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Agenda Date: 7/19/2017

Agenda Placement: 8D

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission  
**FROM:** Charlene Gallina for David Morrison - Director  
Planning, Building and Environmental Services  
**REPORT BY:** Sean Trippi, Principal Planner - 299-1353  
**SUBJECT:** Del Dotto Distribution Facility - Use Permit P16-00190

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### **RECOMMENDATION**

#### **DEL DOTTO DISTRIBUTION FACILITY / DAVID & YOLANDO DEL DOTTO FAMILY TRUST / USE PERMIT P16-00190-UP**

**CEQA Status:** Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** Approval of a use permit to construct a new light industrial building with approximately 50,648 square feet of floor area which includes office, wine warehousing/storage (barrels and case goods), bottling, and distribution. Future phases within the proposed building footprint include a mezzanine area and an area for processing pork products (salumi) with retail sales of the products processed on site. The floor area for the future improvements is included in the proposed total floor area for the building. A portion of the site is not slated for development at this time. Any future development of that portion of the site would be subject to subsequent review by the County. The project site lies between State Highway 29 to the east and Devlin Road to the west. Access would be provided from a new driveway on Devlin Road. No access is proposed or permitted from the highway. On-site parking for 73 vehicles, landscaping, and signage are also included with the proposal. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The project is proposed on a 3.85 acre parcel on the east side of Devlin Road, approximately 700 feet north of Sheehy Court within the Industrial Park: Airport compatibility (IP:AC) zoning district. APN: 057-250-006. Napa.

**Staff Recommendation:** Adopt the Negative Declaration and approve the Use Permit with the proposed conditions of approval.

**Staff Contact:** Sean Trippi (707) 299-1353, or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

**Applicant Contact:** David Del Dotto (707) 333-9460 or [dave@deldottovineyards.com](mailto:dave@deldottovineyards.com)

**EXECUTIVE SUMMARY****Proposed Actions:**

That the Planning Commission

1. Adopt the Negative Declaration for the Del Dotto Distribution Facility based on Findings 1-6 of Attachment A; and
2. Approve Use Permit P16-00190, including a variation to development standards, based on Findings 7-11 of Attachment A and subject to the conditions of approval (Attachment B).

**Discussion:**

The project consists of a request to construct an approximately 50,648 square foot building for wine storage, bottling, distribution, and administrative offices. Future interior improvements include an area for processing pork products and a mezzanine. The floor area of the future improvements is included in the total square footage of the building. There is also an area of the site that will be developed at a later date, subject to subsequent review and approval. The project is compatible in design use with other projects located in the Napa Valley Business Park Specific Plan (NVBPSP) area and staff supports grant of the use permit, subject to the recommended conditions of approval.

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

Consideration and possible adoption of a Negative Declaration. According to the Negative Declaration, the proposed project would have no potentially significant environmental impacts. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**BACKGROUND AND DISCUSSION**

**Owner:** David & Yolando Del Dotto Family Trust; 1291 Zinfandel Lane, St. Helena, CA 94574

**Applicant:** David Del Dotto, 1291 Zinfandel Lane, St. Helena, CA 94574

**Zoning:** IP:AC - Industrial Park: Airport Compatibility

**General Plan Designation:** Industrial

**Application filed:** May 9, 2016

**Resubmittal(s):** September 14, 2016, March 21, 2017, March 28, 2017, and May 1, 2017

**Application complete:** May 15, 2017

**Parcel size:** 3.85 acres

**Proposed building size:** 50,648 sq. ft.

**Number of employees:** 24 full-time and 8 part-time (estimated)

**Hours of operation:** 8:00 AM to 5:00 PM, Monday through Friday

**Parking:** 73 off-street spaces to meet Napa Valley Business Park Specific Plan Area (NVBPSP) parking requirements..

**Airport Compatibility:** Zone D - Common Traffic Zone - area of routine overflight at low elevations. Warehousing, light manufacturing, and ancillary office space uses are compatible with this zone.

**Adjacent Zoning / Land Use:**

There are existing office/light industrial/warehousing complexes to the east, across State Route 29. Properties bordering the site to the north and south are developed. The property to the west across Devlin Road is also vacant, but includes an entitlement for the Montalcino project. All surrounding land is zoned IP:AC - Industrial Park: Airport Compatibility Combination District.

North: IP:AC - The adjoining property to the north is the Amorim Cork facility.

South: IP:AC - The adjoining property to the south is the former Made in Napa Valley facility and a small multi-tenant light industrial building.

East: IP:AC - To the east, across State Route 29, are several light industrial buildings.

West: IP:AC - To the west across Devlin Road is the previously approved but unconstructed Montalcino resort and golf course.

**Parcel History:**

The project site is currently vacant. Adjoining streets and public improvements have been completed, including street paving, curb, gutter, and public utilities, when improvements were installed for the Napa Valley Gateway Business Park. The project site has frontage on and will take access from a new driveway on Devlin Road. No access is proposed or allowed from State Route 29.

**Code Compliance History:**

There are no open or pending code violations for the subject site.

**Discussion Points:**

1. Building Design, Layout & Materials – The building elevations include tex-coat concrete tilt-up wall panels with multiple score lines/reveals, and light and dark marble stone. The east elevation, facing State Highway 29, includes a glass storefront and a pitched roof with tile shingles over the building's main entrance. The south elevation, perpendicular to Devlin Road includes six recessed loading docks for shipping and receiving. The loading docks are set back over 250 feet from Devlin Road. The overall design is equivalent to other similar industrial projects approved and constructed within the Specific Plan boundaries, and meets the design quality requirements for the specific plan's business park area.

2. Access - Access to the building is proposed from a new driveway on Devlin Road. The on-site drive aisle is designed to County standards providing Fire Department and emergency vehicle access to the building.

3. Parking - The NVBPSP requires one parking space per 1,000 square feet for the first 20,000 square feet of floor area and one parking space per 2,000 square feet of floor area thereafter for storage/warehousing use. The Specific Plan also requires one parking space per 250 square feet of floor area for office use and retail area and one parking space per 500 square feet of floor area for manufacturing use. Based on the preliminary floor plan of the proposed 50,648 sq. ft. building, which includes 38,302 sq. ft. of warehousing, 9,912 sq. ft. office/future retail, and 2,434 sq. ft. of manufacturing area, 73 parking spaces are required. The site plan includes 73 parking spaces meeting the minimum parking requirements.

4. Building Setbacks/Landscaping - The NVBPSP requires a building setback with a 40-foot average, and a minimum of 25-feet, from Devlin Road and a 55-foot average, 45-foot minimum from State Highway 29. The 25-foot and 45-foot adjoining Devlin Road and SR 29, are required to be landscaped. The building is generally setback a minimum of 195 feet from Devlin Road and 134 feet from the highway. The proposal provides 25 feet of landscaping along Devlin Road and about 55 to 76 feet of landscaping adjoining SR 29. There is a 40-foot wide gas line easement and a 20-foot wide water line easement along the rear of the site adjoining SR 29 that precludes the planting of trees or other deep rooting plant materials. Only shrubs and ground cover can be planted in this area.

The NVBPSP also requires 10-foot building and landscaping setbacks from the side property lines when the property lines do not adjoin a street. The building is setback 10 feet from the north (side) property line, and a minimum of 60 feet from the south (side) property line. Parking, drive aisles, loading areas, and other improvements may be permitted in the required yard setbacks provided there is 10-feet of landscaping adjoining the side property lines. The minimum landscaping requirements are met along both side property lines.

5. Greenhouse Gas Reduction Strategies - The applicant team has completed the Best Management Practices Checklist for Development Projects, which is attached to this report as part of the application materials. The applicant proposes to incorporate GHG reduction methods including: alternative fuel/electric fleet vehicles; vehicle miles traveled reduction plan including priority parking for carpools, hybrids, etc., employee carpool or vanpool, and bike riding incentives; building to CALGREEN Tier 1 standards; energy conserving lighting; installation of an energy star roof/cool roof; bicycle incentives; connection to recycled water; installation of water efficient fixtures; low impact development; water efficient landscaping; electric vehicle charging station; optimize natural heating and cooling through site design and building orientation; and limiting the amount of grading. GHG Emission reductions from local programs and project level actions, such as application of the CalGreen Building Code, tightened vehicle fuel efficiency standards, and more project-specific on-site programs including those features noted above would combine to further reduce emissions below the thresholds of significance. The project is in compliance with the County's efforts to reduce emissions as described above.

6. Public Utilities - Water services will be provided by the City of American Canyon and will be required to meet the City's Zero Water Footprint (ZWF) Policy, which may include contributing to the City's water conservation fund. Sewer services will be provided by Napa Sanitation District. The applicant will also connect to Napa Sanitation District's recycled water system for irrigation. The applicant has received Will-Serve letters from both agencies.

### **Consistency with Standards:**

All reviewing departments/agencies have found the project as proposed and conditioned to be consistent with their respective requirements and regulations.

1. Zoning - the IP:AC (Industrial Park: Airport Compatibility) allows manufacturing, warehousing/distribution and office buildings with the approval of a use permit. Site layout, building design, coverage, parking, and landscape

and building setbacks comply with all applicable NVBPSP and zoning regulations.

2. Building/Fire Code - the project has been designed to comply with all applicable building and fire codes. Access to the building is excellent. It is anticipated that the applicant will submit for building permits shortly after receiving approval.

3. Engineering Services - Engineering Services finds the the project, as conditioned, complies with industrial park development standards. An encroachment permit will be required for the new driveways. Engineering Services has included conditions addressing compliance with regulations regarding grading, drainage, stormwater control, erosion, access, and parking lot standards.

4. Environmental Health - Conditions are required that address businesses generating and/or storing hazardous materials, solid waste, and recyclable materials.

5. Airport Land Use Compatibility (ALUC) Plan - The application was reviewed by the County Airport Land Use Commission (ALUC) staff liaison. Staff determined that the project, with the incorporation of the proposed conditions of approval, complies with the ALUC Plan.

6. Other Agencies - The project has Will-Serve letters from the City of American Canyon and Napa Sanitation District regarding the provision of and connecting to municipal water and sewer services, respectively. Napa Sanitation District has also conditioned the project for compliance with applicable District requirements.

#### **Decision Making Options:**

As noted in the Executive Summary Section above, Staff is recommending approval of the project with conditions of approval as described in Option 1 below. Decision making options including the following:

##### Option 1 – Approve Applicant’s Proposal

This option would result in construction of the proposed approximately 50,648 sq. ft. building for wine storage/distribution. Building and landscape setbacks, on-site parking, and building design meet or exceed the requirements of the NVBPSP. No exceptions or variations to the development standards of the NVBPSP have been requested. The proposal includes "green measures" noted above and provides a support service to the wine industry. Staff recommends approval of the applicant's request as conditioned.

Action Required – Follow proposed action listed in Executive Summary. If conditions of approval are amended, specify conditions to be amended at time motion is made.

##### Option 2 – Reduced Project Alternative

Generally development in the business park area does not lend itself to a reduced project alternatives such as floor area reductions or restrictions on the number of employees, hours of operation or business operations. The proposed building and site plan are designed for a specific business as opposed to a speculative building.

Based on the administrative record as of the issuance of this staff report, there does not appear to be any evidence that suggests such limits on the proposed development of this industrial park-zoned property are warranted. Development limitations as noted herein may impact viability of the business as proposed.

Action Required – Follow proposed action listed in Executive Summary and amend scope and project specific conditions of approval to place limits on development. If major revisions of the conditions of approval are required, item will need to be continued to a future date.

**Option 3 – Deny Proposed Use Permit**

In the event the Commission determines that the project does not, or cannot meet the required findings for grant of a use permit, Commissioners should articulate what aspect(s) of the project is in conflict with required findings, and either deny the request or continue the item to allow the applicant an opportunity to redesign the project.

Based on the administrative record as of the issuance of this staff report, there does not appear to be any evidence that suggests denial of the project is warranted.

Action Required – Commission would take tentative motion to deny project and remand the matter to staff for preparation of required finding to return to the Commission on specified date.

**Option 4 - Continuance Option**

The Commission may continue an item to a future hearing date at its own discretion.

**SUPPORTING DOCUMENTS**

- A . Recommended Findings
- B . Recommended Conditions of Approval and Final Agency Approval Memos
- C . Initial Study/Negative Declaration
- D . Use Permit Application Packet
- E . Biological Resources
- F . Stormwater Control Plan
- G . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina