



Offices
Indianapolis
Alexandria
Cincinnati
St. Louis

800 E. 96th Street
Suite 175
Indianapolis, IN 46240
tel: 317.843.5959
fax: 317.843.5957

POB-00466

July 10, 2008

John McDowell
Napa County Airport Land Use Commission
Department of Public Works
2030 Airport Road
Napa, CA 94558

Re: Biagi Bros-Kendall Jackson Project – Request for Approval of ALUC

Dear Mr. McDowell,

We are requesting the approval of the Airport Land Use Commission (ALUC) for the above reference project to be located off Green Island Road in the City of American Canyon. The development will consist of a distribution/warehouse facility of approximately 650,000 SF on 36.52 acres just south of the Napa County Airport. The building height will be 36-feet at the parapet; however, there are decorative vertical projections of cornice that will extend to 42-feet. The intended use will be the storage and distribution of case good wine. The distribution network will be served by Biagi Bros trucking fleet and the California Northern Railroad. Kendall Jackson and Biagi Bros estimate employment to be at 80 employees. We will be constructing 110 parking spaces to accommodate employees, outside employees and vendors.

We have included a plot plan, building elevations, floor plan, City of American Canyon Staff Report and Final Conditions of Approval by the City of American Canyon for your review and use.

The facility will not have any electronic equipment that could interfere with airport transmission or reception of communication with aircraft. The facility will only be used for warehousing and distribution; therefore, no smoke production will be produced onsite. The facility will have exterior pole mounted lighting and wall packs mounted on the facility. The exterior lighting will be mounted at a maximum height of 30'-0" and will be shoebox style fixtures to limit any upward light pollution consistent with the requirements of the City of American Canyon. The roof will be a panelized built up single ply roof membrane. This system will be a black roof, therefore, should not be a concern in regards to reflectivity. The facility will not store any explosive or hazardous materials. During construction (October, 2008-October, 2009), we expect to have one crane onsite to set concrete panels and structural steel. The crane height would be a maximum of 150-feet. With this application, we are requesting any special permits or consideration required to have this crane onsite.

We are also requesting with this application a copy of the standard aviation easement required to be recorded with Napa County prior to construction commencement. This is one condition in the conditions of approval by the City of American Canyon.

We are requesting formal approval of the project by the ALUC. We understand that if ALUC fails to act on this request within sixty (60) days upon receipt of this request, that this request should be deemed approved and consistent by operation of law.

If you require any additional information in regards to this request, please feel free to contact me at (317)-843-5956.

Thanks for your help in this matter.

Sincerely,

SCANNELL PROPERTIES #91, LLC

A handwritten signature in black ink, appearing to read "Tim Elam". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tim Elam

Cc: Greg Biagi, Biagi Bros

Cc: Brent Cooper, Planning Director, City of American Canyon