

FILE # P08-00221-UP



NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
 1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

APPLICATION FOR USE PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: _____

Date Submitted: 3/26/08

REQUEST: _____

Date Complete: _____

Date Published: _____

ZA CDPC BS APPEAL

Hearing _____

Action _____

TO BE COMPLETED BY APPLICANT
 (Please type or print legibly)

Applicant's Name: DAVID BUSBY, Busby Enterprises, Inc.

Telephone #: 707 254 9820 Fax #: 707 254 9384 E-Mail: dauidsoffice@AOL.com

Mailing Address: 455 Technology Way, Napa CA 94558
No. Street City State Zip

Status of Applicant's Interest in Property: Contract Purchaser

Property Owner's Name: NAPA VALLEY GATEWAY Limited

Telephone #: 707 252 8533 Fax #: 707 252 8793 E-Mail: _____

Mailing Address: 499 Devlin Rd., Napa CA 94558
No. Street City State Zip

Site Address/Location: SWC Sheehy Ct / Devlin Rd., Napa
No. Street City State Zip

Assessor's Parcel #: 057-250-037 Existing Parcel Size: 2.40 ACRES

I certify that all the information contained in this application, 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 my knowledge. I 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.

[Signature]
 Signature of Applicant Date _____
DAVID BUSBY - PRESIDENT
 Print Name

NAPA VALLEY GATEWAY LIMITED
BY: Charles Slotzkin 3/26/08
 Signature of Property Owner Date _____
CHARLES SLOTZKIN
 Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$7500.00 Receipt No. 67779 Received by: ST/TA Date: 3/26/08

*Total Fees will be based on actual time and materials

FILE # P08-00222-PM

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
1195 Third Street, Suite 210 Napa, California 94559
(707) 253-4417

APPLICATION FOR TENTATIVE PARCEL MAP OR TENTATIVE SUBDIVISION MAP

FOR OFFICE USE ONLY

ZONING DISTRICT: IP:ACDate Submitted: 3/26/08TYPE OF APPLICATION: Tentative Parcel Map

Date Published: _____

REQUEST: _____

Date Complete: _____

(Please type or print legibly)

PROJECT NAME: NAPA CROSSROADS LIGHT INDUSTRIAL BUILDINGAssessor's Parcel #: 057-250-009037 Existing Parcel Size: 2.40Site Address/Location: SWC Sheehy Ct & Devlin Rd., NAPA
No. Street City State ZipProperty Owner's Name: NAPA Valley Gateway LimitedMailing Address: 499 Devlin Rd NAPA CA 94558
No. Street City State ZipTelephone #: (707) 252-8533 Fax #: (707) 252-8793 E-Mail: _____Applicant's Name: Busby Enterprises, Inc.Mailing Address: 455 Technology Way NAPA CA 94558
No. Street City State ZipTelephone #: (707) 254-9820 Fax #: (707) 254-9384 E-Mail: daids.office@aol.comStatus of Applicant's Interest in Property: Contract purchaserRepresentative Name: DAVID BUSBYMailing Address: SAME AS ABOVE
No. Street City State Zip

Telephone #: () Fax #: () E-Mail: _____

Purpose for Division: FACILITATE AIRSPACE CONDOMINIUM planVesting Map? ☐ YES ☒ NO

I certify that all above statements are correct and that the information contained on the accompanying Parcel/Subdivision Map is accurate. I 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.

NAPA VALLEY GATEWAY LIMITED
BY: Charles Slutzkin 3/26/08
Signature of Property Owner Date

CHARLES SLUTZKIN
Print Name

BUSBY ENTERPRISES, INC. 3-25-08
Signature of Applicant Date

DAVID BUSBY
Print Name - PRES.

TO BE COMPLETED BY CONSERVATION DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ _____ Receipt No. shared w/ Received by: ST/TA Date: 3/26/08*Total Fees will be based on actual time and materials # P08-00221-UP receipt # 67779

Busby Enterprises, Inc.

**455 Technology Way
Napa, California 94558
(707) 254-9820**

**Email:
davidsoffice@aol.com**

**General Contractor
Lic. No. 447417**

March 26, 2008

Sean Trippi
Conservation, Development & Planning
Napa County
1195 Third Street
Napa, CA 94559

RE: Napa Crossroads Light Industrial Building and Condominium Development

Dear Mr. Trippi,

This proposed project will be located at the Southwest corner of Sheehy Court and Devlin Road in the Napa Valley Gateway Business Park development. The lot is 2.4 acres with improved street and utility frontage on Sheehy Court to the North and Devlin Road to the East. An existing Conservation Easement runs the entire length of the Southern boundary of the lot. To the west is a vacant lot of 2.18 acres with street and utility improvements.

The Conservation Easement contains the seasonal sheehy creek and its bank. Our project proposes no encroachment into the Easement. The developable area of the subject site slopes away from the bank and Easement toward the existing storm drain improvements at Sheehy Court. No access, no improvements, no landscaping is permitted within the Easement and none is proposed.

The proposed improvement is a 27,677 square foot warehouse and office with associated parking and landscaping improvements. The building will be subdivided into 10 industrial condominium units. This building is a speculative venture; however, I have completed two other similar projects in the Gateway Business Park that have been well received by small business. This type of development and division provides ownership possibilities for smaller businesses that could not afford to own a large, free-standing warehouse/office building. The condominium owner becomes a member in the association which manages and maintains common area features such as parking and landscaping.

The units range in size from 2009 square feet to 2841 square feet. The units are completed as warehouses, but allow for future office accommodations. Each warehouse unit is allocated a specific number of parking spaces within the project. The parking allocation determines the future office space permitted by County Ordinance. Typically, the units get built-out with about 15% office of the total unit size, or about 350-400 square feet of office in each warehouse unit.

We believe the proposed building will be a successful, attractive improvement to the Gateway Business Park. We have provided attractive facades to the east and north elevations with "Monterey-style" architectural features. We have varied the massing of the warehouse structure by provided a substantial off-set at the east end of the building as well as the west end. We have added second story windows to provide elements to break-up the expansive warehouse walls as well as provide passive light into the warehouse spaces or for future office locations. The parapet wall of the warehouse structure will screen any rooftop air conditioning equipment.

The proposed colors, architectural and concrete rustication are details necessary to provide pride of ownership qualities. The body of the building will have two earth tone colors with a third accent color. The sloping roof elements will be concrete tile. Attached is a reproduced colored rendering.

As stated above, this type of project and division provides opportunities of ownership. This project, as well as other projects in the Gateway Business Park will continue to fight the development pressure in the Napa Valley, especially north of the City of Napa. Growers and vintners continue to expand up-valley. Their associated business improvements should be placed in areas like Gateway Business Park where we have existing infrastructure and services.

Let me know I have can provide anything additional.

Sincerely,



David J. Busby

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided):
Speculative Commercial Office with
Light Industrial Uses in Form of
Separately owned Condominiums.
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify): _____
- C. Estimated Completion Date for Each Phase: Phase 1: End of '09 Phase 2: _____
- D. Actual Construction Time Required for Each Phase: ☐ less than 3 months
☒ More than 3 months
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: _____
- F. Additional Licenses/Approval Required:
 District: _____ Regional: _____
 State: _____ Federal: _____

II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

- A. Floor Area/Impervious area of Project (in square ft): 69,676
 Proposed total floor area on site: 27,677
 Total development area (building, impervious, leach field, driveway, etc.) 87,120 SF
 New construction: _____
 existing structures or portions thereof to be utilized: _____
 existing structures or portions thereof to be moved: _____
- B. Floor Area devoted to each separate use (in square ft):
 living: _____ storage/warehouse: 27,677 offices: 0
 sales: _____ caves: _____ other: _____
 septic/leach field: _____ roads/driveways: 42,019.34
- C. Maximum Building Height: existing structures: _____ new construction: 27'
- D. Type of New Construction (e.g., wood-frame): Concrete Tilt-up; Wood Frame
- E. Height of Crane necessary for construction of new buildings (airport environs): 450'
- F. Type of Exterior Night Lighting Proposed: SEE PLAN
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): Yes _____ No ✓
- H. Fire Resistivity (check one; If not checked, Fire Department 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)
 (Reference Table 6 A of the 2001 California Building Code)

III. PARKING

	Existing	Proposed
A. Total On-Site Parking Spaces:	<u>0</u>	<u>62</u>
B. Customer Parking Spaces:	<u>0</u>	<u>-</u>
C. Employee Parking Spaces:	<u>0</u>	<u>62</u>
D. Loading Areas:	<u>0</u>	<u>-</u>

IV. TYPICAL OPERATION

	<u>Existing</u>	<u>Proposed</u>
A. Days of Operation:	<u>0</u>	<u>7/wk</u>
B. Expected Hours of Operation:	<u>6</u>	<u>7-7</u>
C. Anticipated Number of Shifts:	<u>6</u>	<u>1</u>
D. Expected Number of Full-Time Employees/Shift:	<u>0</u>	<u>20</u>
E. Expected Number of Part-Time Employees/Shift:	<u>0</u>	<u>0</u>
F. Anticipated Number of Visitors		
• busiest day:	<u>0</u>	<u>0</u>
• average/week:	<u>0</u>	<u>0</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>0</u>	<u>5</u>
• average/week:	<u>0</u>	<u>25</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities
Food Serving Facilities

• restaurant/deli seating capacity:	<u>/</u>
• bar seating capacity:	<u>/</u>
• public meeting room seating capacity:	<u>/</u>
• assembly capacity:	<u>/</u>

B. Residential Care Facilities (6 or more residents)
Day Care Centers

	<u>Existing</u>	<u>Proposed</u>
• type of care:	<u>/</u>	<u>/</u>
• total number of guests/children:	<u>/</u>	<u>/</u>
• total number of bedrooms:	<u>/</u>	<u>/</u>
• distance to nearest existing/approved facility/center:	<u>/</u>	<u>/</u>

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY

Domestic

Emergency

A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):

CITY OF AMERICAN CANYON

B. Name of Proposed Water Supplier (if water company, city, district):
annexation needed?

Yes ___ No X

Yes ___ No ___

C. Current Water Use (in gallons/day):
Current water source:

0
0

D. Anticipated Future Water Demand (in gallons/day):

1560

E. Water Availability (in gallons/minute):

UNKNOWN

F. Capacity of Water Storage System (gallons):

N/A

N/A

G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):

N/A

N/A

F. Completed Phase I Analysis Sheet (Attached):

II. LIQUID WASTE

Domestic
(sewage)

Other
(please specify)

A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):

NADA SANITATION DISTRICT

NONE

B. Name of Disposal Agency (if sewage district, city, community system):
annexation needed?

Yes ___ No X

Yes ___ No ___

C. Current Waste Flows (peak flow in gallons/day):

0

0

D. Anticipated Future Waste Flows (peak flows in gallons/day):

900

-

E. Future Waste Disposal Capacity (in gallons/day):

-

-

III. SOLID WASTE DISPOSAL

A. Operational Wastes (on-site, landfill, garbage co., etc.):

GARBAGE CO.

B. Grading Spoils (on-site, landfill, construction, etc.):

ON SITE

IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)

A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):

NONE

B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):

N/A



Napa County Department of Environmental Management
CUPA-Related Business Activities Form

Business Name: _____

Business Address: _____

Contact: _____ Phone #: _____

A. HAZARDOUS MATERIALS

Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in AST's and UST's or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?

☐ YES ☒ NO

B. UNDERGROUND STORAGE TANKS (UST's)

1. Own or operate underground storage tanks?

☐ YES ☒ NO

2. Intend to upgrade existing or install new UST's?

☐ YES ☒ NO

C. ABOVE GROUND STORAGE TANKS (AST's)

Own or operate AST's above these thresholds:

- Any tank capacity with a capacity greater than 660 gallons, or
- The total capacity for the facility is greater than 1,320 gallons?

☐ YES ☒ NO

D. HAZARDOUS WASTE

1. Generate hazardous waste?

☐ YES ☒ NO

2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?

☐ YES ☒ NO

3. Treat hazardous waste on site?

☐ YES ☒ NO

4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

☐ YES ☒ NO

5. Consolidate hazardous waste generated at a remote site?

☐ YES ☒ NO

E. OTHER

1. Does the business activity include car/fleet washing, mobile detailing, auto-body related activities?

☐ YES ☒ NO

2. Does the business handle Extremely Hazardous Substances in amounts that would qualify for the Risk Management Program? Some examples and their thresholds common to Napa County include: Ammonia - 500 lbs, Sulfur Dioxide - 500 lbs, Chlorine - 500 lbs.

☐ YES ☒ NO