



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 6/21/2017

Agenda Placement: 9B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for David Morrison - Director
Planning, Building and Environmental Services
REPORT BY: John McDowell, Principal Planner - 299-1354
SUBJECT: Napa Valley Business Park Presentation

RECOMMENDATION

PRESENTATION AND DISCUSSION ON MARKET TRENDS AFFECTING SOUTH COUNTY INDUSTRIAL AND BUSINESS PARK AREAS

Request: William Kampton, Commercial Real Estate Broker with Colliers International, will brief the Commission on current market trends and conditions within the business and industrial areas of Southern Napa County.

CEQA Status: The presentation and discussion is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

Staff Recommendation: Information item. No action required.

Staff Contact. John McDowell, 299-1354 or john.mcdowell@countyofnapa.org

EXECUTIVE SUMMARY

Proposed Action:

This is an informational item; no action is proposed.

Discussion:

A brief presentation by commercial real estate broker Bill Kampton concerning market trends and current business conditions for the industrial and business park areas of Southern Napa County. The purpose of this agenda item is to provide information only. It is not intended as the forum regarding existing or future policies governing the

industrial and business park. Mr. Kampton previously provided the Commission with an update on Southern Napa County in October 2013 and the Airport Land Use Commission in February 2016. Membership of the Commission has changed since then and Commissioners expressed interested in receiving an update on this subject matter.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

The presentation and discussion is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

This item will consist of a brief presentation by commercial real estate broker Bill Kampton and Staff concerning market trends and current business conditions for the industrial and business park areas of Southern Napa County. Following the presentation, Mr. Kampton and Staff will be available to respond to questions and comments. The Commission may also accept public comments or questions at the Commission's discretion.

Mr. Kampton has 30 years experience as a commercial real estate broker in the North Bay Area specializing in Napa's commercial real estate market, and is a long time resident of Napa. Attached is his firm's latest market summary for Napa and nearby communities. In 2011 and 2012, Mr. Kampton served as a member of the County's Airport Industrial Area Blue Ribbon Committee, which was tasked by the Board of Supervisors to identify ways of enhancing development opportunities, to seek out opportunities to create jobs, and to explore measures to overcome obstacles to business park development. Mr. Kampton last presented to the Commission in October 2013 and to the Airport Land Use Commission in February 2016.

SUPPORTING DOCUMENTS

- A . Office Market Quarterly Report
- B . Industrial Market Quaterly Report

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina