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July 14, 2014  
Mr. John McDowell  
Napa County Planning, Building, & Environmental Services  
1195 Third Street, Suite 210  
Napa CA 94559

Subject: Oak Knoll Hotel Use Permit Application Number 14-00215 at 5091 Solano Avenue, Napa, CA (APN 035-031-009)

Dear Mr. McDowell,

We have reviewed the permit application to Napa County for a building permit at 5091 Solano Avenue (Napa County Assessor's Parcel Number 035-031-009). As previously documented in letters from the City dated January 24, 2007, and May 21, 2014, there is an existing one-inch water service and an existing ¾-inch water service to the Property. The use permit application does not request any changes to these current City water services; however, the application proposes to rely upon those water services to serve a project that would significantly expand the historic use on the property. The City has a number of concerns with the proposed project summarized as follows and explained in more detail below:

1. The proposed expansion of use on the property for a hotel is not a use that was in existence prior to City Charter Section 180 (March 2, 1999), and that City Charter section limits the City's ability to serve water outside the Rural Urban Limit line (RUL).
2. The existing water services are undersized for the use proposed by the application, and do not comply with the City's design standards regarding the sizing of water services for the proposed project.
3. The project will increase demands from annual use averaging 5 acre-feet per year with a daily range of 2,800 to 8,200 gallons per day (based on historic use of water at the property from 1996-2002) to over 15 acre-feet per year based on projected usage of 14,000 gallons per day (for the proposed project).
4. The project relies upon a private system of on-site storage and pumping to take City water supply and deliver it to the project. This is a work-around to avoid modifications to the water services.

City Charter Section 180 (March 2, 1999) allows the City to provide water service outside the RUL for existing uses which have been provided water prior to the effective date of the Charter section. The property is outside the RUL and had a water service prior to 1999; however, the proposed use of the property (for a 50 room full service hotel with retail, full service spa, and restaurant) is not a use that was in existence prior to 1999. The existing water services are appropriately used for a restaurant and retail space since these uses were in place prior to 1999. The existing water services should not be used to support expanded uses on the property.

Section 5.01.02 of the City of Napa's Public Works Department Standard Specifications and Standard Plans require water services to be sized appropriately for their intended use. Based on these standards, the existing service pipes and meters serving this site are undersized for the proposed use. Meters from a public water system are designed to accommodate all demands

from the property without the need for on-site storage and pumping systems to meet peak demands. A hotel and restaurant as proposed would typically require a 4 or 6-inch fire service and a 1.5 or 2-inch meter to meet the projected demands without detrimentally affecting the water facilities including the service meter. The project should be conditioned to install appropriately sized water services to comply with the City's Standards.

The proposed use will consume 14,000 gallons of water per day which is nearly three times greater than the historical average use of 5 acre-feet per year. This is a 10 acre-feet per year increase in demand. The City's water supply planning does not account for this significant intensification of use outside the City limits. The City is concerned that this type of significant increase in water demand from existing services outside the RUL will set a precedent that may affect future water supplies availability.

The reliability of an onsite system to meet public health and safety requirements as compared to a properly sized service from the City system should be considered by County staff. The project proposes to take supply for the City through existing undersized meters and create a private water system on-site to store and distribute the water to meet peak demands. This is a work-around to avoid installation of appropriately sized water services. Furthermore if every existing ¾-inch and 1-inch meter on the water system proposed to use water in this manner by pumping consistently and storing on-site, the City system would fail to meet California Department of Health as well as American Waterworks Association Standards of operational criteria for fire-flow and in-system storage.

Given these concerns, City staff recommends that the County require the project to install appropriately sized water services to meet commercial and fire water flows for the proposed project. New water services to the property will require a four-fifths vote of City Council pursuant to City Charter Section 180. Alternatively, the County should restrict the use of the existing City water services to the uses that existed prior to City Charter Section 180 (March 2, 1999) and to the historical average annual use of 4,800 gallons per day.

If you have any further questions or concerns, please feel free to contact me at (707) 257-9521, extension 7319.

Sincerely,



Joy Eldredge  
Water General Manager  
Public Works, Water Division

Cc (via email): Mike Parness, City Manager  
Michael Barrett, City Attorney  
Jacques LaRochelle, Public Works Director  
Rick Tooker, Planning Director  
Phil Brun, Deputy Public Works Director – Operations  
Laura Snideman, LAFCO Executive Director  
Brian Russell, Applicant's Representative

Cc (via hard copy): Scoop/File