
5.15 Utilities and Service Systems

This section provides a discussion of utilities and service systems that may be affected by the implementation of the proposed Project. Existing utility systems that would provide services to the proposed Project are identified and evaluated for potential impacts. Service providers include water, sanitary sewer, solid waste, gas, and electric.

5.15.1 Existing Conditions

The Project site is in the substantially built out Napa Valley Commons corporate park. The Napa Valley Commons totals approximately 237 acres and is largely developed with commercial and industrial uses with a limited amount of winery and hotel use. The corporate park is currently served by existing utilities and service providers which will also serve the Project site.

1. Water Service

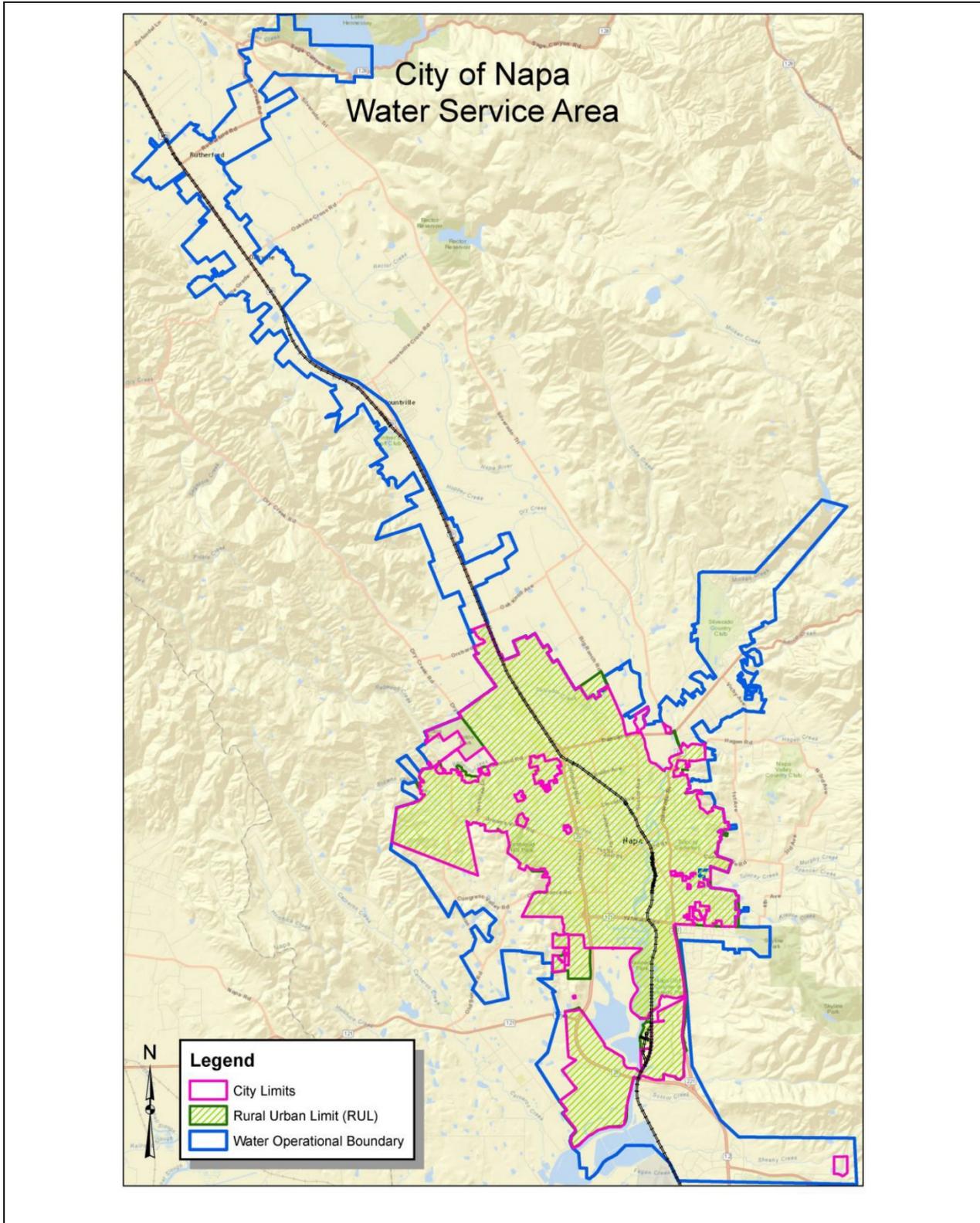
Domestic water service is provided to the Napa Valley Commons by the City of Napa Water Division (NWD). Recycled water is provided to Napa Valley Commons by Napa Sanitation District (NSD).

Domestic Water

The City provides drinking water to an area encompassing much of the lower Napa Valley and extending up the foothills east and west of the valley, as shown on Exhibit 5.15-1 below. The City of Napa water system qualifies under the *California Health and Safety Code*, §116275, as a “Public Water System” that provides drinking water for human consumption and is regulated by the State Water Resources Control Board, Division of Drinking Water. The Water Division of the Public Works Department of the City is responsible for the operation, maintenance, and improvement of the municipal drinking water utility owned by the City of Napa.

The Urban Water Management Planning Act (UWMPA), adopted by the California State Legislature as Assembly Bill (AB) 797 in 1983, requires all urban water suppliers of a certain minimum size to develop an Urban Water Management Plan (UWMP), and to update it every 5 years based upon requirements set forth in the UWMPA. A UWMP describes and evaluates sources of water supply, projected population, and future water demand over a 20-year planning horizon. Water conservation, water service reliability, contingencies for droughts, recycled water usage, and other related subjects are also addressed in an UWMP.³⁸ The City of Napa has prepared a UWMP 2015 Update to provide a framework for long-term water resources planning and specifically to meet the requirements of the UWMPA. The UWMPA was adopted by the City Council on September 5, 2017.

38 City of Napa Urban Water Management Plan, 2015 Update



Source: Figure 3-2: City of Napa, Urban Water Management Plan, 2015 Update

Exhibit 5.15-1 Napa Water District Service Area

NWD breaks down water use by customer sector, as shown on Table 5.15-1. Single-family and multi-family residential customers make up 92% of the City’s water accounts; however, only 58% of the actual water demand came from the residential sector in 2015. The proposed Project includes water facilities with standard domestic connections to water mains in accordance with the NWD standard specifications.

Table 5.15-1 Retail: Demands for Potable and Raw Water – Actual, 2015

Use Type (add rows as needed)	Additional Description (as needed)	Level of Treatment When Delivered	Volume (acre-feet)
Single-family	–	drinking water	5,462
Multi-family	–	drinking water	1,600
Commercial	Commercial businesses, industrial, schools, non-City institutional	drinking water	2,518
Institutional/Governmental	City municipal accounts only	drinking water	151
Landscape	Dedicated irrigation accounts	drinking water	739
Agricultural irrigation	Interruptible-surplus agreements outside City	drinking water	195
Sales/Transfers/Exchanges to other agencies	City of St. Helena, Town of Yountville California	drinking water	582
Other	Hydrant flushing, firefighting	drinking water	29
Losses	Real and apparent losses	drinking water	758
Total			12,034

Note: The City is a drinking water provider only and does not distribute raw water to customers.

Recycled Water

Recycled water is municipal wastewater that has been treated to a specified quality to enable it to be used again for a beneficial purpose. This safe, non-potable water supply is typically distributed to large irrigation users such as golf courses, vineyards, parks, and commercial businesses. In the City’s water service area, recycled water treatment and distribution is managed by a separate special district, the Napa Sanitation District (NSD) at their Soscol Water Recycling Facility.

NSD services Napa Valley Commons with recycled water for irrigation; however, the recycled water line has not yet been extended through a large portion of Napa Valley Commons; therefore, not all of Napa Valley Commons is currently serviced by the Napa Sanitation District. In addition, Napa Valley Commons Owners Association provides a separate recycled water system for area businesses. However, as noted in the UWMP 2015 Update, the City and NSD have entered into a 20-year agreement that would allow NSD to make recycled water available to customers in a service area east of the Napa River, south of Imola, west of Highway 221, and north of American Canyon.

2. Sanitary Sewer/Storm Drain Service

The Napa Sanitation District (NSD) provides customers within its service boundary with wastewater disposal and strives to maintain a wastewater disposal system that will meet Napa’s long-term urban growth needs. NSD has one wastewater treatment facility to handle the treatment process. The Soscol plant has a permitted dry weather treatment capacity of

15.4 million gallons per day. The facility has adequate capacity to treat typical wastewater amounts from the office and hotel components. Winery industrial wastewater quantities, treatment, and disposal will be handled on-site as discussed herein and also detailed in Section 5.8, Hydrology and Water Quality.

The storm drainage system for the City of Napa, including the Project site area, is owned and maintained by the City. The City's General Plan states that the existing storm drainage system service area covers approximately 22 square miles. NSD provides for the operation and maintenance of sewer facilities within Napa Valley Commons. The Project storm drains will connect to the existing lines within the corporate park.

3. Solid Waste

The City of Napa Materials Diversion Division is responsible to meet the City's Disposal Reduction Policy and the State of California's mutual goal of diverting at least 75% of waste away from landfills by the year 2020. Policy R2012 100 establishes a disposal reduction policy including, but not limited to, extended producer responsibility, sustainable purchasing responsibility, the High Performance Building Ordinance and the Construction and Demolition Debris Recycling Ordinance. The City is proactive in providing recycling and waste material diversion. Upon request, the City conducts site visits to determine what services are available based on the type and intensity of the business. Napa Recycling and Waste Service, the City's franchise waste collection purveyor, is responsible for transport of solid waste from the Project to the Devlin Road Recycle and Transfer Facility.

4. Other Utilities and Services

The Project is within the service area of Pacific Gas & Electric (PG&E) for the provision of electric service and gas service.

5.15.2 Thresholds of Significance

The state encourages local agencies to adopt their own thresholds, but it is not required. The City of Napa does not have adopted thresholds of significance for utilities and service systems. For purposes of this analysis, the applicable thresholds listed in the CEQA Guidelines will be used. Appendix G of the CEQA Guidelines provides the following to determine if the Project could have a significant adverse impact on utilities and service systems. Would the Project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed;

- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- f) Comply with federal, state and local statutes and regulations related to solid waste.

5.15.3 Project Impacts Prior to Mitigation

1. Water Service

The NWD provides water service within an area generally coinciding with the Rural Urban Limit (RUL) with a limited number of customers outside the RUL also purchasing city water. Water is currently delivered to tenants within Napa Valley Commons corporate park, and the proposed Project will connect to existing transmission lines. The City's 2015 Update to its Urban Water Management Plan includes projects that were not envisioned in the City's General Plan, such as the Napa Pipe project. However, the development of Napa Valley Commons, of which the Project is a part, was considered for planning purposes. NWD notes that reductions in per capita water use over the last decade have more than offset gradual population increases within the service area. Total water use has declined from 15,370 acre-feet in year 2000 to 13,877 acre-feet in 2010. Year 2015 represents the lowest total at 12,034 acre-feet. The commercial and institutional/governmental sectors have shown a reduced usage of 30% compared to 2013. Therefore, the proposed Project will not increase water demand beyond what has been considered and analyzed in the City's General Plan and the 2015 Updated UWMP and no special mitigation is required.

2. Sanitary Sewer/Storm Drains

The proposed Project will increase wastewater service demand with the addition of office, hotel, and winery operations. The Napa Sanitation District (NSD) Code regulates the installation and connection of building sewers, the installation of sewer laterals and public sewer main extensions. NSD provides wastewater collection, treatment and disposal services to the residents and businesses in the City of Napa and surrounding unincorporated areas of Napa County.

The proposed Project includes retrofits for upsizing of connection pipes within the public domain and a storm water detention tank on the Project site for the purpose of detaining the discharge differential between the 25-year and 10-year storm event. In addition, the Project will provide and implement Drainage Management Area and Integrated Management Practices strategies in accordance with the City's Municipal Separate Storm Sewer (MS4) Permit. Wastewater generated by the Project is considered suitable for standard wastewater treatment with the exception of the winery operations, which will employ a filtration/treatment process to separate solid and liquid elements of the wine processing.

3. Solid Waste

Solid waste from the Project will be disposed of at Devlin Road Recycle and Transfer Facility located approximately 4 miles from the Project site. It is not anticipated that the Project will produce solid waste in excess of what is typically produced by similar uses. The City actively

participates in waste recycling and offers specialized services to assist businesses with recycling. The City’s standard mitigation measures are included herein to reduce potential impacts from solid waste collection and dispersal. No special mitigation measures are required with respect to the disposition and recycling of solid waste and no significant impacts to existing facilities will occur.

4. Other Utilities and Services

Pacific Gas and Electric serves the Napa Valley Commons corporate park and will provide service to the proposed Project. The Napa Sanitation District will condition the Project to extend the recycled water pipeline to the northern property line to use recycled water for landscape irrigation. There will be no impacts associated the provision of gas and electric service and no mitigation is required beyond what is included in the City’s standard mitigation measures.

5.15.4 Mitigation Measures

1. Standard Mitigation Measures

Standard mitigation measures per the City’s Policy Resolution No. 27 are included herein as follows.

MM U-1	Prior to trenching within existing roadway areas, the Developer’s engineer shall ascertain the location of all underground utility systems and shall design any proposed subsurface utility extensions to avoid disrupting the services of such systems.
MM U-2	Water and energy conservation measures shall be incorporated into Project design and construction in accordance with applicable codes and ordinances.
MM U-3	The Project shall be connected to the Napa Sanitation District for sanitary sewer service. If the subject property is currently served by individual sewage disposal systems, the septic systems, setbacks and reserve areas must be protected and maintained during cleaning, grading, construction and after connection to the District, the existing septic tank(s) shall be properly destroyed.
MM U-4	The Project shall be connected to the City of Napa water system. Any existing well must be properly protected from potential contamination. If an existing well is to be destroyed, a well-destruction permit must be obtained from the Napa County Department of Environmental Management by a licensed well driller. If an existing well is not destroyed, it must be properly protected and an approved backflow prevention device installed according to the Water District’s specifications.
MM U-5	The Project shall be designed and built in accordance with the PWD Standard Specification regarding the adequate conveyance of storm waters.

MM U-6	All faucets in sinks and lavatories shall be equipped with faucet aerators designed to limit the maximum flow to 2.2 gallons per minute.
MM U-7	All showerheads shall be of a design to limit the maximum flow to 2.5 gallons per minute.
MM U-8	The Developer shall completely offset the water requirements of this Project by complying with the retrofit requirements of Napa Municipal Code Chapter 13.09.
MM U-9	During the construction/demolition/renovation period of the Project, Developer shall use the franchised garbage hauler for the service area in which the Project is located to remove all wastes generated during Project development, unless Developer transports Project waste. If the Developer transports the Project's waste, Developer must use the appropriate landfill for the service area in which the Project is located.
MM U-10	Developer shall provide for the source separation of wood waste for recycling. Developer shall use the franchised garbage hauler for the service area in which located for collection of such wood waste, unless the Developer transports such wood waste to a location where wood waste is recycled.
MM U-11	A recycling/solid waste enclosure shall be provided in accordance with Chapter 17.102, et seq. of the Napa Municipal Code for all commercial, industrial, and multi-family projects with common solid waste facilities.

2. Special Mitigation Measures

None required.

5.15.5 Level of Significance after Mitigation

Thresholds of significance identified in the CEQA Guidelines, Appendix G, state that a project would have a significant impact if it would:

- a) Exceed wastewater treatment requirements of the applicable regional water quality control board,
- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities,
- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities,
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources,
- e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project, or
- f) Comply with federal, state and local statutes and regulations related to solid waste.

1. Water

The proposed Project is not subject to the water supply assessment requirements of Water Code §10910 (SB 610) or the requirements of *California Government Code §664737* (SB 221), because it does not meet the criteria for preparation of an assessment. To ensure that new construction is water efficient, the City has adopted local High Performance Building Regulations that are more stringent than the California Green Building Standards Code. For non-residential projects, the City requires an additional 12% indoor savings and the same lower maximum water pressure as residential. The UWMP notes that the recent uptick in hotel and resort development suggests an increase in water demand in this segment. However, the 2015 Update to the UWMP factors in the extreme efficiency of newer buildings based on the locally modified CALGreen provisions. Overall, water use in the commercial sector is expected to remain at about 21-22% of the total system demand. Therefore, compliance with standard mitigation measures identified herein and conformance with the City's standards for new development and water efficiency will result in Project impacts that are less than significant.

2. Sanitary and Storm Sewers

Wastewater treatment for wine waste will be provided on-site. Development plans include the provision of a tank beneath the winery where wastewater from the winery will be held and transferred through an underground piping system to an on-site 2,800-square-foot wastewater treatment area. The waste will be filtered through a process where solid and liquid elements will be separated. The solids will be dewatered and disposed of with normal trash. The remaining water will be filtered to a pure state through a reverse osmosis system. The filtered water will be stored in tanks. The stored water will be dispersed through the Project's landscape irrigation system, which will be directly connected to the pure water storage tanks.

The Project will connect with existing sanitary sewers that are maintained by Napa Sanitation District. The Project will connect into the City's storm drainage system including the construction of new storm drain facilities, consisting of drain inlets, storm drain lines and on-site treatment facilities. Compliance with the Standard Mitigation Measures provided herein will ensure that the Project will have no significant impact on sanitary and storm sewer systems.

3. Solid Waste

Solid waste will be disposed of at the Devlin Road Recycle and Transfer Facility which has sufficient capacity to handle solid waste from the Project. No additional facilities will be required to serve the Project.

4. Other Utilities and Services

Pacific Gas & Electric will serve the Project site as part of the larger Napa Valley Commons corporate park area. No new or expanded facilities are necessary, and no mitigation is required.

The Cultural Resources Assessment analysis responds to CEQA Guidelines, Appendix G Checklist as follows.

The proposed Project will not exceed wastewater treatment requirements of the San Francisco Regional Water Quality Control Board or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities. No additional storm water drainage facilities will be required other than what is included within the proposed Project and there will be no increase in the required capacity.

Implementation of the Project will not result in significant impacts related to water service, sanitary sewer service, storm water sewer service, solid waste disposal, electric or gas service. Points of sewer and water connection will be sufficient to accept increased flows due to the Project. Standard mitigation measures have been included to ensure coordination with service providers to reduce impacts to a less than significant level.

5.15.6 Cumulative Impacts

Implementation of the proposed Project will increase the demand for utility and service systems. However, standard mitigation measures have been included herein to reduce any impacts. The two projects that are considered for cumulative impacts include Meritage Commons, located within the Napa Valley Commons corporate park, and the Napa Pipe project west of the Project site. Meritage Commons was fully analyzed for environmental impacts prior to project approval. Napa Pipe, while not originally envisioned in the City's General Plan, has been included in the current update to the City's UWMP for water demand. The Napa Pipe DEIR also evaluated the impact to sewers, wastewater treatment, trash collection, landfill capacity and compliance with state and local regulations. All impacts due to cumulative projects have been adequately analyzed and mitigated. Therefore, the Project when combined with other area projects will not considerably contribute impacts related to utilities and service systems. The proposed Project would not result in a cumulative impact.

5.15.7 Unavoidable Adverse Impacts

Implementation of recommended mitigation measures will reduce potential impacts to a level of less than significant for Project construction and cumulative conditions. Therefore, with implementation of the recommended mitigation measures included herein, no unavoidable adverse impacts to utilities and service systems will result from the proposed Project.

