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Agenda Date: 3/4/2009

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning

REPORT BY: RONALD GEE, PLANNER III - 707.253.4417

SUBJECT: Satish & Surekha Chohan / Turnkey Technologies, Use Permit # P08-00557-UP

RECOMMENDATION

SATISH & SUREKHA CHOHAN / TURNKEY TECHNOLOGIES - USE PERMIT # P08-00557-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 effects in the following area: Transportation. 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 allow construction of an approximately 39,000 square foot light industrial, manufacturing and warehouse facility including about 4,500 square feet of offices divided between the first floor and a mezzanine, about 18,972 square feet of warehouse and about 15,528 square feet of manufacturing space with up to 25 employees and 71 parking spaces. The project is located on an approximately 2.4 acre parcel located at the northeast side of the T-intersection at Gateway Road West and Technology Way in the IP:AC (Industrial Park : Airport Compatibility) District. Assessor's Parcel Number: 057-250-032. Napa.

Staff Recommendation: Adopt the Mitigated Negative Declaration and approve the Use Permit with the recommended conditions of approval.

Staff Contact: Ronald Gee, 707-299-1351, or rgee@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 Turnkey Technologies Industrial Building, based on findings 1-5 of Exhibit A (attached); and
2. That the Planning Commission approve the Turnkey Technologies Industrial Building Use Permit based on

findings 6-10 of Exhibit A and subject to the attached conditions of approval (Exhibit B).

Discussion:

The Use Permit application would allow construction of an approximately 39,000 square foot light industrial building with 18,972 square feet of warehouse, 15,528 square feet of manufacturing, and 4,500 square feet of ancillary office space. Up to 25 employees would occupy the building during a single shift, Monday-Friday from 7:00 AM – 5:00 PM. Access would be provided from two new driveways on Technology Way and Gateway Road West property frontage. On-site parking for 57 spaces initially will be provided; 14 additional spaces, including 6 compact spaces, are shown as future parking (71 total). Perimeter and building frontage landscaping and a free-standing monument sign are included with the proposal. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

An Initial Study has been prepared for the project, which identified potential significant environmental impacts on traffic based on the information contained on the Napa County environmental resource maps and submitted information. To mitigate this potential impact, the project is required to limit PM peak traffic to the levels described in this initial study. With payment of the Traffic Mitigation Fee, the project does not have a potential to significantly contribute to local or regional traffic congestion. The proposal has been found to have no significant adverse effect on wildlife resources as defined in Section 711.2 of the Fish and Game Code. The project is not located within a stream setback area nor will it require any construction activity to take place within stream setback areas. The project will not result in significant environmental effects, either individually or cumulatively. A Mitigated Negative Declaration is recommended. (See attached copy)

BACKGROUND AND DISCUSSION

Owner/Applicant: Satish & Surekha Chohan / Turnkey Technologies

General Plan Designation: Business / Industrial Park - *Airport Industrial Area Specific Plan*

Zoning: IP:AC - Industrial Park, Airport Compatibility Combination District

Filed: The use permit was filed September 23, 2008 with additional information submitted on November 25, 2008 in response to requests for additional information.

Building Size: About 39,000 sq. ft. (approximately 18,972 sq.ft. of warehouse, 15,528 sq. ft. of manufacturing and 4,500 sq. ft. of office divided between 2,400 sq. ft. on the main floor and 2,100 sq. ft. on the mezzanine).

Building Use: Warehouse and manufacturing of precision parts and components for aircraft, biotechnology, computer systems, medical instruments, microwave and telecommunications equipment, et al.

Number of Employees: Up to 25 employees in a single shift, from 7:00 AM - 5:00 PM, Monday - Friday

Parking: 57 parking spaces are shown with four handicap spaces initially and 14 additional spaces (including six compact) for 71 total future spaces, when needed; a total of 64 spaces are required by Code based on 18,972 sq. ft. of the floor area used for warehousing (15 spaces), 15,528 sq. ft. of manufacturing (31 spaces) and 4,500 sq. ft. of office space (18 spaces). Ten additional bicycle parking spaces will also be required.

Adjacent Zoning / Land Use:

North: Industrial Park, Airport Combination District (IP:AC) sites are all vacant, light industrial parcels, 4.45, 5.90 and 2.18 acres in size. The north property line runs along the centerline of Sheehy Creek. The area of the site from the centerline of the creek to a line that is 35-feet from the top of the creek bank and parallels the creek bank is encumbered with a conservation easement. No development, improvements or construction activities are allowed within the easement.

South: Industrial Park, Airport Combination District (IP:AC) light industrial parcels, across Gateway Road West, are two vacant sites, 1.61 and 1.48 acres in size on the west side of Technology Way. On the east side of Technology are two sites, 1.25 and 1.43 acres in size; the larger, corner site has an existing structure built as an office/warehouse/catering building in 2006.

East: Industrial Park, Airport Combination District (IP:AC) - Light industrial parcels 2.83, 3.15 and 2.50 acres in size, with existing warehouse/office buildings and existing light industrial uses.

West: Industrial Park, Airport Combination District (IP:AC) - Light industrial parcels 4.45 and 13.20 acres in size, are both vacant.

Code Compliance History: Based on a review of Department files, there are no records of code compliance issues on the property.

Discussion:

1. Proposal - The Use Permit application would allow construction of an approximately 39,000 square foot light industrial building with 18,972 square feet of warehouse, 15,528 square feet of manufacturing, and 4,500 square feet of ancillary office space. Up to 25 employees would occupy the building during a single shift, Monday-Friday from 7:00 AM – 5:00 PM. Access would be provided from two new driveways on Technology Way and Gateway Road West property frontage. On-site parking for 57 spaces initially will be provided; 14 additional spaces, including 6 compact spaces, are shown as future parking (71 total). Perimeter and building frontage landscaping and a free-standing monument sign are included with the proposal. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively.

The vacant site is located within a partially developed industrial park. The site has been designated for industrial development for over 20 years. The project site borders Sheehy Creek to the north, Technology Way and Gateway Road West to the southwest and southeast. There is an existing warehouse structure to the east and undeveloped properties to the west. The site is relatively flat with slopes ranging from 0-5 percent running toward the north and west with natural surface runoff flows towards the creek. The site includes non-native grasses and weeds. The project site is in close proximity to the Napa County Airport and is located in Land Use Compatibility Zone D, the Common Traffic Pattern, an area of frequent aircraft overflight at low elevations

2. Parking - The development plan shows 57 on-site parking including four handicap parking spaces; the applicant has proposed 14 additional parking spaces (including six compact spaces) to be located in the northeast corner of the site for future use, if needed. The proposed 71 parking spaces exceed the 64 spaces required by Code. Ten

additional bicycle parking spaces need to be provided. The applicant currently has 20 employees but will expand to a maximum of 25 employees for the warehouse/manufacturing use; the full 64 spaces are not required at this time. Since the applicant can provide the 64 required parking spaces, deferral of installation does not require modification to *Airport Industrial Area Specific Plan* (AIASP) site development standards. If the property is ever sold, parking requirements for manufacturing use is calculated at one space/500 sq. ft., the 64 space requirement will likely comply with most alternative building uses; it is unlikely the building would be converted to all office or retail use.

3. Building Design, Layout & Materials - The structure consists of a 35-foot high, metal-framed building with an insulated exterior panelized finish system, raised-seam metal roofing system, covered loading bays, screened refuse and building equipment areas. The rounded, front entry will contain 2,400 square feet of office space on the main floor and 2,100 feet on a mezzanine. The north, rear elevation includes two roll-up doors and a loading area; the east side would have 6 man and 3 roll-up doors; the west side will have 6 man and 3 roll-up doors. The building incorporates green building elements, as detailed in the attachments, but the applicant is not seeking LEED certification.

The driveway at the back of the building, on the north side, is relatively narrow given that it contains the main loading dock. Although adequate space is available to accommodate truck circulation, minimal building clearance and line-of-sight is provided at the northwest and northeast corners of the building. This situation can easily be resolved with additional driveway width, installation of bollards at building corners and strategically placed concave mirrors to increase line-of-sight. The rear, two-way driveway can be widened without encroachment into the Sheehy Creek Conservation Easement. Mirror locations can be determined in cooperation with Public Works Traffic engineering staff. Site grading, as designed, includes a 12 ft. encroachment of a 2:1 slope, containing a vegetated swale, onto the vacant property to the west (APN 057-250-031), however, the design will be adjusted to prior to issuance of a Grading Permit.

The Planning Commission performs a design review function for development within the boundaries of the AIASP and staff is recommending that the Commission approve the project architecture as conditioned.

4. Landscaping/Screening - Landscape improvements will be installed along Technology Way/Gateway Road West property frontage in the minimum 20-foot wide strip consisting of a mix of groundcover, shrubs and trees consistent with AIASP Site Development Standards. A curving sidewalk will cross the front of the property across these improvements. The north, rear elevation which is set back from Sheehy Creek and will face the rear of a 5.90 acre and 2.18 acre industrial site located on the west end of the Sheehy Court cul-de-sac. The project is marginally visible from Highway 29 which is over 1,930 ft. to the east, across Devlin Road and intervening structures. Minimal landscaping is proposed in the rear yard; no landscape improvements are installed on the few developed sites nearby. There is an existing, paved pathway located along the south side of Sheehy Creek, within the conservation easement.

5. Airport Compatibility - The proposal complies with site's Airport Compatibility Zone D-Common Traffic Pattern designation in the Napa County Airport Land Use Compatibility Plan. These areas are routinely overflown by aircraft operating to and from the airport with frequent single-event noise intrusion. Maximum densities allowed in this zone are 100 people/acre in structures and a total of 150 people/acre total in and out of structures. Warehousing and low-intensity light industrial uses are considered normally acceptable, compatible land uses in this designation. These conditions are included in the attached recommended conditions of approval: a) Recordation of an Air Avigation Easement; and b) Restrictions to prevent lighting that may affect flight operations.

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 industrial buildings with the approval of a use

permit. Site layout, building design 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. Access to the building is excellent. The applicant as already submitted building permit applications.

3. Public Works - Public Works finds the the project, as conditioned, complies with industrial park development standards. They have included conditions regarding compliance with regulations addressing grading, drainage, stormwater control, erosion, access, and parking lot standards. Concerns regarding site circulation and line-of-sight on the north side of the building have been addressed as part of recommended conditions of approval.

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 a will-serve letter from the City of American Canyon regarding the provision of and connecting to municipal water services. A will-serve letter has also been issued by the Napa Sanitation District to provide municipal sewer service.

SUPPORTING DOCUMENTS

- A . Draft Findings
- B . Draft Conditions of Approval
- C . Public Works Department Comments
- D . Department of Environmental Management Comments
- E . Fire Comments
- F . American Canyon Will-Serve Letter
- G . Initial Study/Mitigated Negative Declaration
- H . Mitigation Monitoring & Reporting Program
- I . Biological Constraints Analysis
- J . Traffic Report
- K . Application
- L . Application Supplement
- M . Graphics
- N . Green Building Schedule

Napa County Planning Commission: Approve

Reviewed By: John McDowell