

“C”

Agency Comments



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

Patrick C. Ryan
03/10/2016

To: Sean Trippi Planning Division	From: Patrick C. Ryan Engineering Service
Date: March 10, 2016	Re: Permit No. P15-00404 Bergin Glass Impressions Conditions of Approval APN: 057-250-026 & 057-250-034

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

New approximately 80,000 square foot building that will serve as an office, warehouse, and manufacturing facility for a wine bottle etching and screen printing company. The project will also include a parking in the front and rear of the building, a loading dock, and landscaped areas. Two lots will be merged to create the project site.

After careful review of the Bergin Glass Impressions Use Permit application the Engineering Division has determined that sufficient information has been provided to complete an evaluation of the project. Providing no changes are made to the proposed project or to Federal, State or Local codes and regulations this Divisions supports this proposed development with the following required conditions listed herein.

EXISTING CONDITIONS:

1. The current County of Napa parcels 057-250-026 and 057-250-034 are located at 451 Technology Way, Napa, CA.
2. The existing parcel is currently zoned IP:AC, Industrial Park : Airport Combination District.
3. The existing parcel is located within Cal Fire's Local Responsibility Area (LRA).
4. The existing properties are currently undeveloped.
5. The existing parcel is part of the Napa River Watershed, Sheehy Creek tributary.

REQUIRED CONDITIONS:

Planning Division
(707) 253-4417

Building Division
(707) 253-4417

Engineering & Conservation
(707) 253-4417

Environmental Health
(707) 253-4471

Parks & Open Space
(707) 259-5933

ROAD & STREET STANDARDS:

1. Any roadway, proposed new or reconstructed, shall meet the requirements for Commercial/Industrial/Non-Residential Access as defined in the 2016 Napa County Road and Street Standards (RSS). The developer shall provide a minimum eighteen (18) foot wide driveway from the publicly maintained road (Technology Way) to the structure and throughout the traffic conveyance corridor. Pavement structural sections shall be determined by the designed Traffic Index. The minimum structural section shall be 2-inches of hot mix asphalt (HMA) over 5-inches of Class II Aggregate Base (AB) or as designed and approved by the County Engineer with both meeting Caltrans Standards Specifications for material type and compaction.
2. Any proposed or required new/reconstructed parking shall meet the requirements outlined in the current Napa County RSS, Section 9 and/or Detail D-8, page 82.

SITE IMPROVEMENTS:

3. All on site civil improvements proposed including but not limited to the excavation, fill, general grading, drainage, surface drainage, storm drainage, parking, and wastewater conveyance shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Napa County PBES Department Engineering Division prior to the commencement of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.
4. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
5. Grading and drainage improvements shall be constructed according to the current Napa County RSS, Napa County Stormwater Quality Ordinance 1400, and the California Building Codes (CBC).
6. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County PBES Department Engineering Division evidence that the Owner has entered into agreements with the property owners of the site involved and has obtained the permits, licenses and clearances prior to commencing any off-hauling operations.

CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:

7. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with Napa County Stormwater Management and Discharge Control Ordinance 1400, Napa County Code Section 16.28, and the latest adopted Federal and State Regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
8. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of California Regional Water Quality Control Board (CRWQB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County PBES Department Engineering Division for review.

9. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.
10. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
11. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:

12. The proposed development is categorized as a Regulated Development Project under Napa County's BASMAA Post-Construction Manual and is required to meet the design criteria of the current Post-Construction Runoff Management / Low-Impact Development Requirements. The submitted Stormwater Control Plan for Regulated Projects, dated December 2, 2015, illustrates design strategies which include site design measures, routing of stormwater runoff to Bioretention facilities sized and designed according to Napa County's BASMAA Post-Construction Manual, identify potential sources of pollutants and implements corresponding source control measures, and provides ongoing maintenance of Bioretention facilities.
13. On-site storm drain inlets shall be marked with the words "No Dumping! Flows to Bay" or similar.
14. Interior floor drains shall be plumbed to sanitary sewer or approved closed loop system (e.g. processed waste system).
15. Refuse Areas shall be covered, graded, and paved to prevent run-on and runoff. And drains within a refuse area shall be connected to a grease removal device before discharge to a sanitary sewer or approved closed loop system (e.g. processed waste system).
16. Outdoor material storage areas which contain smaller quantities of materials and waste (e.g. pesticides, fertilizers, etc.) with the potential to contaminate stormwater must be placed in an enclosure such as a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the stormwater conveyance system.
17. Outdoor material storage areas which contain materials and/or waste associated with wine production and process is prohibited and shall be stored under cover and in an area designed to preclude stormwater run-on and temporarily covered with tarps during rain events.
18. Storage areas for liquid materials and water must have a permanent cover to keep rainwater out of the storage area and protected by secondary containment structures such as berms, dikes or curbs.
19. Loading Docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area.
20. Provide for ongoing Operation and Maintenance Plan including executing a Stormwater Management Facilities Agreement, which runs with the land and provides for periodic inspections and reporting at the facilities owner's expense.

P15-00404 – BERGIN GLASS IMPRESSIONS
CONDITIONS OF APPROVAL
ENGINEERING SERVICE
Page 4 of 4

ANY CHANGES IN USE OR DESIGN MAY NECESSITATE ADDITIONAL REVIEW AND CONDITIONS FOR APPROVAL.

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



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Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Sean Trippi, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: December 24, 2015	Re: Use Permit – Bergin Glass Impressions APN 057-250-026 & -034 File P15-00404

Environmental Health staff has reviewed an application requesting approval to construct a new ±80,000 square foot building for a wine bottling labeling company as described in application materials. Environmental Health has no objection to approval of the application with the following conditions of approval:

Prior to building permit issuance:

1. Proof the development is or will be connected to American Canyon Water and Napa Sanitation District must be submitted. Proof may be in the form of a will serve, invoice for connection fees or letter from the District.

During construction and/or prior to final occupancy:

2. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.

Upon final occupancy and thereafter:

3. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit, file an approved Hazardous Materials Business Plan to <http://cers.calepa.ca.gov/>, and be approved by this Division within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.

4. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

5. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.



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Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Sean Trippi	From: Gary J. West, Chief Building Official
Date: December 14, 2015	Re: Bergin Glass Impressions P15-00404

Building Inspection Division Planning Use Permit Review Comments

Address: 451 Technology Way, Napa

APN: 057-250-026-000 & 057-250-034-000

Project: Bergin Glass Impressions P15-00404

Owner: Morgan Investment Group Inc.

Contact: Andrew M. Kilpatrick

Description: New plus or minus 80,000 sq. ft. building for a wine bottling labeling company. Two lots will be merged.

Comments: The Building Division is not reviewing this project for compliance with the California Building Standards Codes at this time; the Building Division is reviewing the proposed Planning entitlements only. The Building Division has no issues or concerns with the approval of the Use Permit P15-00404; it is a Planning entitlement and does not in itself authorize any construction activities. Separate building permits shall be required.

The plans provided for Use Permit application P15-00404 do not provide enough information in sufficient detail to determine all code requirements. A complete and thorough plan review will be performed at the time an application is made for the required building, plumbing, mechanical, and electrical and any other construction permits required by other Napa County Agencies. The following comments are provided to make the applicant aware of what codes the applicant will be required to comply with, as well as issues that may need to be addressed prior/during the building permit application and review process.

1. In accordance with the California Building Code, Chapter 1, Division 1, Section 1.1.9, which states, "only those standards approved by the California Building Standards Commission that are effective at the time of application for a building permit is submitted shall apply to the plans and specifications for, and to the construction under that permit". The codes adopted at this time are 2013 California Building Standards Codes, Title 24, part 2, Building volumes 1 & 2, part 3 Electrical, part 4 Mechanical, part 5, Plumbing, part 6 Energy, part 9 Fire, and Part 11 Green Buildings.
2. The site and associated buildings are required to be accessible to persons with disabilities. This includes, but not limited to, a van accessible parking stall, accessible path of travel from the parking stall to all buildings and areas on the site that are available to employees and the public. The plans provided for this Use Permit P15-00404 do not show compliance with the Americans with Disabilities Act and/or the California Building Code (CCBC), chapter 11B, which provides for accessibility in non-residential buildings and sites.

Issues of compliance with the California Building Code, Title 24, will be addressed during the building permit application, review and approval process. If the applicant has any questions please have the applicant give me a call at (707)259-8230.

All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Design Professional, such as an Architect and/or Engineer in accordance with California Business and Professions Code Chapter 3, and the California Building Code, Chapter 1.



GARY J. WEST
CHIEF BUILDING OFFICIAL
NAPA COUNTY BUILDING DIVISION
1195 THIRD STREET
NAPA CA 94559
(707)259-8230
gary.west@countyofnapa.org



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Department of Public Works

1195 Third Street, Suite 101
Napa, CA 94559-3092
www.countyofnapa.org/publicworks

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

Steven Lederer
Director

MEMORANDUM

To: PBES Staff	From: Rick Marshall Deputy Director of Public Works
Date: December 15, 2015	Re: Bergin Glass Impressions P15-00404

Thank you for the opportunity to review the subject permit application. I offer the following comments from the Department of Public Works:

Street frontage improvements required. The project shall construct improvements along Technology Way fronting the property, consistent with the Airport Industrial Area Specific Plan (AIASP) design standards for minor streets the full length of the frontage. The improvements shall be constructed in compliance with the AIASP and the Napa County Road & Street Standards. Additional right-of-way shall be dedicated to the public as necessary to encompass the improvements. An encroachment permit will be required for these improvements during the building permit phase. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process.

Traffic Mitigation Fees required. All new development, or improvements to existing development that will generate additional traffic, in the Airport Industrial Area are required to pay a Traffic Mitigation Fee. The fees collected are used to fund the construction of new roads and intersection improvements in the area.

More information on these is available at our website:
<http://www.countyofnapa.org/publicworks/roads/>

Please contact me at Rick.Marshall@countyofnapa.org or call (707) 259-8381 if you have questions or need additional information.



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Napa County Fire Department
Fire Marshal's Office
2721 Napa Valley Corporate Drive
Napa, CA 94558

Office: (707) 299-1464
Direct: (707) 299-1461

Joe Petersen
Fire Marshal

MEMORANDUM

TO: Sean Trippi
Planning Division

FROM: Joe Petersen
Fire Department

DATE: April 7, 2016

SUBJECT: **P15-00404 Bergin** **451 Technology Way** **APN:057-250-026**

The Napa County Fire Marshal's Office has reviewed the Use Permit application package for 451 Technology Way. The Fire Marshal approves the request but requires that the following conditions to be incorporated prior to approval of permit issuance.

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of building permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested and finalized.

Please note that the comments noted above are based on a Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Should you have any questions of me, contact me at (707)299-1461 or email at joe.petersen@fire.ca.gov.



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Napa County Planning, Building
& Environmental Services

February 2, 2016

Andrew Kilpatrick
Cable & Kilpatrick Development, Inc.
4661 Golden Foothill Parkway, Ste. 206
El Dorado Hills, CA 95762

SUBJECT: Request for Water Service "Will-Serve" Letter
Bergin Glass Impressions
451 Technology Way, Napa, CA
(APN 057-250-034 & -026)

Dear Andrew Kilpatrick:

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 Technology Way (Assessor's Parcel Numbers: 057-250-034 & -026; referred to herein as the "Property"). The City has received a copy of a Use Permit Application (P15-00404) from the Napa County Planning, Building & Environmental Services Department, for the development of an 82,000 square foot warehouse to be used for industrial purposes by Bergin Glass Impressions, a wine bottling and labeling company.

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 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 Questionnaire submitted September 24, 2015. At present, the 5.56 acre property is vacant with no historical water demand.

As Table 1 below shows, the requested Annual Average Daily Demand (AADD) is 908 gal/day. Table 2 details the requested Maximum Daily Demand (MDD) of 1,815 gal/day for the Property.

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

Table 1 – Requested Average Day Demand

Annual Average Daily Water Demand (AADD) in gallons per day:

Domestic:	548 gpd
Irrigation:	0 ² gpd
Industrial:	360 gpd
Total:	908 gpd

Table 2 – Requested Maximum Day Demand

Maximum Daily Water Demand (MDD) in gallons per day:

Domestic:	1,095 gpd
Irrigation:	0 ² gpd
Industrial:	720 gpd
Total:	1,815 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 Property will not have a Zero Water Footprint because once complete, the Property's proposed ADD (908 gpd) will be greater than the established baseline ADD (0 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 908 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.

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.

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 the above table. 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:

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, including Water Year 2015. 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 (Outside City Rate, currently \$5.13 per 100 cubic feet) in effect at the time of service and are subject to change. Additionally, a \$2.00/unit drought surcharge, and meter fee of \$10.12 will be included in monthly service charges.
 - b. The water capacity fee for the Property will be \$37,298.25³ based on a MDD of 1,815 gpd. Such capacity fee is due prior to the issuance of a building permit.
 - c. The ZWF Mitigation (offset) cost for the Property is \$8,382⁴ in order to achieve compliance with the ZWF Policy. Such mitigation funds are due and payable prior to issuance of a building permit.
7. The Property shall incorporate the following water conservation best management practices:
- Ultra-low flow toilets in restrooms
 - Waterless urinals
 - Motion sensor faucets
 - On demand (tankless) hot water heaters for individual restrooms or the plumbing of hot water return lines with an integral pump if using a central tank or tankless unit
 - Recycled water for landscaping
8. 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.

³ Calculation: 1,815 x \$20.55 = \$37,298.25

⁴ Calculation: 908 gpd/65 gpd x \$600 = \$8,382.00

Letter to Andrew Kilpatrick
Cable & Kilpatrick Development, Inc.
February 2, 2016
Page 5

9. 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.
10. 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.

The City's offer expires on February 2, 2018 unless actual water demands are established that are consistent with those uses identified in the Questionnaire, Table 1 above, and approved by the Building Permit. If, after February 2, 2018, 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 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 a determination as to land use entitlements required for the proposed project, and the issuance of this Will Serve letter shall not be construed to be an expression of the City of a position regarding the use or intensity of use of the development Property or that the County has complied with applicable law in assessing the proposed project under CEQA.

This Will Serve letter 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 Holley
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 Andrew Kilpatrick
Cable & Kilpatrick Development, Inc.
February 2, 2016
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ACCEPTANCE
of
City's Conditional Offer of Water Service for
Cable & Kilpatrick Development, Inc.
Bergin Glass Impressions
451 Technology Way, Napa, CA
Napa County Assessor's Parcel Numbers 057-250-034 & -026

I, ANDREW M. KILPATRICK, ^{DATES DEVELOPMENT} GROUP, LLC, accept the conditions set forth in this communication.

ANDREW M. KILPATRICK, MANAGER
(Print Name and Title)


(Signature) Date: 2/12/16

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MAR 08 2016

Napa County Planning, Building
& Environmental Services

CITY OF
AMERICAN
CANYON



PUBLIC WORKS DEPARTMENT

4381 BROADWAY, SUITE 201
AMERICAN CANYON, CA 94503

WATER SUPPLY REPORT

FOR

Cable & Kilpatrick Development, Inc.
Bergin Glass Impressions

451 Technology Way, Napa, CA
Napa County Assessor's Parcel Numbers 057-250-034 &
-026

Prepared by:

Greg Baer
Development Services Engineer

Approved by:

A handwritten signature in blue ink, appearing to be 'J. Holley', written over a horizontal line.

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

3/4/16

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 Technology Way (Assessor's Parcel Number: 057-250-034 and -026) within the Napa County Airport Industrial Area; 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 project is a new 82,000 square foot warehouse on a 5.56 acre site to be used for industrial purposes by Bergin Glass Impressions, a wine bottling and labeling company. 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)²:

The project incorporates the following water conservation best management practices:

- Ultra low-flow toilets in restrooms
- Waterless urinals
- Motion sensor faucets
- On demand (tankless) hot water heaters for individual restrooms or the plumbing of hot water return lines with an integral pump if using a central tank or tankless unit
- 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 the City. 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 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.

1.4 - Will Serve Application

A Will-Serve Application dated September 24, 2015 was submitted on behalf of the Owner, Andrew Kilpatrick of Cable & Kilpatrick Development, Inc. The submitted Application prepared by RSA+ (see attached) details the anticipated and existing water demands for the project. Staff has reviewed the provided questionnaire and finds the estimate to be consistent with industry standards for similar uses.

1.5 - Annualized "Average-Day" Demand (AADD)

The anticipated water demand for the Property is 908 gallons per day (gpd). As shown on Table 1, based on a 5-day work week for the building, the Annualized "Average-Day" Demand (AADD) is 908 gpd. This demand was estimated as a 50 percent reduction of the calculated peak usage.

Table 1 - Property AADD			
Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
548	360	0	908

1.6 - Maximum Day Demand (MDD)

As shown in Table 2, the anticipated Maximum Demand (MDD) for the Property is 1,815 gpd. The demands were calculated assuming a combined peak consumption of all domestic and industrial activities.

Table 2 - Property MDD			
Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
1,095	720	0	1,815

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 Property's estimated AADD (381 gpd per acre) is less than the maximum allowed by the ACMC 13.10 (650 gpd per acre):

Table 3 – Maximum AADD			
Parcel Size (acres)	UWMP (gpd)	ACMC 13.10 (gpd)	Property AADD (gpd/acre)
5.56	3,753	3,614	381

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 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 Property AADD (908 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 established various programs intended offset new demands on its water system. One such program is 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. Other efforts within the City's Water Conservation Program include Cash for Grass and Washing Machine Rebates. By participating in such water conservation efforts throughout the City's Water Service Area by way of a financial contribution equivalent to the cost to retrofit the necessary number of single family homes, the Property's new demand is offset by water savings elsewhere within the City's Water Service Area. The Property has agreed to contribute \$ 8,382.00³ to the City's Zero Water Footprint Mitigation Fund which is the primary funding source for the City's Water Conservation Program. This amount will result in an equivalent savings of 908 gpd, thereby offsetting the Property'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 result in an increase in water rates of existing customers. By facilitating the replacement of inefficient plumbing fixtures and/or turf removal 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

³ Calculation: 908 gpd/65 gpd x \$600 = \$8,382.00

⁴ ACMC §13.14.070

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 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 \$37,298.25. This amount one-time fee is based on the rate of \$20.55 per gallon x MDD (1,815 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 \$5.00/100 cubic feet, plus any drought surcharges and monthly meter fees. Based on the AADD and drought surcharge of \$2.00/unit, the estimated water service charge is approximately \$270 per month.

3.3 - Reimbursable Improvements

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

⁵ ACMC §13.06.090

⁶ ACMC §13.06.040

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 2,460 acre-feet of SWP water in 2015. The 2010 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 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 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.



City of American Canyon Will-Serve Application

Owner or Legal Representative's Name: Andrew Kilpatrick	Date: 09/24/2015
Company or Legal Entity Name: Cable & Kilpatrick	Applicant's Name: Andrew M. Kilpatrick
Owner Address: 4661 Golden Foothill Parkway, Ste. 206 El Dorado Hills, CA 95762	Applicant Email: andrew@ckcommercial.com
Owner Email: andrew@ckcommercial.com	Applicant Phone #: 916-489-6400
Owner Signature:	Project Engineer: Alan Spence
Project Name: Bergin Glass	Project Address: 451 Technology Way Napa, CA 94558
Project APN: 057-250-034 & -026	
Project Description: 82,000 s.f. office / warehouse / manufacturing facility on a 5.56 +/- acre piece of land.	
Permit Number: P15-00404	Time of Operation:
Status of Environmental Clearance: Pending Public Hearing	hours/day: 8 hrs / day
Permit Status: Application being processed	days/week: 5 - 6 days / week (depending on time of year)
Land Use: Commerical / Industrial	months/year:
Property Zoning: IP	12 months / yr
Lot Size (acres): 5.56 acres	Building Size (sqft) : 82,000 s.f.
Anticipated Potable Water Demand	
Average Day Demand* (annual):	Maximum (Peak) Day Demand*:
Domestic: 547.5 gpd	Domestic: 1095 gpd
Irrigation: 0 gpd	Irrigation: 0 gpd
Industrial: 360 gpd	Industrial: 720 gpd
Total: 907.5 gpd	Total: 1815 gpd
*ATTACH REFERENCES USED AND CALCULATIONS FOR WATER DEMAND	
Comments:	
Cost of Water Supply Report/Will-Serve Letters – The cost to process a Will-Serve application shall be fully borne by the applicant and will be based on the actual cost of staff time. If the City elects to use consultant services, the applicant shall pay the consultant's rate plus 15% for administrative overhead. An initial deposit of \$2,000 shall be included at the time of application submission.	

RECEIVED

FEB 24 2016

City of American Canyon
Community Development

ACKNOWLEDGEMENT OF WATER SUPPLY ANALYSIS

**Cable & Kilpatrick Development, Inc.
Bergin Glass Impressions
451 Technology Way, Napa, CA
Napa County Assessor's Parcel Numbers 057-250-034 & -026**

I, ANDREW M. KILPATRICK, acknowledge and accept
the water supply analysis as set forth in this Water Supply Report
dated FEBRUARY 12, 2016.



ANDREW M. KILPATRICK, MANAGER
(Print Name and Title)

Date: 2/12/16



Dedicated to Preserving the Napa River for Generations to Come

December 2, 2015

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

SUBJECT: APN 057-250-026 & 057-250-034 – Cable & Kilpatrick/Bergin Glass Impressions
NSD Will Serve #049

To Whom It May Concern:

The Napa Sanitation District has received a request to provide a "Will Serve" letter for a proposed 82,000 SF building located on the subject parcel. The subject parcel is currently within the District's Sphere of Influence and within the District's boundaries. The District will provide sanitary sewer and recycled water service to this parcel.

The following items will be required by the owner/developer:

1. Install the sanitary sewer and recycled water improvements as specified in the District's Conditions of Approval for the project.
2. Pay the appropriate capacity and development fees. The facility shall be subject to all applicable rules and regulations of the District.
3. Enter into an Industrial User permit for industrial process wastewater discharged to the District and/or sign a zero-waste discharge permit for process wastewater that is held onsite and hauled to an approved disposal site.

The District has been informed that the proposed building addition will generate approximately 900 gallons of domestic wastewater per day which is equivalent to the flow of approximately 5 single-family dwellings.

This parcel is within the District's Recycled Water Benefit Zone. The development will be required to install the necessary facilities to utilize recycled water for landscape irrigation. The project has requested service to approximately 1.3 acres of landscaping, with a recycled water demand of approximately 3 acre-feet per year. The District will provide recycled water service to this parcel.

This "Will Serve" letter for sanitary sewer and recycled water service is valid for a period of three (3) years from the date of this letter. If the proposed development has not obtained its required Connection Permits from the District at the end of this time, this "Will Serve"

letter shall become void. If you have any questions regarding this matter, please contact me at (707) 258-6007 or adamron@napasan.com.

Sincerely,

A handwritten signature in black ink, appearing to read "ADAMRON", with a stylized flourish at the end.

Andrew Damron, P.E.
Senior Civil Engineer

cc: Alan Spence, PE, RSA+



December 29, 2015

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

SUBJECT: 15-00404 BERGIN GLASS IMPRESSIONS, REFL-000540, Andrew Kilpatrick,
451 TECHNOLOGY WAY (Trippi)

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

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

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

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

1. A plan showing the required sanitary sewer improvements conforming to NSD standard shall be submitted to the District for approval.
2. If the owner desires to discharge process wastewater to the District in the future, the owner would be required to pay capacity charges to the District based on the rates in effect at the time and would be subject to the rules and regulations in effect at 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 the District with a wastewater treatment plan
 - d. Obtain an Industrial Waste Discharge Permit from the District for the winery operation. Permit conditions would be established by the District at the time an application is made by the owner.
3. A grease interceptor will be required for any restaurant or food service type of uses.
4. No floor drains are allowed in the building except in restroom and food service areas.
5. 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
6. The subject parcel shall use recycled water for their landscape irrigation.
7. The utility plans included with the application indicate the loading dock waste will be handled by a hold and haul method and that no loading dock discharge to the District sanitary sewer facilities will occur. The District will not accept the hauled loading dock wastewater unless it is tested to confirm it meets the numerical Local Limits established in District Code.
8. The District has updated sanitary sewer and recycled water standard specifications and details. The updated specifications and details are available online at the District's website (www.NapaSan.com). The District may revise the standard specifications and details at any time. It is the responsibility of the engineer, contractor, and developer to verify that they are in possession of the current version of the standards prior to design and construction of sanitary sewer and recycled water improvements.

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

Sincerely,

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

by: Kyle Broughton, P.E.
Associate Engineer