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Utility Service Letters & Correspondence



January 27, 2020

Richard Bruno
President
Vinum Cellars, Inc.
499 Devlin Road
Napa, CA 94558

SUBJECT: Request for Water Service "Will-Serve" Letter
Greenwood Mansion
499 Devlin Road, Napa, CA
(APN 057-200-028)

Dear Mr. Bruno:

The City of American Canyon has received your request as the Property Owner for a Will-Serve letter for water service to the property located on Devlin Road (Assessor's Parcel Number: 057-200-028; referred to herein as the "Property"). The City has received a copy of a Major Modification Use Permit Application (P17-00099) from the Napa County Planning, Building & Environmental Services Department, to modify an existing 3,090 square foot building and add a 680 square foot carriage house to create a café, wine tasting area, and wine production area to be used by Vinum Cellars.

It is the City's understanding that the Property is located within its Extraterritorial Water Service Area¹ and that a Will-Serve Letter for water service to the Property is required prior to the County's approval of a Major Modification Use Permit. In general, the City reviews the impacts of such requests for service taking into account the overall demand within the its system and known supplies available to meet this demand.

The City's understanding of the current request is based on water demand estimates attached to the Will-Serve Application dated October 26, 2017. At present, the 1.17 acre property has an existing 3,090 square foot building used as office space.

As Table 1 below shows, the requested annual Average Daily Demand (ADD) is 542 gal/day. Table 2 details the requested Maximum Daily Demand (MDD) of 1,570 gal/day for the Property.

¹ As defined by Napa County Local Agency Formation Commission Policy 07-27.

Table 1 – Requested Average Day Demand

<u>Average Daily Water Demand (ADD) in gallons per day:</u>	
Domestic:	538 gpd
Irrigation:	0 ² gpd
Industrial:	4 gpd
<hr/>	
Total:	542 gpd

Table 2 – Requested Maximum Day Demand

<u>Maximum Daily Water Demand (MDD) in gallons per day:</u>	
Domestic:	1,230 gpd
Irrigation:	0 ² gpd
Industrial:	340 gpd
<hr/>	
Total:	1,570 gpd

The City’s Zero Water Footprint (ZWF) Policy requires new development to offset all of its water demands in order to prevent reduction in the reliability of existing water supplies or increases in water rates to existing customers. In light of the information submitted in the Application the City has determined that the Property will not have a Zero Water Footprint because once complete, the Property’s proposed ADD (542 gpd) will be greater than the established baseline ADD (19 gpd). Because the Owner is requesting service greater than the established baseline demand, the Property will potentially reduce the reliability of existing water supplies and increase costs to existing customers. In accordance with this Policy, because the Property has been determined to not have a Zero Water Footprint, a more detailed Water Supply Report has been prepared, and is attached hereto and made a part of this “Will-Serve” Letter. In order to comply with the ZWF Policy and offset the Property’s demand, the applicant shall contribute to the City’s ZWF Mitigation Fund whereby the City will continue to undertake water conservation efforts to offset the requested ADD increase of 523 gpd. Such efforts will result in this Property achieving a net zero impact to the City’s water system, therefore adhering to the ZWF Policy.

This Will-Serve Letter supersedes any other purported service commitments to the Property for any use. By way of this Will-Serve Letter, the City is offering to meet the water service demands shown Tables 1 & 2. The City’s offer is contingent upon the occurrence and/or satisfaction of the following conditions and the continued existence of the following described conditions:

² The project site is located within the Napa Sanitation District’s (NSD) recycled water service area. Recycled water is available to the site and all irrigation demands will be served with recycled water.

1. Owner shall be subject to all City's rules and regulations, including all fees and charges.
2. At no cost to the City, the Owner shall construct all facilities necessary to serve the Property in accordance with all City standards.
3. Prior to the City's commencement of improvement plan review, the Owner shall submit a deposit in an amount deemed sufficient by the City to fully recover the cost of its plan check and inspection services. Should this initial deposit be insufficient, the Owner agrees to make additional deposits as necessary for the City to complete its review and inspection. Any unused deposit funds will be returned to the Owner after the Notice of Completion is recorded.
4. The City has experienced potential reduction and/or curtailment of its primary sources of water supply during times of drought. When these reductions occur, the City's demands may exceed available supplies. In an effort to reduce this undesirable imbalance, the City is taking steps to reduce customer demands while also seeking to acquire additional supplies. The cost of these additional supplies is unknown at this time, and is not included in the current City water rates. The City is considering implementing potential changes to its rate structure which would be applied in a uniform manner in order to acquire such supplies. The Owner agrees to waive any protest to changes to current City water rates necessary to acquire additional water supplies during their formulation, implementation and review under the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA") as long as such changes are initiated during the term of this Will Serve Water Supply Agreement or any extension thereof. Moreover, the Owner acknowledges that the City, during dry years, may be unable to meet the Property's water service demands and that its water service may be uniformly reduced and/or curtailed entirely. Owner further agrees to indemnify, defend and hold harmless the City, its elected officials, officers, attorneys, employees or agents for any and all damages or claims of damages stemming from such uniform reductions or curtailments that may occur as long as they are directly related to the City's provision for water to the Property.
5. As a result of *Vineyard Area Citizens for Responsible Growth v. Rancho Cordova* (2007) 40 Cal.4th 412, the County, as lead agency pursuant to CEQA, prior to approval of the Project must, at a minimum during its environmental review:
 - a. Present sufficient facts to evaluate the pros and cons of supplying the water that the Project will need; and

- b. Present 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.
6. The Owner agrees its financial obligation for water service is as follows:
- a. Monthly water service charges will be billed at the current rate (Commercial Rate of \$6.59 per unit, 1 unit = 748 gal). At present the estimated average monthly water service fee will be approximately \$414.96³ plus meter fees and additional surcharges.
 - b. The water capacity fee for the Property will be \$38,873.20⁴ based on a MDD of 1,570 gpd. Such capacity fees are due and payable prior to issuance of building permits.
 - c. The ZWF Mitigation (offset) cost for the Property is \$4,827.69⁵ in order to achieve compliance with the ZWF Policy. Such mitigation funds are due and payable prior to execution of this Will Serve Letter.
7. The Property shall incorporate the following water conservation best management practices:
- Ultra-low-flow toilets in restrooms
 - Waterless urinals (optional)
 - Motion sensor faucets
 - On demand (Instahot) hot water heaters for individual restrooms or the plumbing of hot water return lines with an integral pump if using a centralized tank or tankless unit
 - Installation of an ET Smart irrigation controller
 - Recycled water for landscaping
 - Education of employees regarding water conservation (offered in both English and Spanish)
8. The owner shall hire a licensed Plumbing Contractor (C-36) to audit and replace all plumbing fixtures within the building that do not currently meet the standards set forth in the 2019 CA Green Code. Once this work is complete, the Plumber shall provide a report to the City indicating compliance with such code and that there are no leaks associated with the building's domestic water service.

³ Calculation: $(1,570 \text{ gpd} / 748 \text{ gpd}) \times \$6.59 / \text{unit} \times 30 \text{ days/month} = \414.96

⁴ Calculation: $1,570 \text{ gpd} \times \$24.76 = \$38,873.20$

⁵ Calculation: $(542 \text{ gpd} - 19 \text{ gpd}) / 65 \text{ gpd} \times \$600 = \$4,827.69$

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9. The Property shall not be allowed to use potable water for landscape irrigation purposes. The Property shall install the necessary facilities to utilize recycled water for all landscape irrigation demands.
10. The City reserves the right to audit the site's water demand as deemed necessary in order to verify that the Owner's water use is in accordance with this Will-Serve letter.
11. Future changes to the Project with respect to the change in use or water demands shall require that a new Will-Serve Letter be issued.

This Will-Serve Letter will remain valid until January 31, 2022. The City reserves the right to further condition and/or deny the extension of water service if the Project is different from that which presently proposed and authorized or if events out the City's control impact the City's ability to furnish water.

Except to the extent set forth, this letter does not create a liability or responsibility to the Owner or to any third party on behalf of the City. The City does not make 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 becomes effective only upon the express acknowledgement and acceptance of the conditions set forth herein as demonstrated by the execution of the acceptance provision set forth below and the transmittal of the executed acceptance to the City.

Sincerely yours,



Richard Kaufman, P.E.
Public Works Director/ City Engineer

cc: Jason Holley, City Manager
William Ross, City Attorney
Sean Trippi, Principal Planner Napa County
Susan Presto, Finance Manager
Utility Billing

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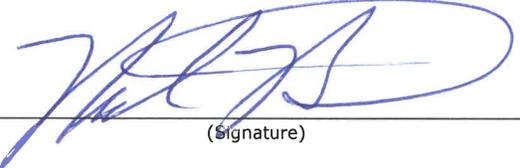
**ACCEPTANCE
of
City's Conditional Offer of Water Service for**

Greenwood Mansion

**499 Devlin Road, Napa CA
Napa County Assessor's Parcel Number 057-200-028**

I, George Richard Bruno, President
(Print Name) (Print Title)

accept the conditions set forth in this communication.


(Signature)

Date: 1/31/20

CITY OF
AMERICAN
CANYON



PUBLIC WORKS DEPARTMENT

4381 BROADWAY, SUITE 201
AMERICAN CANYON, CA 94503

WATER SUPPLY REPORT

FOR

Greenwood Mansion

499 Devlin Road, Napa, CA
Napa County Assessor's Parcel Number 057-200-028

Prepared by:

Edison C. Bisnar, Jr.
Development Services

Approved by:

A handwritten signature in blue ink, appearing to read 'Richard Kaufman', is written over a horizontal line.

**Richard Kaufman, P.E.
Public Works Director/
City Engineer**

2/3/2020

Date

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PREFACE

This Water Supply Report (WSR) is prepared in response to a request received by the City of American Canyon for a new water service(s) and/or an expansion of existing water service(s). The intent of the WSR is to help inform the discretionary approval process undertaken in conjunction with the request. Chief among its purpose is to:

- Determine if the request is consistent with City ordinances, policies, and practices;
- Determine whether the City's water supply is sufficient to grant the request when compared to existing and other planned future uses, including agricultural and manufacturing uses; and
- To establish a water allocation for the property.

On October 23, 2007, the American Canyon City Council adopted the following definition as the basis for its Zero Water Footprint (ZWF) Policy:

Zero Water Footprint – No loss of water service reliability or increase in water rates to the City of American Canyon's existing water service customers due to requested increase demand for water within the City's water service area.

The overarching intent of the ZWF Policy is to require all new development (residential or non-residential), or the expansion of existing commercial and industrial development, to mitigate all new water demands with "wet-water" offsets by one or more of the following options:

- Reducing existing potable water demands on-site
- Funding programs or constructing projects that would conserve an equivalent amount of water elsewhere within the water service area
- Funding of and/or constructing projects that would increase an equivalent amount of recycled water use elsewhere within the water service area where potable water is currently used.
- Purchase new water supplies from other water providers

SECTION 1.0 - REQUEST FOR SERVICE

1.1 - Property Description

The property is located on Devlin Road (Assessor's Parcel Number: 057-200-028) and has one existing building on approximately 1.17 acres; referred to herein as the "Property." The Property is zoned Industrial Park (IP) and is located within the City's Extraterritorial Water Service Area (ETSA)¹.

1.2 - Project Description

The proposed project is to modify an existing 3,090 square foot building and add a 680 square foot carriage house to create a café, wine tasting area, and wine production area to be used by Vinum Cellars. Entitlements required include a Major Modification Use Permit from Napa County and Will-Serve Letters from the City (for potable water service – domestic and fire service) and Napa Sanitation District (for sewer and recycled water service)²:

The project incorporates the following water conservation best management practices:

- Ultra low-flow toilets in restrooms
- Waterless urinals (optional)
- Motion sensor faucets
- On demand (Instahot) hot water heaters for individual restrooms or the plumbing of hot water return lines with an integral pump if using a centralized tank or tankless unit
- Installation of an ET Smart irrigation controller
- Recycled water for landscaping
- Education of employees regarding water conservation (offered in both English and Spanish)

1.3 - Status of Existing Services

Although no prior Will-Serve Letters have been issued, the City has been providing potable water service to the Property for domestic and fire purposes for more than 20 years. The project site is also located within the Napa Sanitation District's (NSD) recycled water service area, thus recycled water will be used for all irrigation demands.

1.4 - Will Serve Application

¹ As defined by Napa County Local Agency Formation Commission Policy 07-27.

² The project site is located within the Napa Sanitation District's (NSD) recycled water service area. Recycled water is available to the site and all irrigation demands will be served with recycled water.

A Will-Serve Application dated October 26, 2017 was submitted on behalf of the Owner, Vinum Cellars. The application details the anticipated demands for the project. Staff has reviewed the provided application and finds the estimate to be consistent with industry standards for similar uses.

1.5 - "Average-Day" Demand (ADD)

The anticipated water demand for the Property is 542 gallons per day (gpd). As shown on Table 1, based on rates derived from an engineer's estimate of daily operations, the annualized "Average-Day" Demand (ADD) is 542 gpd.

Table 1 – Property ADD			
Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
4	538	0	542

1.6 - Maximum Day Demand (MDD)

As shown in Table 2, the anticipated Maximum Demand (MDD) for the Property is 1,570 gpd. The demands were calculated based on rates derived from the Watson Ranch Specific Plan Environmental Impact Report.

Table 2 – Property MDD			
Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
1,230	340	0	1,570

SECTION 2.0 - PROJECT WATER FOOTPRINT

2.1 – Project Demand Consistency with UWMP and ACMC 13.10

The City's 2010 Urban Water Management Plan (UWMP) assumes industrially zoned property will have up to a maximum ADD of 675 gpd per acre. American Canyon Municipal Code Section 13.10 further limits industrially zoned property within City limits and the broader City ETSA up to a maximum ADD of 650 gpd per acre. As shown in Table 3 below, the Property's estimated ADD (463 gpd per acre) is less than the maximum allowed by the ACMC 13.10 (650 gpd per acre):

Table 3 – Maximum ADD			
Parcel Size (acres)	UWMP allowable (gpd/acre)	ACMC 13.10 allowable (gpd/acre)	Property ADD (gpd/acre)
1.17	675	650	463

2.2 - Baseline Water Footprint

The Property's Baseline Water Footprint is determined as one of the following: a) the approved demand amount specific in a current, (unexpired) Will-Serve Letter, Water Supply Report and/or Water Service Agreement; b) the water demand calculated from an audit of three-years of water use; or c) absent other information, the water demand in 2007. As shown in Table 4 below, the Property's baseline water footprint is 19 gpd.

Table 4 – Baseline Water Footprint			
Approved Demand (gpd)	Audited Demand (gpd)	Historical Demand (gpd)	Baseline Water Footprint
N/A	19	N/A	19

2.3 - Zero Water Footprint Determination

Because the Property ADD (542 gpd) exceeds the Property's Baseline Water Footprint, the Property does not have a Zero Water Footprint (ZWF). Because the Property does not have a ZWF, the new demand(s) on the City's water system could potentially result in a loss in water service reliability or increase in water rates to the City's existing customers.

2.4 - Demand Offset

The City has an established various programs intended offset new demand(s) on its water system. The Property has agreed to participate in one such program whereby old plumbing fixtures in existing residences (such as toilets, showers and faucets) are replaced with high-efficiency fixtures. On average the cost to replace the fixtures in a single family dwelling unit is \$600 and results in an on-going savings of 65 gpd. By facilitating the replacement of these fixtures city-wide, the Property's new demand is offset by water which is saved elsewhere. The Property has agreed to contribute \$4,827.69³ to the City's Zero Water Footprint Mitigation Fund. Monies in the Fund are used to pay for replacement of plumbing fixtures. The amount paid will result in equivalent savings of 523 gpd, thereby offsetting the Property's new ADD.

2.5 - Project Impact on Reliability & Rates

The City's water treatment, delivery and storage system is reliable to serve demands of existing development that existed at the time of ZWF Policy implementation in 2007. New or increased demands to the City's system after the implementation of the ZWF Policy are determined to potentially have a negative impact on the City's water system reliability which could result in an increase in water rates of existing customers. By facilitating the replacement of inefficient plumbing fixtures through the monetary contribution to the City's ZWF Mitigation Fund, the Property has offset its new demand and thus, it is reasonable to conclude that it will have no impact on reliability or rates.

2.6 - Short term mitigations

The water impacts of the Property will be fully mitigated by the financial contribution it will make to the water capacity fee program in addition to the ZWF Mitigation fee to mitigate 100% of the Property's new water demand.

2.7 - Long term mitigations

The City's Water Shortage Emergency Plan authorizes the City Council to declare a water shortage emergency⁴. Emergencies are declared in four stages with specific reduction methods used for each stage. In the event the City experiences short term water shortages and determines it is necessary to purchase dry year water the Owner shall provide funds to the City of American Canyon to purchase dry-year water. Upon demand of the Public Works Director, when a water shortage has been declared by the City Council, the

³ Calculation: (542 gpd - 19 gpd) / 65 gpd x \$600 = \$4,827.69

⁴ ACMC §13.14.070

project may have to contribute a reasonably determined and reasonably allocated non-refundable payment to the water operations fund to allow the City to acquire dry-year water, if reasonably necessary. The projects contribution shall be equal to the properties reasonably allocated annual demand (AFY) times the City's reasonable cost of a one-year transfer. The annual demand will be implemented uniformly to all City water uses, determined by a City water audit of all City water uses for the previous water year and the analysis in reasonable detail made available to the Owner for reasonable review and comment prior to implementation. The contribution shall be recalculated and made on an annual basis, as reasonably necessary.

SECTION 3.0 – CAPACITY FEES AND SERVICE CHARGES

3.1 - Capacity Fee

Based on the American Canyon Water Capacity Fee Ordinance⁵, the Project shall pay a Water Capacity Fee is \$38,873.20. This amount one-time fee is based on the rate of \$23.40 per gallon x MDD (1,570 gpd).

3.2 – Service Charge

The Property is located outside the City's corporate boundary but within the City's Extraterritorial Water Service Area as defined by LAFCO. Based on the American Canyon Water Capacity Fee Ordinance⁶, the Property shall a monthly service charge in the amount of \$6.59/100 cubic feet, plus any surcharges and monthly meter fees. Based on the ADD, the estimated water service charge is approximately \$414.96 per month. All service charges shall be based on actual use and rate schedule that is in place at time of billing.

3.3 - Reimbursable Improvements

The Property proposes no improvement that would be eligible for reimbursement.

SECTION 4.0 - VINEYARDS ANALYSIS

4.1 – Vineyards Decision

The California Supreme Court decision "*Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova and Sunrise Douglas Property Owners Association, et al.*" sets forth guidelines for evaluating the water supply of a

⁵ ACMC §13.06.090

⁶ ACMC §13.06.040

project under the California Environmental Quality Act (CEQA). It requires that water supplies not be illusory or intangible, that water supply over the entire length of the project be evaluated, and that environmental impacts of likely future water sources, as well as alternate sources, be summarized.

4.2 - Facts With Respect to Existing Water Supply and Demand

The City's 2015 Urban Water Management Plan (UWMP) analyzed existing demands and anticipated future demand growth. The 2015 UWMP also quantified the amounts and reliability of its water supplies in various planning horizon scenarios.

The City has entered into enforceable long-term contracts for its supply of potable water. The suppliers are the State Department of Water Resources (DWR) and City of Vallejo. The DWR supplies are provided by the State Water Project (SWP) and they vary each year up to a maximum of 5,200 acre-feet. The Vallejo supplies are 500 acre-feet of raw water as needed and up to 2,640 acre-feet of treated water may be purchased as a retail customer.

City customers consumed 2,976 acre-feet of SWP water in 2015. The 2015 UWMP determined adequate supplies exist for all planning horizons and supply scenarios, except for the "2030 single-dry scenario".

New water demand from the Project and reduced per capita consumption (facilitated by the City's Water Conservation Program) was anticipated as part of the assumed future demand growth in all planning horizons and supply scenarios in the 2015 UWMP. If the total ADD or MDD exceed the totals shown in this report, the applicant will be subject to penalties in-place at the time and has agreed to take the necessary measures to reduce demand to comply with this report.

4.3 – Anticipated Water Supplies over the Life of the Project

The City has developed a capacity fee capital program and water conservation program which, when implemented, will reasonably ensure an adequate supply of potable water and recycled water to meet demands under normal years, multiple-dry-years, and single-dry-years.

By fully complying with the City's ZWF Policy, the project will offset its new demand by paying an in-lieu fee that will be used by the City to implement its water conservation efforts to reduce potable water demands throughout its Water Service Area. Given the City's efforts to expand its water portfolio in terms of supply, storage, and conservation, and the fact that this project will

not result in an increased demand on the existing system, it is reasonable to project there is sufficient water supply over the life of the project.

4.4 – Environmental Impacts of Likely Future Water Sources

According to the 2015 UWMP, adequate long-term supplies exist for all planning horizons and supply scenarios, except for the “2030 single-dry scenario”. The Project will offset its new demand by paying a ZWF Mitigation fee that will be used by the City to further its water conservation efforts to reduce potable water demands throughout its Water Service Area. These efforts will have no significant impacts to the physical environment.

Moreover, it is unlikely that additional long-term supplies will need to be developed to meet the new demands attributable to the Project and it would be unnecessarily speculative to analyze the potential impact of such an unlikely activity.

Lastly, the City Council adopted a Mitigated Negative Declaration in November 2003 in conjunction with the adoption of the Recycled Water Facilities Plan. That plan identifies a series of projects which in conjunction with the water conservation program will reduce potable water demands throughout its Water Service Area. Impacts caused by implementation Recycled Water Facilities Plan are less than significant because the new recycled water distribution pipelines were to be located in existing paved public rights of way.

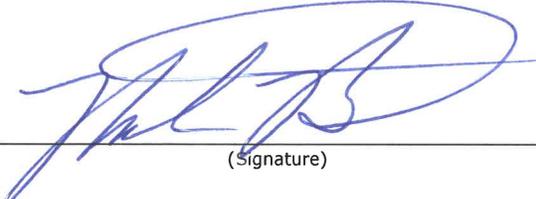
ACKNOWLEDGEMENT OF WATER SUPPLY ANALYSIS

Greenwood Mansion

**499 Devlin Road, Napa CA
Napa County Assessor's Parcel Number 057-200-028**

I, George Richard Bruno, President
(Print Name) (Print Title)

acknowledge and accept the water supply analysis as set forth in this Water Supply Report dated 1/31, 2020.


(Signature)

Date: 1/31/20



COLLECTION • TREATMENT • RECOVERY • REUSE

March 21, 2017

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

SUBJECT: 17-00099 GREENWOOD MANSION/VINUM CELLARS, REFRL-000718, Vinum Cellars, 477
DEVLIN RD (McDowell)

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:

1. A plan showing the required sanitary sewer and recycled water improvements shall be prepared by a registered civil engineer conforming to NapaSan standards, and shall be submitted to NapaSan for approval.
2. A grease interceptor will be required for any restaurant or food service type of uses.
3. Should there be a drain in the trash enclosure, it shall be connected to a grease interceptor and the trash enclosure shall meet the NapaSan standards. Contact NapaSan for more information.
4. No floor drains are allowed in the building except in the restroom and food service areas. Any existing floor drains shall be permanently abandoned.
5. If the owner decides to discharge winery waste via a hold and haul method with no discharge to NapaSan's sanitary sewer facilities, documentation of who will be hauling the waste shall be provided to NapaSan. The owner shall enter into a zero-waste discharge permit with NapaSan.
6. If the owner desires to discharge the process wastewater to the District in the future, the owner would be required to pay capacity charges to NapaSan based on the rates in effect at the time and would be subject to the rules and regulations in effect at that time. 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. Ensure that the discharge conforms with the District's Local Limits
 - c. Provide NapaSan with a wastewater treatment plan
 - d. Obtain an Industrial Waste Discharge Permit from NapaSan for the winery operation. Permit conditions would be established by NapaSan at the time an application is made by the owner.
7. The subject parcel shall use recycled water for their landscape irrigation.
8. Discharge lines from the elevator sump pits shall not be connected to the sanitary sewer system.
9. 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
 - b. Inspection Fees
 - c. Capacity Charges (based on use and square footage for commercial. Outdoor dining and event space is included in the square footage)
 - d. 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 NapaSan for additional information).
10. NapaSan has updated sanitary sewer and recycled water standard specifications and details. The updated specifications and details are available online at NapaSan's website (www.NapaSan.com). NapaSan 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.

The capacity charge for a single-family dwelling currently is \$8,950 and will increase by the Consumer Price Index (CPI) annually in July. Effective July 1, 2017 the capacity charge will increase to \$9,299. Commercial capacity charges are determined per NapaSan Code Section 5.02.030.B. Contact NapaSan Staff for additional information regarding capacity charges.

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

Sincerely,

Jill Hughes P.E.
Associate Engineer



City Manager

December 3, 2019

via email to John.McDowell@countyofnapa.org

John McDowell
Napa County Planning, Building & Environmental Services
1195 Third Street, Suite 210
Sacramento, CA 95834

RE: Vinum / Greenwood Mansion Café - Revised Application
Specific Plan Amendment PL17-00019-SPA and Use Permit Modification P17-00099-MOD
499 Devlin Road; APN 057-200-028

Dear Mr. McDowell:

On November 5, 2019, the City Council considered a revised application for an amendment to the Napa Valley Business Park Specific Plan ("Specific Plan") from the Applicant, Vinum Cellars, to establish an 840 square foot restaurant in the lower floor of an existing office building pursuant to the Memorandum of Agreement between the City of Napa and Napa County Regarding Regional Housing Needs Allocations for Future Housing Element Planning Periods dated August 25, 2015 ("RHNA Agreement"), which prohibits any amendments to the Specific Plan without the City's consent. The restaurant would include approximately 20 indoor seats and 25 outdoor seats on new decks. In addition, the proposal included a 920 square foot wine tasting area with approximately 30 seats serving wine produced by Vinum Cellars and on-site wine production to occur in a new 680 square foot building adjacent to the main building. The upper floor of the existing building would continue to be used exclusively as an office. Approximately 15,000 square feet of existing lawn adjacent to the building would be converted to vineyards. The revised project eliminated the previously proposed weekend hours of operation and special events consistent with the concerns expressed by the City Council when it considered the original application on May 21, 2019.

The Napa City Council has reviewed the revised application provided by the Applicant and the materials provided by the County of Napa and determined that the proposed amendment to the Specific Plan for the project is consistent with the RHNA Agreement. The Council determined that the restaurant's limited size, revised hours of operation (Monday - Friday 6:00 am to 8:00 pm) and omission of special events render the project more consistent with typical business park activities that cater to business park employees and business visitors. The City Council's consent to the Specific Plan amendment is conditioned upon the limitations

on hours of operation and prohibition of special events being memorialized in the conditions of approval for the Use Permit.

The City appreciates the opportunity to comment on the Vinum / Greenwood Mansion Café project. Please do not hesitate to contact me with any questions or concerns regarding the determination identified in this letter. I can be reached at (707) 257-9501 or spotter@cityofnapa.org

Sincerely,



Steve Potter
City Manager

*Copy: Mayor Jill Techel
Vice Mayor Scott Sedgley
Councilmember Liz Alessio
Councilmember Doris Gentry
Councilmember Mary Luross
Michael Barrett, City Attorney*

Middletown Rancheria
Tribal Historic Preservation Department
P.O. Box 1035
Middletown, CA 95461

June 5, 2018

Napa County
Planning, Building &
Environmental Services
John McDowell
1195 Third Street
Napa, CA 94559

Re: Vinum Greenwood Mansion Cafe
499 Devlin Road APN: 057-200-028

Dear Mr. McDowell:

The Middletown Rancheria (Tribe) is in receipt of your letter dated, April 30, 2018, regarding the Vinum Greenwood Mansion Cafe, located at 499 Devlin Road in Napa County, Napa, California.

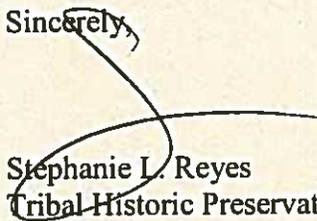
Though we have no specific comments at this time, should any new information or evidence of human habitation be found as the project progresses, we request that all work cease and that you contact us immediately. We do have a process to protect such important and sacred resources.

Thank you for the opportunity to provide comments to the above referenced project. The Tribe looks forward to continuing to be a part of the County's process.

Nothing herein should be construed to be a waiver of or limitation of any of the Tribe's rights in law, in equity, or otherwise. All rights, claims and remedies are specifically reserved.

Should you have any questions, please do not hesitate to contact me.

Sincerely,


Stephanie L. Reyes
Tribal Historic Preservation Officer
Middletown Rancheria

Phone (707) 987-1315

Fax (707) 987-9091