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FILE # P10-00363



OCT 29 2010

NAPA COUNTY CONSERVATION
DEVELOPMENT & PLANNING DEPT.

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

APPLICATION FOR TENTATIVE PARCEL MAP OR TENTATIVE SUBDIVISION MAP

FOR OFFICE USE ONLY

ZONING DISTRICT: I:Ac & IP: Ac Date Submitted: 10/29/10
TYPE OF APPLICATION: Tentative Parcel Map Date Published: _____
REQUEST: Tentative parcel map for condominium purposes for 3 industrial condo parcels Date Complete: _____

(Please type or print legibly)

PROJECT NAME: GATEWAY WINERY
Assessor's Parcel #: 057-250-029 Existing Parcel Size: 11.06
Site Address/Location: TECHNOLOGY WAY / MORRIS COURT NAPA CA 94559
Property Owner's Name: GATEWAY WINERY LLC
Mailing Address: 1455 FIRST STREET, SUITE 217 NAPA CA 94559
Telephone #: () - - Fax #: () - - E-Mail: teague@htalaw.com
Applicant's Name: GATEWAY WINERY LLC
Mailing Address: 1455 FIRST STREET, SUITE 217 NAPA CA 94559
Telephone #: () - - Fax #: () - - E-Mail: _____
Status of Applicant's Interest in Property: OWNER
Representative Name: KEVIN TEAGUE
Mailing Address: 1455 FIRST STREET, SUITE 217 NAPA CA 94559
Telephone #: () - - Fax #: () - - E-Mail: teague@htalaw.com
Purpose for Division: _____

Vesting Map? YES NO

I certify that all 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 Property Owner _____ Date _____ Signature of Applicant _____ Date _____
Print Name _____ Print Name _____

TO BE COMPLETED BY CONSERVATION DEVELOPMENT AND PLANNING DEPARTMENT
*Application Fee Deposit: \$ 5,000⁰⁰ Receipt No.: 82944 Received by: [Signature] Date: 11/2/10
*Total Fees will be based on actual time and materials

WATER SUPPLY/WASTE DISPOSAL INFORMATION

I. PROPOSED WATER SUPPLY

Domestic

Emergency

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

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):

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

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

N/A

N/A

II. PROPOSED LIQUID WASTE DISPOSAL

Domestic
(sewage)

Other
(please specify)

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

DISTRICT

DISTRICT (WINNERY PROCESS)

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

NSD

NSD

Yes

No

Yes

No



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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

#4110415.0.40
October 29, 2010

John McDowell
Napa County
Conservation Development and Planning Department
1195 Third Street
Napa, CA 94559

RE: Gateway Winery
Tentative Parcel Map Submittal

Dear John:

On behalf of our client, Gateway Winery LLC, we are submitting the following items for review and approval of the Tentative Parcel Map application. The following items are included in this package:

- Completed signed Land Division Application
- Completed Land Division Water Supply/Waste Disposal Information Sheet
- Site Location Map
- Six (6) 24x36 copies of the Tentative Parcel Map
- One (1) 8½ x 11 copy of the Tentative Parcel Map
- Contiguous Ownership Inclusion Statement (on Tentative Map)
- Title Insurance Company Certified List of all property owners within 300 feet
- Assessor's Pages used in compiling list of adjoining owners
- Indemnification Agreement
- \$5000 check for plan check review
- Four (4) copies of the soils report
- Will-serve letter from NSD for sewer service
- Will-serve letter from American Canyon for water service

Note that grading and utility designs were previously prepared and approved as part of the Use Permit Application Number P06-01532.

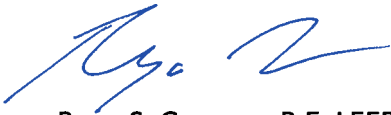
rsacivil.com

1515 Fourth Street, Napa, CA 94559
Tel: 707.252.3301 Fax: 707.2524966

RSA ~ CELEBRATING *30* YEARS OF CIVIL ENGINEERING

Please call if you have any questions in regards to this submittal.

Thank you,

A handwritten signature in blue ink, appearing to read 'R. Gregory', with a stylized flourish at the end.

Ryan S. Gregory, P.E. LEED AP
Vice President



Dedicated to Preserving the Napa River for Generations to Come

835 HARTLE COURT
P.O. BOX 2480
NAPA, CALIFORNIA 94558-0522
TELEPHONE (707) 258-8000
FAX (707) 258-8048

March 28, 2007

Conservation, Development and Planning Department
County of Napa
1195 Third Street, Room 210
Napa, CA 94559

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MAR 30 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Re: APN 057-250-029 Lot 5 in Napa Valley Gateway Unit 4

To Whom it May Concern:

The Napa Sanitation District has received a request to provide a "Will Serve" letter for three proposed buildings to be located on the aforementioned parcel. The buildings will total approximately 115,000 square feet and be used for office/warehouse space and wine processing/packaging/shipping. The District has been informed that the proposed uses will generate approximately 7,189 gallons of wastewater a day. Hydraulically, this would be equivalent to approximately 35 single family dwellings.

This property is within the District's boundaries, and the downstream sanitary sewer facilities are adequate to serve this development. The District will allow the proposed development to connect to the public sanitary sewer system upon payment of the appropriate connection and inspection fees, and shall be subject to all applicable rules and regulations of the District. Wastewater pretreatment facilities may be required to bring the strength factor of the winery waste into conformance with NSD Ordinance. Additional conditions of approval will be established by the District at the time a formal application is submitted to the County of Napa Planning Department.

Additionally, it should be noted that this area is within the District's Reclaimed Water Benefit Zone. The development will be required to install the necessary facilities to utilize reclaimed water for landscape irrigation.

This "Will Serve" letter is valid for a period of five years from the date of this letter. If the proposed development has not obtained its required Connection Permits from the District at the end of this time, this "Will Serve" letter shall become void.

If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

Timothy B. Healy, P.E.
Assistant General Manager/District Engineer


by: Todd Herrick
Senior Engineering Technician

cc: Chris Tibbits, RSA

07 gateway winery

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

CITY OF AMERICAN CANYON

Public Works Department
April 20, 2007

Gateway to the Napa Valley



Hilary Gitelman
Napa County Planning Department
1195 Third Street, Room 210
Napa, CA 94559

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APR 25 2007

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

SUBJECT: Request for "Will Serve" Letter
Gateway Winery, LLC
Morris Court
(APN 057-250-029)

Dear Ms. Gitelman:

The City of American Canyon ("City") has received a request from Kevin Teague of Dickerson, Peatman & Fogarty for a "will-serve" letter from the City for the construction of a new storage and warehousing complex with winery, distillery and cooperage and office components facility located on an 11.06-acre parcel on Morris Court.

Napa Valley Gateway Unit 4 was issued a will-serve letter for water service by the City of American Canyon on December 3, 2003. In 1998 the City Council changed the will-serve policy, requiring the Public Works Department to obtain Council approval for water service commitments outside the City limits but within the City's water service area. However, because will-serve commitments had previously been granted to the Napa Valley Gateway project, the Public Works Director requested that City Council authorize staff to issue will-serve letters for individual lots within the Napa Valley Gateway development. Council granted staff that authority on November 15, 2001.

Our understanding of the current request for water service for the Gateway Winery, LLC, based on Mr. Teague's request of March 27, 2007, is that the development currently proposed for the property would consist of a winery production and warehouse facility.

Building size	261,000 sq ft
Total Lot acreage:	11.06 acres
Anticipated water demand:	7,189 gal/day (avg.)

According to the applicant's engineer, the domestic water demand is estimated to be 650 gallons per acre, per day.

City records as of April 20, 2007 indicate that 131,311 gpd (gallons per day) are being used by existing projects or have been allocated to permitted development projects within Napa Valley Gateway. Adding this request results in 138,500 gpd being used by existing projects or allocated to permitted development projects within Napa Valley Gateway. This is less than the cap of 191,100 gpd agreed upon between the City of American Canyon and Mr. Charles Slutzkin of Napa Valley Gateway Development on December 13, 2002.

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City Review

The City review of the proposed development is required specifically by City Council motion of December 17, 1998, as well as established by City procedures which are meant to presently ensure that Will Serve Letters are only issued based on assumed water and sewer demands for specified allowed densities of development, taking into account the overall demand for water and the overall demand for effluent discharge within the City's system.

The City will provide the level of water service requested by the applicant, subject to the occurrence or satisfaction of the following conditions and/or the continued existence of the following described conditions:

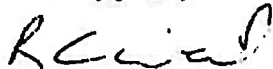
1. Applicant shall be subject to the City's rules and regulations in force at the time application for service for the authorized and described development is made, including all fees and charges, unless otherwise agreed in writing.
2. Applicant shall construct all facilities required to serve the development property which shall be determined by the City based on the authorized and described development. Applicant shall bear 100% of the costs of the facilities required to serve the development property, subject to review and approval of the City's Public Works Department. Applicant shall also be responsible for paying its proportionate fair share allocation of any additional regional facilities required to serve the development property, including, but not limited to, participation in a mutual beneficial assessment district to be initiated by others.
3. Applicant shall submit to the City cost estimates for the construction of all on-and off-site public water facilities required for the authorized and described development. If the City finds the costs reasonable, the applicant shall pay to the City an amount equal to applicant's proportionate fair share of 5% of the agreed-upon construction costs to cover inspection services by the City during construction. This inspection fee is fixed and non-refundable. This Will Serve Letter is conditional upon the City's agreeing in writing to the estimated costs.
4. The water service to be provided shall not exceed 650 gallons per day per acre for the development property unless otherwise agreed to in the sole discretion of the City and is based on the description of the development set forth in the March 27, 2007, request from Kevin Teague of Dickerson, Peatman & Fogarty and the Will-Serve Questionnaire completed by Mr. Teague. The City will monitor water use by the applicant to ensure that the actual use does not exceed the amount authorized.
5. Currently, outside-the-City customers pay a 40% surcharge above the rate charged to customers inside the City. The City is currently reviewing its rates. It is anticipated that there will continue to be a surcharge of approximately this amount. The applicant shall waive all future protest to a 40% surcharge on water rates for outside-the-City users.

Letter to H. Gitelman
April 20, 2007
Page 3

6. Because the City faces a cutback of up to 96% in our allocation from the State Water Project during extremely dry years, it is seeking additional water supply in the form of transfers of rights. The cost of this water supply is not known, nor is it included in the district's rates. The City is considering a drought surcharge on all customers, existing and new, in order to finance a drought reserve. The applicant agrees to waive any protest to such a drought surcharge.
7. The City of American Canyon has submitted an application to LAFCO to expand the City's Sphere of Influence to be consistent with its approved General Plan. The Owner agrees to support the City in its application.

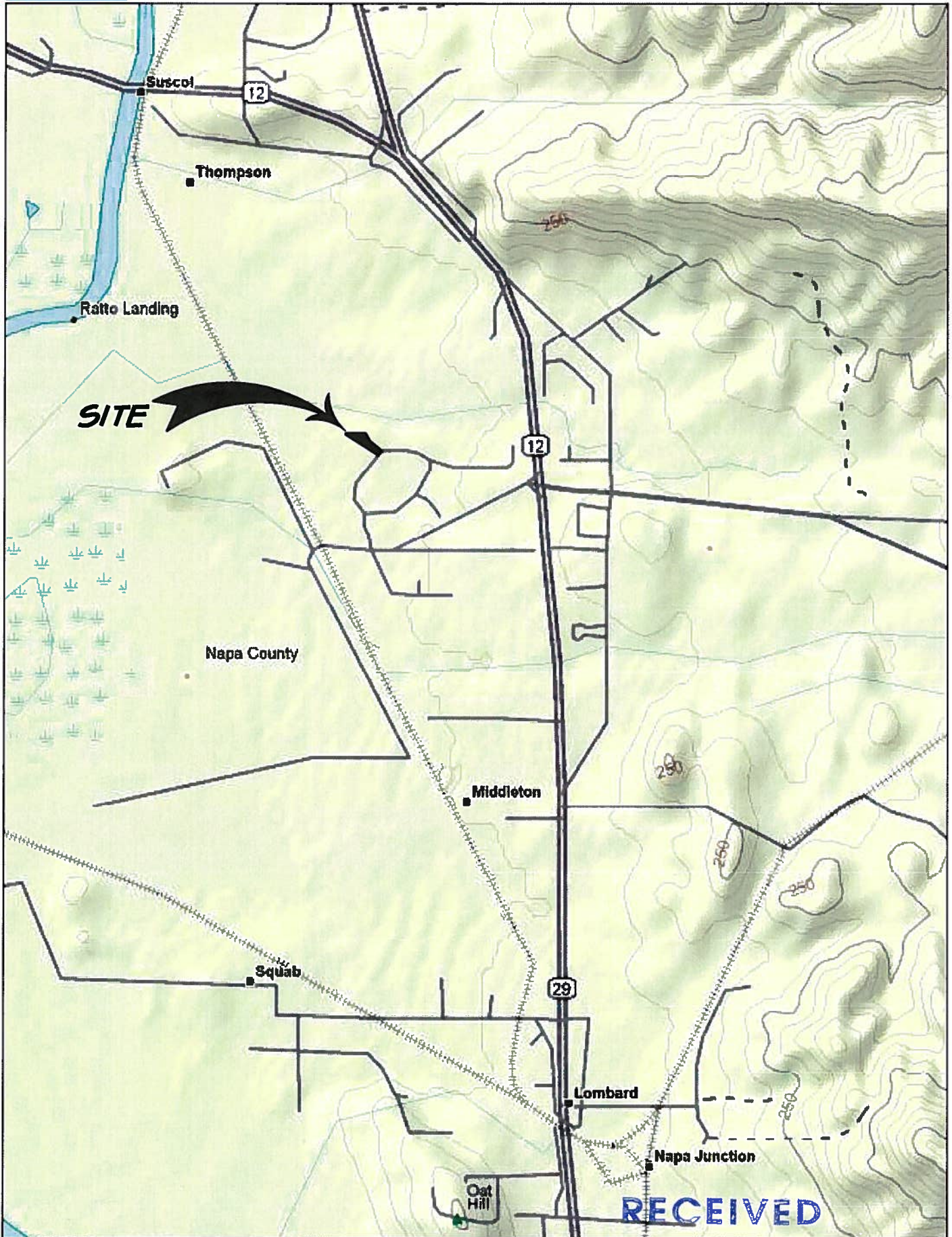
This Will Serve Letter supersedes all prior purported Will Serve Letters and service commitments to the development property of any type. This Will Serve Letter will remain valid for a period of two years from its date and is only valid for the authorized development. The City reserves the right to further condition extension of water service if development different from that presently proposed and authorized is pursued. Except to the extent set forth, this letter does not create a liability or responsibility to the applicant or to any third party on behalf of the City. The City does not make a determination as to land use entitlements required for the proposed project, and the issuance of this Will Serve Letter shall not be construed to be an expression of the City of a position regarding the use or intensity of use of the development property.

Sincerely yours,



Robert C. Weil
Public Works Director

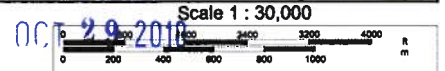
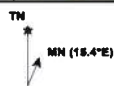
cc: Rich Ramirez, City Manager
William Ross, City Attorney
Charles Slutzkin, Napa Valley Gateway
Kevin Teague, Dickerson, Peatman & Fogarty



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www.delorme.com

SITE LOCATION MAP

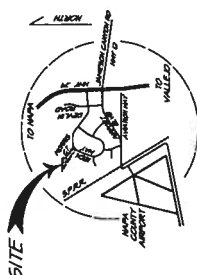
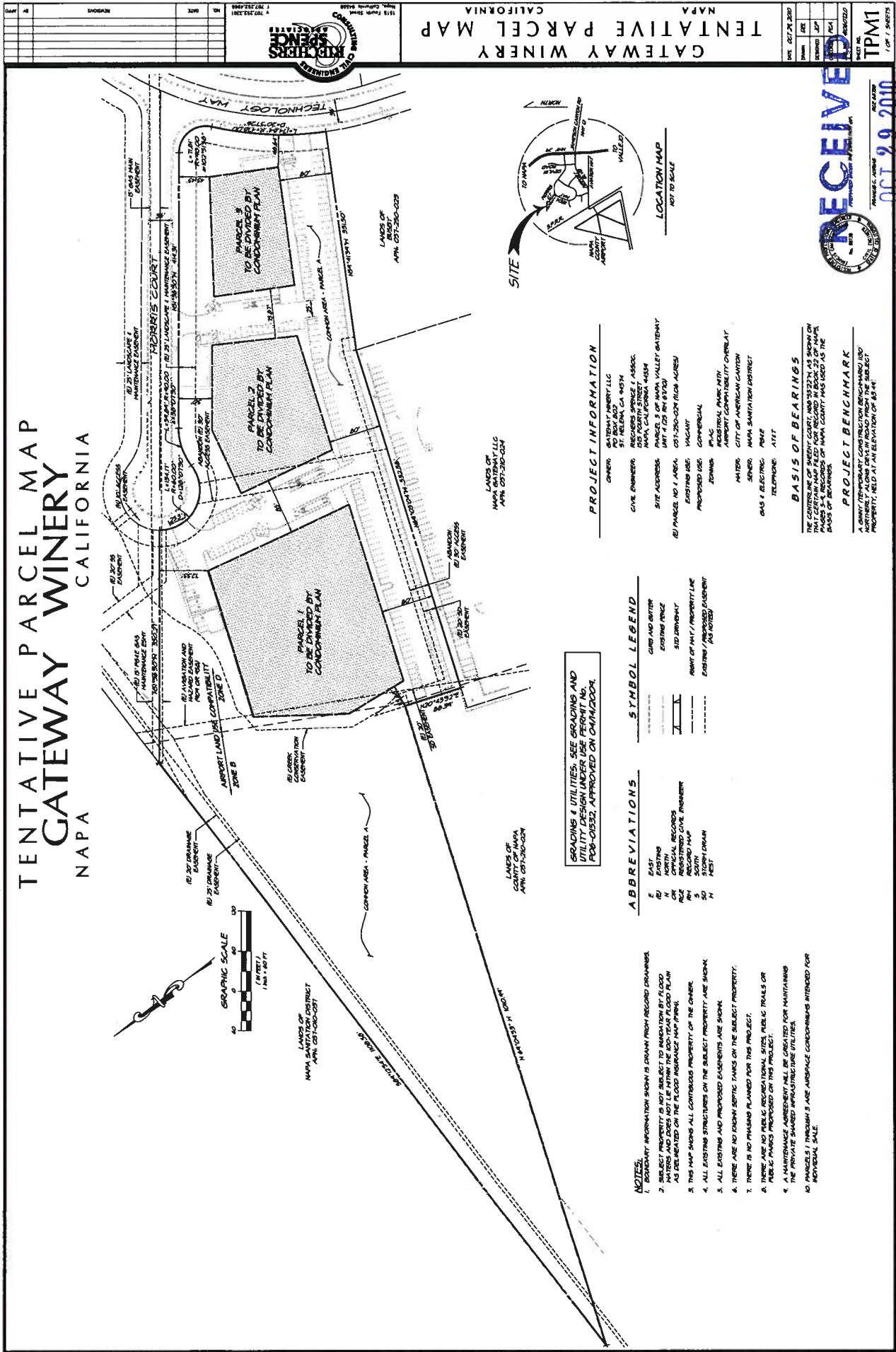


Scale 1 : 30,000

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Data Zoom 12-0

TENTATIVE PARCEL MAP GATEWAY WINERY NAPA CALIFORNIA



PROJECT INFORMATION

OWNERS: GATEWAY WINERY LLC
 1515 TRAPP ROAD
 ST. HELENA, CA 94754
 CIVIL ENGINEER: RECHERS SPRUCE & ASSOC.
 1000 CALIFORNIA AVENUE
 NAPA, CALIFORNIA 94954
 SITE ADDRESS: PARCEL 3 OF NAPA VALLEY GATEWAY
 UNIT # 125 (R/S 9729)
 (E) PARCEL NO. 1 AREA: 051-290-007 (R/S 9729)
 EXISTING USE: VACANT
 PROPOSED USE: COMMERCIAL
 ZONING: MUC
 MAPS: NAPA COUNTY MAPS
 MAPS: CITY OF AMERICAN CANTON
 MAPS: NAPA SANITATION DISTRICT
 GAS & ELECTRIC: PRICE
 TELEPHONE: ATTT

SYMBOL LEGEND

GRAB AND BRITON
 COSTING PRICE
 SID DRAINAGE
 RIGHT OF WAY / PROPERTY LINE
 EXISTING / PROPOSED EASEMENT
 (AS NOTED)

ABBREVIATIONS

E EAST
 W WEST
 N NORTH
 S SOUTH
 R/R REGISTERED LOVE ENGINEER
 R/W REGISTERED MAP
 S/S SURVEYOR
 H HUB

NOTES

1. BOUNDARY INFORMATION SHOWN IS DRAWN FROM RECORD DRAWINGS.
2. SUBJECT PROPERTY IS NOT SUBJECT TO FLOOD HAZARD ZONING REGULATIONS AND DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE MAP (FIRM).
3. THIS MAP SHOWS ALL CONTIGUOUS PROPERTY OF THE OWNER.
4. ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY ARE SHOWN.
5. ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN.
6. THERE ARE NO DRINKING WATER TANKS ON THE SUBJECT PROPERTY.
7. THERE IS NO FLOODING PLANNED FOR THIS PROJECT.
8. THERE ARE NO PUBLIC UTILITIES (ELECTRIC, GAS, TELEPHONE, CABLE, OR FIBER OPTIC) PROPOSED ON THIS PROJECT.
9. A MAINTENANCE AGREEMENT WILL BE OBTAINED FOR MAINTAINING THE PRIVATE SHARED INFRASTRUCTURE UTILITIES.
10. PARCELS 1 THROUGH 3 ARE AIRSPACE CONCERNINGS INTENDED FOR RECREATIONAL USE.

BASIS OF BEARINGS

THE BEARINGS AND DISTANCES SHOWN ON THIS MAP WERE OBTAINED FROM THE NAPA COUNTY RECORDS IN BOOK 25 OF MAPS AND RECORDS IN BOOK 10 OF RECORDS IN BOOK 25 OF MAPS AND RECORDS OF NAPA COUNTY HAS USED AS THE BASIS OF BEARINGS.

PROJECT BENCHMARK

A BENCHMARK (CONSTRUCTION BENCHMARK) IS LOCATED AT THE CORNER OF THE SUBJECT PROPERTY. THE BENCHMARK IS A 1/2" DIA. IRON PIPE 4" LONG. THE BENCHMARK IS SET ON AN ELEVATION OF 84.11.



DRAFT
 OCT 29 2010
 1 OF 7 SHEETS

NAPA CO. CONSERVATION
 DEVELOPMENT & PLANNING DEPT.

TENTATIVE PARCEL MAP
 GATEWAY WINERY
 NAPA
 CALIFORNIA



NO.	DATE	DESCRIPTION

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

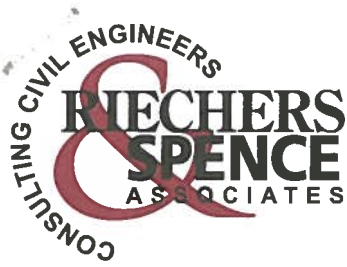
In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

GATEWAY WINERY LLC
Applicant


Property Owner (if other than Applicant)

Date

GATEWAY WINERY
Project Identification



#4110069.0
February 23, 2011

Ronald Gee
Napa County Planning Department
1195 Third Street, Ste. 210
Napa, CA 94559

RE: Tentative Parcel Map #P10-00363-PM
Technology Way / Morris Court, Napa, CA 94559, APN 057-250-029

Dear Ronald:

On behalf of our client, Gateway Winery, LLC, we are resubmitting the following items for Tentative Parcel Map review and approval.

- Three (3) copies of the Tentative Parcel Map
- Three (3) copies of the Tentative Parcel Map Reduced 8 ½ x 11
- One (1) copy of the will-serve letter from American Canyon for water
- One (1) copy of Record Document 909 OR 958
- One (1) copy of Record Document 2006-0004963
- One (1) copy of annotated exhibit Figure SAF-5: Napa Inundation Area
- One (1) copy of the Stormwater Management Plan (SRMP)

Items that require further explanation in response to your letter dated November 24, 2010 are as follows:

Comment A As required in Subdivision Ordinance, Section 17.08.030, the following items are not indicated on the tentative map or submitted with the application:

- i) **The existing uses located on adjacent properties have not been described (5);**

Response The Tentative Parcel Map has been revised and the existing uses on adjacent properties are shown on Sheet TM1 and TM2.

- ii) **The Business/Industrial Park general plan designation of the Napa County Airport Industrial Area Specific Plan is not listed in the Project Information block (7);**

Response The specific plan designation is now shown in the Project Information block on Sheet TM1.

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1515 Fourth Street, Napa, CA 94559
Tel: 707.252.3301 Fax: 707.2524966

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- iii) **No existing or proposed drainage and stormwater control facilities are identified on the map (15); and**

Response Proposed drainage and stormwater control facilities have been added and shown on Sheet TM3 and TM4.

- iv) **No description of the condominium plan is included which indicates the size of the condominium units, whether the units follow the proposed building footprints or the approximate number of condominium spaces that will be located in each building (17).**

Response The Tentative Map has been revised to show three parcels (building footprint) proposed for condominium.

Comment B As required in Subdivision Ordinance, Section 17.080.040, the following items are not indicated on the tentative map or submitted with the application:

- i) **The proposed method of stormwater control for the project (1);**

Response Proposed drainage and stormwater control facilities have been added and shown on Sheet TM3 and TM4.

- ii) **No information regarding Conn and Milliken Dam Levee Inundation area identified in County Resource Maps is indicated on the map nor is a statement addressing these areas included (4);**

Response See attached annotated exhibit Figure SAF-5 (Napa Inundation Area) from the Napa County General Plan, dated June 23, 2009. The approximate location of the project has been shown on the exhibit and shows that it is outside the inundation area.

- iii) **The tentative map statement that includes the entire contiguous ownership of the land divider is a Note on the map but the property located north of the project site, APN 057-250-003, has not been identified along with its ownership (6);**

Response The owner and current use of the property to the north of the project is shown on Sheet TM1 and TM2.

Comment C The City of American Canyon – Public Works Department will-serve letter for water service submitted with the application expired on April 20, 2009; in addition, this entitlement was for the project described in Use Permit #P06-01532-UP only, not a tentative map. Please submit a current will-serve entitlement letter for the proposed tentative map;

Response Included in the re-submittal package is the updated will-serve from the City of American Canyon for water.

Comment D Please submit copies of the existing Creek Conservation Easement and Avigation & Hazard Easement noted on the tentative map;

Response Included in the re-submittal package are the existing Creek Conservation Easement (2006-0004963) and Avigation & Hazard Easement (909 OR 958).

Comment E Attached Use Permit #P06-01532-UP entitlements describe a single winery facility. In our earlier conversations about the project, you stated the applicants wish to "maintain flexibility in the development of the project." The new condominium map will not alter the existing use permit. Any changes to the project description will require modification of the permit;

Response Comment noted. We are not altering the existing development approved through the use permit.

Comment F Please note that Use Permit Very Minor Modification #P09-00343-VMM granted a one-year time extension for Use Permit #P06-01532-UP until March 5, 2011. Separate application is required for any further time extension; this tentative map application does not include further time extension of the use permit; and

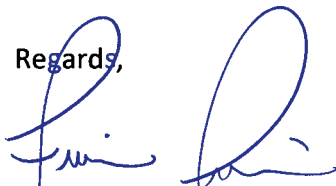
Response Comment noted.

Comment G Provide background information as requested by the Public Works Department memo dated November 23, 2010.

Response The Tentative Parcel Map has been revised to address the comments from Public Works. Also included in the submittal, as a response to Public Works comments, is the Stormwater Management Plan.

Should you have any questions, please do not hesitate to contact me at 707.252.3301.

Regards,



Francis Adrias, P.E.
Project Manager

cc: Rob Anglin, HTRA Law w/encl
Nancy Batt, w/encl

HolmanTeague

real estate law • land use law • business law • climate change law

February 24, 2011

Ron Gee
Napa County Planning
1195 third Street, Suite 210
Napa, California 94559

RE: Gateway Winery LLC - TPM #P10-00363

Ron,

Attached please find revised plans and other materials in response to your comment letter dated November 24, 2010 regarding this application for a tentative parcel map (TPM). An attached response letter from RSA dated February 23, 2011 addresses your comment letter in more detail with the exception of comment F of your letter.

Comment F in your November 24 letter states that approval of the TPM would not extend the time to "use" use permit P06-01532 and that use permit would otherwise expire on March 5, 2011 unless extended. The Applicant intended the TPM application to extend the time to "use" Use Permit P06-01532 since obtaining the TPM approval would be of little value without use permit approval to construct the buildings subject to the TPM. If a very minor modification of Use Permit P06-01532 is required, then Gateway Winery LLC hereby applies for a very minor modification of Use Permit P06-01532 to extend the time to "use" that permit. We ask that Use Permit P06-01532 be extended to coincide with the two-year life of the TPM approval. Such an extension also would coincide with the two-year extension of the City of American Canyon's will serve letter for this project. A copy of the City's will serve letter is enclosed, and we expect the City will forward its will serve letter formally in the near future.

If you have any questions regarding the attached materials or this application in general, please feel free to contact me. Thank you.



Rob Anglin

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FEB 24 2011

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.