



A Tradition of Stewardship
A Commitment to Service

CAHILL 71 1009.00929
FILE #: TPM 109.00330
Conservation Development and Planning

1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4417
Fax: (707) 253-4336

Hillary Gitelman
Director

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: NAPA SAN.

APPLICATION TITLE: NAPA COMMERCE CENTER APN: 057.210.056

DESCRIPTION OF PROJECT: USE PERMIT, VARIATION TO ADSP DEV. STANDARDS,
TENT. PARCEL MAP, ~~BY~~ LOT LINE ADJ., 4X STORMWATER
WAIVER FOR A NEW 12 LOT ~ 500,000 SF WAREHOUSE /
OFFICE DEVELOPMENT IN THE AIRPORT INDUSTRIAL AREA.

RESPONSE REQUEST DATE: 8.6.09 RESPONSE RETURN DATE: 8.18.09^{IF POSSIBLE}

PLEASE RESPOND VIA E-MAIL TO: CCAHILL @co.napa.ca.us
OR FAX TO (707) 299-_____

This application (see enclosed project description and maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

1. Do you have any comments on this project? Yes No
2. Do you have jurisdiction by law over this project? Yes No
3. Attach your agencies comments, or list below: Comments attached
 Comments below.

RECEIVED

SEP 13 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Name of contact person: TODD HERRICK, NSD Telephone #: 707 258-6000 EXT. 507

Email: THERRICK@CO.NAPA.CA.US

Title: SR. ENGINEERING TECH

Date: 9/1/09



Dedicated to Preserving the Napa River for Generations to Come

935 HARTLE COURT
P.O. BOX 2480
NAPA, CALIFORNIA 94558-0522
TELEPHONE (707) 258-6000
FAX (707) 258-6048

RECEIVED

SEP 03 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

September 1, 2009

Napa Sanitation District Conditions of Approval for Project P09-00329-UP & P09-00330-TPM
(APN 057-210-056)

1. The subject parcel is currently outside of the boundaries of the Napa Sanitation District. Annexation into the District boundaries will be required.
2. The property owner/developer shall install approximately 1,100 lineal feet of 8" sanitary sewer main in the proposed Devlin Road extension. The main shall be installed a minimum of 8 feet from the curb line and a minimum of 10 feet from the water lines.
3. Each parcel shall be served by a separate sanitary sewer lateral connected to a public sanitary sewer main. The current building layout may require a sewer main extension in Airport Boulevard.
4. The property owner/developer shall install approximately 1,200 lineal feet of 12" reclaimed water line in the proposed Devlin Road extension. The reclaimed water lines shall be installed a minimum of 8 feet from curb lines and 10 feet from other utilities.
5. The proposed project falls within the District's Reclaimed Water Benefit Zone. The proposed project shall utilize reclaimed water for all landscape irrigation purposes. The owner/developer shall be responsible for installing the necessary onsite irrigation facilities per NSD's "Water Reuse Program" manual.
6. A plan showing the required sanitary sewer and reclaimed water improvements shall be prepared by a registered civil engineer conforming to NSD standards, and shall be submitted to the District for approval.
7. The owner/developer shall enter into a subdivision agreement with the District and post the appropriate bonds covering the required sanitary sewer and reclaimed water improvements prior to final annexation to the District.
8. No floor drains will be allowed in the buildings except in the restroom areas.
9. Grease interceptors shall be required for any restaurants and/or food service areas.

10. The proposed development will be subject to annexation, plan check, inspection, and connection fees per NSD Ordinance, based on the rates in effect at the time they are paid. The owner/developer should contact the District for information regarding fees.

11. Additional conditions may be imposed on the project depending on the ultimate use of the buildings.



Dedicated to Preserving the Napa River for Generations to Come

JMcd
935 HARTLE COURT
P.O. BOX 2480
NAPA, CALIFORNIA 94558-0522
TELEPHONE (707) 258-6000
FAX (707) 258-6048

June 2, 2009

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

Re: APN 57-210-056

To Whom it May Concern:

The Napa Sanitation District has received a request to provide a "Will Serve" letter for eight proposed buildings to be constructed on the aforementioned parcel. The development will consist of 385,100 square feet of warehouse space and 112,100 square feet of associated office space. The District has been informed that the proposed development will generate approximately 9,360 gallons of wastewater per day which is equivalent to 45 single-family dwellings.

This property is currently within the District's Sphere of Influence but not within the District's boundaries. The District would be able to provide sanitary sewer service to this parcel upon completion of annexation proceedings. The owner/developer will be required to install the sanitary sewer and reclaimed water improvements as specified in the District's Conditions of Approval for the project. Additionally, the owner will be required to pay the appropriate connection and inspection fees, and shall be subject to all applicable rules and regulations of the District.

It should be noted that this area is within the District's Reclaimed Water Benefit Zone. The development will be required to install the necessary facilities to utilize reclaimed water for landscape irrigation.

This "Will Serve" letter is valid for a period of five years from the date of this letter. If the proposed development has not obtained its required Connection Permits from the District at the end of this time, this "Will Serve" letter shall become void.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

Timothy B. Healy, P.E.
Assistant General Manager/District Engineer

by: Robin Gamble Holley
Junior Engineer

Cc: Patrick Longtin

09-greenwood2

RECEIVED

JUN 04 2009

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.