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**Recommended Conditions of Approval
and Final Agency Approval Memos**

**PLANNING COMMISSION HEARING – FEBRUARY 22, 2017
RECOMMENDED CONDITIONS OF APPROVAL**

**WILKINSON/BIN TO BOTTLE CUSTOM CRUSH FACILITY
USE PERMIT (#P15-00278)
122 CAMINO ORUGA, NAPA, CALIFORNIA
APN 057-152-012**

1.0 SCOPE

This permit encompasses and shall be limited to:

- 1.1 Approval of a request for a Major Modification to convert an existing warehouse facility into a wine production facility involving the following:
- a. Maximum annual production capacity of 250,000 gallons;
 - b. Construction of ±28,000 sq.ft. new industrial building;
 - c. Conversion of an existing 20,250 sq.ft. warehouse building into ±17,250 sq.ft. dedicated to wine processing and storage, the renovation of ±3,000 sq.ft. for office use and the removal of a connecting canopy;
 - d. The planting of additional landscaping;
 - e. The improvement of parking areas and the installation of 33 parking spaces. Installation of an additional 12 parking spaces to be deferred for any change of use and/or tenancy as set forth in Condition of Approval (COA) 4.0 below;
 - f. The installation of a process waste treatment system;
 - g. Operation hours from 7:00 a.m. to 6:00 p.m.; and
 - h. A maximum of 24 employees.

The building addition and site improvements shall be designed in substantial conformance with the submitted site plan, floor plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa Valley Business Park Specific Plan and Napa County Code (County Code). It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved. Any expansion or changes in use shall be approved in accordance with County Code Section 18.124.130 Code and may be subject to the Use Permit modification process.

2.0 PROJECT CONDITIONS

Should any of the Conditions conflict with any of the other conditions included in this document, the more specific Conditions shall supersede and control.

- 2.1 No public tours and tastings or marketing activities are permitted. Retail sales of wines produced on premises limited to industry trade and invited guests only.

3.0 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES

Project conditions of approval include all of the following County, Divisions, Departments and Agency(ies) requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the

force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- 3.1 Building Division as stated in their Memorandum dated June 27, 2016.
- 3.2 Engineering Services Division as stated in their Memorandum dated September 23, 2016.
- 3.3 Environmental Health Division as stated in their Memorandum dated February 8, 2017.
- 3.4 Fire Department as stated in their Memorandum dated July 26, 2016.
- 3.5 City of American Canyon as stated in their "Will-Serve" letter dated September 30, 2016, and Water Supply Report dated September 30, 2016.
- 3.6 Napa Sanitation District as stated in their "Will-Serve" letter dated June 21, 2016, and Comment letter dated June 21, 2016.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the approved use permit.

4.0 TENANCY CHANGE

Any future change of tenancy within the structure shall require review and approval by the PBES Department prior to occupancy. The permittee shall provide the PBES Department with a written profile of the proposed tenant, including name, present address, phone number, description of proposed use, employees, a list of any hazardous materials, and any other information deemed necessary by the PBES Department. The permittee shall also provide a detailed floor plan of the entire structure identifying the location and square footage of all uses within the structure prior to any new tenancy. A Use Permit modification may be triggered dependent upon the scope of the proposed changes.

Parking shall be provided in accordance with the NVBPSP upon any change of use and/or tenancy, subject to review and approval by the PBES Director. The installation of parking may be deferred until such time as building tenancy requires, subject to review and approval by the PBES Director.

5.0 SIGNS

Prior to installation of any signage, detailed plans for monument (ground mounted), directional and building mounted signage shall be submitted to the PBES Director for administrative review and approval. Building or ground mounted signs may be externally illuminated only. All lighting for wall or ground mounted signs shall be shielded or placed such that it does not shine directly on any adjoining properties, impact aircraft overflight, or impact vehicles on adjacent streets.

6.0 LIGHTING

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations, shall be on timers, and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on any adjoining properties, impact aircraft overflight, or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting.

Prior to issuance of any building permit pursuant to this approval, two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the California Building Code.

7.0 LANDSCAPING

Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division's review and approval prior to the issuance of any building permit associated with this approval. The plan shall be prepared pursuant to the Water Efficient Landscape Ordinance (WELO) requirements in affect at the time of building permit submittal and the Napa Valley Business Park Specific Plan. The required landscape plan shall indicate plant location, species, size at planting, quantity of each, method of planting, underground automatic sprinkler system, and similar landscape design information. The minimum size of shrubs shall be five (5) gallons. The minimum tree size shall be fifteen (15) gallons (3/4" to 1" trunk caliper).

Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

No trees greater than 6" diameter at breast height shall be removed, except for those identified on the submitted site plan. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with project development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

All landscaped areas and sidewalks shall be separated from parking and drive aisle areas by a minimum 6 inch raised concrete curb. Two feet of required parking stall depth may overhang into non-required landscape planters and sidewalks. Standard sized parking stalls are required to have a minimum depth of 19 feet and compact stalls may be 16 feet. A maximum of 35% of the parking stalls may be compact.

The irrigation system shall utilize reclaimed water when it is made available in the vicinity. Any undeveloped portion of the property shall be hydro-seeded or an approved equivalent and permanently maintained.

Landscaping shall be completed prior to issuance of a Final Certificate of Occupancy, and shall be permanently maintained in accordance with the landscaping plan.

8.0 OUTDOOR STORAGE/SCREENING/UTILITIES

No outdoor storage is permitted as part of this action. Any proposal for outdoor storage and screening is subject to separate review and approval by the PBES Department. New utilities required for this project shall be placed underground.

9.0 BICYCLE PARKING

Bicycle parking areas shall be provided at a ratio of one bicycle parking space for every 25 employees, as applicable. At least one bicycle parking space shall be provided.

10.0 MECHANICAL EQUIPMENT

Roof mounted equipment shall be screened by a parapet wall of equal or greater height than the highest piece of roof mounted equipment or vent. Equipment may be screened by a separate roof screen that is architecturally integrated with the building, and when screening by a parapet wall is not feasible or is architecturally undesirable. When separate roof screens are used, roof equipment should be organized into major groups screening a smaller number of units rather than multiple areas. The PBES Director may approve exceptions for solar equipment. All screening is subject to review and approval by the PBES Director. Any skylights will be subject to review and approval by the PBES Director prior to the issuance of building permits.

The term "equipment" includes roof mounted equipment or vents, electrical equipment, gas meter, communication antennas, irrigation valves, storage tanks, or other mechanical equipment. The manner of screening shall be as follows: Communications equipment, including microwave equipment, may remain unscreened if visually integrated with the building design through color, location, and construction; all building mounted equipment, including but not limited to louvers, pipes, overhead doors or service doors, access ladders, downspouts, conduit, and electrical/service boxes, shall be painted consistent with the color scheme of the building.

Ground mounted equipment shall be screened by walls or landscaping to the satisfaction of the PBES Director.

11.0 TRASH ENCLOSURES

The developer shall provide one or more trash enclosures (decorative masonry or equivalent), the design of which shall be compatible with the architecture of the project. The enclosure shall be reasonably accessible to employees. A minimum 8' x 10' thickened paving section shall be provided in front of each enclosure. The PBES Director shall approve the design and location of each enclosure. All trash bins shall be stored within approved trash enclosures. The enclosure shall also include a separate pedestrian walk-in access.

The developer shall provide adequate, accessible, and convenient areas for the collection and loading of recyclable materials. Collection and loading areas shall be located adjacent to trash enclosures when practical and shall contain adequate area to accommodate the recyclable waste generated by the development. All recyclable materials areas shall be accessible by collection vehicles. The PBES Director shall approve the design and location of each collection and loading area.

12.0 MISCELLANEOUS

Any crane used in the construction of the phases shall be lighted and have flags for improved visibility from aircraft; no crane shall exceed 80 feet in height without first obtaining the FAA's express approval.

13.0 AIRCRAFT OVERFLIGHT EASEMENT

Prior to issuance of building permits, the permittee shall submit verification that an aircraft overflight easement has been recorded on the property that provides for the right of aircraft operation, overflight and related noises, and for the regulation of light emissions, electrical emissions, or the release of substances such as steam or smoke which could interfere with aircraft operations.

14.0 COLORS

Exterior finishes and colors of the building, roof, parking lot and walkways shall be subject to approval by the PBES Department, prior to the issuance of a Building Permit. Highly reflective surfaces and materials will not be permitted.

15.0 SITE IMPROVEMENT CONDITIONS

Please contact Engineering Services with any questions regarding the following:

15.1 GRADING AND SPOILS

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. All spoils piles shall be removed prior to issuance of a Final Certificate of Occupancy.

15.2 TRAFFIC

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors shall not occur during peak (4-6 p.m.) travel times to the maximum extent possible. All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

15.3 DUST CONTROL

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

15.4 AIR QUALITY

During all construction activities the permittee shall comply with the Bay Area Air Quality Management District Basic Construction Best Management Practices, as provided in Table 8-1, May 2011 Updated CEQA Guidelines:

- a. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The Air District's phone number shall also be visible.
- b. All exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) shall be watered two times per day.

- c. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- d. All visible mud or dirt tracked out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- e. All vehicle speeds on unpaved roads shall be limited to 15 mph.
- f. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- g. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations (CCR)). Clear signage shall be provided for construction workers at all access points.
- h. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

15.5 STORM WATER CONTROL

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the State Regional Water Quality Control Board (SRWQCB).

15.6 PARKING

All parking, driveways, and internal roadways shall comply with the Napa County Road and Street standards. Parking shall be limited to approved parking spaces only and shall not occur along public roads or in other locations. In no case shall parking impede emergency vehicle access or public roads.

15.7 GATES/ENTRY STRUCTURES

Any gate installed at the entrance shall be reviewed by the PBES Department and the Napa County Fire Department to assure that it is designed to allow large vehicles to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required according to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this use permit approval.

16.0 ENVIRONMENTAL HEALTH-SPECIFIC CONDITIONS

Please contact Environmental Health with any questions regarding the following:

16.1 NOISE

Construction noise shall be minimized to the greatest extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance with County Code Chapter 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site such activities shall only occur between the hours of 8 AM to 5 PM. All activities associated with this project shall be in compliance with Section 18.40.200(D) for sound.

17.0 ARCHEOLOGICAL FINDING

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission shall be contacted by the permittee to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

18.0 ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office, prior to issuance of any building permit. The PBES Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

19.0 INDEMNIFICATION

If an indemnification agreement has not already been signed and submitted, one shall be signed and returned to the County within twenty (20) days of the granting of this approval using the PBES Department's standard form.

20.0 AFFORDABLE HOUSING MITIGATION

Prior to County issuance of a building permit, the applicant shall pay the Napa County Affordable Housing Mitigation Fee in accordance with the requirements of County Code Chapter 18.107.

21.0 MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall

be charged to the owner. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until grant of Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Commission at some time in the future, the Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation hearings in accordance with County Code Section 18.124.120.

22.0 TEMPORARY AND FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all departments and agencies with jurisdiction over the project, shall be completed prior to granting of a Final Certificate of Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence. However, a Temporary Certificate of Occupancy may be granted pursuant to County Code Section 15.08.070(B) to allow specified limited use of the project prior to completion of all project improvements. In special circumstances, departments and/or agencies with jurisdiction over the project are authorized as part of the Temporary Certificate of Occupancy process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

23.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

24.0 PAYMENT OF FEES AS PREREQUISITE FOR ISSUANCE OF PERMITS

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full.

25.0 PREVIOUS CONDITIONS

As applicable, the permittee shall comply with any previous conditions of approval for the warehouse use except as they may be explicitly modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control.



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Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Jason Hade	From: Gary J. West, Chief Building Official
Date: June 27, 2016	Re: Bin to Bottle Major MOD Use Permit P15-00278

Building Inspection Division Planning Use Permit Review Comments

Address: 122 Camino Oruga, Napa CA 94558

APN: 057-152-012-000

Project: Bin to Bottle Major MOD Use Permit P15-00278

Owner: Milan-Camino Oruga LLC

Contact: John Wilkinson

Description: Major Modification Use Permit application to convert an existing 20,014 square foot industrial building into a barrel storage warehouse. The project also includes the construction of a new 12,000 square foot barrel building and the addition of a 23,500 square foot connecting canopy structure with fermentation tanks. Proposed production capacity is 250,000 gallons per year with up to 24 employees. No visitation or marketing program is proposed.

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 P15-00278 Major MOD; 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 P15-00278 Major MOD 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,

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

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
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David Morrison
Director

MEMORANDUM

To: Jason Hade, Planning	From: Patrick Ryan, Engineering
Date: September 23, 2016	Re: P15-00278 – Bin to Bottle Conditions of Approval APN:057-152-012

The Engineering and Conservation Division ('Engineering') has reviewed the use permit application P16-00278 for the Bin to Bottle Major Modification Use Permit located on assessor's parcel number 057-152-012. In general the project proposes the following:

Convert the existing warehouse into wine storage (tank) and wine processing and redecorate the existing office area. Construct a second 28,000± square foot barrel warehouse building; add several ramps for access to existing loading docks, and add a process wastewater system and mechanical pad to the exterior areas of the existing building; improve the parking area and enhance the site landscaping

Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

EXISTING CONDITIONS

1. The Existing Parcel is in the Airport Industrial Area

CONDITIONS OF APPROVAL:

AIRPORT INDUSTRIAL AREA

1. Applicant shall pay the applicable Napa County Airport Industrial Area Traffic Mitigation Fees prior to receiving any building permits for this project. For any requested building permit, the proportionate share of the fee will be based on the traffic generation represented by the building permit request. For example, if the applicant requests a permit for a building that would generate 10 percent of estimated project traffic, the fee required by the county would be 10 percent of the project's grand total traffic mitigation fee. The applicant should contact the Public Works office to obtain information regarding the determination of this fee.

NEW DRIVEWAY/ ACCESS ROAD

2. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development at the time of use permit approval.

3. All roadway improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification. The property owner shall obtain a grading permit for all proposed roadway improvements.

SITE IMPROVEMENTS

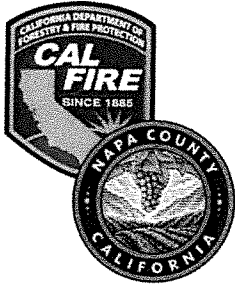
4. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **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.
5. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 [& Chapter 18.108.027] of the Napa County Code, and Appendix J of the California Building Code.
6. **Prior to issuance of a development permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.

POST-CONSTRUCTION STORMWATER MANAGEMENT

7. **Prior to issuance of a development permit** the owner shall prepare a Regulated Project Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.
8. **Prior to issuance of a development permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the "Operation and Maintenance Agreement", approved by the Engineering Division in PBES.
9. The existing outdoor, uncovered loading dock shall be designed to detain runoff from the 100-year, 24-hour rain event without discharge to surrounding areas. The runoff detained within the proposed holding tank and within the depressed loading bay shall be collected and disposed of in accordance with Federal, State and local codes and regulations.
10. The facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items, please contact Patrick Ryan from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707)253-4892 or by email at Patrick.Ryan@countyofnapa.org



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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: Jason Hade
Planning Division

DATE: July 26, 2016

FROM: Joe Petersen
Fire Department

SUBJECT: P15-00278 Bin to Bottle

APN: 057-152-012

The Napa County Fire Marshal's Office has reviewed the application package for Bin to Bottle Major Modification. The Fire Marshal approves as re-submitted and requires the following conditions to be incorporated as part 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.
3. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards.

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.



September 30, 2016

John Wilkinson, Managing Member
Bin to Bottle Winery
110 Camino Oruga
Napa, CA 94503

SUBJECT: Request for Water Service "Will-Serve" Letter
122 Camino Oruga, Napa, CA
(APN 057-152-012)

Dear Mr. Wilkinson:

The City of American Canyon has received your request for a Will-Serve Letter for water service to the property located at 122 Camino Oruga (Assessor's Parcel Number: 057-152-012; referred to herein as the "Property"). The City has also received a copy of a Use Permit (P15-00278) from the Napa County Planning, Building & Environmental Services Department to convert the Property's permitted use to include wine production and storage. The work proposed under P15-00278 is hereinafter referred to as the "Project." The Property has no previously issued Will-Serve Letters from the City, which necessitates the need for a current Will-Serve Letter request.

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 for water service for 122 Camino Oruga is based on water demand estimates attached to the Will-Serve Application dated August 19, 2016. At present, the subject Property at 122 Camino Oruga, a 3.5 acre parcel, has one existing building that totals 20,014 (+/-) square feet and a new building of 28,000 (+/-) square feet will be constructed as part of this Project.

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

As Table 1 below shows, the requested Annual Average Daily Demand (AADD) is 1,647 gal/day. Table 2 details the requested Maximum Daily Demand (MDD) of 2,900 gal/day for the Property.

Table 1 – Requested Average Day Demand

<u>Annual Average Daily Water Demand (AADD) in gallons per day:</u>	
Domestic:	50 gpd
Irrigation:	117 ² gpd
Industrial:	1,480 gpd
Total:	1,647 gpd

Table 2 – Requested Maximum Day Demand

<u>Maximum Daily Water Demand (MDD) in gallons per day:</u>	
Domestic:	100 gpd
Irrigation:	300 ² gpd
Industrial:	2,500 gpd
Total:	2,900 gpd

The City's Zero Water Footprint (ZWF) Policy requires new development to offset all of its water demands in order to prevent reduction in the reliability of existing water supplies or increases in water rates to existing customers. In light of the information submitted in the Application the City has determined that the Property will not have a Zero Water Footprint. Because 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, prior to the execution of this Will-Serve Letter, Bin To Bottle, LLC (BTB) entered into a Memorandum of Understanding with the neighboring property (150 Camino Dorado) owned by Napa Valley Community Housing for BTB to fund the replacement of turf and inefficient spray heads, with a drought tolerant landscape served by a drip irrigation system. The water savings from this effort is estimated

² The project site is located within the Napa Sanitation District's (NSD) recycled water service area. However, recycled water is not available to the site.

to be 744 gpd. The remaining offset required to achieve a net neutral water demand (243 gpd) shall be accomplished by the applicant contributing to the City's ZWF Mitigation Fund whereby the City will continue to undertake water conservation efforts to offset the requested ADD. Such efforts will result in this Property achieving a net zero impact to the City's water system, therefore adhering to the ZWF Policy.

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

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, currently \$5.13 per 100 cubic feet) in effect at the time of service and are subject to change. Additionally, a \$2.00/unit rate surcharge, and meter fee based on actual meter sizes and current City rates will be included in monthly service charges.
 - b. The water capacity fee for the Property will be \$32,469.00³ based on an increased MDD of 1,580 gpd.
 - c. The ZWF Mitigation (offset) cost for the Property is \$2,243.00⁴ 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:
 - Ultra-low flow toilets in restrooms
 - Waterless urinals (optional)
 - Retrofit faucets with aerators rated at 0.5 gallon per minute or less

³ Calculation: 1,580 gpd x \$20.55 = \$32,469

⁴ Calculation: 243 gpd/65 gpd x \$600 = \$2,243

- Installation of an ET Smart irrigation controller
 - Education of employees regarding water conservation (offered in both English and Spanish)
 - On demand (Instahot) hot water heaters for individual restrooms or the plumbing of hot water return lines with an integral pump if using a centralized tank or tankless unit
 - Continued best management practices for wine making and bottling (Blue Morph UV system, enzymatic system for volatile acidity analysis, and LYVE waste water system)
9. Prior to final occupancy of the building the Owner shall hire a licensed Plumbing Contractor (C-36) to replace all plumbing fixtures within the building that do not currently meet the standards set forth in the 2013 CALGreen Code. Once this work is complete, the Plumber shall provide a report to the City indicating compliance with such code and that there are no leaks associated with the building's domestic water service. If toilets need to be replaced to comply with the CALGreen Code, proof of a building permit obtained from Napa County must be submitted to the City.
10. Prior to final occupancy of the building, the Owner shall pay the cost for the installation of a 1.5" or 2" water meter that will replace the existing 1" water meter (new meter size to be calculated by the Owner's plumbing engineer and reviewed/approved by the Public Works Director). Additionally, the Owner shall install a 1" sub-meter for the irrigation system and backflow prevention devices (domestic and irrigation) per City standards.
11. Prior to final occupancy of the building, the turf removal and irrigation conversion project at 150 Camino Dorado shall be completed to the satisfaction of the Public Works Director. The scope of work for this project shall also include the installation of a 1" sub-meter for the irrigation system as well as the appropriate backflow prevention devices (domestic and irrigation) per City standards.
12. All domestic and winery waste shall be discharged to the Napa Sanitation District; no Hold and Haul operations will be allowed.
13. 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 September 30, 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 September 30, 2018, no such actual water demands are established, then the Owner agrees that the approved water demand for the Property is 660 gpd which is the historical baseline of demand for this property. The City reserves the right to further condition and/or deny the extension of water service if the Project is different from that which

Letter to John Wilkinson
122 Camino Oruga
September 30, 2016
Page 6

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 John Wilkinson
122 Camino Oruga
September 30, 2016
Page 7

ACCEPTANCE
of
City's Conditional Offer of Water Service for
Bin to Bottle, LLC

122 Camino Oruga, Napa, CA
Napa County Assessor's Parcel Number 057-152-012

I, John Wilkinson, accept the conditions set
forth in this communication.

By: Bin to Bottle, LLC
Legal Owner

John Wilkinson Managing Member
(Print Name and Title)

[Handwritten Signature]
(Signature)

Date: 10/7/16

CITY OF
**AMERICAN
CANYON**



PUBLIC WORKS DEPARTMENT

4381 BROADWAY, SUITE 201
AMERICAN CANYON, CA 94503

WATER SUPPLY REPORT

FOR

Bin to Bottle, LLC

122 Camino Oruga, Napa, CA
Napa County Assessor's Parcel Numbers 057-152-012

Prepared by:

Greg Baer
Development Services Engineer

Approved by:

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

September 30, 2016
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 at 122 Camino Oruga (Assessor's Parcel Number: 057-152-012) and has one existing building on approximately 3.5 acres; referred to herein as the "Property." The Property is zoned General Industrial (GI) and is located within the City's Extraterritorial Water Service Area (ETSA)¹.

1.2 - Project Description

The project includes a new 28,000 (+/-) square foot building and renovations to the existing 20,014 (+/-) square foot building located on a 3.5 acre site to be used for industrial purposes by Bin to Bottle Winery, a wine production company. Entitlements required include a Use Permit from Napa County to convert the Property's permitted use to include wine production/storage and Will-Serve Letters from the City (for potable water service – domestic and fire service) and Napa Sanitation District (for sewer and recycled water service)²:

The project incorporates the following water conservation best management practices:

- Ultra-low flow toilets in restrooms
- Waterless urinals (optional)
- Retrofit faucets with aerators rated at 0.5 gallon per minute or less
- Installation of an ET Smart irrigation controller
- Education of employees regarding water conservation (offered in both English and Spanish)
- On demand (Instahot) hot water heaters for individual restrooms or the plumbing of hot water return lines with an integral pump if using a centralized tank or tankless unit
- Continued best management practices for wine making and bottling (Blue Morph UV system, enzymatic system for volatile acidity analysis, and LYVE waste water system)

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. However, recycled water is not available to the site.

1.3 - Status of Existing Services

Although no prior Will-Serve Letters have been issued, the City has been providing potable water service to the Property for domestic, industrial, fire, and irrigation purposes since 1992.

1.4 - Will Serve Application

A Will-Serve Application dated August 19, 2016 was submitted on behalf of the Owner, Bin to Bottle, LLC. The application submitted (see attached) details the anticipated and existing water demands for the project. Staff has reviewed the provided application and finds the estimate to be consistent with industry standards for similar uses.

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

The anticipated water demand for the Property is 1,647 gallons per day (gpd). As shown on Table 1, based on a 5-day work week for the buildings, the Annualized "Average-Day" Demand (AADD) is 1,647 gpd.

Table 1 - Property AADD			
Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
50	1,480	117	1,647

1.6 - Maximum Day Demand (MDD)

As shown in Table 2, the anticipated Maximum Demand (MDD) for the Property is 2,900 gpd. The demands were calculated assuming a combined peak consumption of all domestic, irrigation, and industrial activities.

Table 2 - Property MDD			
Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
100	2,500	300	2,900

SECTION 2.0 - PROJECT WATER FOOTPRINT

2.1 – Project Demand Consistency with UWMP and ACMC 13.10

The City's 2015 Urban Water Management Plan (UWMP) was adopted on June 21, 2016, and assumes commercial and industrially zoned properties will have an increased demand of approximately 451 AFY at build-out (2040). The City will continue to perform annual demand audits by use type to ensure congruency with the UWMP. This project is proposing to increase their demand by 1.10 AFY, well within the UWMP's projection.

American Canyon Municipal Code Section 13.10 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 (471 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)	ACMC 13.10 (gpd)	Property AADD (gpd/acre)
3.5	2,275	471

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. Staff performed an audit of the Property's demands during 2007, as this was a timeframe that best represented typical demands for the approved use on the property. As shown in Table 4 below, the Property's baseline water footprint was determined to be 660 gpd.

Table 4 – Baseline Water Footprint			
Approved Demand (gpd)	Audited Demand (gpd)	Historical Demand (gpd)	Baseline Water Footprint
N/A	N/A	660	660

2.3 - Zero Water Footprint Determination

Because the Property AADD (1,647 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/projects intended offset new demand(s) on its water system. The Property Owner has agreed to participate in two separate programs to achieve an adequate water offset and comply with the City's ZWF Policy. In one program the Owner provides funds for a project that will result in a reduction in existing potable water system demands. Bin To Bottle, LLC (BTB) entered into a Memorandum of Understanding with the neighboring property (150 Camino Dorado) owned by Napa Valley Community Housing for BTB to fund the replacement of turf and inefficient spray heads, with a drought tolerant landscape served by a drip irrigation system. By funding this improvement project, the Property will be credited with a water savings of 744 gpd. The Property Owner will address the remaining offset by participating in another 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 \$2,243.00³ 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 243 gpd, thereby fully 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

³ Calculation: 243 gpd/65 gpd x \$600 = \$2,243.00

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 water saving resulting from the landscape improvements at 150 Camino Dorado and the financial contribution it will make to the water capacity fee program in addition to the ZWF Mitigation fee to mitigate 100% of the Property's new water demand.

2.7 - Long term mitigations

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

Historical records of the Property are limited with respect to previous entitlements related to water demands and payment of connection fees to the City, or the American Canyon County Water District. As previously discussed above a water audit dating back to 2007 was used to determine an average day baseline water demand of 660 gpd. Applying a peaking factor of 2X the ADD yields a MDD of 1,320 gpd. Given the lack of historical fee

⁴ ACMC §13.14.070

payment records, it is reasonable to accept that the Property had previously paid connection fees that would allow a maximum day demand of up to 1,320 gpd. Therefore, staff has calculated the Water Capacity Fee for the additional demand based on the difference of the proposed MDD (2,900 gpd) and the historical MDD, (1,320 gpd) resulting in an increased MDD of 1,580 gpd. Based on the American Canyon Water Capacity Fee Ordinance⁵, the Project shall pay a Water Capacity Fee of \$32,469.00. This amount is a one-time fee based on the rate of \$20.55 per gallon x MDD (1,580 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 pay a monthly service charge in the amount of \$5.13/100 cubic feet, plus any rate surcharges and monthly meter fees. Based on the AADD, rate surcharge of \$2.00/unit, and meter fee of \$45.28 per month for the 2” domestic meter, and \$14.16 for the 1” irrigation meter, the estimated water service charge is approximately \$530 per month (actual rates to be determined based on actual meter size and water usage).

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 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.

⁵ ACMC §13.06.090

⁶ ACMC §13.06.040

4.2 - Facts With Respect to Existing Water Supply and Demand

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

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

In total, waster service customers consumed 2,976 acre-feet of SWP water in 2015. The 2015 UWMP concludes the City has adequate supplies in all scenarios into the future or will have enough unused supplies during wet years to supplement shortfalls during drier years (ie. "Carryover Water").

New water demand from the Project and reduced per capita consumption (facilitated by the City's Water Conservation Program) was anticipated as part of the assumed future demand growth in all planning horizons and supply scenarios in the 2015 UWMP. If the total 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 facilitating landscape improvements at 150 Camino Dorado and paying an in-lieu fee that will be used by the City to implement its water conservation efforts to reduce potable water demands throughout its Water Service Area. Given the City's efforts to expand its water portfolio in terms of supply, storage, and conservation, and the fact that this project will not result in an increased demand on the existing system, it is reasonable to project there is sufficient water supply over the life of the project.

4.4 – Environmental Impacts of Likely Future Water Sources

According to the 2015 UWMP, adequate long-term supplies exist for all planning horizons and supply scenarios, except for the “2030 single-dry scenario”. The Project will offset its new demand by facilitating landscape improvements at 150 Camino Dorado and paying a ZWF Mitigation fee that will be used by the City to further its water conservation efforts to reduce potable water demands throughout its Water Service Area. These efforts will have no significant impacts to the physical environment.

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

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

ACKNOWLEDGEMENT OF WATER SUPPLY ANALYSIS

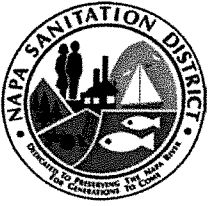
Bin to Bottle, LLC

**122 Camino Oruga, Napa, CA
Napa County Assessor's Parcel Number 057-152-012**

I, John D. Wilkinson, acknowledge and accept
the water supply analysis as set forth in this Water Supply Report
dated 9/30 2016.

John D. Wilkinson Managing Partner
(Print Name and Title)

Date: 10/7/16



Dedicated to Preserving the Napa River for Generations to Come

June 21, 2016

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

SUBJECT: APN 057-152-012 – Bin to Bottle Winery
NSD Will Serve #055

To Whom It May Concern:

The Napa Sanitation District has received a request to provide a "Will Serve" letter for existing and proposed structures (totaling 56,500 SF) 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 service to this parcel.

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

1. Install the sanitary sewer 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 project will generate approximately 225 gallons of domestic wastewater per day which is equivalent to the flow of approximately 1 single-family dwelling.

The District has been informed that the proposed project will generate approximately 2,500 gallons of industrial process wastewater per day which is equivalent to the flow of approximately 12 single-family dwellings.

June 21, 2016

Page 2

This "Will Serve" letter for sanitary sewer 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: John Wilkinson, Bin to Bottle
Mike Muelrath, Applied Civil Engineering