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March 31, 2008

Napa County Airport Land Use Commission  
1195 3rd Street  
Napa, CA 94559

**RE: Lombard Crossings Industrial Park Consistency Determination Request**

Dear Napa County Airport Land Use Commission,

I am formally requesting that the Napa County Airport Land Use Commission (ALUC) evaluate the project described below and issue a "consistency determination" along with any other requirements or conditions deemed necessary for the project. The ALUC's failure to act on the referral within sixty (60) days of the date of receipt of the referral shall result in the proposed action being deemed consistent by operation of law.

The proposed development, as approved by the City of American Canyon City Council, is to "re-subdivide" a 25-acre property from its current configuration of 10 lots into a 20 lot Light Industrial subdivision with an additional open space parcel (Parcel A) containing wetlands and the North Slough tributary to be dedicated to the City of American Canyon.

The site consists of three components: the lower portion proposed for 9 lots, the middle portion which contains the enhanced wetlands and preserved North Slough area, and the westerly portion located on the higher elevations at the base of Oat Hill. The latter area is accessible by a proposed street that would cross the North Slough over a new bridge and travel along the southerly property line, then turns north. A proposed "emergency access" road continues along the southern property line to connect to the property to the west.

The proposed lot sizes would range from approximately one half-acre to approximately one acre. It is anticipated that the majority of the lots will be sold to individual users with some lots held and buildings erected by the applicant. The applicant's rationale for creating smaller industrial lots is that most of the new industrial development in American Canyon has concentrated on large-scale industrial lots and buildings with little opportunity for the smaller industrial user. The types of uses anticipated would include, but are not limited to, building contractor offices, construction and small equipment storage, landscape services, electricians, maintenance and repair services, as well as veterinary, medical and

other business and professional offices, which are expected to be a minor component of the project.

Grading on the site will result in a "balanced site", that does not require import or export of dirt. The lots in the lower portion of the site (Lots 1-9) will remain close to existing grade while the lots in the upper portion of the property (Lots 10-20) will consist of cut and fill lots. In the southwestern portion of the site, where the property rises at the base of Oat Hill, the hill will be cut along the southern property line for about 530 linear feet. Two retaining walls that range in size from approximately 3 to 15 feet will be constructed along the southern portion of the site to accommodate the grade differential, which could be approximately 29 feet.

A twenty-eight (28) foot wide public road is proposed, with no on-street parking, to provide access to each of the proposed lots. Primary access to the site will be from Lombard Road via a road and utility easement across the Union Pacific Railroad parcel to the east.

The proposed subdivision map is designed to minimize the impact of the development on the wetland areas while substantially enhancing the North Slough channel and creating new wetland replacement areas. The wetlands and North Slough area along with newly created wetlands (to replace the small amount of wetlands to be removed by placement of fill in one area) will be set aside as a separate parcel including 25 to 50 foot setback areas. Total acreage set aside as permanent open space is 8.33 acres (33% of the site). Parcel A, the open space lot, will be dedicated to the City or other public agency and maintained with funds generated by a landscape and lighting district.

Future development on all parcels will be subject to design review by the Planning Department or the Planning Commission. In order to provide continuity in building design and landscape treatment, the applicant has proposed a set of design guidelines and has provided a conceptual landscape plan that will be applicable to any future project in this development. The landscape plan proposes a 10-foot landscaped area on the south side of the proposed road extending to the western property line, and a 4-foot landscaped area (including trees) along the front of each lot. It is anticipated that the final Design Guidelines (critiqued/modified by the Planning Department staff and approved by the by the Planning Commission) will be recorded on the deed for each lot along with any other easements including but not limited to: drainage easements and avigation easements in favor of Napa County.

Please find attached to this letter the required items for the application together with a summary of these submitted items. Thank you for your attention to this matter.

Sincerely,



Richard H. Hess  
President

## **Lombard Crossings Industrial Park Application Contents:**

1.
  - a) See City Council approved Tentative Map and Preliminary Landscape Plan showing lots and sizes (attached as **Exhibit "A"**).
  - b) There are no proposed buildings with the application. However, per the City of American Canyon Zoning Ordinance (attached as **Exhibit "B"**), section 19.14.060 states that the maximum building height for the Light Industrial zone is 40 feet.
  - c) There are no proposed buildings with the application. However, the zoning of the lots is Light Industrial and the Zoning Ordinance for Light Industrial has a range of Permitted and Conditional uses as shown in the attached Exhibit B. Some examples of permitted uses are maintenance and repair services, offices, laboratory and research and development.
  - d) There are not proposed buildings with the application therefore this is unknown at this time.
  - e) Future applicants will be subject to the City of American Canyon Zoning Ordinance for Light Industrial (attached as **Exhibit "B"**), the City of American Canyon's General Plan, Planning Commission Approved Design Guidelines for the subdivision and the City Council Approved Conditions of Approval (attached as **Exhibit "D"**) and Mitigation Measures (attached as **Exhibit "E"**).
  - f) As stated above, the ALUC's failure to act on the referral within sixty (60) days of the date of receipt of the referral shall result in the proposed action being deemed consistent by operation of law.
  
2.
  - a) There are no buildings proposed with this application and this issue was not addressed in the Mitigation Measures or Conditions of Approval.
  - b) There are no buildings proposed with this application and this issue was not addressed in the Mitigation Measures or Conditions of Approval.
  - c) Exterior lighting was addressed in Mitigation Measure I.3 (as found in **Exhibit "E"**), which states that all lighting shall be oriented downward.
  - d) Reflective materials were addressed in Mitigation Measure I.3 (as found in **Exhibit "E"**), which states that non-reflective glass and building materials shall be used for all sides of buildings onsite, including rooftops.
  - e) Storage of Hazardous Materials was addressed in Mitigation Measure VII.1 (as found in **Exhibit "E"**), which restricts the amount of hazardous waste stored onsite and provides for accident procedures.
  - f) There are no buildings proposed with this application and this issue was not addressed in the Mitigation Measures or Conditions of Approval.
  
3. Attached please find the City Council Staff Report prepared by Brent Cooper, AICP, Planning Director and Stephen Streeter, AICP, Contract Planner (attached as **Exhibit "C"**).
  
4. Attached please find the City of American Canyon's approval of the project including the Conditions of Approval (as **Exhibit "D"**) and Mitigation Measures (as **Exhibit "E"**).

5.
  - a) The avigation easement was addressed in Mitigation Measure VII.2 and can be found in the attached documents (see **Exhibit "E"**). Mitigation Measure VII.2 states the following:  
*"Mitigation Measure VII.2: An application shall be submitted to the County Airport Land Use Commission (ALUC) for a "consistency determination" with the Napa County Airport Land Use Compatibility Plan (ALUCP) for the project, and an avigation easement shall be recorded over the property prior to building permit issuance. All other ALUC requirements or conditions shall be complied with."*
  - b) N/A
6.
  - a) A full size Plot plan is attached as **Exhibit "F"**.
  - b) As stated before, no buildings are being proposed with this application.
  - c) As stated before, no buildings are being proposed with this application.
7. 8 ½" x 11" copies of 5.a & 6.a are attached as **Exhibit "G"**.
8. A vicinity map is attached as **Exhibit "H"**.
9. Address labels and City of American Canyon confirmation of mailing notice is attached as **Exhibit "I"**. The addresses are current as of March 31, 2008.