



A Tradition of Stewardship
A Commitment to Service

FILE # P12-00144

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

MINOR MODIFICATION APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: _____

Date Submitted: 4-30-12

TYPE OF APPLICATION: _____

Date Published: _____

REQUEST: _____

Date Complete: _____

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: Metropolitan Van + Storage

Assessor's Parcel #: 057-220-029 Existing Parcel Size: 6.2 ac.

Site Address/Location: 1560 Airport Blvd. Napa CA 94559
No. Street City State Zip

Property Owner's Name: E.P. Properties, Inc.

Mailing Address: 5400 Industrial Way Berkeley CA 94510
No. Street City State Zip

Telephone #: (925) 372-8015 Fax #: (707) 745-2759 E-Mail: dennis@metrovan.com

Applicant's Name: Dennis Pauley

Mailing Address: 5400 Industrial Way Berkeley CA 94510
No. Street City State Zip

Telephone #: (925) 372-8015 Fax #: (707) 745-2759 E-Mail: dennis@metrovan.com

Status of Applicant's Interest in Property: Owner

Representative Name: George Condon, SPONSOR Properties

Mailing Address: 1419 Arena Dr. Davis CA 95618
No. Street City State Zip

Telephone #: (916) 756-0033 Fax #: (866) 941-4718 E-Mail: gcondon@SPONSORPROPERTIES.COM

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 of Property Owner

Date

Print Name

Signature of Applicant

Date

Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ 7026.45

Receipt No. 90568

Received by: ST Date: 4-30-12

*Total Fees Based upon Time and Material

SPONSOR PROPERTIES

Development | Investment | Management

March 20, 2012

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

To Whom It May Concern:

This letter shall serve as the Statement of Request for a minor modification to an approved use permit.
The requested information is shown below:

Project Name:	Metropolitan Van & Storage
Applicant's Name:	Dennis Paulley Metropolitan Van & Storage 5400 Industrial Way Benicia, CA 94510 925-372-8015
Modification Request:	Delicato Winery would like to install the necessary equipment to bottle wine inside the building.
Project Name:	Delicato Bottling Equipment
APN:	057-220-029
Use Permit Number:	P10-00348-UP
Attachments:	See attached approved Use Permit, approved building plans and proposed equipment plans

Please contact the following person with any questions:

Representative:	George Condon Sponsor Properties 916-956-0033
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Thank you,

George Condon



Improvements, cont.

Total on-site parking spaces: _____ existing _____ proposed

Loading areas: _____ existing _____ proposed

Fire Resistivity (check one; if not checked, Fire Marshal 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)
(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area? ☐ Yes ☒ No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): n/a - shell done acres

Employment and Hours of Operation

Days of operation:	_____ existing	<u>in - F</u> proposed ⁺
Hours of operation:	_____ existing	<u>8 - 5pm</u> proposed ⁺
Anticipated number of employee shifts:	_____ existing	<u>12</u> proposed ⁰
Anticipated shift hours:	_____ existing	<u>1</u> proposed ⁰

Maximum Number of on-site employees:

- ☐ 10 or fewer ☐ 11-24 ☐ 25 or greater (specify number) _____

Alternately, you may identify a specific number of on-site employees:

☒ other (specify number) 12



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Data Requisition of Operational Characteristics for Residential, Commercial, or Industrial Projects

The Napa County Climate Action Plan requires that staff calculate the GHG emissions of all discretionary projects assuming "business as usual" (BAU), and that applicants reduce those emissions by 38%. This checklist identifies the data needed to complete the required calculations and allows applicants to select the emissions reduction measures they wish to use. Applicants may retain consultants to prepare their own calculations if desired. Default calculations will be based on the URBEMIS and Bay Area Air Quality Management District's BGM model, as well as standard factors for vegetation removal and retention/replacement.

Contact Information:

Name of project:	Metropolitan
Project address & APN:	1560 Airport Blvd., Napa, CA 057-220-026
Project contact name:	George Condon 057-220-029
Project contact e/mail:	gccondon@SPONSORPROPERTIES.COM
Project contact phone:	916.956.0033

Part A: Business As Usual (BAU)

1. New construction or operations (or change in land use type)

Land Use Type	Square Footage removed	Square Footage Added	# of units	Total Daily Trips	# of employees
Dwelling unit					
Warehouse					
Light Industrial (winery production)					
High quality restaurant (tasting room)					
Retail					
Office					
Other (please explain) <i>Bottling</i>	0	33,526	1	2	12
<i>Total</i>					

18*
not incl.
employees
92

Refer to Table 3-1 of the BAAQMD CEQA Guidelines (2011) for other precursor screening levels

2. Site Development

* truck trips only 87

Removal (One Time Emissions)	Acres removed	Acres planted
Vegetation type		
Coniferous Forest		
Oak Woodland		
Riparian Woodland		
Shrub		
Vineyard		
<i>Total acres of land</i>		
Site Improvements	Amount	Unit
Caves		Square feet
Grading		Square feet
Roads		Square feet
Parking		Square feet
Hardscape (anything paved)		Square feet
Landscape		Square feet
<i>Total square footage of site improvements</i>		
Size of wastewater lagoons		Square feet
Amount of groundwater		Gallons per day



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Part B: Emission Reduction Measures

		amount	unit	yes	no
1	Are you a Napa Certified Winery?	n/a	- bottling not winery		
2	Does the facility have alternative fuel vehicles in fleet?	n/a	- no facility vehicles		
3	If yes, what percentage of fleet?	n/a	%		
4	Has the facility installed renewable energy on-site since 2005, or does it intend to?				✓
5	If yes, how much?		KW hrs.		
6	Do you intend to build to Cal Green* Tier 2 standards?				✓
7	Do you intend to build to Cal Green Tier 3 standards?				✓
8	Do you have areas such as a cave, or natural cooling, passive solar that will exceed 2005 Title 24 standards? Explain:				✓
9	If so, how many square feet?	n/a	Sq. Ft.		
10	What is the percent reduction of 2005 Title 24 standards for that portion?		%		✓
11	If the project is a winery, does it propose any efficient equipment, such as gravity flow pumping?	n/a			
12	If so, how many annual kilowatt hours saved?	n/a	KW hrs.		
13	Do you intend to recycle more than what the local landfill provides, if so what percentage of reduction? explain:		%		✓
14	Does the project intend to restore degraded habitat?	n/a			
15	If so, how many acres?	n/a	acres		
16	Does the landscape plan include the planting of more than 6 shade trees within 40 feet of the southside or 60	n/a			
	If so, how many trees?	n/a	trees		
17	Will the project replace more than a 2:1 ratio of trees on site, and if so how	n/a			
	What specie?				
17	Does the project connect to a municipal water source?			✓	
18	Will the project rely on an onsite	?			
19	How many gallons of water per day is dedicated to domestic water use?		g/day 180		
20	How many gallons of water per day is dedicated to landscape?	n/a	g/day		



21	Will the project connect to municipal sanitary sewer system?			✓	
22	Will the project connect to municipal reclaimed water?			✓	
22	Will the project have an on-site septic system?				✓
23	If so, how big are the lagoons?		sq. ft.		
24	Will the project have it's own treatment system? If so, explain: _____				✓
25	Does your project have bicycle access and parking?			✓	
26	Does the employer have a employee transportation demand management plan with feasible commute incentives? If yes please				✓
27	Does the employer sponsor a van/pool shuttle for visitors? If yes, what percentage of visitation will use it?		%		✓
28	Is the project requesting a parking reduction, if yes what percentage?		%		✓
30	Does the parking lot provide a charging station for electrical vehicles?				✓
29	Other, Please explain: _____				