

# NOTICE OF DETERMINATION

NAPA COUNTY CONSERVATION, DEVELOPMENT, & PLANNING DEPT.  
1195 THIRD STREET, SUITE 210, NAPA CALIF. 94559  
(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To: ☒ Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

☒ Napa County Clerk  
900 Coombs St  
Napa, CA 94559

## ENDORSED

JUL 22 2010

JOHN TUTEUR  
Napa County Recorder - County Clerk  
By L. RODRIGUEZ  
DEPUTY RECORDER - CLERK

LEAD AGENCY: Napa County Conservation, Development, & Planning Dept.

CONTACT PERSON: Chris Cahill, Planner

PHONE: (707) 253.4847

STATE CLEARING HOUSE NUMBER: 2010032066

PROJECT TITLE: Napa 34 Holdings Commerce Center Use Permit and Variation to Development Standards Application № P09-00329-UP and Tentative Parcel Map and Lot Line Adjustment Application № P09-00330-TPM

PROJECT LOCATION: The project is located in the Napa Airport Industrial Area on a 33.9 acre parcel located at the south west corner of the intersection of State Route 29 and Airport Boulevard, within an IP:AC (Industrial Park: Airport Compatibility Zone D) zoning district. (Assessor's Parcel №: 057-210-056). No Current Address, the Napa-Vallejo Highway, Napa, Calif. 94558

PROJECT LOCATION - CITY (NEAREST): American Canyon

PROJECT LOCATION - COUNTY: Napa

### PROJECT DESCRIPTION:

Approval of a Use Permit to allow the construction and operation of an industrial park totaling approximately 490,500 square feet of new development in eight buildings, including: 1.) two +/- 41,700 square foot two-story office buildings; 2.) two +/- 7,600 square foot single-story office buildings with ancillary warehouse space; 3.) one +/- 8,800 square foot single-story office building with ancillary warehouse space; and 4.) +/- 152,600 square foot, +/- 148,800 square foot, and +/- 81,600 square foot single-story warehouse/distribution buildings with ancillary office space. Approximately 73% percent (or +/- 356,000 square feet) of the total development floor area would be dedicated to warehousing uses, while the remaining 27% (or +/- 134,500 square feet) would be utilized as office space. Access would be provided from three new driveways located off of an extension of Devlin Road, located south of the existing Devlin Road/Airport Boulevard intersection, and a single right-in right-out driveway off of Airport Boulevard. Roadway improvements, including road construction at Devlin Road and road widening at Airport Boulevard are also proposed. Parking for 740 vehicles is to be provided on-site, along with six loading docks. Approximately 3 acres of existing wetlands will be preserved and enhanced, partially as a component of proposed stormwater improvements. The project would connect to the City of American Canyon municipal water system and sewer service would be provided by the Napa Sanitation District, subsequent to annexation into the District. In addition, the following approvals are requested:

- Lot Line Adjustment to transfer 1.10 acres from the subject property (currently APN 057-210-056) to the property directly to the west (currently APN 057-210-055) to relocate the shared property line to the centerline of the extension of Devlin Road.
- Tentative Parcel Map to allow the creation of eight industrial parcels ranging in size from 0.60 to 7.18 acres and three wetland/drainage parcels ranging in size from 0.23 to 5.35 acres. Dedication of the Devlin Road right-of-way is also proposed, as is the reduction of an existing utility easement at the abandoned Aviation Way right-of-way from 60' to 15' in width.
- Use Permit Variation to Airport Industrial Area Specific Plan standards to allow: 1.) driveway access onto Airport Boulevard where such access is generally not allowed and 2.) a substandard parking ratio at proposed parcel F (88 required, 78 proposed).

COUNTY PERMIT (S): Use Permit and Variation to Development Standards № P09-00329-UP and Tentative Parcel Map and Lot Line Adjustment № P09-00330-TPM



APPLICANT NAME: Kristen Pigman, Napa 34 Holdings, LLC  
 ADDRESS: 2481 Sunrise Blvd., Suite 200, Gold River, Calif, 95670

PHONE: (916) 853.2800

REPRESENTATIVE: Brad Shirhall, TLA Engineering and Planning  
 ADDRESS: 1528 Eureka Rd., Ste 100, Roseville, Calif 95661

PHONE: (916) 786.0685

This is to advise that the Napa County Conservation, Development, and Planning Commission as ☒ Lead Agency ☐ Responsible Agency approved the above-described project on July 21, 2010 and made the following determinations:

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of this project.
4. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
5. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the Revised Recirculated Mitigated Negative Declaration is available to the General Public at:

Napa County Conservation, Development, and Planning Department  
 1195 Third Street, Suite 210  
 Napa, CA 94559

SIGNATURE: \_\_\_\_\_

Christopher M. Cahill

DATE: \_\_\_\_\_

July 21, 10

TITLE: Project Planner

Date received for filing and posting at OPR:

PHONE: (916) 853.2800

Napa 34 Holdings, LLC  
Call 95670



State of California—The Resources Agency  
DEPARTMENT OF FISH AND GAME  
**2010 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT # 071

2010032066

STATE CLEARING HOUSE #

(If applicable)

TYPE OR PRINT CLEARLY

LEAD AGENCY <b>NAPA COUNTY PLANNING</b>		DATE <b>7/22/2010</b>																			
COUNTY/STATE AGENCY OF FILING <b>NAPA COUNTY CLERK</b>		DOCUMENT NUMBER <b>2010-071</b>																			
PROJECT TITLE <b>NAPA 34 HOLDINGS COMMERCE CENTER USE PERMIT AND VARIATION TO DEVELOPMENT STANDARDS APPLICATION</b>																					
PROJECT APPLICANT NAME <b>KRISTEN PIGMAN, NAPA 34 HOLDINGS, LLC</b>		PHONE NUMBER <b>(916) 853 - 2800</b>																			
PROJECT APPLICANT ADDRESS <b>2481 EUREKA RD STE 100</b>		CITY <b>ROSEVILLE</b>	STATE CA ZIP CODE <b>95661</b>																		
PROJECT APPLICANT (Check appropriate box). <input type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input checked="" type="checkbox"/> Private																					
CHECK APPLICABLE FEES: <table><tr><td><input type="checkbox"/> Environmental Impact Report</td><td>\$2,792.25 \$ _____</td></tr><tr><td><input checked="" type="checkbox"/> Negative Declaration</td><td>\$2,010.25 \$ <u>2010.25</u></td></tr><tr><td><input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)</td><td>\$850.00 \$ _____</td></tr><tr><td><input type="checkbox"/> Projects Subject to Certified Regulatory Programs</td><td>\$949.50 \$ _____</td></tr><tr><td><input checked="" type="checkbox"/> County Administrative Fee</td><td>\$50.00 \$ <u>50.00</u></td></tr><tr><td><input type="checkbox"/> Project that is exempt from fees</td><td></td></tr><tr><td>    <input type="checkbox"/> Notice of Exemption</td><td></td></tr><tr><td>    <input type="checkbox"/> DFG No Effect Determination (Form Attached)</td><td></td></tr><tr><td><input type="checkbox"/> Other _____</td><td>\$ _____</td></tr></table>				<input type="checkbox"/> Environmental Impact Report	\$2,792.25 \$ _____	<input checked="" type="checkbox"/> Negative Declaration	\$2,010.25 \$ <u>2010.25</u>	<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00 \$ _____	<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$949.50 \$ _____	<input checked="" type="checkbox"/> County Administrative Fee	\$50.00 \$ <u>50.00</u>	<input type="checkbox"/> Project that is exempt from fees		<input type="checkbox"/> Notice of Exemption		<input type="checkbox"/> DFG No Effect Determination (Form Attached)		<input type="checkbox"/> Other _____	\$ _____
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<input type="checkbox"/> Other _____	\$ _____																				
TRANSACTION # <u>2010070700031</u>																					
PAYMENT METHOD: <input type="checkbox"/> Cash <input type="checkbox"/> Credit <input type="checkbox"/> Check <input checked="" type="checkbox"/> Other <u>Deposit</u>		TOTAL RECEIVED <u>\$2060.25</u>																			
SIGNATURE <b>X LAWRENCE RODRIGUEZ</b>		TITLE <b>DEPUTY COUNTY CLERK</b>																			

ORIGINAL - PROJECT APPLICANT  
FG 753.5a (Rev. 01/2010)

COPY - DFG/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK