



A Tradition of Stewardship  
A Commitment to Service

## 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: Napa County Conservation Development and Planning, Sean Trippi, Project Planner	From: Kim Withrow, Senior Environmental Health Specialist
Date: June 29, 2012	Re: Application for Use Permit – Modification, Delicato Bottling Facility Assessor Parcel #057-220-032 File # P12-00144

The application requesting approval to install a bottling facility in a tenant space within a recently constructed building at 1560 Airport Boulevard has been reviewed. This Department has no objection to approval of the application with the following conditions of approval:

1. 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 the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.
2. All waste water lines of the proposed development must be connected to the Napa Sanitation District.
3. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
4. 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.
5. The proposed parcel(s) must be connected to the City of American Canyon water system.

cc: George Condon, 1419 Arena Drive, Davis, CA 95618

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A Tradition of Stewardship  
A Commitment to Service

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

Steven E. Lederer  
Interim Director

## MEMORANDUM

To: Sean Trippi, Conservation Development and Planning Department	From: Jeannette Doss, Assistant Engineer Public Works <i>JD</i>
Date: July 5, 2012	Re: Delicato Bottling Facility Use Permit – PW CoA 1560 Airport Blvd, Napa, CA P12-00144 APN 057-220-032

The Napa County Public Works Department received a referral for comments on a use permit modification application, generally requesting the following:

*To construct a new bottling facility for Delicato Family Vineyards within the existing Metropolitan Van & Storage Facility. The Delicato Family Vineyards bottling facility proposes to add 12 full-time employees to the existing warehouse building.*

After careful review of the Delicato Bottling Facility Use Permit submittal package the Public Works Department recommends approval of the project with the following conditions:

### EXISTING CONDITIONS:

1. Napa County parcel 057-220-032 is located at 1560 Airport Blvd.
2. Napa County parcel 057-220-032 was formerly 057-220-026 and 057-220-029 that were combined under Minor Merger W11-00080 (LLA 1680 Minor Merger).
3. Metropolitan Van and Storage was approved under Use Permit P10-00348.
4. The Metropolitan Van and Storage facility currently consists of a 107,000 sq ft warehouse/distribution building for the storage of the personal properties of men and women serving in the armed forces of the United States.
5. The Metropolitan Van and Storage facility currently has 2 full time employees and includes 106 space parking lot with depressed truck docks located on the north side of the building and a loading area located on the east side of the building.

6. Metropolitan Van and Storage also has a current Stormwater Runoff Management Plan that proposes the use of several bio-swales and a detention basin to treat stormwater runoff.

#### **RECOMMENDED CONDITIONS:**

##### **GROUNDWATER**

Groundwater comments are provided in a separate memo.

##### **PARKING:**

1. Any parking proposed by the applicant or required by the Planning Commission as a condition of this permit must conform to the requirements of the latest edition of the Napa County Road and Street Standards.

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

2. 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.
3. The applicant must obtain an encroachment permit prior to any work performed within the Napa County Right-of-Way.

##### **SITE IMPROVEMENTS:**

4. All on site civil improvements proposed including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking, and drive isles, 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 permit application. A plan check fee will apply.
5. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
6. 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.

7. The applicant shall furnish a complete set of the electronic files of all approved improvement plans on a storage media acceptable to the County Engineer.
8. At the completion of construction, and prior to the final approval by the County, the applicant shall verify that all electronic files provided to the County reflect any changes to the approved plans made during construction and that all plans reflect the as built conditions.

**OTHER RECOMMENDATIONS:**

9. 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.
10. 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)

**AIRPORT SPECIFIC CONDITIONS**

11. 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.
12. All Public Works related improvements shall conform to the latest Napa County Road and Street Standards and the latest Napa County AIASP.
13. Any necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards".
14. Airpark Road from Airport Blvd to Harlow Court will need to be re-stripped to provide a two-way left-hand turn lane.

**CONSTRUCTION STORMWATER REQUIREMENTS**

15. Any Project that requires a building or grading permit shall complete a Napa County Construction Site Runoff Control Requirements Appendix A - Project Applicability Checklist and shall submit this form to the Napa County Public Works Department for review.

16. 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 1240 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.
17. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of California Regional Water Quality Control Board (SRWQCB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County Department of Public Works for review.
18. 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.
19. All trash enclosures must be covered and protected from rain, roof, and surface drainage.
20. The property owner shall inform all individuals, who will take part in the construction process, of these requirements.

#### **POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS**

21. 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.

**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.

## **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.

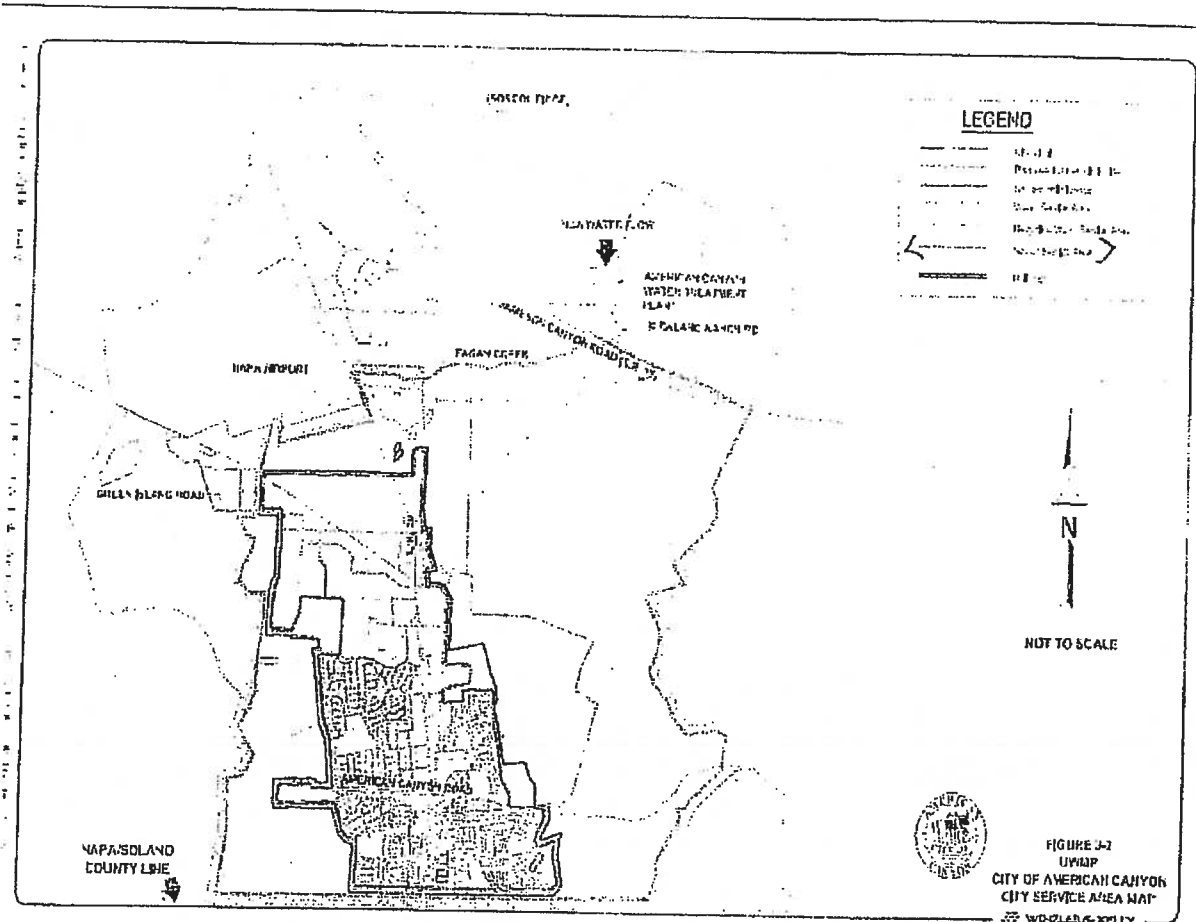
2. **Exceptions:** An appeal may not challenge water rates imposed by the City that are consistent with *Hansen v. City of San Buenaventura* (1986) 42 Cal.3d 1172, and the City's Ordinance 2007-13. An appeal also may not challenge Capacity Fees that are set pursuant to the City's Ordinance 2007-09, or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





A Tradition of Stewardship  
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 and Planning Department

FROM: Brian Hampton  
Fire Department

DATE: May 22, 2012

SUBJECT: P12-00144      APN# 057-220-032

**SITE ADDRESS: 1560 Airport Boulevard**

The Napa County Fire Marshal's Office has reviewed the Use Permit application to establish a new bottling facility for Delicato in a 33,526 square foot tenant space in the recently constructed 107,000 square foot Metropolitan Van & Storage Facility. We would like to request the following comments be incorporated as project conditions if the Planning Commission approves the project.

- 1. All construction and use of the facility shall comply with all applicable standards, codes, regulations, and standards at the time of building permit issuance.**
2. Any addition or deletion of walls will require the modification to the existing automatic fire sprinkler system. Plan shall be submitted to the Napa County Fire Marshal's Office in conformance with NFPA 13 2010 edition for plan review and approval prior to the issuance of the permit and any installation work.
3. The existing fire alarm system shall be extended into the tenant improvement space. Plans shall be submitted to the Napa County Fire Marshal's Office in conformance with NFPA 72 2010 edition for plan review and approval prior to any installation work or permit issuance.
4. Mount currently serviced and tagged 2A10BC fire extinguishers within 75 feet of travel distance from any portion of the facility. Fire extinguishers shall be mounted 3 1/2 feet to 5 feet to the top of the extinguisher.
5. The numerical address shall be posted on all front doors and all rear doors a minimum of 4-inches in height on a contrasting background.

6. Two master keys to all exterior doors shall be provided in the KNOX Cabinet.
7. Two 11" x 17" laminated floor plans shall be provided in the KNOX Cabinet. Contact the Napa County Fire Marshal's Office for details.
8. All exit doors shall be operable without the use of a key or any special knowledge or effort.
9. A beneficial Occupancy will not be granted until all fire and life safety conditions have been addressed and finalized.

# CITY OF AMERICAN CANYON

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June 13, 2012

Dennis Paulley  
Metropolitan Van  
5900 Industrial Way  
Benicia, CA 94510

SUBJECT: Metropolitan Van and Storage  
1560 Airport Boulevard  
(APN 057-220-032)

Dear Mr. Paulley:

The City has received responses from George Condon (as the "Applicant") on behalf of E&P Properties, Inc., ("Owner") for the Will-Serve Questionnaire for a tenant improvement in an existing warehouse building located on a 6.2 acre site at the northeast corner of Airport and Airpark Road. The warehouse is currently permitted for storage space<sup>1</sup>. The Applicant is seeking a Use Permit Modification from Napa County (P12-00144) to use a portion of the existing warehouse as a finished wine bottling facility, where finished wine will be trucked on-site and bottled.

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 May 30, 2012. The response from the Applicant states that the use will be a storage space and finished wine bottling facility. According to the Applicant and the summary table below, the water demand is estimated to be 411 gallons per acre, per day.

Storage Space	73,898 square feet
Bottling Facility	33,526 square feet
Total lot acreage:	6.2 acres

Anticipated Average Day Demand in gallons per day:

Domestic	350 gpd
Irrigation*	0 gpd
Industrial	2200 gpd
<b>Total</b>	<b>2550 gpd</b>

Anticipated Maximum Day Demand in gallons per day:

Domestic	438 gpd
Irrigation*	0 gpd
Industrial	4200 gpd
<b>Total</b>	<b>4638 gpd</b>

<sup>1</sup> A Will-serve letter was previously issued on November 19, 2010.

\* Irrigation water is 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 \$4.81 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 2,550 gpd average daily water demand is approximately \$492 per month.
  - b. The water capacity fee for the subject use is \$84,464.64 (4,560gpd x \$18.33/gpd – previous paid fee of \$549.90 paid on 7/11/11). 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.
8. City records as of the date of this letter indicate that 157,029 gpd of water are being used by existing projects or have been allocated to permitted development projects within Napa Valley Gateway Development (NVGD). Adding this projects demand (2,550 gpd) allocates a total 159,579 gpd to NVGD. This number is less than the cap of 191,100 gpd agreed upon between the City of American Canyon and Mr. Charles Slutzkin of NVGD on December 13, 2002.
9. There is no Water Supply Report because the project is located in the Napa Valley Gateway Development.
10. 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.



Letter to D. Paulley  
June 13, 2012  
Page 4

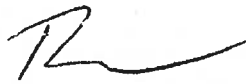
This Will-Serve Letter only becomes effective upon acceptance of the conditions set forth in this letter by execution of the acceptance provision set forth below and the transmittal of the executed acceptance to the City Public Works Department.

RECEIVED

Sincerely yours,

JUN 19 2012

City of American Canyon  
Engineering Division

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

cc: Dana Shigley, 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 057-220-032

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

Dennis Paulley President  
(Print Name and Title)

  
(Signature) Date: 6/14/12



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Dedicated to Preserving the Napa River for Generations to Come

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June 5, 2012

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

SUBJECT: APN 057-220-032 – Delicato Wine Bottling – Sanitary Sewer

To Whom It May Concern:

The Napa Sanitation District has received a request to provide a "Will Serve" letter for one tenant space located within an existing building on the subject parcel. The use will consist of 33,526 square feet of wine bottling space within the existing Metropolitan Van Storage building located at 1560 Airport Boulevard. The District has been informed that the proposed tenant space will generate approximately 2,700 gallons of wastewater per day which is equivalent to 13 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. The owner/developer will be required to enter into an industrial waste discharge permit with the District. Additionally, the owner/developer will be required to pay the appropriate connection and inspection fees, and shall be subject to all applicable rules and regulations of the District.

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 Andrew Damron at (707) 258-6000 x507 or at [adamron@napasan.com](mailto:adamron@napasan.com).

Sincerely,

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

by: Andrew Damron, P.E.  
Associate Engineer



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Dedicated to Preserving the Napa River for Generations to Come

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May 23, 2012

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

SUBJECT: P12-00144, Dennis Paulley, 1560 AIRPORT BLVD (Trippi)

The Napa Sanitation District has reviewed the above-named application. The following are the conditions of approval for the project.

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 District has identified the following comments based on the current application. The District reserves the right to modify the following conditions/comments based on changes to future applications or changes to the project site plan. The proposed project shall be subject to the following conditions of approval:

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

- 1 A plan showing the required sanitary sewer improvements shall be prepared by a registered civil engineer conforming to NSD standards, and shall be submitted to the District for approval.
- 2 If the owner desires to discharge the process wastewater to the District in the future, the owner would be required to pay capacity charges to the District based on the rates in effect at the time and would be subject to the rules and regulations in effect at that time. At a minimum the facility would be subject to the following:
  - Installation of a flow meter and sampler on the process waste line
  - Insure that the discharge conforms with the District's Local Limits
  - Provide the District with a wastewater treatment plan
  - Obtain an Industrial Waste Discharge Permit from the District for the winery operation. Permit conditions would be established by the District at the time an application is made by the owner.
- 3 The proposed development would be subject to the following fees, based on the rates in effect at the time they are paid:
  - Plan Check Fees (presently \$40.00 per lot)

Capacity Charges (presently a minimum of \$6,000.00 per each commercial unit / tenant space, located within the proposed building. The capacity charge 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.)

Capacity Charges for the domestic waste stream shall be based on fixture units per Section 906.00 (C) 4 of District Ordinance. The capacity charges for the process waste stream shall be calculated per Section 906.00 (C) 5 of District Ordinance. The owner shall contact the District for additional information.

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

Sincerely,

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

by: Andrew Damron, P.E.  
Associate Engineer