



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 3/7/2012

Agenda Placement: 9C

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission  
**FROM:** John McDowell for Hillary Gitelman - Director  
Conservation, Development & Planning  
**REPORT BY:** Sean Trippi, Principal Planner - 299-1353  
**SUBJECT:** Amorim Cork & Capsule P11-00469-UP

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### **RECOMMENDATION**

#### **AMORIM CORK & CAPSULE / AMORIM CORK AMERICA (PEDRO FERNANDES) - USE PERMIT (P11-00469-UP)**

**CEQA Status:** Negative Declaration prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** Approval of a use permit to construct a concrete tilt-up building with approximately 48,133 square feet of floor area for warehousing, distribution and administrative office area for a cork stopper company. Bulk shipments of cork stopper products are received, unpacked, label enhanced and repacked for direct customer shipments. Access would be provided from two new driveways on Devlin Road. No access is proposed or permitted from the State Route 29. On-site parking for 65 vehicles, landscaping, and building mounted signs are also included with the proposal. The proposal also includes a variation to Airport Industrial Area Specific Plan standards to allow a reduction of a portion of the landscape area along the south (side) property line from 10 feet to 5 feet. 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 3.36 acre site between Devlin Road and State Highway 29, approximately 990-feet north of Sheehy Court within an Industrial Park: Airport Compatibility (IP:AC) zoning district. APN: 057-250-005.

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

**Staff Contact:** Sean Trippi 299-1353, or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

### **EXECUTIVE SUMMARY**

**Proposed Action:**

That the Planning Commission:

1. Adopt the Negative Declaration for the Amorim Cork & Capsule facility based on findings 1-6 of Exhibit A (attached); and
2. Approve Use Permit P11-00469-UP including a Variation to Development Standards 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 48,133 square foot building for a cork stopper company. The proposed building includes warehousing, distribution and administrative offices. Bulk shipments of cork stopper products are received, unpacked, labeled, repacked and shipped. The project is compatible in design and character with other recent projects located in the business park and approval of the project is recommended.

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

**BACKGROUND AND DISCUSSION**

**Owner:** Amorim Cork America (Pedro Fernandes)

**Applicant Representative:** Harvey Shein

**Application filed:** December 9, 2011

**Application complete:** January 20, 2012

**Zoning:** IP:AC - Industrial Park: Airport Compatibility

**General Plan Designation:** Industrial

**Lot size:** 3.36 acres

**Proposed building size:** 48,133 sq. ft. (41,919 sq. ft. of warehouse/shipping/receiving area and 6,214 sq. ft. of office area)

**Number of employees:** 27 full-time

**Hours of operation:** 8 AM - 5:00 PM (Monday through Friday)

**Parking:** 65 off-street spaces provided (56 required to meet AIASP requirements based on floor area and use)

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

**Adjacent Zoning / Land Use:**

There are existing office/light industrial/warehousing complexes to the east, across State Route 29. Properties bordering the site to the north and south are vacant. The property to the west across Devlin Road is also vacant, but includes an entitlement for the Montalcino project. All surrounding land is zoned IP:AC - Industrial Park: Airport Compatibility Combination District.

North: IP:AC - There are two undeveloped parcels totaling approximately 4.5 acres under separate ownership.

South: IP:AC - There is a 3.85 undeveloped parcel bordering the the site to the south. Immediately adjacent to that property is the Made in Napa Valley facility.

East: IP:AC - To the east, across State highway 29, are several light industrial buildings.

West: IP:AC - To the west across Devlin Road is the previously approved but unconstructed Montalcino resort and golf course.

**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. The project site has frontage on Devlin Road and also backs up to State Route 29. However, there is not currently nor will there be access to the site from SR 29.

**Code Compliance History:** None

**Discussion:**

1. Building design, layout & materials - Exterior building materials include tex-coat concrete tilt-up wall panels with a multi-color paint scheme and multiple score lines/reveals. The east facing elevation, visible from SR 29, includes a glass storefront and a standing seam metal shed roof over the glazed areas. The south elevation, perpendicular to Devlin Road includes six recessed loading docks for shipping and receiving. Four of the docks are depressed and two are at grade. Views of the loading docks from Devlin Road will be screened by two freestanding screen walls, one parallel to Devlin Road and the other perpendicular to the road. The overall design is equal to or greater in quality than other similar industrial projects approved and constructed within the Specific Plan boundaries, and meets the design quality requirements for the specific plan's industrial park area.

2. Access - Access to the building is proposed from new driveways on Devlin Road. The northerly driveway provides employee and customer access to the on-site parking spaces. The southerly driveway provides access to the truck docks. Both driveways provide Fire Department and emergency vehicle access to all areas of the building and turnaround areas. There will be no access from State Route 29.

3. Parking - The Airport Industrial Area Specific Plan (AIASP) requires one parking space per 1,000 square feet for the first 20,000 square feet of floor area and one parking space per 2,000 square feet of floor area thereafter for storage/warehousing use. The AIASP also requires one parking space per 250 square feet of floor area for office

use. Based on the proposed floor plan of approximately 41,919 square feet of warehouse area and 6,214 square feet of office area, 56 parking spaces are required. The site plan includes 65 parking spaces exceeding the minimum parking requirements.

4. Building setbacks/landscaping - The AIASP requires a building setback with a 40-foot average, and a minimum of 25-feet, from Devlin Road and a 55-foot average, 45-foot minimum from State Highway 29. The 25-foot and 45-foot adjoining Devlin Road and SR 29, are required to be landscaped. The building is generally setback 35 to 150 feet from Devlin Road and 145 to 155 feet from the highway. The proposal provides about 35 to 55 feet along Devlin Road and about 45 to 53 feet of landscaping adjoining SR 29. There is a 40-foot wide gas line easement and a 20-foot wide water line easement along the rear of the site adjoining SR 29 that precludes the planting of trees or other deep rooting plant materials. Only shrubs and ground cover can be planted in this area.

The AIASP also requires 10-foot building and landscaping setbacks from the side property lines when the property lines do not adjoin a street. The building is setback 70 feet from the north (side) property line, and about 34 feet from the south (side) property line. Parking, drive aisles, loading areas, and other improvements, such as the screened equipment enclosure on the south side of the building which is about 15-feet from the property line, may be permitted in the required yard setbacks provided there is 10-feet of landscaping adjoining the side property lines. In this case, the applicant is proposing 5-feet of landscaping along about a 140-foot portion of the south property line with about 35-feet of landscaping for a length of 205 feet. Approximately 16-feet of landscaping is provided along the north property line. Because there is a 50-foot wide gas line easement and a 20-foot wide water line easement adjoining the north property line, the building cannot be shifted any further to the north. Taken in aggregate, however, minimum side yard landscape setback requirements will be met. As is the case regarding the landscape area adjoining the highway, only shrubs and groundcover could be planted in the area adjoining the north property line.

Pursuant to the AIASP, the Planning Commission may reduce side perimeter landscaping to 5-feet as part of the use permit process. Staff believes a modification is warranted given the constraints of having 70-feet of area adjacent to the northerly property line encumbered by easements. As noted above, there is also a 35-foot wide landscaped area for about 205 feet along the south property line, compensating for the reduced landscape setback.

5. Climate Action Plan - As revised, the County's proposed October 31, 2011 Draft Climate Action Plan (CAP) would require discretionary projects to reduce their emissions 38% below "business as usual" in 2020 by applying a combination of State, local, and project-specific measures. Since the CAP is not formally adopted it is not considered a significance threshold for CEQA purposes. Nonetheless, the applicant has proposed the following features and measures in conformance with the CAP:

The project applicant will be landscaping approximately 1.2 acres of the property, with water efficient/drought tolerant landscaping including about 45 trees. A high efficiency drip irrigation system is proposed that will use reclaimed water from the Napa Sanitation District. The water quality of storm water runoff will be controlled through the design and utilization of infiltration basins. The applicant is also researching the feasibility and potential use of "cool" and/or permeable paving materials.

The building will have a cool roof surface and will be designed to structurally support solar panels. There will also be a larger electrical panel to accommodate future solar panels. The applicant proposes to increase energy efficiency beyond minimum Title 24 requirements by utilizing skylights which will permit natural light to supplement and replace artificial lighting during daytime operations as well as natural nighttime cooling utilizing outside air. The parking area will include conduit or stub outs for two electric vehicle charging stations ultimately servicing four vehicles. There will also be six parking spaces designated for low-emitting, fuel efficient and carpool/vanpool vehicles. Bicycle parking for 10 bicycles, or approximately 20% of proposed parking spaces, will also be provided as well as an interior shower facility and changing area (the Code requires one bicycle parking space for every 25

employees). The interior and exterior lighting will be designed and installed result in no direct beam lighting leaving the site. All stone, concrete, paving and roofing materials will be obtained from local suppliers. The Bay Area Air Quality Management District (BAAQMD) recommends using a minimum of 10% local materials.

The applicant proposes to reduce construction waste in excess of 50% (BAAQMD recommends at least 50%). Deposit, storage, and collection areas for paper, corrugated cardboard, glass, plastics and metals will be provided on-site during construction of the project. In addition, all excavated soil and land clearing debris will be 100% recycled or reused. Subcontractors will be required to restrict equipment idling to 2 minutes consistent with BAAQMD recommendations and protected bicycle racks will be provided during construction at the site offices and carpooling plans will be required of all subcontractors. On-site recycling practices for all waste generated by the business will also be incorporated into operation of the facility.

The employee breakroom will have Energy Star appliances. All toilets will be low flow and tankless water heaters will be used in the building conserving potable water. Overall, the applicant proposes to reduce potable water use within the building by 20%. Low E and insulated glass will be installed to improve the energy efficiency of glazed areas. HVAC equipment will contain no chlorofluorocarbons (CFC's), such as freon and halon (fire suppression material) both considered ozone depletion chemicals, further reducing greenhouse gas emissions. The applicant proposes to use adhesives, sealants, caulks, paints and coatings, carpet, composite wood and resilient flooring with low volatile organic compounds (VOCs) emissions and well as an air filtration system with a minimum efficiency rating value (MERV) of 8 (as recommended by LEED) to improve indoor air quality. The applicant also proposes to minimize exposure of building occupants, indoor surfaces, and ventilation air distribution systems to environmental tobacco smoke (ETS) ( a number of alternative measures may be implemented to address this intent). Mechanical equipment and ductwork will be protected during construction further improving interior air quality of the project.

#### **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 as modified.
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 connection to, municipal water and sewer services, respectively. Napa Sanitation District has also conditioned the project for compliance with applicable District requirements.

#### **SUPPORTING DOCUMENTS**

- A . Findings
- B . Conditions of Approval
- C . Review Agency Comments
- D . Initial Study/Negative Declaration
- E . Application Submittal Materials
- F . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell