



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

**APPLICATION FOR USE PERMIT**

FOR OFFICE USE ONLY

ZONING DISTRICT: IP : AC Date Submitted: 2/14/07

REQUEST: ± 170,949 Square Feet of Date Complete: \_\_\_\_\_

new light industrial buildings with Date Published: \_\_\_\_\_

S-100% office build-out.

± 499,584 SF total development ZA CDPC BS APPEAL

area. Hearing \_\_\_\_\_

Action \_\_\_\_\_

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

Applicant's Name: Napa Airport Corporate Centre, LLC

Telephone #: (916) 379-1215 Fax #: (916) 379-6615 E-Mail: mkelley@panattoni.com

Mailing Address: 8775 Folsom Blvd. #200, Sacramento CA 95826  
No. Street City State Zip

Status of Applicant's Interest in Property: Owner

Property Owner's Name: Same as above

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

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

Site Address/Location: Corner of South Kelly Rd and Highway 29  
No. Street City State Zip

Assessor's Parcel #: 057-090-076 Existing Parcel Size: 34.4 acres

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, floor plan, building elevations, water supply/waste disposal system site 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 the right of access to the property involved.

M.T.S.  
 Signature of Applicant Date \_\_\_\_\_  
Melvin T. Souza  
 Print Name

M.T.S.  
 Signature of Property Owner Date \_\_\_\_\_  
Melvin T. Souza  
 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 (attached detailed description as necessary) (including where appropriate product/service provided): Light industrial buildings with 5% - 100% office build-out and yard space or additional parking.
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify): \_\_\_\_\_
- C. Estimated Completion Date for Each Phase: Phase 1: Fall 2008 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: \_\_\_\_\_
- F. Additional Licenses/Approval Required:
- District: \_\_\_\_\_ Regional: \_\_\_\_\_  
State: \_\_\_\_\_ Federal: \_\_\_\_\_

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

- A. Floor Area/Impervious area of Project (in square ft): 179,949 SF  
Proposed total floor area on site: 179,949 SF  
Total development area (building, impervious, leach field, driveway, etc.): 499,584 SF  
New construction: 179,949 SF  
existing structures or portions thereof to be utilized: NA  
existing structures or portions thereof to be moved: NA
- B. Floor Area devoted to each separate use (in square ft):  
living: NA storage/warehouse: 5% - 100% offices: 5% - 100%  
sales: NA caves: NA other: NA  
septic/leach field: NA roads/driveways: \_\_\_\_\_
- C. Maximum Building Height: existing structures: NA new construction: \_\_\_\_\_
- D. Type of New Construction (e.g., wood-frame): concrete tilt
- E. Height of Crane necessary for construction of new buildings (airport environs): 45'
- F. Type of Exterior Night Lighting Proposed: Building-mounted and pole lights
- 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):  
☐ 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)  
(Reference Table 6 A of the 2001 California Building Code)

## III. PARKING

- |                                  | Existing | Proposed   |
|----------------------------------|----------|------------|
| A. Total On-Site Parking Spaces: | <u>0</u> | <u>271</u> |
| B. Customer Parking Spaces:      | <u>0</u> | <u>TBD</u> |
| C. Employee Parking Spaces:      | <u>0</u> | <u>TBD</u> |
| D. Loading Areas:                | <u>0</u> | <u></u>    |

| IV. TYPICAL OPERATION                         |   | Existing | Proposed           |
|---|---|----------|--------------------|
| A.  | Days of Operation:  | <u>0</u> | <u>7</u>           |
| B.  | Expected Hours of Operation:  | <u>0</u> | <u>7 AM - 6 PM</u> |
| C.  | Anticipated Number of Shifts:   | <u>0</u> | <u>1</u>           |
| D.  | Expected Number of Full-Time Employees/Shift:                         | <u>0</u> | <u>TBD</u>         |
| E.  | Expected Number of Part-Time Employees/Shift:                         | <u>0</u> | <u>TBD</u>         |
| F.  | Anticipated Number of Visitors  |          |                    |
|   | • busiest day:  | <u>0</u> | <u>TBD</u>         |
|   | • average/week:   | <u>0</u> | <u>TBD</u>         |
| G.  | Anticipated Number of Deliveries/Pickups                              |          |                    |
|   | • busiest day:  | <u>0</u> | <u>TBD</u>         |
|   | • average/week:   | <u>0</u> | <u>TBD</u>         |
| V. SUPPLEMENTAL INFORMATION FOR SELECTED USES |   |          |                    |
| A.  | Commercial Meeting Facilities<br>Food Serving Facilities              |          |                    |
|   | • restaurant/deli seating capacity:                                   | <u>0</u> |                    |
|   | • bar seating capacity:   | <u>0</u> |                    |
|   | • public meeting room seating capacity:                               | <u>0</u> |                    |
|   | • assembly capacity:  | <u>0</u> |                    |
| B.  | Residential Care Facilities (6 or more residents)<br>Day Care Centers | Existing | Proposed           |
|   | • type of care:   | <u>0</u> | <u>0</u>           |
|   | • total number of guests/children:                                    | <u>0</u> | <u>0</u>           |
|   | • total number of bedrooms:   | <u>0</u> | <u>0</u>           |
|   | • distance to nearest existing/approved facility/center:              | <u>0</u> | <u>0</u>           |

# INFORMATION SHEET

## I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): Light industrial buildings with 5% - 100% office build-out and yard space or additional parking
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify): \_\_\_\_\_
- C. Estimated Completion Date for Each Phase: Phase 1: Spring 2008 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: \_\_\_\_\_
- F. Additional Licenses/Approval Required:  
District: \_\_\_\_\_ Regional: \_\_\_\_\_  
State: \_\_\_\_\_ Federal: \_\_\_\_\_

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

- A. Floor Area/Impervious area of Project (in square ft): 139,833 SF  
Proposed total floor area on site: 139,833 SF  
Total development area (building, impervious, leach field, driveway, etc.) 436,061 SF  
New construction: 139,833 SF  
existing structures or portions thereof to be utilized: N/A  
existing structures or portions thereof to be moved: N/A
- B. Floor Area devoted to each separate use (in square ft):  
living: N/A storage/warehouse: 5% - 100% offices: 5% - 100%  
sales: N/A caves: N/A other: N/A  
septic/leach field: N/A roads/driveways: 126,190 SF
- C. Maximum Building Height: existing structures: N/A new construction: 32'
- D. Type of New Construction (e.g., wood-frame): concrete-tilt
- E. Height of Crane necessary for construction of new buildings (airport environs): 45'
- F. Type of Exterior Night Lighting Proposed: Building mounted + pole lights
- 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):  
☐ 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)  
(Reference Table 6 A of the 2001 California Building Code)

## III. PARKING

|                                  | Existing | Proposed          |
|----------------------------------|----------|-------------------|
| A. Total On-Site Parking Spaces: | <u>0</u> | <u>254</u>        |
| B. Customer Parking Spaces:      | <u>0</u> | <u>TBD</u>        |
| C. Employee Parking Spaces:      | <u>0</u> | <u>TBD</u>        |
| D. Loading Areas:                | <u>0</u> | <u>Yard Space</u> |

IV. TYPICAL OPERATION

|  | Existing | Proposed         |
|--|----------|------------------|
| A. Days of Operation:                            | <u>0</u> | <u>7</u>         |
| B. Expected Hours of Operation:                  | <u>0</u> | <u>7am - 6pm</u> |
| C. Anticipated Number of Shifts:                 | <u>0</u> | <u>1</u>         |
| D. Expected Number of Full-Time Employees/Shift: | <u>0</u> | <u>TBD</u>       |
| E. Expected Number of Part-Time Employees/Shift: | <u>0</u> | <u>TBD</u>       |
| F. Anticipated Number of Visitors                |          |                  |
| • busiest day:                                   | <u>0</u> | <u>TBD</u>       |
| • average/week:                                  | <u>0</u> | <u>TBD</u>       |
| G. Anticipated Number of Deliveries/Pickups      |          |                  |
| • busiest day:                                   | <u>0</u> | <u>TBD</u>       |
| • average/week:                                  | <u>0</u> | <u>TBD</u>       |

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities  
Food Serving Facilities

|   |          |
|---|----------|
| • restaurant/deli seating capacity:     | <u>0</u> |
| • bar seating capacity:                 | <u>0</u> |
| • public meeting room seating capacity: | <u>0</u> |
| • assembly capacity:                    | <u>0</u> |

B. Residential Care Facilities (6 or more residents)

Day Care Centers

|  | Existing | Proposed |
|--|----------|----------|
| • type of care:  | <u>0</u> | <u>0</u> |
| • total number of guests/children:                       | <u>0</u> | <u>0</u> |
| • total number of bedrooms:                              | <u>0</u> | <u>0</u> |
| • distance to nearest existing/approved facility/center: | <u>0</u> | <u>0</u> |