

“B”

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



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Sean Trippi, Planning	From: Jeannette Doss, Engineering <i>JD</i>
Date: October 17, 2017	Re: Nova Warehouse Use Permit – Engineering CoA Devlin Road, Napa, CA P16-00456 APN: 057-170-008 & 019

The Engineering Division has reviewed the use permit application P16-00456 for Nova Warehouse located on assessor's parcel number 057-170-008-000 and 057-170-019-000. In general the project proposes the following:

To develop a new warehouse building and associated parking improvements.

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

EXISTING CONDITIONS

1. Napa County parcels 057-170-008-000 and 057-170-019-000 are approximately 17.91 acres and 26.93 acres respectively. The parcels are located on Devlin Road approximately 0.2 miles south of the intersection with Soscol Ferry Road.
2. Parcel is within the boundaries of the Napa County Airport Industrial Area.
3. Site is currently undeveloped.

RECOMMENDED APPROVAL CONDITIONS:

PREREQUISITES FOR ISSUANCE OF PERMITS

1. 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.
2. Applicant shall submit a grading permit application and associated plans for any work proposed that disturbs greater than one acre.
 3. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
 4. The applicant must obtain an encroachment permit from the Napa County Department of Public Works prior to any work performed within the Napa County Right-of-Way.
 5. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County Planning, Building and Environmental Services Department evidence that the Owner has entered into agreements with the property owners of the site involved and has obtained the permits, licenses and clearances **prior to commencing any off-hauling operations.**
 6. **Prior to issuance of a building or grading 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.
 7. **Prior to issuance of a building 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 building or grading permit** the owner shall demonstrate on the plans that all roadways, access driveways, and parking areas serving the project will be improved to meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development at the time of approval of this application (P16-00456).
 9. **Prior to the issuance of any grading or building permit, or the signing of improvement plans**, the permittee and County shall survey and document the condition of the nearest County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.
 10. The Applicant must comply with all associated requirements and exhibits relating to water conditions to be imposed on all parcels as described in Napa County Agreement No. 7070, between the County of Napa and the City of American Canyon. This agreement and all its parts shall be effective as of July 3rd, 2008. (See Attached Exhibits E,F,G,H)

11. Applicant will pay the applicable Napa County Airport Industrial Area Traffic Mitigation Fees prior to receiving any building permits for this project. The applicant should contact the Napa County Public Works Department to obtain information regarding the determination of this fee.
12. All Public Works and civil site related improvements shall conform to the latest Napa County Road and Street Standards and the latest Napa County Airport Industrial Area Specific Plan and EIR (AIASP) at the time of use permit approval.
13. Any necessary storm drainage improvements shall conform to the latest “Napa County Road and Street Standards” at the time of use permit approval.

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

14. All roadway, access drive, and parking area improvements shall be completed **prior to** issuance of temporary occupancy of any new and/or remodeled structures.

**** If no temporary occupancy is requested, then the above become requirements prior to final occupancy.**

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

15. A registered Civil Engineer shall submit to PBES, Engineering Division written certification of completion of grading in accordance with the approved grading plans prior to requesting final inspection of the building and/or grading permit. Certification shall include line grade, surface drainage, elevation, and location of permitted grading on the lot.
16. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items, please contact Jeannette Doss from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707) 259-8179 or by email at Jeannette.Doss@countyofnapa.org



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

David Morrison
Director

MEMORANDUM

To: Sean Trippi, Project Planner	From: Kim Withrow, Environmental Health Supervisor <i>KW</i>
Date: June 29, 2018	Re: Nova Warehouse APN 057-170-008 & -019 File #P16-00456

Environmental Health staff has reviewed an application requesting approval to construct a new building with warehouse, distribution and office spaces as described and depicted in application materials. This Division has no objection to approval of the application with the following conditions of approval:

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.
2. All waste water lines of the proposed development must be connected to the Napa Sanitation District.
3. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
4. 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.
5. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.
6. The proposed development must be connected to the American Canyon water system.



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Department of Public Works

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

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

Steven Lederer
Director

MEMORANDUM

To: PBES Staff	From: Rick Marshall Deputy Director of Public Works
Date: January 18, 2017	Re: Nova Warehouse P16-00456

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

Permit Requirements

PRIOR TO ISSUANCE OF GRADING PERMIT AND/OR BUILDING PERMIT

Street frontage improvements required. The project shall construct improvements along Devlin Road fronting the entire property, consistent with the Napa Valley Business Park Specific Plan (NVBPSP) design standards for 3-lane collectors the full length of the frontage. Improvement plans shall be prepared by a Registered Civil Engineer, in compliance with the NVBPSP and the Napa County Road & Street Standards, for approval by the Department of Public Works, Road Commissioner. Additional right-of-way shall be dedicated to the public as necessary to encompass the improvements. Improvement plans and right-of-way dedication, if needed, shall be completed prior to issuance of any permits.

An encroachment permit will be required for these street frontage improvements. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process.

Traffic Mitigation Fees required. All new development, or expansion of existing development that will generate additional traffic, in the Napa Valley Business Park is required to pay a Traffic Mitigation Fee. The fees collected are used to fund the construction of new roads and intersection improvements in the area.

Information on Encroachment Permits and Traffic Mitigation Fees is available at our website:
<http://www.countyofnapa.org/publicworks/roads/>

PRIOR TO OCCUPANCY OF ANY NEW OR EXPANDED STRUCTURE OR ESTABLISHMENT OF ANY NEW OR EXPANDED USE

Street frontage improvements required.

The improvements shall be constructed in compliance with the Napa County Road & Street Standards. The Registered Civil Engineer, upon completion of the Improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of

approval, including any related land use permit conditions and the approved improvement plans. Completion of improvements and certification shall be completed prior to occupancy or establishment of use.

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



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Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1461

Garrett Veyna
Fire Marshal

MEMORANDUM

TO: Planning Division	DATE: December 9, 2017
FROM: Garrett Veyna Fire Department	
PERMIT: P16-00456	APN: 057-170-008

The Napa County Fire Marshal's Office has reviewed the submittal package for the above proposed project. The Fire Marshal approves as 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. Separate submittals required for Underground Fire Lines, Fire Pump, Automatic Fire Sprinklers, Fire Alarm Systems, Kitchen Hood Extinguishing Systems, High Piled Storage (any combustible stored over 12 feet in height).
4. 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.
5. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
6. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.
7. Roadways shall be a minimum of 20 feet in width with a 2 foot shoulder and 15 foot vertical clearance.



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Garrett Veyna
Fire Marshal

MEMORANDUM

8. Roadway radius shall not have an inside radius of less than 50 feet. And additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.
9. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5 and the Napa County Road & Street Standards and CA Fire Safe Regulations for projects within SRA.
10. Commercial - Water storage (for buildings not served by a public water system) and fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16 licensed contractor, or registered engineer indicating compliance with Table B105.2 through Table 105.4 of the Napa County Code Amendments.
11. Commercial - Approved steamer hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested and maintained per NFPA 24 2013 edition.
12. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant. **Identify on plan set**
13. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24, 2013 edition for the installation of Underground Fire Protection Mains
14. Commercial - Developments in excess of 10,000 square feet require looped fire mains of a minimum of ten (10) inch diameter to supply fire hydrants spaced at a maximum of 300-foot intervals.
15. An automatic fire sprinkler system shall be installed in accordance with provisions set forth in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.
16. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware and exit illumination.



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Napa County Fire Department
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Napa, CA 94559

Office: (707) 299-1461

Garrett Veyna
Fire Marshal

MEMORANDUM

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. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Should you have any questions of me, contact me at (707)299-1461 or email at garrett.veyna@fire.ca.gov



RECEIVED

MAR 26 2018

Napa County Planning, Building
& Environmental Services

February 2, 2018

Ronald M. Fedrick
185 Devlin Road
Napa, CA 94558

SUBJECT: Request for Water Service "Will-Serve" Letter
Nova Warehouse
185 Devlin Road, Napa, CA
(APN 057-170-008 & 009)

Dear Mr. Fedrick:

The City of American Canyon has received your request as the Property Owner for a Will-Serve letter for water service to the property located on Devlin Road (Assessor's Parcel Number: 057-170-008 & 009; referred to herein as the "Property"). The property is subject to approval of a pending Use Permit (P16-0045) from the Napa County Planning, Building & Environmental Services Department, to add a 400,000 square foot 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 Major Modification Use Permit. In general, the City reviews the impacts of such requests for service taking into account the overall demand within the its system and known supplies available to meet this demand.

The City's understanding of the current request is based on water demand estimates attached to the Will-Serve Application dated November 3, 2017. At present, the 44.84 acre property does not have any existing structures. Recycled water service is not available at the site.

As Table 1 shows, the requested annualized Average Daily Demand (ADD) is 714 gal/day. Table 2 details the requested Maximum Daily Demand (MDD) of 1,304 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>Average Daily Water Demand (ADD) in gallons per day:</u>	
Domestic:	353 gpd
Irrigation:	361 ² gpd
Industrial:	0 gpd
<hr/>	
Total:	714 gpd

Table 2 – Requested Maximum Day Demand

<u>Maximum Daily Water Demand (MDD) in gallons per day:</u>	
Domestic:	600 gpd
Irrigation:	704 ² gpd
Industrial:	0 gpd
<hr/>	
Total:	1,304 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 once complete, the Property's proposed ADD (714 gpd) will be greater than the established baseline ADD (0 gpd). Because the Owner is requesting service greater than the established baseline demand, the Property will potentially reduce the reliability of existing water supplies and increase costs to existing customers. In accordance with this Policy, because the Property has been determined to not have a Zero Water Footprint, a more detailed Water Supply Report has been prepared, and is attached hereto and made a part of this "Will-Serve" Letter. In order to comply with the ZWF Policy and offset the Property's demand, the applicant shall contribute to the City's ZWF Mitigation Fund whereby the City will continue to undertake water conservation efforts to offset the requested ADD increase of 714 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 to meet the water service demands shown Tables 1 & 2. The City's offer is

² The project site is located outside the Napa Sanitation District's (NSD) recycled water service area.

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 \$5.28 per 100 cubic feet) in effect at the time of service and are subject to change. Additionally, a \$2.00/unit drought surcharge, and meter fee of \$291.49 will be included in monthly service charges.
 - b. The water capacity fee for the Property will be \$27,696.96³ based on a MDD of 1,304 gpd. Such funds are due and payable prior to issuance of building permits.
 - c. The ZWF Mitigation (offset) cost for the Property is \$6,590.77⁴ in order to achieve compliance with the ZWF Policy. Such mitigation funds are due and payable prior to execution of this Will Serve Letter.
7. The Property shall incorporate the following water conservation best management practices:
- Ultra-low-flow toilets in restrooms
 - Waterless urinals (optional)
 - Motion sensor faucets
 - 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
 - Installation of an ET Smart irrigation controller
 - Education of employees regarding water conservation (offered in both English and Spanish)

³ Calculation: $1,304 \text{ gpd} \times \$21.24 = \$27,696.96$

⁴ Calculation: $714 \text{ gpd}/65 \text{ gpd} \times \$600 = \$6,590.77$

8. 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.
9. 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.

This Will-Serve Letter will remain valid until February 2, 2019. 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,



Steven L. Hartwig, P.E., T.E.
Interim Public Works Director

cc: Jason Holley, Interim City Manager
William Ross, City Attorney
Sean Trippi, Napa County Planning Department
Susan Presto, Finance Manager
Utility Billing

ACCEPTANCE
of
City's Conditional Offer of Water Service for
Nova Warehouse

185 Devlin Road, Napa, CA
Napa County Assessor's Parcel Number 057-170-008 & 009

I, Ronald M Fedrick, accept the conditions
set forth in this communication.

By: Ronald M. Fedrick
Legal Owner

Ronald M Fedrick owner
(Print Name and Title)

Receus Fedrick
(Signature)

Date: 3-14-2018

CITY OF
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CANYON



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MAR 26 2018

PUBLIC WORKS DEPARTMENT

Napa County Planning, Building
& Environmental Services

4381 BROADWAY, SUITE 201
AMERICAN CANYON, CA 94503

WATER SUPPLY REPORT

FOR

Nova Warehouse

185 Devlin Road, Napa, CA 94558
Napa County Assessor's Parcel Number
057-170-008 & 009

Prepared by:

Mike Beutler
Development Services

Approved by:

Steven L. Hartwig, P.E., T.E.
Interim Public Works Director

3/19/18

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 Devlin Road (Assessor's Parcel Number: 057-170-008 & 009) on approximately 44.84 acres referred to herein as the "Property." The Property is zoned Industrial Park (IP) with Airport Compatibility (AC) and is located within the City's Extraterritorial Water Service Area (ETSA)¹.

1.2 - Project Description

The proposed project is to build a 400,000 square foot warehouse and approximately 0.5 acres of irrigated surrounding land. Entitlements required include a Use Permit from Napa County (P16-0045) and Will-Serve Letters from the City (for potable water service – domestic and fire service) and Napa Sanitation District (for sewer)². Recycled water service is not available at the site.

The project incorporates the following water conservation best management practices:

- Ultra low-flow toilets in restrooms
- Waterless urinals (optional)
- Motion sensor faucets
- 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
- Installation of an ET Smart irrigation controller
- Education of employees regarding water conservation (offered in both English and Spanish)

1.3 - Status of Existing Services

No prior Will-Serve Letters have been issued and the City has not previously provided potable water service to the Property. The project site is not located within the Napa Sanitation District's (NSD) recycled water service area.

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

² The project site is located outside the Napa Sanitation District's (NSD) recycled water service area.

1.4 - Will Serve Application

A Will-Serve Application dated November 3, 2017, was submitted on behalf of the Owner, Ronald M. Fedrick. The application submitted details the anticipated and existing water demands for the Site. Staff has reviewed the provided application and finds the estimate to be consistent with industry standards for similar uses.

1.5 – Average Day Demand (ADD)

The anticipated water demand for the Property is 714 gallons per day (gpd). As shown on Table 1, based on rates derived from the Deering Design Memorandum dated October 30, 2017, the annualized Average Day Demand (ADD) is 714 gpd.

Table 1 – Property ADD			
Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
353	0	361	714

1.6 - Maximum Day Demand (MDD)

As shown in Table 2, the anticipated Maximum Demand (MDD) for the Property is 1,304 gpd. The demands were calculated based on rates derived from the Deering Design Memorandum dated October 30, 2017.

Table 2 – Property MDD			
Domestic (gpd)	Industrial (gpd)	Irrigation (gpd)	Total (gpd)
600	0	704	1,304

SECTION 2.0 - PROJECT WATER FOOTPRINT

2.1 – Project Demand Consistency with UWMP and ACMC 13.10

The City's 2010 Urban Water Management Plan (UWMP) assumes industrially zoned property will have up to a maximum ADD 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 ADD of 650 gpd per acre. As shown in Table 3 below, the Property's estimated ADD (15.92 gpd per acre) is less than the maximum allowed by the ACMC 13.10 (650 gpd per acre):

Table 3 – Maximum ADD			
Parcel Size (acres)	UWMP (gpd/acre)	ACMC 13.10 (gpd/acre)	Property ADD (gpd/acre)
44.84	675	650	15.92

2.2 – Baseline Water Footprint

The Property's Baseline Water Footprint is determined as one of the following: a) the approved demand amount specific in a current, (unexpired) Will-Serve Letter, Water Supply Report and/or Water Service Agreement; b) the water demand calculated from an audit of three-years of water use; or c) absent other information, the water demand in 2007. As shown in Table 4 below, the Property's baseline water footprint is 0 gpd.

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

2.3 - Zero Water Footprint Determination

Because the Property ADD (714 gpd) exceeds the Property's Baseline Water Footprint, the Property does not have a Zero Water Footprint (ZWF). Because the Property does not have a ZWF, the new demand(s) on the City's water system could potentially result in a loss in water service reliability or increase in water rates to the City's existing customers.

2.4 - Demand Offset

The City has established various programs intended to 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 \$6,590.77³ 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 714 gpd, thereby offsetting the Property's new ADD.

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 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

³ Calculation: 714 gpd/65 gpd x \$600 = \$6,590.77

⁴ ACMC §13.14.070

American Canyon to purchase dry-year water. Upon demand of the Public Works Director, when a water shortage has been declared by the City Council, the project may have to contribute a reasonably determined and reasonably allocated non-refundable payment to the water operations fund to allow the City to acquire dry-year water, if reasonably necessary. The projects contribution shall be equal to the properties reasonably allocated annual demand (AFY) times the City's reasonable cost of a one-year transfer. The annual demand will be implemented uniformly to all City water uses, determined by a City water audit of all City water uses for the previous water year and the analysis in reasonable detail made available to the Owner for reasonable review and comment prior to implementation. The contribution shall be recalculated and made on an annual basis, as reasonably necessary.

SECTION 3.0 – CAPACITY FEES AND SERVICE CHARGES

3.1 - Capacity Fee

Based on the American Canyon Water Capacity Fee Ordinance⁵, the Project shall pay a Water Capacity Fee is \$27,696.96. This amount one-time fee is based on the rate of \$21.24 per gallon x MDD (1,304 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 accrue a monthly service charge in the amount of \$5.28/100 cubic feet, plus any drought surcharges and monthly meter fees. Based on the ADD, drought surcharge of \$2.00/unit, and meter fee of \$291.49 per month, the estimated water service charge is approximately \$500 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

⁵ ACMC §13.06.090

⁶ ACMC §13.06.040

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

4.2 - Facts With Respect to Existing Water Supply and Demand

The City's 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.

City customers consumed 2,976 acre-feet of SWP water in 2015. The 2015 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 2015 UWMP. If the total ADD 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 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 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

Nova Warehouse

185 Devlin Road, Napa CA 94558

Napa County Assessor's Parcel Number 057-170-008 & -009

I, Ronald M Fedrick, owner
(Print Name) (Print Title)

acknowledge and accept the water supply analysis as set forth in this Water Supply Report dated _____, 2018.

Ronald M Fedrick
(Signature)

Date: 3-14-2018



July 2, 2018

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

SUBJECT: APN 057-170-008 and 057-170-019 – Nova Warehouse
NSD Conditional Will Serve #058

To Whom It May Concern:

The Napa Sanitation District has received a request to provide a "Conditional Will Serve" letter for a proposed 400,000 SF warehouse building located on the subject parcels. The subject parcels are currently outside NapaSan's sanitary sewer service boundary.

NapaSan will provide sanitary sewer service to these parcels if annexation is approved to include the parcel within NapaSan's boundary.

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

1. Install the sanitary sewer and recycled water improvements as specified in NapaSan's Conditions of Approval for the project.
2. Satisfy NapaSan's Conditions of Annexation for the project. Conditions of Annexation will be established in the future during review of the project's annexation application and approved by the NapaSan Board of Directors.
3. Pay the appropriate capacity and development fees. The facility shall be subject to all applicable rules and regulations of NapaSan.

This parcel is within NapaSan's recycled water infill area. The project shall use recycled water for landscape irrigation when it becomes available. The landscape irrigation system shall be designed per NapaSan recycled water standards for conversion from potable to recycled water in the future.

This "Conditional 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 NapaSan at the end of this time, this "Conditional 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.
Technical Services Director

cc: Beth Painter

NapaSan
1515 Soscol Ferry Road
Napa, CA 94558

Office (707) 258-6000
Fax (707) 258-6048

www.napasan.com



COLLECTION • TREATMENT • RECOVERY • REUSE

September 01, 2017

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

SUBJECT: 16-00456 NOVA WAREHOUSE, REFRL-000690, Beth Painter, (Trippi)

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

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

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

1. A plan showing the required sanitary sewer and recycled water improvements conforming to NapaSan standards shall be prepared by a registered civil engineer and submitted to NapaSan for approval. Please note that as currently designed this requirement has not been met.
2. The subject parcel is currently outside of the boundaries of the NapaSan. Annexation of the subject parcel will be required prior to issuance of permit.
3. Each parcel shall be served by a separate sanitary sewer lateral.
4. The sanitary sewer service to the property shall be designed as a gravity system to the extent feasible, and shall consider the potential for upstream and downstream development(s). Design and installation of public sewer mains and dedication of appropriate public sanitary sewer easements may be required. Contact NapaSan for additional information.
5. A minimum 20 foot wide sanitary sewer easement is required for public sanitary sewer. No trees or other permanent structures will be allowed within this easement area. An all weather access drive shall be provided to the manholes. Private utilities are not allowed within the easement. Obtain private easements for private sanitary sewer facilities on adjacent properties.
6. The sanitary sewer main shall be installed a minimum of 8 feet from the face of curb, a minimum of 10 feet from water main and 5 feet edge-to-edge from other utilities.

7. A grease interceptor will be required for any restaurant or food service type of uses.
8. No floor drains are allowed in the building except in the restroom and food service areas.
9. Should there be a drain in the trash enclosure, it shall be connected to a grease interceptor and the trash enclosure shall meet the NapaSan standards. Contact NapaSan for more information.
10. Sanitary sewer facilities are required to have a minimum of 24" of cover at all points within the public right of way and easements. The proposed sanitary sewer facilities shall be designed to meet this requirement.
11. The subject parcel shall use recycled water for their landscape irrigation when it becomes available. The landscape irrigation system shall be designed per NapaSan recycled water standards for conversion from potable to recycled water in the future.
12. If the owner desires to discharge process wastewater to the District in the future, the owner would be required to pay capacity charges to NapaSan 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 NapaSan with a wastewater treatment plan
 - d. Obtain an Industrial Waste Discharge Permit from NapaSan for the winery operation. Permit conditions would be established by NapaSan at the time an application is made by the owner.
13. If winery or industrial waste will be handled by a hold and haul method and no discharge to NapaSan's sanitary sewer facilities will occur, documentation of who will be hauling the waste shall be provided to NapaSan. The applicant shall enter into a zero-waste discharge permit with NapaSan.
14. The owner/developer shall enter into an improvement agreement with the NapaSan, and post the appropriate bonds covering the public sanitary sewer work. All sanitary sewer work performed in the public right of way shall be constructed by a Class A licensed contractor.
15. The proposed development would be subject to the following fees, based on the rates in effect at the time they are paid:
 - a. Agreement Fees
 - b. Annexation Fees
 - c. Plan Check Fees
 - d. Inspection Fees
 - e. Capacity Charges (based on use and square footage for commercial. Outdoor dining and event space is included in the square footage)
16. NapaSan has updated sanitary sewer and recycled water standard specifications and details. The updated specifications and details are available online at NapaSan's website (www.NapaSan.com). NapaSan 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.

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,

RobinD GambleHolley

Robin Gamble Holley
Asset Manager