



Water Department · 202 Fleming Hill Road · Vallejo · CA · 94589 · 707.648.4307

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### Development Review Comments

August 12, 2019

Karen Avery, Planner  
Solano County Department of Resource Management  
1000 Webster Street, 2<sup>nd</sup> Floor  
Fairfield, CA 94533

Re: BALLY KEAL VINEYARDS  
Permit #: U-19-08  
Address: 4386 Suisun Valley Rd.  
APN: 027-030-010

Karen Avery:

Thank you for providing the City of Vallejo with the proposed minor use permit plans for review and comment. Based on these preliminary plans, Water Department staff is happy to provide the following courtesy comments; no input or review has been provided by other City departments.

**Site Utility Plan.** A Site Utility plan was not provided that identifies the existing and proposed water supply lines for the buildings and where the water is sourced from. The applicant shall provide the Water Department with a Site Utility plan to identify the layout of existing and proposed water supply lines. Please include the existing and proposed locations of water meters, backflow prevention devices and hydrants on the next submittal. For all water supply services at this location, backflow prevention devices will be required.

**Water Supply.** The proposed property has an existing 1.5" meter and backflow prevention device. It is not clear at this time if this service size can accommodate the additional supply requirements of a new public facility and distillery. It is very likely a new water service will be required to accommodate the converted facilities and their intended uses. In order to accurately assess if the water supply needs of the site are being met the applicant will need to provide the City of Vallejo Water Department with a fixture count that adheres to the requirements of the California Plumbing Code.

**Fire Services.** It appears two separate sprinkler systems will be required for the two buildings. It is acceptable to the Water Department if the existing private 8-inch fire hydrant supply line is utilized for the sprinkler systems.

**Fees.** The existing water service is for residential purposes only. If the existing water service is converted to a commercial use commercial use fees will apply.

#### Conditions of Approval Items:

The following specific conditions of approval are required for the next phase of the project. Standard conditions of approval are attached. Please review the standard conditions for all conditions that may apply to this project.

- For all services, please provide an estimated Water Fixture Count for the project that adheres to the requirements of the California Plumbing Code.
- For all water service, please update plans to identify the locations of all the proposed supply lines, water meters and backflow prevention devices.

The City's Water Department looks forward to working with the County and the developer, and any subsequent review will require the payment of a nominal fee to cover staff time.

Please call me if you have questions or would like to meet to discuss this in person.

Best regards,

Melissa Cansdale, Associate Engineer  
[Melissa.cansdale@cityofvallejo.net](mailto:Melissa.cansdale@cityofvallejo.net)  
(707) 553-7223

Attachment

Standard Conditions of Approval – Water Department

- A. CODE REQUIREMENTS.** All code requirements as stated in Title 11 of the Vallejo Municipal Code (VMC) and Vallejo Standard Specifications and Standard Drawings adopted in 2011 (VSSSD) that apply to this project shall be conformed to. The project is being made aware of codes that require extra attention by the following items.
- 1. WATER SYSTEM PLANS (VSSSD Section 4.1).** All water system improvements shall be consistent with the latest Vallejo Water System Master Plan, prepared by Kennedy/Jenks Engineers. Prior to Improvement plan approval and building permit issuance, water system improvement plans shall be submitted to the **Water Department** for review and approval, and shall contain at least:
    - a. Location and size of fire sprinkler service connection(s).
    - b. Location and size of existing and proposed domestic service connection(s).
    - c. Location and size of irrigation service connection(s), if any.
    - d. Location of fire hydrants.
    - e. Location of structures with respect to existing public water system improvements, such as mains, meters, etc.
    - f. Location and size of any new water mains.
    - g. Location and size of backflow prevention devices (required on water service connections to irrigation systems, certain commercial water users, and to commercial fire sprinkler systems, per City Ordinance 922 N.C. (2d).
  - 2. FIRE FLOW REQUIREMENTS (VSSSD Section 4.1).** Fire flow requirements of the Fire department shall be complied with. Fire flow at no less than 25 psig residual pressure shall be available within 1,000 feet of any structure. One half of the fire flow shall be available within 300 feet of any structure.
    - a. For single family residential units, the fire flow is 1,500 gpm.
    - b. For other developments, see the Vallejo Water System Master Plan, 2015, prepared by Kennedy Jenks.
  - 3. HYDRAULIC CALCULATIONS (VSSSD Section 4.1).** Prior to Improvement Plan and building permit issuance, hydraulic calculations shall be submitted to the **Water Director** demonstrating that the fire flow requirements are complied with.
  - 4. FIRE PROTECTION SYSTEMS (VSSSD Section 4.1).** Fire hydrant placement and fire sprinkler system installation, if any, shall meet the requirements of the Fire Department. For combined water and fire services, the requirements of both the Fire Department and the Vallejo Water System Master Plan, with latest revisions, shall be satisfied.
  - 5. WATER EASEMENTS (VSSSD Section 4.1).** Easements shall be granted for all water system improvements installed outside the public right-of-way in the City's Standard Form for Grant of Water Line Easement with the following widths:
    - a. 15 ft. wide (minimum) for water mains.
    - b. 10 ft. wide (minimum) for fire hydrants, water meters, backflow preventers, double detector check valves, etc.
    - c. Other facilities will be reviewed by the Water Department.
  - 6. WATER METERS (VMC 11.04.110 and 11.16.090).** Each parcel shall be metered separately and shall have a separate fire sprinkler service connection.

**7. WATER SERVICE BONDS AND FEES (VMC Sections 11.16, 11.18, 11.20 and 11.24).** Water service shall be provided by the City of Vallejo following completion of the required water system improvements and payment of applicable fees. Performance and payment bonds shall be provided to the City of Vallejo prior to construction of water system improvements. Fees include those fees specified in the Vallejo Municipal Code including connection and elevated storage fees, etc., and fees for tapping, tie-ins, inspections, disinfection, construction water, and other services provided by the City with respect to the water system improvements. The Water Department may be contacted for a description of applicable fees. These fees have to be paid prior to issuance of the building permit.

**B. CONDITIONS OF APPROVAL**

1. Apply and pay for Fire Flow Test with the Water Department in order to determine operation of sprinkler system and final service size.
2. Provide water meter and service sizing calculations per most recent California Plumbing Code, include a water fixture count table.
3. As of January 1, 2018, all units in multi-family, commercial, or combination thereof, buildings shall be individually metered (if existing plumbing allows or is re-configured) by the City, additional meters at the owner/applicant's expense; or, master metered by the City, and sub-metered by the property owner, with approved/certified meters. Per California Senate Bill 7 (SB7).

- C. WATER SYSTEM INSTALLATION.** Prior to occupancy or final building inspection, install water system improvements as required. Backflow device/s where required shall be installed in areas hidden from public view and/or shall be mitigated by landscaping.
- a. ESTIMATE OF FEES: Until Building Plans, Water Meter Data Card and Fire Flow Test results are submitted.