



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 3/3/2010

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: Walkenhorst Warehouse & Distribution Building

RECOMMENDATION

WALKENHORST WAREHOUSE & DISTRIBUTION BUILDING / STEWART WALKENHORST - USE PERMIT (P09-00153-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: Biological Resources, Population & Housing, 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 to construct a new building with 30,158 square feet of floor area for warehousing and distribution with an administrative office area for a mail order catalog sales and distribution company. Products are received, warehoused and then shipped from the proposed facility. Parking for up to 132 vehicles is provided on-site, landscaping and a free-standing monument sign is also included with the proposal. An approximate 0.7 acre portion at the southwest corner of the site will not be developed at this time. Access would be provided from two new driveways on Technology Way and Technology Court. The proposed project is located on a 3.5 acre parcel on the southwest corner of Technology Way and Technology Court within an Industrial Park: Airport Compatibility (IP:AC) zoning district. APN: 057-210-022. Napa.

Staff Recommendation: Adopt the mitigated negative declaration and approve the use permit with the proposed conditions of approval.

Staff Contact: Sean Trippi 299-1353, strippi@co.napa.ca.us

EXECUTIVE SUMMARY

Proposed Action:

1. That the Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Walkenhorst Warehouse and Distribution Building based on findings 1-6 of Exhibit A (attached); and
2. That the Planning Commission approve Use Permit P09-00153-UP based on findings 7-14 of Exhibit A and subject to the conditions of approval (Exhibit B)

Discussion:

The project consists of a request for a 30,158 square foot building for a catalog sales and distribution company. The proposed building includes warehousing, distribution and administrative offices. The project is compatible in design and character with other recent projects located in the business park.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration prepared. According to the Mitigated Negative Declaration (MND), the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following areas: Biological Resources, Population/Housing 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:

The MND indicated that the proposed business would employ 60 full-time employees instead 60 employees for 1.5 shifts resulting in 120 full-time employees. The MND has been revised to reflect this correction. However, the potential impacts, conclusions and mitigation measures are not affected as any potential impacts and mitigation measures are based on the floor area of the building, such as traffic trip generation rates and traffic and housing impact in-lieu fees, and not the number of employees.

Biological Resources - A Biological Resources Evaluation report, dated October 22, 2008, was prepared by Prunuske Chatham, Inc., to determine whether the site is likely to contain state or federally listed rare, threatened, or endangered plant or animal species, address potential impacts, if any, to protected species, and recommend mitigation measures as needed. Although the report indicates that the site is not expected to support a diversity of plant and wildlife, a mitigation measure requiring a preconstruction survey is proposed to reduce potential impacts to nesting raptors and migratory birds and Burrowing owls if they are found to be present on the site prior to construction activities.

Population/Housing and Transportation/Traffic - Mitigation measures are also included that would reduce potential cumulative traffic related impacts and to provide funds for constructing affordable housing to offset any cumulative existing affordable housing shortage in the County. Mitigation measures require 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, which the Public Works Department derives from the floor area of the building and has estimated that the fee will be approximately \$92,100. The housing impact fee is based on floor area and use. In this case a fee of \$2.00 per square foot of office use and \$1.00 per square foot of warehouse/distribution use resulting in an approximate fee of \$36,659, based on the proposed floor plan.

BACKGROUND AND DISCUSSION

Owner: Steven Walkenhorst

Applicant: Busby Enterprises (David Busby)

Zoning: IP:AC - Planned Industrial: Airport Compatibility

General Plan Designation: Industrial

Proposed Building size: 30,158 sq. ft. (23,657 sq. ft. warehouse/distribution & 6,501 sq. ft. office)

Number of employees: 120 full-time in 1.5 shifts (60 per shift)

Hours of operation: 6 AM - 7 PM (Monday through Saturday)

Parking: 132 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 across Technology Way to the east, industrial/business park development to the west and south and across Technology Court to the north. All surrounding land is zoned IP:AC - Industrial Park, Airport Compatibility Combination District.

North: IP:AC - There is a large warehouse/distribution building on a 16 acre property across Technology Court to the north. There are also two smaller light industrial/office buildings on 5 acres adjoining the large warehouse building.

South: IP:AC - The property to the south is developed with two light industrial/office buildings on 5.8 acres.

East: IP:AC - Across Technology Way are two undeveloped industrial/business park properties totaling 5.8 acres.

West: IP:AC - There is a wine warehouse/distribution building on 7.4 acres to the west of the project site.

Property History:

The project site is currently vacant and has been previously disced/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 warehouse/distribution portion of the facility consist of 28-foot high concrete tilt-up wall panels with a tex-coat finish. The walls include geometric

shapes providing some relief on the flat surfaces. The northwest corner of the warehouse is inset to provide 5 loading bays. An L-shaped wood-framed portion of the building wraps around the northwest corner of the warehouse housing the office/administrative functions of the business. This portion of the building includes pitched tile roofing, glass storefront and entry doors, and raised trim below the windows creating a wainscot effect. The project architecture is generally consistent with similar development in the Airport Industrial Area.

2. Site plan - The site plan includes an undeveloped area that would accommodate future growth of the business and expansion of the building. Parking in excess of the minimum required by the AIASP is being provided now to accommodate future expansion and to provide the flexibility of allowing employees to work in shifts. Any disturbed portions of this area will be hydroseeded and maintained.

3. Access/Parking - Access to the building is proposed from a new driveway on Technology Way and two new driveways on Technology Court. The business includes 120 employees in overlapping shifts. To accommodate parking when all 120 employees would be on-site at the same time, parking for 132 vehicles is provided on-site. The majority of the parking spaces are located on the east side of the building. Access to the rear of the building (south elevation) is being provided by a paved drive aisle across the undeveloped portion of the site for fire department access.

4. Landscaping - The AIASP requires a building setback with a 40-foot average, and a minimum of 25-feet, from Technology Way and Technology Court. The 25-foot adjoining the street is required to be landscaped. The building is generally setback 165 to 175 feet from Technology Way and 85 to 100 from Technology Court. The proposal provides the 25-foot required landscaping along both street frontages and exceeds the minimum in a few areas.

The AIASP also requires 10-foot setbacks from the side and rear property lines. The building is setback 10 to 110 feet from the west property line, and 135-feet from the rear property line, and 55-feet from the south 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 west and south property lines.

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. An encroachment permit will be required for the new driveways. 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 . Conditions of Approval
- C . Review Agency Comments
- D . Mitigated Negative Declaration & MMRP
- E . Biological Resource Evaluation
- F . Application Materials
- G . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell