



NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING COMMISSION
 1195 Third Street, Suite 210, Napa, California 94559 • (707) 253-4416

APPLICATION FORM

THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: IP:AC Date Submitted: 6/11/2007
 TYPE OF APPLICATION: Use Permit Date Complete: _____
 REQUEST: Construction of a 645,000 sq.ft. warehouse Date Published: _____

JAN 31 2008

RECEIVED

TO BE COMPLETED BY APPLICANT
 (please type or print legibly)

PROJECT NAME: Napa Commerce Center

Assessor's Parcel 057-090-069 Existing Parcel Size: 218.63 acres

Site Address/Location: Devlin Road Napa CA 94559
No Street City State Zip

Property Owner's Name: Napa Industrial, LLC, c/o RREEF America

Mailing Address: 101 California St, Ste 2600 San Francisco CA 94111
No Street City State Zip

Telephone #: (415) 781-7748 Fax#: (415) 781-2229 E-Mail: Catherine.minor@rreef.com

Applicant's Name: Headwaters Construction Inc. Attn: Doug Pope

Mailing Address: 50 Fullerton Court Suite 203 Sacramento CA 95825
No Street City State Zip

Telephone #: (916) 564-8899 Fax#: (916) 564-8896 E-Mail: dpope@headwaterscompanies.com

Status of Applicant's Interest in Property: Developer

Representative Name: Kevin Teague

Mailing Address: 809 Coombs Street Napa CA 94559
No Street City State Zip

Telephone #: (707) 252-7122 Fax#: (707) 255-6876 E-Mail: kteague@dpf-law.com

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

Catherine B. Minor 01-28-08
Signature of Property Owner Date

CATHERINE B MINOR
Print Name

[Signature] 1/29/08
Signature of Applicant Date

Douglas Pope
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: _____ Receipt No. _____ Received by: _____ Date: _____

*Total Fees will be based on actual time and materials

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (including where appropriate product/service provided):
see attached project narrative
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify) _____
- C. Estimated Completion Dated for Each Phase: Phase 1: 2009 Phase 2: _____
- D. Actual Construction Time Required for Each Phase: ☐ less than 3 months
☒ More than 3 months
- E. Related Necessary On-And Off-Site Concurrent or Subsequent Projects: _____
construction of Devlin Road extension
- F. Additional Licenses/Approval Required:
- District: American Canyon Water Regional: none
State: CPUC Federal: none

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

- A. Floor Area/impervious area of Project (in square ft): _____
Proposed total floor area on site: ± 650,000
Total development area (building, impervious, leach filed, driveway, etc.) _____
New construction: ± 650,000
- existing structures or
portions thereof to be
utilized: 0
- existing structures or
portions thereof to be
moved: 0
- B. Floor Area Devoted to each separate use (in square ft):
- living: 0 storage/warehouse: ± 638,000 offices: 12,000
sales: 0 caves: 0
other: 0 septic/leach field: 0
roads/driveways: _____
- C. Maximum building Height: existing structures: n/a new construction: 35 ft
- D. Type of New Construction (e.g.), wood-frame): concrete tilt up
- E. Height of Crane necessary for construction of new buildings (*airport environs*): _____
- F. Type of Exterior Night Lighting Proposed: low level driveway/parking lot lighting
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): Yes _____ No X
- H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V – non rated):

III. PARKING

	Existing	Proposed
A. Total On-Site Parking Spaces:	<u>0</u>	<u>380</u>
B. Customer Parking Spaces:	<u>0</u>	<u>combined</u>
C. Employee Parking Spaces:	<u>0</u>	<u>combined</u>
D. Loading Areas:	<u>0</u>	<u>74</u>

IV.	TYPICAL OPERATION	<u>Existing</u>	<u>Proposed</u>
A.	Days of Operation:	<u>n/a</u>	<u>7</u>
B.	Expected Hours of Operation:	<u>n/a</u>	<u>24 hr</u>
C.	Anticipated Number of Shifts:	<u>n/a</u>	<u>3</u>
D.	Expected Number of Full-Time Employees/Shift:	<u>n/a</u>	<u>100-300</u>
E.	Expected Number of Part-Time Employees/Shift:	<u>n/a</u>	<u>incl above</u>
F.	Anticipated Number of Visitors		
	• busiest day:	<u>n/a</u>	<u>n/a</u>
	• average/week:	<u>n/a</u>	<u>n/a</u>
G.	Expected Number of Deliveries/Pickups		
	• busiest day:	<u>n/a</u>	<u>see traffic study</u>
	• average/week:	<u>n/a</u>	<u>"</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A.	Commercial Meeting Facilities Food Serving Facilities	N/A	
	• restaurant/deli seating capacity:	<u> </u>	
	• bar seating capacity:	<u> </u>	
	• public meeting room seating capacity:	<u> </u>	
	• assembly capacity:	<u> </u>	
B.	Residential Care Facilities (6 or more residents): Day Care Centers		
	N/A		
	• type of care:	<u> </u>	<u> </u>
	• total number of guests/children:	<u> </u>	<u> </u>
	• total number of bedrooms:	<u> </u>	<u> </u>
	• distance to nearest existing/approved: facility/center:	<u> </u>	<u> </u>

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY	<u>Domestic</u>	<u>Emergency</u>
A. Proposed source of Water (eg., spring, well Mutual water company, city, district, etc.)	<u>city</u>	<u>city</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>Am Cyn</u> Yes___No <u>x</u>	<u>Am Cyn</u> Yes___No <u>x</u>
C. Current Water Use (in gallons/day): Current water source:	<u>n/a</u> <u>Am Cyn</u>	<u>n/a</u> <u>n/a</u>
D. Anticipated Future Water Demand (in gallons/day)	<u>2,000 avg</u>	<u>n/a</u>
E. Water Availability (in gallons/minute):	<u>n/a</u>	<u>per NFD</u>
F. Capacity of Water Storage System (gallons):	<u>n/a</u>	<u>n/a</u>
G. Nature of Storage Facility (eg tank, Reservoir, swimming pool, etc.):	<u>n/a</u>	<u>n/a</u>
II. LIQUID WASTE	<u>Domestic</u> (sewage)	<u>Other</u> (please specify)
A. Disposal Method (e.g., on-site septic system On-site ponds, community system, district, etc.)	<u>community</u>	<u>n/a</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>Am Can</u> Yes___No <u>x</u>	<u>n/a</u> Yes___No___
C. Current Waste Flows(peak flow in gallons/day):	<u>0</u>	<u>0</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day)	<u>1,000</u>	<u>n/a</u>
E. Future Waste disposal Capacity (in gallons/day):	<u>n/a</u>	<u>n/a</u>
III. SOLID WASTE DISPOSAL		
A. Operational Wastes (on-site, landfill, garbage co., etc)	<u>garbage co</u>	<u>n/a</u>
B. Grading Spoils (on-site, landfill, construction,etc.)	<u>n/a</u>	<u>n/a</u>
IV. HAZARDOUS/TOXIC MATERIALS		
A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc)	<u>waste hauler</u>	<u>n/a</u>
B. Name of Disposal Agency (if landfill, garbage co private hauler, etc.):	<u>Napa Recycling</u>	<u>n/a</u>

RECEIVED

JAN 31 2008

FILE # 108-00131



NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

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

APPLICATION FOR TENTATIVE PARCEL MAP OR TENTATIVE SUBDIVISION MAP

For Office Use Only

GENERAL PLAN/SPECIFIC PLAN DESIGNATION:

ZONING DISTRICT IL: AC

Date Submitted: _____

REQUEST Creation of a 39.61 acre
parcel from an existing 218 acre
parcel for the construction of a 645,000
Sq. Ft. wine warehouse

Date Complete: _____

Date Published: _____

ZA CDPC BS Appeal

Hearing _____

Action _____

To Be Completed By Applicant (Please Print or Type)

Applicant's Name: Headwaters Development Company LLC

Telephone #: (916) 564-8899

Fax #: (916) 564-8896

E-Mail: dpope@headwaterscompanies.com

Mailing Address: 50 Fullerton Ct., Suite 203

Sacramento

CA

95825

Status of Applicant's Interest in Property: Developer

Property Owner's Name: Napa Industrial LLC

Telephone #: (415) 781-7748

Fax #: (415) 781-2229

E-Mail: catherineminer@rreef.com

Mailing Address: c/o Reef America, 101 California Street, Suite 2600 SF, CA 94111

Site Address/Location:

Assessor's Parcel #: 057-090-069

Existing Parcel Size: 218+ Acres

Purpose for Division: _____

Vesting Map? ☐ YES ☒ NO

I certify that the above statements are correct and that the information contained on the accompanying Parcel/Subdivision Map is accurate. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Douglas A. Pope

Signature of Applicant

Date

1/23/08

Catherine B. Minor

Signature of Property Owner

Date

01-28-08

DOUGLAS A. POPE

PRINT NAME

CATHERINE B. MINOR

PRINT NAME

TO BE COMPLETED BY CONSERVATION DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ _____ Receipt No.: _____ Received by: SD Date: _____

*Total Fees will be based on actual time and materials

WATER SUPPLY/WASTE DISPOSAL INFORMATION

I. PROPOSED WATER SUPPLY

	<u>Domestic</u>	<u>Emergency</u>
A. Source of Water (eg. spring, well, mutual water company, city, district, etc):	City of <u>American Canyon</u>	City of <u>American Canyon</u>
B. Name of Water Supplier (if water company, city, district: Annexation needed?	City of <u>American Canyon</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	City of <u>American Canyon</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C. Water Availability (in gallons/minute):	<u>N/A</u>	<u>N/A</u>
D. Capacity of Water Storage System (in gallons):	<u>N/A</u>	<u>N/A</u>
E. Nature of Storage Facility (e.g., tank, reservoir, swimming pool, etc):	<u>N/A</u>	<u>N/A</u>

II. PROPOSED LIQUID WASTE DISPOSAL

	<u>Domestic</u> (sewage)	<u>Other</u> (please specify)
A. Disposal Method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	City of <u>American Canyon</u>	City of <u>American Canyon</u>
B. Name of Disposal Agency (if sewage district, city, community system): Annexation needed?	City of <u>American Canyon</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	City of <u>American Canyon</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**USE PERMIT/PARCEL MAP APPLICATION
HEADWATERS WAREHOUSE
APPLICATION PROPOSAL STATEMENT**

APPLICANT:

Headwaters Inc
50 Fullerton Court, Suite 203
Sacramento, CA 95825

REPRESENTATIVE

Kevin Teague
809 Coombs Street
Napa CA 94559
252-7122

APN: 057-090-069

ACREAGE: 218.63 existing
39.61 proposed
179.02 remainder

ZONING DESIGNATION IP:AC, Industrial Park, Airport Compatibility

LOCATION: Devlin Road, Napa CA 94558

DESCRIPTION OF REQUEST

This project proposes the construction of a new storage and warehousing building with accessory office space intended to serve the wine industry. The proposed 645,000 square foot building will contain approximately 12,900 square feet of office space; 2% of the total building area. There is no specific tenant proposed at this time so the exact location of office spaces, number of employees, hours of operation and other operational characteristics are estimated for this application. A tentative parcel map is proposed which would locate the development on a single 39.61 acre parcel.

This property was previously approved to be developed with a 1,424,400 square foot wine processing facility in 2002 with some minor modifications approved in 2005. An Environmental Impact Report was prepared and certified for the previously approved project. The potential environmental impacts of this smaller project are adequately addressed in this document.

A parking lot will be provided with a total of 370 spaces. Parking construction may be phased based on actual demand. The project will develop a railroad spur from the existing tracks. The availability of rail transport will reduce the dependence on trucks for deliveries and will thereby reduce traffic impacts and the amount of energy used and carbon dioxide produced by trucks. A traffic study has been prepared by a traffic engineer which shows that the amount of traffic

generated by this project is consistent with the expectations of the Airport Area Industrial Specific Plan.

Wastewater disposal is available from the American Canyon District, and there is sufficient capacity to handle the increased flows and is proposed to be used for all domestic and winery process wastewater treatment. A new sewer line pump station is required near the middle of the property. An access road suitable for American Canyon personnel will be installed to service the pump station, necessitating the construction of a bridge over No Name Creek. The road is proposed to be surfaced with gravel. Water will be supplied by the City of American Canyon. Reclaimed wastewater will be used for all landscaping and other uses not requiring potable water.

The area proposed for construction will require the removal of dirt to provide a flat construction site. This material is proposed to be placed and spread in the middle of the property as shown on the engineered plans submitted with this application.

The property is designated Light Industrial/Business Park by the 1986 AIASP and is zoned IP:AC, Industrial Park, Airport Compatibility. The IP zoning district allows warehousing with the approval of a Use Permit by the Planning Commission. The proposed building is architecturally designed to be compatible with the existing development in the vicinity and provide an attractive view from both Devlin Road and other properties. A landscaping plan that proposes is proposed that will further enhance the aesthetics of the project and screen the buildings from view.

With 2% of the buildings devoted to office space, the project qualifies for 50 % lot coverage allowed by the zoning ordinance.

All of this property is located in Zone D, the Traffic Pattern Zone of the Airport Land Use Compatibility Plan (ALUCP). Zone D is defined as the area where aircraft are routinely overflown by aircraft at altitudes of 300 to 1000 feet with frequent single-event noise intrusion. Zone D has a moderate risk of accident potential. Table 3-2 of the ALUCP limits the maximum amount of people per acre in Zone D to 100 in buildings and 150 in and out of structures, which would potentially allow over 3000 employees on this 30 acre parcel. This project proposes far fewer employees, and is consistent with the density standards of the ALUCP.

The ALUP has established various clear zones limiting the height of buildings depending on the location of the property relative to the traffic patterns and runways. The maximum height in Zone D and the IP zoning district is 35 feet. The proposed building conforms to this standard, and no antennas or other tall structures are proposed by the project.

The ALUP and AC zoning district also set forth uses which are normally acceptable in Zone D, including light industrial and office uses. The low intensity nature of the proposed use and its insusceptibility to airport noise is considered ideal in the vicinity of the airport. No up-lighting or skylights are proposed which could distract pilots at night.



DICKENSON, PEATMAN & FOGARTY
A Professional Law Corporation

KEVIN W. TEAGUE
KTeague@dpf-law.com

809 Coombs Street
Napa, CA 94559-2977
Tel: 707 252 7122
Fax: 707 255 6876

www.dpf-law.com

August 1, 2008

RECEIVED

AUG 1 2008

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Charles H. Dickenson
Paul G. Carey
Richard P. Mendelson
James W. Terry
Thomas F. Carey
Matthew J. Eisenberg
Kevin W. Teague
Michael J. Holman
David A. Diamond
J. Scott Gerien
Richard C. Rybicki
Brandon R. Blevans
Kevin D. DeBorde
David Balter
W. Scott Thomas
Gregory J. Walsh
J. Robert Anglin, Jr.
Megan Ferrigan Healy
Julia M. Walk
John N. Heffner
Patrick B. Sutton
Deirdre I. Bourdet
Susan L. Schwegman

Sean Trippi, Planner
Napa County Conservation,
Development and Planning
1195 Third Street
Napa, CA 94559

Re: Napa Industrial, LLC

Dear Sean:

Attached are the revised use permit drawings for Napa Industrial LLC. The revised set includes a grade specified crossing for the proposed Devlin Road over the rail lines on the eastern property line. The reason for this revision is that the at grade crossing proposed could only obtain a revocable license to cross the tracks. This does not provide full, permanent public access as required by the Napa County General Plan.

After discussing this matter with Napa County, we understand that a road which does not provide for full future public access as a public road does not meet Napa County's requirements for Devlin Road. Because an at grade crossing does not meet Napa County's requirements, we have revised our application to include a road design that meets the County requirements for Devlin Road, that includes a grade separated crossing over the rail tracks.

Please note for your review of this project this change is not driven by the proposed project. Instead it is simply what is necessary to meet the requirements of the Napa County General Plan. This is not a significant change in Napa Industrial's project nor causes any significant changes in the analysis to the impacts to the environment. While we provide these plans for the road and grade separation, we understand that the Napa County Public Works Department will process the application with the Public Utility Commission.

Sincerely,

DICKENSON, PEATMAN & FOGARTY

Kevin W. Teague

For Kevin Teague

KWT:rm1

NAPA & SANTA ROSA