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Agency Comments



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September 26, 2017

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



SUBJECT: PL14-00111 - CARROLL PROPERTY REZONE, REFRL-000788, David Carroll, 1055 MONTICELLO RD (McDowell)

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:

1. The subject parcel is outside of NapaSan's boundary and sphere of influence. Contact LAFCO for more information.

The capacity charge for an equivalent dwelling unit currently is \$9,299 and will increase by the Consumer Price Index (CPI) annually in July. Commercial capacity charges are determined per NapaSan Code Section 5.02.030.B. Contact NapaSan Staff for additional information regarding capacity charges.

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

Sincerely,

Robin Gamble Holley
Asset Manager

Hauled Recycled Water for Agricultural Uses

Napa Sanitation District (NSD) produces high quality recycled water that can be safely used to irrigate agricultural fields, such as vineyards and pastureland. For growers not connected to a recycled water pipeline, it's possible for recycled water to be hauled to the site by truck.

Growers can either haul the water themselves or hire a company to haul recycled water to their property; NSD does not provide recycled water delivery by truck.

Recycled water production and use is regulated by the state of California. The Napa Sanitation District is the local agency responsible for issuing permits for all recycled water uses in its sphere of influence, including truck hauling.

Requirements for Hauling Recycled Water

Four essential program requirements must be met prior to the commencement of hauling recycled water.

1. An agreement must be entered into between the recycled water user and NSD which sets forth the reuse program authority and contractually binds the user to abide by the reuse program rules.
2. Each tanker truck that will be used to transport recycled water must be labeled to notify the public, users, and workers that recycled water is being hauled in the tank and that it is not fit for human consumption. Inspection by NSD staff will verify that this requirement has been met.
3. Training by NSD will be provided to the truck driver regarding the procedures to follow when filling the truck tank under normal conditions, and what to do in case of an emergency.
4. NSD will issue a truck hauling permit to the user, which must be carried in the truck at all times. An annual fee of \$50 is required at the time of permit issuance.

Storage & Distribution

If the recycled water will be stored onsite in a pond or tank, these facilities must be inspected by NSD staff. In addition, before distributing the water through a fixed irrigation system, a cross connection assessment must be made. Each agricultural operation is unique; NSD will provide the guidance necessary for the successful use of recycled water on your property.

Availability & Pricing

The recycled water fill station is located at NSD's Soscol Water Recycling Facility at 1515 Soscol Ferry Road, Napa. The station is accessible Monday through Friday from 7:00 am to 4:30 pm. Access outside of those days/times may be made by previous arrangement.

The current price for recycled water is \$0.98 per 1,000 gallons. This price will rise by inflation in January 2015.

To obtain a permit or for more information, contact:

Dave Martin, NSD Water Recycling Manager

(707) 312-1688

dmartin@napasan.com





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A Commitment to Service

FILE # PI4-00111-RZG

Planning, Building, & Environmental Services
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David Morrison
Director

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: ENGINEERING

APPLICATION TITLE: **Carroll Property Rezoning**

APN: 049-161-009

DESCRIPTION OF PROJECT: Rezoning of approximately 4 acre property containing a residence and vineyards planted without authorization from RS – Residential Single Family to RC – Residential Country. RS zoning does not allow agriculture and RC zoning allows agriculture. Proposal includes request for a development agreement (conditions of approval can be applied to a development agreement but not to a rezoning)

RESPONSE REQUEST DATE: **September 19, 2017** RESPONSE RETURN DATE: **October 6, 2017**

PLEASE RESPOND VIA E-MAIL TO john.mcdowell@countyofnapa.org
OR VIA TELEPHONE (707) 299-1354.

This application (see enclosed project description and maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

- 1. Do you have any comments on this project? Yes No
- 2. Do you have jurisdiction by law over this project? Yes No
- 3. Attach your agency's comments, or list them below: Comments attached
 Comments below

Comments:

No comments

Name of contact person: Jeannette Ooss

Telephone #: 259-8179

Email: jeannette.ooss@countyofnapa.org

Title: Assistant Engineer

Date: 10-16-17