

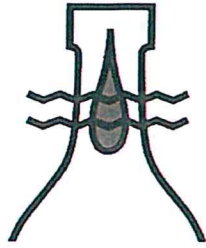
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Public Comments

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JUL 12 2018

Napa County Planning, Building
& Environmental Services



TOP IT OFF BOTTLING

CUSTOM BLENDING & BOTTLING

July 11, 2018

Napa County Planning Commission
1194 Third Street, Suite 201
Napa, CA 94559
Attn: Chair Cottrell

Dear Chair,

I would like to offer my letter of support for the upcoming hearing regarding the Nova Business Park, LLC Warehouse project, APN 057-170-008,019.

There are two reasons why I support this project; integrity and need.

Integrity: The person involved in this project, Ron Fredrick, is a person of high integrity. I've known Ron, in a business capacity, for a little over 5 years. I have a growing business, Top It Off Bottling, and was in need of his help resolving my parking issues. Ron stepped in and figured out a way to resolve this problem which made doing business on Devlin Road much safer. He had nothing to gain and didn't ask for anything in return. I was fortunate to have a business neighbor like Ron. He demonstrated his willingness to make Delvin Road a safer place.

Need: Warehousing in South Napa is in high demand. With our wine customers trying to avoid the up-valley congestion, it's becoming more difficult for them to find space. As you are aware, moving raw materials up-valley and then moving the finished goods south has created a traffic nightmare. Ron's warehouse project is in the perfect location, which would definitely help reduce the traffic going up-valley. Please note, I deal with over 300 wineries and the lack of space and traffic is a common concern shared by all.

I appreciate the opportunity to express my support for this much need project. Please accept my full endorsement of the Nova Warehouse Use Permit.

Best regards,

Michael P. Glavin

President



July 11, 2018

Napa County Planning Commission
1194 Third Street, Suite 201
Napa, CA 94559
Attention: Chair Cottrell

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JUL 13 2018

Napa County Planning, Building
& Environmental Services

Re: Nova Business Park LLC. Warehouse
APN 057-170-008, 019
Devlin Road. Napa, CA

Dear Chair Cottrell,

By way of introduction, my name is Bret DeMartini and I am a commercial real estate broker with Colliers International. I have been in the commercial real estate business for over 34 years as an industrial broker in Napa and Solano County. I have a deep knowledge and appreciation of the Napa Industrial market. I have been involved and brokered 100's of transactions over the years in the Napa market. I have assisted companies within the market expand and relocate, but many have come from outside the Napa market including Italy and France.

I have reviewed the Nova Warehouse project that is scheduled for the July 18th, Planning Commission meeting. It is my understanding the proposal is to construct a $\pm 400,500$ SF warehouse facility for wine related storage uses on a ± 22.75 acre parcel.

It is my professional opinion that the building and design are state of the art. This is a very attractive building with ample clear height and truck staging/parking. The cross-dock design gives the building great efficiency, flow and the truck trailer parking aspect is a fantastic amenity. In short, this building will be well received and appreciated within the Napa market and will compete nicely with other available buildings within the Bay Area and Central Valley.

It is my understanding that the project meets all General Plan and Zoning Requirements, including setbacks from Soscol Creek. I especially like the additional lane on Devlin Road, as this will enhance safety and allow trucks to merge safely into traffic lanes, which, is something many existing develops lack.

In terms of location, it is my opinion that the Nova Business Park location is outstanding and advantageous for warehouse and storage uses. The building is setback significantly from Devlin Road (over 800'). It is a perfect location for a large functional warehouse building that will service the City of Napa, Sonoma and "Up Valley".

Chair Cottrell
Napa County Planning Commission
July 11, 2018
Page 2 of 2

In terms of demand, the market has never been stronger. Rents are increasing and vacancy rates are at or near all- time lows. The wine industry, a major economic engine to Napa, and the surrounding area is strong, growing and moving wine storage to this location will be well received by wine storage and third party logistic companies.

In closing, I believe Ron Fedrick and Nova Group will be an outstanding owner/developer and allowing a quality building to be construction in this location is smart. Higher end users want to be north of the 12 & 29 interchange and this is a perfect location.

I appreciate the opportunity to share my input with you and the rest of the commission and please accept my full endorsement of the Nova Warehouse Development and Use Permit.

Very truly yours,

COLLIERS INTERNATIONAL



Bret DeMartini, CCIM
Vice President

BD/bar



**COLDWELL BANKER COMMERCIAL
BROKERS OF THE VALLEY**

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July 11, 2018

Napa County Planning Commission
1194 Third Street, Suite 201
Napa, CA 94559
ATTN: Chair Cottrell

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JUL 13 2018

Napa County Planning, Building
& Environmental Services

Re: Nova Business Park LLC. Warehouse
APN 057-170-008, 019, Devlin Road Napa, CA

Dear Planning Commission:

The developer of this project has a long-standing history of supporting and caring about Napa County, the principal is a smart business man and from what I know if him would not do a project that he cannot both be proud of and sure that it is needed to be economically viable. He is very thorough and has had years to think through how to best develop his property.

The location for this type of building is perfectly located on the lands that Nova Group owns leaving room for smaller building to be built toward the frontage road and the highway. The third lane on Devlin Road being extended further is certainly a condition that will further help with the safety of the vehicle traffic flow.

Our vacancy rates in warehouse distribution space are so low that it appears to me that this product will be absorbed and welcome still in the southern business parks but being located further north from many of the competitive buildings in the marketplace will make it even more attractive.

I endorse the developer and the project.

Sincerely,

Michael Moffett
Sales & Leasing Agent
(707) 479-1976 cell
BRE Lic. # 00946472

Pro-Gas



ALLIED PROPANE SERVICE, INC.



221 DEVLIN ROAD • NAPA, CA 94558 • TEL: 707/252-5500 • FAX: 707/252-5504

July 9, 2018

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JUL 12 2018

Napa County Planning Commission
1195 Third Street, Suite 210
Napa, CA 94559
ATTN: Commissioner Anne Cottrell

Napa County Planning, Building
& Environmental Services

r.e. Nova Business Park LLC. Warehouse

Dear Commissioner Cottrell,

Allied Propane Service, located at 221 Devlin Road, Napa CA would like to share our support for the Nova Business Park LLC. Warehouse project, located on Devlin Road.

We have reviewed and understand the Nova Warehouse project. We understand that Nova is proposing to construct a 400,000 square foot warehouse facility for wine related storage. The demand for warehouse space is extremely high and this fulfills a storage need for the industry in a location that is perfectly suited for this use. The parcel is located off Devlin road and should have little to no impact on traffic. Having another warehouse in the airport specific will help ease congestion seen in other areas and allow for vehicle to easily access the highway.

Nova has been a supportive member of our business community for many decades. It is very reassuring to know that a local base company that has continued to support our viticultural industry is here to help our community to thrive.

Allied Propane Service appreciates the opportunity to share our input. Please accept our full endorsement of the Nova Warehouse Use Permit.

Sincerely,

Stan Teaderman
President
Allied Propane Service
221 Devlin Road
Napa, CA 94558