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# City of Napa Water Service Documentation

Hendry Winery Use Permit Major Modification Application No. P15-00173  
Planning Commission Hearing, December 18, 2024



# CITY of NAPA

December 5, 2001

**PUBLIC WORKS DEPARTMENT**  
1600 First Street  
Mailing Address:  
P.O. Box 660  
Napa, California 94559-0660  
(707) 257-9520  
FAX (707) 257-9522

Mr. Tom McIver  
1255 Treat Blvd, Suite 800  
Napa, CA 94558

Subject: Outside Water Service Application No. 596

Dear Mr. McIver:

Enclosed please find the City of Napa Water Division's review and determination of your request for City water service on behalf of Mr. Mike Hendry at 3104 Redwood Road (Napa County Assessor's Parcel Number 035 102 031).

Your application has been approved, to serve one (1) single family home only, as required by City of Napa City Council Policy Resolution No. 7. I have attached a copy of Policy Resolution No. 7 for your reference. The specific section that applies to this property is item B. This approval is subject to the following conditions:

1. Service size is limited to a 1" water meter.
2. The requirement for the owners of the property to sign and have notarized an Agreement to Annex prior to installation of any service has been waived by 4/5ths majority of the Napa City Council.
3. All fees have been paid for the installation of this service. Please have Mr. Hendry contact the City of Napa's Corporate Yard at (707) 257-9544 to arrange a meeting with one of our water crew supervisors to determine the service location.
4. The applicant must have an AWWA approved double check valve backflow prevention device installed at the discharge side of the water meter. A complete listing of approved valves and AWWA certified backflow testers is available in our office, located at 1340 Clay Street. Office hours are 8:00am to 5:00 pm, Monday through Friday. The office is closed from 12:00 to 1:00 pm for lunch.

All approvals for water service expire one (1) year from the date of approval. The City reserves the right to terminate water service if all of the above conditions are not met. Please contact me at (707) 257-9521 ext. 7313 if you have any questions or require additional information.

Very Truly Yours,

Owen Hershey  
Senior Engineering Aide  
Water Division

Enclosures: Outside Water Service Application No. 594  
Policy Resolution No. 7

cc: Don Ridenhour, Water Division General Manager  
Felix Riesenber, Water Division Engineer  
OWSA File/Scoop/Author

CITY OF NAPA  
PUBLIC WORKS DEPARTMENTNo. 596  
Date 10/15/01OUTSIDE WATER SERVICE APPLICATIONMIKE HENDRY

Applicant

3104 REDWOOD ROAD NAPA, CA 94558(707) 255-6754

Mailing Address

Telephone

TOM M C IVER

Agent for Applicant

1255 TREAT BLVD, SUITE 800 WALNUT CREEK CA 94596(510) 719-8030

Mailing Address

Telephone

Please extend City of Napa water service to my property:

Property Address: 3104 REDWOOD ROAD NAPA, CA 94558APN: 035 120 031 (FOR RESIDENCE) Did parcel exist on December 31, 1982: Yes  No Existing Use: RESIDENCE - VINEYARDProposed Use: RESIDENCENo. of Residential Units: 1Water Service to be Used for: RESIDENCEService Size Requested: 1"Existing Well: Yes  No Other Comments: SERVICE TO BE CONNECTED TO EXISTING RESIDENCEJCM

Signature of Applicant or Agent

REVIEW AND DETERMINATIONFINDINGS

In accordance with Policy Resolution No. 7, existing conditions are:

Yes  No

1. Property is within the Rural Urban Limit (RUL) Line but not within the incorporated area of the City.  
 2. Property is between RUL Line and the Agricultural Preserve Line, and South of the Agricultural Preserve Line.  
 3. Property is within the Agricultural Preserve Line North of the South Line of the Agricultural Preserve Line.  
 4. Water service is for residential purposes.  
 5. Property is contiguous to an existing public right-of-way within which is an existing water main.  
 6. Property is contiguous to an existing water main.  
 7. Parcel is:  Existing  Proposed

DETERMINATIONAgreement to Annex Requirement waived by City Council 12/4/01JR

Annexation to the City of Napa will be required prior to receiving water service.

Water service is approved, subject to execution of an agreement to annex, with limitations indicated below.

Water service is approved with limitations indicated below.

Water service is denied. Reason: \_\_\_\_\_

All approvals expire one (1) year from date of approval. Service order must be signed, and fees and deposits paid prior to expiration. The installation and certification of an approved AWWA backflow prevention device is required prior to the initiation of water service.

Other Conditions of Service: CUSTOMER MUST INSTALL AWWA APPROVED BACKFLOW DEVICE.Size Limit: 1"Reviewed by: JMRDocument Approved By: James M. Iver

Public Works Director

Date: 10/14/01

**PUBLIC WORKS DEPARTMENT WATER DIVISION  
WORK ORDER**

**TO SCHEDULE WORK, CALL JOE SANDBERG AT 257-9544**

Contact Person: MIKE HENDRY	Phone: (707) 255-6754
Service Address/Subdivision Name: 3104 REDWOOD ROAD	
Is this a 1" meter with a fire service (inside the City limits)?	
Number of units served by this meter: 1	
Do we currently have a water meter at this location?	
If Yes, Account Number: N/A	
Has meter been removed?	
Is this meter a second meter on the property?	
If there is a well on your property, has it been abandoned?	

**WORK REQUESTED:** (include location information, if applicable)

1. 1" FULL SERVICE + METER SET AT 3104 REDWOOD ROAD. CREW SUPERVISOR TO CONTACT CUSTOMER REGARDING LOCATION. SEE OUSA # 596 FOR APPROVAL.

**CHARGES:**

Account #	Work Components	1.	2.	3.
91-4701-001	Service Line	2100 <u>00</u>		
91-4701-002	Meter Set Fee	280 <u>00</u>		
91-4701-004	Connection Fee	3535 <u>00</u>		
91-4702-001	Other Fees (Specify)			
TOTAL:		\$ 5915 <u>00</u>	\$	\$
TOTAL FOR ALL WORK:		\$ 5915 <u>00</u>		
By: <i>Tom Harg</i>	Date: 11/1/01	TGR#		Date:

The work requested herein requires payment of certain fees. Pursuant to Government Code Section 66020(d)(1), this work order constitutes written notice of a statement of the amount of such fees. You are hereby further notified that the 90-day approval period in which you may protest these fees has begun. If you fail to file a protest within this 90-day period complying with all the requirements of Section 66020, you will be legally barred from later challenging such exactions.

**Distribution:** Collections (original and check), Applicant (copy), Green Binder (copy), Inv. Johnston (copy), Com. Yard (copy & file)

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GRANT DEED

8303 E

FOR VALUE RECEIVED, MARGARET MUNN HENDRY, a widow, does hereby Grant unto the CITY OF NAPA, a municipal corporation, all that real property situate in the County of Napa, State of California, described as follows:



"Parcel B", as shown on that certain Record of Survey Map No. 633 entitled, "City of Napa Reservoir Site Properties and Appurtenant Easements", of record in Book 6 of Surveys, page 36, in the office of the County Recorder, Napa County, California.

Containing 0.73 acres, more or less.



TOGETHER WITH an access easement for road purposes over that portion of the 15 foot right of way shown as "RW 15" on said Map that lies within the land shown as "M. Hendry 218 O.R. 464" on said map, and pipe line easements over those easements shown as "MRE-15 & CE" on said map

WITNESS MY HAND this 9th day of January 1961:

STATE OF CALIFORNIA  
COUNTY OF NAPA ) SS

On this 9th day of January 1961, before me, the undersigned, a Notary Public in and for the said County and State residing therein, duly commissioned and sworn, personally appeared MARGARET MUNN HENDRY, a widow, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Z4739

RECORDED AT REQUEST OF  
SECURITY TITLE

AT 9 MIN PAST 12 P.M.  
VOL. O.R. 626 PAGE 688 M  
MAR 15 1961  
NAFA COUNTY, CALIFORNIA

  
NOTARY PUBLIC  
In and for the County of Napa  
State of California  


Jewel Swan  
No fee  
RECORDED  
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This is to certify that the interest in real property  
conveyed by the deed or grant dated this 9TH day of JANUARY  
1961 from MARGARET MUNN HENDRY, a widow, to CITY OF NAPA, a  
municipal corporation, is hereby accepted by order of the  
City Council of the City of Napa on the 5TH day of JANUARY  
1961 and the grantees consent to recordation thereof by its  
duly authorized officer.

Dated this 15TH day of MARCH 1961.

By Allen R Hayes

CITY CLERK



RESOLUTION NO. 2105

RESOLUTION AUTHORIZING ACCEPTANCE OF GRANT DEED  
FROM MARGARET MUNN HENDRY, AUTHORIZING PAYMENT  
OF THE SUM OF \$4500.00 FOR SAID LANDS.

BE IT RESOLVED by the City Council of the CITY OF NAPA  
that the Clerk is hereby authorized to accept a Grant Deed from  
MARGARET MUNN HENDRY, covering that certain real property situ-  
ate in the County of Napa, State of California, described as  
follows:

"Parcel B", as shown on that certain Record of Survey  
Map No. 633 entitled, "City of Napa Reservoir Site  
Properties and Appurtenant Easements", of record in  
Book 6 of Surveys, page 36, in the office of the  
County Recorder, Napa County, California. Contain-  
ing 0.73 acres, more or less.

TOGETHER WITH an access easement for road purposes  
over that portion of the 15 foot right of way shown  
as "RW15" on said map that lies within the land shown  
as "M. Hendry 218 O.R. 464" on said map, and pipe line  
easements over those easements shown as "MRE-15 & CE"  
on said map.

and to record the same in the office of the County Recorder of  
said Napa County.

The Director of Finance is authorized to pay to said  
grantor the sum of FOUR THOUSAND FIVE HUNDRED (\$4500.00) DOLLARS  
as the purchase price of said lands.

BE IT FURTHER RESOLVED, that the CITY OF NAPA as part  
of said consideration for said lands, agrees to do the following:

1. - Agrees to allow grantor to connect to said water  
pipe line crossing her property upon signing an agree-  
ment to annex covering such properties as are to be  
served by said water, and in conformance to the stan-  
dard policy of the Council and the rules and regula-  
tions of the water department.
2. - Agrees to repair any damage that may occur to  
grantor's water pipe line running from her present  
well to her residence, occasioned by the work of  
construction contemplated by City

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3. - Agrees to re-seed the pipe line easements and any excavations made on said property with grasses in accordance with the California State Soil Conservation formula.

I HEREBY CERTIFY that the foregoing Resolution was duly and regularly adopted by the City Council of the City of Napa at a regular meeting of said City Council held on the 5th day of January 1961, by the following vote:

AYES: Brown, Cudaback, Dalton and Hemmerling  
NOES: None  
ABSENT: Gundersen Jones

ATTEST:

*Allen D. Shope*  
CITY CLERK OF THE CITY OF  
NAPA