



file No P13-00059

**Napa County**  
**Conservation, Development, and Planning Department**  
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A Tradition of Stewardship  
A Commitment to Service

**Use Permit Application**

*To be completed by Planning staff...*

Application Type: Use Permit  
Date Submitted: 2-26-13 Resubmittal(s): \_\_\_\_\_ Date Complete: \_\_\_\_\_  
Request: New 103,410 sq spec warehouse with accessory office, 100 parking spaces, landscaping & signage

\*Application Fee Deposit: \$ 9105.20 Receipt No. 95052 Received by: [Signature] Date: 2-26-13

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

*To be completed by applicant...*

Project Name: Technology way warehouse  
Assessor's Parcel No: 057-210-026 & 027 Existing Parcel Size: 5.84 ac.  
Site Address/Location: Technology way at Airport Rd. Napa CA 94588

Primary Contact:  Owner  Applicant  Representative (attorney, engineer, consulting planner, etc.)

Property Owner: E&P Properties, Inc.  
Mailing Address: 5400 Industrial way Danville CA 94510  
Telephone No: (925) 372-8015 E-Mail: dennis@metrovan.com

Applicant (if other than property owner): SPASOR Properties, George CONNOR  
Mailing Address: 1419 Arena Dr. Davis, CA, 95618  
Telephone No: (916) 956-0033 E-Mail: gconnor@spasorproperties.com

Representative (if applicable): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone No: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_ E-Mail: \_\_\_\_\_

## Use Permit Information Sheet

### Use

Narrative description of the proposed use (please attach additional sheets as necessary):

warehouse and distribution with approximately 10,000 sf  
sf office space

What, if any, additional licenses or approvals will be required to allow the use? *None*

District \_\_\_\_\_ Regional \_\_\_\_\_

State \_\_\_\_\_ Federal \_\_\_\_\_

### Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

A 104,307 sf, tilt-up concrete building. Please see  
project narrative on cover page for plans.

## Improvements, cont.

Total on-site parking spaces:   n/a   existing   100   proposed  
Loading areas:   n/a   existing   2   proposed

Fire Resistivity (check one; if not checked, Fire Marshal 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)  
*(for reference, please see the latest version of the California Building Code)*

Is the project located in an Urban/Wildland Interface area?     Yes     No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc):   5.84   acres

## Employment and Hours of Operation

Days of operation:   n/a   existing   Mon - Sun   proposed  
Hours of operation:   n/a   existing   6 AM - 7 PM   proposed  
Anticipated number of employee shifts:   n/a   existing   1   proposed  
Anticipated shift hours:   n/a   existing   6 AM - 7 PM   proposed

Maximum Number of on-site employees:

- 10 or fewer     11-24     25 or greater (specify number)   100

Alternately, you may identify a specific number of on-site employees:

other (specify number) \_\_\_\_\_

## Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information 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 his/her knowledge. Applicant and property owner 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.*

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.

<p style="text-align: center;"><u>Dennis P. Pulley</u></p> <p>Print Name of Property Owner</p> <p style="text-align: center;"><u>[Signature]</u></p> <p>Signature of Property Owner</p>	<p style="text-align: center;"><u>George Condon</u></p> <p>Print Name Signature of Applicant (if different)</p> <p style="text-align: center;"><u>[Signature]</u></p> <p>Signature of Applicant</p>
Date	Date

## Water Supply/ Waste Disposal Information Sheet

### Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	<u>American Canyon</u>	_____
Name of proposed water supplier (if water company, city, district):	_____	_____
Is annexation needed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current water use:	_____ gallons per day (gal/d)	_____
Current water source:	_____	_____
Anticipated future water demand:	_____ gal/d	_____ gal/d
Water availability (in gallons/minute):	_____ gal/m	_____ gal/m
Capacity of water storage system:	_____ gal	_____ gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	_____	

### Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	_____
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	_____	_____
Name of disposal agency (if sewage district, city, community system):	<u>Napa Sanitation</u>	_____
Is annexation needed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current waste flows (peak flow):	_____ gal/d	_____ gal/d
Anticipated future waste flows (peak flow):	_____ gal/d	_____ gal/d
Future waste disposal design capacity:	_____ gal/d	_____ gal/d

### Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at [www.countyofnapa.org/dem](http://www.countyofnapa.org/dem).

### Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

### Grading Spoils Disposal

Where will grading spoils be disposed of?  
(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): \_\_\_\_\_

# Checklist of Voluntary Greenhouse Gas Emission Reduction Measures



A Tradition of Stewardship  
A Commitment to Service

An addendum to the Entitlement Application and a supplement for Initial Studies as required by CEQA

PROJECT NAME	<u>Technology Way Warehouse</u>
PROJECT ADDRESS	<u>Technology Way at Airport</u>
APPLICANT	<u>Spasso Properties</u>
CONTACT INFO	<u>gcondone@spassoproperties.com</u>
email	phone <u>916-956-0033</u>

- |   | yes                                 | no                                  | I don't know             |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 1 Have you designed to U.S.G.B.C.™ LEED™ or Build It Green™ standards?<br>If yes, please include a copy of their required spreadsheets. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2 Do you have an integrated design team?<br>if yes, please list: <u>RAW, LMCE, VTA</u>  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

### 3 SITE DESIGN

- |   |                                     |                                     |                          |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 3.1 Does your design encourage community gathering and is it pedestrian friendly?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3.2 Are you building on existing disturbed areas?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3.3 Landscape Design:   |                                     |                                     |                          |
| 3.31 native plants?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3.32 drought tolerant plants?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3.33 Pierce Disease resistant planting?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3.34 Fire resistant planting?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3.35 Are you restoring open space and/or habitat?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3.36 Are you harvesting rain water on site?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3.37 planting large trees to act as carbon sinks?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3.38 using permeable paving materials for drive access and walking surfaces?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3.4 Does your parking lot include bicycle parking?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3.5 Do you have on-site waste water disposal?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3.6 Do have post-construction stormwater on site detention/filtration methods designed?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3.7 Have you designed in harmony with existing natural features, such as preserving existing trees or rock outcroppings?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3.8 Does the project minimize the amount of site disturbance, such as minimizing grading and/or using the existing topography in the overall site design (such as cave design)? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3.9 Is the structure designed to take advantage of natural cooling and passive solar aspects?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

*none exist*

### 4 ENERGY PRODUCTION & EFFICIENCY

- |  |                                     |                                     |                          |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 4.1 Does your facility use energy produced on site?<br>If yes, please explain the size, location, and percentage of off-set: | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.2 Does the design include thermal mass within the walls and/or floors?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 4.3 Do you intend to commission the performance of the building after it is built to ensure it performs as designed?         | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.4 Will your plans for construction include:  |                                     |                                     |                          |
| 4.41 High density insulation above Title 24 standards?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.42 Zones for heating and cooling to provide for maximum efficiency?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4.43 Energy Star™ or ultra energy efficient appliances?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 4.44 A "cool" (lightly colored or reflective) or a permeable/living roof?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 4.45 Timers/time-outs installed on lights (such as the bathrooms)?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

If yes, please explain: \_\_\_\_\_

### 5 WATER CONSERVATION

- |  |                                     |                                     |                          |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 5.1 Does your landscape include high-efficiency irrigation?                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 5.2 Does your landscape use zero potable water irrigation?                             | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 5.3 Is your project in the vicinity to connect to the Napa Sanitation reclaimed water? | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 5.4 Will your facility use recycled water?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 5.41 If no, will you prepare for it by pre-installing dual pipes and/or purple lines?  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 5.5 Will your plans for construction include:  |                                     |                                     |                          |
| 5.51 a meter to track your water usage?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 5.52 ultra water efficient fixtures and appliances?                                    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 5.53 a continuous hot water distribution method, such as an on-demand pump?            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5.54 a timer to insure that the systems are run only at night/early morning?           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

yes no I don't know

6 MATERIAL RECYCLING

6.1	Are you using reclaimed materials? If yes, what and where: _____		X	
6.2	Are you using recycled construction materials-			
6.21	finish materials?		X	
6.22	aggregate/concrete road surfaces?		X	
6.23	fly ash/slag in foundation?		X	
6.3	Will your contractor be required to recycle and reuse construction materials as part of your contract?		X	
6.4	Does your facility provide access to recycle-			
6.41	Kitchen recycling center?	X		
6.42	Recycling options at all trash cans?	X		
6.43	Do you compost green waste?		X	
6.44	Provide recycling options at special events?	X		

7 NATURAL RESOURCES

7.1	Will you be using certified wood that is sustainably harvested in construction?		X	
7.2	Will you be using regional (within 500 miles) building materials?	X		
7.3	Will you be using rapidly renewable materials, such as bamboo?		X	
7.4	Will you apply optimal value engineering (studs & rafters at 24" on center framing)?		X	
7.5	Have you considered the life-cycle of the materials you chose?	X		

8 INDOOR AIR QUALITY

8.1	Will you be using low or no emitting finish and construction materials indoors-			
8.11	Paint?	X		
8.12	Adhesives and Sealants?	X		
8.13	Flooring?	X		
8.14	Framing systems?	X		
8.15	Insulation?	X		
8.2	Does the design allow for maximum ventilation?	X		
8.3	Do you plan for a wood burning fireplace (US EPA Phase II certified)?		X	
8.4	Does your design include dayliting, such as skylights?	X		

9 TRANSPORTATION DEMAND MANAGMENT

9.1	After your project is complete, will you offer your employees incentives to carpool, bike, or use transit?			X
9.2	After your project is complete, will you allow your employees to telecommute or have alternative work schedules?			X
9.3	Does your project include design features that encourage alternatives modes of transportation, such as preferred parking for carpooling, ridesharing, electric vehicles? secured bicycle parking, safe bicycle access? loading zones for buses/large taxi services?	X		X
9.4	How close is your facility to public transportation?		X	

10 Are there any superior environmental/sustainable features of your project that should be noted?

Please see Project Narrative on cover sheet for plans

11 What other studies or reports have you done as part of preparing this application?

- 1 N/A
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_
- 4 \_\_\_\_\_

12 If your project involves an addition or modification to an existing building, are you planning to improve energy conservation of existing space (such as insulation, new windows, HVAC, etc.)? N/A

If yes, please describe: \_\_\_\_\_

13 Once your facility is in operation, will you:

13.1	calculate your greenhouse gas emissions?		X	
13.2	implement a GHG reduction plan?		X	
13.3	have a written plan to reduce your vehicle miles traveled of your operations and employee's commute?		X	

14 Does your project provide for education of green/sustainable practices?

If yes, please describe: \_\_\_\_\_

15 Any comments, suggestions, or questions in regards to the County's efforts to reduce greenhouse gases?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Form filed out by: George LONDON