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Agenda Date: 9/18/2013

Agenda Placement: 9C

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for Hillary Gitelman - Director
Planning, Building and Environmental Services

REPORT BY: Sean Trippi, Principal Planner - 299-1353

SUBJECT: 2013 Amendments to the 1986 Airport Industrial Area Specific Plan & Zone Change

RECOMMENDATION

2013 AMENDMENTS TO THE 1986 AIRPORT INDUSTRIAL AREA SPECIFIC PLAN & CONSISTENCY REZONING (P13-00139-SP & P13-00280-RZ):

CEQA Status: Consideration and recommendation to the Board of Supervisors adoption of a Categorical Exemption pursuant to Section 15305 of the California Environmental Quality Act, Class 5, which exempts alterations to land use limitations. The project area area is on any of the lists of hazardous waste sites enumerated under Government Code sec. 65962.5.

Request: (1) Recommend the Board of Supervisors amend the 1986 Airport Industrial Area Specific Plan (AIASP) to:(A) Revise the AIASP Summary Map and text related to property owned by Larry Atkins, et al., located approximately 1.3 miles west of State Route 29 and 1/3 of a mile north of Green Island Road, Assessor's Parcel Number 057-040-007, changing its designation from Airport to Business/Industrial; (B) Change County department and commission references in the AIASP to reflect recent County department reorganization; (2) recommend the Board of Supervisors rezone a portion Assessor's Parcel Number 057-040-007 from I:AC (Industrial: Airport Compatibility District) to IP:AC (Planned Industrial:Airport Compatibility District); and, (3) Discussion and possible recommendation to the Board of Supervisors on renaming the Airport Industrial Area as suggested by the Blue Ribbon Committee.

Staff Recommendation: That the Planning Commission conduct a public hearing and forward a recommendation to the Board of Supervisors on the requested actions.

Staff Contact: Sean Trippi, (707) 299-1353, sean.trippi@countyofnapa.org

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission recommends to the Board of Supervisors:

1. Adoption of a resolution amending the Airport Industrial Area Specific Plan;
2. Adoption of an ordinance rezoning a portion of Assessor's Parcel 057-040-007 from I:AC (Industrial: Airport Compatibility) to IP:AC (Planned Industrial:Airport Compatibility); and
3. Discussion and possible recommendation to change the name of the Airport Industrial Area as suggested by the Blue Ribbon Committee.

Discussion:

The Airport Industrial Area Specific Plan (AIASP), was adopted by the Board of Supervisors on July 29, 1986, and has been amended through the years, most recently in January, 2012.

In April 2004, the AIASP was amended to revise the Plan Summary Map and text related to property owned by Larry Atkins, et al., and commonly referred to as the Atkins-Borge parcel among other things. The Atkins-Borge parcel consists of approximately 25 acres and is immediately adjacent to the southern portion of the Napa County Airport. The 2004 AIASP amendment intended to correct previous errors whereby the parcel was designated Airport instead of Business/Industrial in the Plan Summary Map and other references to the parcel contained in the AIASP. The proposed specific plan amendment would implement these changes, which were inadvertently omitted when the 2004 AIASP amendment was adopted. The proposed specific plan amendment requires a conforming amendment to the zoning map, since the property is currently split-zoned Industrial:Airport Compatibility (I:AC) and Industrial Park:Airport Compatibility (IP:AC). Under the proposed AIASP amendment and zoning ordinance being considered, the entire property would be zoned IP:AC, consistent with the proposed AIASP designation. Conforming minor amendments would also be made to the Airport Master Plan.

On September 13, 2011, County staff held a study session for the Board and presented a report on the Economic Development potential of the Airport Industrial Area (AIA). At the study session, the Board directed staff to create a Airport Industrial Area Blue Ribbon Committee (Committee), to research and solicit ideas for revitalization of the AIA. One of the recommendations of the Committee was to rename the AIA, such as the "Napa Valley Wine Business Park", to take advantage of the Napa Valley name.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

The project is Categorical Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15305, Class 5 - Minor Alteration in Land Use Limitations. The proposed Summary Map amendment and rezoning do not include a development proposal, but would allow future development of the property with business park/light industrial uses which would be subject to analysis pursuant to CEQA to assess any potential environmental affects. The proposed text changes would also not result in any potential impacts to the environment. The project site is not on any of the lists of hazardous waste sites enumerated under Government

Code Sec. 65962.5.

BACKGROUND AND DISCUSSION

The Airport Industrial Area Specific Plan:

Specific plans provide for the systematic implementation of general plans in a given area, and their contents are prescribed by State statute (Government Code Section 65450 et seq.). Specific plan amendments are processed the same as general plan amendments (CGC Section 65453), except there is no limit on the number of specific plan amendments that can be processed in a single year, whereas general plans may be amended only four times per year. Napa County has adopted procedures for initiating or beginning the process of amending its General Plan (Board of Supervisors Resolution 05-173), and has historically applied the same procedures to the initiation of amendments to the Airport Industrial Area Specific Plan. The Board of Supervisors initiated, and directed staff to process, the proposed amendments on June 25, 2013.

Background / Proposed Specific Plan Amendments:

The Airport Industrial Area Specific Plan (AIASP), was adopted by the Board of Supervisors on July 29, 1986, and has been amended through the years, most recently in January, 2012. In April 2004, the AIASP was amended to revise the Plan Summary Map and text related to property owned by Larry Atkins, et al., and commonly referred to as the Atkins-Borge parcel among other things. The Atkins-Borge parcel consists of approximately 25 acres and is immediately adjacent to the southern portion of the Napa County Airport. The 2004 AIASP amendment intended to correct previous errors whereby the parcel was designated Airport instead of Business/Industrial in the Plan Summary Map and other references to the parcel contained in the AIASP.

The proposed specific plan amendment would implement these changes, which were inadvertently omitted when the 2004 AIASP amendment was adopted and codified. The proposed specific plan amendment would require conforming amendments to the zoning map, since the property is currently split-zoned Industrial:Airport Compatibility (I:AC) and Industrial Park:Airport Compatibility (IP:AC). Under the proposal, the entire property would be zoned IP:AC, consistent with the proposed AIASP designation. Conforming minor amendments would also be made to the Airport Master Plan.

The proposed AIASP amendment would also make nonsubstantive changes updating department and commission the references to reflect the recent county department reorganization.

Airport Industrial Area Subcommittee:

In 2003, an MOU between the County and the City of Napa was adopted where both parties agreed to establish a multi-jurisdictional Airport Industrial Area (AIA) subcommittee to review amendments to the Airport Industrial Area Specific Plan (AIASP), General Plan amendments and other development issues in the AIA and "to limit land uses to industrial/corporate uses rather than tourism/community or regional retail unless mutually otherwise agreed to as part of a market strategy for the airport industrial area." The AIA subcommittee includes two members from the Board of Supervisors and two council members from the cities of Napa and American Canyon.

The AIA subcommittee met on August 8, 2013, to discuss the proposed amendments to the AIASP. The committee expressed their support and had no issue with the proposed amendment related to the Atkins-Borge property. The committee had no recommendation on a specific name for the industrial area, but recommended that the name "Napa" be prominent.

Airport Land Use Commission:

Pursuant to State Aeronautics Law (Public Utilities Code 21676), the proposed amendments to the AIASP must be reviewed by Napa County's Airport Land Use Commission (ALUC) prior to consideration by the Board of Supervisors because the proposal involves changes to land use regulations within the influence areas of the Napa County airport. A public hearing before the Airport Land Use Commission is scheduled for October 2, 2013, to determine if the proposed amendments to the AIASP are consistent with the Airport Land Use Compatibility Plan. The ALUC's determination will be forwarded to the Board as part of their consideration of the proposed amendments.

Blue Ribbon Committee Name Change Recommendation:

As mentioned above, the Airport Industrial Area Blue Ribbon Committee (Committee) was created by the Board of Supervisors to research and solicit ideas for revitalization of the Airport Industrial Area (AIA). One of the recommendations of the Committee was renaming the AIA the "Napa Valley Wine Business Center" to take advantage of the Napa Valley name. According to the committee, "Airport Industrial Park" does not lend to an attractive opportunity for businesses looking to find a new home. The AIA name may also cause confusion with potential developers as this is not an airport park, rather an area used to support the wine industry.

The Commission is requested to discuss and possibly forward to the Board of Supervisors the Blue Ribbon Committee's recommendation that the name of the Airport Industrial Area be changed. The following names are proposed for consideration:

1. Napa Valley Wine Business Center
1. Napa Valley Wine Business Park
2. Napa Wine Business Park
3. Napa Valley Industrial Park
4. Napa Valley Business Park
5. Napa Wine Country Business Park

SUPPORTING DOCUMENTS

- A . Board Resolution
- B . Atkins-Borge Rezoning Ordinance
- C . Atkins-Borge Location Map

Napa County Planning Commission: Approve

Reviewed By: John McDowell