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Agenda Date: 12/17/2008

Agenda Placement: 9B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Sean Trippi, Principal Planner - 299-1353
SUBJECT: Noorzay/Osman Auto Dismantling

RECOMMENDATION

NOORZAY/OSMAN AUTO DISMANTLING/SALVAGE YARD - USE PERMIT #P06-01535-UP

CEQA Status: Mitigated Negative Declaration Prepared. According to the proposed mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following areas: Hazards and Hazardous Materials; Hydrology/Water Quality; and Transportation/Traffic. The 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 to establish an auto dismantling/salvage business. The proposal includes 23 on-site parking spaces for employees and customers, fencing, landscaping, and a water storage tank. Proposed hours of operation are from 7:00 a.m. to 7:00 p.m., seven days a week with an estimated 4 full-time employees. Existing buildings with 740 and 400 square feet of floor area will be used for office and storage purposes, respectively. A new 5,000 square building would be constructed for dismantling operations, including draining oil and other fluids, storing waste fluids (oil, anti freeze, etc) and engines, transmissions, batteries and other salvaged parts. The proposed project is located on a 3.0 acre parcel on the north side of Green Island Road, approximately 2-1/2 miles west of State Highway 29 and 1/2 mile east of the Napa River in an General Industrial: Airport Compatibility (GI:AC) zoning district. APN: 058-060-004. 2600 Green Island Road, American Canyon.

Staff Recommendation: Adopt the Mitigated Negative Declaration, Mitigation Monitoring and Reporting Program, and approve the Use Permit as conditioned.

Staff contact: Sean Trippi, (707) 299-1353

EXECUTIVE SUMMARY**Proposed Action:**

1. That the Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan for the Noorzay/Osman Auto Dismantling/Salvage Yard, based on findings 1-6 of Exhibit A (attached); and,
2. That the Planning Commission approve Use Permit P06-01535 based on findings 7-11 of Exhibit A and subject to the attached conditions of approval.

Discussion:

This project consists of a request to establish a new business for the dismantling and recycling of parts from damaged and abandoned automobiles. The vehicles would be drained of fluids and parts would be removed in a proposed metal building. The site is located near the west end of Green Island Road. Conditions of approval are recommended that would require storing dismantled vehicles on an impervious surface, screening the storage areas, and draining stormwater runoff from the impervious surfaces through bio-swales or other sediment control methods.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration Prepared. According to the mitigated negative declaration, the proposed project would have potentially significant environmental impacts, if mitigation measures are not included, in the following areas: Hazards and Hazardous Materials; Hydrology/Water Quality; and Transportation/Traffic. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5

Discussion:

1. Hazards and Hazardous Materials - Mitigation measures included in the attached Mitigated Negative Declaration reduce potential impacts from the release of hazardous materials into the environment to less than significant levels. All activities which generate oil, grease, metals, or other deleterious materials are to be conducted within a building or in designated areas that are paved and covered. This includes but is not limited to vehicle dismantling, and draining, collecting, segregating and storing fluids and parts such as gasoline, engine oil, transmission fluid, coolants, and batteries. In addition, parts, materials, and fluids are also to be stored within a building or in designated areas with a permanent cover or tarp with the placement of a curb, dike or berm around the area.
2. Hydrology/Water Quality - Mitigation measures have also been included in the Mitigated Negative Declaration to address water quality. Discharges of wastewater or wash water from activities including (but not limited to) equipment washing, vehicle washing, removal of vehicle fluids that may contain oil, grease, metals, or other deleterious materials must be properly disposed of. Because sanitary sewer is not available and sewage disposal is via a hold and haul system, wastewater must be characterized and properly disposed of off site or by an on-site closed loop treatment system. If the waste stream is determined to be a hazardous waste, the waste must be stored and disposed of in accordance with the State requirements.

In addition, stormwater runoff from parking areas and other impervious surfaces will be directed to drain through

grassy swales, buffer strips, sand filters or other sediment control methods, designed by a licensed engineer, prior to being discharged into an approved drainage system.

3. Transportation - Mitigation measures are also included that would reduce potential traffic related impacts. Mitigation measures require the payment of the standard in-lieu fees to reduce potential cumulative impacts to less than significant levels.

BACKGROUND AND DISCUSSION

Owner/Applicant: Fahim Noorzay and Ishaq Osman. Mr. Noorzay also owns an auto salvage business located at 1578 Green Island Road.

General Plan Designation: Industrial

Airport Industrial Area Specific Plan: General Industrial designation

Zoning: **GI:AC** - General Industrial, Airport Compatibility Combination District

Filed: The project applications were originally filed on December 28, 2006. Additional information and revised plans were subsequently received through October 2008.

Building Size: Three buildings totaling 6,140 square feet -

an existing 740 sq. ft. building to be converted to office use.

an existing 400 sq. ft. building to be used for storage.

a new 5,000 sq. ft. building would be constructed for dismantling operations.

Number of Employees: 4 full-time

Hours of Operation: Expected to be from 8 AM to 5 PM, 6 days a week.

Parking: 23 spaces provided on site. The Zoning Ordinance requires one (1) space per employee plus one (1) space per 1,000 sq. ft. of office area, which would result in a requirement for 5 spaces.

Airport Compatibility: The majority of the site is within Zone D, which is the common traffic zone. Zone D is an area of routine overflight at low elevations. Warehousing and light industrial uses are considered compatible with this zone. The northwest corner of the site is within Zone B, which is the approach/departure zone. Aircraft will generally be below 100-feet above the ground in this zone. Automobile parking/storage is considered compatible with this zone. There are no structures proposed within this zone.

Adjacent Zoning / Land Use:

The lot adjoins Green Island Road to the south, a pre-existing non-conforming residence to the west, and auto dismantling uses to the north and east. All surrounding land is zoned GI:AC - General Industrial, Airport Compatibility Combination District.

North: GI:AC - The area to the north is part of an auto dismantling business that recently had its use permit revoked.

South: GI:AC - Across Green Island Road is a series of levees and salt evaporation ponds owned by the State of

California.

East: IP:AC - An existing auto dismantling business adjoins the site to the east.

West: IP:AC - An pre-existing non-conforming residence adjoins the site to the west. An auto dismantling use had previously been operated on this site.

There are no current development applications pending on the surrounding properties.

Property History:

The site had previously included a single family residence which burned in the mid 1970's and was not replaced. In 1977, a use permit to establish an auto dismantling, salvage, towing, sales and repair operation was approved by the Planning Commission which expired in 1980. A subsequent use permit was approved in 1988 to reestablish the business, although the business did not cease operations. This use permit was revoked in 1999 for failure to comply with a number of the conditions of approval and mitigation measures. All previous business activities have ceased and the site has been cleared except for two small sheds, other small structures and perimeter fencing. The current property owner/applicant was not involved in past uses on the site.

Code Compliance History:

No code compliance issues are currently on-going or active on this site.

Discussion:

1. Building design, materials & layout - The proposed 5,000 square foot building will be a steel building, both siding and roofing, with an overall height of approximately 24-feet. The two existing buildings intended for reuse are also steel buildings. The new building includes roll-up doors on the east and west elevations (side). The new building will be used for dismantling operations, including draining and storing oil and other fluids, and storing engines, transmissions, batteries and other parts. The two existing buildings will be used for office and storage purposes and have 740 and 400 square feet of floor area, respectively. A condition of approval is recommended that all buildings would be painted earth tones. The new building will be approximately 160 feet from Green Island Road and would be behind the two existing buildings. The existing buildings are approximately 100 to 125 feet from the road.

On-site and common improvement requirements in the general industrial areas are less stringent than in the industrial park areas. Metal buildings and open or outdoor storage are allowable.

2. Access/Parking - Access to the site would be provided from an existing and a new driveway on Green Island Road. Three drive aisles would be provided nearly the length of the site looping at the back of the site toward the front. Salvaged vehicles would be stored in between the drive aisles. A total of 23 parking spaces are provided on site in three locations. A total of five (5) parking spaces would be required pursuant to the Code. The applicant has indicated that he is providing additional spaces on-site as parking is not allowed on Green Island Road. A condition of approval is recommended that no inoperable vehicles be parked or stored in the designated employee/customer parking spaces.

3. Landscaping - The AIASP requires a minimum 20-foot landscape setback from the street curb line. There is currently a chain-link fence with slats within a few feet of the front property line that will be relocated to accommodate the required landscaping. There are no requirements for landscaping along the side or rear property lines. A minimum of one (1) tree per six (6) parking spaces is also required for any parking areas provided between the street and the buildings. There is adequate area on the site to meet this requirement.

4. Screening - As noted above in discussion item #1, open or outdoor storage areas are allowable in the General Industrial areas. Outdoor storage or work areas are not allowed in the required front landscape area and must be screened from view by a minimum six foot high fence or hedge or approved equivalent. The storage yard is either currently enclosed/screened or is proposed to be screened by 8-foot high fencing. A condition of approval is recommended that vehicle or other stored items not exceed a height of six feet consistent with minimum fence heights.
5. Flood Zone - The entire site is within Floodzone A and has a base flood elevation elevation of 7 feet above mean sea level (MSL). The proposed improvements, including outdoor storage areas, are required to be constructed a minimum 8-feet above MSL. The site ranges in elevation from approximately 15 feet at the rear of the site to a little 6-1/2 feet at the front of the site. There should generally be enough dirt on site to meet this requirement.
6. Water/Sewer - Generally, all projects within the Airport Industrial Area Specific Plan are required to connect to municipal water and public sewer. The General Industrial (GI) district zoning requirements (Section 18.44.150) also requires connection to municipal water service and public sewer. However, since this project is located near the end of Green Island Road, it is in an area designated by the specific plan as difficult to serve and is therefore not required to connect to those services as there are no mains within a 1/2 to a mile of the project site. Consequently, the project will utilize a water and waste system typical of up valley projects. All water will come from an existing on-site well. Domestic waste will utilize a hold and haul system. Any wastewater generated from vehicle or equipment wash down or other activities that may result in wastewater containing oil, grease or other deleterious materials would be treated on-site or hauled off-site, separate from sanitary/domestic waste.

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 GI:AC (General Industrial: Airport Compatibility) district allows auto dismantling/salvage yards with the approval of a use permit. Site layout, building design, coverage, landscaping, parking, screening, and setbacks comply with all applicable Airport Industrial Area Specific Plan (AIASP) and zoning regulations.
2. Building/Fire Code - The project will be designed and has been conditioned to comply with all applicable building and fire codes (also see below).
3. Public Works - Public Works finds the the project, as conditioned, complies with applicable industrial development standards. An encroachment permit will be required for the construction of the new driveway. Public Works has included conditions addressing compliance with regulations addressing grading, drainage, stormwater control, erosion, access, flood plain permits and parking lot standards.
4. Environmental Management - Conditions are required that address generating and/or storing hazardous materials, and properly disposing of sanitary waste, process wastewater and solid waste.
5. Other Agencies - The project is within the water and sewer service area of the City of American Canyon. However, the site is an area designated as difficult to serve and will utilize well water for domestic and fire suppression. Sanitary waste will utilize a hold and haul system. The project has been conditioned to comply with the City of American Canyon Fire Department requirements.

SUPPORTING DOCUMENTS

A . Exhibit A - Findings

- B . Conditions of Approval
- C . Review Agency Comments
- D . Draft Mitigated Negative Declaration/Initial Study/MMRP
- E . Application Materials
- F . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell