



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

FILE # P08.00312  
 see also P08.00313

**APPLICATION FOR USE PERMIT**

FOR OFFICE USE ONLY

ZONING DISTRICT: IP

Date Submitted: \_\_\_\_\_

REQUEST: CONSTRUCTION OF THREE NEW WAREHOUSE BUILDINGS & ASSOCIATED IMPROVEMENTS IN THE AIRPORT INDUSTRIAL PARK. PLEASE ALSO SEE TENTATIVE PARCEL MAP APPLICATION P08.00313

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

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

ZA    CDPC    BS APPEAL

Hearing    \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_

Action    \_\_\_\_\_    \_\_\_\_\_    \_\_\_\_\_

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

Applicant's Name: Napa Gateway Partners, LLC - Kristen E. Pigman, Managing Partner

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

Mailing Address: 2841    Sunrise Blvd. Ste. 200    Gold River    CA    95670  
No.                          Street                          City                          State                          Zip

Status of Applicant's Interest in Property: Owner - Managing Partner

Property Owner's Name: Same as above

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

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

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

Assessor's Parcel #: 057-210-055 & 057-210-056    Existing Parcel Size: 055 = 19 ac ; 056 = 34 ac

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.

[Signature]    4/24/08  
 Signature of Applicant    Date  
Kristen E. Pigman, Managing Partner  
 Print Name

[Signature]    4/24/08  
 Signature of Property Owner    Date  
Kristen E. Pigman, Managing Partner  
 Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

\*Application Fee Deposit: \$ 7,500    Receipt No. 68229    Received by: GMC    Date: 4/24/08

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

**RECEIVED**

APR 24 2008

**INFORMATION SHEET**

**I. USE**

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): Please see attached narrative description
- B. Project Phases:  one     two     more than two (please specify): \_\_\_\_\_
- C. Estimated Completion Date for Each Phase:    Phase 1: 12 months    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 the Devlin Road extension south of Airport Blvd.
- F. Additional Licenses/Approval Required:
- District: \_\_\_\_\_    Regional: \_\_\_\_\_  
State: 1603 Notification; 402 Cert    Federal: 404 Permit

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

- A. Floor Area/Impervious area of Project (in square ft): 698,104 +/-  
Proposed total floor area on site: 374,926 +/- sq. ft.  
Total development area (building, impervious, leach field, driveway, etc.) 826,740 +/-  
New construction: \_\_\_\_\_
- existing structures or portions thereof to be utilized: None                      existing structures or portions thereof to be moved: None
- B. Floor Area devoted to each separate use (in square ft):
- living: \_\_\_\_\_    storage/warehouse: 344,512    offices: 30,048  
sales: \_\_\_\_\_    caves: \_\_\_\_\_    other: \_\_\_\_\_  
septic/leach field: \_\_\_\_\_    roads/driveways: \_\_\_\_\_
- C. Maximum Building Height: existing structures: Zero    new construction: \_\_\_\_\_
- D. Type of New Construction (e.g., wood-frame): Tilt-up precast concrete
- E. Height of Crane necessary for construction of new buildings (*airport environs*): Aprox. 80 feet
- F. Type of Exterior Night Lighting Proposed: Structure mounted down lighting/ poles in parking area
- 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)                      **X Type III B**

**III. PARKING**

	Existing	Proposed
A. Total On-Site Parking Spaces:	Zero	204
B. Customer Parking Spaces:	Zero	N/A
C. Employee Parking Spaces:	Zero	N/A
D. Loading Areas:	Zero	Zero

IV. TYPICAL OPERATION

	<u>Existing</u>	<u>Proposed</u>
A. Days of Operation:	<u>Zero</u>	<u>5 to 6</u>
B. Expected Hours of Operation:	<u>Zero</u>	<u>8 to 10</u>
C. Anticipated Number of Shifts:	<u>Zero</u>	<u>1</u>
D. Expected Number of Full-Time Employees/Shift:	<u>Zero</u>	<u>60 aggregate total</u>
E. Expected Number of Part-Time Employees/Shift:	<u>Zero</u>	<u>10 aggregate total</u>
F. Anticipated Number of Visitors		
• busiest day:	<u>Zero</u>	<u>20</u>
• average/week:	<u>Zero</u>	<u>100</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>Zero</u>	<u>40/50</u>
• average/week:	<u>Zero</u>	<u>150/200</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities  
Food Serving Facilities

- restaurant/deli seating capacity: \_\_\_\_\_
- bar seating capacity: \_\_\_\_\_
- public meeting room seating capacity: \_\_\_\_\_
- assembly capacity: \_\_\_\_\_

B. Residential Care Facilities (6 or more residents)  
Day Care Centers

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

## 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?	American Canyon Yes ___ No <u>x</u>	American Canyon Yes ___ No <u>x</u>
C. Current Water Use (in gallons/day): Current water source:	<u>Zero</u> <u>None</u>	<u>Zero</u> <u>None</u>
D. Anticipated Future Water Demand (in gallons/day):	<u>46,100</u>	<u>N/A</u>
E. Water Availability (in gallons/minute):	<u>32</u>	<u>5,000</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>
F. Completed Phase I Analysis Sheet (Attached):		
<b>II. LIQUID WASTE</b>	<u>Domestic</u> <u>(sewage)</u>	<u>Other</u> <u>(please specify)</u>
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	Community System	<u>N/A</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	Napa Sanitation District Yes ___ No <u>x</u>	<u>N/A</u> Yes ___ No ___
C. Current Waste Flows (peak flow in gallons/day):	<u>Zero</u>	<u>N/A</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>1,800</u>	<u>N/A</u>
E. Future Waste Disposal Capacity (in gallons/day):	<u>N/A</u>	<u>N/A</u>
<b>III. SOLID WASTE DISPOSAL</b>	<u>Landfill;</u> <u>waste diversion</u>	
A. Operational Wastes (on-site, landfill, garbage co., etc.):	<u>waste diversion</u>	<u>N/A</u>
B. Grading Spoils (on-site, landfill, construction, etc.):	<u>on-site</u>	<u>N/A</u>
<b>IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)</b>		
A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	<u>N/A</u>	<u>N/A</u>
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>N/A</u>	<u>N/A</u>



## Napa County Department of Environmental Management CUPA-Related Business Activities Form

**Business Name:** Greenwood Commerce Center

**Business Address:** \_\_\_\_\_

**Contact:** Kristen E. Pigman

**Phone #:** 916-853-2500

**A. HAZARDOUS MATERIALS**

Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in AST's and UST's or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

YES     NO

**B. UNDERGROUND STORAGE TANKS (UST's)**

1. Own or operate underground storage tanks?
2. Intend to upgrade existing or install new UST's?

YES     NO

YES     NO

**C. ABOVE GROUND STORAGE TANKS (AST's)**

Own or operate AST's above these thresholds:  
 -Any tank capacity with a capacity greater than 660 gallons, or  
 -The total capacity for the facility is greater than 1,320 gallons?

YES     NO

**D. HAZARDOUS WASTE**

1. Generate hazardous waste?
2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?
3. Treat hazardous waste on site?
4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?
5. Consolidate hazardous waste generated at a remote site?

YES     NO

YES     NO

YES     NO

YES     NO

YES     NO

**E. OTHER**

1. Does the business activity include car/fleet washing, mobile detailing, auto-body related activities?
2. Does the business handle Extremely Hazardous Substances in amounts that would qualify for the Risk Management Program? Some examples and their thresholds common to Napa County include: Ammonia - 500 lbs, Sulfur Dioxide - 500 lbs, Chlorine - 500 lbs.

YES     NO

YES     NO

**Department of Environmental Management – Supplemental Information Sheet**

Identify the use and feasibility of the following items:

**Source reduction of solid waste via recycling and Diversion:**

The anticipated use of the site is for warehousing and distribution of materials used in the wine industry. A portion of the largest building has been pre-leased to a local glass manufacturer for the storage of finished wine bottles. The majority of the waste stream from the project will likely be paper goods such as cardboard. The amount of material is generally unknown at this time.

Napa Recycling and Waste Services (NRWS) provides refuse and recyclable materials collection. NRWS provides single stream recycling where all recyclable materials can be placed in a single container for later sorting at a waste recovery facility. Planning for multiple container storage is the key to ensuring adequate space is eventually available for both a refuse container and a recyclable container. Large amounts of single materials are still best handled in a sorted manner and NRWS will be consulted if specific management is necessary.

**Transformation and disposal of solid wastes / Designated and Special Wastes:**

The project is not anticipated to generate wastes typically handled by incineration or biological conversion. Similarly the project is not anticipated to generate designated or universal wastes in amounts greater than typically generated by the warehousing landuse.

End users will initiate waste stream diversion from office uses integral to the main warehousing land uses. Recycling bins to segregate materials from the refuse stream can be obtained from NRWS on an as-needed basis.



FILE # POB.00313

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

see also POB.00312

**APPLICATION FOR TENTATIVE PARCEL MAP OR TENTATIVE SUBDIVISION MAP**

For Office Use Only

GENERAL PLAN/SPECIFIC PLAN DESIGNATION:

INDUSTRIAL- BUSINESS INDUSTRIAL PARK

ZONING DISTRICT IP

Date Submitted: 4.24.08

REQUEST MERGER OF APNS 057.210.055 EX  
057.210.056 AND DIVISION INTO FOUR  
NEW PARCELS. PLEASE SEE USE PERMIT  
APPLICATION POB.00312 ALL PROJECT  
BILLING SHOULD BE TO POB.00312!

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

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

ZA CDPC BS Appeal

Hearing \_\_\_\_\_

Action \_\_\_\_\_

To Be Completed By Applicant (Please Print or Type)

Applicant's Name: Napa Gateway Partners, LLC - Kristen E. Pigman, Managing Partner

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

Mailing Address: 2841 Sunrise Blvd. Ste. 200 Gold River CA 95670  
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: (none assigned) Airport Boulevard Napa CA  
No. Street City State Zip

Assessor's Parcel #: 057-210-055 Existing Parcel Size: 055 = 19 +/- ac

Purpose for Division: Parcelization for sale of individual future structures.

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

Kristen E. Pigman, Managing Partner

PRINT NAME

Kristen E. Pigman, Managing Partner

PRINT NAME

TO BE COMPLETED BY CONSERVATION DEVELOPMENT AND PLANNING DEPARTMENT

\*Application Fee Deposit: \$ 0 Receipt No.: SEE POB.00312 Received by: CMC Date: 4.24.08

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

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APR 24 2008  
02/10/2006

## WATER SUPPLY/WASTE DISPOSAL INFORMATION

### I. PROPOSED WATER SUPPLY

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

Domestic

Emergency

City

City

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

American Canyon

American Canyon

Yes  No

Yes  No

C. Water Availability (in gallons/minute):

32

5,000

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

N/A

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

N/A

### II. PROPOSED LIQUID WASTE DISPOSAL

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

Domestic  
(sewage)

Other  
(please specify)

Community system

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

Napa Sanitation  
District

Yes  No

Yes  No



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**GREENWOOD COMMERCE CENTER**  
PROJECT DESCRIPTION

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APR 24 2008

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT

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**Property Ownership**

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APN 057-210-055  
Napa Gateway Partners, LLC  
c/o the Pigman Companies, LLC  
2481 Sunrise Blvd, Ste 200  
Gold River, CA 95670  
(916) 853-2800  
kris@thepigmancompanies.com

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**Property Agents**

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TLA Engineering & Planning  
Brad Shirhall, Senior Planner  
1528 Eureka Road, Ste. 100  
Roseville, CA 95661  
(916) 786-0685  
bshirhall@tla-inc.com

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

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**Introduction**

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This document provides a comprehensive description of the components included in the proposed Greenwood Commerce Center project. 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.

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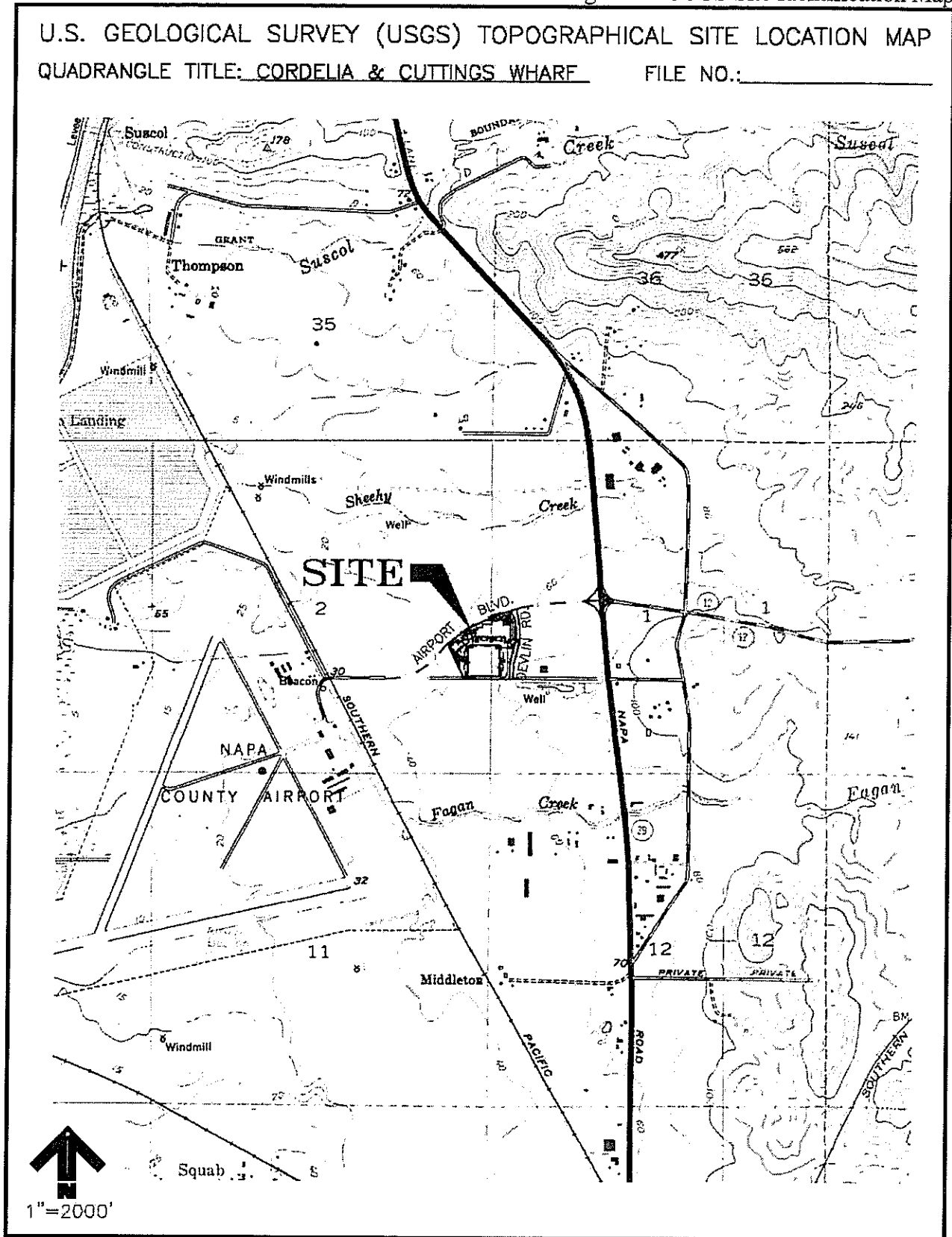
**Project Location**

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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 (see Figure 1). It is a 19± acre parcel that fronts Airport Blvd on its south side, west of Highway 29. It is immediately east of the Napa County Sheriff Station and extends east along Airport Boulevard to its three way intersection at Devlin Road.

The project site is comprised of APN 057-210-055. The project proponent is also the property owner. Construction of the proposed project and the required Devlin Road extension would also affect a small portion (0.57 acres) of parcel 057-210-056, which is not owned by the project proponent. The common boundary between the

Figure 1 - USGS Site Identification Map



two parcels does not readily accommodate any future geometric roadway design for Devlin Road. To resolve this situation, the project proponent would modify the common boundary via a Lot Line Adjustment (LLA). The LLA would be submitted and processed for recordation following approval of the requested entitlements. See Figure 2a and 2b for an illustration of the anticipated LLA.

## 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 36 feet above mean sea level in the northwest corner, to 66 feet in the far southeast corner. 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. A small group of Eucalyptus trees is located near the western boundary and a small Coast Live Oak is located at the far southeast corner of the property.

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, bicycle/pull-off lanes and sidewalks adjacent to existing development. Currently, there is a median break in front of the project site allowing eastbound traffic on Airport Boulevard to make left turns onto Gateway Drive as well as left turn lanes at Devlin Road.

Devlin Road is stubbed south from Airport Boulevard at the northeast 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 Blvd, provided linkage between Highway 29 and the Napa County Airport. The previously abandoned 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 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. A sheriff and fire department station is located immediately west of the property. South of the site is undeveloped land and light industrial warehouse uses associated with the Charles Krug winery. East of the project site are undeveloped agricultural fields.

An unnamed tributary to Sheehy Creek traverses the project site from the east, flowing across APN 056 from a culvert under Highway 29. It enters the project site approximately midway along the eastern boundary and exits the project site via a 42 inch concrete culvert under Airport Boulevard. Several culverts convey water from the east side of Highway 29 into this tributary.

Figure 2a - Existing Lot Lines

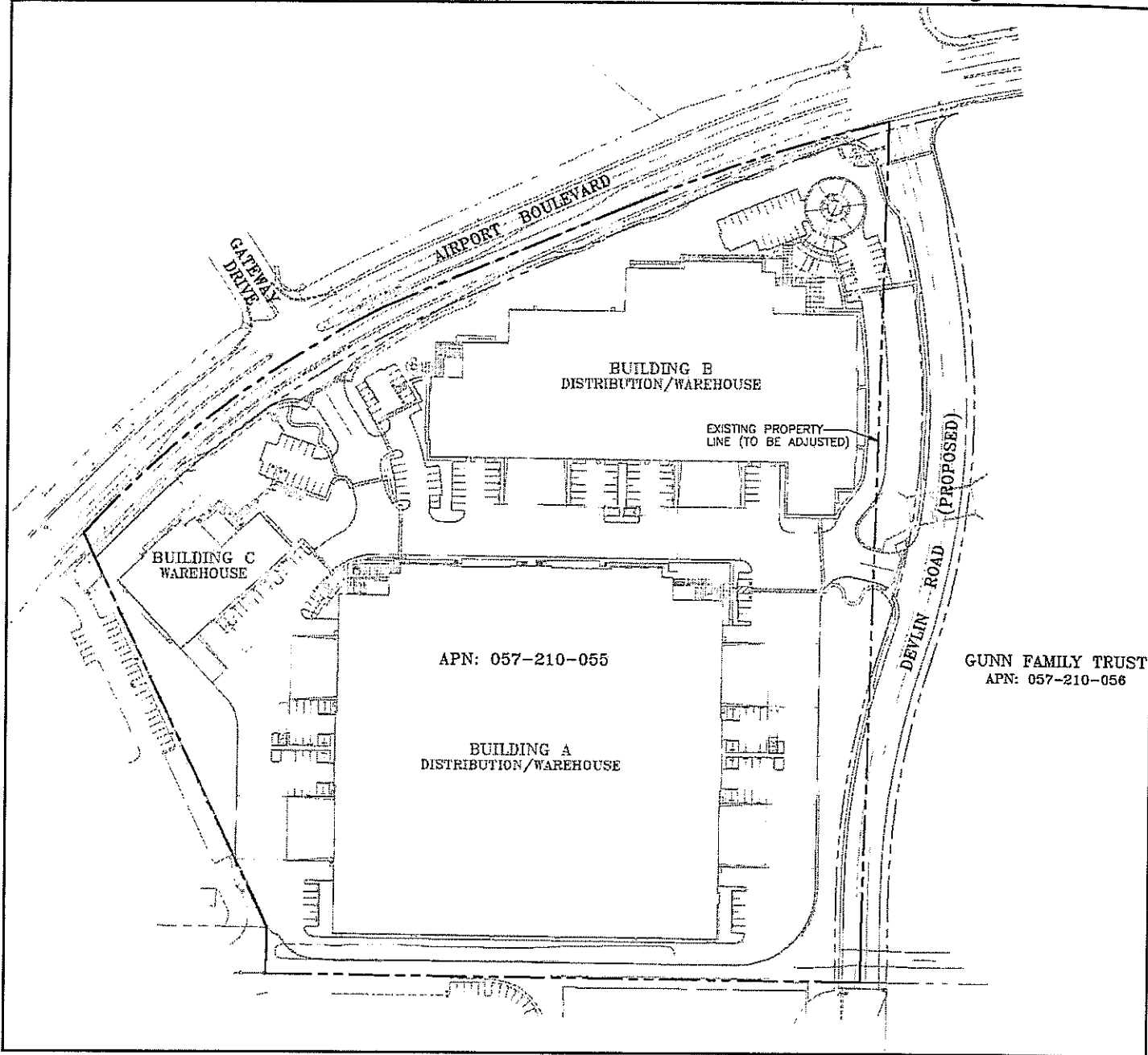
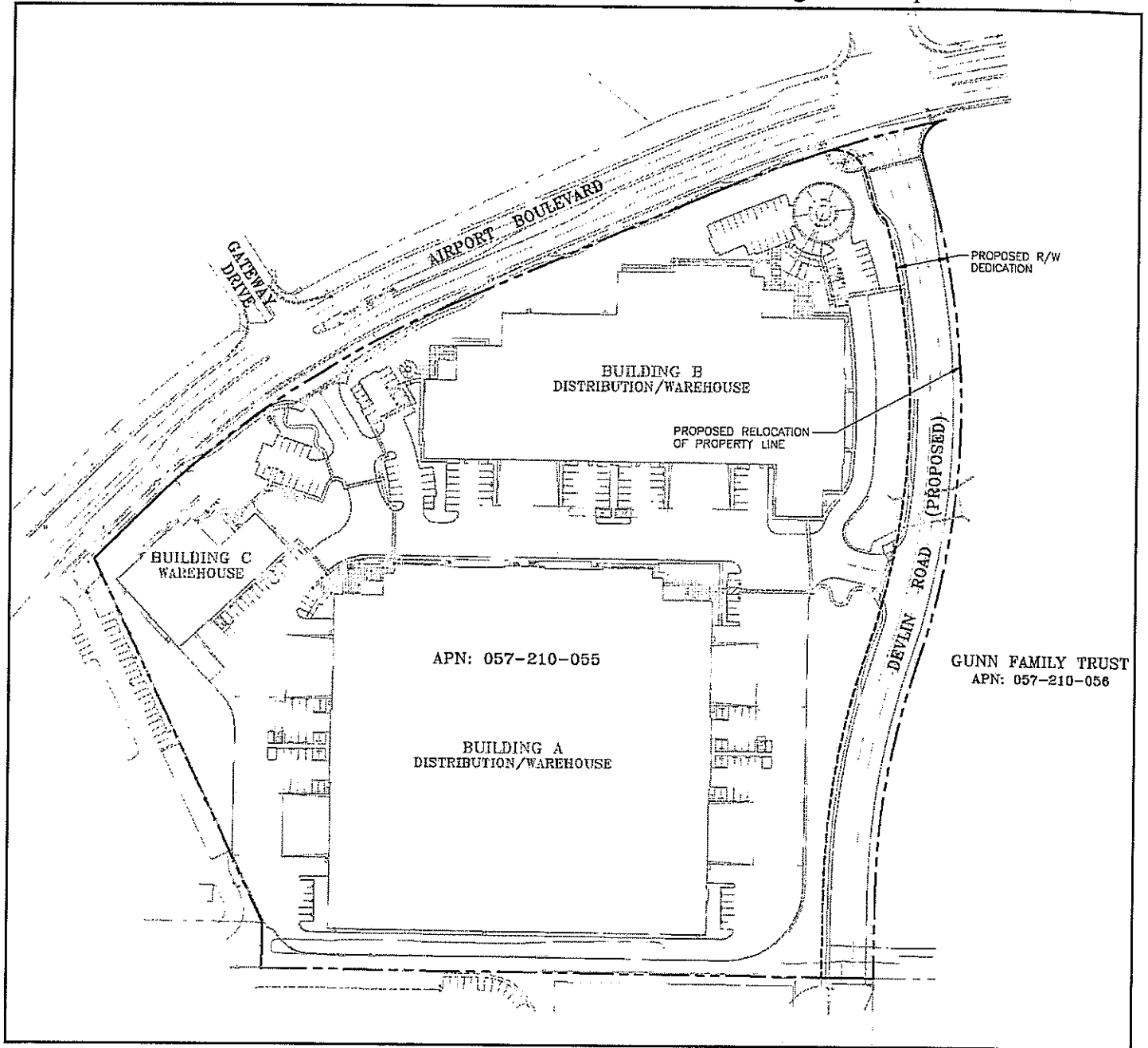


Figure 2b Proposed Lot Lines



Beyond Airport Boulevard, the water is conveyed in an underground storm drain system to Sheehy Creek.

The on-site portion of the unnamed tributary contains two small drainage culverts that are remnants of creek crossings associated with the previous ranching use. These culverts had the constricted the natural drainage flow and appear to have expanded the extent of the hydric soils and vegetation. A wetlands delineation (and verification) has been conducted on the project site. The delineation identified 0.62 acres of jurisdictional wetland resources and 0.02 acres of non-jurisdictional wetlands

A PG&E high pressure gas line and associated 15 foot easement also bisect the far northeast corner of the project site, extending southeast towards Highway 29.

An Archeological Resource Survey was performed on the site in 1988 by Archeological Resource Service (updated April 2008 and included with application materials). The survey identified at the time two groups of early 20<sup>th</sup> century barns and outbuildings which have since been removed. It was determined at that time that none of the structures were considered to be of architectural or historical merit.

### Project Objectives

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- ◆ Create a project that can support future end users in order to take advantage of business opportunities to enhance local service of the wine industry.
- ◆ Create a project that makes efficient use of the site given the limited supply of industrial land in Napa County.
- ◆ Create a development that provides a high quality architectural design theme as set forth by Napa County.
- ◆ Develop a project that returns a modest return on investment.

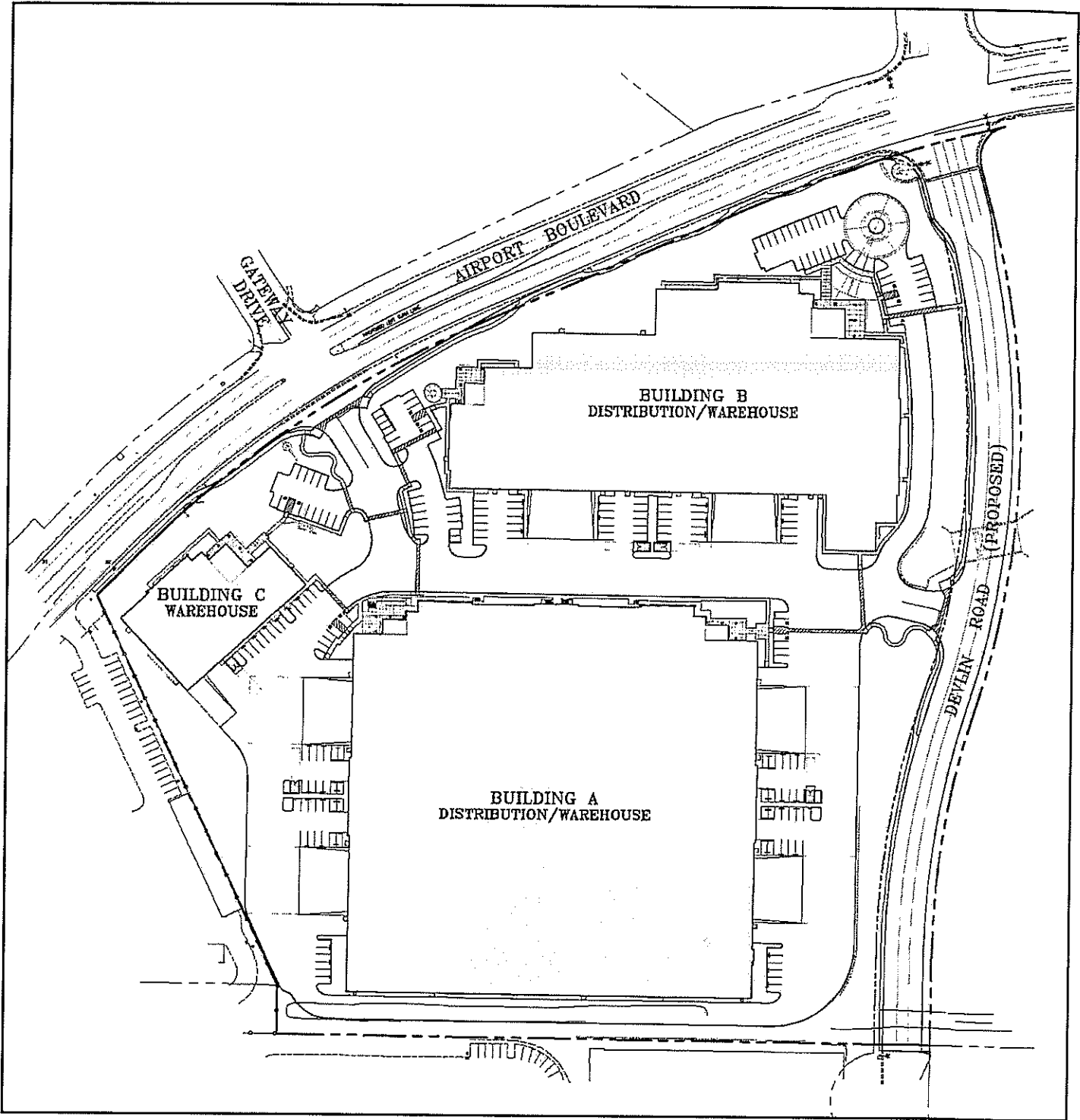
### Proposed Project

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General Use & Design –The project proposes the construction of three warehouse/distribution buildings encompassing a total of 374,926 aggregate square feet of use (see Figure 3). The proposed uses are:

<b>BUILDING STANDARDS</b>			
<b>Building</b>	<b>Warehouse/Industrial</b>	<b>Office</b>	<b>Total</b>
A	215,485	18,738	234,223
B	110,107	9,574	119,681
C	18,920	2,102	21,022
<b>Total</b>	<b>340,299</b>	<b>30,048</b>	<b>374,926</b>

Figure 3 – Site Plan



A portion of the largest building (Building A) has been preleased to a local glass manufacturer and is proposed to be utilized for the storage/distribution of wine bottles. No end users have yet been identified for the rest of this building or for the other proposed buildings. The remaining buildings would be constructed on a speculative basis though it is anticipated that the end users for these buildings also will be associated with the wine industry. As depicted above, square footage for specific land use assumes 92 percent of warehouse/distribution and 8 percent related office uses. The project traffic study submitted with this project description also assumes this same end user mix.

Each structure will have a loading bay or dock. Building A would have four separate loading bays on the east and west sides of the buildings. Building B would have loading bays on the south side of the building while Building C would have single loading bay on the south side of the building. The loading bays on Buildings B and C would be adequately concealed by the buildings themselves. The loading bays on the east side of Building A would be exposed to view from the proposed Devlin Road were it not for the proposed landscaped berm that will allow nothing more than a filtered view of the top of loading.

Access – To provide safe and efficient site access as well as on-site circulation the project proposes two points of connection to the local roadway system. Primary access would be provided via a forth leg of the existing 3-way intersection of Airport Boulevard and Gateway Drive. There is currently a prohibition of abutter's rights adjacent to Airport Boulevard. To permit access for the Gateway Drive fourth leg re-establishment of abutter's rights is necessary for approximately 120 feet.

In addition to access from Airport Boulevard, the proposed project would construct turn movement facilities and mirror the east bound left turn pocket onto Gateway Drive with a west bound, left turn pocket from Airport Boulevard into the site. The ultimate length of the left turn pocket would be identified in conjunction with a subsequent traffic study. Additionally, acceleration and deceleration lanes, of at least 125 feet in length would be constructed on the east and west sides of the entry road off Airport Boulevard

The second point of access would be off an extension of Devlin Road, south of Airport Boulevard. This will facilitate a more direct route for traffic within the industrial park thereby minimizing the amount of traffic on Airpark Road as well as Airport Boulevard between the Napa County Airport and Devlin Road. Access into the project will be provided via a driveway off of Devlin Road approximately 550 feet south of the intersection with Airport Boulevard.

Parcelization – Four new parcels would be created. The parcels (referred to as lots on the tentative map) would encompass each proposed structure (and 5± feet beyond exterior walls and a minimum of one foot outside of roof lines) and each respective loading dock. This would result in three separate parcels around three separate structures. The fourth parcel held in common interest would encompass all remaining property on the site. This fourth parcel would contain drive aisles, all parking spaces, on-site landscaping, storm water detention and treatment facilities, and other common interest infrastructure. Long term operation and maintenance of



common facilities will be structured under a combination of CC&R's, a property owners association and/or reciprocal agreements/easements.

Architecture – All three buildings will be constructed primarily of site cast, tilted concrete panels with a variety of architectural enhancements. The typical wall panels are to be enhanced with reveals and a textured elastomeric coating in a multi-colored paint pallet. The areas around the building entries would be enhanced with stone veneer, metal siding, tinted glazing in aluminum frames, architectural steel elements and exposed stain grade architectural glu-lam beams supporting standing seam metal roofs. The placement of these enhancements are focused at those locations most visible from the public roadways.

Wetland Impact – Construction of the proposed project would result in an impact to approximately 0.485 acres of jurisdictional wetlands. Wetland impacts would be avoided and minimized in order to preserve approximately 0.139 acres by clear spanning the wetland swale along the Devlin Road extension and preserving as a natural swale adjacent to the entry off Airport Boulevard. In both instances, each resource is preserved as a natural backdrop for the proposed entry features of the project.

### Existing Regulatory Setting

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Specific Plan – The project site is located within the Napa County 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.

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. For development plans of 30 acres or less in size, a minimum of 20 percent of the site must be landscaped. Plans must reflect a high standard of landscape design and are subject review and approval of the Planning Commission.

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.

Buildings of 10,000 square feet of gross floor area are required to have at least one off-street loading space, plus one additional space for every 40,000 square feet of gross floor area. Off street loading spaces should not be located within the required front yard and shall not be placed to face any public street.

The Napa County Code section 18.110.030 requires parking to be provided for warehousing in the amount of 1 space per 1,000 square feet for the first 10,000 square feet of building area and 1 space for every 2,000 square feet thereafter. Parking is required for the associated office space at a rate of 4 spaces for every 1,000 square feet. For the project as proposed, a total of 308 spaces would be required for the cumulative building area. Based upon the experience and insight conveyed to us by the Napa County Planning Staff, 308 spaces would likely be excessive given the nature of end users that are proposed for the project. As such, the project includes a request for a reduction to 204 spaces, which are shown on the site plan. The site plan also shows how the landscaping could be altered to accommodate 62 additional parking spaces (for a total of 266) should future end users create additional parking demand.

<b>PARKING STANDARDS</b>								
<b>BUILDING</b>	<b>OVERALL BUILDING SIZE (S.F.)</b>	<b>OFFICE (S.F.)</b>	<b>WAREHOUSE/ INDUSTRIAL (S.F.)</b>	<b>TOTAL PARKING REQUIRED</b>	<b>PARKING PROVIDED</b>	<b>ADDITIONAL PARKING POTENTIAL</b>	<b>PARKING SURPLUS/ DEFICIT</b>	<b>SURPLUS/DEFICIT W/ ADDITIONAL SPACES IMPROVED</b>
<i>A Parking Required</i>	234,223	18,738	215,485					
		75	113	188	73	36	-115	-79
<i>B Parking Required</i>	119,681	9,574	110,107					
		38	60	98	104	26	6	32
<i>C Parking Required</i>	21,022	2,102	18,920					
		8	14	22	27	0	5	5
<b>Total</b>	<b>374,926</b>	<b>30,048</b>	<b>344,512</b>	<b>308</b>	<b>204</b>	<b>62</b>	<b>-104</b>	<b>-42</b>

As discussed in the Proposed Project section above, the project site contains a wetland swale and a seep. An approximately 0.49 acre portion of this feature will necessarily be piped as part of the project construction. Consequently, the project would be subject to authorization under Section 404 of the Clean Water Act (CWA) for the discharge of fill material into waters of the United States. As well, Section 1602 of the California Fish and Game Code requires written notification to the California Department of Fish and Game before a stream may be altered.

Section V(H) of the Specific Plan states that the Planning Commission may modify the site development standards applicable to a project (including those set forth in the Specific Plan or in Title 18 of the Napa County Code) if the following site-specific findings can be made:

1. The proposed modifications comply with the variation procedure requirements of Title 18 of the Napa County Code;
2. The proposed modifications, considered together with site specific mitigation measures and restoration where necessary, will provide superior overall aesthetic, environmental, and/or economic benefit than the minimum development standards set forth in the Specific Plan; and
3. The proposed modifications are consistent with applicable airport safety regulations.

A modified development standard approved pursuant to this Section H shall prevail over any inconsistent site development standard provided for in this Specific Plan or in Title 18 of the Napa County Code.

Finally, regarding the requirements specific to Airport Compatibility Combination District D the proposed use, density, and development standards are compatible with District D requirements.

### Requested Entitlements

#### Entitlements:

The proposed project is requesting the following entitlements:

1. Conditional Use Permit to allow the development of 374,926± square feet of warehouse/industrial buildings on the subject 19-acre site (Assessor's Parcel No. 057-210-055). In conjunction with the requested Conditional Use Permit the project proposes a variation to development standards in accordance with Section 18.40.250 of the Napa County Zoning Ordinance. Specifically, modifications to the following standards are requested as discussed in the project description above and specified as follows:
  - a) Setbacks: The project as proposed exceeds the setback requirements along Devlin Road and meets the setbacks along the current right-of-way along Airport Boulevard. However, the required acceleration lane and the resultant right-of-way dedication will result in two corners encroaching within that 35 foot setback.
  - b) Landscape requirements; the minimum requirement for landscaping within this district is 20 percent of the overall site. The project proposes 20 percent but is doing so in conjunction with a requested 34 percent reduction in the amount of parking. Should additional parking be required for a particular end user, the landscaping would be reduced proportionately.
  - c) Parking; as noted in item "b" above, the project is proposing a 34 percent reduction in the amount of overall parking for the site as the anticipated end users have a demonstrably smaller parking demand than is typical for warehousing and storage buildings.
  - d) Sign area: the project proposes approximately 856 square feet of attached signage and 71 square feet of detached signage.
  
2. Tentative Subdivision Map to subdivide the subject site into four parcels as follows:

Parcel	Acres
Lot A	6.10±
Lot B	3.27±
Lot C	0.62±
Lot D	8.90±
<hr/>	
Total	18.89±

**Other Requested Actions:**

1. The project also proposes concurrent review and processing of a grading permit so that immediately upon approval of the environmental document, the grading permit can be issued and mass grading of the site can commence, subject to approval and permits from other regulatory agencies.
2. The proponent also is requesting abandonment of the existing utility easement along the old Aviation Way. The project proposes in its place a narrower 15' wide easement that would sufficiently accommodate the reclaimed water line.
3. Finally, the project, as currently proposed will require preparation, processing and recordation of a Lot Line Adjustment (LLA) between APN: 057-210- 55 and 56. The LLA is intended to occur subsequent to entitlement approval but prior to recordation of the project's final map. This will allow implementation of dedication of the right away for Devlin Road (See Figure 2a and 2b).

## Justification for Approval

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The project has been designed for consistency with the Napa County General Plan (as proposed in the current update), the Napa County Airport Industrial Area Plan and the Napa County Development Code. One intent of the Area Plan is to provide adequate areas and standards for the orderly development of viable Business/Industrial Park uses.

The plan is intended to provide the Napa County Planning Commission, Airport Land Use Commission, and Board of Supervisors with an explicit policy base for decision making with respect to development within the planning area. The Specific Plan states that “the plan’s policies should not be viewed as unalterable” but rather as statements of what is considered to be in the best interest of the County at the point in time it was adopted.

Further, the Economic Development Element of the updated General Plan recognizes the limited availability of non-agricultural land in Napa County. As such, Policy E-8(f) states that new industrial uses should make efficient use of the limited supply of industrial land in the county. This project is designed consistent with this policy. Warehouse and industrial-type developments typically realize 35 percent site coverage. The project maximizes the building space on the site with gross coverage of 45 percent while still substantially complying with the Napa County requirements for parking, landscaping and storm water treatment and management.

The Circulation Element of the Airport Area Specific Plan states that “no direct access to local properties should be permitted from Airport Road. These properties should be accessed from new collector streets which intersect with Airport Road.” In order to most efficiently utilize the site in accordance with Policy E-8(f), a driveway onto Airport Boulevard is absolutely necessary to facilitate circulation.

Policy AG/LU-95: New land uses in the South County Industrial Areas shall be compatible with or buffered from adjacent industrial uses and consistent with the Land Use Compatibility Plan for Napa Airport. Policy AG/LU-96: Consistent with the County’s 1986 Airport Industrial Area (AIA) Specific Plan, as amended, the County will encourage industrial use and limit tourist-serving uses and regional retail uses.