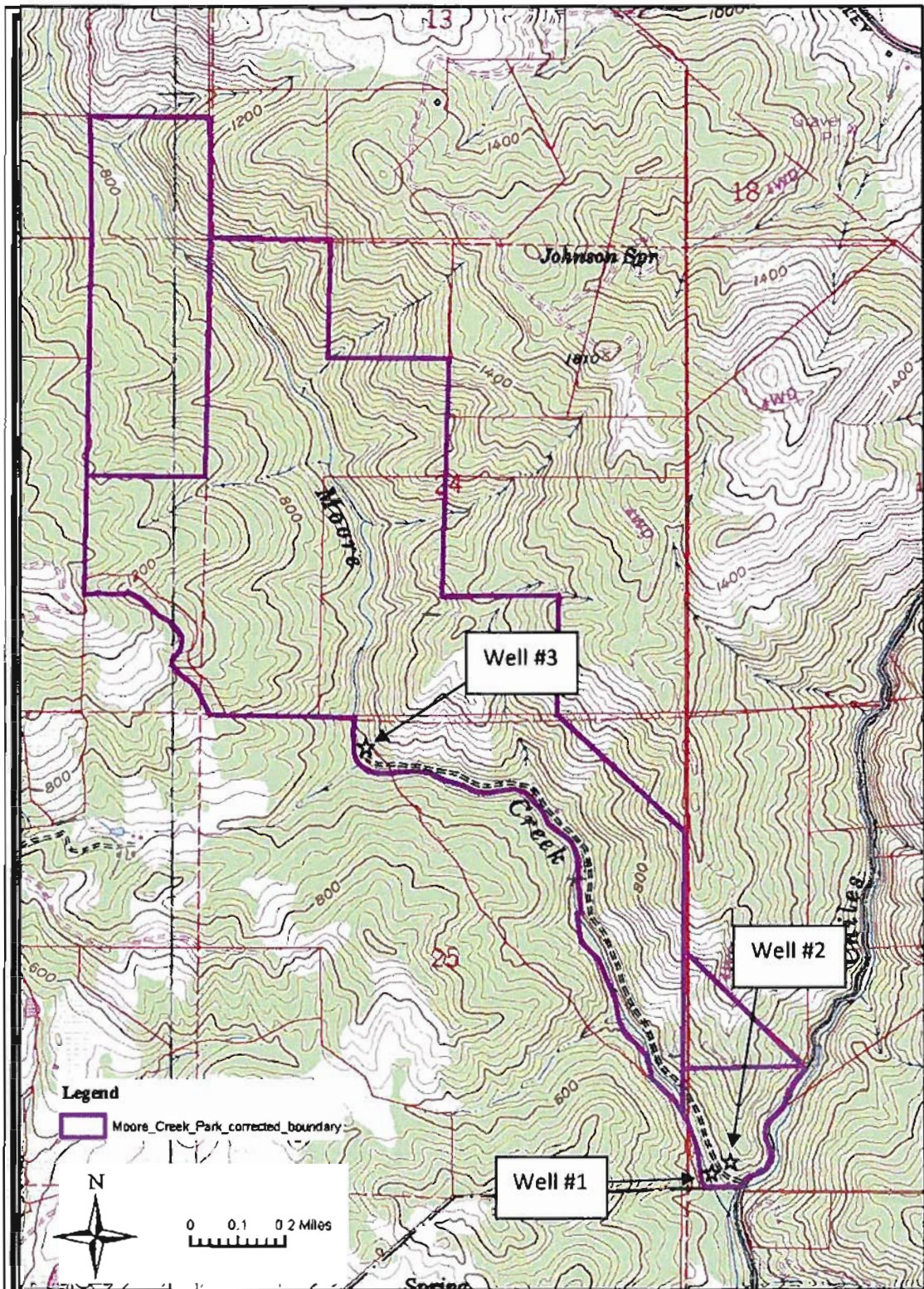
Process Water	2.15 acre-feet per 100,000 gal. of wine
Domestic and Landscaping	0.50 acre-feet per 100,000 gal. of wine

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



Revised Map / Feb 01, 2013
Napa County Regional Park and Open Space District
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This map was prepared for informational purposes only. It is not to be used for any other purpose.

Moore Creek Park Water Well Locations

Napa County Regional Park
and Open Space District

Completed wells on property

Well No 1

A 50 year old shallow well. Now used only for landscaping.

Well No 2

A new well (completed 2010) used to serve the existing gate house. Should not be used for landscaping because of boron.

Well No 3

A 50 year old shallow well. Used for the existing ranch house.