



**NAPA COUNTY**  
**CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT**  
 1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

**APPLICATION FOR USE PERMIT**

FOR OFFICE USE ONLY

ZONING DISTRICT: IP: AC

Date Submitted: 9/23/08

REQUEST: \_\_\_\_\_

Date Complete: \_\_\_\_\_

USE PERMIT APPLICATION TO CONSTRUCT A

Date Published: \_\_\_\_\_

40,000 SQ. FT. LIGHT INDUSTRIAL/OFFICE

BUILDING WITH 25 EMPLOYEES, 71 PARKING

SPACES ON A 2.41 ACRE PARCEL

ZA CDPC BS APPEAL

Hearing \_\_\_\_\_

Action \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT**

(Please type or print legibly)

Applicant's Name: Satish M. Chohan & Surekha S. Chohan

Telephone #: (707) 745-9520 Fax #: (707) 745-9524 E-Mail: turntek@worldnet.att.net

Mailing Address: 4650-A East 2<sup>nd</sup> St. Benicia, CA 94510  
No. Street City State Zip

Status of Applicant's Interest in Property: In escrow to purchase

Property Owner's Name: NAPA VALLEY GATEWAY LIMITED

Telephone #: (707) 252-8533 Fax #: (707) 252-8793 E-Mail: Mary.nvg@napa.net

Mailing Address: 499 DEVLIN RD NAPA CALIF 94558  
No. Street City State Zip

Site Address/Location: Lot 3, Unit 4 Napa Valley Gateway - Technology Way  
No. Street City State Zip

Assessor's Parcel #: 057-250-032 Existing Parcel Size: 2.41 Acres

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Satish M. Chohan 9/25/08  
Signature of Applicant Date

NAPA VALLEY GATEWAY LIMITED  
By: Charles Slutzkin 9/25/08  
Signature of Property Owner Date

SATISH AND SUREKHA CHOCHAN  
Print Name

CHARLES SLUTZKIN  
Print Name

**TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT**

\*Application Fee Deposit: \$ 143.- Receipt No. 70778 Received by: ST Date: 9/23/08

\*Total Fees will be based on actual time and materials

# INFORMATION SHEET

## I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): Light industrial manufacturing and warehouse facility for Turnkey Technologies, Inc. (see attached catalog for product information)
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify): N/A
- C. Estimated Completion Date for Each Phase: Phase 1: Dec. 2009 Phase 2: N/A
- D. Actual Construction Time Required for Each Phase: ☐ less than 3 months  
☒ More than 3 months
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: N/A
- F. Additional Licenses/Approval Required:

District: \_\_\_\_\_ Regional: \_\_\_\_\_  
State: \_\_\_\_\_ Federal: \_\_\_\_\_

## II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

- A. Floor Area/Impervious area of Project (in square ft): 73,654  
Proposed total floor area on site: 39,000  
Total development area (building, impervious; leach field, driveway, etc.): \_\_\_\_\_  
New construction: yes  
existing structures or portions thereof to be utilized: 0  
existing structures or portions thereof to be moved: 0
- B. Floor Area devoted to each separate use (in square ft):  
living: N/A storage/warehouse: \_\_\_\_\_ offices: 4500  
sales: N/A caves: N/A other: \_\_\_\_\_  
septic/leach field: N/A roads/driveways: \_\_\_\_\_
- C. Maximum Building Height: existing structures: N/A new construction: \_\_\_\_\_
- D. Type of New Construction (e.g., wood-frame): Steel frame w/ insulated panels w/ stucco finish
- E. Height of Crane necessary for construction of new buildings (airport environs): \_\_\_\_\_
- F. Type of Exterior Night Lighting Proposed: down cast parking lot lights/bollard fixtures/wall downlight
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): Yes \_\_\_\_\_ No \_\_\_\_\_
- H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V – non rated):  
☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☒ Type III N  
☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr. ☐ Type V (non-rated)  
(Reference Table 6 A of the 2001 California Building Code)

## III. PARKING

- |                                  | Existing   | Proposed                   |
|----------------------------------|------------|----------------------------|
| A. Total On-Site Parking Spaces: | <u>N/A</u> | <u>57 + 14 future = 71</u> |
| B. Customer Parking Spaces:      | <u>0</u>   | <u>N/A</u>                 |
| C. Employee Parking Spaces:      | <u>71</u>  | <u>71</u>                  |
| D. Loading Areas:                | <u>1</u>   | <u>1 @ 12'x 40'</u>        |

IV. TYPICAL OPERATION

	Existing	Proposed
A. Days of Operation:	<u>M-F</u>	<u>M-F</u>
B. Expected Hours of Operation:	<u>7 to 5</u>	<u>7 to 5</u>
C. Anticipated Number of Shifts:	<u>1</u>	<u>1</u>
D. Expected Number of Full-Time Employees/Shift:	<u>20</u>	<u>25</u>
E. Expected Number of Part-Time Employees/Shift:	<u>0</u>	<u>0</u>
F. Anticipated Number of Visitors		
• busiest day:	<u>1 or 2</u>	<u>1 or 2</u>
• average/week:	<u>1 or 2</u>	<u>1 or 2</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>1</u>	<u>1</u>
• average/week:	<u>3</u>	<u>3</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities  
Food Serving Facilities

- restaurant/deli seating capacity:
- bar seating capacity:
- public meeting room seating capacity:
- assembly capacity:

N/A

B. Residential Care Facilities (6 or more residents)  
Day Care Centers

- type of care:
- total number of guests/children:
- total number of bedrooms:
- distance to nearest existing/approved facility/center:

Existing

N/A

Proposed

N/A

# **WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET**

## **I. WATER SUPPLY**

Domestic

Emergency

A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):

\_\_\_\_\_

N/A

B. Name of Proposed Water Supplier (if water company, city, district):  
annexation needed?

American Canyon \*  
Yes \_\_\_\_\_ No X

N/A  
Yes \_\_\_\_\_ No \_\_\_\_\_

C. Current Water Use (in gallons/day):  
Current water source:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

D. Anticipated Future Water Demand (in gallons/day):

\_\_\_\_\_

\_\_\_\_\_

E. Water Availability (in gallons/minute):

\_\_\_\_\_

\_\_\_\_\_

F. Capacity of Water Storage System (gallons):

\_\_\_\_\_

\_\_\_\_\_

G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):

\_\_\_\_\_

\_\_\_\_\_

F. Completed Phase I Analysis Sheet (Attached):

## **II. LIQUID WASTE**

Domestic  
(sewage)

Other  
(please specify)

A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):

\_\_\_\_\_

\_\_\_\_\_

B. Name of Disposal Agency (if sewage district, city, community system):  
annexation needed?

NSD \*  
Yes \_\_\_\_\_ No X

N/A  
Yes \_\_\_\_\_ No \_\_\_\_\_

C. Current Waste Flows (peak flow in gallons/day):

\_\_\_\_\_

\_\_\_\_\_

D. Anticipated Future Waste Flows (peak flows in gallons/day):

\_\_\_\_\_

\_\_\_\_\_

E. Future Waste Disposal Capacity (in gallons/day):

\_\_\_\_\_

\_\_\_\_\_

## **III. SOLID WASTE DISPOSAL**

A. Operational Wastes (on-site, landfill, garbage co., etc.):

\_\_\_\_\_

\_\_\_\_\_

B. Grading Spoils (on-site, landfill, construction, etc.):

N/A

\_\_\_\_\_

## **IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)**

A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):

N/A

\_\_\_\_\_

B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):

N/A

\_\_\_\_\_

*\* See attached "will serve" letters.*



Napa County Department of Environmental Management  
CUPA-Related Business Activities Form

Business Name: Turnkey Technologies, Inc.  
Business Address: Lot 3 Technology Way Napa Valley Gateway - Unit 4  
Contact: Sam Chohan Phone #: 707-745-9520

**A. HAZARDOUS MATERIALS**

Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in AST's and UST's or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

☐ YES ☒ NO

**B. UNDERGROUND STORAGE TANKS (UST's)**

1. Own or operate underground storage tanks?

☐ YES ☒ NO

2. Intend to upgrade existing or install new UST's?

☐ YES ☒ NO

**C. ABOVE GROUND STORAGE TANKS (AST's)**

Own or operate AST's above these thresholds:

- Any tank capacity with a capacity greater than 660 gallons, or
- The total capacity for the facility is greater than 1,320 gallons?

☐ YES ☒ NO

**D. HAZARDOUS WASTE**

1. Generate hazardous waste?

☐ YES ☒ NO

2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?

☐ YES ☒ NO

3. Treat hazardous waste on site?

☐ YES ☒ NO

4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

☐ YES ☒ NO

5. Consolidate hazardous waste generated at a remote site?

☐ YES ☒ NO

**E. OTHER**

1. Does the business activity include car/fleet washing, mobile detailing, auto-body related activities?

☐ YES ☒ NO

2. Does the business handle Extremely Hazardous Substances in amounts that would qualify for the Risk Management Program? Some examples and their thresholds common to Napa County include: Ammonia - 500 lbs, Sulfur Dioxide - 500 lbs, Chlorine - 500 lbs.

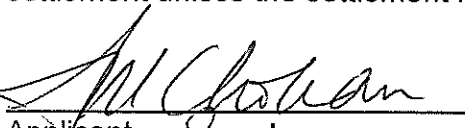
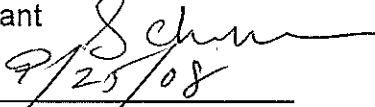
☐ YES ☒ NO

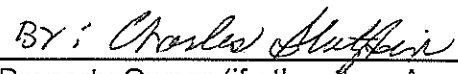
## INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

  
Applicant  
  
Date 9/25/08

NAPA VALLEY GATEWAY LIMITED  
BY:   
Property Owner (if other than Applicant)  
APN 057-250-032  
Project Identification

THIS APPLICATION IS FOR THE PERMIT OF A NEW LIGHT INDUSTRIAL BUILDING.

THE PROPOSED PROJECT CONSISTS OF A 39,000 SQUARE FOOT METAL FRAMED BUILDING WITH AN INSULATED EXTERIOR PANELIZED FINISH SYSTEM, A RAISED SEAM METAL ROOFING SYSTEM, COVERED LOADING BAYS, SCREENED REFUSE AREAS, SCREENED BUILDING EQUIPMENT AREA, PARKING AND APPROPRIATE LANDSCAPING FOR SCREENING AND PROJECT ENHANCEMENT.

THE EXISTING SITE IS PART OF AN EXISTING BUSINESS PARK. ALL OF THE NECESSARY UTILITIES AND INFRASTRUCTURE IS IN PLACE. THE SITE IS VACANT WITHOUT ANY EXISTING STRUCTURES. THERE ARE NO SIGNIFICANT VEGETATION ON SITE OTHER THAN NATIVE GRASSES. THE SITE IS MOSTLY LEVEL WITH APPROXIMATELY 2 FEET OF GRADE CHANGE.

SEE ATTACHED DRAWINGS AND PROJECT DESCRIPTION FOR DETAILS AND ADDITIONAL INFORMATION.

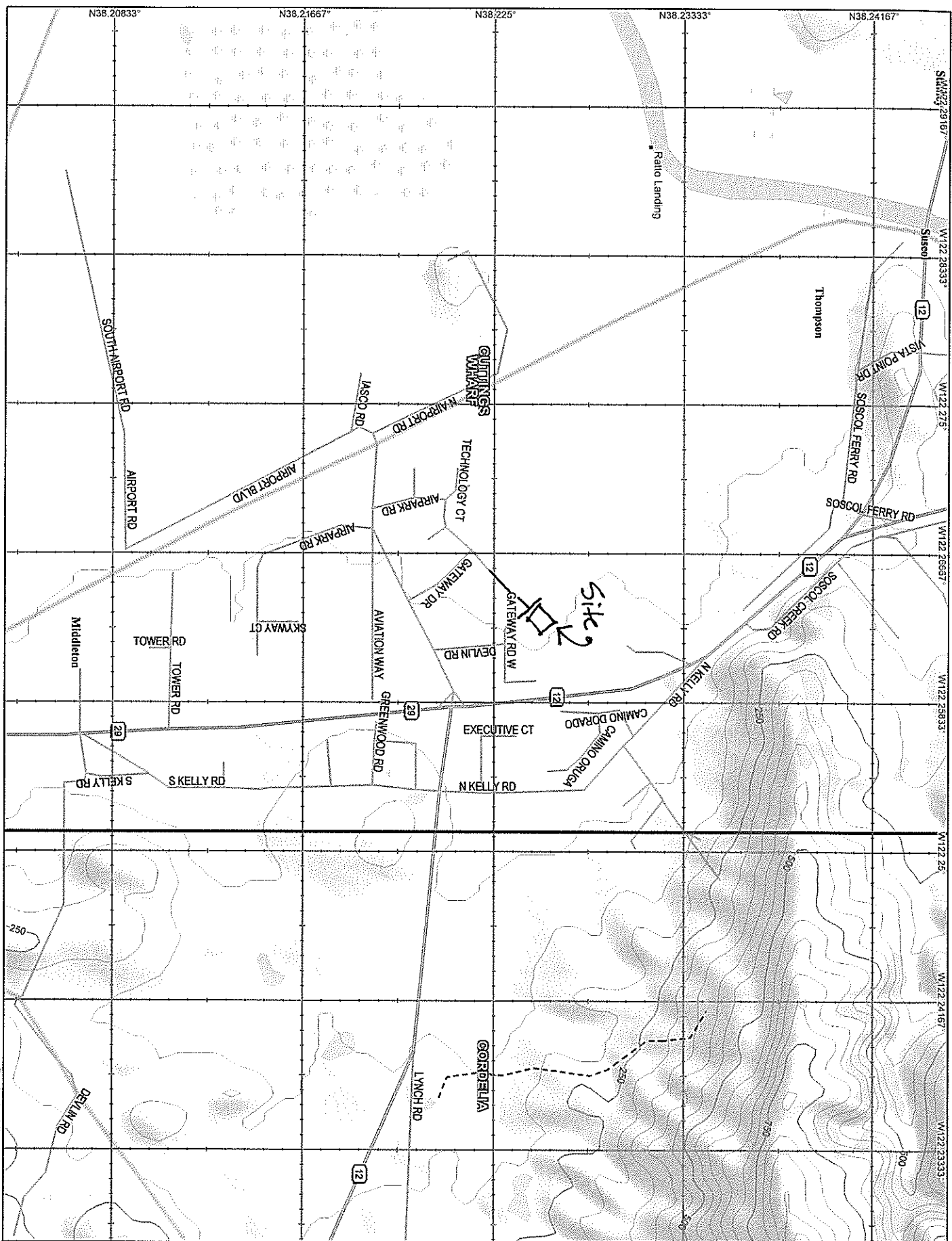
## SCOPE OF WORK

A PROPOSED LIGHT  
INDUSTRIAL BUILDING FOR:

**TURNKEY  
TECHNOLOGIES, INC.**

TECHNOLOGY WAY  
NAPA VALLEY GATEWAY  
UNIT 4, PARCEL 3  
NAPA, CALIFORNIA

APN: 057-250-032



Data use subject to license.

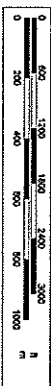
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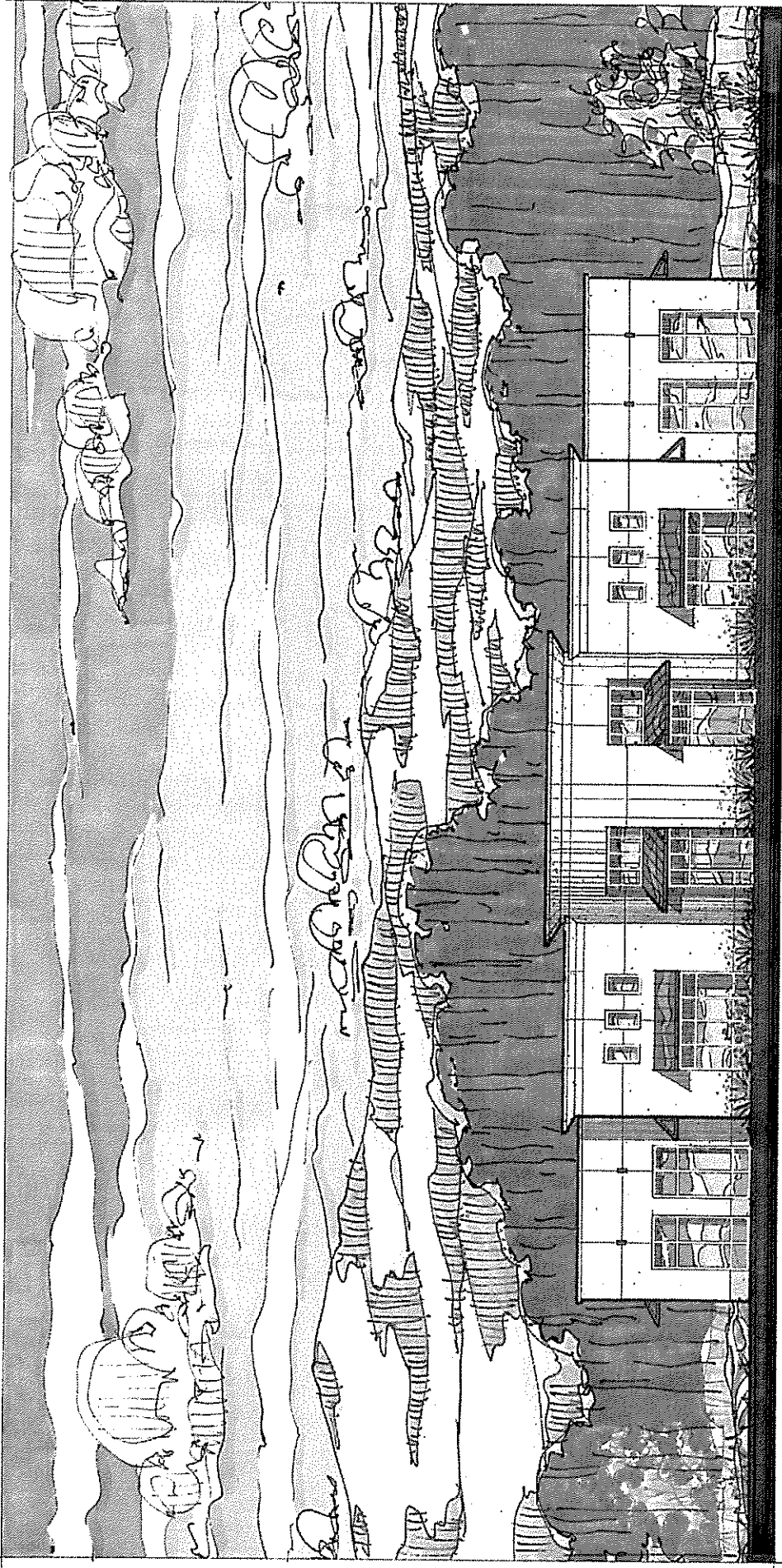
MAN 6.0-03

Scale 1 : 25,000



1" = 2,083.3 ft

Data Zoom 13-0



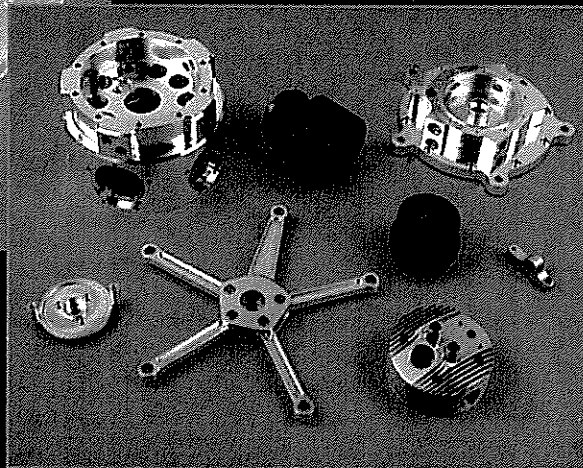
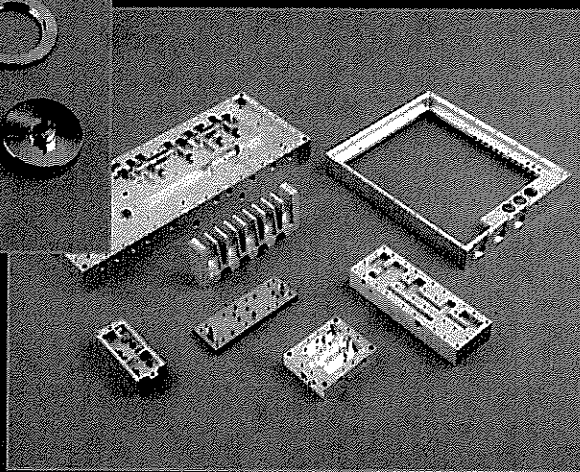
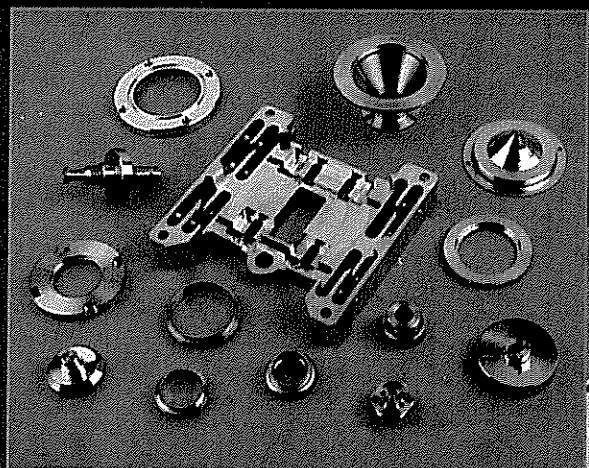
A PROPOSED LIGHT INDUSTRIAL BUILDING FOR:

NAPA VALLEY GATEWAY - UNIT 4, PARCEL 3  
NAPA, CALIFORNIA

APN: 057-250-032

# Turnkey Technologies, Inc.

Formerly Slager Machine and Engineering



A Contract  
Manufacturing  
Company

Specializing in  
Precision Parts  
and Components  
for...

- Vacuum Systems
- Gas Valves
- Microwave
- Telecommunications
- Computer Systems
- Medical Instruments
- Biotechnology
- Aircraft
- Scientific Devices
- Equipment

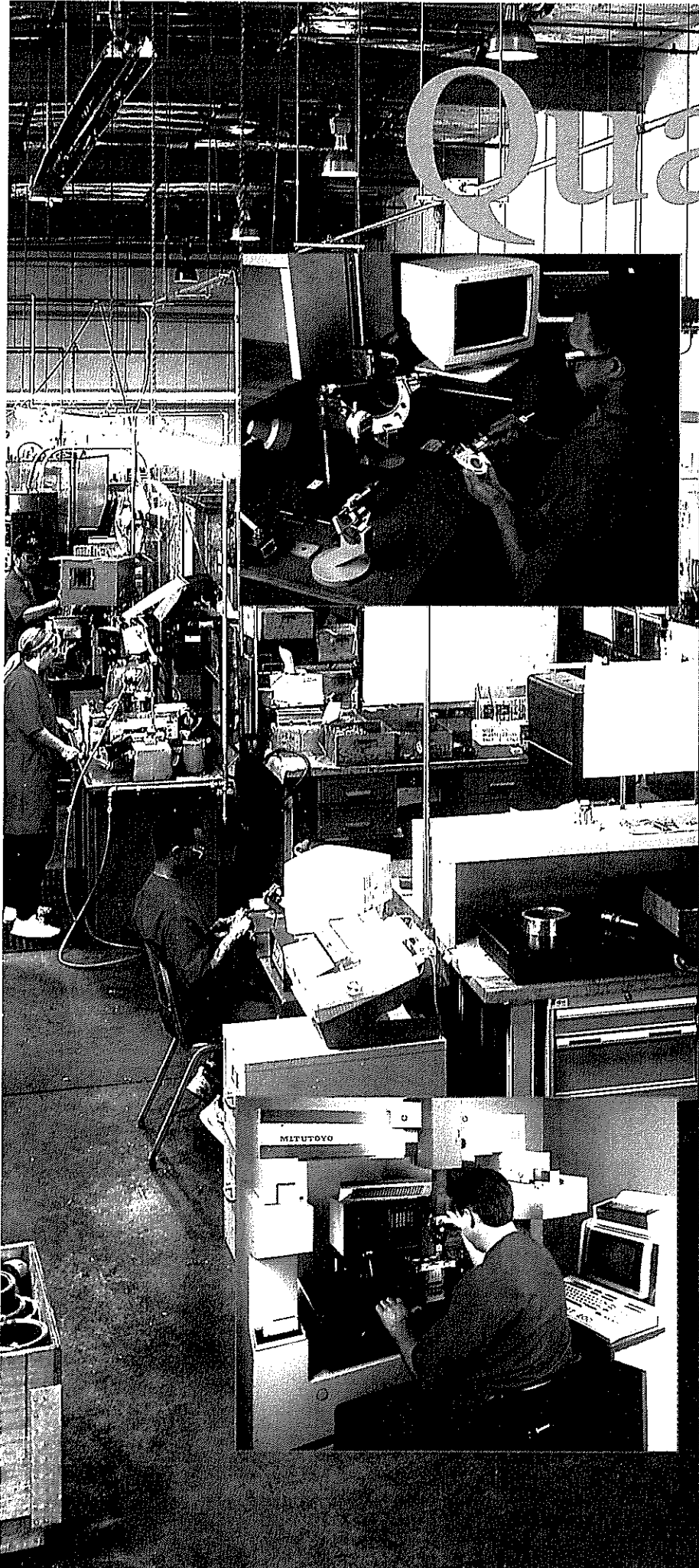
**4650-A East 2nd St.  
Benicia, CA. 94510  
Tel: 707-745-9520  
Fax: 707-745-9524**

# Quality.

It's the result of precision at Turnkey. We're proud to be the only vendor whose products bypass the usual incoming inspections at Hewlett-Packard and Nor-Cal Products. We're that good.

Quality. It's the result of process at Turnkey that meet key requirements of ISO 9000 specifications such as:

- Documentation and Data Control
- Incoming Material Control and Traceability
- Product Identification and Traceability
- Process Specifications and Control
- First Article Approval (CMM)
- Statistical Process Control (SPC)
- Control of Inspection, Measuring and Test Equipment



# Customer Satisfaction.

That's the bottom line at Turnkey. Our customers include: Hewlett-Packard, Hughes Aircraft, Nor-Cal Products, Bio-Rad Laboratories, Gigatronics, Dedenbear Products, Euro-Tec, Bishop-Wisecarver and more.

# Value.

Turnkey Technologies provides outstanding value with a combination of on-time service and competitive pricing.

Value is more than machines and work schedules at Turnkey. It's professionals at every level including order processing, documentation and customer support services.



# Precision.

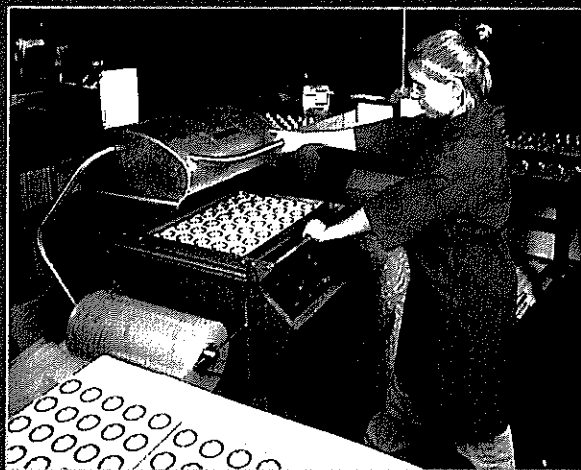
It's a one-word description of Turnkey Technologies, Inc., specialists in precision parts and components.

Precision means Turnkey can meet or exceed your specifications to 0.0002".

Precision means Turnkey's value-added service and on-time delivery.

Precision means Turnkey employees and management with internationally acquired skills in turning and milling centers in our machining and assembling facility.

Precision means Turnkey has advanced capabilities for machining stainless steel, alloys, brass, aluminum and thermoplastics, meeting virtually every need. Work centers operate around the clock everyday to deliver on-time high precision quality products.



## Turnkey Technologies, Inc.

Formerly Slegel Machine and Engineering

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Benicia, CA. 94510

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Fax: 707-745-9524