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

WATER SUPPLY REPORT

615 and 621 Airpark Road

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

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6-5-12

Date

Water Supply Report

615 and 621 Airpark Road

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WATER SERVICE REQUEST

DESCRIPTION OF PROJECT

Donald Ankeny of Westcore Properties, LLC is seeking approval of a Tentative Parcel Map from the Napa County Conservation, Development and Planning Department to subdivide a 6.8 acre site into two parcels of approximately 5.0 and 1.8, acres. The site is currently developed as an office complex with buildings totaling about 97,656 square feet. The current zoning is IP - AC.

A Will Serve letter was issued for this property on April 24, 2008. The Will Serve letter allocated an annual average day demand of 4,453 gpd and a maximum day demand of 6,906 gpd to the site. The purpose of this Water Supply Report is to review the site's water demand and conformance with the existing will serve letter. This Water Supply Report will serve as a basis for issuance of future will serve letters for the proposed two parcels.

Average Daily Demand

A 3-year water audit (2009-2012) for the property indicates an ADD of 2,111 gallons per day.

Total Site Demand

The domestic and irrigation water demand	=	2,111 gpd
The industrial water demand	=	0 gpd
Total		**2,111 gpd**

Art DeCamp (Applicant) submitted Will-Serve Questionnaires on March 13, 2012, which stated that the anticipated annual average-day water demand (ADD) for the 97,565 building is 2,536 gpd. Based on this information the ADD allocated per lot would be as follows:

Address	**Building**	**ADD (gpd)**			
Airpark Road	(sq ft)	**Domestic**	**Irrigation**	**Industrial**	**Total**
615	26,230	513		0	513
621	71,426	2,023		0	2,023
Total	***97,656***	***2,536***		***0***	***2,536***

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

Address	MDD (gpd)			
Airpark Road	Domestic	Irr.	Ind.	Total
615	623	0	0	623
621	4637	0	0	4367
Total				***4,990***

The maximum day demand requested by the applicant appears to be low based on staff's analysis. Staff recommends a maximum day demand of 6,573 gpd.

Conservation Measures Included in Project

The project shall include water conservation measures, including:

- Educate employees regarding water conservation.
- Minimize water usage and maximize water efficiency of the operations.
- Installation of a SMART irrigation controller.

CONSISTENCY

URBAN WATER MANAGEMENT PLAN

The site's estimated total annual demand of 2.8 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 gallons per acre per day meets the Urban Water Management Plan estimate.

Total	ADD	Acres	AFY	gpd/a
615-621	2,536	6.85	2.8	370
Per Lot	**ADD**	**Acres**	**AFY**	**gpd/a**
615	513	1.8	.6	285
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 370 gallons per acre day is in conformance with Municipal Code Section 13.10.

Total	ADD	Acres	gpd/a
615-621	2,536	6.85	370
Per Lot	**ADD**	**Acres**	**gpd/a**
615	513	1.8	285
621	2,023	5.0	404

WATER FOOTPRINT

ZERO WATER FOOTPRINT DEFINITION

On October 23, 2007, the City Council of the City of American Canyon adopted the following definition of Zero Water Footprint (ZWF).

> *No loss in water service reliability or increase in water rates to the City of American Canyon's existing customers due to the requested increased demand for water in the City's water service area.*

Appendix A provides the process for water service requests considered by the City Council as part of their policy decision on Zero Water Footprint.

The important ZWF policy decision followed shortly after the Napa County Local Agency Formation Commission (LAFCO) adopted Policy Resolution 07-27 on October 15, 2007, which established that water service requests outside the City of American Canyon city limits but within the Airport Industrial Area are not subject to LAFCO review. Because the City of American Canyon lacks land use jurisdiction in this area, it became necessary to implement a policy and process that protects the reliability and financial viability of the City's water enterprise while providing a predictable outcome for those seeking new or increased water service.

It is the City of American Canyon's policy that the ZWF policy and process apply equally both within the City limits and within the approved extraterritorial service area.

PROJECT'S WATER FOOTPRINT

Implementation of the Zero Water Footprint Policy (Policy Number 2011-03) states that the baseline zero water footprint (ZWF) is the water demand from an approved will-serve letter, water supply report or water contract; the water demand calculated from an audit of three-years of water use; or absent other information, the water demand in 2007.

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 Airpark Road indicates an ADD of 2,111 gallons per day.

For purposes of establishing the baseline water demand, staff recommends using the applicants requested demand (2,536 gpd). We base this recommendation of 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 sites 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.

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 a ZWF because it is not increasing its water demand; therefore, it would not reduce the reliability of American Canyon water service.

PROJECT'S IMPACT ON RATES

The project has a zero water footprint as it is not requesting a new demand; thus it would not have an impact on rates. Therefore the applicant shall pay to the City a monthly service charge in the amount of $4.65/100 cubic feet (outside the City rate). The estimated water service charge, based on an average daily water demand of 2,536 gpd, is approximately $473 per month. This cost may be reduced when the project is served by recycled water.

PROJECT'S CONTRIBUTION

CAPACITY FEE

The applicant paid previous water connection fees in the amount of $21,060. Staff has determined that the previous payments purchased a MDD of approximately 4,218 gpd. Staff has recommended a MDD of 6,573 gpd for the project site. Therefore the capacity fee due would be:

Capacity fee due = Recommended MDD - Previously Purchased MDD x $/gal

(6,573 gpd – 4,218 gpd) x $18.33 = $43,167

However, the April 24, 2008 will serve letter allocated a maximum day demand of 6,906 gpd. Considering the new maximum day demand is less than the April 24, 2008 allocation staff recommends against the collection of additional capacity fees.

REIMBURSEABLE IMPROVEMENTS

None.

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 the next two 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:

- Water rights - Purchase of 1,560 annual acre feet of water rights from Sacramento Valley agricultural interests. The City of American Canyon, the City of Napa and the Napa County Flood Control and Water Conservation District have met with one interested seller, who provided a letter summarizing the availability and possible terms for the water supply. They indicated that the requested amount would be available to the City of American Canyon for long-term transfer. During cutbacks north of the Delta of the Central Valley Project, the transfer would be subject to a reduction of 25%. The long-term transfer of appropriative rights would require approval by the State Water Resources Control Board. About three years would be needed to complete the long-term transfer. Short-term transfers are also available on a year-to-year basis.

  Water Code Section 109 contains a declaration of state policy favoring voluntary water transfers, and directs the Department of Water Resources, the State Water Resources Control Board and all other state agencies to encourage voluntary water transfers. Water Code section 475 contains legislative findings and declarations favoring voluntary water transfers.

  The Sacramento Valley Integrated Water Management Plan promotes water transfers, both within the Sacramento Valley and outside of it, as one of its key water management strategies.

  On May 20, 2008, the City Council approved a consulting contract to evaluate three potential sellers. After the City selects a preferred seller, the consultant will describe the next steps needed to complete a transfer. The schedule for the consulting contract calls for completion in 2008 Phase 1, evaluation of three sellers is completed. Phase 2, selection of a preferred seller and other steps, was completed in 2009.

- North Bay Aqueduct expansion - Project to expand the ability of the North Bay Aqueduct to deliver more water. An increase of 5.5 cubic feet per second (cfs) in conveyance capacity would allow the City of American Canyon to treat an additional 3.5 million gallons per day during peak months of the year. It would provide conveyance capacity for approximately 3,300 acre feet per year.

  The Department of Water Resources completed a study in 2005 which confirmed the feasibility of expanding the conveyance capacity of Reach 3a of the North Bay Aqueduct from 46 to 65 cfs. The project would replace the four existing pumps and motors, furnish and install a new air chamber, furnish and install new check valves, furnish and install required

electrical equipment, and furnish and install a parallel 36-inch steel pipeline from the surge tank to the terminal tank(s).

Currently, the County of Napa and the California Department of Transportation (Caltrans) are performing environmental review on a project to widen Jameson Canyon Road (SR 12). When it is constructed, about half of the length of the North Bay Aqueduct will need to be 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 rates of 1,000 to 2,000 gpm. A feasibility report on high-capacity wells at this location was approved by the Blue Ribbon Committee at their May 2008 meeting.

- Water conservation program implementation - Project to fully implement the City-approved Water Conservation Guidelines. The City's current water conservation program includes rebates for low-flow toilets, public education, leak detection, and a master irrigation controller for City parks. A Water Conservation Implementation Plan has been drafted to fully implement the Best Management Practices of the California Urban Water Conservation Council, of which the City of American Canyon is a member. It sets forth guidelines for new development and provides an implementation plan for new programs such as conservation pricing, a water conservation ordinance, enhancement of the leak detection programs, enhancements to the public awareness program, and enhancements to the rebate programs. It estimates that 744 AFY will ultimately be supplied through water conservation. Startup costs for several of these programs are included in the capacity fee, and several startups are already in progress.

  On January 1, 2008, the City initiated a clothes washer rebate program in partnership with other Bay Area water agencies and PG&E. The rebate program is partly funded through a State of California Proposition 50 grant. It provides rebates ranging from $125 - $200 depending on the washing machine efficiency.

- Recycled water implementation – Project to implement the Recycled Water Facilities Plan approved by the City Council in 2003. Currently, the City of American Canyon recycles 100 AFY of wastewater to a vineyard directly adjacent to the Wastewater Treatment Plant. The permit for recycled water distribution was issued in 2005. The City completed the construction of a 1.0 MG Recycled Water Storage Tank in June 2010. The City has completed the construction of the Wetlands Edge Road, American Canyon Road, Green Island Road and portions of Town Center segments of the system. The City has received a $2.5 million Proposition 50 grant for constructing the recycled water distribution system, which requires that the system be completed by 2010 and achieve 666 AFY of distribution by 2015.

  Additionally, the Napa Sanitation District is implementing a recycled water system in the City's extraterritorial service area, which includes the Airport Industrial Area. Landscape irrigation within significant portions of the

Napa Valley Gateway Business Park have been converted to recycled water. Based on analysis of the water use since this conversion has taken place, potable water use has been reduced by approximately 50% for the properties served by recycled water. The Napa Sanitation District has adopted a Recycled Water Strategic Plan which calls for converting all of the landscape irrigation in the Airport Industrial Area to recycled water. Additionally, several industrial users are committed to using 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:

Table 1

LONG TERM WATER SUPPLY AND DEMAND			
Source	**Normal Year**	**Multiple-Dry-Year**	**Single-Dry-Year**
State Water Project	3,640	1,976	1,508
Current Vallejo Potable Water Contract	1,351	1,216	1,216
Current Vallejo Contract for Raw Permit Water	500	450	450
Current Vallejo Contract for Raw Water during Emergencies		450	450
Subtotal, Current Supplies	5,491	4,091	3,623
City of American Canyon Recycled Water	1,000	900	900
Napa Sanitation District Recycled Water	226	203	203
Water Conservation	744	744	744
Water Transfer from Sacramento Valley	1,560	1,170	1,170
Remaining Vallejo Potable Water Contract Options	1,854	1,668	1,668
Subtotal, Additional Supplies	5,384	4,685	4,685
Total Long Term Water Supply	**10,875**	**8,776**	**8,308**
(Demand)	(7,026)	(7,026)	(7,026)
Surplus/(Shortfall)	3,849	1,750	1,282

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

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.

- SWP Dry-Year Program. It is possible to purchase additional water through the SWP during dry years, when Sacramento Valley farmers willingly let their land lie fallow and make their water available to State Water Contractors. In addition, there are occasional reservoir re-operation activities that some water agencies can do that make water available for sale to buyers. Approvals from DWR and/or SWRCB are often required to allow transfer and conveyance of the water from seller to buyer.

- Pool A and B Water. State Water Contractors that decide not to draw all or a portion of their entitlements in any given year may place their unused water into a pool for resale by DWR to other State Water Contractors.

- Yuba River Accord. This agreement between the Yuba County Water Agency, the Department of Fish and Game, and several other regulatory agencies and environmental groups would revise the operation to provide higher flows in the lower Yuba River and allow the Department of Water Resources to purchase and transfer this water to State Water Project and Central Valley Project contractors in dry years.

- Vallejo Water Service Addendum No. 1 This addendum would allow American Canyon to receive up to 500 acre feet per year of raw water when the City's entitlement is reduced due to environmental or other constraints.

WATER TREATMENT

Water Treatment Implementation Status

The City has two water treatment facilities, side-by-side on the same site at 205 Kirkland Ranch Road: a 2.5 million gallon per day (mgd) conventional treatment plant completed in 1976, and a 3.0 mgd advanced technology treatment plant completed in 2004. The advanced technology treatment plant uses membranes manufactured by Zenon Corporation, as does the wastewater treatment plant.

Additional treatment capacity is needed to achieve the General Plan EIR peak day demand estimate of 10.0 mgd. The membrane plant was designed to accommodate an additional 3.0 mgd expansion within the existing structure. This is included in the capital fee capital program. Expansion to the North Bay Aqueduct (NBA), as discussed above, would be needed to meet the peak day flow requirements for this additional treatment. Under this approach, the total treatment plant capacity would be 8.5 mgd. The remaining 1.5 mgd of peak treated water capacity could come from the City of Vallejo through the water supply contract discussed above. The Vallejo contract currently provides up to 1.3 mgd of peak day capacity during a peak month, which would be more than adequate to meet the treatment gap. If all of the remaining options were executed, the Vallejo contract would provide up to 3.1 mgd of peak day capacity during a peak

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.

WATER CAPITAL PROGRAM FINANCIAL STATUS

The Water Capital Program is primarily funded by capacity fees, supplemented by capital funds from the Water Operations Fund. The City of American Canyon has adopted a fiscal policy which requires new development to fully fund improvements needed to serve that development. The capacity fee for a single-family residence is $12,462, as adopted by City Council in July 2009.

VINEYARDS ANALYSIS

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 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.

Facts with respect to solutions to water supply problems

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

Water supply over the life of the project

The applicant anticipates an increase in industrial demand over the next five years. The applicant proposes to offset this demand by decreasing the irrigation demand (Appendix C). If the total annual average day demand and/or maximum day demand exceed the totals shown in this report the applicant shall be subject to penalties in-place at the time and shall take the necessary measures to reduce demand to comply with this report.

Impacts of likely future water sources

Potential environmental impacts of purchasing a permanent transfer of 1,560 acre feet per year of water rights from Sacramento Valley agricultural interests have not yet been evaluated. However, because the water would be used to make up shortfalls in the State Water Project supplies and would be conveyed using existing State Water Project facilities, the transfer would not require the construction of any new facilities. Also, such an intra-regional transfer would be consistent with the Sacramento Valley Integrated Regional Water Management Plan, which has been subject to significant public input and environmental review. Lastly, several of the potential sellers of water rights have completed environmental review of similar permanent transfers.

The environmental review of North Bay Aqueduct expansion has not been initiated. However, the area of disturbance of the pipeline would largely be included within the

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

OPPPORTUNITIES 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.

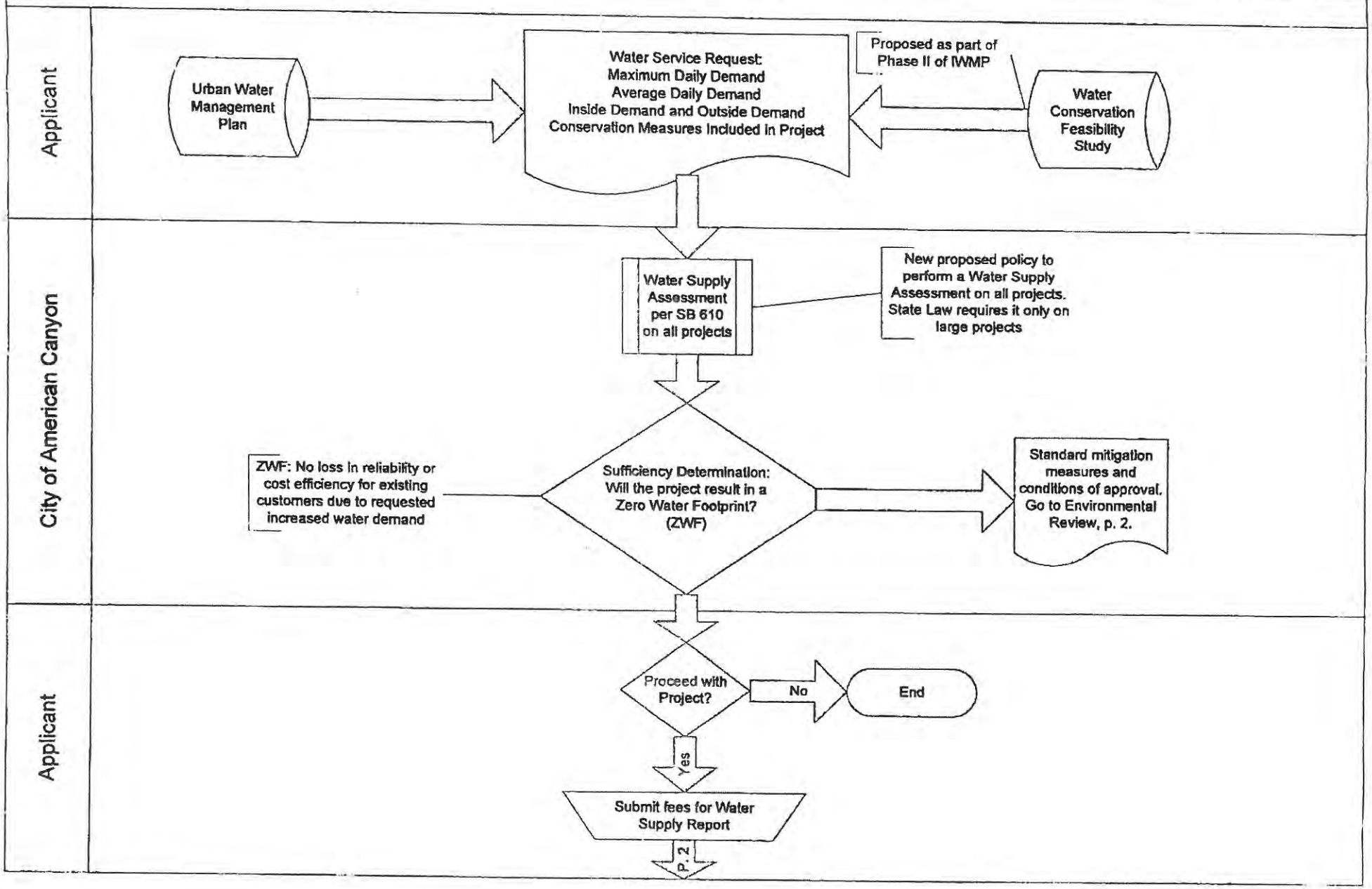
OFF-SITE CONSERVATION OPPORTUNITIES

The project could reduce its water footprint by including one or more of the following off-site water conservation opportunities:

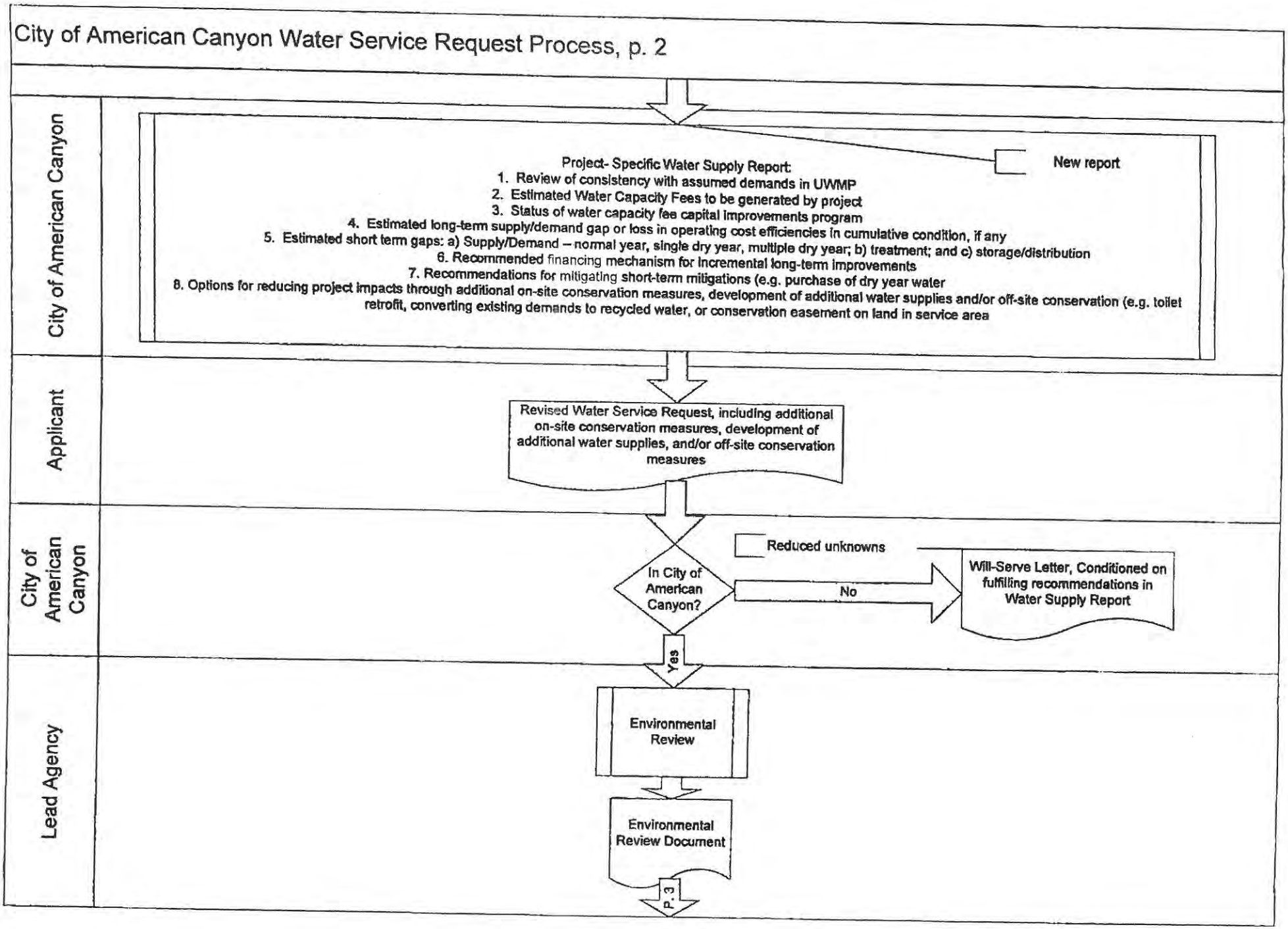
- Conversion of existing toilets to high-efficiency toilets
- Conversion of existing washing machines to high-efficiency, front-loading washing machines
- Conversion of existing urinals to waterless urinals
- Conversion of existing irrigation demands from potable water to recycled water
- Completion of a landscape conversion project

APPENDIX A
WATER SERVICE REQUEST PROCESS

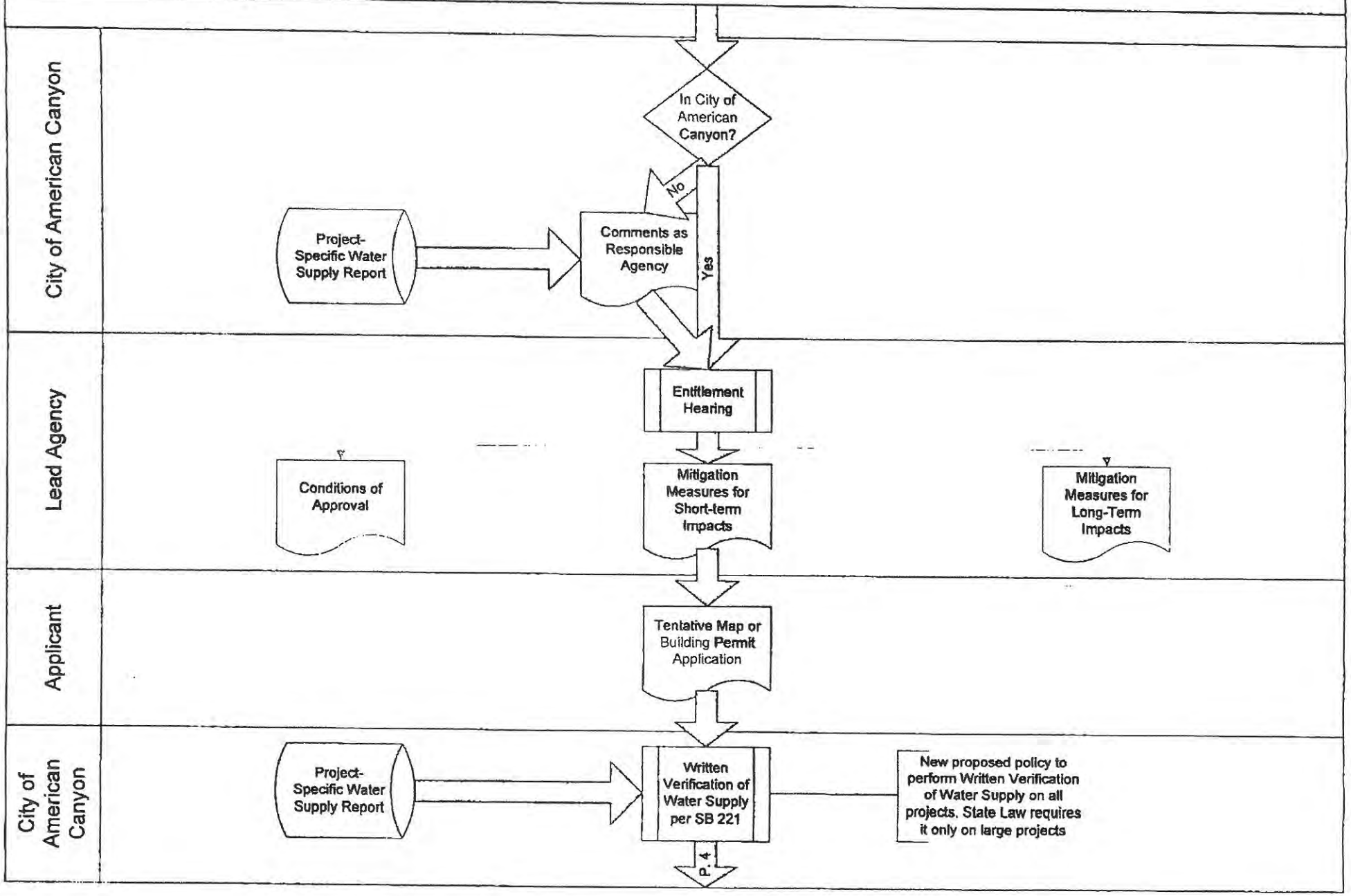
City of American Canyon Water Service Request Process, p. 1



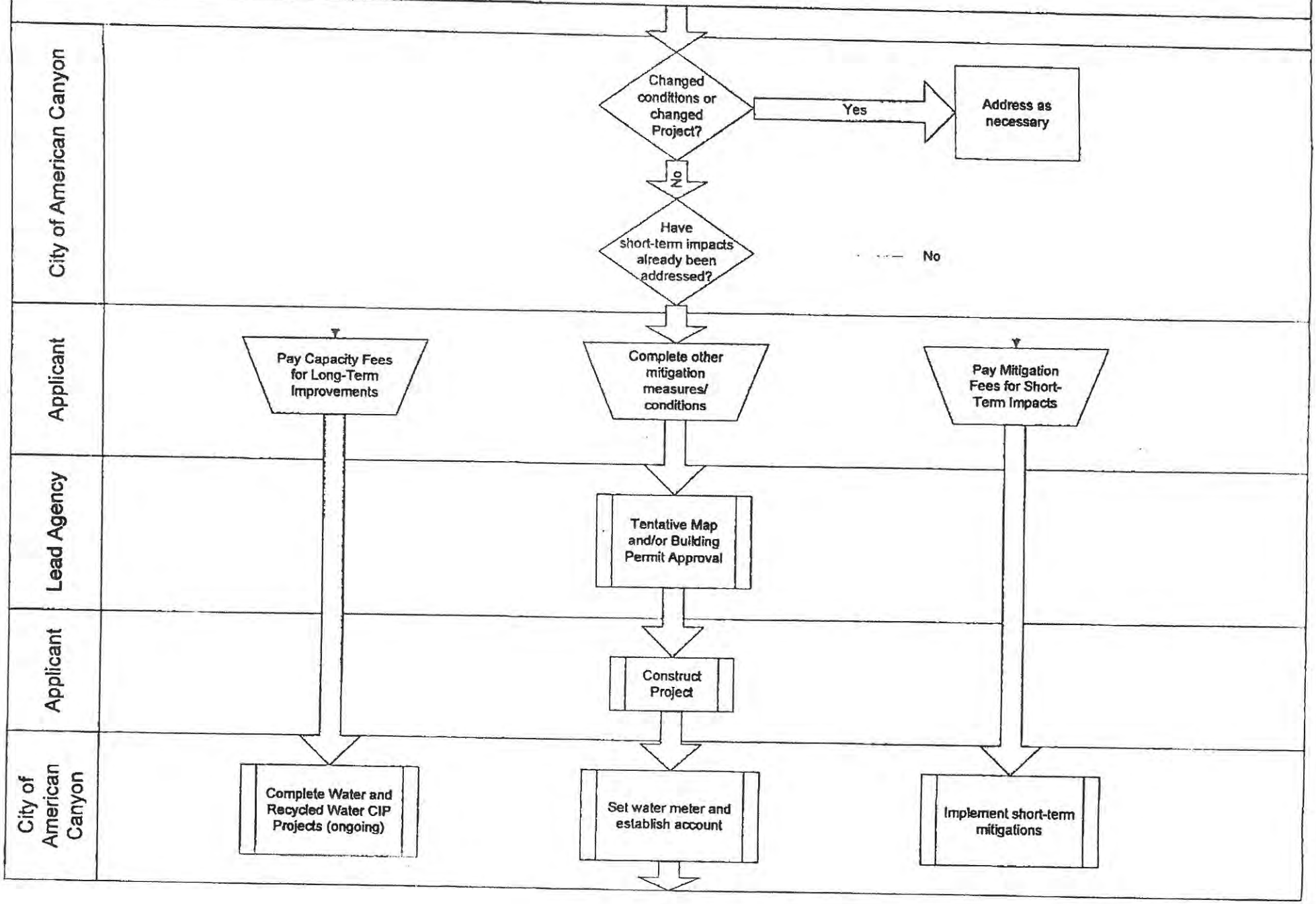
City of American Canyon Water Service Request Process, p. 2

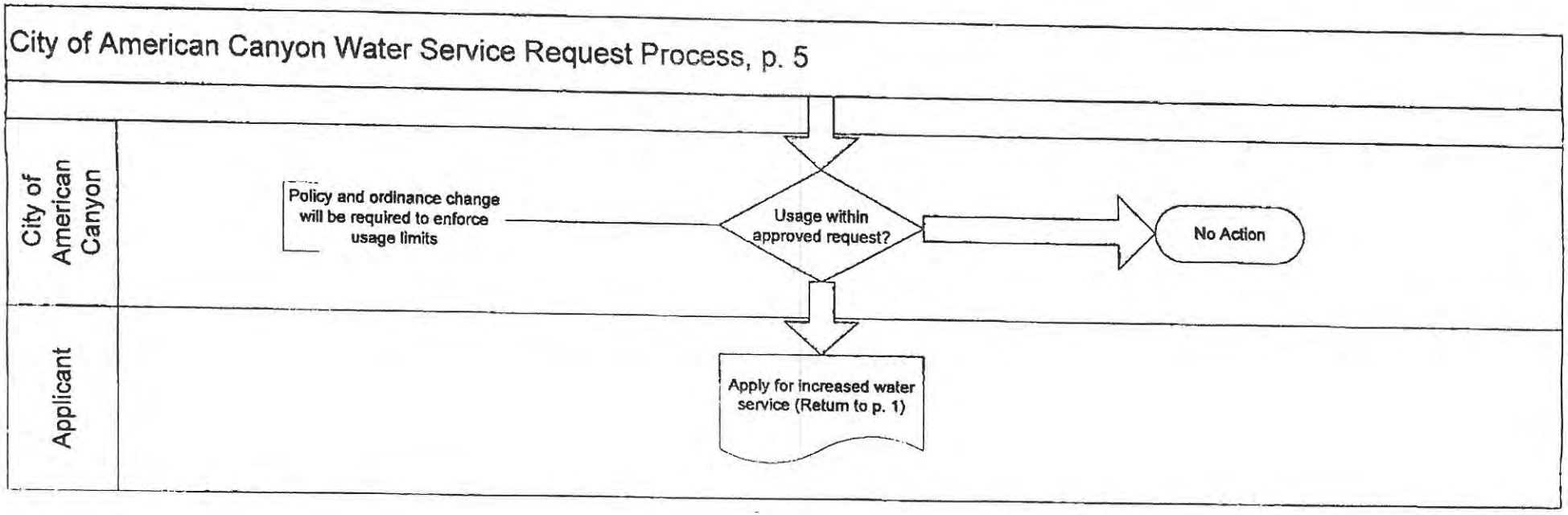


City of American Canyon Water Service Request Process, p. 3



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




City of American Canyon Water Service Request Process, p. 5
City of American Canyon
Applicant
Policy and ordinance change will be required to enforce usage limits
Usage within approved request?
No Action
Apply for increased water service (Return to p. 1)

APPENDIX B
WATER CAPACITY CAPITAL PROGRAM PROJECTS

City of American Canyon

Water Enterprise Capital Improvement Program Summary

Project name	Project Description/Need	Projected cost and financing		
		Cost	Ratepayers	Development
Water supply				
Water rights	Purchase of 1,560 annual acre feet of water rights from Sacramento Valley agricultural interests	$7,500,000	0%	100%
North Bay Aqueduct expansion	Project to expand the ability of the North Bay Aqueduct to deliver more water	4,400,000	0%	100%
North Bay Aqueduct interest payments	Ongoing interest payments for loan to build North Bay Aqueduct	1,440,000	47%	53%
North Bay Aqueduct terminal tank replacement	Project to replace and expand the seismically deficient water tank at the end of the North Bay Aqueduct	2,165,000	47%	53%
Vallejo water rights purchase	Exercise remaining potable water contract options from city of Vallejo for use in times of drought	12,295,908	0%	100%
Emergency groundwater bank	American Canyon's share of project to "bank" groundwater for times of emergency	1,200,000	0%	100%
Water conservation program implementation	Project to fully implement the City-approved Water Conservation Guidelines	400,000	0%	100%
Water treatment				
Zenon cassette addition	Project to improve treatment of water at membrane treatment plant, anticipating future regulations	50,000	0%	100%
Zenon plant expansion	Project to expand potable water treatment from 5.5 mgd to 8.5 mgd	3,000,000	0%	100%
Sludge handling expansion	Project to increase ability to handle sludge generated during water treatment	500,000	0%	100%
Recycled water				
Phases 1-6	Projects required to develop recycled water as a water source, includes new pipelines and a recycled water reservoir	15,608,500	0%	100%
Transmission, Distribution and Storage				
East Tank #1	New water tank in main pressure zone required to meet needs of future growth	4,500,000	0%	100%
East Tank #2 (High School Tank)	New water tank in high pressure zone provides benefits for both new growth and reduced pumping costs to City	4,000,000	0%	100%
Hwy. 29 crossings	Projects required to increases connections across SR 29 as demand grows	400,000	0%	100%
14" realignment/replacement	Replacement of badly corroded pipeline to reduce water loss and increase capacity	3,000,000	47%	53%
Waterline Eastside of 29 (W-14 and W-15)	Project to close gaps in new water line to serve development on east of SR 29	1,500,000	30%	70%
Broadway Vallejo potable water metering station	Required to increase the capacity of potable water delivery from Vallejo	300,000	0%	100%
Eastern sphere transmission improvements	Improvements to handle increased water supply from treatment plant	400,000	0%	100%
Repairs/Upgrades				
Conventional plant electrical upgrade	Electrical system at conventional water treatment plant require replacement	300,000	100%	0%
Conventional plant valve replacement	Flow control valves at conventional water treatment plant require replacement	75,000	100%	0%
FCV #9 Modification (relocation of tank outfall)	The flow control valve #9 overly restricts water flow from the plant and will be relocated	100,000	100%	0%
Enhanced treatment process	Enhancements at treatment plant to meet higher water quality standards	750,000	47%	53%
Conventional plant filter media replacement	The treatment media at the conventional water treatment plant is due for replacement and upgrade	125,000	47%	53%
Acid addition system	Project to upgrade treatment to allow for acid addition during treatment process	175,000	47%	53%
Water system SCADA	Supervisory Control and Data Acquisition system allows for remote sensing and control of water system.	300,000	47%	53%
Other				
Integrated Water Management Plan - Phase I and II	Long-range planning project that allow the City to develop comprehensive technical plan for entire water system	500,000	47%	53%
Corp yard improvements	Project to replace the City Corporation Yard, which lies in the floodplain and is subject to disruption in emergency situations	5,000,000	47%	53%
		$69,984,408	**$7,304,154**	**$62,680,254**

City of American Canyon
Wastewater Enterprise Capital Improvement Program Summary

Project name	Project description/need	Projected cost and financing		
		Cost	Ratepayers	Development
Pump station upgrades Phase 1	Pumps replaced to handle increased wastewater flows	$320,000	0%	100%
Wetlands Edge Rd force main upgrade	Critical project required to replace and upgrade force main which carried 90% of wastewater flow in City	2,100,000	67%	33%
Zenon cassette	Additional cassettes to increase wet weather flow capacity	887,631	67%	33%
Phase 1 treatment upgrades (1)	Increases capacity from current 1.9 mgd to 2.5 mgd	3,000,000	0%	100%
Phase 2A treatment upgrades (2)	Increases capacity from 2.5 mgd to 2.75 mgd and lays foundation for future expansions	6,600,000	0%	100%
Phase 2B treatment upgrades (3)	Increases capacity from 2.75 mgd to 3.75 mgd to meet General Plan requirements	10,950,000	0%	100%
Sludge pond #2 liner replacement	Liner in Pond #2 must be replaced	1,200,000	100%	0%
WWTP electrical system repair	Existing electrical system in plant must be repaired and upgraded	1,200,000	80%	20%
Wastewater system SCADA	System for monitoring and controlling the wastewater treatment system	300,000	67%	33%
IWMP (50%)	Long-range planning project that allow the City to develop comprehensive technical plan for entire water system	500,000	0%	100%
I/I Reduction	Program that reduces wet weather infiltration into sewer pipes which improves function of wastewater treatment plant	6,000,000	10%	90%
Force main addition (Sunset to WWTP)	Second forcemain required to bring wastewater flows to treatment plant to meet buildout flow levels	3,000,000	0%	100%
Corp yard improvements	Project to replace the City Corporation Yard, which lies in the floodplain and is subject to disruption in emergency situations	5,000,000	67%	33%
Lombard pump station	New pump station required to meet planned flows in northeastern portion of City	2,500,000	0%	100%
Main pump station replacement	Project to replace the Main Pump Station to meet code requirements when expanded	2,000,000	0%	100%
Broadway & American Canyon Road Sewer Upsizing	Gravity sewers along Broadway from Donaldson Way and American Canyon Rd. must be upsized to handle increased flows	2,100,000	0%	100%
Broadway & S. Napa Jct. Rd. Sewer Upsizing	Gravity sewers along Broadway from Napa Jct. Rd. to Donaldson Way must be upsized to handle increased flows	700,000	0%	100%
Upgrade Green Island Pump Station	Pump station must be expanded to handle increased industrial flows from Green Island area	250,000	0%	100%
		$48,607,631	$8,312,713	$40,294,918

APPENDIX C
WATER DEMAND CALCULATIONS

RECEIVED

MAR 14 2012

City of American Canyon
Engineering Division

City of American Canyon Will Serve Questionnaire

Date:	03/13/2012		
Owner Name:	WESTCORE - AG NAPA L.P.	**Applicant Name:**	ART DECAMP
Owner Address:	4445 EASTGATE MALL #210 SAN DIEGO, CA 92121	**Applicant Address:**	4740 NORTHGATE BLVD. #115 SACRAMENTO, CA 95834
Owner Phone #:	858-625-4100	**Applicant Phone #:**	916-641-7570
Owner Signature:	See attached	**Project Engineer:**	SLOOTEN CONSULTING
Project Name:	TPM 600-650 AIRPARK RD.	**Project Address:**	621 AIRPARK ROAD NAPA, CA 94558
Project APN:	057-240-013		
Project Description:	TENTATIVE PARCEL MAP		
Permit Number:	P11-00477-PM	**Time of Operation:**	
Status of Environmental Clearance:	N/A	hours/day:	9
Permit Status:	IN PROCESS	days/week:	5
Land Use:	OFFICE COMPLEX/INDUSTRIAL PARK	months/year:	12
Property Zoning:	IP-AC		
Lot Size (acres):	~~1.8420~~ 5.01	**Building Size (sqft) :**	~~26,230~~ 71,426

Anticipated Potable Water Demand*

Average day demand (annual):		**Maximum day demand:**	
domestic	2023.8 gpd	domestic	4637.6 gpd
irrigation	N/A gpd	irrigation	N/A gpd
industrial	N/A gpd	industrial	N/A gpd
Total	2023.8 gpd	**Total**	4637.6 gpd

***ATTACH REFERENCES USED AND CALCULATIONS FOR WATER DEMAND**

Comments:

THIS IS AN EXISTING WATER SERVICE.
DATA PROVIDED IS THE AVERAGE OVER THE LAST 3 YEARS.
THERE ARE NO ANTICIPATED CHANGES IN WATER USAGE.

The City of American Canyon Municipal Code 13.10.20 (Code) gives first priority for new water and sewer connections and services to residences and businesses located within the city corporate boundaries. The Code also states applicants for water service from other customer applicants must comply with all standards applicable to outside customers set forth in Chapter 13.

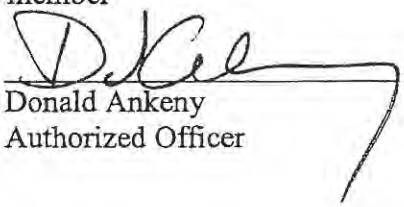
WESTCORE-AG NAPA, L.P.
a Delaware limited partnership

By: WELLCORP PROPERTIES, LLC
a Delaware limited liability company
as Agent for Owner

By: Westcore Management Holdings, LLC
Its sole member

By: Westcore Management I, LLC
Its sole member

By: Westcore Properties, LLC
Its sole member

By: 
Name: Donald Ankeny
Title: Authorized Officer

RECEIVED

MAR 14 2012

City of American Canyon
Engineering Division

City of American Canyon Will Serve Questionnaire

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Owner Address:	4445 EASTGATE MALL #210 SAN DIEGO, CA 92121	**Applicant Address:**	4740 NORTHGATE BLVD. #115 SACRAMENTO, CA 95834
Owner Phone #:	858-625-4100	**Applicant Phone #:**	916-641-7570
Owner Signature:	See attached	**Project Engineer:**	SLOOTEN CONSULTING
Project Name:	TPM 600-650 AIRPARK RD.	**Project Address:**	615 AIRPARK ROAD NAPA, CA 94558
Project APN:	057-240-013		
Project Description:	TENTATIVE PARCEL MAP		
Permit Number:	P11-00477-PM	**Time of Operation:**	
Status of Environmental Clearance:	N/A	hours/day:	9
Permit Status:	IN PROCESS	days/week:	5
Land Use:	OFFICE COMPLEX/INDUSTRIAL PARK	months/year:	12
Property Zoning:	IP-AC		
Lot Size (acres):	1.8420	**Building Size (sqft) :**	26,230

Anticipated Potable Water Demand*

Average day demand (annual):		**Maximum day demand:**	
domestic	513.8 gpd	domestic	1444.4 gpd
irrigation	N/A gpd	irrigation	N/A gpd
industrial	N/A gpd	industrial	N/A gpd
Total	513.8 gpd	**Total**	1444.4 gpd

***ATTACH REFERENCES USED AND CALCULATIONS FOR WATER DEMAND**

Comments:

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a Delaware limited partnership

By: WELLCORP PROPERTIES, LLC
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By: Westcore Management Holdings, LLC
Its sole member

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By: Westcore Properties, LLC
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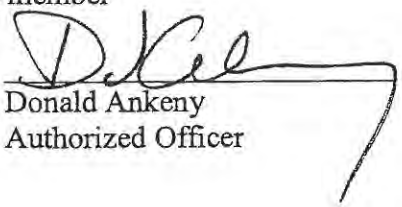
By: 
Name: Donald Ankeny
Title: Authorized Officer

615-621 Airpark Road (recommended) *cab* *5/22/2012*

APN:059-20-013

WSL	4/24/2008
Allocation	4,453
	6906
3-yr Audit	
615	428
621	1,683
	2,111

1 Owner

Proposed	Type	ADD (gpd)	MMD (gpd)
	domestic	2,536	6,523
	irrigation	0	0
	Industrial	0	0
		2,536	6,573

2 Conversion from gpd to AFY

gpd		conversion		AFY
2,536	1,120	1,000,000	=	2.84

3 Conformance with UWMP

Comm.	bldg size (sqft)	allotment	KSF		gpd
	0	155	1,000	=	0

gpd		conversion		AFY
0	1,120	1,000,000	=	0.00

Ind.	lot size (acres)	allotment gpad		gpd
	6.85	650	=	4,453

gpd		conversion		AFY
4,453	1,120	1,000,000	=	4.99

4 Consistency with Ord. 2000-08 (AIASP and similar city uses only)

lot size (acres)	gpd/a per Ord.		gpd
6.85	650	=	4,453

ADD (gpd)	acres		gpd/a
2,536	6.8	=	373

5 Capacity fee - Paid $21, 060 in 1997

MDD (gpd)	$/gpd		$
0	18.33	=	0.00

6 Short Term Mitigation fee - n/a

Water Year	Percent occupied	ADD (AF)	Water needed (AF)	Estimated cost/AF	Short-term mitigation
2011-12	100%	0	0	$330	$0
2012-13	100%	0	0	$357	$0
2013-14	100%	0	0	$386	$0
Total					$0

* water year is october 1 thru Sept 30

7 Estimated Monthly Water Bill

	ADD X gpd	30 / days/month	748 X gal/unit	cost/unit $	=	cost/month $
AC/inside	0	30	748	3.32	=	$0
AC/outside	2536	30	748	4.65	=	$473
Vallejo	0	30	748	4.81	=	$0

City Name: gregb
User NameCity of American Canyon

Average Daily Consumption

for the period: 07/01/2008 to 07/01/2011
and customer type '615Air'

Printed 08/03/2011

Account Number 007891-000 — Service Address 615 AIRPARK RD, - 1" Domestic (& irrigation?)
Meter Infg (Route-Sequence-Serial) 11-003110-58414452

Period	Read Date	Reading	Cons (units)	Cons (gallons)	Days In Period	Water Demand (gallons) Average Daily Consumption (gallons)
						0.0
7	07/01/2008	5,191	27	20,196.0	29	696.4
8	08/05/2008	5,226	35	26,180.0	35	748.0
9	09/02/2008	5,258	32	23,936.0	28	854.9
10	10/01/2008	5,291	33	24,684.0	29	851.2
11	11/03/2008	5,327	36	26,928.0	33	816.0
12	12/01/2008	5,329	2	1,496.0	28	53.4
1	01/05/2009	5,331	2	1,496.0	35	42.7
2	02/02/2009	5,334	3	2,244.0	28	80.1
3	03/02/2009	5,337	3	2,244.0	28	80.1
4	04/02/2009	5,340	3	2,244.0	31	72.4
5	05/04/2009	5,342	2	1,496.0	32	46.8
6	06/01/2009	5,344	2	1,496.0	28	53.4
7	07/02/2009	5,354	10	7,480.0	31	241.3
8	08/04/2009	5,379	25	18,700.0	33	566.7
9	09/01/2009	5,401	22	16,456.0	28	587.7
10	10/01/2009	5,426	25	18,700.0	30	623.3
11	11/02/2009	5,453	27	20,196.0	32	631.1
12	12/01/2009	5,478	25	18,700.0	29	644.8

3yr AvDiG

63

(4,562)

Meter Summary:	64	47,872.0	172	248.2
Account Summary:	64	577,456.0	172	248.2

City Name: gregb
User NameCity of American Canyon

Average Daily Consumption

for the period: 02/01/2011 to 03/09/2012
and customer type '615Air'

Printed 03/19/2012

Account Number 012021-014 — Service Address: 615 AIRPARK RD, - 1" Domestic (& irrigation)?
Meter Info (Route-Sequence-Serial): 11-003110-58414452

Period	Read Date	Reading	Cons (units)	Cons (gallons)	Days In Period	Water Demand (gallons) Average Daily Consumption (gallons)
						0.0
2	02/01/2011	5,887	15	11,220.0	21	534.3
3	03/02/2011	5,906	19	14,212.0	29	490.1
4	04/04/2011	5,927	21	15,708.0	33	476.0
5	05/02/2011	5,934	7	5,236.0	28	187.0
6	06/01/2011	5,936	2	1,496.0	30	49.9
7	07/01/2011	5,936	0	0.0	30	0.0
8	08/01/2011	5,937	1	748.0	31	24.1
9	09/01/2011	5,937	0	0.0	31	0.0
10	10/03/2011	5,937	0	0.0	32	0.0 (2581)
11	11/01/2011	5,938	1	748.0	29	25.8 (2152)
12	12/02/2011	5,938	0	0.0	31	0.0
1	01/03/2012	5,938	0	0.0	32	0.0
2	02/01/2012	5,938	0	0.0	29	0.0
3	03/05/2012	5,939	1	748.0	33	22.7
Meter Summary:			**67**	**50,116.0**	**419**	**129.3**
Account Summary:			**67**	**50,116.0**	**419**	**129.3**

482,540 g. 1127 days 428 gpd

3yr Anch.

City Name: gregb
User NameCity of American Canyon

Average Daily Consumption

for the period: 03/01/2009 to 03/09/2012
and customer type '621Air'

Printed 03/19/2012

Account Number 009254-000 Service Address 621 AIRPARK RD, - 1" Domestic (& irrigation)?
Meter Infg 11-003120-58414453 (Route-Sequence-Serial)

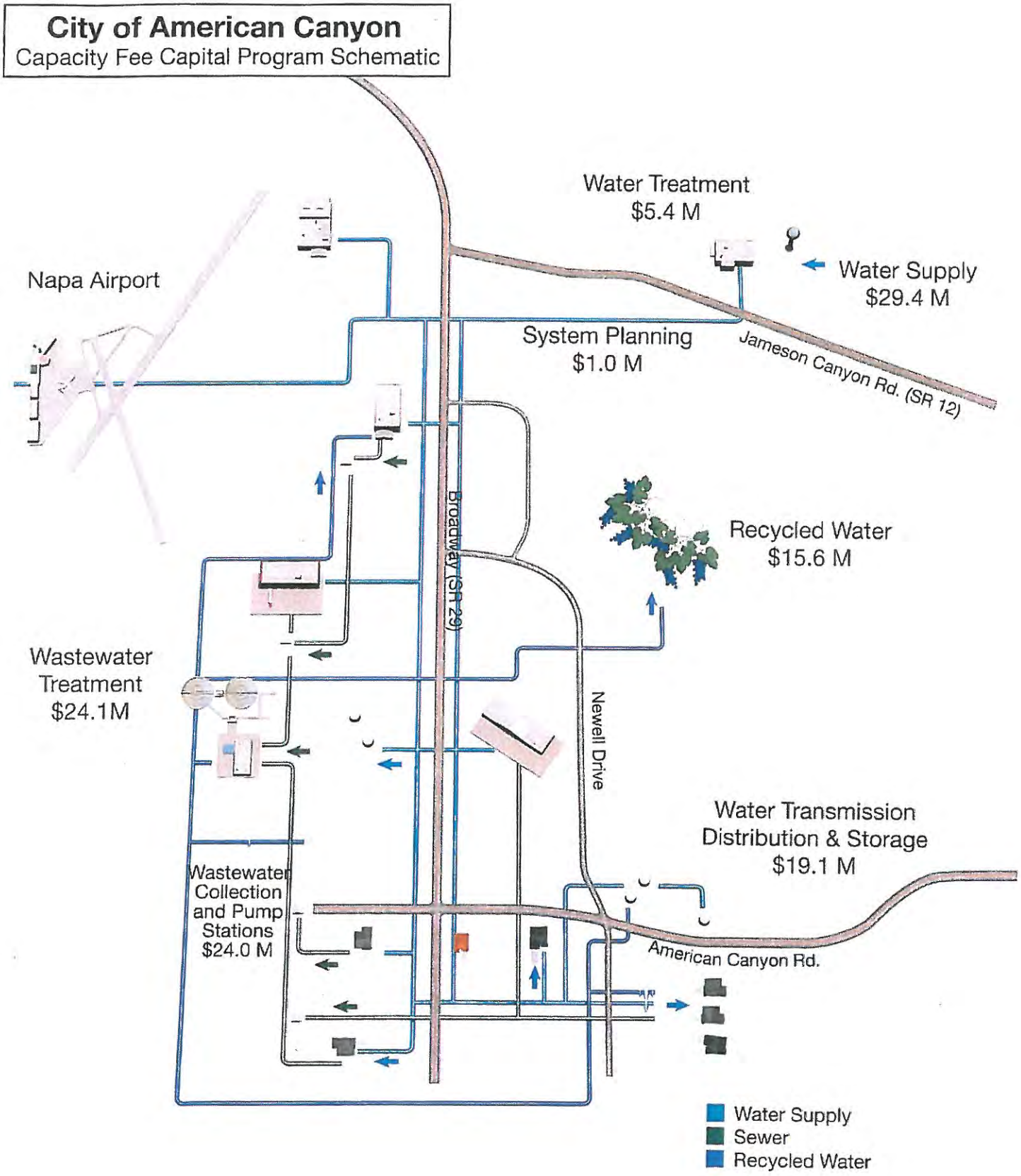
Period	Read Date	Reading	Cons (units)	Cons (gallons)	Days In Period	Water Demand (gallons) Average Daily Consumption (gallons)
						0.0
3	03/02/2009	702	18	13,464.0	28	480.9
4	04/02/2009	734	32	23,936.0	31	772.1
5	05/04/2009	810	76	56,848.0	32	1,776.5
6	06/01/2009	928	118	88,264.0	28	3,152.3
7	07/02/2009	1,093	165	123,420.0	31	3,981.3
8	08/04/2009	1,260	167	124,916.0	33	3,785.3
9	09/01/2009	1,405	145	108,460.0	28	3,873.6
10	10/01/2009	1,563	158	118,184.0	30	3,939.5
11	11/02/2009	1,614	51	38,148.0	32	1,192.1
12	12/01/2009	1,631	17	12,716.0	29	438.5
1	01/04/2010	1,644	13	9,724.0	34	286.0
2	02/01/2010	1,658	14	10,472.0	28	374.0
3	03/01/2010	1,672	14	10,472.0	28	374.0
4	04/05/2010	1,688	16	11,968.0	35	341.9
5	05/03/2010	1,735	47	35,156.0	28	1,255.6
6	06/02/2010	1,837	102	76,296.0	30	2,543.2
7	07/01/2010	1,957	120	89,760.0	29	3,095.2
8	08/02/2010	2,099	142	106,216.0	32	3,319.3

AA/MDD (4,562)

9	09/02/2010	2,226	127	94,996.0	31	3,064.4	
10	10/01/2010	2,293	67	50,116.0	29	1,728.1	(3172)
11	11/01/2010	2,417	124	92,752.0	31	2,992.0	
12	12/06/2010	2,430	13	9,724.0	35	277.8	
1	01/10/2011	2,441	11	8,228.0	35	235.1	
2	02/01/2011	2,449	8	5,984.0	22	272.0	
3	03/02/2011	2,484	35	26,180.0	29	902.8	
4	04/04/2011	2,531	47	35,156.0	33	1,065.3	
5	05/02/2011	2,599	68	50,864.0	28	1,816.6	
6	06/01/2011	2,692	93	69,564.0	30	2,318.8	
7	07/01/2011	2,790	98	73,304.0	30	2,443.5	
8	08/01/2011	2,884	94	70,312.0	31	2,268.1	
9	09/01/2011	2,991	107	80,036.0	31	2,581.8	(2581) 2152
10	10/03/2011	3,082	91	68,068.0	32	2,127.1	(3571)
11	11/01/2011	3,146	64	47,872.0	29	1,650.8	
12	12/02/2011	3,172	26	19,448.0	31	627.4	
1	01/03/2012	3,184	12	8,976.0	32	280.5	
2	02/01/2012	3,196	12	8,976.0	29	309.5	
3	03/05/2012	3,212	16	11,968.0	33	362.7	
		Meter Summary:	**2,528**	**1,890,944.0**	**1,127**	**1,683.9**	
		Account Summary:	**2,528**	**1,890,944.0**	**1,127**	**1,683.9**	

7x

APPENDIX D
WATER CAPACITY CAPITAL PROGRAM SCHEMATIC


City of American Canyon
Capacity Fee Capital Program Schematic
Water Treatment
$5.4 M
Water Supply
$29.4 M
Napa Airport
System Planning
$1.0 M
Jameson Canyon Rd. (SR 12)
Broadway (SR 29)
Recycled Water
$15.6 M
Wastewater
Treatment
$24.1M
Newell Drive
Water Transmission
Distribution & Storage
$19.1 M
Wastewater
Collection
and Pump
Stations
$24.0 M
American Canyon Rd.
Water Supply
Sewer
Recycled Water

APPENDIX E

ACCEPTANCE OF WATER SUPPLY TERMS AND CONDITIONS

APPENDIX E

ACCEPTANCE
of
WATER SUPPLY REPORT
TERMS AND CONDITIONS

615 and 621 Airpark Road
APN 057-240-013

I, Westcore-AG-Napa, LP, accept the terms and conditions set forth in the Water Supply Report dated 6-5-12.

Louis Friedel, VP
(Print Applicant Name and Title)

[signature] Date: 6/10/12
(Signature)

See Attached
(Print Owner Name and Title)

See attached Date: 6-7-12
(Signature

SIGNATURE BLOCK OF OWNER

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: LOUIS FRIEDEL

Title: VICE PRESIDENT