



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 2/16/2011

Agenda Placement: 8A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - 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 a Variation 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: Continue item to date uncertain.

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

(DROP ITEM FROM THE AGENDA FOR RENOTICING)

EXECUTIVE SUMMARY

It is requested that this item be continued to a date uncertain to provide staff an opportunity to evaluate

and respond to a comment letter received February 9, 2011 from Wineberg, Roger, and Rosenfeld representing the Carpenters Local 751 Union.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell