

From: [Mike Conklin](#)
To: [Morrison, Dana](#)
Subject: RE: Napa 25.44 acres / APN 057-040-007
Date: Wednesday, June 26, 2024 10:46:16 AM
Attachments: [image001.png](#)

[External Email - Use Caution]

6/26/2024 10:43:55 AM

Thank you Dana,
I hope this doesn't cause anyone any stress, but as it relates to our ownership, I think it's appropriate to ask these questions.

The basic questions I have are related to why the change was made, what the reasons were, who the influencers were, and how it will affect our proposed uses.

Thank you again.

Very best, Mike

Mike Conklin

Chairman and CEO

Please click in here → ([Schedule A Chat](#))

With me by Phone or ZOOM to give you an update on our program.

Thank you, Mike Conklin

Office: (925) 380-6342 x301

Cell: (925) 216-8583

Email: mconklin@sentinelsoffreedom.org

Address: PO Box 1316, San Ramon, CA 94583

Information Links:

[Veterans Never Stop Serving Podcast Interviews](#)

[Listen to My Interview with American Warrior Radio](#)

[Watch Johnny Joey Jones Speak at Our Annual Gala](#)

[View Our 2021 Annual Report](#)

From: Morrison, Dana <dana.morrison@countyofnapa.org>

Sent: Wednesday, June 26, 2024 10:37 AM

To: Mike Conklin <mconklin@sentinelsoffreedom.org>

Subject: RE: Napa 25.44 acres / APN 057-040-007

Hi Mike,

I wanted to let you know that I forwarded your message to Mead & Hunt and they are working

on responding – once they have complied their research they will reach out to arrange a time to discuss.

Cheers,



A Tradition of Stewardship
A Commitment to Service

Dana Morrison (she | her | hers)

Supervising Planner - Conservation
Planning, Building, & Environmental Services
Napa County

Phone: 707-253-4437

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org

From: Mike Conklin <mconklin@sentinelsoffreedom.org>

Sent: Wednesday, June 19, 2024 10:41 AM

To: Morrison, Dana <dana.morrison@countyofnapa.org>

Subject: Napa 25.44 acres / APN 057-040-007

[External Email - Use Caution]



A Tradition of Stewardship
A Commitment to Service

Dana Morrison (she | her | hers)

Supervising Planner - Conservation
Planning, Building, & Environmental Services
Napa County

Phone: 707-253-4437

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org

Wednesday, June 19, 2024

Dear Ms. Morrison,

Thank you again for all your professional help and information with regards to our Napa property (25.44) acres zoned Light Industrial / APN 057-040-007.

In reviewing the Draft Napa County Airport Land Use Compatibility Public Plan, by Mead & Hunt (May 2024), I have some questions I'd like to get answers to prior to the July 17th 2024 Public Hearing, regarding our parcel APN 057-040-007, and how if approved and implemented it would relate to any use changes less than the use of today's existing zoning.

In reference to your email to me on June 18th 2024, you confirmed that the new designation in the recommendation from Mead & Hunt is that our parcel be newly designated as B2 . We are currently D1 or D2 , I'm not sure which.

In the Napa County Airport Land Use Compatibility Public Draft Plan by Mead & Hunt, I see no specific mention of our parcel as it relates to this change and the possible impacts to our existing use designation. At this point we are looking at options of land use. Right now we are looking at Warehouse, RV & Boat and Industrial Storage as uses we see that fit the zoning on our parcel , which we believe is in general compliance with existing zoning through the application process of a Land Use Permit.

I would like to request that Mead & Hunt provide clarification on the following questions.

1. I'm requesting Mead & Hunt provide us with the internal discussions with the County and Airport Staff as to the work documents, meeting notes, records , in deciding this change with regards in specific to our parcel. In other words, please clarify the reasoning behind the change in destination from (D) to (B2) .
2. I'd like to see a side by side analysis of what we have now and what we will possibly lose with respect to existing use designation in the (D) category. By obtaining this information I hope to better understand where we stand in our planned development options.

I hope everyone will understand that as Chairman & CEO of our organization , Sentinels of Freedom , a 501c3 , that this is my fiduciary responsibility to ask for this accommodation, and in no way to be considered as counter to the good of the public.

My responsibility to our Board of Directors, Donors and the veterans we serve as to maintaining the value of our property rights should be easily respected.

I hope this is not too much to ask, and I'm open for a phone call anytime to discuss with you my requests.

Overall , the Mead & Hunt Draft looks to be very well done, and I congratulate you and the related of the Staff at Napa County for your dedication and professionalism with regard to said plan.

Thank you again.

Very Respectfully, Mike Conklin

Mike Conklin
Chairman and CEO

Please click in here → ([Schedule A Chat](#))

With me by Phone or ZOOM to give you an update on our program.

Thank you, Mike Conklin

Office: (925) 380-6342 x301

Cell: (925) 216-8583

Email: mconklin@sentinelsoffreedom.org

Address: PO Box 1316, San Ramon, CA 94583

Information Links:

[Veterans Never Stop Serving Podcast Interviews](#)

[Listen to My Interview with American Warrior Radio](#)

[Watch Johnny Joey Jones Speak at Our Annual Gala](#)

[View Our 2021 Annual Report](#)

Hello Mike,

It was a pleasure speaking with meeting with you yesterday to discuss the ALUCP update and its potential impacts to your parcel .

I was able to confirm with Mead & Hunt that your parcel will be zoned as B2 under the ALUCP update.

I have attached a copy of the Public Hearing notice for July 17, for your convenience.

As noted in our correspondence from back in December, RV storage would be a conditionally compatible use, as this would be storage and the ancillary use of solar should also be conditionally compatible (though a glare may be required and you want to design the system to ensure that glare does not occur).

Once you are ready to submit for the proposed RV storage with ancillary solar then you will need to apply for both a Use Permit for the land use entitlement request for an RV storage park and for an Airport Land Use Compatibility Determination for the proposed project. I would strongly recommend setting up and Pre-Application meeting once you are ready to move forward, details on that are located at the end of this email. The parcel is zoned Industrial Park so you will want to review the Industrial Park Zoning Code and the applicable Napa Valley Business Park Specific Plan which has specific development requirements for this area, links below:

Industrial Park: https://library.municode.com/ca/napa_county/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.40IPINPAZODI

NV Business Park Specific Plan:
<https://www.countyofnapa.org/DocumentCenter/View/3343/Napa-Valley-Business-Park-Specific-Plan-and-EIR-PDF?bidId=>

Please find below the instructions on how to apply for a Pre-App meeting:

Pre-application meetings are an opportunity to meet with staff from all Divisions and receive valuable feedback on more complex projects involving a Use Permit/Major Modification or other Use

Permit related application, such as winery uses or development projects. For Pre-Application Meetings require either the Planning and/or Conservation division to be attending, other divisions are optional. Fees will be charged for the pre-application meeting service. There are two types of meetings: Office Only and On-Site meetings. For now, this online permit center process is only to accommodate office meetings.

This guide will display how to submit an application & schedule a meeting through the Online Permit Center. Napa County's Online Permit Center:

<https://citizen.countyofnapa.org/citizenaccess/Customization/NAPACO/launchpad.aspx>

*Registration is required to submit an application via the Online Permit Center, if not registered please click on the following for the steps to register: [How-To: Register for an Account \(countyofnapa.org\)](#)

Please do not hesitate to reach out if you have any questions or would like to discuss further.
Regards,



A Tradition of Stewardship
A Commitment to Service

Dana Morrison (she | her | hers)

Supervising Planner - Conservation
Planning, Building, & Environmental Services
Napa County

Phone: 707-253-4437

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org