

FILE # P11-00235-Pm

**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:

Industrial

ZONING DISTRICT IP: AC

Date Submitted: 7/6/2011

REQUEST Parcelization for implementation of a gas station / mini mart

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

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

ZA CDPC BS Appeal

Hearing \_\_\_\_\_

Action \_\_\_\_\_

To Be Completed By Applicant (Please Print or Type)

Applicant's Name: Napa 34 Holdings LLC - Mr. Kristen E. Pigman, Managing Member

Telephone #: (916) 853-2800 Fax #: (916) 853-2805 E-Mail: kris@thepigmancompanies.com

Mailing Address: 2481 Sunrise Blvd. St.200 Gold River CA 95617  
No. Street City State Zip

Status of Applicant's Interest in Property: Managing Member of LLC

Property Owner's Name: Same as above

Telephone #: ( ) - Fax #: ( ) - E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
No. Street City State Zip

Site Address/Location: (none assigned) Airport Boulevard Napa CA  
No. Street City State Zip

Assessor's Parcel #: 057-210-056 Existing Parcel Size: Approx. 34 acres

Purpose for Division: Parcelization for implementation of gas station.

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.

Signature of Applicant

Date

Signature of Property Owner

Date

NAPA 34 HOLDINGS, LLC  
Mr. Kristen E. Pigman, Managing Member  
PRINT NAME

NAPA 34 HOLDINGS, LLC  
Mr. Kristen E. Pigman, Managing Member  
PRINT NAME

TO BE COMPLETED BY CONSERVATION DEVELOPMENT AND PLANNING DEPARTMENT

\*Application Fee Deposit: \$11,000.96 Receipt No.: \_\_\_\_\_ Received by: TA/ST Date: 7/6/2011

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

## WATER SUPPLY/WASTE DISPOSAL INFORMATION

### I. PROPOSED WATER SUPPLY

Domestic

Emergency

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

City

City

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

American Canyon

☐ Yes ☒ No

American Canyon

☐ Yes ☒ No

C. Water Availability (in gallons/minute):

32

5,000

D. Capacity of Water Storage System (in gallons):

N/A

N/A

E. Nature of Storage Facility (e.g., tank, reservoir, swimming pool, etc):

N/A

N/A

### II. PROPOSED LIQUID WASTE DISPOSAL

Domestic  
(sewage)

Other  
(please specify)

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

Community system

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

Napa Sanitation District

☐ Yes ☒ No

☐ Yes ☐ No

**PARCEL MAP APPLICATION SUPPLEMENT**  
**DEFERRAL OF REQUIREMENT FOR PRELIMINARY GEOLOGIC/SOILS REPORT**

Applicant:: N/A

Proposal: \_\_\_\_\_

This acknowledges that a portion of the property proposed for division in this application is identified on the Napa County Environmental Sensitivity Maps as subject to soil and/or geologic instability.

No structures, roads or driveways, septic systems or other construction will be located in the areas of potential instability. The property owner expressly agrees that a statement will be recorded with the Final Map as follows:

**NOTICE:** The property divided herein is subject to soil and/or geologic instability in an “environmentally sensitive area” not disturbed as part of the land division. Prior to obtaining a permit for any structure or prior to constructing any road, driveway or septic system on any parcel created by this division, the owner must obtain a geologic/soil hazard report prepared by a qualified registered engineering geologist. Such report must be submitted to the Napa County Conservation, Development and Planning Department for review prior to application for building or grading permits.

\_\_\_\_\_  
Signature (property owner)

\_\_\_\_\_  
Date



A Tradition of Stewardship  
A Commitment to Service

file No P11-00233 - MOD

## Napa County Conservation, Development, and Planning Department

1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417  
web [www.countyofnapa.org/cdp/](http://www.countyofnapa.org/cdp/) email [cdp@countyofnapa.org](mailto:cdp@countyofnapa.org)

### Use Permit Application

*To be completed by Planning staff...*

Application Type: Modification

Date Submitted: 7/6/2011 Resubmittal(s): \_\_\_\_\_ Date Complete: \_\_\_\_\_

Request: To allow a gas station with incorporated mini-market, drive up coffee service & carwash.

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

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

*To be completed by applicant...*

Project Name: Napa Commerce Center - Gas Station

Assessor's Parcel No: 057-210-056 Existing Parcel Size: 34 acres ac.

Site Address/Location: Southeast corner of the intersection of Airport Blvd. and Devlin Road  
No. Street City State Zip

Primary Contact: ☐ Owner ☐ Applicant ☒ Representative (attorney, engineer, consulting planner, etc.)

Property Owner: Napa 34 Holdings LLC, Kristen E. Pigman, Managing Member

Mailing Address: 2481 Sunrise Blvd. Gold River CA 95670  
No. Street City State Zip

Telephone No: (916) 853 - 2800 E-Mail: kris@thepigmancompanies.com

Applicant (if other than property owner): Same

Mailing Address: \_\_\_\_\_  
No. Street City State Zip

Telephone No: ( ) - E-Mail: \_\_\_\_\_

Representative (if applicable): Brad Shirhall TLA Engineering and Planning, Inc.

Mailing Address: 1528 Eureka Road, Suite 100 Roseville CA 95661  
No. Street City State Zip

Telephone No: (916) 786 - 0685 E-Mail: bshirhall@TLA-INC.COM

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## Use Permit Information Sheet

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### Use

Narrative description of the proposed use (please attach additional sheets as necessary):

The proposed use will be retail outlet whose primary product for sale will be motor vehicle fuels (gasoline and diesel) from a major motor vehicle fuels vendor. The retail outlet will also feature an included mini market selling various food, drink, and motor vehicle related products. Alcohol for off-site consumption will also be sold. The mini market will also include a drive up service from which coffee and coffee related foods would be served. (Will the drive up service also sell mini market items from the window?) Propane?

The establishment will be open 7 days a week, 24 hours a day. It will comprise nine fueling pumps and one automated carwash mechanism. There will not be any "hands on" carwash services.

What, if any, additional licenses or approvals will be required to allow the use?

District \_\_\_\_\_

Regional \_\_\_\_\_

state Underground storage tank

Federal \_\_\_\_\_

### Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

## Improvements, cont.

Total on-site parking spaces: None existing 30 proposed

Loading areas: None existing None proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

☐ Type I FR    ☐ Type II 1 Hr    ☐ Type II N (non-rated)    ☐ Type III 1 Hr    ☐ Type III N  
☐ Type IV H.T. (Heavy Timber)    ☐ Type V 1 Hr.    ☒ Type V (non-rated)  
*(for reference, please see the latest version of the California Building Code)*

Is the project located in an Urban/Wildland Interface area? ☐ Yes ☒ No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): \_\_\_\_\_ acres

## Employment and Hours of Operation

Days of operation: None existing 7 proposed

Hours of operation: None existing 24 proposed

Anticipated number of employee shifts: None existing 3 proposed

Anticipated shift hours: None existing 8 proposed

Maximum Number of on-site employees:

☒ 10 or fewer    ☐ 11-25    ☐ greater than 25 (specify number) \_\_\_\_\_

*Alternately, you may identify a specific number of on-site employees:*

☐ other (specify number) \_\_\_\_\_

## Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner 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.*

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

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

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

NAPA 34 HOLDINGS, LLC

Mr. Kristen E. Pigman

Print Name of Property Owner

Signature of Property Owner

6/27/11

Date

NAPA 34 HOLDINGS, LLC

Mr. Kristen E. Pigman

Print Name Signature of Applicant (if different)

Signature of Applicant

6/27/11

Date

# Checklist of Voluntary Greenhouse Gas Emission Reduction Measures



A Tradition of Stewardship  
A Commitment to Service

An addendum to the Entitlement Application and a supplement for Initial Studies as required by CEQA

PROJECT NAME	<u>Napa Commerce Center Gas Station</u>		
PROJECT ADDRESS	<u>southeast corner Airport Blvd @ Devlin Rd</u>		
APPLICANT	<u>Napa 34 Holdings LLC</u>		
CONTACT INFO	<u>kris@thepigmancompanies.com</u>	<u>916-853-2800</u>	
	email	phone	

- |   | yes | no | I don't know |
|---|-----|----|--------------|
| 1 Have you designed to U.S.G.B.C.™ LEED™ or Build It Green™ standards?<br>If yes, please include a copy of their required spreadsheets. |     | X  |              |
| 2 Do you have an integrated design team?<br>if yes, please list: _____  |     | X  |              |

## 3 SITE DESIGN

- |   |   |   |  |
|---|---|---|--|
| 3.1 Does your design encourage community gathering and is it pedestrian friendly?   | X |   |  |
| 3.2 Are you building on existing disturbed areas?   | X |   |  |
| 3.3 Landscape Design  |   |   |  |
| 3.31 native plants?   | X |   |  |
| 3.32 drought tolerant plants?   | X |   |  |
| 3.33 Pierce Disease resistant planting?   | X |   |  |
| 3.34 Fire resistant planting?   | X |   |  |
| 3.35 Are you restoring open space and/or habitat?   | X |   |  |
| 3.36 Are you harvesting rain water on site?   | X |   |  |
| 3.37 planting large trees to act as carbon sinks?   | X |   |  |
| 3.38 using permeable paving materials for drive access and walking surfaces?  |   | X |  |
| 3.4 Does your parking lot include bicycle parking?  | X |   |  |
| 3.5 Do you have on-site waste water disposal?   |   | X |  |
| 3.6 Do have post-construction stormwater on site detention/filtration methods designed?   | X |   |  |
| 3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings?  | X |   |  |
| 3.8 Does the project minimize the amount of site disturbance, such as minimizing grading and/or using the existing topography in the overall site design (such as cave design)? | X |   |  |
| 3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects?   | X |   |  |

## 4 ENERGY PRODUCTION & EFFICIENCY

- |  |  |   |   |
|--|--|---|---|
| 4.1 Does your facility use energy produced on site?<br>If yes, please explain the size, location, and percentage of off-set: _____ |  | X |   |
| 4.2 Does the design include thermal mass within the walls and/or floors?   |  | X |   |
| 4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed?               |  |   | X |
| 4.4 Will your plans for construction include:  |  |   |   |
| 4.41 High density insulation above Title 24 standards?   |  |   | X |
| 4.42 Zones for heating and cooling to provide for maximum efficiency?  |  |   | X |
| 4.43 Energy Star™ or ultra energy efficient appliances?  |  | X |   |
| 4.44 A "cool" (lightly colored or reflective) or a permeable/living roof?  |  |   | X |
| 4.45 Timers/time-outs installed on lights (such as the bathrooms)?   |  |   | X |
| If yes, please explain: _____  |  |   |   |

## 5 WATER CONSERVATION

- |  |   |  |   |
|--|---|--|---|
| 5.1 Does your landscape include high-efficiency irrigation?                            |   |  | X |
| 5.2 Does your landscape use zero potable water irrigation?                             |   |  | X |
| 5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water? | X |  |   |
| 5.4 Will your facility use recycled water?   | X |  |   |
| 5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines?  | X |  |   |
| 5.5 Will your plans for construction include:  |   |  |   |
| 5.51 a meter to track your water usage?  | X |  |   |
| 5.52 ultra water efficient fixtures and appliances?                                    |   |  | X |
| 5.53 a continuous hot water distribution method, such as an on-demand pump?            |   |  | X |
| 5.54 a timer to insure that the systems are run only at night/early morning?           |   |  | X |



	yes	no	I don't know
<b>6 MATERIAL RECYCLING</b>			
6.1 Are you using reclaimed materials?			X
If yes, what and where: _____			
6.2 Are you using recycled construction materials-			
6.21 finish materials?			X
6.22 aggregate/concrete road surfaces?			X
6.23 fly ash/slag in foundation?			X
6.3 Will your contractor be required to recycle and reuse construction materials as part of your contract?			X
6.4 Does your facility provide access to recycle-			
6.41 Kitchen recycling center?			X
6.42 Recycling options at all trash cans?			X
6.43 Do you compost green waste?			X
6.44 Provide recycling options at special events?			X
<b>7 NATURAL RESOURCES</b>			
7.1 Will you be using certified wood that is sustainably harvested in construction?			X
7.2 Will you be using regional (within 500 miles) building materials?			X
7.3 Will you be using rapidly renewable materials, such as bamboo?			X
7.4 Will you apply optimal value engineering (studs & rafters at 24" on center framing)?			X
7.5 Have you considered the life-cycle of the materials you chose?			X
<b>8 INDOOR AIR QUALITY</b>			
8.1 Will you be using low or no emitting finish and construction materials indoors-			
8.11 Paint?			X
8.12 Adhesives and Sealants?			X
8.13 Flooring?			X
8.14 Framing systems?			X
8.15 Insulation?			X
8.2 Does the design allow for maximum ventilation?			X
8.3 Do you plan for a wood burning fireplace (US EPA Phase II certified)?		X	
8.4 Does your design include dayling, such as skylights?			X
<b>9 TRANSPORTATION DEMAND MANAGMENTMENT</b>			
9.1 After your project is complete, will you offer your employees incentives to carpool, bike, or use transit?			X
9.2 After your project is complete, will you allow your employees to telecommute or have alternative work schedules?			X
9.3 Does your project include design features that encourage alternatives modes of transportation, such as			
preferred parking for carpooling, ridesharing, electric vehicles?			X
secured bicycle parking, safe bicycle access?			X
loading zones for buses/large taxi services?			X
9.4 How close is your facility to public transportation?			
Not very			
10 Are there any superior environmental/sustainable features of your project that should be noted?			
<u>Wetland preservation and enhancement</u>			
11 What other studies or reports have you done as part of preparing this application?			
1			
2			
3			
4			
12 If your project involves an addition or modification to an existing building, are you planning to improve energy conservation of existing space (such as insulation, new windows, HVAC, etc.)?			
If yes, please describe: _____			
13 Once your facility is in operation, will you:			
13.1 calculate your greenhouse gas emissions?			X
13.2 implement a GHG reduction plan?			X
13.3 have a written plan to reduce your vehicle miles traveled of your operations and employee's commute?		X	
14 Does your project provide for education of green/sustainable practices?		X	
If yes, please describe: _____			
15 Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?			
_____			
_____			

Form filed out by: Brad Shirhall

Please feel free to include additional sheets of paper as necessary.

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# **NAPA COMMERCE CENTER – GAS STATION**

## **PROJECT DESCRIPTION**

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### **PROPERTY OWNERSHIP**

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Napa 34 Holdings, LLC  
Attn. Mr. Kristin E. Pigman, Member  
2481 Sunrise Blvd. Suite 200  
Gold River, CA 95760  
(916) 253-2800  
[kris@thepigmancompanies.com](mailto:kris@thepigmancompanies.com)

### **PROPERTY AGENTS**

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TLA Engineering & Planning, Inc.  
Brad Shirhall, Director of Planning  
1528 Eureka Road, Ste. 100  
Roseville, CA 95661  
(916) 786-0685  
[bshirhall@tla-inc.com](mailto:bshirhall@tla-inc.com)

RMW Architecture & Interiors  
Jeff Leonhardt, Principal  
1718 Third Street, Ste 101  
Sacramento, CA 95811  
(916) 449-1400  
[jleonhardt@rmw.com](mailto:jleonhardt@rmw.com)

### **INTRODUCTION**

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This document provides a comprehensive description of the components included in the proposed Napa Commerce Center Gas Station and integrated Convenience Market. It is a narrative statement regarding relevant aspects of the project, the project site, requested entitlements and the project objectives. A brief discussion of the existing regulatory setting and a justification for approval of the project is also included.

### **PROJECT LOCATION**

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The project site is located in Section 2, Township 4 North, Range 4 West, Mount Diablo Base and Meridian, situated at the southwest corner of Airport Boulevard and Highway 29. The parcel is approximately 34 acres fronting on the south side of Airport Boulevard west of Highway 29. It is immediately east of the future Devlin Road and would otherwise be located at the southeast corner of the Devlin Road intersection with Airport Boulevard. The project site comprises Assessor Parcel Number 057-210-056.

## **SITE DESCRIPTION**

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The project site consists of undeveloped and unimproved grassland, previously used for grazing lands of the historic Gunn-Greenfield Ranch. Elevations on the site range from about 50 feet above mean sea level to about 70 feet. The site's open grasslands support little woody vegetation. Willows and coyote brush (shrubs) are scattered throughout. Small amounts of wetland vegetation are located within a natural drainage swale that flows east to west across the site.

Airport Boulevard fronts the site to the north. Airport Boulevard is a 4-lane arterial road designed to expedite through traffic and to provide efficient access to the regional highway network. It contains two through lanes of traffic in each direction. It also has a continuous raised median, left-turn pockets at existing intersections, and bicycle/pull-off lanes and sidewalks adjacent to existing development.

Devlin Road is stubbed south from Airport Boulevard at the northwest corner of the project site. Devlin is also stubbed at project site's south boundary where it extends south to Fagan Creek. Devlin Road is a planned, local collector roadway that would ultimately provide a connection between the Soscol Ferry Road under crossing and Green Island Road in the south.

The previously abandoned alignment for Aviation Way is located along the southern boundary of the project site. This is an abandoned road segment that prior to construction of Airport Boulevard, provided linkage between Highway 29 and the Napa County Airport. The roadbed sits within an existing 60 foot wide storm drain, sewer and appurtenances easement. Aviation Way is no longer used or maintained as a public road as it is not a component of the Circulation Plan for the Airport Industrial Area Specific Plan and serves no circulation purpose.

Surrounding uses north of the site include a mix of developed land and former agricultural fields, most of which are no longer farmed. South of the site is undeveloped land and a pond created as wetland mitigation area for other Napa County development projects. East of the project site is Highway 29 and undeveloped agricultural fields.

An unnamed tributary to Sheehy Creek (the above mentioned drainage swale) traverses the project site from the east, flowing across the site from a culvert under Highway 29. It enters the project site approximately midway along the eastern boundary and exits the parcel, similarly traverses the adjacent parcel to the west and exits via a 42 inch concrete culvert under Airport Boulevard. Beyond Airport Boulevard, the water is conveyed in an underground storm drain system to Sheehy Creek. A wetlands delineation (Corps certification November 2008) has been conducted for the project site. The delineation identified 3.19 acres of jurisdictional wetland resources.

A PG&E high pressure gas line and associated 15 foot easement also cuts through the southwest corner of the project parcel.

An Archeological Resource Survey was performed on the site in 1988 by Archeological Resource Service (updated June 2009 and included with application materials). The current analysis reports as follows:

No prehistoric artifacts or sites were identified and there are no historic properties or potentially significant cultural resources within or adjacent to the project area. Foundations remains of a large agricultural building (built after 1927 and removed from the property sometime after 1983) and a second small outbuilding were identified, but the features are not potentially significant cultural resources.

In conclusion, no listed historic properties or potentially eligible historic properties are located within or adjacent to the subject parcel; therefore the proposed development project will not affect any potentially significant cultural resources or listed historic properties. No specific recommendations are warranted at this time, however, general recommendations have been provided in the event of an unanticipated discovery within the parcel.

## **BACKGROUND**

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In July 2010 the Napa County Planning Commission approved a Tentative Map and Use Permit to allow development of 347,000 square feet of warehouse space and 144,000 square feet of office space on the subject site. The on-site wetland area would be preserved within a conservation easement. The Planning Commission also approved a Mitigated Negative Declaration, thereby indicating their concurrence that the project would not have a significant effect on the environment if mitigation measures were incorporated into the project. The planning Commission also approved right-in / right-out access from a driveway on the south side of Airport Boulevard approximately 250 feet east of the intersection with Devlin Road.

## **PROPOSED PROJECT**

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General Use & Design – The project proposes a gas station with incorporated mini-market, drive up coffee service and carwash on a portion of the previously approved site encompassing 1.28 gross acres in coordination with the previously approved development plan identified as P09-00329 UP.

The retail structure, not inclusive of the fuel pump and overhang area, would be approximately 3,520 square feet. The fuel pump area would encompass approximately 3,970 square feet. The ancillary carwash use would be housed in an accessory structure encompassing approximately 1,100 square feet. The proposed uses would be open 24 hours a day, 7 days a week. If recycled water is available, and meets appropriate water quality standards for the carwash manufacturer, the carwash could be operated on recycled water provided by the Napa Sanitation district.

Site Improvements – Site improvements would necessarily encompass an area greater than that directly required for the proposed use and identified by the line representing the proposed parcel. Driveways and improvements between the driveways and the use would be included just as approved with the previous tentative map and use permit. Drainage and grading would be similar enough to the previously approved Napa Commerce Center that the earlier preliminary drainage report should be sufficient for evaluation.

Parking – The project will provide sufficient parking spaces according to the end use and pursuant to county municipal code. Similar to site improvements additional parking would be provided but outside the parcel for the gas station. Rather than leave in place partial improvements, these parking spaces would leave the site in a completed package rather than appear hap-hazard on completion.

Frontage Improvements – This project proposes interim frontage improvements reflective of the intensity of development compared to that of the entire approved Napa Commerce Center project. The entire development would require, prior to certificate of occupancy, frontage improvements at Airport Boulevard and Devlin Road consisting of intersection expansion to two lanes eastbound with a second westbound left turn lane and three lanes northbound including a single left turn pocket and a dedicated right turn lane.

Rather than implement these improvements, which would be overdevelopment for this single use we propose to maintain the current road improvements on Airport Boulevard that still allow a U-turn at

westbound Airport Boulevard. At northbound Devlin Road frontage improvements are proposed with the gas station that would support the use.

The final design of the site at the frontage (including access, landscaping, etc.) would, therefore, remain interim until such time as further development of the site occurs consistent with the previously approved Tentative Map.

Map Revision – The project proposes a revision to the previously approved Tentative Map for the Napa Commerce Center. Parcels C and D of that approval would be combined with minor adjustment of the western Parcel B line. All other approved tentative parcel lines would remain unchanged. The map revision submitted indicates all other areas as “remainder.” All other aspects of the previously approved Tentative Parcel Map would remain in effect.

Access – Access to the site would be as approved for the Napa Commerce Center in that the approved right-in/right-out driveway on Airport Boulevard would be constructed and utilized by this proposed development. The most northern approved driveway on the east side of Devlin Road would also be constructed and utilized. Given that access is effectively off-site an ingress/egress easement would be established between the proposed parcel and the remainder.

Landscaping – The project would be fully landscaped using plants appropriate for the Napa Valley. Low water use plants would be used extensively, while moderate water use plants would be concentrated at accent points, such as driveways, intersections and building entries. The plantings would be automatically irrigated using efficient drip, spray and rotor distribution systems that are appropriate to the size of the planters. The project would make use of recycled water if available.

Sustainable Materials & Construction Practices – The project would incorporate a variety of sustainable materials and construction practices to include the following: pollution prevention, commissioning of the building energy systems, refrigerant management, storage and collection of recyclable materials, use of building materials containing recycled materials, construction waste management, environmental tobacco smoke control, protection of existing natural habitats, storm water quality control, heat reflecting roof membranes, light pollution reduction, water efficient landscaping, recycled water for irrigation, water use reduction methods, low VOC emitting sealants, adhesives, coatings, floorings, and wood materials.

Signage – Signs shown on the elevation sheet are conceptual. Signs would be implemented pursuant to a comprehensive sign program for the previously approved Napa Commerce Center project.

## **EXISTING REGULATORY SETTING**

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Specific Plan – The project site is located within the Airport Industrial Area Specific Plan and is designated Light Industrial/Business Park by the Specific Plan. This designation is intended to provide areas exclusively for modern, non-nuisance light industrial and office uses which are compatible both with each other and with adjoining non-industrial areas, including the Napa County Airport, the State Route 29 corridor, and surrounding agricultural and open space areas.

The Specific Plan indicates that this designation is intended to attract development of a higher standard with respect to construction characteristics, on-site amenities, standards of acceptable use, and off-site improvement requirements. It is intended to accommodate light industrial uses such as research and development, light manufacturing, light assembly, warehousing and distribution, large administrative headquarters, and other professional and administrative uses. This designation allows the implementation of special requirements for common improvements, site and building design, landscaping, signage, off-street parking, noise control, and outdoor storage.

The specific plan currently limits the proposed use to land consisting of 12 acres located at the Northwest corner of State Route 29 and Airport Boulevard. Under separate application made in March 2011 the applicant asked for a Specific Plan Amendment to allow a gas station at this location in the specific plan area.

Zoning – The project site is zoned IP:AC (Industrial Park with Airport Compatibility Combination District D) under the Napa County Zoning Ordinance. Like the Specific Plan designation, the purpose of the IP zoning district provides areas exclusively for modern, non-nuisance light industrial and office uses which are compatible both with each other and with the adjoining non-industrial areas including the Napa County Airport, the Highway 29 corridor, surrounding agricultural, open space areas, and which have no significant potential for major pollution, adverse visual impacts, or nuisance or hazard factors. Land uses in these areas are subject to special performance standards to ensure harmonious, unified and cohesive development. Vacant parcels are subject to lot size restrictions to ensure that opportunities for large-site business/industrial park developments will not be lost through premature subdivision into small parcels.

The minimum lot size in this district is typically five acres, the Planning Commission, however, may allow parcels to be created that are less than five acres under special circumstances such as when the project is a part of a comprehensive development plan with highly unified site, architectural, landscape and signage design approaches. The maximum floor area ratio for warehousing uses may be as high as 0.50 square feet of floor area per one (1.0) square foot of net lot area.

The landscape setback requirements for the district require a 35 foot minimum/55 foot average landscape corridor from the right-of-way along Airport Boulevard and a 25 foot minimum/40-foot average setback from the right of way along Devlin Road.

Structure design is required to be harmonious with the local setting and with neighboring developments. All facilities must reflect a high standard of architectural design, and be subject to careful architectural review. Buildings are to be either of reinforced concrete and steel, masonry, or wood frame construction. The maximum height of structures is limited to 35 feet.

## **REQUESTED ENTITLEMENTS**

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The proposed project requires the following entitlements:

1. Specific Plan Amendment to allow a gas station in a second location within the Airport Industrial Area Specific Plan. The remaining uses and conditions of approval indicated in approval P09-00329 UP remain in effect;
2. Tentative Subdivision Map Revision to accommodate a 1.19± net acre parcel for purposes of development of a gas station and car wash facility and create a remainder parcel of 31.80± acres that remains subject to conditions of approval for P09-00330 TPM;
3. Use Permit to allow the development of a gas station with drive-up coffee service and an automated carwash in one main structure and two accessory structures on 1.19± acres in the Industrial Park zone.

## **JUSTIFICATION FOR APPROVAL**

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### Land Use

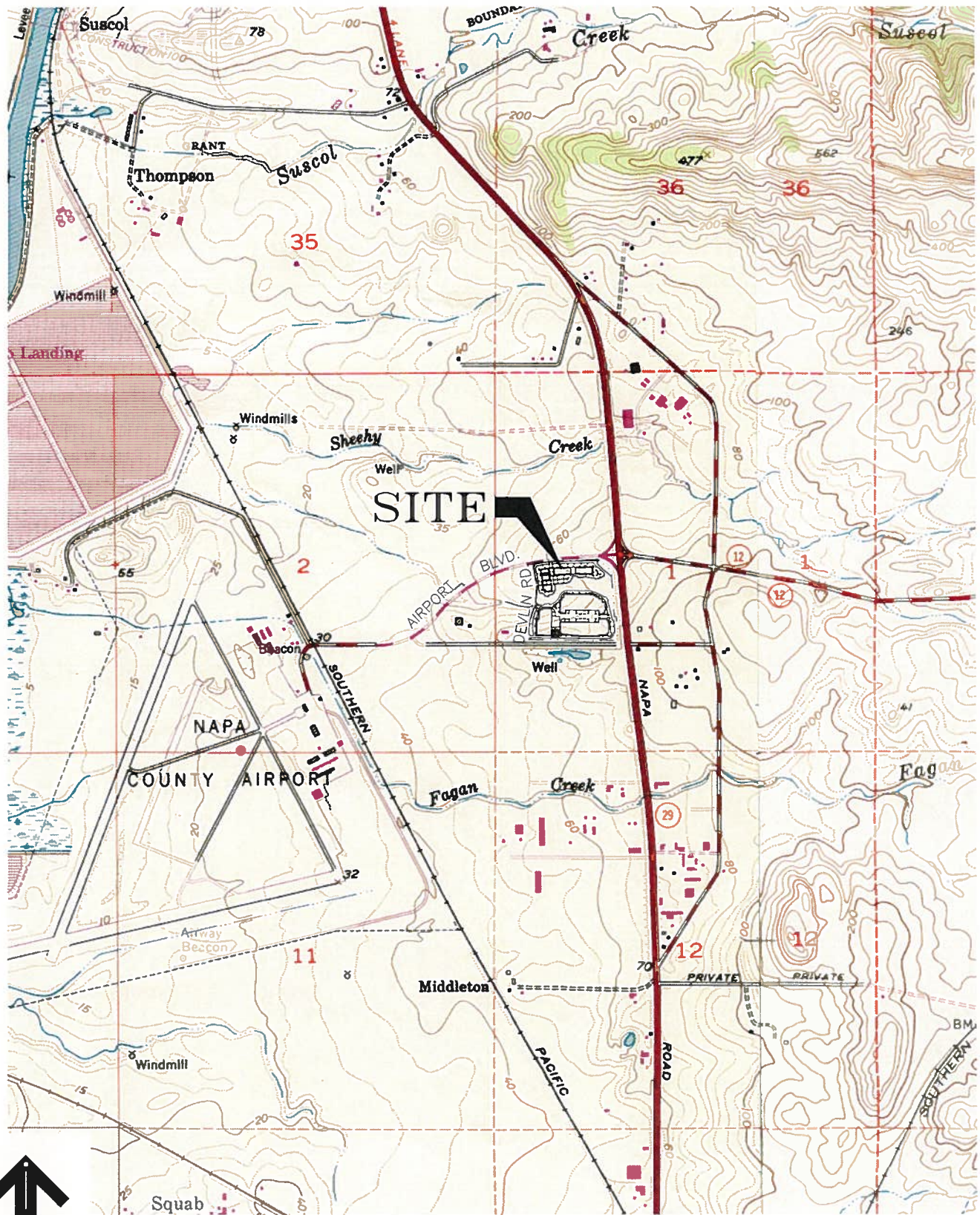
The land use is proposed to facilitate continued improvement and implementation of the Airport Industrial Area Specific Plan. Success of the specific plan comes from effective use of these lands that were designated for industrial and appropriate support uses. A gas station was proposed and approved at a

nearby location but the nature of that site is such that an end user has not materialized since approval. The specific plan framers envisioned a gas station as an integral component in the plan area. The applicant here can provide a viable location for the specific plan's anticipated support use; the access at the Napa Commerce Center site has attracted an end user.

*END*



U.S. GEOLOGICAL SURVEY (USGS) TOPOGRAPHICAL SITE LOCATION MAP  
QUADRANGLE TITLE: CORDELIA & CUTTINGS WHARF FILE NO.:



1"=2000'