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Recommended Findings
Sheehy Winery
P19-00426-MOD

**PLANNING COMMISSION HEARING – OCTOBER 7, 2020
RECOMMENDED FINDINGS**

**SHEEHY WINERY, USE PERMIT MAJOR MODIFICATION
APPLICATION NO. P19-00426-MOD
EAST SIDE OF DEVLIN ROAD, NAPA, CA 94559
APN 057-210-037 & -038**

ENVIRONMENTAL:

1. The Planning Commission (Commission) has received and considered the proposed addendum to the Sheehy Speculative Light Industrial Building Mitigated Negative Declaration prepared pursuant to the provisions of the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 *et seq.*) and Napa County's Local Procedures for Implementing CEQA, as further described in the attached addendum.

USE PERMIT

The Commission has reviewed the use permit request in accordance with the requirements of Napa County Code §18.124.070 and makes the following findings:

2. The Commission has the power to issue a use permit under the zoning regulations in effect as applied to the Property.

Analysis: The project is consistent with the 1986 Napa Valley Business Park Specific Plan, and is consistent with the IP:AC (Industrial Park: Airport Compatibility) combination zoning district regulations. Wine manufacturing, processing, packing, treating, storage and general business offices are all allowed within the IP:AC district pursuant to N.C.C. § 18.40.020(B). The project site is located in Zone D of the Airport Land Use Compatibility Plan which also allows the proposed uses.

3. The procedural requirements for a use permit set forth in Chapter 18.124 of the Napa County Code have been met.

Analysis: The use permit application has been appropriately filed, noticed, and public hearing requirements have been met. The hearing notice and intent to adopt an addendum to a previously adopted Mitigated Negative Declaration was posted and published in the Napa Valley Register on September 23, 2020, and copies of the notice were forwarded to property owners within 1,000 feet of the Property, the applicant, the property owner, the applicant's representative, and other interested parties who had previously requested such notice.

4. The grant of a use permit, as conditioned, will not adversely affect the public health, safety, or welfare of the County of Napa.

Analysis: Granting the Use Permit for the project as proposed and condition will not adversely affect health, safety or welfare of the County. Affected County divisions and departments have reviewed the project and commented regarding the proposed physical and operational

modifications. Conditions are recommended which will incorporate these comments into the project to assure the protection of the public health, safety, and welfare.

4. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan and any applicable specific plan.

Analysis: Compliance with the Zoning Ordinance

The project is consistent with the IP:AC zoning designation regulations. A winery production facility (made up of land uses such as substance/compound manufacturing, bottling plants, wine warehousing and distribution, and general business offices) is permitted in the IP:AC district subject to an approved use permit. The project, as conditioned, complies with zoning regulations specific to the IP:AC designation and those that are applied to all zoning designations found within NCC §18.104 (Zoning District Regulations). The project also complies with NCC §18.108 (Conservation Regulations).

Analysis: Compliance with the General Plan and other applicable specific plans

The project site is located within the General Plan land use designation Industrial and within the Business/Industrial Park designation of the 1986 Napa Valley Business Park Specific Plan (NVBPSP) which allows the proposed use. The project site is also within Compatibility Zone D of the Napa County Airport Land Use Compatibility Plan, which also allows the proposed use.

The goals and objectives of the NVBPSP are to provide a specific plan which recognizes the economic importance to the County and region of the business park and responds to the area's identification in the General Plan as the principal County location for industrial development. The area is intended to provide for a mix of industrial development which is responsive to County desires, anticipated market demands, and landowner intentions. According to the NVBPSP land use policies, the Business/Industrial Park designation is intended to provide exclusively for modern, well-planned, non-nuisance light industrial and business park uses which are compatible with each other, the airport, the S.R. 29 corridor, and surrounding open space uses.

The goals established by the General Plan are to plan for agriculture and related activities as the primary land use in Napa County and to plan for industrial land uses in locations that are compatible with adjacent uses and agriculture. Overall, the project was evaluated and found to be consistent with General Plan policies concerning industrial land uses (listed separately below at the conclusion of these findings).

The proposal was reviewed for consistency with the NVBPSP. The proposed use is consistent with the goals, requirements, standards and policies in the General Plan, the NVBPSP, and the Airport Land Use Compatibility Plan.

5. The proposed use would not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on the affected groundwater basin.

Analysis: The City of American Canyon will provide water service and the Napa Sanitation District will provide sewer and irrigation service. “Will serve” letters have been issued by both jurisdictions indicating that they have adequate capacity to serve the project.

VARIATION TO DEVELOPMENT STANDARDS:

The Commission has reviewed the use permit variation request to development standards to reduce the side yard building setback for the proposed attached canopy in accordance with the requirements of Napa County Code Section 18.40.250, and makes the following findings:

6. The development plan results in a project that is superior in terms of design and environmental impacts when compared to a project processed under the development standards specified by this chapter.

Analysis: The applicant proposes a 1,550 square foot canopy attached to the eastern side of the prior approved light industrial building, which will extend into the rear yard by five (5) feet (five (5) feet from eastern property line). The canopy will prevent the comingling of storm water and process wastewater, in the event of rain, during grape delivery to the wine production facility.

7. The development plan results in a cohesive design and treatment of the site, including architecture, landscaping, signage and lighting.

Analysis: The proposed attached canopy is cohesive with the scale of the light industrial building, and the sloping roof will be designed with the same heavy timber and concrete finished used on window awnings found elsewhere on the building.

8. The orientation and location of buildings, structures, open space and other features of the site plan protect and enhance existing natural resources or site features including significant existing vegetation and maintain and enhance existing views from and through the site.

Analysis: The site has no real natural features outside of Sheehy Creek and is located in a partially developed portion of the business park. The proposed attached canopy will be located on the eastern side of the building, obscuring it from views from public right-of-way.

9. The overall project is consistent with the intent, purpose and applicable standards of the Napa Valley Business Park Specific Plan.

Analysis: The Specific Plan seeks to promote business park and light industrial uses and has designated this area for development for over 20 years. Except for the requested variation to development standards, the proposed project is consistent with the NVBPSP.

10. The site plan minimizes the effect of traffic on abutting streets through careful layout of the site with respect to location, dimensions of vehicular and pedestrian entrances, exit drives and walkways; through the adequate provision of off-street parking and loading facilities; through an adequate circulation pattern within the boundaries of the development; and through the surfacing and lighting of off-street parking facilities.

Analysis: The project is generally a low traffic generator when compared to other allowed business park/light industrial uses such as office complexes, research and development facilities and other high employee based businesses. The parking proposed for the development is more than adequate based on the parking requirement of the NVBPSP. The proposed shared drive access with the property to the south line will reduce the number of curb cuts and reduce potential turn-movement conflicts.

11. The site plan shall encourage alternatives to travel by automobile where appropriate, through the provision of facilities for pedestrians and bicyclists including covered parking for bicycles and motorcycles where appropriate. Public transit stops and facilities shall be accommodated as appropriate and other incentive provisions considered which encourage non-automotive travel.

Analysis: The project complies with all standards for alternative transportation. Provisions for on-site bicycle parking are required as a standard condition of approval. New public sidewalks will connect to existing sidewalks along the street frontage.

12. The site shall provide open space and landscaping which complement buildings and structures. Said open space shall be provided in a manner so as to be useful to residents, employees, or other visitors to the site. Landscaping shall be used to separate and/or screen service and storage areas, separate and/or screen parking areas from other areas, break up expanses of paved area, and define open space for usability and privacy.

Analysis: The project has landscaping that generally meets or exceeds minimum requirements and is indicative of other upscale development in the business park. The reduced landscape setback at the rear of the project site is less visible than other areas of the site. The riparian area along Sheehy Creek provides vegetation that provides more aesthetic value than the less visible landscaping along the east (rear) property line. New landscape materials have been proposed that complement the design of the building and the surrounding environs.

13. Design of the site plan and proposed structures shall respect design principles in terms of maintaining a balance of scale, form and proportion, using design components which are harmonious and materials and colors which blend with elements of the site plan and surrounding areas. Location of structures shall take into account maintenance of view. Rooftop mechanical equipment shall be incorporated into the roof design or screened from adjacent properties. Utility installations such as trash enclosures, storage units, traffic control devices, transformer vaults and electrical meters shall be accessible and screened.

Analysis: The design of the project generally exceeds the design standards of the Industrial Park district and represents an example of high quality development for the business park area.

14. Signs, lighting fixtures, landscape improvements and similar common area features shall complement the site plan and avoid dominating the site and/or existing buildings on the site or overwhelming the building or structures to which they are attached. Multiple signs on a given site shall be of a consistent design theme.

Analysis: Signage, landscaping and lighting for the project will be consistent with the Napa Valley Business Park Specific Plan requirements and in keeping with County expectations of such improvements established in the business park area.

15. Provisions have been made for the permanent use and maintenance of parking areas and other common area fixtures used jointly by owners of the parcels included within the development plan.

Analysis: Although there are no common areas, the property owner will be responsible and will be expected to meet all obligations related to maintenance of features such as landscaping, parking and other improvements. The proposal includes a shared drive aisle with the property to the south. The shared improvements will adequately maintained.

General Plan policies:

Policy AG/LU-37: The County will locate industrial areas adjacent to major transportation facilities. Necessary utilities and services, including child care centers, will be planned to meet the needs of the industrially zoned areas.

Policy AG/LU-38: The Airport Industrial Area Specific Plan (AIASP) was adopted in 1986 to set forth detailed land use and circulation standards, capital improvement requirements, associated financing, and improvement sequencing measures, as well as necessary supporting policies and regulatory procedures for the industrial area near Napa County Airport. The AIASP, as amended, implements the General Plan in the Airport Industrial Area.

Policy AG/LU-39: The County will plan for the reservation of sufficient industrial property to satisfy future demands for orderly growth and economic development of the County. Non-agriculturally oriented industry shall not be located on productive agricultural lands, but should be located in areas more suitable for industrial purposes.

Policy AG/LU-93: The County supports the continued concentration of industrial uses in the South County area as an alternative to the conversion of agricultural land for industrial use elsewhere in the county.

Policy AG/LU-95: New land uses in the South County Industrial Areas shall be compatible with or buffered from adjacent industrial uses and consistent with the Land Use Compatibility Plan for Napa Airport.

Policy AG/LU-96: The Airport Industrial Area is planned for industrial and business/industrial park uses that support agriculture and meet industrial and business park needs consistent with the 1986 Airport Industrial Area Specific Plan. In 2004, the Airport Industrial Area Specific Plan was amended to recognize two hotels which were subsequently approved for construction. Further commercial uses in the area shall be limited to local-serving uses that support or serve the industrial and business park uses.

- Policy AG/LU-95: New land uses in the South County Industrial Areas shall be compatible with or buffered from adjacent industrial uses and consistent with the Land Use Compatibility Plan for Napa Airport.
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- Policy CON-13: The County shall require that all discretionary residential, commercial, industrial, recreational, agricultural, and water development projects consider and address impacts to wildlife habitat and avoid impacts to fisheries and habitat supporting special-status species to the extent feasible. Where impacts to wildlife and special-status species cannot be avoided, projects shall include effective mitigation measures and management plans.
- Policy CON-60.5: All aspects of landscaping from the selection of plants to soil preparation and the installation of irrigation systems should be designed to reduce water demand, retain runoff, decrease flooding, and recharge groundwater.
- Policy CON-72: The County shall seek to reduce the energy impacts from new buildings by applying Title 24 energy standards as required by law and providing information to the public and builders on available energy conservation techniques, products, and methods available to exceed those standards by 15 percent or more.
- Policy CON-77: All new discretionary projects shall be evaluated to determine potential significant project-specific air quality impacts and shall be required to incorporate appropriate design, construction, and operational features to reduce emissions of criteria pollutants regulated by the state and federal governments below the applicable significance standard(s) or implement alternate and equally effective mitigation strategies consistent with BAAQMD's air quality improvement programs to reduce emissions. In addition to these policies, the County's land use policies discourage scattered development which contributes to continued dependence on the private automobile as the only means of convenient transportation. The County's land use policies also contribute to efforts to reduce air pollution.
- Policy CON-81: The County shall require dust control measures to be applied to construction projects consistent with measures recommended for use by the BAAQMD.
- Policy E-10: Ancillary uses in the Airport Industrial Area shall be limited to locally-serving (i.e., business park supporting) uses, with regard to both nature and extent, as specified in the Airport Industrial Area Specific Plan.
- Policy SAF-20: All new development shall comply with established fire safety standards. Design plans shall be referred to the appropriate fire agency for comment as to:
- 1) Adequacy of water supply.

- 2) Site design for fire department access in and around structures.
- 3) Ability for a safe and efficient fire department response.
- 4) Traffic flow and ingress/egress for residents and emergency vehicles.
- 5) Site-specific built-in fire protection.
- 6) Potential impacts to emergency services and fire department response.

Policy SAF-26: Development proposals shall be reviewed with reference to the dam failure inundation maps in order to determine evacuation rout