



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Pete Parkinson
Interim Director

MEMORANDUM

To: Sean Trippi Principle Planner Planning Division	From: Patrick C. Ryan Assistant Engineer, Engineering Service
Date: February 28, 2014	Re: Permit No. P13-00361 & P13-00362 Rombauer - Conditions of Approval APN: 057-240-013 & 057-240-015

The County of Napa Planning, Building, and Environmental Services Department (PBES), Engineering Division has received a referral for comments on a Use Permit Major Modification application, generally requesting the following:

Approval to convert the existing building on the 615 Airpark Road property into a seasonal crush and fermentation facility with barrel storage. To achieve the new use the projects will require a new receiving dock canopy; new enclosed equipment building; demolition and conversion of all the office areas to warehouse/production space; and upgrades within the structures and to the site.

After careful review of the Rombauer Vineyard Use Permit application submittal package the Engineering Division has determined that all items are complete and sufficiently detailed. As long as no additional changes are made to the proposed improvements this Division recommends approval of the project with the following conditions:

EXISTING CONDITIONS:

1. The County of Napa parcel 057-240-013 is located at 615 Airpark Rd., Napa County. The existing parcel is approximately 1.84 acres.
2. The County of Napa parcel 057-240-015 is located at 601 Airpark Rd., Napa County. The existing parcel is approximately 5.95 acres.
3. The existing parcel is zoned IP:AC - Industrial Park : Airport Compatibility District.
4. The existing parcel is located within the Napa River Watershed, Sheehy Creek tributary.
5. The existing access drive is located off Airpark Road and serves multiple commercial facilities.

RECOMMENDED CONDITIONS:

ROAD & STREET STANDARDS:

1. Any proposed or required new/reconstructed access drives shall meet the requirements if a Commercial, Industrial and Non-Residential driveways. The developer shall provide a minimum of 18-feet wide driveway with 2-feet of shoulder from the publicly maintained road to the improved the improved structure. Pavement structural sections shall be determined by the designed Traffic Index. The minimum structural section shall be 2-inches of hot mix asphalt (HMA) over 5-inches of Class II Aggregate Base (AB) in accordance with Section 27 of the 2011 Napa County Road and Street Standards (RSS).
2. Any proposed or required new/reconstructed parking shall meet the requirements outlined in the current Napa County RSS, Section 9 and/or Detail D-8, page 82.
3. All driveway, road, and private lane roadway structures shall be constructed to provide the minimum vertical clearance of 15-feet.
4. Emergency vehicle access shall be maintained and free of obstructions at all times.

SITE IMPROVEMENTS:

5. All on site civil improvements proposed including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking, and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this Division prior to the commencement of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.
6. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
7. Grading and drainage improvements shall be constructed according to the current Napa County RSS and the California Building Code (CBC). Specifically, all cut and fill slopes shall be setback to meet the latest CBC.
8. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County PBES Department Engineering Division evidence that the Owner has entered into agreements with the property owners of the site involved and has obtained the permits, licenses and clearances prior to commencing any off-hauling operations.

AIRPORT SPECIFIC CONDITIONS:

9. The Applicant must comply with all associated requirements and exhibits relating to water conditions to be imposed on all parcels as described in Napa County Agreement No. 7070, between the County of Napa and the City of American Canyon. This agreement and all its parts shall be effective as of July 3rd, 2008.

10. Applicant will pay the applicable Napa County Airport Industrial Area Traffic Mitigation Fees prior to receiving any building permits for this project. The applicant should contact the Public Works office to obtain information regarding the determination of this fee.
11. All Public Works related improvements shall conform to the latest Napa County RSS and the latest Napa County AIASP.
12. Any necessary storm drainage improvements shall conform to the latest Napa County RSS.

CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:

13. Based on the submitted Construction Site Runoff Applicability Checklist and Stormwater Quality Management Plan (SQMP) the project is categorized as a Medium Priority Construction Project. If any changes in the scope of work are proposed at the building permit or grading permit phase, re-evaluation of the project and the construction site runoff requirements shall be required.
14. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with Napa County Stormwater Ordinance 1240 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
15. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.
16. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
17. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

18. Based on the submitted amended Post-Construction Runoff Management Applicability Checklist and Stormwater Runoff Management Plan (SRMP) the project is categorized as a Standard Project. If any changes in the scope of work are proposed at the building permit or grading permit phase, re-evaluation of the project and the post-construction runoff management requirements shall be required.
19. Project must conform and incorporate all appropriate Site Design, Source Control and Treatment Control Best Management Practices as required by the Napa County manual for Post-Construction Runoff Management Requirements which is available at the PBES Department office.
20. Post-development runoff volume shall not exceed pre-development runoff volume for the 2-year, 24-hour storm event. Post-development runoff volume shall be determined by the same

method used to determine pre-development conditions. If post-development runoff volume exceeds pre-development runoff volume after the site design BMPs are incorporated into the project's overall design, a structural BMP (e.g. infiltration, and/or retention/detention systems) may be used to capture and infiltrate the excess volume.

21. Parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board prior to the issuance of applicable construction permits.
22. Provide concrete stamping, or equivalent, of all stormwater conveyance system inlets and catch basins within the project area with prohibitive language (e.g., "No Dumping – Drains to Napa River"). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.
23. Trash storage areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, and screened or walled to prevent off-site transport of trash. Trash storage areas must contain a roof or awning to minimize direct precipitation or contain attached lids on all trash containers that exclude rain.
24. Loading and unloading dock areas shall be designed with covers or designed to preclude stormwater run-on and runoff. All direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
25. Processing areas shall be paved and performed indoors or under cover to keep rainwater out of the processing area and shall be designed to preclude run-on from surrounding areas. For processing areas that generate liquid wastes, slope the area to drain to the sanitary sewer system or other approved collection system.
26. Interior floor drains shall be plumbed to the sanitary sewer system or closed loop system and shall not be conned to storm drains.

OTHER REQUIREMENTS:

27. All Conditions of Approvals from the original Use Permits shall remain in effect for P13-00361 & P13-00362.

ANY CHANGES IN USE MAY NECESSITATE ADDITIONAL CONDITIONS FOR APPROVAL.

If you have any questions regarding the above items please contact Patrick Ryan from Napa County PBES Department Engineering Division at (707) 253.4892 or via e-mail at Patrick.Ryan@countyofnapa.org. For groundwater questions, please contact Anna Maria Martinez at (707) 259.8600.



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Pete Parkinson
Interim Director

MEMORANDUM

To: Sean Trippi, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: March 21, 2014	Re: Use Permit – Rombauer Vineyards, 601 & 615 Airpark, AP 057-240-013 & -015 File #P13-00361 & P13-00362

The application requesting approval to establish wine processing at 615 Airpark with truck access through 601 Airpark has been reviewed. This division has no objection to approval of the application with the following conditions of approval:

1. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Division within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.
2. The applicant shall file a Notice of Intent (NOI) and complete a Storm Water Pollution Prevention Plan with the State of California Water Resources Control Board's (SWRCB) Industrial Permitting program, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Additional information, including a list of regulated SIC codes, may be found at:
http://www.swrcb.ca.gov/water_issues/programs/stormwater/industrial.shtml

Additionally, the applicant shall file for a storm water permit from this Division, if applicable, within 30 days of receiving a temporary or final certificate of occupancy. Certain facilities may be exempt from storm water permitting. A verification inspection will be conducted to determine if exemption applies.

3. The proposed development must be connected to the American Canyon water system.
4. All waste water lines of the proposed development must be connected to the Napa Sanitation District.

5. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
6. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.
7. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal.
8. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.



A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1461

pete.munoa@countyofnapa.org

Pete Muñoa
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Sean Trippi
Planning, Building and Environmental Services

FROM: Pete Muñoa
Fire Department

DATE: November 16, 2013

Subject: P13-00361 and 00362 APN# 057-240-013 & 15

SITE ADDRESS: 615-617 Airpark Road, Napa CA 94558
Rombauer Vineyards

The Napa County Fire Marshal's Office has reviewed the Use Permit application for the project listed above. I am requesting that the comments below be incorporated into the project conditions should the Planning Commission approve this project.

1. **All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.**
2. All fire department access roads and driveways shall comply with the **Napa County Public Works Road and Street Standards.**
3. The numerical address of the facility shall be posted on the street side of the buildings visible from both directions and shall be a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.
4. All commercial use buildings over 3,600 square feet shall be equipped with an automatic fire sprinkler system conforming to NFPA 13 2010 edition with water flow monitoring to a Central Receiving Station.

5. Tenant improvements that will change occupancy use must be retrofitted with fire alarm systems that comply with the CBC 2010 edition and conform with NFPA 72 2010 edition. Fire Sprinklers shall be installed per NFPA 13 2010 edition.
6. Provide fire department access roads to within 150 feet of any exterior portion of the buildings. Fire department access roads shall be a minimum of 20 feet in width with a 15 foot clear vertical clearance.
7. Blue dot reflectors shall be installed 12-inches off centerline in front of all fire hydrants.
8. All fire hydrants shall be painted chrome/safety yellow.
9. Approved steamer fire hydrants shall be installed a maximum distance of 250 feet from any point on approved fire apparatus access roads.
10. Current serviced and tagged 2A 10BC fire extinguishers shall be mounted 3.5 to 5 feet from the top of all extinguishers to the finished floor and be reachable within 75 feet of travel distance from any portion of all buildings.
11. All exit doors shall open without the use of a key or any special knowledge or effort.
12. Install illuminated exit signs throughout the buildings per the California Building Code 2010 edition.
13. Install emergency back-up lighting throughout the buildings per the California Building Code 2010 edition.
14. Install laminated 11" x 17" site plans and building drawings in NCFD specified KNOX CABINET. Two Master keys to all exterior doors shall be provided in the KNOX CABINET. A PDF file shall be sent to the Napa County fire Marshal's Office.
15. Beneficial occupancy **will not be granted** until all fire department fire and life safety items have been installed, tested and finalized.
16. Provide 100 feet of defensible space around all structures.
17. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.
18. Designated fire lanes shall be painted red with white 4 inch high white letters to read "NO PARKING FIRE LANE-CVC22500.1" stenciled on the tops of the curbs every 30 feet.
19. Barricades shall be provided to protect any natural gas meter, fire hydrants, or other fire department control devices, which may be subject to vehicular damage.
20. Plans detailing compliance with the fire and life safety conditions of approval shall be submitted to Napa County for review and approval prior to building permit issuance and/or as described above.

A handwritten signature in black ink, appearing to read "Pete Muñoa", with a long horizontal flourish extending to the right.

Pete Muñoa
Fire Marshal



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.countyofnapa.org/publicworks

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

Steven E. Lederer
Director

MEMORANDUM

DATE: November 20, 2013

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer *AM*
Phone: 707-259-8378
Email: amartine@co.napa.ca.us

SUBJECT: Rombauer Vineyards, APN# 057-240-013 & -015, File # P13-00361 & 362

The application is for the establishment of a wine processing facility. The project is located on Airport Road in the Airport Industrial Area in Napa.

RECOMMENDED CONDITIONS:

1. The applicant has submitted a will serve letter from the City of American Canyon dated June 27, 2013. No on site wells shall/will be used to serve this parcel. No further analysis is necessary.



Dedicated to Preserving the Napa River for Generations to Come

November 5, 2013

Conservation, Development and Planning Department – County of Napa
1195 Third Street, Room 210
Napa, CA 94559

**SUBJECT: APN 057-240-013 (615 Airpark Road) – Rombauer Vineyards Will Serve
NSD Will Serve #23**

To Whom It May Concern:

The Napa Sanitation District has received a request to provide a "Will Serve" letter for a proposed 800 ton per year winery facility within 26,230 SF of an existing warehouse building located on the subject parcel. The subject parcel is currently within the District's Sphere of Influence and within the District's boundaries. The District will provide sanitary sewer service to this parcel.

The owner/developer will be required to perform the following items:

1. Install the sanitary sewer, process waste, and recycled water improvements per District Code.
2. Pay the appropriate capacity and inspection fees. The facility shall be subject to all applicable rules and regulations of the District.
3. Enter into an Industrial Waste Discharge Permit prior to discharge of industrial wastewater to the sanitary sewer system.

The applicant has provided the following data for the proposed winery facility:

- A. Average daily sanitary wastewater generation = 52 GPD
- B. Average daily process wastewater generation = 821 GPD
 - Average daily (non-crush) process wastewater generation = 436 GPD
 - Average daily (during crush) process wastewater generation = 2,000 GPD
- C. Total waste generation = 873 GPD

The total waste generation is equivalent to the flow of approximately 5 single-family dwellings. Additionally, Rombauer Vineyards has an existing facility on the adjacent parcel at 601 Airpark Road. It is our understanding that the proposed facility at 615 Airpark Road will route new process waste lines to the existing Rombauer facility process waste line at 601 Airpark Road and utilize the existing pre-treatment system prior to discharge to the District.

This parcel is within the District's Recycled Water Benefit Zone. Currently, the public recycled water main has not been installed to the property. In the future, the District will require the development to install the necessary facilities to utilize recycled water for landscape irrigation. The owner/developer will be required to convert the irrigation system to recycled water once recycled water is available to the parcel. The project has requested service to approximately 0.15 acres of proposed landscaping, with a total recycled water demand of approximately 0.5 acre-feet per year. The District will provide recycled water service to this parcel.

This "Will Serve" letter for sanitary sewer and recycled water service is valid for a period of three (3) years from the date of this letter. If the proposed development has not obtained its required Connection Permits from the District at the end of this time, this "Will Serve" letter shall become void. If you have any questions regarding this matter, please contact Jennifer Johnson at (707) 258-6004 or jjohnson@napasan.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Johnson".

Jennifer Johnson, P.E.

Associate Engineer

cc: Koerner Rombauer, Rombauer Vineyards
Lynn Sletto, Rombauer Vineyards
Steve vonRaesfeld, Raesfeld Associates



Dedicated to Preserving the Napa River for Generations to Come

November 13, 2013

Conservation, Development, and Planning
County of Napa
1195 Third Street, Suite 210
Napa, CA 94559

SUBJECT: 13-00361/00362 ROMBAUER VINEYARDS, Lynn Sletto, 617 AIRPARK RD
(Trippi)

The Napa Sanitation District has reviewed the above-named application. The following are the conditions of approval for the project.

The owner shall pay to the District the prevailing fees and charges in effect as established by Resolutions and Ordinances before the issuance of a County Building Permit, and shall adhere to the rules and regulations as they apply to the application.

The District has identified the following comments based on the current application. The District reserves the right to modify the following conditions/comments based on changes to future applications or changes to the project site plan. The proposed project shall be subject to the following conditions of approval:

The proposed project shall be subject to the following conditions of approval:

1. A plan showing the required sanitary sewer improvements shall be prepared by a registered civil engineer conforming to NSD standards, and shall be submitted to the District for approval.
2. No floor drains are allowed in the building except in the restroom areas. Any existing floor drains shall be permanently abandoned.
3. For discharge of the process wastewater to the District, the owner will be required to pay capacity charges to the District based on the rates in effect at the time and would be subject to the rules and regulations in effect at the time of application. At a minimum the facility would be subject to the following:
 - A. Installation of a flow meter and sampler on the process waste line.
 - B. Insure that the discharge conforms with the District's Local Limits.
 - C. Provide the District with a wastewater treatment plan
 - D. Obtain an Industrial Waste Discharge Permit from the District for the winery operation. Permit conditions would be established by the District at the time an application is made by the owner.

The submitted application indicates that the proposed wine facility will install new piping to convey the process waste from the new facility to the existing pretreatment facility at the adjacent property. Satisfaction of this condition can be accomplished as proposed by the applicant provided that:

- a.) The District inspects both facilities and the installation of the process waste pipe to the pretreatment facility.
 - b.) The owner obtains a Zero Discharge Waste Permit from the District.
4. The proposed process waste line is considered a private sewer lateral. A recorded private sanitary sewer easement is required for private laterals crossing property boundaries.
 5. The subject parcel shall use recycled water for their landscape irrigation when it becomes available to the property.
 6. The proposed development would be subject to the following fees, based on the rates in effect at the time they are paid:
 - A. Plan Check Fees (presently \$40.00 per lot)
 - B. Inspection Fees (presently \$35.00 per each 4" private lateral)
 - C. Capacity Charges for the domestic waste stream shall be based on fixture units per Section 906.00 (C) 4 of District Ordinance. The capacity charges for the process waste stream shall be calculated per Section 906.00 (C) 5 of District Ordinance. The owner shall contact the District for additional information.
 7. The District has updated sanitary sewer and recycled water standard specifications and details. The updated specifications and details are available online at the District's website (www.NapaSan.com). The District may revise the standard specifications and details at any time. It is the responsibility of the engineer, contractor, and developer to verify that they are in possession of the current version of the standards prior to design and construction of sanitary sewer and recycled water improvements.

Please include this information as a part of your consideration of the application.

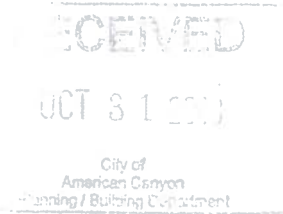
Sincerely,

Timothy B. Healy, P.E.
General Manager / District Engineer

by: Jennifer Johnson, P.E.
Associate Engineer



A Tradition of Stewardship
A Commitment to Service



FILE #: 13-00361
13-00362
Planning, Building, & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

* completeness

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: AMERICAN CANYON (PUBLIC WORKS, PLANNING & FIRE)
APPLICATION TITLE: Rombauer Vineyards APN: 57-240-013 & 015
DESCRIPTION OF PROJECT: Request to establish wine processing at 615 Airpark (57-240-013) with truck access through 601 Airpark (57-240-015). See attached narrative. Improvements for both sites shown on plan set.

RESPONSE REQUEST DATE: 10/28/13 RESPONSE RETURN DATE: 11/12/13*

PLEASE RESPOND VIA E-MAIL TO: Sean. Trippi @countyofnapa.org
OR FAX TO (707) 299- ; TELEPHONE#: 299-1353

This application (see enclosed project description and maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents:

1. Do you have any comments on this project? ☒ Yes ☐ No
2. Do you have jurisdiction by law over this project? ☒ Yes ☐ No
3. Attach your agencies comments, or list below: ☐ Comments attached
☒ Comments below

Per the City's Will-Serve Letter dated June 27, 2013, the 615 property needs to have its own irrigation service. The utility sheet of the Improvement plans shall reflect this work.

Name of contact person: GREG BAER Telephone #: 707-647-4583

Email: gbaer@cityofamericancanyon.org
Title: Civil Engineer II
Date: 11/7/13

CITY OF AMERICAN CANYON



June 27, 2013

Rombauer Vineyards, Inc.
ATTN: Lynn Sletto
3522 Silverado Trail
St. Helena, CA 94574

RECEIVED

DEC 27 2013

Napa County Planning, Building
& Environmental Services

SUBJECT: 615 Airpark Road
(Portion of APN: 057-240-013)

Dear Ms. Sletto:

The City has received responses from Mr. Paul Bartlett representing Rombauer Vineyards, Inc. (as the "Applicant") on behalf of Westcore - AG Napa L.P. ("Owner") for a Will-Serve Letter associated with the approval of a Tentative Parcel Map for a 6.85 acre property located at 615-621 Airpark Road. Currently there are two office buildings on the single parcel with a combined building area of 97,656 square feet. A previous Will-Serve Letter dated June 5, 2012 was prepared for the entire parcel. Such letter required a new Will-Serve to be obtained prior to the sale of either of the newly subdivided lots. The Applicant, who is prepared to purchase the 1.84 acre site at 615 Airpark Road, desires to satisfy such condition.

The City's understanding of the current request for water service for 615 Airpark Road is based on a submittal package from the Applicant received on June 4, 2013. The response from the Applicant states that the use will be a winery. According to the Applicant and the summary table below, the water demand is estimated to be 513 gallons per acre, per day.

Industrial Space	26,230 square feet
Total lot acreage:	1.84 acres
<u>Anticipated Average Day Demand in gallons per day:</u>	
Domestic	52 gpd
Irrigation*	50 gpd
Industrial	821 gpd
Total	923 gpd
<u>Anticipated Maximum Day Demand in gallons per day:</u>	
Domestic	288 gpd
Irrigation*	67 gpd
Industrial	4,800 gpd
Total	5,155 gpd

*The site does not have a separate irrigation meter. These figures are estimated based on seasonal water usage. Irrigation demands are expected to be zero when the site connects to recycled water from Napa Sanitation District.



Water Service Conditions

The City reviews proposed developments to ensure that Will-Serve Letters are issued based on assumed water and sewer demands for specified allowed densities of development, taking into account the overall demand for water and the overall demand for effluent discharge within the City's system.

The City will provide the level of water service requested by the Applicant, subject to the occurrence or satisfaction of the following conditions and/or the continued existence of the following described conditions:

1. Applicant shall be subject to the City's rules and regulations in force at the time application for service for the authorized and described development is made, including all fees and charges, unless otherwise agreed in writing.
2. Applicant shall construct all facilities required to serve the development property which shall be determined by the City based on the authorized and described development. Applicant shall bear 100-percent of the costs of the facilities required to serve the development property, subject to review and approval of the City's Public Works Department. Applicant shall also be responsible for paying its proportionate fair-share allocation of any additional regional facilities required to serve the development property, including, but not limited to, participation in a mutual beneficial assessment district to be initiated by others.
3. Applicant shall submit to the City cost estimates for the construction of all on- and off-site public water facilities required for the authorized and described development. If the City finds the costs reasonable, the Applicant shall pay to the City an amount equal to Applicant's proportionate fair share of five percent (5%) of the agreed-upon construction costs to cover plan check and inspection services by the City. This fee is fixed and non-refundable. This Will-Serve Letter is conditional upon the City's agreeing in writing to the estimated costs.
4. Because the City faces a outback of up to 96% in its allocation from the State Water Project during extremely dry years, as documented by the City's Urban Water Management Plan, it is seeking additional water supply in the form of transfers of rights. The cost of this water supply is not known nor is it included in the current City water rates. The City may institute in the future a drought surcharge on all existing and new customers in order to finance a drought reserve. The Applicant agrees to waive any protest to such a drought surcharge during its formulation and implementation and review under the California Environmental Quality Act, Public Resources Code section 21000 *et seq.* ("CEQA").
5. As a result of *Vineyard Area Citizens for Responsible Growth v. Rancho Cordova* (2007) 40 Cal.4th 412, the lead agency as defined under CEQA, here the County, in its environmental review of a development project, including what is currently proposed by the Applicant, must at a minimum accomplish an environmental review under CEQA that: (a) presents sufficient facts to evaluate the pros and cons of supplying the water that the project will need; (b) presents an analysis that assumes that all phases of the project will be built and will need water, and includes an analysis to the extent reasonably possible of the consequences of the impacts of providing water to the entire project; and (c) where it is impossible to determine that anticipated future water sources will be available, some discussion of possible replacement sources or alternatives to use of anticipated water and of the

environmental consequences of those impacts must be presented. *Vineyard, supra*, 40 Cal.4th 430-434.

6. The City Council of the City of American Canyon adopted a Zero Water Footprint (ZWF) policy on October 23, 2007, which requires development to offset all (100%) of its water demand. As a result of this policy, Applicants who do not meet the ZWF will be required to pay a surcharge on their monthly water rate. The project does not have a ZWF because it is requesting a new average-day water demand. Therefore, this project is subject to a water demand surcharge.
7. Financial Obligation for Water Service:
 - a. Monthly water service charge will be \$5.13 per 100 cubic feet. This fee is subject to change to coincide with current City of Vallejo rates if those rates change. The estimated monthly water service charge based on 923 gpd average daily water demand is approximately \$190 per month.
 - b. The total water capacity fee for the subject use is \$74,126.52. This fee is subject to change to coincide with the current City of American Canyon water capacity fee if the fee changes and is due and payable prior to the issuance of a building permit.
 - c. There are no mitigation fees associated with this project.
8. Applicant must comply with the terms and conditions of the Amended Water Supply Report attached and hereto made a part of this "will serve" agreement.
9. The City reserves the right to audit the site's water demand as deemed necessary in order to verify that the applicant's water use is in accordance with this Will-Serve Letter.
10. According to City records, the 615 Airpark building does not have a separate irrigation meter. Prior to the issuance of a building permit, the property owner shall install a separate irrigation service per City of American Canyon standards to the 615 building. Such service shall be disconnected from the City's potable water system and hooked up to Napa Sanitation District's recycled water system when it becomes available.
11. Within Mr. Bartelt's application was a request for the City to provide written confirmation that the City of American Canyon will authorize Rombauer Vineyards to haul in water from a source outside of the City's Water Service Area. The City has no opposition to this request, however, will require an on-site cross-connection verification prior to final occupancy of the building.

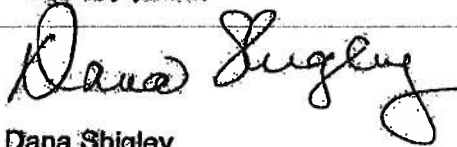
This Will-Serve Letter supersedes all prior purported Will-Serve Letters and service commitments to the development of the Property with any use. This Will-Serve Letter will remain valid for a period of two years from its date and is only valid for the authorized development. The City reserves the right to further condition extension of water service if development different from that presently proposed and authorized is pursued or if events outside the City's control affect the City's ability to furnish water.

Except to the extent set forth, this letter does not create a liability or responsibility to the Applicant or to any third party on behalf of the City. The City does not make a determination as to land use entitlements required for the proposed project, and the issuance of this Will-Serve

Letter shall not be construed to be an expression of the City of a position regarding the use or intensity of use of the development property or that the County has complied with applicable law in assessing the proposed project under CEQA.

This Will-Serve Letter only becomes effective upon acceptance of the conditions set forth in this letter by execution of the acceptance provision set forth below and the transmittal of the executed acceptance to the City Public Works Department.

Sincerely yours,



Dana Shigley
City Manager

cc: William Ross, City Attorney
Rob Stout, Finance Director
Greg Baer, Community Development Department
Christine Roybal, Finance Department
Utility Billing
Hillary Gitelman, Napa County Planning

**ACCEPTANCE
of
WILL-SERVE CONDITIONS
for
WESTCORE**

615 Airpark Road
(Portion of APN 057-240-013)

I, WESTCORE-AG NAPA, LP, accept the conditions set forth in this communication.

See signature on following page

(Print Name and Title)

see signature on following page

(Signature)

Date: 6/28/13

**SIGNATURE PAGE TO WILL SERVE LETTER FOR 615 AIRPARK ROAD,
DATED JUNE 27, 2013**

WESTCORE-AG NAPA, L.P., a Delaware limited partnership

By: AG Core Plus II Napa GP, L.L.C., a Delaware limited liability company, its general partner

By: AG Real Estate Manager, Inc., a Delaware corporation, its manager

By:

Name:

Title:


**LOUIS FRIEDEL
VICE PRESIDENT**



CITY OF AMERICAN CANYON
PUBLIC WORKS DEPARTMENT
4381 BROADWAY, SUITE 201
AMERICAN CANYON, CA 94503

AMENDED WATER SUPPLY REPORT

615 and 621 Airpark Road

Napa County Assessor's Parcel Number
057-240-013

Prepared by:

Greg Baer
Civil Engineer II

Approved by:


Dana Shigley
City Manager


Date

Serve questionnaire on June 4, 2013, on behalf of Rombauer Vineyards with the following estimated average day demands. The new total ADD is 2,946 gpd. Based on this information, the ADD allocated per lot would be as follows:

Address	Building (sq ft)	ADD (gpd)			
		Domestic	Irrigation	Industrial	Total
615	26,230	52	513 50	0 821	513 923
621	71,426	2,023		0	2,023
Total	97,656	2,125		821	2,536 2,946

The demand requested by the applicant appears reasonable based on staff's analysis. Staff recommends an annual average-day demand of 2,536 gpd.

The new demand requested for 615 Airpark by the applicant appears reasonable based on staff's analysis. Staff recommends an annual average-day demand of 2,946 gpd.

Peak-Day Demand

A water audit (2009-2012) for 615-621 Airpark Road indicates an average-day water demand for the maximum month (ADD/MM) for October 2009 of 4,562 gpd. The table below indicates the anticipated MDD per lot based on current demand and typical peaking factors.

Address	MDD (gpd)								
	Airpark Road	ADD/MM	Domestic	factor	MDD	Irr.	factor	MDD	Ind. Total
615		623	623	1.25	778	0	1.5	0	778
621		3939	450	1.25	562	3489	1.5	5,233	0 5,795
Total					1,340			5,233	0 6,573

*ADD/MM data is from October 2009

**Domestic/Irrigation split estimated from 3-year audit

**** MDD domestic = 1.25 ADD/MM domestic

*** MDD irrigation = 1.50 ADD/MM Irrigation

Mr. DeCamp (Applicant) submitted Will-Serve Questionnaires on March 13, 2012, which stated that the anticipated maximum-day water demand (MDD) for the project is 4,990 gpd. The table below indicates the anticipated MDD based on the Will Serve Questionnaires.

CONSISTENCY

URBAN WATER MANAGEMENT PLAN

The site's estimated total annual demand of 2.8 3.30 AFY is consistent with the demands estimated in the 2005 Urban Water Management Plan, which estimated 4.9 AFY for the 6.85-acre lot. The site's estimated average-day demand of 370 430 gallons per acre per day meets the Urban Water Management Plan estimate.

Total	ADD	Acres	AFY	gpd/a
615-621	2,536 2,946	6.85	2.8 3.3	370 430
Per Lot	ADD	Acres	AFY	gpd/a
615	513 923	1.8	.6 1.0	285 513
621	2023	5.0	2.2	404

RECYCLED WATER FACILITIES PLAN

The project site is within the Napa Sanitation District's (NSD) recycled water service area. NSD plans to extend its recycle water system in Devlin Road. When the main is extended, the applicant shall connect to the recycled water system and use recycled water at minimum to meet the site's irrigation demand.

Connecting to NSD's recycled water system would substantially reduce the site's potable water demand.

WATER CONSERVATION IMPLEMENTATION GUIDELINES

The project has not yet been reviewed for consistency with the Water Conservation Guidelines adopted by the City Council on October 23, 2007. This shall be accomplished as part of the plan review process prior to issuance of a building permit.

CONSISTENCY WITH MUNICIPAL CODE 13.10

All projects within the City of American Canyon conforming to City zoning as industrial and all projects within the unincorporated area of Napa County for which the City provides water connections pursuant to Municipal Code Section 13.10 are subject to a limit of 650 gallons per acre per day average annual water demand. The site's estimated average-day demand of 430 gallons per acre day is in conformance with Municipal Code Section 13.10.

1. A Will Serve Letter issued on April 24, 2008, allocated an average-day demand of 4,452 gallons per day.
2. A water audit (2009-2012) for ~~600-650~~ 615-621 Airpark Road indicates an ADD of 2,111 gallons per day.

For purposes of establishing the baseline water demand, staff recommends using the applicant's requested demand (2,536 gpd). We base this recommendation on the following:

1. The current annual average day water use is 2,111 gpd;
2. The applicant's request, 2,536 gpd, is about 20% greater than the current water use;
3. The applicant's request is substantially lower than the April 24, 2008, allocation of 4,453 gpd;
4. The site is built-out;
5. Future connection to NSD's recycled water system will reduce the site's water demand.

Since the baseline water demand of 2,526 gpd is less than the April 24, 2008, Will Serve Letter allocation, the project has a Zero Water Footprint. The project will not add to the City's water burden and will not result in a loss in water service reliability.

Given that the new request for the increase in the ADD for the 615 Airpark building results in the ADD (2,946 gpd) being above the previously established baseline (2,526), the 615 Airpark project does not have a zero water footprint. The 615 Airpark project will add to the City's water burden and will result in a loss in water service reliability. Therefore in accordance with Chapter 13.10 of the City Municipal Code the applicant shall pay to the City a monthly service charge for the 615 Airpark site in the amount that represents the project's costs associated with City supplying water through the City's connection to the City of Vallejo.

PROJECT'S IMPACT ON RELIABILITY

The 2005 Urban Water Management Plan finds that the City of American Canyon would experience a shortfall in water supplies in multiple dry years of up to 427 acre feet and single dry years of up to 897 acre feet. Due to increased demand, the shortfall would worsen even as additional supplies are obtained. By the year 2015, the City of American Canyon would experience a shortfall in multiple dry years of up to 1,037 acre feet and in single dry years of up to 1,557 acre feet. The project *has does not have* a ZWF because it is ~~not~~ increasing its water demand; therefore, it would ~~not~~ reduce the reliability of American Canyon water service.

CAPITAL PROGRAM STATUS

SUMMARY

The City of American Canyon's Water Capital Program will address the supply shortfalls identified in the 2005 Urban Water Management Plan and will meet the treatment, storage, and distribution needs as the City implements its General Plan. Appendix B describes the program in detail.

SYSTEM PLANNING STATUS

The City of American Canyon is currently preparing an Integrated Water Management Plan, which will address all water resources— drinking water, recycled water, wastewater, groundwater, creeks and wetlands— in a comprehensive way. The study was initiated in December 2006 and Phase I is complete. The work products within Phase I include a technical review of the Water Treatment Plant, goal setting and performance criteria, a water-loss audit, an analysis of existing conditions, a report on threatened and endangered species constraints, a feasibility study of a well in the Newell Open Space Preserve, a funding assistance survey, an investigation into corrosion problems in portions of the water system, a unified hydrology analysis, and a Strengths, Weaknesses, Opportunities and Threats report.

Phase II of the Integrated Water Management Plan has been initiated and will include an estimate of anticipated resource demands, a feasibility study of a high capacity well field, a wastewater source identification and local limits study, a facilities plan for wastewater improvements, an analysis of alternative water resource solutions, a water conservation feasibility study, an assessment of a possible well at the American Canyon High School property, Geographical Information Systems (GIS) data entry, and pilot testing of Water Treatment Plant modifications.

A water and wastewater rate and capacity fee report was prepared, which proposed substantial increases in water and wastewater rates and in capacity fees. It was endorsed by the City's Blue Ribbon Committee on Water Resources and was approved by the City Council at a public hearing on December 18, 2007.

The Blue Ribbon Committee on Water Resources was formed in March 2007 to serve as a sounding board on all water-related issues. The committee includes elected and appointed City leaders, long-term residents, newer residents, developers with interests inside and outside the City limits, vineyard owners, business owners, agency representatives, a Napa County Supervisor and retired water professional. The Blue Ribbon Committee is expected to remain active for several years as the Integrated Water Management Plan is completed and initial projects are implemented.

WATER SUPPLY

Water Supply Implementation Status

The status of the water supply projects in the Final Water and Wastewater Rate and Fee Study is as follows:

relocated out of the roadway at the expense of the highway project. This would be an appropriate time to expand the North Bay Aqueduct. The agenda for the November 2007 meeting of the Napa County Water Technical Advisory Committee included a discussion of this opportunity.

Solano and Napa County water agencies have contracted with CDM to evaluate future water demands and NBA capacity. Their consulting services are in progress.

- North Bay Aqueduct terminal tank replacement - Project to replace and expand the seismically deficient water tank at the end of the North Bay Aqueduct. One 7-million-gallon open air tank is being replaced with two 5-million gallon enclosed tanks. This project is under construction. The first two million-gallon tank is complete and the 7-million gallon tank is being demolished.

- Vallejo water rights purchase - Exercise remaining potable water contract options from city of Vallejo for use in times of drought. The 1996 contract between the City of American Canyon and the City of Vallejo currently provides the City of American Canyon with treated water in the following amounts:

- A maximum of 2.15 million gallons per day on a peak day or
- A maximum of 1.3 million gallons per day for a peak month or
- A maximum of 1,351 acre feet per year

The contract also provides for 500 acre feet of raw water, available through Vallejo's riparian permit. It also provides for an additional 500 acre feet of raw water per year during emergency conditions.

The contract provides options for the City of American Canyon to purchase additional capacity in the following periods:

- 2012-2016, 0.9 million gallons per day on a peak day
- 2017-2021, 0.9 million gallons per day on a peak day

The total water supply available under the remaining options is 1,131 AFY.

The Integrated Water Management Plan will guide the City's decision on whether to execute the remaining potable water contract options with Vallejo or to use the capacity fees for more cost-effective supply sources.

- Emergency groundwater bank - American Canyon's share of project to "bank" groundwater for times of emergency. The feasibility of this project is currently being investigated as part of the Integrated Water Management Plan. It is conceived as a high-yield well field which serve as a regional facility for municipalities in Napa County. Based on initial hydrogeology investigation, Soscol Creek would be one probable location for such a high-yield well field. In 2007, the City of Napa denied a request to install a commercial well on Anselmo Court, which would have tapped this resource. The reports provided to the City of Napa indicated that wells in this vicinity have been found to produce high-quality water at

recycled water for their process demands. The 2005 Urban Water Management Plan estimated the ultimate yield from this source of supply to be 226 acre feet per year, which represents less than 20% of the ultimate Airport Industrial Area demand and appears to be conservative (low). The scope of the Integrated Water Management Plan includes a more comprehensive estimate of ultimate recycled water demand in this area.

The Napa Sanitation District is also pursuing a recycled water Aquifer Storage and Recovery (ASR) project. They have completed a hydrogeological investigation of five alternate sites, which concluded that two locations in Jameson Canyon were feasible. They are now performing detailed investigation of the preferred site, which is located in lower Jameson Canyon. The ASR project would benefit American Canyon's water supply by improving the reliability of the NSD recycled water supply. It could also serve as a supplemental source to the City of American Canyon during peak summer irrigation periods when the wastewater treatment plant does not generate sufficient supply.

In summary, the City's long term water supply and demand situation is as shown on the following page:

Water Supply Alternatives

The Blue Ribbon Committee is currently evaluating alternative water supplies. One of the most promising would be to harvest the rain that currently falls on American Canyon by tapping into groundwater supplies. If groundwater wells yielding 4.5 mgd could be developed, it would not be necessary to purchase additional Vallejo options or to expand the North Bay Aqueduct. Bulletin 118 from the California Department of Water Resources states that wells up to 300 gallons per minute are found in American Canyon's groundwater subbasin, the Napa-Sonoma Lowlands. A well reportedly yielding 400 gallons per minute is located on the American Canyon High School property. Eleven wells yielding 300 gallons per minute would be required to meet the peak demand. Groundwater research was recommended by the Urban Water Management Plan and is being completed through the Integrated Water Management Plan. A 72-hour test was performed on the High School well in summer 2008. Although the well did produce a large volume, it was not sustained and upstream wells stopped producing during the test. This well water was also tested for water quality and was determined to be very high in Boron which is not desirable for drinking water. The City of American Canyon and the Napa Valley Unified School District have entered into a Memorandum of Understanding (MOU) regarding the High School project; one provision of this MOU is an agreement to cooperate on development of the well.

During 2008, the City of American Canyon experienced a 65% cutback in the State Water Project allocation. This would have resulted in a shortfall of 2,300 AFY. However, a number of alternate sources were developed, and implementation of the Water Shortage Contingency Plan has not been necessary as of May 23, 2008. These sources include previous year carryover, Article 21 Water, Yuba Accord Dry Year Purchase Program and Turn Back Pool A & B Water from the State Water Project.

- **Table A Previous Year Carryover.** The City is able to carry its unused Table A water over from the previous year to the current year. This additional water is treated as if it were additional Table A water, except it is lost as soon as State Water Project (SWP) storage at the San Luis Reservoir fills and spills due to pumping from the Banks Pumping Plant.
- **Other Cities in Napa County Carryover Water.** When available, the City can purchase carryover SWP water from the previous year from other cities in Napa County. This additional carryover water has the same conditions as our carryover water; that is, it is treated as if it were additional Table A water, except it is lost once the San Luis Reservoir "fills and spills" because of pumping at the Banks Plant.
- **Article 21 Water.** Article 21 water is available after the City uses its SWP scheduled monthly allotment when unbalanced conditions exist in the Delta. The Delta is considered to be in an unbalanced condition when rain and snowmelt water is flowing out under the Golden Gate Bridge into the Pacific Ocean.

month. An additional metering station would be needed to deliver this water to the City of American Canyon distribution system; this metering station is included in the capacity fee capital program.

Water Treatment Alternatives

The City of American Canyon also enjoys a physical connection to the City of Napa's treated water supply. Currently, the City of Napa treated water is provided on an informal basis in the absence of an agreement. On June 17, 2008, the City Council approved a one-year agreement with the City of Napa to treat and wheel water on behalf of the City of American Canyon. The City of American Canyon and the City of Napa have recently agreed to extend the agreement for another year. The agreement provides up to 1 mgd of treatment capacity in normal circumstances and up to 2.25 mgd when the North Bay Aqueduct is out of service.

WATER STORAGE, TRANSMISSION, AND DISTRIBUTION STATUS

Two additional storage tanks for treated water are needed to support anticipated fire flows and daily demands for the cumulative condition. East Tank #1, a 2.5 million gallon potable water tank, has been designed for a site to the east of Newell Drive. The base of the tank will be set at elevation 195 to match the existing Oat Hill #1 tank. The two tanks together will serve the main pressure zone in the City of American Canyon. A mitigated negative declaration has been completed, the plans and specifications are 95% complete, and regulatory permits have been obtained. The land has been acquired and construction is anticipated by 2015.

The second water storage tank is East Tank #2, a 2.0 MG potable water tank, which will serve the American Canyon High School and other areas at a higher elevation within the City of American Canyon's anticipated sphere of influence. A mitigated negative declaration has been completed, the plans and specifications are 95% complete, and regulatory permits have been obtained. The tank will be located on the 313-acre wildlife preserve acquired by Napa Valley Unified School District to mitigate impacts for the American Canyon High School. Mitigation land for the East Tank #1 and East Tank #2 has been addressed in the regulatory permits associated with the American Canyon High School. It is anticipated East Tank #2 will be constructed by 2014.

A variety of projects are included in the capacity fee capital program to expand the water distribution system, to repair existing deficiencies, or a combination of the two. The backbone of the distribution system is a 14" diameter transmission main which runs down SR 29; it was built in the 1950s, is badly corroded and is being replaced in segments as part of the Capital Improvement Program and by new development. As it is replaced, additional capacity will be added and water loss will be reduced. As demands grow, there is a need for additional connections across SR 29; a project is planned to complete three connections. Similarly, development on the east side of SR 29 will require closing gaps in the existing water main. Ultimately, increased flows from the water plant will require transmission improvements, either a pump station or another pipeline, on the east side of SR 29.

area impacted by the Jameson Canyon (SR 12) widening project, which is currently being evaluated by Caltrans through a mitigated negative declaration.

No environmental review has been performed for a potential emergency groundwater bank. However, such a groundwater bank is intended to improve the reliability of water supplies and is not to serve as a primary water source. Also, it should be noted that wells in the vicinity of Soscol Creek historically served the American Canyon area as well as portions of Solano and Contra Costa counties with potable water supply. The wells have been inactive since the mid-20th century.

No additional environmental review would be needed to execute the remaining options for treated water supply from the City of Vallejo because these options are included within the 1996 contract.

Water conservation would result in no negative impacts to the physical environment.

A mitigated negative declaration was prepared for the recycled water distribution system when the Recycled Water Facilities Plan was adopted by the City Council in November 2003. Impacts were minimal because the pipelines were to be located in existing public rights of way.

Possible replacement sources and their impacts

Development of groundwater as an alternative municipal supply is currently under study as part of the Integrated Water Management Plan. Potential environmental impacts have not yet been evaluated. However, 41 existing wells are included in the Department of Water Resources records for the City of American Canyon area. The average flow rate for these wells varies from approximately 5 to 20 gpm, with the total between all wells of approximately 500 gpm. This does not include the well on the high school property. Most, if not all, of these wells will eventually go out of service as City of American water service is supplied. Thus, a minimum of 500 gpm, which would equate to 807 AFY, would be available without increasing the rate of withdrawal of groundwater.

RECOMMENDED MITIGATIONS

LONG TERM WATER MITIGATIONS

The potable water impacts of the project will be fully mitigated by the financial contribution it will make to the water capacity fee program.

SHORT TERM WATER MITIGATIONS

Not applicable

OPPORTUNITIES TO REDUCE PROJECT'S WATER FOOTPRINT

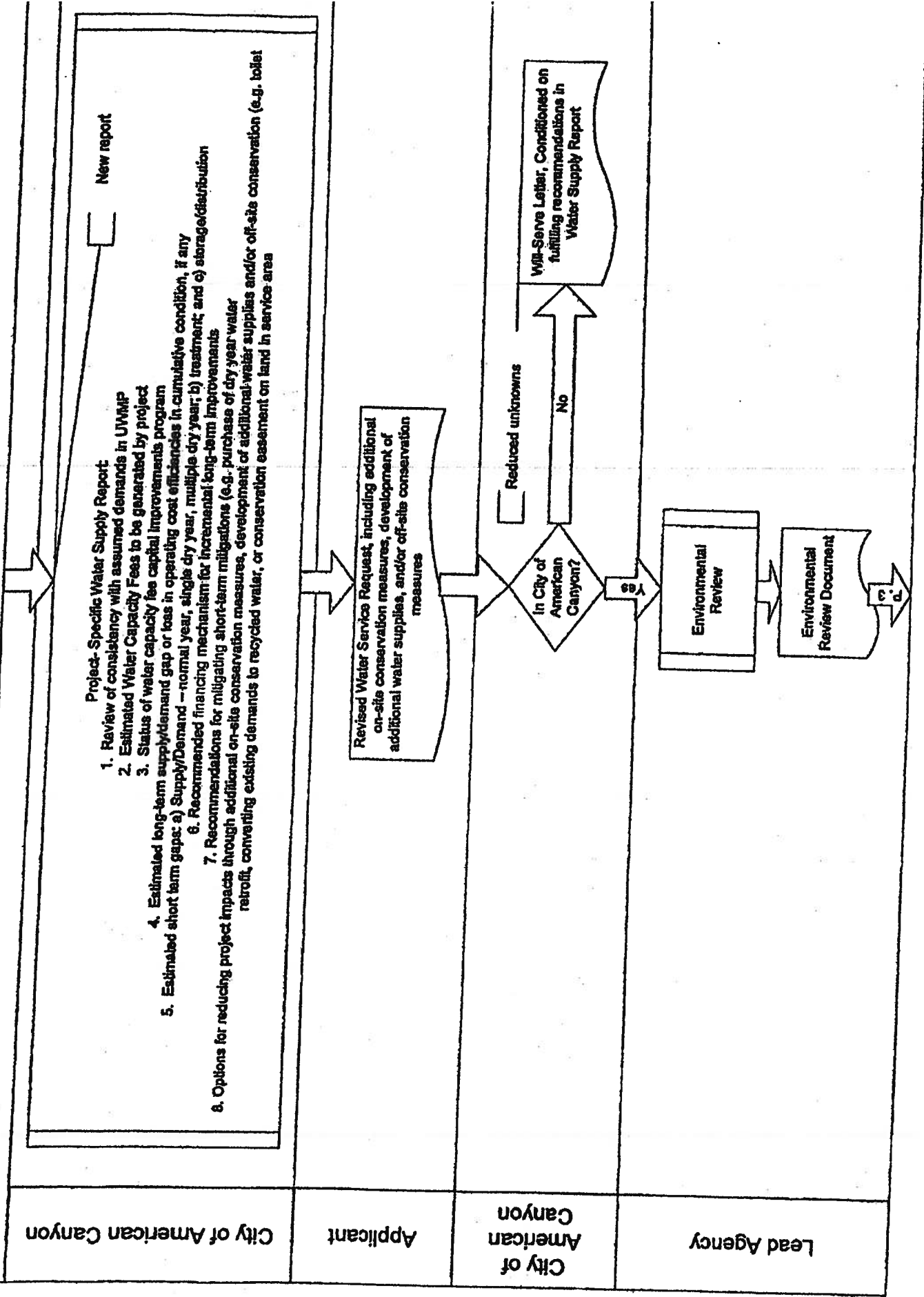
ON-SITE CONSERVATION OPPORTUNITIES

The project will be reviewed for additional on-site conservation opportunities during the building permit plan review process.

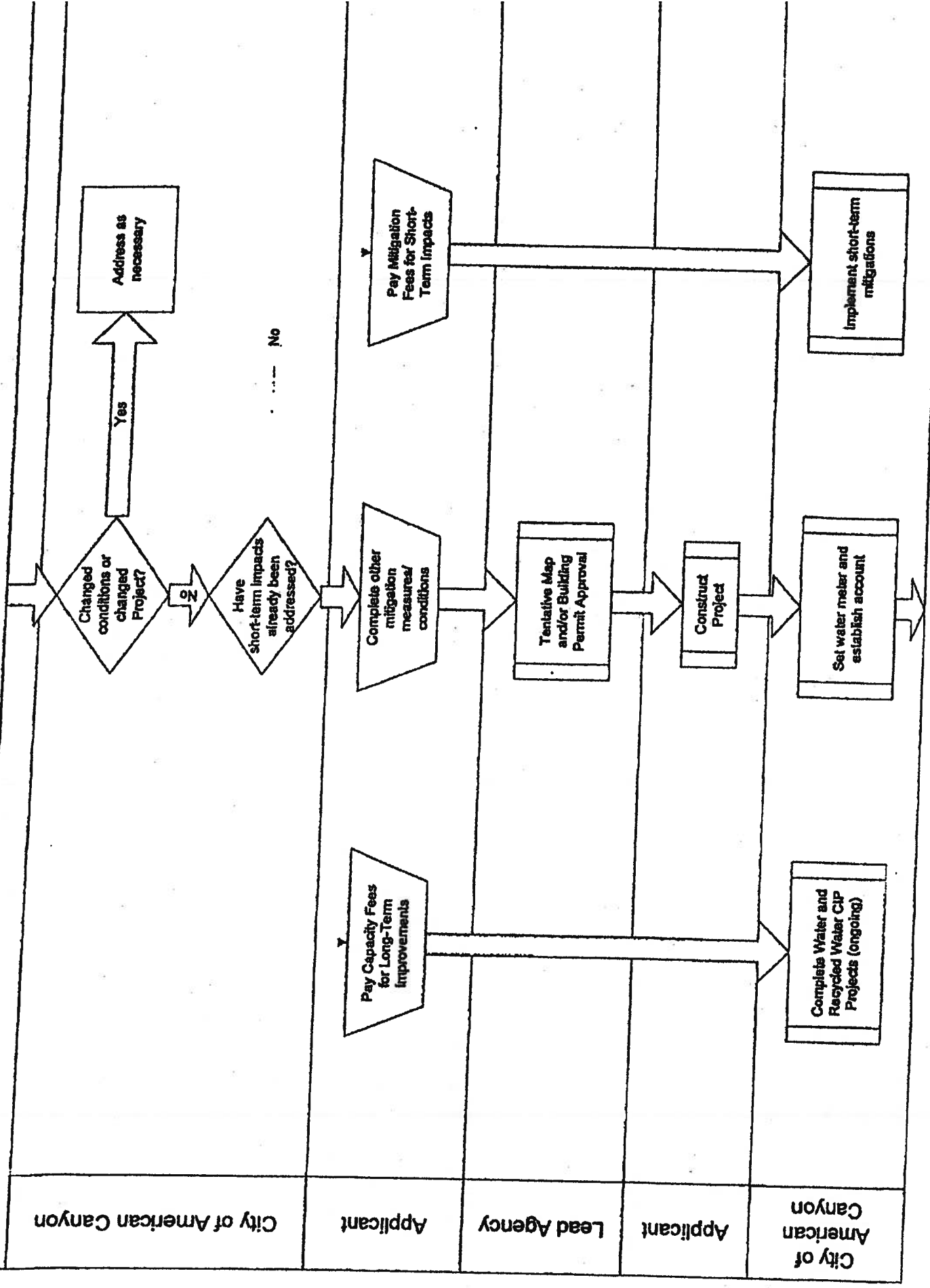
APPENDIX A

WATER SERVICE REQUEST PROCESS

City of American Canyon Water Service Request Process, p. 2



City of American Canyon Water Service Request Process, p. 4



APPENDIX B

WATER CAPACITY CAPITAL PROGRAM PROJECTS

1. PROJECT NAME: [Project Name]

2. PROJECT LOCATION: [Project Location]

3. PROJECT DESCRIPTION: [Project Description]

4. PROJECT STATUS: [Project Status]

5. PROJECT BUDGET: [Project Budget]

6. PROJECT IMPACT: [Project Impact]

7. PROJECT RISK: [Project Risk]

8. PROJECT BENEFITS: [Project Benefits]

9. PROJECT CHALLENGES: [Project Challenges]

10. PROJECT CONCLUSIONS: [Project Conclusions]

11. PROJECT RECOMMENDATIONS: [Project Recommendations]

12. PROJECT NEXT STEPS: [Project Next Steps]

13. PROJECT CONTACT INFORMATION: [Project Contact Information]

14. PROJECT DATE: [Project Date]

15. PROJECT VERSION: [Project Version]

16. PROJECT REVIEWER: [Project Reviewer]

17. PROJECT APPROVAL: [Project Approval]

18. PROJECT SIGNATURE: [Project Signature]

19. PROJECT STAMP: [Project Stamp]

20. PROJECT NOTES: [Project Notes]

21. PROJECT ATTACHMENTS: [Project Attachments]

22. PROJECT DISTRIBUTION: [Project Distribution]

23. PROJECT HISTORY: [Project History]

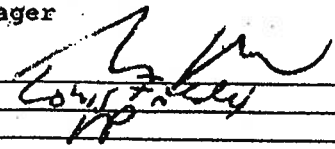
24. PROJECT SUMMARY: [Project Summary]

25. PROJECT INDEX: [Project Index]

City of American Canyon Wastewater Enterprise Capital Improvement Program Summary

Project/Program	Project/Program Description	Estimated Cost	Estimated Revenue	Net Cost	Percentage of Net Cost
Pump station upgrades Phase 1	Wellside Edge Rd force main upgrade	\$300,000	0%	\$300,000	100%
Zanon cascade	Phase 1 treatment upgrades (1)	250,000	67%	85,000	33%
	Phase 2A treatment upgrades (2)	857,831	67%	182,831	33%
	Phase 2B treatment upgrades (3)	3,000,000	0%	3,000,000	100%
	Stuckie pond #2 line replacement	6,800,000	0%	6,800,000	100%
WWTP electrical system repair	Wastewater system SCADA	10,850,000	0%	10,850,000	100%
WWTP (50%)	WWTP electrical system repair	1,200,000	100%	0	0%
IR Reduction	System for monitoring plant controlling the wastewater treatment system	4,200,000	67%	1,500,000	33%
Force main addition (Sunset to WWTP)	Programmed reduction in weather related flows to sewer pipes which improves flow capacity and allows for increased flows to treatment plant	500,000	0%	500,000	100%
Conveyance improvements	Second force main installed to bring wastewater flows to treatment plant (located below local levels)	6,000,000	10%	5,400,000	90%
Lombard pump station	Project to replace the Lombard Pump Station with a new pump station in the northern portion of the city	5,000,000	67%	1,500,000	33%
Main Pump Station Replacement	New pump station required to meet planned flows in northern portion of city	2,500,000	0%	2,500,000	100%
Brookway / Armstrong Canyon Road Sewer Upgrading	Gravity sewerage system from Donaldson Way and Armstrong Canyon Road must be upgraded to handle increased flows	2,000,000	0%	2,000,000	100%
Brookway / St. Nicholas Rd Sewer Upgrading	Gravity sewerage system from Brookway Road must be upgraded to handle increased flows	2,200,000	0%	2,200,000	100%
Upgrade Green Island Pump Station	Pump station must be expanded to handle increased industrial flows from Green Island area	300,000	0%	300,000	100%
		250,000	0%	250,000	100%
		\$48,807,831	\$8,312,719	\$40,495,112	

City of American Canyon Will Serve Questionnaire

Owner Name: Westcore-AG Napa, LP	Applicant Name: Rombauer Vineyards, Inc.
Owner Address: 255 California Street, Site 525 San Francisco, CA 94111	Applicants Address: 3322 Silverado Trail St. Helena, CA 94574
Owner Phone #: 415.358.5251	Applicants Phone #: (707) 963-5170
Owner Signature: Westcore-AG Napa, LP, a Delaware limited partnership By: AG Core Plus II Napa GP, II, a Delaware limited liability company Its: General Partner By: AG Real Estate Manager, Inc., a Delaware corporation Its: Manager By:  Name: _____ Its: _____	Project Engineer: Paul N. Bartelt, P.E. Engineering Bartelt
Project Name: Rombauer Vineyards 615-617 Airpark	Project Address: 615-617 Airpark Road Napa, CA 94558
Project APN: Portion of APN 057-240-013	
Project Description: Winery crushing, fermenting and barrel storage within an existing 26,280± square foot warehouse building. No tours and tastings. Total annual wine production - 120,000± gallons.	
Permit Number:	Time of Operation:
Status of Environmental Clearance: Napa County Use Permit in review	hours/day: 7:00 am - 6:00 pm
Permit Status:	days/week: Monday - Friday
Land Use: Winery	months/year: 12 months
Property Zoning: Napa County IP:AC	
Lot Size (acres): 1.84±	Building Size (sqft): 26,280±
Anticipated Potable Water Demand*	
Average day demand (annual):	Maximum day demand:
domestic 52 gpd	domestic 288 gpd
irrigation 50 67 gpd	irrigation 67 gpd
industrial 821 gpd	industrial 14,800 gpd
Total 923 > gpd	Total 5,155 gpd
*attach references used and calculations for water demand The City of American Canyon Municipal Code 13.10 (Code) gives first priority for new water and sewer connections and services to residences and businesses located within the city corporate boundary. The Code states the City shall provide water and sewer connections and services to other residences and businesses located within the urban limit line of the city only after one of the following two conditions has occurred: upon annexation to the city and district, where that has not already occurred; or upon securing a revenue sharing agreement involving the county, the city and where applicable the district. The Code also states the City may provide water service to developments outside the city urban limit line but within the water service area of city, as available, provided the applicant agrees to an "in lieu of" revenue-sharing agreement	

612

For the purpose of determining the anticipated domestic and industrial potable water demand, we have assumed a 275-day period of non-crush and a 90-day crush period to account for the anticipated increase industrial potable water demand beginning approximately 15 days before crush and extending approximately 15 days after crush to account for pre- and post-harvest cleaning activities.

Anticipated Domestic Potable Water Demand

Employees:

The amount of domestic potable water demand by employees is estimated based on a flow of 15 gallons per day per employee:

Non-Crush (December through August)

$$\text{Average Non-Crush Daily Demand} = 2 \text{ employees} \times \frac{15 \text{ gallons}}{\text{day/employee}} = 30 \text{ gallon per day (gpd)}$$

Crush (September through November)

$$\text{Average Crush Daily Demand} = 8 \text{ employees} \times \frac{15 \text{ gallons}}{\text{day/employee}} = 120 \text{ gpd}$$

TABLE 1: ANTICIPATED DOMESTIC POTABLE WATER DEMAND SUMMARY

Description	Demand Rate	Period of Demand	Total Demand for Period
Non-Crush Average Daily Demand	30 gpd	275 days	8,250 gallons
Crush Average Daily Demand	120 gpd	90 days	10,800 gallons
Anticipated Annual Domestic Potable Water Demand			19,050 gallons per year
Averaged Annual Domestic Potable Water Daily Demand			52 gallons per day

Anticipated Industrial Potable Water Demand

Winery Process Water:

The amount of industrial potable water demand can be calculated as follows:

Non-Crush (December through August)

$$\text{Average Non-Crush Daily Demand} = \frac{\left(\frac{120,000 \text{ gal wine}}{\text{year}} \right) \times \left(\frac{1 \text{ gal water}}{1 \text{ gal wine}} \right)}{275 \text{ days of non-crush per year}} = 436 \text{ gpd}$$

TABLE 4: ANTICIPATED PEAK POTABLE WATER DEMAND DURING CRUSH

Description	Demand Rate	Peaking Factor	Estimated Peak
Domestic Demand	120 gpd	2.4	288 gallons
Industrial Demand	2,000 gpd	2.4	4,800 gallons
Peak Potable Water Demand			5,088 gallons

Anticipated Landscape Irrigation Potable Water Demand

Landscape Irrigation:

The amount of landscape irrigation water demand for maintaining the existing site landscaped areas is estimated based on irrigating approximately 0.15 acres of well established, drought tolerant trees and ground cover (conservative estimate from an aerial photograph). The existing landscaped areas are currently irrigated using localized drip irrigation, the proposed winery facility will continue to utilize the existing drip irrigation and install a SMART irrigation controller to promote water conservation, if one is not currently installed. The amount of irrigation water demand is estimated based on an annual usage of 0.5 acre-feet of water per acre of landscaping during the summer months from May to October and 0.25 acre-feet of water per acre of landscaping for the winter months from November to April:

Summer Daily Irrigation Demand =

$$0.15 \text{ acres} \times \frac{0.5 \text{ acre-foot}}{\text{acre/year}} \times \frac{325,851 \text{ gallons}}{\text{acre-foot}} \times \frac{1 \text{ year}}{365 \text{ days}} = 67 \text{ gpd}$$

Winter Daily Irrigation Demand =

$$0.15 \text{ acres} \times \frac{0.25 \text{ acre-foot}}{\text{acre/year}} \times \frac{325,851 \text{ gallons}}{\text{acre-foot}} \times \frac{1 \text{ year}}{365 \text{ days}} = 33 \text{ gpd}$$

The annual average irrigation demands were determined by averaging the summer irrigation demands and the winter irrigation demands resulting in an average of 50 gpd.

Combined Average and Peak Daily Potable Water Demands:

The combined average and peak daily water demands are calculated as the sum of the daily water demands for domestic, industrial and landscape irrigation:

APPENDIX D

WATER CAPACITY CAPITAL PROGRAM SCHEMATIC

1. The schematic illustrates the Water Capacity Capital Program, which is designed to enhance the water infrastructure and capacity of the organization. The program is structured into three main components: Planning, Implementation, and Evaluation.

2. The Planning component involves the identification of water capacity needs, the development of a strategic plan, and the allocation of resources. This stage is critical for ensuring that the program is aligned with the organization's overall goals and objectives.



3. The Implementation component focuses on the execution of the strategic plan, including the development of specific projects and the monitoring of progress. This stage is essential for ensuring that the program is effectively executed and that resources are used efficiently.

4. The Evaluation component involves the assessment of the program's impact and the identification of areas for improvement. This stage is crucial for ensuring that the program is effective and that the organization is able to learn from its experiences.

APPENDIX E

**ACCEPTANCE
of
WATER SUPPLY REPORT
TERMS AND CONDITIONS**

615 and 621 Airpark Road

APN 057-240-013

I, _____, accept the terms and conditions set forth in the Water Supply
Report dated _____.

(Print Applicant Name and Title)

(Signature)

Date: _____

(Print Owner Name and Title)

(Signature)

Date: _____

EXHIBIT E

**ACCEPTANCE
OF
WATER SUPPLY REPORT
TERMS AND CONDITIONS
615 & 621 AIRPARK
APN 057-240-013**

WESTCORE-AG NAPA, L.P., a Delaware limited partnership


By: AG Core Plus II Napa GP, L.L.C., a Delaware limited liability company, its general partner

By: AG Real Estate Manager, Inc., a Delaware corporation, its manager

By:

Name:

Title:


Chris Kree
Vice President

APPENDIX E

**ACCEPTANCE
of
WATER SUPPLY REPORT
TERMS AND CONDITIONS**

615 and 621 Airpark Road

APN 057-240-013

I, _____, accept the terms and conditions set forth in the Water Supply
Report dated _____.

SEE ATTACHED

(Print Applicant Name and Title)

(Signature)

Date: _____

(Print Owner Name and Title)

(Signature)

Date: _____

APPENDIX E

**ACCEPTANCE
OF
WATER SUPPLY REPORT
TERMS AND CONDITIONS
615 AND 621 AIRPARK**

APN 057-240-013

Applicant Signature

Rombauer Vineyards, Inc.

By: 

Koerner Rombauer

Its: President

Date: July 1, 2013

Koerner Rombauer Revocable Trust dtd 7/6/95, as amended

By: 

Koerner Rombauer

Its: Trustee

Date: July 1, 2013