



A Tradition of Stewardship
A Commitment to Service

file No P13-00009

Napa County
Conservation, Development, and Planning Department

1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417
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Use Permit Application

To be completed by Planning staff...

Application Type: Use Permit

Date Submitted: 1-10-13 Resubmittal(s): _____ Date Complete: _____

Request: _____

*Application Fee Deposit: \$ 9105.19 Receipt No. 94400 Received by: ST Date: 1-10-13

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

To be completed by applicant...

Project Name: Safe Harbor II

Assessor's Parcel No: 057-210-032 Existing Parcel Size: 2.97 ac.

Site Address/Location: 707 Technology Way Napa CA 94558
No. Street City State Zip

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

Property Owner: Safe Harbor Partners, LLC

Mailing Address: 110 Rancheria Road Kentfield CA 94940
No. Street City State Zip

Telephone No (415) 793 - 6565 E-Mail: _____

Applicant (if other than property owner): _____

Mailing Address: _____
No. Street City State Zip

Telephone No () - E-Mail: _____

Representative (if applicable): Balanced Planning, Beth Painter

Mailing Address: 1455 First Street, Suite 217 Napa CA 94559
No. Street City State Zip

Telephone No (707) 287 - 9089 E-Mail: beth@bnpapa.com

Use Permit Information Sheet

Use

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

The proposed use is a wine storage facility on a +/-2.97 acre parcel on Technology Way. Safe Harbor constructed a similar facility at 303 Gateway Road West in 2006. This facility will provide the same wine storage in a stainless steel tanks. The building will be a total of 61,879 square feet, with a 59,745 square foot floor area/footprint. This includes a small 2,134 square foot mezzanine. Building height is 35' as defined by the zoning ordinance. Mobile bottling will be available at the rear of the building for wine storage customers only.

Please also refer to the narrative and to Sheet T1 of the architectural drawings (Greg LeDoux and Associates).

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

District _____

Regional _____

State ABC

Federal TTB

Improvements

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

All off site improvements were completed at the time the lot was created. On site improvements include grading for the building pad, parking and driveways with the associated curbs, paving, landscaping and sidewalks.

Water shall be provided by the City of American Canyon (refer to Will Serve letter dated Nov. 29, 2012)

Sewer Service shall be provided by NSD (refer to Will Serve letter dated Nov. 20, 2012)

The project will also utilize recycled water for landscape irrigation.

Improvements, cont.

Total on-site parking spaces: 0 existing 45 proposed

Loading areas: 0 existing 3 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): 2.97 acres

Employment and Hours of Operation

Days of operation: _____ existing 7 days/week proposed

Hours of operation: _____ existing 6 a.m. - 6 p.m. proposed

Anticipated number of employee shifts: _____ existing 1 proposed

Anticipated shift hours: _____ existing 10 proposed

Maximum Number of on-site employees:

☒ 10 or fewer ☐ 11-24 ☐ 25 or greater (specify number) _____

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

☐ other (specify number) _____

NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION
BUSINESS ACTIVITIES

Page 1 of

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)		1	EPA ID # (Hazardous Waste Only)	2
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As) Safe Harbor				
BUSINESS SITE ADDRESS Technology Way				
BUSINESS SITE CITY Napa			CA	ZIP CODE 94558
CONTACT NAME			PHONE	

II. ACTIVITIES DECLARATION

NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page.

Does your facility...	If Yes, please complete these pages of the UPCF....	
A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO 4	HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	<input type="radio"/> YES <input checked="" type="radio"/> NO 4a	Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	<input type="radio"/> YES <input checked="" type="radio"/> NO 5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
D. ABOVE GROUND PETROLEUM STORAGE Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	<input type="radio"/> YES <input checked="" type="radio"/> NO 8	NO FORM REQUIRED TO CUPAs
E. HAZARDOUS WASTE Generate hazardous waste? Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)? Treat hazardous waste on-site? Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)? Consolidate hazardous waste generated at a remote site? Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site? Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste. Household Hazardous Waste (HHW) Collection site?	<input type="radio"/> YES <input checked="" type="radio"/> NO 9 <input type="radio"/> YES <input checked="" type="radio"/> NO 10 <input type="radio"/> YES <input checked="" type="radio"/> NO 11 <input type="radio"/> YES <input checked="" type="radio"/> NO 12 <input type="radio"/> YES <input checked="" type="radio"/> NO 13 <input type="radio"/> YES <input checked="" type="radio"/> NO 14 <input type="radio"/> YES <input checked="" type="radio"/> NO 14a <input type="radio"/> YES <input checked="" type="radio"/> NO 14b	EPA ID NUMBER – provide at the top of this page RECYCLABLE MATERIALS REPORT (one per recycler) ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit) CERTIFICATION OF FINANCIAL ASSURANCE REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION HAZARDOUS WASTE TANK CLOSURE CERTIFICATION Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator. See CUPA for required forms.

F. LOCAL REQUIREMENTS

(You may also be required to provide additional information by your CUPA or local agency.)

UPCF Rev. (12/2007)

USE PERMIT: PROJECT STATEMENT
Safe Harbor II Wine Storage Facility
Technology Way, Napa

APPLICANT/OWNER:

Safe Harbor Partners, LLC
110 Rancheria Road
Kentfield, CA 94904

APPLICANT/OWNER REPRESENTATIVE:

Beth Painter
Balanced Planning
1455 First Street, Suite 217
Napa, CA 94559

APN: 057-210-032

ACREAGE: 2.97 acres

GENERAL PLAN MAP DESIGNATION: IP, Industrial Park

ZONING DESIGNATION:

IP, Industrial Park
AC, Airport Compatibility

GENERAL PROJECT DESCRIPTION:

The property is located at 707 Technology Way, within the Industrial Area of the Napa County Airport Industrial Park. The lot is currently undeveloped. This proposal is to construct a wine storage facility. The building will be 61,879 square feet in size including 4,433 square feet of non-warehouse related amenities. The majority of the space will be warehouse storage of wine in stainless steel tanks.

The site plan shows the building, parking, on-site truck circulation, and general landscape areas. The floor area ratio (FAR) after full build out will be 0.46, just below the allowable 0.50. All vehicles will enter from the North-East driveway. Trucks will stop at the entry scale as needed and then continue to the loading zone for off load or pick up. Trucks will exit from the South-East driveway in a one way loop. The North-East driveway will be wide enough to accommodate two way traffic such that cars can exit without making the full loop behind the building.

Buildings in the IP Zoning District must comply with the detailed design standards contained in Section 18.40.050. The primary goal is to assure that all structures are harmonious with the local setting and with neighboring developments and reflect a high standard of architectural design. The design and scale of buildings and structures is intended to be attractive on all four sides, be articulated with windows, reveals, cornice detailing appropriate to the scale of the building, building projections, trellises, landscaping or other devices which in total serve to soften, unbroken building walls. The building shall be steel frame construction with insulated steel roof and wall panels. The exterior steel panels will be a combination of medium and light non-gloss earth tone colors finished with a factory applied "adobe" texture integral color coating that resembles a light sand exterior plaster finish. Brighter or contrasting colors are used for building accents. A cool roof will be utilized for energy efficiency.

The project will be provided with water service from the City of American Canyon. American Canyon as described in the November 29, 2012 "Will Serve" letter. Napa Sanitation District (NSD) will provide sewer service as described in their November 20, 2012 "Will Serve" letter. The building will be sprinklered for fire protection. Landscaping will be watered with reclaimed water that is available to the property.

The warehouse will provide storage for bulk wine in stainless steel tanks in a refrigerated building. The facility will be run by up to 10 full time and part time employees. The primary use is for bulk wine storage. No crushing or pressing services will be provided. The primary client base will be existing wineries that do not have adequate storage on their sites for their product. Because this facility will not offer wine production, but will focus on effectively consolidating storage of wines in one location, the truck traffic associated with the storage will not represent new wine volumes. In fact, the warehouse will effectively reduce truck traffic by consolidating storage at one location. Mobile bottling services will be available at the rear of the building for wine storage customers only.

There will be no retail sales and no access for the general public. Individual clients may undertake limited marketing by meeting with members of the wine trade, such as their distributors, restaurants, wine shop owners and similar types of wine buyers. The only signage will be to identify the building as a wine storage facility.

GREENHOUSE GAS EMISSION REDUCTION MEASURES AND CLIMATE ACTION PLAN FEATURES:

In keeping with the goals of the State and County along with this business, we are designing this project with the latest and best technology and features available and feasible for energy efficiency, green house gas emission reductions and use of sustainable products. An example of features that we will be utilizing are:

1. Cool roof materials;
2. Maximum insulation attainable, to the point of diminishing returns;
3. High percentage of recycled metal materials which can be recycled in the future;
4. Minimal fenestration for a controlled environment;
5. Passive night cooling features to take advantage of the climatic variations;
6. Extremely high thermal mass by the volume of liquid in the building, along with an extra thick concrete slab;
7. Full compliance with Cal Green standards, see attached CalGREEN checklist;
8. 10 bicycle racks on site, plus the close proximity of the sister facility where employees can walk or bicycle between;
9. On-site water retention and control thru vegetative swales;
10. Use of reclaimed water for irrigation;
11. Water efficient and drought tolerant landscape design and irrigation;
12. On-site electric vehicle charging stations;
13. Carpool parking designation;
14. Recycling of all materials that are recyclable, including solids collected by tanks that filter the washing of the tanks that are used for fertilizer;
15. The use of storage in the steel containers is a technology that reduces the use of oak barrels and the extra buildings required at individual to warehouse them given the limited height and capacity of barrels.
16. The project will be commissioned according to the Cal-Green code, including HVAC, Plumbing, Electrical and Irrigation systems;
17. The project will be engineered to allow for future PV solar panels as an on-site energy source. As the industry is changing rapidly, the specification of the panels is to be determined;
18. Indoor air quality will utilize low and no emitting finishes and construction materials. Low and no VOC paints, caulks, adhesives, etc:
19. High efficiency HVAC equipment, low-E dual pane windows, occupancy sensor lighting controls, etc. to exceed current Title 24 Energy Compliance by 15%;
20. Pretreatment of process waste with settling tank and recycling of solid waste. See also 14 above.