



3

July 10, 2014

Ron Profili  
33 Old Coach Road  
Napa, CA 94558

SUBJECT: Request for Water Service "Will-Serve" Letter  
Napa Valley Gateway Unit 2, Phase 1, Lot 3  
(APN 057-200-003)

Dear Mr. Profili:

The City of American Canyon has received your request as the Property Owner (Owner) for a Will-Serve letter for water service to the property located on Gateway Road East, Assessor's Parcel Number: 057-200-003 (Property). The City has not received a copy of a Use Permit Application from the Napa County Planning, Building & Environmental Services Department, for the development of a 38,614 square foot warehouse building.

It is the City's understanding that the Property is located within its Extraterritorial Water Service Area<sup>1</sup> and that a Will-Serve letter for water service to the Project is required prior to the County's approval of a Use Permit. In general, the City reviews the impacts of such requests for service, taking into account the overall demand within 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 Questionnaire prepared by RMW Architecture & Interiors, dated March 5, 2014. At present, the 2.23 acre property is vacant with no historical water demand from the City of American Canyon. The project and requested water demands are as summarized below:

Total Building Size:	38,614 square feet
Total Lot acreage:	2.32 acres
Anticipated water demand:	270 gal/day (annual average)

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<sup>1</sup> As defined by Napa County Local Agency Formation Commission Policy 07-27.



**Table 1 – Requested Water Demands**

<u>Average Daily Water Demand (ADD) in gallons per day:</u>	
Domestic:	270 gpd
Irrigation:	0 <sup>2</sup> gpd
Industrial:	0 gpd
<hr/>	
Total:	270 gpd
<u>Maximum Daily Water Demand (MDD) in gallons per day:</u>	
Domestic:	569 gpd
Irrigation:	0 gpd
Industrial:	0 gpd
<hr/>	
Total:	569 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 Questionnaire, the City has determined that the Project will not have a Zero Water Footprint because once complete, the site's proposed ADD (270 gpd) will be greater than the established baseline ADD (0 gpd). Because the Owner is requesting service greater than the established baseline demand, the Project will potentially reduce the reliability of existing water supplies and increase costs to existing customers. In accordance with this Policy, because the Project 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" agreement. In order to comply with the ZWF Policy and offset the project's demand, the applicant shall contribute to the City's water conservation fund whereby the City will continue to undertake water conservation efforts. Such efforts will result in this project 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 in Table 1 above. 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:

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<sup>2</sup> The project site is also 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 Project in accordance with all City standards.
3. Prior to the City's commence 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 faces potential curtailment of its primary source of water supply whereby during dry years its system's demands will exceed available supplies. In an effort to forestall 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, nor is it included in the current City water rates. The City is considering implementing potential changes to its rate structure in order to acquire such supplies. The Owner agrees to waive any protest to such changes during its formulation and implementation and review under the California Environmental Quality Act, Public Resources Code section 21000 *et seq.* ("CEQA"). 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 reduced and/or curtailed entirely. Owner further agrees to indemnify and hold harmless the City for any and all damages or claims stemming from such reductions or curtailments that may occur.
5. As a result of *Vineyard Area Citizens for Responsible Growth v. Rancho Cordova* (2007) 40 Cal.4<sup>th</sup> 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 (Outside City Rate) in effect at the time of service and are subject to change. The current rate is \$4.86 per 100 cubic feet.
  - b. The water capacity fee for the Project will be \$10,429.77<sup>3</sup> based on a MDD of 579 gpd.
  - c. The in-lieu mitigation (offset) cost for the Project is \$2,485<sup>4</sup> in order to achieve compliance with the ZWF Policy.
7. 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.
8. The project shall incorporate the following water conservation best management practices:
  - Ultra low-flow toilets in restrooms
  - Waterless urinals
  - High efficiency dishwashers
  - Hot water return pipelines
  - Recycled water for landscaping

The City's offer expires on July 10, 2016 unless it has been perfected by the Owner's establishment of actual water demand consistent with those uses identified in the Questionnaire, Table 1 above, and approved by the Use Permit. If, after July 10, 2016, no such actual water demands are established, then the Owner agrees that the approved water demand for the Property is 0 gpd. The City reserves the right to further condition and/or deny the extension of water service if 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 a determination as to land use entitlements required for the proposed project, and the issuance of this Will-Serve letter shall not be construed to be an expression of the City of a position regarding the use or intensity of use of the development Property or that the County has complied with applicable law in assessing the proposed project under CEQA.

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<sup>3</sup> Calculation:  $569 \times \$18.33 = \$10,429.77$

<sup>4</sup> Calculation:  $270 \text{ gpd}/65 \text{ gpd} \times \$600 = \$2,485$

**Letter to Ron Profili**  
**Gateway Road East Warehouse**  
**July 10, 2014**  
**Page 5**

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,



Jason B. Holley, P.E.  
Public Works Director

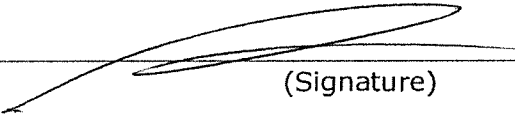
cc: Dana Shigley, City Manager  
William Ross, City Attorney  
Sean Trippi, Napa County Planning Department  
Greg Baer, Development Services Engineer  
Susan Presto, Finance Manager  
Utility Billing

Letter to Ron Profili  
Gateway Road East Warehouse  
July 10, 2014  
Page 6

**ACCEPTANCE**  
of  
**City's Conditional Offer of Water Service for**  
**Gateway Rd East Warehouse Building**  
**Napa Valley Gateway Unit 2, Phase 1, Lot 3**  
**Napa County Assessor's Parcel Number 057-200-003**

I, RON PROFILI, accept the conditions  
set forth in this communication.

RON PROFILI, OWNER  
(Print Name and Title)

  
(Signature)

Date: 7/14/14

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CITY OF  
**AMERICAN  
CANYON**



PUBLIC WORKS DEPARTMENT

4381 BROADWAY, SUITE 201  
AMERICAN CANYON, CA 94503

**WATER SUPPLY REPORT**

FOR

**Gateway Rd East Warehouse Building**

Napa Valley Gateway Unit 2, Phase 1, Lot 3  
Napa County Assessor's Parcel Number 057-200-003

Prepared by:

Greg Baer  
Development Services Engineer

Approved by:



Jason B. Holley, P.E.  
Public Works Director

7-10-14  
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 project.

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 Gateway Road East (APN 057-200-003) within the Napa Valley Gateway subdivision in a unincorporated portion of Napa County. The property is zoned IP:AC and is located within the City's Extraterritorial Water Service Area (ETSA) <sup>1</sup>

### **1.2 - Project Description**

The project is a new 38,614 square foot warehouse building. Entitlements required include a 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)<sup>2</sup>:

The project incorporates the following water conservation best management practices:

- Ultra low-flow toilets in restrooms
- Waterless urinals
- High efficiency dishwashers
- Hot water return pipelines
- Recycled water for landscaping

### **1.3 - Status of Existing Services**

The property is currently vacant. The City has no record of historical potable water use at the property. No prior Will-Serve Letters have been issued by either the City.

### **1.4 - Will Serve Questionnaire**

The property owner (Ron Profili of Profili Commercial Real Estate) submitted a Will-Serve Questionnaire dated March 5, 2014, which detailed the anticipated water demand for the project. Staff has reviewed the provided and finds the estimate to be consistent with industry standards for similar uses.

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<sup>1</sup> As defined by Napa County Local Agency Formation Commission Policy 07-27.

<sup>2</sup> The project site is also 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.

### 1.5 - Annualized "Average-Day" Demand

The anticipated week-day water demand for the project is 379 gallons per day (gpd). As shown on Table 1, based on a normal 5-day work week, the Annualized "Average-Day" Demand (AADD) is 270 gpd.

Table 1 - Project AADD			
Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
270	0	0	270

### 1.6 - Maximum Day Demand

The anticipated Maximum Day Demand (MDD) for the project is 569 gpd. As shown on Table 2, a peaking factor of 1.5 times the week-day demand was used to estimate the MDD.

Table 2 - Project MDD			
Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
569	0	0	569

## 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 AADD 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 AADD of 650 gpd per acre. As shown in Table 3 below, the Project's estimated AADD (270 gpd per acre) is less than maximum allowed by the ACMC 13.10 (1,449 gpd per acre):

Table 3 - Maximum AADD			
Parcel Size (acres)	UWMP (gpd)	ACMC 13.10 (gpd)	Project AADD (gpd)
2.23	1505	1449	270

## 2.2 - Baseline Water Footprint

The properties' 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 properties' baseline water footprint is 0 gpd.

Table 4 - Baseline Water Footprint			
Approved Demand (gpd)	Audited Demand (gpd)	Historical Demand (gpd)	Baseline Water Footprint
N/A	0	0	0

## 2.3 - Zero Water Footprint Determination

Because the Project AADD (270 gpd) exceeds the Properties' Baseline Water Footprint, the Project does not have a Zero Water Footprint (ZWF). Because the Project does not have a ZWF, the new demand(s) on the Cities' water system could potentially result in a loss in water service reliability or increase in water rates to the Cities' existing customers.

## 2.4 - Demand Offset

The City has an established various programs intended offset new demand(s) on its water system. The project 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 Project's new demand is offset by water which is saved elsewhere. The Project has agreed to contribute \$2,485<sup>3</sup> to the City's water conservation fund. Monies in the fund are used to pay for replacement of plumbing fixtures. The amount paid will result in equivalent savings of 270 gpd, thereby offsetting the Project's new AADD.

## 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

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<sup>3</sup> Calculation: 270 gpd/65 gpd x \$600 = \$2,485

result in an increase in water rates of existing customers. By facilitating the replacement of inefficient plumbing fixtures through the monetary contribution to the Cities' water conservation fund, the Project 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 project will be fully mitigated by the financial contribution it will make to the water capacity fee program in addition to the in-lieu fee to mitigate 100% of the project'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 emergency<sup>4</sup>. 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 project shall contribute a non-refundable payment to the water operations fund to allow the City to acquire dry-year water, if necessary. The projects contribution shall be equal to the properties annual demand Acre Foot Year (AFY) times the City's cost of a one-year transfer. The annual demand will be determined by a City water audit of the previous water year. The contribution shall be made on an annual basis, as necessary.

## **SECTION 3.0 – CAPACITY FEES AND SERVICE CHARGES**

### **3.1 - Capacity Fee**

Based on the American Canyon Water Capacity Fee Ordinance<sup>5</sup>, the Project shall pay a Water Capacity Fee is \$10,429. This amount one-time fee is based on the rate of \$18.33 per gallon x MDD (569 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 Ordinance<sup>6</sup>, the Project shall a monthly service charge in the amount of \$4.86/100 cubic feet. Based on the AADD, the estimated water service charge is approximately \$53 per month.

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<sup>4</sup> ACMC §13.14.070

<sup>5</sup> ACMC §13.06.090

<sup>6</sup> ACMC §13.06.040

### **3.3 - Reimbursable Improvements**

The Project 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 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 2010 Urban Water Management Plan (UWMP) analyzed existing demands and anticipated future demand growth. The 2010 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 2,000 acre-feet of treated water may be purchased as a retail customer.

City customers consumed 3,612 acre-feet of SWP water in 2013. The 2010 UWMP determined adequate supplies exist for all planning horizons and supply scenarios, except for the "2030 single-dry year 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 2010 UWMP. If the total AADD 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 2010 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 an in-lieu 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**

**Gateway Rd East Warehouse Building  
Napa Valley Gateway Unit 2, Phase 1, Lot 3  
Napa County Assessor's Parcel Number 057-200-003**

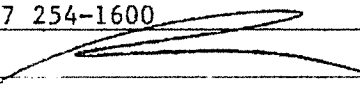
I, RON PROFILI, acknowledge and accept  
the water supply analysis as set forth in this Water Supply Report  
dated JULY 10, 2014.

RON PROFILI, OWNER  
(Print Name and Title)

Date: 7/14/14



APPENDIX A

City of American Canyon Will Serve Questionnaire	
Date: March 5, 2014	
Owner Name: Ron Profili	Applicant Name: Ron Profili
Owner Address: 33 Old Coach Road Napa, CA 94558	Applicant Address: 33 Old Coach Road Napa, CA 94558
Owner Phone #: 707 254-1600	Applicant Phone #: 707 254-1600
Owner Signature: 	Project Engineer: Brian Bonino
Project Name: Gateway Road East Warehouse Building	Project Address: Lot 3, Gateway Business Park
Project APN: 057-200-003	
Project Description: See Use Permit Submittal Attached	
Permit Number: To be issued	Time of Operation:
Status of Environmental Clearance: To be issued	hours/day: 8
Permit Status: To be issued	days/week: 5
Land Use: Industrial - Airport	months/year: 12
Property Zoning: IP - AC	
Lot Size (acres): 2.232 acres	Building Size (sqft): 38,614 s.f.
Anticipated Potable Water Demand*	
Average day demand (annual):	Maximum day demand:
domestic 379.45 gpd	domestic 569.18 gpd
irrigation 0 gpd	irrigation 0 gpd
industrial 0 gpd	industrial 0 gpd
Total 379.45 gpd	Total 569.18 gpd
*ATTACH REFERENCES USED AND CALCULATIONS FOR WATER DEMAND	
Comments: See Estimate of Domestic Water Usage Attached	
<p>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.</p>	

RECEIVED

MAR 05 2014

City of American Canyon  
Community Development



Gateway Road East Warehouse Building					5/16/2014
P14-XXXX-UP - NVG U2, PHI, Lot 3					gb
<b>1 Owner</b>	<b>Type</b>		<b>ADD (gpd)</b>	<b>MMD (gpd)</b>	
	<b>Proposed</b>	domestic	270	379	Potable
		irrigation	0	0	Reclaim
		Industrial	0	0	
			270	379	
<b>2 Conversion from gpd to AFY</b>					
	<b>gpd</b>		<b>conversion</b>		<b>AFY</b>
	270	1,120	1,000,000	=	0.30
<b>3 Conformance with UWMP</b>					
	<b>Comm.</b>	<b>bldg size (sqft)</b>	<b>allotment</b>	<b>KSF</b>	<b>gpd</b>
		0	155	1,000	0
		<b>gpd</b>	<b>conversion</b>		<b>AFY</b>
		270	1,120	1,000,000	0.30
	<b>Ind.</b>	<b>lot size (acres)</b>	<b>allotment gpad</b>		<b>gpd</b>
		2.23	675	=	1,505
		<b>gpd</b>	<b>conversion</b>		<b>AFY</b>
		1,505	1,120	1,000,000	1.69
<b>4 Consistency with Ord. 2000-08 (AIASP and similar city uses only)</b>					
		<b>lot size (acres)</b>	<b>gpd/a per Ord.</b>		<b>gpd</b>
		2.23	650	=	1,450
		<b>ADD (gpd)</b>	<b>acres</b>		<b>gpd/a</b>
		270	2.23	=	121
<b>5 Capacity fee -</b>					
		<b>MDD (gpd)</b>	<b>\$/gpd</b>	<b>=</b>	<b>\$</b>
		569	18.33	=	10,429.77
<b>6 Mitigation In-lieu Fee</b>					
			<b>Water Offset</b>		
<b>Required</b>	<b>Required Offset</b>		<b>of 1 SFD</b>	<b>Cost of 1 SFD</b>	<b>Total In-Lieu</b>
<b>Offset (gpd)</b>	<b>(AFY)</b>		<b>Retrofit (AFY)</b>	<b>Retrofit (\$)</b>	<b>Fee</b>
270	0.3024		0.073	\$ 600	\$2,485
				=	
<b>Total</b>					<b>\$2,485</b>
<b>7 Estimated Monthly Water Bill - Volume Charge</b>					
	<b>ADD X</b>	<b>30 /</b>	<b>748 X</b>	<b>cost/unit</b>	<b>cost/month</b>
	<b>gpd</b>	<b>days/month</b>	<b>gal/unit</b>	<b>\$</b>	<b>\$</b>
AC/inside	0	30	748	3.42	\$0
AC/outside	270	30	748	4.86	\$53
Vallejo	0	30	748	5.43	\$0
Reclaim	0	30	748	0.9	\$0