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March 31, 2009

John McDowell
Napa County Airport Land Use Commission
1195 3rd Street
Napa, CA 94559

RE: Oat Hill Winery Condominiums Consistency Determination Request

Dear Napa County Airport Land Use Commission,

I am formally requesting that the Napa County Airport Land Use Commission (ALUC) evaluate the project described below and issue a "consistency determination" along with any other requirements or conditions deemed necessary for the project. The ALUC's failure to act on the referral within sixty (60) days of the date of receipt of the referral shall result in the proposed action being deemed consistent by operation of law.

The project site is located in the City of American Canyon, west of Highway 29 and sits atop the North East section of Oat Hill at the western terminus of Napa Junction Road. (APN#s 058-380-012 & -013) The property is visible from both the North and South ends of the City. The property is a vacant, rectangular-shaped, site approximately 459,450 square feet or 10.55 acres in size. A grade change of approximately 40 feet occurs across the site. The majority of the 10.55 acre site is characterized by hillside with slide areas with an approximate one acre flat existing pad. (See attached **Exhibit "A" - Vicinity Map**).

The proposed project is a 56,084 square foot industrial condominium development to be used by small wineries and wine related businesses. Office and wine tasting room spaces are anticipated in the front of each suite with a wine-flex space located in the rear. This project sits atop Oat Hill on the west side of Highway 29 with views North towards Napa Valley and the vineyards on the east side of Highway 29. (See attached **Exhibit "B" - Site Plan**).

The project would consist of one building totaling 56,084 square feet, which includes 10,479 square feet of future second floor mezzanine space, and is proposed to be subdivided in up to 9 individual units of approximately 6,000 square feet each. The proposed 56,084 square foot building on the approximately 459,450 square foot site represents a 12% building coverage (0.12 FAR). The "wine-flex" space is intended to include, but not be limited to: wine tanks, wine

barrel storage, cased good storage, small lab space, wine production equipment and other wine production and wine related equipment and supplies. Each individual winery unit would have approximately 3,710 square feet of wine-flex space in the rear with roughly 2,438 square feet of office/tasting room area in the front of the building (1,290 square foot of first floor and 1,148 square feet of future, second floor mezzanine). Each unit has the potential for second floor mezzanine space and this Application assumes that each unit will have the second floor built out. It is anticipated that each winery unit will have onsite tastings by appointment only along with some onsite retail sales. Some of the units will be designed to have second story balconies to capture the magnificent views from the site that look north towards Napa Valley, while all units will have potential for second floor tasting or office space to also capture the viewsheds from the site. Wine related businesses would incorporate the same "flex-space" and office square footage configurations. The main rooflines for the building would be 31 feet high and portions of the building would rise to 33 feet high. There is one tower located within the building frontage to provide architectural relief rising to a maximum height of 42 feet. The front elevation of the building also has a "raised roof" area to provide further architectural relief. (See attached **Exhibit "C" - Elevations, Sections, Floor Plan & Roof Plan**).

It is anticipated, based on conversations with future winery users and existing, similar developments in Napa and Sonoma County, that each winery unit will have approximately 3 full-time employees and up to 2 part-time employees working 8 hours a day and 5 days a week. This means the entire site will have up to 27 full-time employees and up to 18-part time employees during the crush season, 8 hours a day. The proposed winery uses for the project with tasting by appointment only do not demand frequent client or user trips to the site and it can be estimated that approximately 1 trip per day, for the entire site, will be from clients or visitors to the site during peak times.

Please find attached to this letter the required items for the application together with a summary of these submitted items. Thank you for your attention to this matter.

Sincerely,



Richard H. Hess
President

Oat Hill Winery Condominiums Application Contents:

1. (attached)
2.
 - a) There is no electrical equipment proposed with this project that could interfere with the airport.
 - b) There is no smoke production proposed with this project or the associated wine production use that could interfere with the airport.
 - c) The City of American Canyon will likely impose a standard Mitigation Measure in the project's Mitigated Negative Declaration which would state that all lighting be oriented downward. Details of the proposed exterior lighting for the site is attached. (See **Exhibit "D" – Exterior Light Details & Site Details**)
 - d) The City of American Canyon will likely impose a standard Mitigation Measure in the project's Mitigated Negative Declaration which would state that non-reflective glass and building materials be used for all sides of buildings onsite, including rooftops. The roof is proposed to have a single ply membrane over rigid R-30 insulation, which would likely be white in color. In addition, the roof structure is designed to accommodate solar panels in the event future users of the winery spaces decide to use solar power for the winery operations.
 - e) The City of American Canyon will likely impose a standard Mitigation Measure in the project's Mitigated Negative Declaration which would restrict the amount of hazardous waste stored onsite and provide for accident procedures.
 - f) Given the smaller size of the proposed building and the associated smaller exterior concrete panels, a crane less than 40 feet in height will be utilized.
3. As of the date of this letter, the City of American as lead agency for the proposed project, has not prepared a staff report for the project and is currently in the process of preparing the Mitigated Negative Declaration. Attached please find the Application Completeness Letter received from the City of American Canyon on January 26, 2009. (See **Exhibit "E" – City's Application Complete Letter**)
4. As discussed above, the City has not yet prepared the CEQA documents for the project. The project is tentatively scheduled for a hearing at the City's Planning Commission at the end of May 2009.
5.
 - a) The City of American Canyon will likely impose a standard Mitigation Measure in the project's Mitigated Negative Declaration which would state that an application be submitted to the County Airport Land Use Commission (ALUC) for a "consistency determination" with the Napa

County Airport Land Use Compatibility Plan (ALUCP) for the project, and require an avigation easement be recorded over the property prior to building permit issuance. Also, the City would require that all other ALUC requirements or conditions shall be complied with.

b) N/A

c) i. An 11"x17" Plot plan is attached as **Exhibit "B" - Site Plan**.

ii. 11"x17" copies of the Elevations, Floor & Roof Plans and Sections are attached as **Exhibit "C"**.

In addition Photosimulations prepared for the project are submitted as **Exhibit "F" – Photosimulations**.

iii. 11"x17" copies of the Elevations, Floor & Roof Plans and Sections are attached as **Exhibit "C"**.

iv. 8 ½" x 11" copy of each attached with the 11"x17" copy for **Exhibit "B"**.

v. A vicinity map is attached as **Exhibit "A"**.

6. Address labels and City of American Canyon confirmation of mailing notice is attached as **Exhibit "G" – Mailing Labels**. The addresses are current as of December 9, 2008.

7. A check in the amount of \$1,701.⁰⁰ is submitted with the application.

LIST OF EXHIBITS SUBMITTED WITH APPLICATION

Exhibit "A" - Vicinity Map

Exhibit "B" - Site Plan

Exhibit "C" - Elevations, Sections, Floor Plan & Roof Plan

Exhibit "D" – Exterior Light Details & Site Details

Exhibit "E" –City's Application Complete Letter

Exhibit "F" – Photosimulations

Exhibit "G" – Mailing Labels