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Napa County Planning, Building
& Environmental Services

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July 27, 2016

ALUC Deputy Executive Officer

John McDowell
Deputy Planning Director
1195 Third Street, Suite 210
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Subject: Application for Airport Land Use Consistency Determination for Napa Logistics Park Conditional Use Permit (PL15-0011) for development of land located south of the Napa County Airport, and west of Devlin Road in the City of American Canyon (APN 057-090-083)

Dear Mr. John McDowell:

This letter and the attached information are submitted as an application for an Airport Land Use Consistency Determination for Napa Logistics Park Phase 2 Conditional Use Permit in the City of American Canyon.

1. Project Description

Napa Logistics Park Phase 2 is located immediately south of the Napa County Airport and west of the Napa Branch Line railway, with frontage on Devlin Road in the City of American Canyon, California, on Assessor's Parcel No. 057-090-083. The City of American Canyon has approved a Conditional Use Permit from the City of American Canyon for the following:

- a) Development of up to 2,271,000 square feet of buildings on the 173-acre project site. The proposed uses include warehouse, distribution, e-commerce, manufacturing, and accessory retail/office uses. The following table summarizes the proposed use by square footage.

Use	Square Feet
Warehouse	1,171,000
Manufacturing	1,000,000
Office	100,000
Total	2,271,000

The amount of manufacturing will not exceed 1,000,000 square feet, but the amount of warehousing could increase if less than this amount of manufacturing use is developed. The total square footage on the site would not exceed 2,271,000 square feet without an amendment to the Conditional Use Permit. The potential tenants of the site have not yet been identified.

The proposed buildings would consist of concrete tilt-up panel construction. Rail spurs may be provided to serve the proposed buildings. Vehicular access would be provided from Devlin Road. The project includes the extension of recycled water and sewer lines from the project site to the corner of Green Island Road and Commerce Boulevard.”

In support of the Conditional Use Permit application, the applicant submitted conceptual plans showing how the site may be improved to accommodate the proposed development. Proposed development would occur on the eastern and southern portion of the site with the northwest portion of the site reserved for wetland conservation and stormwater retention purposes. Plan Sheet A1.1 of project plans submitted with this letter shows the conceptual location and distribution of proposed buildings, open spaces and roadways. The plan shows four parcels on which buildings would be developed, and three parcels which contain stormwater detention basins or the existing Wetland Preserve. Because the future tenants and their facility needs are not yet fully known, the applicant has not yet submitted a Design Permit application for site and building design, and has not submitted a Tentative Map to create the individual lots. The applicant intends to submit these applications once the Use Permit is approved.

The Conditional Use Permit approval includes:

- i. Approval for the development of up to 2,271,000 square feet of development
- ii. Approval for building heights up to 100 feet above finished grade to the highest point of equipment or antennas mounted on the building, This maximum building heights would not exceed 145 feet Mean Sea Level. The actual building heights are to be reviewed and finalized through the Design Review process.
- iii. Flexibility in the widths of required front and side landscape areas, to be reviewed and finalized through the Design Review process.

The Airport Land Use Compatibility Plan maximum density criterion is 100 persons per net acre. The number of employees, suppliers, service providers, customers and visitors cannot be accurately estimated because the future users are not yet known. For the purposes of preparing the Environmental Impact Report, the following table summarizes the assumptions that were made about employees (see page 2-35 of the Project Description section of the Draft EIR for Napa Logistics Park Phase 2):

Use	Square Feet	Employment Rate Assumed	Max. Number of Employees
Warehouse	1,171,000	1 employee/2,500 sq.ft	468 persons
Manufacturing	1,000,000	1 employee/200 sq.ft.	5,000 persons in two shifts of 2,500 persons
Office	100,000	1 employee/300 sq.ft.	333 persons
Total	2,271,000		5,801 persons

The following table from the Project Description section of the EIR provides the estimate of net acreage:

Table Error! No text of specified style in document.-1: Napa Logistics Park Phase 2 Project Summary

Building/Use	Characteristics		
	Square Feet	Lot Size (Acres)	Floor Area Ratio
2	100,000	9.10	0.25
3	1,000,000	49.62	0.46
4	703,040	38.27	0.41
5	467,600	24.40	0.44
Building Subtotal (Actual)	2,270,640	121.39	0.42
Square Footage to be Evaluated in EIR	2,271,000	121.39	0.43
Existing Wetland Preserve	37.22 acres		
Detention Ponds	7.47 acres		
Roads/Off-site Landscape	6.62 acres		
Total	172.70 Gross Acres 159.60 Net Acres		

For purposes of looking at compliance with the maximum population density allowed under the Airport Land Use Plan, the following density per net acre assumes both manufacturing shifts are on site:

5,801 persons divided by 121.39 acres = 47.8 persons per net acre

2. Potential Aircraft Hazards

The Land Use Compatibility and Airspace Analysis Report, dated June 2015 was prepared for the project by Mead and Hunt, June 2015. A copy of this report is included with this letter. This report identified no impacts were expected with regards to FAA airspace or the Napa ALUC density requirements.

The future development and use on the site would not create new forms of smoke production. Exterior lighting would conform to the City of American Canyon Municipal Code and ensure that light is downward directed, and the site illuminated in an appropriate manner with minimal light overspill from the site. Roofing materials are expected to be similar to other warehousing buildings in the vicinity and therefore will not create reflective surfaces. No significant storage of explosive or hazardous material is anticipated to occur on the site.

The EIR for the project does identify a potential hazard because the proposed project would include landscaping and onsite drainage facilities that could be attractive to wildlife. The current site conditions include grassland, wetlands, hillside seeps, remnant swales, a drainage ditch, and No Name Creek and birds and wildlife use the site under existing conditions. This issue is addressed in the Land Use Section of the EIR and the following mitigation measure was identified to address the hazard and has been made a condition of project approval:

- MM LU-3 Prior to issuance of the first building permit, the project applicant shall retain a qualified biologist to prepare a wildlife management plan for the landscaping and storm water detention basins. The plan shall **incorporate** applicable Federal Aviation Administration guidance for wildlife management and provide recommendations for the design and operation of the landscaping and storm water detention basins to ensure that they do not serve as attractants for wildlife or large flocks of birds that may be potentially incompatible with aviation operations. As part of plan development, the applicant shall consult with Napa County Airport representatives. The City of American Canyon shall confirm that the wildlife management plan's recommendations are reflected in the design and maintenance plans for the landscaping and storm water detention basins. The plan shall:
- If necessary, refine or adapt water management designs to comply with the guidance set forth FAA guidance. Once developed, the project

proponent shall provide copies of its stormwater management plans to the airport management for review by an FAA qualified Wildlife Biologist to confirm that the proposed slope design and bio retention plantings are consistent with Advisory Circular 150/5200-33B.

- Refine or adapt project landscape designs to include materials that will not be attractive to potentially hazardous wildlife. The project proponent should provide copies of its proposed landscape plans and plant palettes to airport management for review by an FAA-qualified Wildlife Hazard Damage Biologist to confirm that the proposed landscaping will be consistent with airport operations.
- Develop design standards to address aviation and wildlife hazard management concerns. The project applicant shall develop specific design standards for incorporation into lease documents that address wildlife hazard management. For example, site users shall be directed to store all refuse in covered bins or dumpsters and equip signs and light standards with non-perching devices.
- Establish a process for ongoing coordination with the Napa County Airport staff regarding wildlife management, facility management procedures, and airport operations so that changes in wildlife activity during or following project construction can be identified and addressed.

With the implementation of this mitigation measure, the potential hazard would be less than significant.

3. Documents included with this Letter

Enclosed with this letter, are the following:

1. Land Use Compatibility and Airspace Analysis Report, dated June 2015 prepared for the by Mead and Hunt, June 2015.
2. Copy of American Canyon Staff Report for the December 15, 2015 joint meeting of the Planning Commission and City Council.
3. City Council Resolution 2015-107 approving the Conditional Use Permit dated: December 15, 2015.
4. Avigation and Hazard Easement for the project site recorded August 4, 2010 with Recording Number 2010-0017496 of Napa County Official Records.
5. One full sized copy of the project plans.
6. One reduced size set at 11" x 17".

7. Mailing labels for property owners with 300 feet of the project site which has been updated in 2016.
8. Check for \$3,264.57 payable to Napa County.

Requested Response Deadline:

We request that the ALUC to respond within sixty (60) days of the date of receipt of this referral. The ALUC's failure to act on this referral within sixty (60) days shall result in the proposed action being deemed consistent by operation of law.

We look forward to working with you on this project. Should you have any questions, please contact me by e-mail at EKnodel@orchardpartners.com, or at 1-415-272-5252.

Sincerely,



Ernie Knodel,

Attachments:

- cc. (electronically without attachments)
Brent Cooper, AICP, Community Development Director
Colette Meunier, AICP, Consulting Project Planner