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Agenda Date: 1/18/2012
Agenda Placement: 9A
Continued From: 02/16/2011

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Gitelman, Hillary - Director
Conservation, Development & Planning
REPORT BY: Kirsty Shelton, Planner - 707 253 4417
SUBJECT: Napa Executive Center P08-00555 UP

RECOMMENDATION

NAPA EXECUTIVE CENTER / NAPA OFFICE LLC - USE PERMIT (P08-00555-UP)

CEQA Status: Mitigated Negative Declaration prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following areas: Greenhouse Gas Emissions and Transportation/Traffic. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a use permit for the construction and operation of a three-story multi-tenant office building totalling 67,930 square feet of floor area. Site improvements include an exception to the Airport Industrial Area Specific Plan design standards for a 15% reduction of required parking spaces for a total number of 203 spaces. Access will be provided from a new driveway on Gateway Road East. The project site is comprised of two parcels that are split for assessment purposes and will be combined. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The proposed project is located on a 4.3 acre site at the terminus of Gateway Road East, within an Industrial Park: Airport Compatibility (IP:AC) zoning district. APN's: 057-200-001 SFAP (Split For Assessment Purposes) and -009 SFAP. Napa.

Staff Recommendation: Adopt the revised Mitigated Negative Declaration and approve the Use Permit with the proposed Conditions of Approval.

Staff Contact: Kirsty Shelton, (707) 299-1377 or kirsty.shelton@countyofnapa.org

EXECUTIVE SUMMARY

Proposed Action:

That the Planning Commission:

1. Adopt the Revised Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Napa Executive Center based on findings 1-6 of Exhibit A (attached); and
2. Approve Use Permit P08-00555-UP based on findings 7-14 of Exhibit A and subject to the Exhibit B, Conditions of Approval.

Discussion:

The applicant is requesting approval of a 67,930 gross square foot three story multi-tenant office building with related site improvements. The project also includes a request for an exception to the Airport Industrial Area Specific Plan design standards for a 15% reduction of required parking spaces, for a total of 203 parking spaces. This project was originally scheduled for hearing in February 2010 and was continued without public testimony to review the comment letter. During that time the applicant met with the commenter and in August of 2011, was directed to revise the environmental documents to address the concerns. After consulting various departments and performing research a draft revised document was released in October with a final document circulated for review in December. The project is compatible in design and character with other recent projects located in the business park, and it provides green building components and sustainable design. Staff is recommending approval of the project.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

A Mitigated Negative Declaration was prepared and circulated for public review from January 21, 2011 through February 9, 2011. An extensive public comment letter was received on February 9, 2011 from Mr. Drury with Weinberg, Roger, and Rosenfeld representing Carpenters Local 751. The comments have been addressed in the attached response to comment letter. A Revised Mitigated Negative Declaration was published for public review from December 22, 2010 through January 17, 2012. According to the Revised Mitigated Negative Declaration (MND), the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following areas: Greenhouse Gas Emissions and Transportation/Traffic.

This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Discussion:

Greenhouse Gas Emissions - The Bay Area Air Quality District (BAAQMD) has established a significance threshold and screening criteria related to criteria air pollutants and greenhouse gas emissions (GHG) for new development. The District's screening table (BAAQMD Air Quality Guidelines, May 2011, Table 3.1) addresses offices which are given a screening criteria of 53,000 square feet. This project exceeds that criteria and therefore an in-house Urban Land Use Emissions Model Software (URBEMIS) report was prepared to determine the amount of Carbon Dioxide emissions (CO₂e). Although the report models operational emissions at a rate of 1,163.36 Metric Tons per Year (MT/Y) of CO₂e, which exceeds the BAAQMD threshold of significance of 1,100 MT/Y CO₂e, the project includes sustainable design aspects which reduce the emissions to 919.02 MT/Y CO₂e and therefore reduce the impact to

less than significant. These design elements are included in the project scope and are included as mitigation measures within the final construction design. Specifically, these design aspects include installation of bike and pedestrian facilities, installation of solar panels, reduction of parking supply, and shading the overall building. Additionally, transit services are located nearby. Mitigation measures require the project to design for future solar installations on the roof, shading on the south elevation, installation of bike and pedestrian elements, and reference to nearby transit operations.

Transportation/Traffic - A mitigation measure is also included that would reduce potential cumulative traffic related impacts. That measure requires the payment of in-lieu fees to reduce these potential impacts to less than significant levels. The traffic impact fee is calculated based on the amount of peak hour traffic generated by the project, which the Public Works Department derives from the floor area of the building, and has estimated that the fee will be approximately \$358,651.

BACKGROUND AND DISCUSSION

Owner: Napa Office LLC, 1010 Main Street, St. Helena, CA 94574

Applicant: William A. Saks and Company, 1010 Main Street, St. Helena, CA 94574; 707-698-9696.

Zoning: IP:AC - Industrial Park: Airport Compatibility

General Plan Designation: Industrial

Proposed Building size: 67,930 gross sq. ft. (58,136 sq. ft. will be leased out to tenants)

Number of employees: 244 full time employees

Hours of operation: 8 AM - 6 PM (Monday through Friday)

Parking: 203 off-street spaces

Airport Compatibility: Zone D - Common Traffic Zone - area of routine overflight at low elevations. Warehousing, distribution, office and light industrial uses are highly compatible with this zone.

Adjacent Zoning / Land Use:

The project site adjoins vacant land to the south and west within the same zoning designation and land use. Sheehy Creek borders the property to the north and State Hwy 29 to the east.

Property History:

The project site is currently vacant and has been previously graded. 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.

Code Compliance History: None.

Discussion:

1. Building design, layout & materials - The exterior building materials of the facility consist of metal siding, cement

plaster, aluminum windows, and curtain wall. The building orientation and roof pitch are located in a direction to take advantage of future solar panels on the roof. The southern elevation is designed with a significant steel sunscreen intending to shade the top two story windows and walls of the three story structure. The overall height is 35 feet to the top of the roof deck and 46 feet to the highest point, which complies with the Airport Industrial Area Specific Plan. The architecture is modern with a lot of glass and cement and could be considered a higher standard than the average buildings within the industrial park.

2. Site plan - The site plan includes an existing one acre riparian area that will remain in a habitat conservation easement. Approximately half an acre will be maintained as a landscape easement and include a landscape berm in between the project and State Highway 29. The site improvements include extension of the Gateway Road East cul-de-sac, access driveways, landscape swales, and 203 parking spaces, encompassing approximately 1.8 acres.

4. Landscaping - The AIASP requires a building setback with a 40-foot average, and a minimum of 25-feet (45 feet from Hwy 29). The 25-foot area adjoining the street is required to be landscaped. The proposed building is generally setback 165 to 175 feet from the terminus of Gateway Road East cul-de-sac and 100 feet from the east property boundary and adjacent Hwy 29. The proposal provides the 25-foot required landscaping along street frontages and 45 feet for the Hwy 29 setback.

The AIASP also requires 10-foot setbacks from the side and rear property lines. The building is setback 46 feet from the start point of the creek easement and 22 feet on the left side and 99 feet on the right side. 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 west and south property lines. This project complies with all applicable setbacks.

Due to the utilities within the landscape easement for the highway the plan includes 'no mow' fescue blend turf. The habitat conservation easement allows for the native riparian vegetation to regenerate and therefore no new proposed vegetation. The majority of proposed trees include Red Maples, California Sycamore, and Buckeye all which are proposed to be large trees (24 and 36" box) that are drought tolerant to provide shade for the parking. Further there are two landscape bio-swales which propose a mixture of ground covers.

5. Parking - The AIASP allows for variations in development standards (Section 18.40.250 and 18.44.210 of the County Code). The project is anticipated to employ approximately 244 people. The total number of parking spaces prescribed by the Specific Plan would be 233 spaces. The applicant proposes 203 total spaces. Based on the anticipated number of employees and alternative transportation opportunities, such as alternative vehicle parking, encouraging carpooling, including bicycle lockers, strategic transit stops, and alternative work schedules, parking as proposed should be adequate. Providing the total number of spaces required by the Specific Plan would result in more paving/impervious surfaces on the site which would create greater aesthetic and environmental impacts. A 15% reduction, a shortfall of 30 spaces, results in a more superior design than if the minimum requirements were strictly applied.

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 warehousing, distribution and office uses with the approval of a use permit. Site layout, building design, coverage, and setbacks comply with all applicable Airport Industrial Area Specific Plan (AIASP) and zoning regulations.

2. Building/Fire Code - The project has been designed to comply with all applicable building and fire codes.

3. Public Works - Public Works finds the the project, as conditioned, complies with industrial park development standards. Public Works has included conditions addressing compliance with regulations regarding grading, drainage, stormwater control, erosion, access, and parking lot standards.
4. Environmental Management - Conditions are required that address businesses generating and/or storing hazardous materials, solid waste and recyclable materials.
5. 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.

SUPPORTING DOCUMENTS

- A . Exhibit A: Findings
- B . Exhibit B: Conditions of Approval
- C . Department Condition Memos
- D . Notice Of Intent to adopt a Neg Dec
- E . Project Revision Statement
- F . Neg Dec
- G . Response to Comments
- H . Public Comment (Drury) Cover Letter
- I . Public Comment (Drury) Attachments Part 1 of 5
- J . Public Comments (Drury) Attachments Part 2 of 5
- K . Public Comments (Drury) Attachments Part 3 of 5
- L . Public Comments (Drury) Attachments Part 4 of 5
- M . Public Comment (Drury) Attachments Part 5 of 5
- N . Bio and Traffic Studies
- O . Application
- P . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell