

“D”

Use Permit Application Packet



A Tradition of Stewardship  
A Commitment to Service

file No P16-00456-4P

Napa County  
Planning, Building, and Environmental Services  
1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417  
web www.countyofnapa.org email planning@countyofnapa.org

Use Permit Application

To be completed by Planning staff...

Application Type: \_\_\_\_\_

Date Submitted: 12/23/2016 Resubmittal(s): \_\_\_\_\_ Date Complete: \_\_\_\_\_

Request: New ± 400,500 s.f. warehouse. No tenants are specified at this time. Parking for 137 vehicles and 22 truck trailers is proposed on-site.

\*Application Fee Deposit: \$ \_\_\_\_\_ Receipt No. \_\_\_\_\_ Received by: \_\_\_\_\_ Date: \_\_\_\_\_

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

To be completed by applicant...

Project Name: Nova Warehouse

Assessor's Parcel No: 057-170-008, 019 (Portion of each, LLA Pending) Existing Parcel Size: +/- 22,76 acres ac.

Site Address/Location: Devlin Road Napa CA 94558  
No. Street City State Zip

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

Property Owner: Nova Business Park, LLC. (ATTN: Ron Fedrick)

Mailing Address: P.O. Box 4050 Napa CA 94558  
No. Street City State Zip

Telephone No (707) 257 - 3200 E-Mail: ron@novagr.com

Applicant (if other than property owner): \_\_\_\_\_

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

Telephone No ( ) - E-Mail: \_\_\_\_\_

Representative (if applicable): Beth Painter, Balanced Planning

Mailing Address: 10 Canopy Lane Napa CA 94558  
No. Street City State Zip

Telephone No (707) 337 - 3385 E-Mail: beth@bnpapa.com

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## Certification and Indemnification

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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.

Ronald M Fedrick

Print Name of Property Owner

Ronald M Fedrick 12-21-16

Signature of Property Owner

Date

Print Name Signature of Applicant (if different)

Ronald M Fedrick 12-21-16

Signature of Applicant

Date



## Improvements, cont.

Total on-site parking spaces: 0 existing 137 proposed

Loading areas: 0 existing 38 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): refer to storm water plan

## Employment and Hours of Operation

Days of operation: n/a existing Typ 5 days/max 7 proposed

Hours of operation: n/a existing Typ 6 a.m.-4 p.m, max 6 p.m. proposed

Anticipated number of employee shifts: n/a existing 20 FT (upto 20 PT) proposed

Anticipated shift hours: n/a existing 8-10 proposed

Maximum Number of on-site employees:

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

# 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>	<u>American Canyon</u>
Name of proposed water supplier (if water company, city, district):	<u>American Canyon</u>	<u>American Canyon</u>
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Current water use:	<u>0</u> gallons per day (gal/d)	<u>---</u>
Current water source:	<u>---</u>	<u>---</u>
Anticipated future water demand:	<u>1,077</u> gal/d	<u>---</u> gal/d
Water availability (in gallons/minute):	<u>---</u> gal/m	<u>---</u> gal/m
Capacity of water storage system:	<u>N/A</u> gal	<u>---</u> gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	<u>N/A</u>	

## Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	<u>sewage</u>	<u>---</u>
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	<u>NSD</u>	<u>---</u>
Name of disposal agency (if sewage district, city, community system):	<u>NSD</u>	<u>---</u>
Is annexation needed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current waste flows (peak flow):	<u>0</u> gal/d	<u>---</u> gal/d
Anticipated future waste flows (peak flow):	<u>1,406</u> gal/d	<u>---</u> gal/d
Future waste disposal design capacity:	<u>N/A</u> gal/d	<u>---</u> 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): No spoils to be generated.



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A Commitment to Service

Project name & APN: Nova Group Warehouse  
Project number if known:  
Contact person: Beth Painter  
Contact email & phone number: beth@bnapa.com (707) 337-3385  
Today's date:

## Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

### Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Plan  
Doing To Do

ID # BMP Name

**BMP-1 Generation of on-site renewable energy**  
*If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.*

Roof will be engineered to accommodate PV panels in the future if feasible.

**BMP-2 Preservation of developable open space in a conservation easement**  
*Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.*

Already Doing    Plan To Do



**BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**

*Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.*

Installation of Bioswales and native planting within 150' creek setback area.

**BMP-4 Alternative fuel and electrical vehicles in fleet**

*NO FLEET VEHICLES*

*The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.*

**Number of total vehicles** \_\_\_\_\_

**Typical annual fuel consumption or VMT** \_\_\_\_\_

**Number of alternative fuel vehicles** \_\_\_\_\_

**Type of fuel/vehicle(s)** \_\_\_\_\_

**Potential annual fuel or VMT savings** \_\_\_\_\_



**BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**

*The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).*

CALGREEN Tier 1 Standards will be used for energy efficiency.



**BMP-6 Vehicle Miles Traveled (VMT) reduction plan**

*Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.*

Tick box(es) for what your Transportation Demand Management Plan will/does include:



employee incentives

employee carpool or vanpool

priority parking for efficient transportation (hybrid vehicles, carpools, etc.)



bike riding incentives

bus transportation for large marketing events

Other:

\_\_\_\_\_  
Estimated annual VMT

\_\_\_\_\_  
Potential annual VMT saved

\_\_\_\_\_  
% Change

Already  
Doing

Plan  
To Do



**BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**

*See description below under BMP-5.*

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**BMP-8 Solar hot water heating**

*Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.*

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**BMP-9 Energy conserving lighting**

*Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.*

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Energy efficient CF lighting will be used.

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**BMP-10 Energy Star Roof/Living Roof/Cool Roof**

*Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.*

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Cool roof construction will be incorporated into the design.

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**BMP-11 Bicycle Incentives**

*Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!*

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**BMP-12 Bicycle route improvements**

*Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.*

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Already Plan  
Doing To Do

**BMP-13 Connection to recycled water**

*Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.*

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**BMP-14 Install Water Efficient fixtures**

*WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.*

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A "zero irrigation" landscape design is proposed.

**BMP-15 Low-impact development (LID)**

*LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.*

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Bioretention facilities are incorporated into the stormwater plan.

**BMP-16 Water efficient landscape**

*If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).*

*Please check the box if you will be complying with WELO or If your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.*

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**BMP-17 Recycle 75% of all waste**

*Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.*

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Business waste will be recycled to the greatest extent feasible.

Already Plan  
Doing To Do

**BMP-18 Compost 75% food and garden material**

*The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.*

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n/a

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**BMP-19 Implement a sustainable purchasing and shipping programs**

*Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.*

**BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation**

*Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.*

**BMP-21 Electrical Vehicle Charging Station(s)**

*As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.*

**BMP-22 Public Transit Accessibility**

*Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.*

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Public transit is accessible within reasonable walking distance.

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Already Plan  
Doing To Do

**BMP-23**

**Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.**

*The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building buried into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.*

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**BMP-24 Limit the amount of grading and tree removal**

*Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.*

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**BMP-25 Will this project be designed and built so that it could qualify for LEED?**

**BMP-25 (a)**  **LEED™ Silver** (check box BMP-25 and this one)

**BMP-25 (b)**  **LEED™ Gold** (check box BMP-25, BMP-25 (a), and this box)

**BMP-25 (c)**  **LEED™ Platinum** (check all 4 boxes)

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## Practices with Un-Measured GHG Reduction Potential

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**BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?**

*As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at [www.countyofnapa.org](http://www.countyofnapa.org).*

**BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?**

*Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.*

Already Plan  
Doing To Do

**BMP-28 Use of recycled materials**

*There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.*

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**BMP-29 Local food production**

*There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.*

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**BMP-30 Education to staff and visitors on sustainable practices**

*This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.*

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**BMP-31 Use 70-80% cover crop**

*Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.*

**BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site**

*By selecting this BMP, you agree not to burn the material pruned onsite.*

**BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?**

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**BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?**

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**Comments and Suggestions on this form?**

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## Sources:

1. *Napa County Bicycle Plan, NCTPA, December 2011*
2. *California Air Pollution Control Officers Associate (CAPCOA). January 2008. CEQA and Climate Change*
3. *Napa County General Plan, June 2008.*
4. *California Office of the Attorney General. 2010. Addressing Climate Change at the Project Level available at [http://ag.ca.gov/global\\_warming/pdf/GW\\_mitigation\\_measures.pdf](http://ag.ca.gov/global_warming/pdf/GW_mitigation_measures.pdf)*
5. *U.S. Green Building Council (2009). LEED 2009 for New Construction and Major Renovations Rating System. Washington, DC: United States Green Building Council, Inc.*
6. *California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Sacramento, CA: California Energy Commission.*
7. *U.S. Department of Energy (2010). Cool roof factsheet.*
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
9. *Compact Fluorescent Light Bulbs". Energy Star. Retrieved 2013-05-01.*
10. <http://energy.gov/energysaver/articles/solar-water-heaters>. Retrieved 2013-05-02.
11. <http://energy.gov/energysaver/articles/solar-water-heater>. Retrieved 2013-05-09
12. [http://www.bchydro.com/powersmart/residential/guides\\_tips/green-your-home/cooling\\_guide/shade\\_trees.html](http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html)
13. <http://www.napagreen.org/about>. Retrieved 2013-05-09
14. <http://www.countyofnapa.org/pages/departmentcontent.aspx?id=4294971612>
15. <http://www.napasan.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>

**USE PERMIT: PROJECT STATEMENT**  
**NOVA Warehouse Facility**  
**Devlin Road, Napa**

**APPLICANT/OWNER:**

Nova Group, Inc.  
185 Devlin Road  
Napa, CA 94558

**APN:** 057-170-008, 019

**ACREAGE:** 22.76± acres  
(after LLA)

**GENERAL PLAN MAP DESIGNATION:** IP, Industrial Park

**ZONING DESIGNATION:**

IP, Industrial Park  
AC, Airport Compatibility

**GENERAL PROJECT DESCRIPTION:**

The property is located on the west side of Devlin Road, at the northwest corner of the Industrial Area of the Napa County Airport Industrial Park. The lot is currently undeveloped. A Lot Line Adjustment will be completed prior to issuance of building permits to ensure required property line setbacks are met. This proposal is to construct a 400,500 square foot warehouse facility. The building will include 391,934 square feet of warehouse space, and 8,566 square feet of non-warehouse related amenities, such as office, restrooms and break rooms. The building will be designed to provide generous staging areas with truck bays on both the east and west side of the building along with ample drop trailer parking.

The site plan shows the building, parking, on-site truck circulation, and general landscape areas. The floor area ratio (FAR) after completion of the Lot Line Adjustment will be 0.4, below the allowable 0.50. All vehicles will enter from a new 28' wide driveway off Devlin Road. Trucks will stop at the secured entry gate and then continue to the one of the loading docks for off load or pick up. Trucks will follow a one way loop as shown on the site plan.

The overall design goal is to ensure that the structure is harmonious with the local setting and reflect a high standard of architectural design without compromising the functional requirements of a large warehouse building. This building will be screened from view along Devlin Road due to the distance. Even with this large setback, the design and scale of the building will balance the functional demand of the truck docks with articulation at the four corners of the building to provide detailing appropriate to the scale of the building. Building projections, trellises, and landscaping will serve to soften, unbroken building walls.

The proposed building is a concrete tilt-up warehouse that will include a metal roof system. To enhance the architectural features of the building, articulation is provided by increased parapet heights at the office areas. Furthermore, recessed office fronts and metal canopies above the office entrances add to the articulation and give variety. Also included are the horizontal and vertical reveals, which include painted accents along with an arched reveal at the office areas to provide contrast to the horizontal and vertical features of the building. The color scheme also allows gives variety (refer to colored elevations).

The project will be provided with water service from the City of American Canyon. A "Will Serve" letter for water service in in process. The property is within the sphere of influence of the Napa Sanitation District (NSD). Concurrent with the use permit, the landowner will process a request for annexation to NSD as envisioned in the Napa Valley Business Park Specific Plan. The building will be sprinklered for fire protection.

The warehouse will provide administrative office, storage and distribution of approved products allowed within the zoning. The facility will be run by up to 20 full time and 20 part time employees. The primary client base will be wine storage or storage for wine related industries.

There will be one free standing directional sign at the entrance and one wall mounted sign on the building.

#### GREENHOUSE GAS EMISSION REDUCTION MEASURES:

In keeping with the goals of the State and County along with this business, the design of this project is in keeping with the latest and best technology and features available and feasible for energy efficiency, green house gas emission reductions and use of sustainable products. Example of features include:

1. Cool roof materials;
2. Maximum insulation attainable, to the point of diminishing returns;
3. High percentage of recycled metal materials which can be recycled in the future;
4. Minimal fenestration for a controlled environment;
5. Passive night cooling features to take advantage of the climatic variations;
6. Extremely high thermal mass by the volume of liquid in the building, along with an extra thick concrete slab;
7. Full compliance with Cal Green standards, see attached CalGREEN checklist;
8. 10 bicycle racks on site;
9. On-site water retention and control thru vegetative swales;
10. Water efficient and drought tolerant landscape design and irrigation;
11. Carpool parking designation;
12. Recycling of all materials that are recyclable;

13. The project will be commissioned according to the Cal-Green code, including HVAC, Plumbing, Electrical and Irrigation systems;
14. The project will be engineered to allow for future PV solar panels as an on-site energy source. As the industry is changing rapidly, the specification of the panels is to be determined;
15. Indoor air quality will utilize low and no emitting finishes and construction materials. Low and no VOC paints, caulks, adhesives, etc;
16. High efficiency HVAC equipment, low-E dual pane windows, occupancy sensor lighting controls, etc. to exceed current Title 24 Energy Compliance by 15%;

### IP ZONING STANDARDS

Chapter 18.40 contains the Development and Use Performance Standards applicable to the IP Zoning District. Warehousing is a use that is allowed upon grant of a Use Permit.

The following briefly describes all standards that were included in the design:

- Minimum lot size exceeds the 5 acre minimum
- Maximum Site Coverage for structures with 90%+ of the building devoted to warehouse uses is 50%
- Buildings in the IP Zoning District must comply with the detailed design standards contained in Section 18.40.050. Refer to building description and project plans.
- Setbacks meet or exceed standards
- Setback of 150' from Suscol Creek is provided

Variation to development standards: Section 18.40.250 allows for deviations from certain development standards. One deviation is requested as a part of this project, a reduction in the required number of parking spaces. Adequate area is available to meet the required parking, however, the applicant requests deferral of construction of spaces that exceed the anticipated demand for this use.

### NAPA VALLEY BUSINESS PARK SPECIFIC PLAN

The property is designated as Business/Industrial Park within the Planning Area of the Napa Valley Business Park Specific Plan. The Business/Industrial Park designation is intended to provide exclusively for modern, well-planned, non-nuisance light industrial and business park uses which are compatible with each other, the airport, the S.R. 29 corridor, and surrounding open space areas. Land uses in these areas are subject to special development standards established in the plan to ensure a harmonious, optimal environment for industrial occupants. Allowable uses include warehousing and distribution. Development in these areas is subject to special requirements for site and building design, landscaping, roads, signage, off-street parking, noise control, and outdoor storage that together will enhance the market attractiveness of the entire planning area.

Site development standards in the Specific Plan are generally comparable to the IP Zoning District Standards. Additional standards not already described include:

- Location of one detached monument sign is shown on the site plan
- One wall mounted sign
- Required parking standards in the Specific plan are one parking space per 1,000 SF of the first 20,000 SF of gross building area to be used for warehousing and one parking space per 2,000 sf of gross floor area above 20,000 sf. Is the standard. The Specific Plan allows for a modification of the parking requirements as a part of the use permit process.
  - Using the parking standards required for warehousing, the project would require 210 parking spaces, which is well in excess of the parking demand for this building. The ratio of employee concentration per gross square foot for this building will be significantly lower than the ratio described in Section 18.40.640 (one employee per 1,000 sf). The upper estimate for number of employees is 40. Therefore, the parking area is designed to provide 137 spaces and reserve area is available for any future tenant or owner that may be required to meet the existing standard.
- Landscape for parking lots is provided at one tree per six spaces
- 86 loading spaces are provided, exceeding the minimum requirement of 11 loading spaces
- Loading spaces exceed the minimum dimension of 12 ft by 40 ft with 14 ft of clearance height
- 20% of the site is landscaped
- A new entrance off Devlin Road will be designed and built to the Napa County standards which will include a third traffic lane for left turns into the entrance driveway.

### AIRPORT COMPATIBILITY

The property is located within Zone C of the Napa Airport Land Use Compatibility Plan. Zone C is called the Extended Approach/Departure Zone. This zone is defined as the area where aircraft will be below 300 feet above ground level with moderate to high risk of accident potential. Properties in this zone will be affected by substantial noise. Maximum density of persons in structures is limited to 50 people/acre or 75 persons both in and out of structures. The total number of persons on the 22.76 acre site would be well below this limitation. Within a 400,500 square foot building, the total number of persons shall be well below this density. Table 3-2 lists warehousing as a use that is normally acceptable within Zone C. An Avigation Easement shall be provided prior to obtaining building permits for new construction. Building height shall not exceed the applicable height limit of the underlying Zoning District or 35'. The building will be designed so that it does not create smoke, glare, distracting lights, or electrical interference that may constitute a hazard to aircraft flight.

Re: Rocca Family Property  
Napa County A.P. 057-170-007-000

I am the owner of the real property, Napa County A.P. 057-170-007-000, commonly known as 129 Devlin Road, Napa, California. I agree to the new road configuration, shown on drawing C.10 prepared by RSA and dated November 11, 2016. I accept this new roadway as providing access to and from the above-referenced property, and I understand and acknowledge that the existing road servicing my parcel will cease to exist. I further understand and acknowledge that an easement for this new roadway will be prepared at no cost to me.

I am in favor of and support the proposed new road configuration on said drawing C.10.

Dated: Rocca Family

4/18/2017

  
Mary Rocca

Nova Business Park, LLC

P.O. Box 4050  
Napa, CA 94558  
707-265-1100

July 11, 2017

Merlin Bito

Dear Mrs. Bito:

I would like to catch you up on my upcoming project, located behind you. I have included a set of drawings on what we are proposing to Napa County and would very much like to stop by and discuss these with you at your convenience. We are planning on moving the road entrance down about 300 feet from where it is currently. This way we can put in a third lane in the middle of the road which will allow for much safer entry and exit from the property.

If we do put in a new entrance, we would fence off the existing entrance. You would then use the new entrance and make a right turn in front of the Rocca property. This would mean that all the traffic that currently goes by your property to access the Rocca Winery would no longer do so. I believe that when the Rocca Winery opens, this new entrance would benefit you and your property. As the existing road would be closed and you would use the new road, if you are agreeable, the County of Napa would like your concurrence. For your use, information, and approval, I have enclosed a draft letter.

Thank you for your consideration in reading this letter, and please let me know when it would be convenient for you for me to stop by and discuss my project.

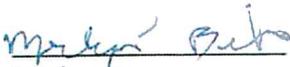
Thanks and much appreciated.



Ron

July 11, 2017

Agreed to:

  
Merlin Bito