



A Tradition of Stewardship  
A Commitment to Service

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NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

**Environmental Management**

1195 Third Street, Suite 101  
Napa, CA 94559  
www.co.napa.ca.us

Main: (707) 253-4471  
Fax: (707) 253-4545

Steven Lederer  
Director

## MEMORANDUM

To: Conservation, Development & Planning Department - Sean Trippi, Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: December 21, 2010	Re: Application for Use Permit Located at NE Corner of Airport Blvd Assessor Parcel # 057-220-026 & 029 File # P10-00348

The submitted application has been reviewed and this department recommends approval with the following conditions of approval:

1. The proposed parcel(s) must be connected to the City of American Canyon water system.
2. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Department within 30 days of said activities. If your business does not store hazardous materials above threshold planning quantities, submit the Business Activities Page indicating as such.
3. All waste water lines of the proposed development must be connected to the Napa Sanitation District.
4. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
5. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.

Metropolitan Van & Storage  
AP#057-220-026 & 029  
December 21, 2010

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6. Adequate area must be provided for collection of recyclables. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during use permit process and be included on the building permit submittal.

cc: Dennis Paulley, 5400 Industrial Way, Benicia, CA 94510-1037  
George Condon, 1419 Arena Drive, Davis, CA 95618



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**Department of Public Works**

1195 Third Street, Suite 201  
Napa, CA 94559-3092  
[www.co.napa.ca.us/publicworks](http://www.co.napa.ca.us/publicworks)

Main: (707) 253-4351  
Fax: (707) 253-4627

**Donald G. Ridenhour, P.E.**  
Director of Public Works

## **PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMORANDUM**

**DATE:** December 17<sup>th</sup>, 2010

**TO:** Sean Trippi, Conservation Development and Planning Department

**FROM:** Jeannette Doss, Assistant Engineer *JD*

**SUBJECT:** Metropolitan Van and Storage, APN 057-220-026 and 057-220-029, P10-00348

The application proposes a new 107,000 sq ft warehouse / distribution building of the personal properties of men and women serving in the armed forces of the United States. The project also proposes 2 full time employees and includes a constructing 106 space parking lot and 1 loading area.

### **EXISTING CONDITIONS:**

1. Napa County parcels 057-220-026 and 057-220-029 are located within the boundaries of the Airport Industrial Area Specific Plan on the south side of Airport Blvd. The parcels are situated at the north east corner of Airport Blvd and Airpark Rd.
2. The existing parcels are approximately 6.2 acres combined.
3. Site is currently undeveloped and exists as natural grasslands with visible surface drainage.

### **RECOMMENDED CONDITIONS:**

#### **GROUNDWATER**

1. The applicant has submitted a will serve letter from the City of American Canyon for water service dated November 19, 2010. No on site wells will be used to serve this parcel. No further analysis is necessary.
2. The Applicant must comply with all associated requirements and exhibits relating to water conditions to be imposed on all parcels as described in Napa County Agreement No. 7070,

between the County of Napa and the City of American Canyon. This agreement and all its parts shall be effective as of July 3rd, 2008. (See Attached Exhibits E,F,G,H)

#### **PARKING:**

3. Any parking proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section equivalent to support an H20 load designed by a licensed Civil or Geotechnical Engineer and shall not be less than two inches of asphalt concrete over 5 inches of Class II Aggregate. (County Road and Street Standards, Page 27, Section 19).
4. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.
5. Structural section of all drive aisles shall be calculated by a licensed Civil or Geotechnical Engineer to hold a minimum H20 loading and shall conform to the procedures contained in Chapter 600 of the State of California Department of Transportation Design Manual or approved equivalent.

#### **NEW PRIVATE ACCESS ROADS AND DRIVEWAYS:**

6. All roadway construction associated with this application shall conform to the current Road and Street Standards of Napa County at the time of permit submittal and accepted construction and inspection practices.
7. Access drives shall meet the requirements of a commercial drive and be a minimum of 18 feet wide with 2 feet of shoulder. Structural section shall be a minimum two inches of asphalt concrete surface over five inches of Class II Aggregate or equivalent. (County Road and Street Standards, Page 9, Par. 12).
8. All driveway access to the public right of way must conform to the latest edition of the Napa County Road and Street Standards (Page 54, Detail P-4). Outbound driveway widths shall be a minimum of 25 feet to accommodate turning movements of large trucks.
9. The applicant must obtain an encroachment permit prior to any work performed within the Napa County Right-of-Way.

#### **SITE IMPROVEMENTS:**

10. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking, and drive aisles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by this office prior to the commencement of any on site land preparation or construction. Plans shall be submitted with the building and/or grading permit documents at the time of building and/or grading permit application. A plan check fee will apply.

11. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of stormwater runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
12. Grading and drainage improvements shall be constructed according to the latest "Napa County Road and Street Standards" and the California Building Code. Specifically, all cuts and fills slopes shall be setback to meet the latest CBC.
13. If excess material is generated that cannot be used onsite, the Owner shall furnish to the Napa County Public Works Department evidence that the Owner has entered into agreements with the property owners of the site involved and has obtained the permits, licenses and clearances prior to commencing any off-hauling operations.
14. The applicant shall furnish an Adobe Acrobat PDF file with a complete set of all approved improvement plans to the County Engineer.
15. At the completion of construction, and prior to the final approval by the County, the applicant shall submit an Adobe Acrobat PDF file of the improvement plans reflecting all as built conditions and signed by the engineer of record.

#### **AIRPORT SPECIFIC CONDITIONS**

16. Applicant will pay the applicable Napa County Airport Industrial Area Traffic Mitigation Fees prior to receiving any building permits for this project. The applicant should contact the Public Works office to obtain information regarding the determination of this fee.
17. All Public Works related improvements shall conform to the latest Napa County Road and Street Standards and the latest Napa County AIASP.
18. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards".
19. Airpark Road from Airport Blvd to Harlow Court will need to be re-stripped to provide a two-way left-hand turn lane.

#### **OTHER RECOMMENDATIONS:**

20. Prior to the issuance of applicable building, grading, or development permits the applicant shall complete a "Voluntary Merger of Contiguous Parcels Under Common Ownership Without Reverting to Acreage", Napa County Code Section 17.51. (See attached copy of the Minor Merger Application and Information Package for your use and information).
21. Prior to the issuance of applicable building or grading permits the applicant must obtain all appropriate regulatory permits from the Regional Water Quality Control Board, Army Corp. of Engineers and Fish & Game.

22. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of the nearest County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

## CONSTRUCTION STORMWATER REQUIREMENTS

23. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.
24. The site plans indicate that the construction activity will result in disturbance of greater than one acre of total land area. Therefore, the permittee will be required to obtain coverage in accordance with Napa County's General Permit for Discharges of Storm Water Associated with Construction Activity issued by the Regional Water Quality Control Board (SRWQCB). To achieve this, the permittee shall file a Notice of Intent with the SRWQCB prior to any grading or construction activity. Construction activity subject to this permit includes but is not limited to clearing, grading and disturbances to the ground such as stockpiling, or excavation.
25. The SWPPP relating to the project improvement plans shall be submitted with the building permit application. The SWPPP should contain a site map(s) which shows the construction site perimeter, existing and proposed buildings, lots, roadways, storm water collection and discharge points, general topography both before and after construction, and drainage patterns across the project. The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Additionally, the SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a water body listed on the 303(d) list for sediment. Section A of the Construction General Permit describes the elements that must be contained in a SWPPP. A plan check fee will apply.
26. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.
27. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
28. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

## POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS

29. Project must conform and incorporate all appropriate Site Design, Source Control and Treatment Control Best Management Practices as required by the Napa County manual for *Post-Construction Runoff Management Requirements* which is available at the Public Works office.
30. Post-development runoff volume shall not exceed pre-development runoff volume for the 2-year, 24-hour storm event. Post-development runoff volume shall be determined by the same method used to determine pre-development conditions. If post-development runoff volume exceeds pre-development runoff volume after the site design BMPs are incorporated into the project's overall design, a structural BMP (e.g. bio-retention unit) may be used to capture and infiltrate the excess volume.
31. Loading/unloading dock and processing areas must be covered or designed to preclude stormwater run-on and runoff. All direct connections to storm drains from depressed loading docks (truck wells) are prohibited.
32. Parking lots and other impervious areas shall be designed to drain through grassy swales, buffer strips, sand filters or other sediment control methods which will be approved by this Department. If any discharge of concentrated surface waters is proposed into any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board prior to the issuance of applicable construction permits.
33. In design of retention facilities, the maximum percolation rate shall be two inches per hour.
34. For on-site common retention basins, the side slopes shall not exceed 3:1.
35. Provide concrete stamping, or equivalent, of all stormwater conveyance system inlets and catch basins within the project area with prohibitive language (e.g., "No Dumping – Drains to Napa River"). Signage shall identify the receiving water the drain discharges to and include a message in Spanish.
36. Trash storage areas shall be paved with an impervious surface, designed not to allow run-on from adjoining areas, and screened or walled to prevent off-site transport of trash. Trash storage areas must contain a roof or awning to minimize direct precipitation or contain attached lids on all trash containers that exclude rain.
37. Prior to final occupancy the property owner must legally record an "*implementation and maintenance agreement*" approved by the Public Works department to ensure all post-construction structures on the property remain functional and operational for the indefinite duration of the project.
38. Each year the entity responsible for maintenance is required to complete an annual report. The report shall be signed by the property owner and include copies of completed inspection and maintenance checklists to document that maintenance activities were conducted during the

previous year. The annual report shall be retained for a period of at least five years and made available upon request by the County.

**Any changes in use may necessitate additional conditions for approval.**

If you have any questions regarding the above items please contact Jeannette Doss at 253-4351. For groundwater questions, please contact Anna Maria Martinez. For traffic questions, please contact Paul Wilkinson.



## **EXHIBIT E**

### **Water Conditions To Be Imposed On All Parcels (City Customers and Outside Customers) For Which New Water Service is Requested**

The City of American Canyon ("City") may impose the conditions listed below on new water services for Outside Customers by including these conditions in the "will-serve" letters that the City provides to such Outside Customers, but only if the City also imposes the same conditions on all new water services for parcels with similar uses within the City's limits. The County shall include these same conditions in all new land use development permits for parcels within the Airport Industrial Area Specific Plan area.

1. **City Capacity Fees and Conditions of Approval for Water Service.** Capacity Fees charged for parcels within the City's Water Service Area shall be established by the City and will be periodically reviewed and updated. Capacity Fees (also known as Connection Fees) will be uniform throughout the Water Service Area, regardless of whether the parcel to which the fee applies is inside or outside the City's Limits. The Capacity Fee and any conditions on new water service will be determined based on the Water Supply Report, which shall contain the analysis described in Part II.C. of Exhibit "F" of this Agreement, and which will be consistent with the City's Zero Water Footprint Policy, adopted by the City on October 23, 2007.

2. **Cost of Water Service.** The cost of new water service shall be imposed through the capacity fees in the City's Ordinance 2007-09 or through new capacity fees approved by the County and enacted in a new City ordinance. However, if the Water Supply Report finds, consistent with the City's Zero Water Footprint Policy (see Exhibit F), that the City will have to obtain additional water supplies to meet "dry year" shortfalls, then the cost of water to meet such "dry year" shortfalls will be the sole responsibility of the Applicant. In determining whether or not such "dry year" shortfalls will occur, the City shall include in the base supplies available to the City during "dry years" the new water supplies that have been or will be included in the calculations used to set the City's Capacity Fees and water rates. The City will conclude that "dry year" shortfalls will occur only if such base supplies will not be adequate to meet anticipated "dry year" demands. The City may not impose any costs on the Applicant under this section to reimburse the City for any capital or operating costs that have been or will be included in the calculations used to set the City's Capacity Fees or water rates. The City may impose the additional costs described in the preceding sentence on Outside Customers only if the City also imposes such additional costs uniformly on City Customers.

3. **Maximum Allowable Water Use.** Water received from the City for use on parcels within the Airport Industrial Area Specific Plan area and on parcels with similar uses within the City's limits shall be limited to an average of 650 gallons of water per day per acre (measured monthly), and Applicants for new or increased City water service for all such parcels shall be required to demonstrate to the City while the City is preparing the Water Supply Report for the Applicant the maximum extent to which the Applicant can further reduce its water consumption by applying the following best management practices:

- **No Flow or Low Flow Fixtures.** These Applicants shall be required to install no flow or low flow water fixtures, and to implement other reasonable water conservation measures that are described in the City's Water Conservation Guidelines adopted in the City's Resolution No. 2008-08 or in new City water conservation guidelines approved by the County and adopted in a new City ordinance or resolution.
- **Drought Tolerant Landscape & Irrigation with Recycled Water.** These Applicants shall be required to use only drought tolerant landscaping, and they may only irrigate landscaped areas with recycled water, when it is available.
- **Purple Pipe.** These Applicants shall be required to dual plumb their buildings and install "purple pipe" in all landscape areas in anticipation of the availability of recycled water and shall use the recycled water when available.
- These Applicants shall follow the water conservation methods that are described in the Water Conservation Guidelines adopted in the City's Resolution No. 2008-08 or in new City water conservation guidelines approved by the County and adopted in a new City ordinance or resolution.

The City may apply the provisions of this Paragraph 3 to Applicants for new or increased City water service for parcels within the Airport Industrial Area Specific Plan area only if the City also uniformly applies these provisions to all Applicants for new or increased City water service for parcels with similar uses within the City's limits.

4. **Water Offsets.** Applicants for City water service for parcels within the Airport Industrial Area Specific Plan area and for parcels with similar uses within the City's limits that wish to use more than an average of 650 gallons of water per day per acre (measured monthly) shall offset the proposed water use over 650 gallons per day per acre (measured monthly) through the use of one or more options that are made available by the City to the Applicants. These options include, but are not limited to, retrofitting of existing residences with low flow fixtures, purchase of otherwise developable land as permanent open space, or acquisition of other water supply resources as provided for by a water supply analysis that follows the Zero Water Footprint Methodology described in Exhibit F. The City shall make all such options available uniformly to Applicant for City water service for parcels within the Airport Industrial Area Specific Plan area and for parcels with similar uses within the City's limits, and that seek such offsets.

5. **Drought Restrictions.** To the extent permitted by law, the City may curtail or ration the use of water provided by the City below the limit of 650 gallons per day per acre (measured monthly) in dry years through the imposition of drought restrictions that are uniformly applied throughout the City's Water Service Area.

## **EXHIBIT F**

### **Zero Water Footprint and Water Supply Report Methodology**

#### **I. PURPOSE**

To implement the Zero Water Footprint Policy adopted by the City Council on October 23, 2007. In this policy, "Zero Water Footprint" is defined as:

"No loss in reliability or increase in water rates for existing water service customers due to requested increased demand for water within the City's Water Service Area."

#### **II. PROCEDURES**

- A) Initial Request.** Applicants for all projects requiring additional water supplies from the City of American Canyon, either inside City limits or in the City's Water Service Area but outside of City limits, shall complete a water supply worksheet estimating average and peak use for indoor and outdoor uses and provide the completed worksheet to the City's Engineering Division.
- B) Evaluation of Water Footprint.** The Engineering Division shall evaluate the water footprint of the project, using the water supply worksheet provided by the Applicant, to determine whether a Water Supply Report is required. A Water Supply Report will not be required if the project meets the adopted Zero Water Footprint definition. This can be accomplished by projects with no additional water demand or by projects which offset increased water demand by off-site conservation measures.
- C) Water Supply Report.** A Water Supply Report shall be prepared for all projects that do not meet the adopted Zero Water Footprint definition. The Water Supply Report shall be prepared by the City of American Canyon at the cost of the project applicant. The Water Supply Report shall be substantially in the form of the report approved in the City's Resolution No. 2008-02, or in a new form approved by the County and approved by the City in a new resolution and shall include the following analysis:
  - 1) Water service request
    - a) Description of project
    - b) Water service request
      - (i) Average Daily Demand
      - (ii) Peak Day Demand
    - c) Conservation Measures Included in Project
  - 2) Consistency
    - a) Urban Water Management Plan
    - b) Recycled Water Facilities Plan
    - c) Water Conservation Implementation Guidelines
  - 3) Water footprint
    - a) Zero Water Footprint Definition
    - b) Project's impact on reliability
    - c) Project's impact on rates

- d) Project's water footprint
- 4) Project's contribution
  - a) Capacity fee
  - b) Reimbursable improvements
- 5) Capital program status
  - a) Summary
  - b) System planning status
  - c) Water supply
    - (i) Water supply implementation status
    - (ii) Water supply alternatives
  - d) Water treatment
    - (i) Water treatment implementation status
    - (ii) Water treatment alternatives
  - e) Water storage, transmission, and distribution status
  - f) Water capital program financial status
- 6) Vineyards analysis
  - a) Vineyards decision
  - b) Facts with respect to solutions to water supply problems
  - c) Water supply over the life of the project
  - d) Impacts of likely future water sources
  - e) Possible replacement sources and their impacts
- 7) Recommended mitigations
  - a) Long term water mitigations
  - b) Short term water mitigations
- 8) Opportunities to reduce project's water footprint
  - a) On-site conservation opportunities
  - b) Off-site conservation opportunities

**D) Applicant Review of Water Supply Report.** The Water Supply Report, once approved by the City, will be furnished to the project applicant. If the applicant elects to revise the project to reduce the water footprint, the Water Supply Report may be revised at the applicant's cost.

**E) Water Will Serve Letter.** Water will-serve letters are required for projects outside of the Napa Valley Gateway project limits that are requesting increased water services from the City. The Napa Valley Gateway project is subject to the terms and conditions of a will-serve letter for the entire project agreed upon between the City of American Canyon and Charles Slutzkin of Napa Valley Gateway Limited in a will-serve letter agreement dated December 13, 2002. So long as the terms and conditions of that will-serve letter agreement are complied with, developments of parcels within the Napa Valley Gateway project limits will not require any Water Supply Report or additional will-serve letters.

## **EXHIBIT G**

### **Appeal Procedure: Zero Water Footprint Methodology**

1. **Grounds for Appeal- Conditions of Approval.** If the water service application is for a parcel outside the City's limits, then the City shall, within 30 days of receipt of such application, provide to the Applicant and the County any conditions of approval that the City proposes to impose on the parcel at least 90 days before imposing the conditions of approval.

Conditions of approval that result from the Water Supply Report and that the City proposes to include in a water service will-serve letter that will be issued by the City for a parcel outside of the City's limits may be appealed by an Applicant under the process described in Section 3 below.

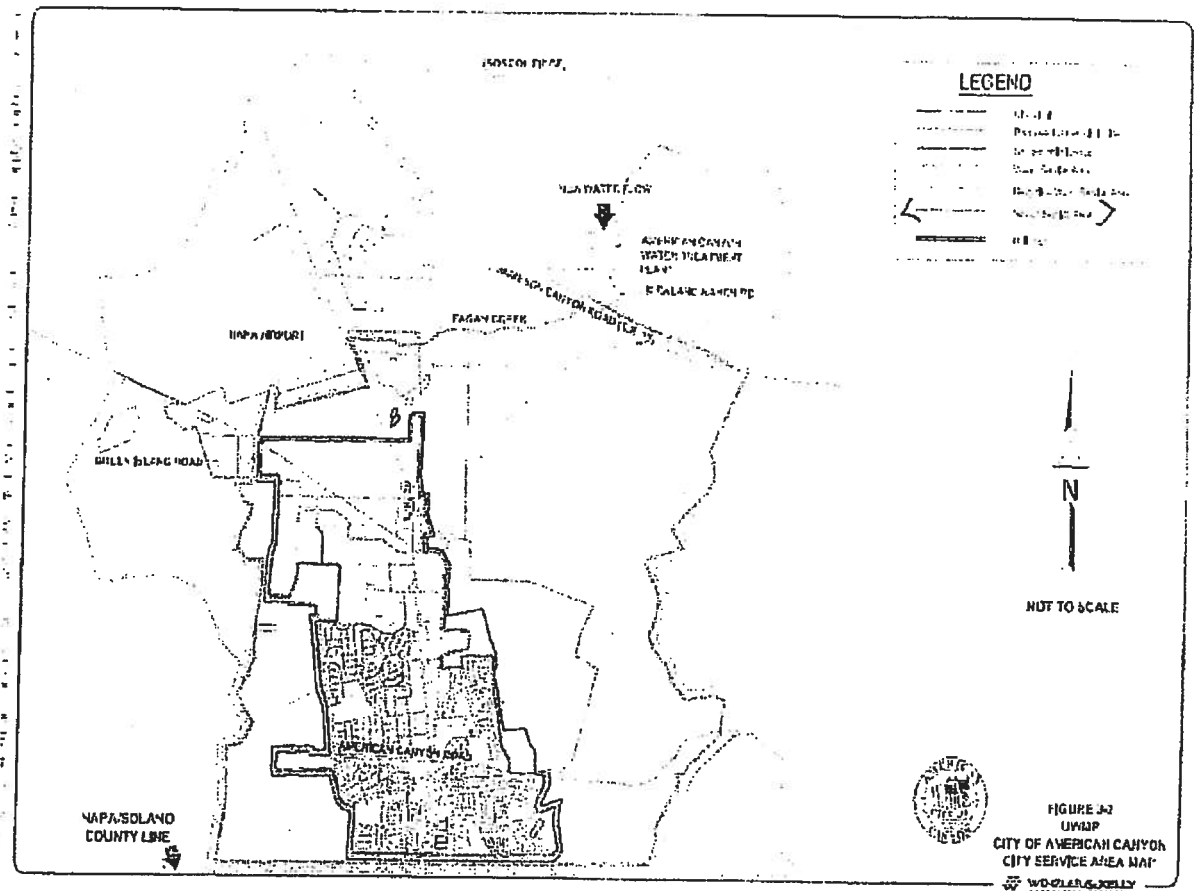
2. **Exceptions:** An appeal may not challenge water rates imposed by the City that are consistent with *Hansen v. City of San Buenaventura* (1986) 42 Cal.3d 1172, and the City's Ordinance 2007-13. An appeal also may not challenge Capacity Fees that are set pursuant to the City's Ordinance 2007-09, or new capacity fees approved by the County and enacted in a new City ordinance.

3. **Appeal Process and Appeal Panel.** An appeal of water service conditions of approval that the City proposes for a parcel outside the City's limits may be filed within ninety (90) days after the proposed conditions are forwarded to the Applicant and the County for inclusion in a development permit. The appeal will be heard by the panel described in the following paragraph, and this panel will determine whether any of the conditions under appeal is inconsistent with any provision of this Agreement.

The Appeal Panel will be made up of one member selected by the County Executive Officer, one member selected by the City Manager and one member selected by the two appointed members. If the two appointed members cannot agree on the third member, the name of each candidate shall be placed in a hat to be drawn for selection. The decision of the Appeal Panel will be final, but subject to judicial review pursuant to Code of Civil Procedure section 1094.5. The reasonable cost of the Appeal Panel shall be borne by the Applicant.

## EXHIBIT H

### City's Water Service Area





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A Commitment to Service

Napa County Fire Department  
Fire Marshal's Office  
1199 Big Tree Road  
St. Helena, CA 94574

Office: (707) 967-1419  
Fax: (707) 967-1474

Pete Muñoa  
Fire Marshal

## INTER-OFFICE MEMORANDUM

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TO: Sean Trippi  
Conservation, Development, & Planning Department

FROM: Brian Hampton  
Fire Department

DATE: October 20, 2010

SUBJECT: Metropolitan Van Storage  
P10-00348 APN# 057-220-026 & 029

**SITE ADDRESS: Northeast Corner of Airpark Blvd. & Airpark Road**

The Napa County Fire Marshal's Office has reviewed the Use Permit application to construct a new 107,000 square foot warehouse at the above referenced site address. The following measures shall be incorporated as project conditions or mitigation measures if the Planning Department approves the project.

- 1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.**
2. Applicant shall provide emergency vehicle access roads a minimum of 20 feet wide to within 150 feet of any exterior portion of the proposed facility. All access roads shall be capable of supporting heavy loads and shall be an all weather surface.
3. The minimum fire flow for the project is 4,000 gallons per minute (gpm) for a 4-hour duration at 20psi residual pressure. Provide scaled civil drawings and hydraulic calculations showing that the proposed system shall meet or exceed the required fire flow for the project to the Napa County Fire Marshal's Office for plan review and approval prior to permit issuance.
4. A UL listed fire pump conforming to NFPA 20, 2002 edition may be required to meet the required fire flow for the project. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to permit issuance.
5. Applicant shall install steamer fire hydrants within 250 feet of any exterior portion of the proposed facility as measured along approved emergency vehicle access roads.

6. A KNOX CABINET shall be installed at the driveway entrance to the facility. Contact the Napa County Fire Marshal's Office for an application and the model number of the cabinet and all weather housing unit, along with pertinent information to be placed inside the cabinet.
7. Provide blue dot reflectors 12-inches off centerline in front of all fire hydrants on the hydrant side.
8. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with 4-inch high white lettering on the top of the curb to read: NO PARKING-FIRE LANE CVC 22500.1. Lettering shall be installed every 30 feet.
9. The building numerical address shall be posted on the exterior of the building visible from both directions of travel a minimum of 4-inches in height on a contrasting background. Numbers shall be reflective and/or illuminated.
10. The building shall be equipped throughout with an automatic fire sprinkler system with water flow monitoring to a central receiving station in conformance with NFPA 13 2002 for the installation, maintenance and testing of fire sprinkler systems. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to permit issuance.
11. The building shall be equipped with a fire alarm system in conformance with the California Fire Code, 2007 edition and NFPA 72 2002 edition. Plans shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to permit issuance.
12. Currently serviced and tagged fire extinguishers with a minimum rating of 2A10BC shall be mounted 3 1/2 feet to 5 feet to the top of the extinguisher. Fire extinguishers shall be mounted within 75 feet of travel distance from any portion of the facility.
13. Approved all weather firefighter access walkways shall be provided from all exterior doors leading to the access roads per the 2007 edition of the California Fire Code.
14. All exit doors shall be operable without the use of a key or any special knowledge or effort.
15. Install illuminated exit signs and emergency back-up lighting per the 2007 edition of the California Building Code.
16. Smoke and draft curtains shall be installed per the 2007 edition of the California Fire Code.
17. Plans detailing compliance with all fire and life safety conditions of approval shall be submitted to the Napa County Fire Marshal's Office for plan review and approval. Plans shall include electrical drawings, mechanical drawings and all fire protection drawings, etc.



18. Beneficial occupancy shall not be granted until all fire and life safety issues have been installed, tested and finalized by the Napa County Fire Marshal's Office.
19. Three complete sets of building drawings shall be submitted to the Napa County Fire Marshal's Office for plan review and approval prior to building permit issuance. Plans shall clearly identify the type of construction, occupancy classification, square footage of the project, an exiting plan analysis and occupant loads.
20. Technical assistance in the way of a Fire Protection Engineer or Consultant shall be provided at the applicant's expense reporting directly to the Napa County Fire Marshal's Office per the 2007 edition of the California Fire Code.

If you have any questions and/or concerns in regards to the meaning of these conditions, please feel free to contact our office Monday through Thursday at 707-967-1423.

# CITY OF AMERICAN CANYON

*Napa Valley's New Destination*



November 19, 2010

Dennis Paulley  
Metropolitan Van  
5900 Industrial Way  
Benicia, CA 94510

SUBJECT: Metropolitan Van and Storage  
Airport Boulevard  
(APN 057-220-026 and 029)

**RECEIVED**

DEC 01 2010

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

Dear Mr. Paulley:

The City has received responses from you (as the "Applicant") on behalf of E&P Properties, Inc., ("Owner") for the Will-Serve Questionnaire for a new warehouse building.. The Applicant is seeking a use permit from Napa County (P10-00348-UP) to construct a new 107,424 square-foot building on a 6.2-acre site located at the northeast corner of Airport and Airpark Road.

The City's understanding of the current request for water service for Metropolitan Van and Storage is based on a submittal package from the Applicant received on November 8, 2010. The response from the Applicant states that the use will be a warehouse and distribution building. According to the Applicant and the summary table below, the water demand is estimated to be 3.23 gallons per acre, per day.

Building	107,424 square feet
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Total lot acreage:	6.2 acres
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Anticipated Average Day Demand in gallons per day:

Domestic	20 gpd
Irrigation*	0 gpd
Industrial	0 gpd
<b>Total</b>	<b>20 gpd</b>

Anticipated Maximum Day Demand in gallons per day:

Domestic	30 gpd
Irrigation*	0 gpd
Industrial	0 gpd
<b>Total</b>	<b>30 gpd</b>

\* Irrigation water will be supplied by NSD (recycled water)

Water Service Conditions

The City reviews proposed developments to ensure that Will-Serve Letters are issued based on assumed water and sewer demands for specified allowed densities of development, taking into account the overall demand for water and the overall demand for effluent discharge within the City's system.

The City will provide the level of water service requested by the Applicant, subject to the occurrence or satisfaction of the following conditions and/or the continued existence of the following described conditions:

1. Applicant shall be subject to the City's rules and regulations in force at the time application for service for the authorized and described development is made, including all fees and charges, unless otherwise agreed in writing.
2. Applicant shall construct all facilities required to serve the development property which shall be determined by the City based on the authorized and described development. Applicant shall bear 100-percent of the costs of the facilities required to serve the development property, subject to review and approval of the City's Public Works Department. Applicant shall also be responsible for paying its proportionate fair-share allocation of any additional regional facilities required to serve the development property, including, but not limited to, participation in a mutual beneficial assessment district to be initiated by others.
3. Applicant shall submit to the City cost estimates for the construction of all on- and off-site public water facilities required for the authorized and described development. If the City finds the costs reasonable, the Applicant shall pay to the City an amount equal to Applicant's proportionate fair share of five percent (5%) of the agreed-upon construction costs to cover plan check and inspection services by the City. This fee is fixed and non-refundable. This Will-Serve Letter is conditional upon the City's agreeing in writing to the estimated costs.
4. Because the City faces a cutback of up to 96% in its allocation from the State Water Project during extremely dry years, as documented by the City's Urban Water Management Plan, it is seeking additional water supply in the form of transfers of rights. The cost of this water supply is not known nor is it included in the current City water rates. The City may institute in the future a drought surcharge on all existing and new customers in order to finance a drought reserve. The Applicant agrees to waive any protest to such a drought surcharge during its formulation and implementation and review under the California Environmental Quality Act, Public Resources Code section 21000 *et seq.* ("CEQA").
5. As a result of *Vineyard Area Citizens for Responsible Growth v. Rancho Cordova* (2007) 40 Cal.4<sup>th</sup> 412, the lead agency as defined under CEQA, here the County, in its environmental review of a development project, including what is currently proposed by the Applicant, must at a minimum accomplish an environmental review under CEQA that: (a) presents sufficient facts to evaluate the pros and cons of supplying the water that the project will need; (b) presents an analysis that assumes that all phases of the project will be built and will need water, and includes an analysis to the extent reasonably possible of the consequences of the impacts of providing water to the entire project; and (c) where it is impossible to determine that anticipated future water sources will be available, some discussion of possible replacement sources or alternatives to use of anticipated water and of the environmental consequences of those impacts must be presented. *Vineyard, supra*, 40 Cal.4<sup>th</sup> 430-434.


6. The City Council of the City of American Canyon adopted a Zero Water Footprint (ZWF) policy on October 23, 2007, which requires development to offset all (100%) of its water demand. As a result of this policy, Applicants who do not meet the ZWF will be required to pay a surcharge on their monthly water rate. The project does not have a ZWF because it is requesting a new average-day water demand. Therefore, this project is subject to a water demand surcharge.
7. Financial Obligation for Water Service:
  - a. Monthly water service charge will be \$4.48 per 100 cubic feet. This fee is subject to change to coincide with current City of Vallejo water rates if those rates change. The estimated monthly water service charge based on 20 gpd average daily water demand is approximately \$4 per month.
  - b. The water capacity fee for the subject use is \$549.90 (30 gpd x \$18.33/gpd). This fee is subject to change to coincide with current City of American Canyon water capacity fee if the fee changes.
  - c. There are no mitigation fees associated with this project because the project is located in the Napa Valley Gateway Development.
  - d. City records as of the date of this letter indicate 155,859 gpd of water are being used by existing projects or have been allocated to permitted development projects within Napa Valley Gateway. This project would increase the use by 20 gpd; creating a new total use of 155,879 gpd. This number is less than the cap of 191,100 gpd agreed upon between the City of American Canyon and Mr. Charles Slutzkin of Napa Valley Gateway Development on December 13, 2002.
8. There is no Water Supply Report because the project is located in the Napa Valley Gateway Development.
9. The City reserves the right to audit the site's water demand as deemed necessary in order to verify that the applicant's water use is in accordance with this Will-Serve Letter.

This Will-Serve Letter supersedes all prior purported Will-Serve Letters and service commitments to the development of the Property with any use. This Will-Serve Letter will remain valid for a period of two years from its date and is only valid for the authorized development. The City reserves the right to further condition extension of water service if development different from that presently proposed and authorized is pursued or if events out the City's control affect the City's ability to furnish water.

Except to the extent set forth, this letter does not create a liability or responsibility to the Applicant or to any third party on behalf of the City. The City does not make a determination as to land use entitlements required for the proposed project, and the issuance of this Will-Serve Letter shall not be construed to be an expression of the City of a position regarding the use or intensity of use of the development property or that the County has complied with applicable law in assessing the proposed project under CEQA.

This Will-Serve Letter only becomes effective upon acceptance of the conditions set forth in this letter by execution of the acceptance provision set forth below and the transmittal of the executed acceptance to the City Public Works Department.

Sincerely yours,



Michael W. Throne, P.E.  
Public Works Director

cc: Richard J. Ramirez, City Manager  
William Ross, City Attorney  
Barry Whitley, Finance Director  
Greg Baer, Community Development Department  
Susan Presto, Finance Department  
Utility Billing  
Charles Slutzkin, Napa Valley Gateway  
Hilary Gitelman, Napa County Planning

ACCEPTANCE  
of  
WILL-SERVE CONDITIONS  
for  
METROPOLITAN VAN AND STORAGE  
APN 057-220-026 and 029

RECEIVED

NOV 29 2010

City of American Canyon  
Engineering Division

I, Dennis Paulley, accept the conditions set forth in this communication.

Dennis Paulley President  
(Print Name and Title)

[Signature] Date: 11/22/2010  
(Signature)



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Dedicated to Preserving the Napa River for Generations to Come

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October 12, 2010

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

**RECEIVED**

OCT 15 2010

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

SUBJECT: APN's 057-220-026 & 057-220-029

To Whom it May Concern:

The Napa Sanitation District has received a request to provide a "Will Serve" letter for one proposed building to be constructed on the aforementioned parcels to be merged. The development will consist of 98,000 square feet of warehouse space and 10,000 square feet of associated office space. The District has been informed that the proposed development will generate approximately 1,270 gallons of wastewater per day which is equivalent to six single-family dwellings.

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: George Condon



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Dedicated to Preserving the Napa River for Generations to Come

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October 26, 2010

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

SUBJECT: P10-00348, Metropolitan Van and Storage Warehouse, APN: 057-220-026  
& 029 (Trippi)

The Napa Sanitation District has reviewed the above-named application, which will be reviewed at the Interdepartmental Staff Meeting on 10/27/10.

The owner shall pay to the District the prevailing fees and charges in effect as established by Resolutions and Ordinances before the issuance of a County Building Permit, and shall adhere to the rules and regulations as they apply to the application.

The proposed project shall be subject to the following conditions of approval:

1. No floor drains are allowed in the building except in the restroom areas.
2. If the parcels are not merged, each parcel shall be served by a separate sanitary sewer lateral.
3. The proposed project falls within the District's Reclaimed Water Benefit Zone. The 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.
4. The property owner/developer shall install private reclaimed water lines across the frontage of the property per Napa Valley Gateway Reclaimed Water Master Plan.
5. Grease interceptors shall be required for any restaurant or food service areas.
6. A plan showing the required sanitary sewer improvements 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 proposed development would be subject to the following fees, based on the rates in effect at the time they are paid:
  - a. Plan Check Fees (presently \$40.00 per lot)

- b. Inspection Fees (presently \$1.25 per lineal foot for main lines and \$35.00 per each 4" street lateral and \$35.00 per each 4" onsite lateral)
- c. Connection Fees (presently a minimum of \$5,660.00 per each commercial unit / tenant space, located within the proposed building. The connection fee may be higher depending on the number of fixture units installed within each commercial unit / tenant space. The owner shall contact the District for additional information.)

On September 15, 2010, the District's Board of Directors increased capacity charges. The capacity charges for a single-family dwelling will increase to \$6,000 (on January 1, 2012), \$7,000 (on July 1, 2012), and \$8,300 (on July 1, 2013). Projects with plans that have been deemed complete by the engineering staff shall pay the capacity charge in effect at the time the plans were deemed complete. This program expires on December 31, 2016. Contact District Staff for additional information regarding capacity charges.

Please include this information as a part of your consideration of the application.

Sincerely,

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

by:   
Roger Bray  
Assistant Engineer