

“C”

Agency Comments



A Tradition of Stewardship
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Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Emily Hedge	From: Gary J. West, Chief Building Official
Date: April 9, 2016	Re: Walkenhorst Addition P15-00149

Building Inspection Division Planning Use Permit Review Comments

Address: 540 Technology Way, Napa CA 94558

APN: 057-210-022-000

Project: Walkenhorst Addition P15-00149

Owner: Evelyn & Danny J. Walkenhorst

Contact: David Busby

Description: A 25,996 addition to an existing warehouse/office building.

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 P15-00149; 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 P15-00149 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. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities a separate demolition permit will be required from the Napa County Building Division prior to the removal. Please note the applicant will be required to provide a “J” number from the Bay Area Quality Management District at the time the applicant applies for a demolition permit if applicable.
3. 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.
4. **In accordance with the California Building Code no change shall be made in the use or occupancy of an existing building unless the building is made to comply with the requirements of the California Building Code as for a new building.**

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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David Morrison
Director

MEMORANDUM

To: Emily Hedge, Planning	From: Nate Galambos, Engineering <i>ng</i>
Date: November 23, 2015	Re: P15-00149-MOD Walkenhorst Warehouse Addition APN: 057-210-022

The Engineering and Conservation division ('Engineering') has reviewed the use permit application P15-00149 for the Walkenhorst Warehouse located on assessor's parcel number 057-210-022. In general the project proposes the following:

Major modification for a 26,000 SF addition warehouse/office building. Use permit P09-00153 approved a 30,000 SF warehouse building and P10-00189 expanded by approximately 7,500 SF. Modification will reduce parking spaces from 131 to 98 add 3 loading dock spaces, reconfigure fire access, and construct a landscape mound along Technology Way for screening of new loading spaces.

Based upon the Engineering review of the information provided in the application, the following are Conditions of Approval for the above noted proposed project:

EXISTING CONDITIONS

- a. Existing 37,500 SF facility
- b. Existing road and driveway improvements.
- c. Existing post construction BMPs installed

SITE IMPROVEMENTS

1. All site improvements shall be designed by a registered professional engineer and signed and stamped prior to issuance of a building permit. Prior to final inspection of building permits, the engineer of record shall submit a letter signed and stamped to the Napa County Planning, Building and Environmental Services Department (PBES), Engineering Division stating that all site improvements were installed in accordance with their approved plans and site direction from the engineer of record.

POST-CONSTRUCTION STORMWATER MANAGEMENT

2. The proposed project includes more than 5,000 SF of newly created or replaced impervious area which requires application of Napa County Code (NCC), Chapter 16.28 'Stormwater

Management'. Therefore prior to issuance of a building permit the applicant shall submit for review and approval the following:

- a. A final version of the Stormwater Control Plan (SCP) for the proposed development in accordance with the procedures outlined in the BASMAA Post-Construction Manual (BCPM). All design information shall be submitted with the SCP and the plans revised accordingly.
 - b. A final version of a facility operation and maintenance plan in accordance with the BPCM to ensure that provisions are made for the maintenance of the post construction BMPs in perpetuity.
3. Prior to final inspection or issuance of occupancy for the addition, the applicant shall prepare and enter into a maintenance agreement for ongoing maintenance of all post construction BMP's installed. The applicant can obtain a copy of the agreement from the PBES Engineering Division.

CONSTRUCTION STORMWATER MANAGEMENT

4. Prior to issuance of a building permit the applicant shall prepare all documents required by the Napa Countywide Stormwater Pollution Prevention Program Guidance document. The storm water management documents shall be implemented throughout the construction of the project during the rainy season.



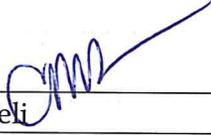
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David Morrison
Director

MEMORANDUM

To: Emily Hedge, Project Planner	From: Christine Secheli 
Date: May 12, 2015	Re: Use Permit Application for Walkenhorst Warehouse Addition Located at 540 Technology Way, Napa Assessor Parcel # 057-210-022-000 Permit# P15-00149

Environmental Health Division staff has reviewed an application for a 26,000 square foot addition to a warehouse office building. This Division has no objection to approval of the application with the following conditions of approval:

Prior to building permit issuance:

- 1) 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.

During construction and/or prior to final occupancy being granted:

- 1) All waste water lines of the proposed development must be connected to the Napa Sanitation District.
- 2) The proposed parcel(s) must be connected to the City of American Canyon water system.
- 3) 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:

- 1) Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit, 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.
 - 2) All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
-



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Napa County Fire Department
Fire Marshal's Office
2741 Napa Valley Corporate Drive, Bldg 2
Napa, CA 94558

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

Joe Petersen
Fire Marshal

INTER-OFFICE MEMORANDUM

TO: Emily Hedge
Planning, Building and Environmental Services

FROM: Joe Petersen
Fire Department

DATE: June 15, 2015

SUBJECT: P15-00149

SITE ADDRESS: **540 Technology Way**

The Napa County Fire Marshal's Office has reviewed the Use Permit application to add a 25,996 square foot addition to an existing warehouse. The Fire Department requires the following conditions to be incorporated prior to approval of permit issuance.

1. All fire department access roads shall comply with Napa County Public Works Road and Street Standards.
2. Provide fire department access roads to within 150 feet of any exterior portion of the buildings. Fire department access roads shall be a minimum of 20 feet in width with a 14 foot clear vertical clearance.
3. Approved steamer fire hydrants shall be installed within 250 feet of any exterior portion of the building as measured along approved vehicular access roads. Private fire service mains shall be installed, tested and maintained per NFPA 24 2013 edition.
4. If adjacent driveways are to be used for fire department access roads and fire hydrants an easement is required.



May 20, 2015

Walkenhorst's
Stewart Walkenhorst
540 Technology Way
Napa, CA 94558

SUBJECT: Request for Water Service "Will-Serve" Letter
540 Technology Way, Napa, CA
(APN 057-210-022)

Dear Mr. Walkenhorst:

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 at 540 Technology Way (Assessor's Parcel Number: 057-210-022; referred to herein as the "Property"). The City has received a copy of a Use Permit Application (P15-00149) from the Napa County Planning, Building & Environmental Services Department, for the addition of approximately 21,000 square feet of warehouse space to an existing warehouse.

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 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 January 8, 2015. At present, the 3.49 acre property has an existing building comprised of warehouse and office space totaling approximately 37,695 square feet.

As Table 1 below shows, the requested Annual Average Daily Demand (AADD) is 552 gal/day. Table 2 details the requested Maximum Daily Demand (MDD) of 1575 gal/day for the Property.

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

Table 1 – Requested Average Day Demand

<u>Annual Average Daily Water Demand (AADD) in gallons per day:</u>	
Domestic:	552 gpd
Irrigation:	0 ² gpd
Industrial:	0 gpd
Total:	552 gpd

Table 2 – Requested Maximum Day Demand

<u>Maximum Daily Water Demand (MDD) in gallons per day:</u>	
Domestic:	1,080 gpd
Irrigation:	0 ² gpd
Industrial:	0 gpd
Total:	1,080 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 (552 gpd) will be greater than the established baseline ADD (412 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 140 gpd. Such efforts will result in this Property achieving a net zero impact to the City's water system, therefore adhering to the ZWF Policy.

This Will-Serve Letter supersedes any other purported service commitments to the Property for any use. By way of this Will-Serve Letter, the City is offering

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

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. 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) 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 Property will be \$0. Water capacity fees previously paid for the Property on September 16, 2011 exceed those currently required.
 - c. The ZWF Mitigation (offset) cost for the Property is \$1,292.31³ 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 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 Property shall incorporate the following water conservation best management practices, and the necessary improvements shall be included in the scope of work for the building permit set of plans associated with the warehouse expansion:
- Ultra low-flow toilets in restrooms
 - Waterless urinals
 - Hot water return pipelines or individual on-demand hot water units
 - Retrofit faucets with aerators rated at 1.0 gallon per minute or less

The City's offer expires on May 20, 2017 unless actual water demands are established that are consistent with those uses identified in the Questionnaire, Table 1 above, and approved by the Use Permit. If, after May 20, 2017, no such actual water demands are established, then the Owner agrees that the

³ Calculation: 140 gpd/65 gpd x \$600 = \$1,292.31

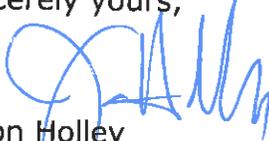
Letter to Stewart Walkenhorst
Walkenhorst's
May 20, 2015
Page 5

approved water demand for the Property is 412 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

ACCEPTANCE
of
City's Conditional Offer of Water Service for
Walkenhorst's
540 Technology Way, Napa, CA
Napa County Assessor's Parcel Number 057-210-022

I, Stewart Walkenhorst, accept the conditions
set forth in this communication.

Dave Walkenhorst VP OWNER
(Print Name and Title)

Stewart Walkenhorst
(Signature)

Date: May 28 2015

CITY OF
AMERICAN
CANYON



PUBLIC WORKS DEPARTMENT

4381 BROADWAY, SUITE 201
AMERICAN CANYON, CA 94503

WATER SUPPLY REPORT

FOR

Walkenhorst's

540 Technology Way, Napa, CA
Napa County Assessor's Parcel Number 057-210-022

Prepared by:

Greg Baer
Development Services Engineer

Approved by:

A handwritten signature in blue ink, appearing to read "J. Holley", is written over a horizontal line.

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

A handwritten date "6/5/15" in blue ink is written over a horizontal line.

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: 057-210-022) and has an existing warehouse and office building which are approximately 37,695 square feet in size on a 3.49 acre parcel; referred to herein as the "Property." The Property is zoned IP:AC and is located within the City's Extraterritorial Water Service Area (ETSA) ¹.

1.2 - Project Description

The project is the expansion of approximately 21,000 square feet to the existing warehouse space. 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 Property incorporates the following water conservation best management practices:

- Ultra low-flow toilets in restrooms
- Waterless urinals
- Hot water return pipelines or individual on-demand hot water units
- Retrofit faucets with aerators rated at 1.0 gallon per minute or less

1.3 - Status of Existing Services

The City has been providing potable water service to the Property for domestic and fire purposes since 2009. The City has previously issued a Will-Serve letter to this property. A now expired Will-Serve Letter was issued on May 17, 2011 for the construction of the existing warehouse and office.

1.4 - Will Serve Questionnaire

A Will-Serve Questionnaire dated January 8, 2015 was submitted on behalf of the Owner, Stewart Walkenhorst. The submitted Questionnaire (see attached) details the anticipated and existing water demands for the property. Staff has reviewed the provided questionnaire and finds the estimate to be consistent with industry standards for similar uses.

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 and being used at the site, and all irrigation demands will continue to be served with recycled water.

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

The anticipated water demand for the Property is 552 gallons per day (gpd). As shown on Table 1, based on a 6-day work week with an average number of employees working at the warehouse, the Annualized "Average-Day" Demand (AADD) is 552 gpd.

Table 1 - Property AADD			
Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
552	0	0	552

1.6 - Maximum Day Demand (MDD)

As shown in Table 2, the anticipated Maximum Demand (MDD) for the Property is 1,080 gpd. The maximum domestic water demand was estimated using a peaking factor of 1.71 (12.0 gpd per employee) and assuming the maximum number of employees are present.

Table 2 - Property MDD			
Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
1,080	0	0	1,080

SECTION 2.0 - PROJECT WATER FOOTPRINT

2.1 – Project Demand Consistency with UWMP and APMC 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 (158 gpd per acre) is less than the maximum allowed by the APMC 13.10 (650 gpd per acre):

Table 3 – Maximum AADD			
Parcel Size (acres)	UWMP (gpd)	APMC 13.10 (gpd)	Property AADD (gpd/acre)
3.49	2,356	2,269	158

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 412 gpd as determined by the three-year audit from 2012 to 2014.

Table 4 – Baseline Water Footprint			
Approved Demand (gpd)	Audited Demand (gpd)	Historical Demand (gpd)	Baseline Water Footprint
N/A-Expired	412	N/A	412

2.3 - Zero Water Footprint Determination

Because the Property AADD (552 gpd) exceeds the Property's Baseline Water Footprint, the Property does not have a Zero Water Footprint (ZWF). Because the Property does not have a ZWF, the new demand(s) on the City's water system could potentially result in a loss in water service reliability or increase in water rates to the City's existing customers.

2.4 - Demand Offset

The City has an established various programs intended offset new demand(s) on its water system. The Property has agreed to participate in one such program whereby old plumbing fixtures in existing residences (such as toilets, showers and faucets) are replaced with high-efficiency fixtures. On average the cost to replace the fixtures in a single family dwelling unit is \$600 and results in an on-going savings of 65 gpd. By facilitating the replacement of these fixtures city-wide, the Property's new demand is offset by water which is saved elsewhere. The Property has agreed to contribute \$1,292.31³ to the City's Zero Water Footprint Mitigation Fund. Monies in the Fund are used to pay for replacement of plumbing fixtures. The amount paid will result in equivalent savings of 140 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 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 has made to the water capacity fee program in addition to the ZWF Mitigation fee to mitigate 100% of the Property's new water demand.

2.7 - Long term mitigations

The City's Water Shortage Emergency Plan authorizes the City Council to declare a water shortage emergency⁴. Emergencies are declared in four stages with specific reduction methods used for each stage. In the event the City experiences short term water shortages and determines it is necessary

³ Calculation: 140 gpd/65 gpd x \$600 = \$1,292.31

⁴ APMC §13.14.070

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 Property shall contribute a non-refundable payment to the water operations fund to allow the City to acquire dry-year water, if necessary. The Property's contribution shall be equal to the properties annual demand (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 Ordinance⁵, there are no Water Capacity Fees due for the Property. Previous connection fees associated with the Property purchased a MDD of 4,000 gpd, which is in excess of what is being requested at this time (1,080 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 \$4.86/100 cubic feet. Based on the AADD, the estimated water service charge is approximately \$108 per month.

3.3 - Reimbursable Improvements

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

SECTION 4.0 - VINEYARDS ANALYSIS

4.1 – Vineyards Decision

The California Supreme Court decision "*Vineyard Area Citizens for Responsible Growth v. City of Rancho Cordova and Sunrise Douglas Property Owners Association, et al.*" sets forth guidelines for evaluating the water supply of a project under the California Environmental Quality Act (CEQA). It requires that water supplies not be illusory or intangible, that water supply

⁵ ACMC §13.06.090

⁶ ACMC §13.06.040

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 3,134 acre-feet of SWP water in 2014. 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.

ACKNOWLEDGEMENT of Water Supply Analysis

**Walkenhorst's
540 Technology Way, Napa, CA
Napa County Assessor's Parcel Number 057-210-022**

I, Danay Walkenhorst, acknowledge and accept
the water supply analysis as set forth in this Water Supply Report
dated May 28 2015.

Danay Walkenhorst owner
(Print Name and Title)

Date: May 28 2015

[Signature]



Dedicated to Preserving the Napa River for Generations to Come

March 23, 2015

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

SUBJECT: APN 057-210-022 – Walkenhorst Addition
NSD Will Serve #042

To Whom It May Concern:

The Napa Sanitation District has received a request to provide a "Will Serve" letter for a proposed 26,000 SF building addition to an existing 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 inspection fees. The facility shall be subject to all applicable rules and regulations of the District.

The District has been informed that the proposed building addition will generate approximately 140 gallons of domestic wastewater per day which is equivalent to the flow of approximately 1 single-family dwelling.

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 0.05 acres of additional landscaping, with an additional recycled water demand of approximately 0.1 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,

Andrew Damron, P.E.
Senior Civil Engineer

cc: David Busby, Busby Enterprises, Inc.



May 19, 2015

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

SUBJECT: 15-00149 WALKENHORST WAREHOUSE ADDITION, David Busby, 540
TECHNOLOGY WAY (Hedge)

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 and recycled water improvements shall be prepared by a registered civil engineer conforming to NSD standards, and shall be submitted to the District for approval.
- 2 Sanitary sewer facilities are required to have a minimum of 24" of cover at all points within the public right of way. The proposed sanitary sewer facilities shall be designed to meet this requirement.
- 3 The subject parcel shall use recycled water for landscape irrigation.
- 4 No floor drains are allowed in the building except in the restroom and food service areas. Any existing floor drains shall be permanently abandoned.
- 5 A grease interceptor will be required for any restaurant or food service type of uses.
- 6 The proposed development would be subject to the following fees, based on the rates in effect at the time they are paid:
 - a. Plan Check Fees (presently \$40.00 per lot)
 - b. Inspection Fees (presently \$1.25 per lineal foot for laterals greater than 4" in diameter,

\$35.00 per each 4" public lateral and \$35.00 per each 4" private lateral)

c. Capacity Charges (presently a minimum of \$8,723.00 per each commercial unit / tenant space, located within the proposed building. The capacity charge may be higher depending on the number of fixture units installed within each commercial unit / tenant space. The owner shall contact the District for additional information.)

d. Capacity Charges for the domestic waste stream shall be based on fixture units per Section 906.00 (C) 4 of District Ordinance. The capacity charges for the process waste stream shall be calculated per Section 906.00 (C) 5 of District Ordinance. The owner shall contact the District for additional information.

7 District plan check, inspection, demolition, and annexation fees will increase, effective July 6, 2015. Fees paid after July 6, 2015 will be subject to the updated fee structure per District Code (Ordinance No. 100). Contact the District for additional information.

8 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.

9 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