



Agenda Date: 4/2/2008
Agenda Placement: 8B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: John McDowell, Deputy Director - 299-1354
SUBJECT: Napa Airport Corporate Center

RECOMMENDATION

NAPA AIRPORT CORPORATE CENTER, LLC. - USE PERMIT #P07-00113-UP

Request: Approval of a Use Permit to construct four 32 foot high concrete tilt-up industrial buildings totaling 170,949 square feet for flexible warehousing, light manufacturing, and ancillary office uses and including installation of 271 parking spaces. The project is located on approximately 12.44 acres of a 34.4 acre parcel at the southwest corner of Napa-Vallejo Highway (State Highway 29) and South Kelly Road within an IP:AC (Industrial Park: Airport Compatibility) combination zoning district. (Assessor's Parcel #: 057-090-076). American Canyon.

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

EXECUTIVE SUMMARY

This project consists of a 4-building speculative warehouse and light manufacturing industrial complex compatible in design and character with other projects that have located in the Airport Industrial Area. Prospective tenants are unknown at this time, but it is anticipated that wine and winery-related uses will likely comprise the majority of tenants. The project site in the area where the County and City of American Canyon have actively been discussing City/County boundary issues. A tentative agreement with the City has been verbally reached wherein this site will annex to the City in the near future. On the understanding that jurisdictional issues have been resolved, the project is otherwise fairly standard with no known design or land use issues.

Proposed Action: That the Planning Commission adopt Resolution P07-00113-UP adopting the Mitigated Negative Declaration, and approving the Use Permit for the Napa Airport Corporate Center project.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

Owner/ Applicant: Napa Airport Corporate Center, LLC

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

General Plan Designation: Industrial - Airport Industrial Area Special Plan, Industrial Park Designation

Filed: February 7, 2007

Building size: Four buildings totalling 170,949 sq. ft.

Building A - 29,296 sq. ft.

Building B - 20,248 sq. ft.

Building C - 34,188 sq. ft.

Building D - 87,947 sq. ft.

Building Use: Speculative warehouse, manufacturing, and ancillary office. No tenants currently identified. Flexible tenant space configurations.

Number of Employees: Unknown but estimated at approximately 50

Hours of Operations: To be determined

Parking: 270 required by code. 271 provided. Condition of approval has been included allows deferring construction of excess parking.

Airport Compatibility: Zone D - Common Traffic Zone - area of routine overflight at low elevations. Industrial use proposed highly is highly compatible with this zone.

Adjacent Land Use/Zoning/Acreage:

Immediately adjacent to the eastern side of the project is an existing residence and Pacific Auto Salvage. The existing residence and the storage yard of Pacific Auto Salvage are located in the County's jurisdiction and are zone IP:AC. Both are pre-existing legal non-conforming uses which are allowed to remain until discontinued.

North - IP:AC, Industrial Park - Stravinski Warehouse Buildings occupied by bicycle distribution company

West - IP:AC, Industrial Park - vacant pasture land owned by applicant, and Napa/Vallejo Waste Management

Transfer Station

East - AW:AC, Agricultural Watershed - Hess vineyard located east of Highway 29

South - IP:AC, Industrial Park - vacant pasture land owned by applicant, and vacant Industrial Land in City of American Canyon

Parcel History:

The property has historically and is currently used for cattle grazing. It has been zoned for industrial development for approximately 35 years, and has been included with the Airport Industrial Area Specific Plan since 1986. No development proposals have been previously processed on this project, except that in 1998 when Beringer was proposed its large wine facility west of this site across the railroad tracks, access to that project was proposed through this subject site and consisted of the extension of Devlin Road.

Code Compliance History:

No code compliance issues have occurred on this property.

Discussion Points:

1. City of American Canyon Boundaries - The City of American Canyon is the water and sewer provider for the property, and the American Canyon Fire District provides primary emergency services. The City and County have been engaged in discussions concerning establishment of an ultimate City boundary. Processing of this application was delayed while the negotiations occurred. It appears that an agreement has been reached wherein this property will annex to the City of American Canyon in the near future. As such, the City issued a "will serve" letter for the provision of water and sewer, which has allowed the County to finish processing the application.
2. Street Improvements - The applicant is responsible for extending Devlin Road the length of project site. Devlin Road is not currently being extended beyond the project site, because final alignment and design of the rail crossing are as of yet not determined. In the event, the applicant proposes development on the remainder of the subject property, they will be required (either by the County or City) to extend Devlin Road to the railroad tracks. As identified in the project traffic study, widening of South Kelly Road is also necessary to accommodate turning movements into the project without impacted projected through traffic. In addition, widening for turn lanes is also necessary at South Kelly's intersection with Highway 29. The applicant is required to install these improvements as part of constructing the project. The applicant will work with Public Works to finalize appropriate fair share contributions and compensation. It is also noted that as a result of the widening of South Kelly Road some small areas of the landscape planting strip on South Kelly Road may need to be reduced in width to accommodate final lane configurations. It is anticipated that this reduction will not affect the quality, quantity or effectiveness of the landscape strip.
3. Existing House - As evident from the site plan, the project site essentially surrounds an existing legally non-conforming residence held in separate ownership. The applicant indicated that they attempted to acquire the property and include it in the project, but the resident was not interested in selling. As a legal non-conformity, the residence is allowed to remain as-is until such time that property owner abandons the use. A goal of the specific plan is to replace the residential use with industrial uses, but it may be some time before that occurs. The residence takes access to Highway 29 through the subject property. Public Works and Caltrans would like to see the access point to Highway 29 abandoned, and replaced with the residence taking access through the project to South Kelly Road. Ultimately, the owner of the residence (as access easement) has final say whether they are willing to relocate their access. In the event that access cannot be relocated, the driveway on 29 will remain but will not be improved because project access is not permitted directly to Highway 29.
4. Building Design - The project consists of single-story, high ceiling, concrete tilt-up buildings designed to

maximize useable area within the building. Architectural treatments feature articulated concrete panel to provide visual interest and to break up building massing. Wine-theme details, such as faux winery doors and hinges, have been included to give the buildings wine country theme. The buildings are consistent in design with other buildings in the industrial park, and provide sufficient quality and visual character from high exposure areas like Highway 29. The Planning Commission does perform a design review function in the Airport Industrial Park, and therefore, staff is recommending that the Commission approve the project architecture as submitted.

Consistency with Standards:

1. Zoning: IP:AC - Industrial Park:Airport Compatibility allows speculative industrial buildings as proposed with grant of a use permit. Future tenants generally are not subject to subsequent use permit reviews. However, if a winery were to locate within one of the tenant spaces, a winery use permit would be required. As designed, it is not anticipated that an actual winery will located within the complex although winery-related uses such as bulk storage, labeling, support services, etc. are expected.
2. Building/Fire Code: The project has been designed to comply with all building and fire codes. Access to the buildings is excellent. It is expected that the applicant will submit for building permits within a short period after receiving approval.
3. Public Works: Public Works finds the project, as conditioned, complies with industrial park development standards. The applicant will be required to prepare final roadway designs for the public road segments adjoining the development. In addition, on-site improvement plans will be reviewed by County Public Works for storm water flow and the City of American Canyon Public Works will review and approval water and sewer facilities.
4. Environmental Management Standards: Future tenancies involving food or hazardous materials will be subject to future review. Since the project is connecting to municipal water and sewer services, no additional review by Environmental Management is required.

SUPPORTING DOCUMENTS

- A . Proposed Conditions of Approval
- B . Department and Agency Comments
- C . City of American Canyon Will Serve Letter and Water Study
- D . Draft Mitigated Negative Declaration / Initial Study
- E . Initial Study Appendix - Wetlands Delineation
- F . Initial Study Appendix - Biologist's Opinion Letter
- G . Initial Study Appendix - Traffic Study
- H . Application Materials
- I . Project Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell