



A Tradition of Stewardship
A Commitment to Service

COUNTY OF NAPA
CONSERVATION, DEVELOPMENT, AND PLANNING DEPARTMENT
1195 3rd Street, Suite 210
Napa, Calif. 94559
707.253.4417

Notice of Intent to Adopt a Mitigated Negative Declaration

1. **Project Title & Number:** Napa Valley Executive Center Use Permit Application P08-00555-UP
2. **Property Owner:** Napa Office LLC 1010 Main Street St. Helena, CA 94574
3. **County contact person, phone number, and email:** Kirsty Shelton, Project Planner (707) 299-1377, Kirsty.Shelton@countyofnapa.org
4. **Project location and APN:** The project is located in the Napa Airport Industrial Area on a 4.33 acre lot located at the terminus of Gateway Road East bordered by Hwy 29 to the west, and Sheehy Creek to the south, within an IP:AC (Industrial Park: Airport Compatibility Zone D) zoning district. (Assessor's Parcel Nos 057-200-001SFAP & -009SFAP). Lot 1 Gateway Road East, Napa, Calif. 94558.
5. **Project Sponsor's Name and Address:** William A. Saks and Company, 1010 Main Street, Saint Helena, CA 94574 (707) 698-9696, bill@williamsaks.com
6. **General Plan designation:** Industrial
7. **Zoning:** Industrial Park: Airport Compatibility (IP:AC)
8. **Brief Description of the Project:** Approval of a Use Permit to allow the construction and operation of a three-story multi-tenant, office building totaling 67,930 square feet of gross floor area, with related site improvements including an exception to the Airport Area Specific Plan design standards for a 15% reduction of required parking spaces. Approximately 58,136 sq. ft. will be leased out to tenants; the remaining square footage is accessory to office related uses. 244 full time employees will work in the building at full capacity. A 72,731 sq. ft. parking lot will be constructed providing 203 parking spaces. Access will be provided from an extension of the cul-de-sac of Gateway Road East, which is accessed from Devlin Road. Approximately 1 acre of existing riparian vegetation will be preserved and will remain in a habitat conservation easement. Approximately half an acre will be maintained as a landscape easement in between the project and State Highway 29. The project will connect to the City of American Canyon municipal water system. Sewer service will be provided by the Napa Sanitation District.
9. **Hazardous Waste Sites:** The project site is not located on the lists enumerated under Section 65962.5 of the Government Code, including, but not limited to lists of hazardous waste facilities.

PRELIMINARY DETERMINATION:

The Napa County Director of Conservation, Development, and Planning has tentatively determined that the project analyzed in the attached initial study checklist would not have a significant effect on the environment and the County intends to adopt a mitigated negative declaration. Copies of the proposed mitigated negative declaration and all documents referenced are available for review at the offices of the Napa County Conservation, Development, and Planning Department, 1195 Third St., Suite 210, Napa, CA 94559 between the hours of 8:00 AM and 4:45 PM Monday through Friday (excepting holidays).

BY: Kirsty Shelton

WRITTEN COMMENT PERIOD: December 22, 2011 - January 17, 2012

Please send written comments to the attention of Kirsty Shelton at 1195 Third St., Suite 210, Napa, CA. 94559, or via e-mail to kirsty.shelton@countyofnapa.org. A public hearing on this project is tentatively scheduled for the Napa County Conservation, Development, and Planning Commission at 9:00 AM or later on January 18, 2012. You may confirm the date and time of this hearing by calling (707) 253.4417.