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A Commitment to Service

Agenda Date: 4/2/2014

Agenda Placement: 9B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for Pete Parkinson - Interim Director
Planning, Building and Environmental Services

REPORT BY: Sean Trippi, Principal Planner - 299-1353

SUBJECT: Rombauer Vineyards Wine Production Facility

RECOMMENDATION

ROMBAUER VINEYARDS WINE PRODUCTION FACILITY / ROMBAUER VINEYARDS, INC. / USE PERMIT MODIFICATIONS #P13-00361-MOD & P13-00362-MOD

CEQA Status: Consideration and possible adoption of a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), CEQA Guidelines Section 15301, Class 1, which exempts alterations to existing facilities and Section 15303, Class 3, which exempts the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of use permit modifications to allow the following: (1) conversion of an existing 26,279 sq. ft. warehouse/office building to a wine production facility with an annual production capacity of 120,000 gallons; (2) construction of a new 3,245 sq. ft. canopy over the truck docks; (3) construction of a new 970 sq. ft. mechanical equipment building; (4) parking for 26 vehicles on site; (5) two full-time and six part-time employees during crush activities; (6) hours of operation from 7:00 AM to 6:00 PM Monday - Friday, excluding harvest season; (7) landscaping; (8) connection to the existing process wastewater pretreatment system on the adjoining property to the north (601 Airpark Road) or removal via a hold and haul system; and, (9) construction of a truck ramp and separate forklift ramp from the adjoining property to the north. The City of American Canyon and the Napa Sanitation District provide water service and sanitary sewer service to the site, respectively. The project is located on the west side of Airpark Road and the south side of Airport Boulevard, on a 1.84 acre property (615 Airpark Road) and a 5.95 acre property (601 Airpark Road) within an IP:AC (Industrial Park: Airport Compatibility Combination) overlay zoning district. (Assessor's Parcel Number's: 057-240-015 and 031 - formerly 013), 601 and 615 Airpark Road, Napa.

Staff Recommendation: Find the project categorically exempt and approve the requested use permit modifications as conditioned.

Staff Contact: Sean Trippi, 707-299-1353 or sean.trippi@countyofnapa.org

Applicant Contact: Lynn Sletto, 707-963-6629 or lynn@rombauer.com

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Find the project categorically exempt, as set forth in Finding 1 of Exhibit A; and,
2. Approve Use Permit Modifications No's P13-00361 & P13-00362 based on Findings 2-6 of Exhibit A and subject to the recommended conditions of approval (Exhibit B)

Discussion:

This application proposes to convert an existing 26,279 sq. ft. warehouse/office building into a wine production facility with a production capacity of 120,000 gallons per year. The project site was originally part of a 14.8 acre property that was subdivided in 1992 into three parcels with a total of four buildings. The largest lot created by the subdivision had two of the four buildings, including the 26,279 sq. ft. building that is part of this application. A subsequent parcel map was approved in 2012 splitting the largest parcel thereby creating separate lots for the two buildings. No tours and tastings or marketing events are included in the proposal. The project site has 26 parking spaces consistent with Zoning Code requirements. Access for trucks would be via the property to the north, also owned by the applicant, and would require minor site alterations. Staff supports grant of the use permit modifications subject to proposed conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

The proposed project is Categorically Exempt pursuant to Section 15301 of the California Environmental Quality Act, Class 1, which exempts minor alterations to existing facilities and Section 15303, Class 3, which exempts the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. This project is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

The request proposes to convert an existing 26,279 sq. ft. building to a wine production facility with an annual production capacity of 120,000 gallons located at 615 Airpark Road. No tours and tastings or marketing events are proposed. The request also includes providing truck access to this building via the property to the north (601 Airpark Road). Employees, sales representatives, and small package delivery would access the building from its shared driveway with the buildings located at 607 and 621 Airpark Road.

According to information provided by the applicant, the proposed project would be expected to generate approximately 10 daily trips on weekdays and 22 to 30 daily trips during harvest to 615 Airpark Road. An additional

8 daily truck trips to 601 Airpark road during harvest are expected to be generated for the proposed production capacity.

According to the Institute of Traffic Engineers, Trip Generation, 9th Edition, 2012, warehousing or light industrial uses with the same floor area would generate approximately 94 daily trips with 8 trips during the peak period. According to information from the California Department of Transportation, traffic counts taken in 2011 indicate the traffic volume at the Highway 12/29 intersection was approximately 43,500 to 61,000 average annual daily vehicle trips. Traffic generated by this project will contribute less than 1% to the traffic levels on local roadways and intersections and to deterioration in their level of service, and therefore, cumulative impacts to traffic would be less than significant.

The existing building is currently served by the City of American Canyon and Napa Sanitation District for water and sewer services, respectively. Both agencies have indicated that there is adequate capacity to serve the proposed facility. In addition, the applicant is proposing to utilize the existing winery process wastewater system at 601 Airpark Road or a hold and haul system, both systems being consistent with other wine production related uses in the industrial park.

Staff finds that these exemptions are appropriate and this proposal meets the Categorical Exemptions as discussed above.

BACKGROUND AND DISCUSSION

Owner: Rombauer Vineyards, Inc. (A California Corporation)

Applicants Representative: Lynn Sletto

Zoning: IP:AC (Industrial Park : Airport Compatibility)

General Plan Designation: Industrial

Filed: October 18, 2013

Declared Complete: January 27, 2014

Proposed Building size: 26,279 sq. ft.

Proposed Production capacity: 120,000 gallons per year

Proposed Marketing: None proposed

Proposed Visitation: None proposed

Number of employees: Two full-time & six part-time during crush activities

Hours of operation: 7:00 AM to 6:00 PM, Monday - Friday (excluding harvest season)

Parking: 26

Airport Compatibility: Zone D - Common Traffic Zone - area of routine overflight at low elevations. Wineries, warehousing, distribution, office and light industrial uses are highly compatible with this zone. There should also

be no more than 100 people per acre inside structures and no more than 150 people per acre inside and outside. All aspects of the development have been designed to comply with these limitations.

Adjacent General Plan Designation / Zoning / Land Use:

North: Industrial General Plan designation, Industrial Park (IP:AC) Zoning - A 6.31 acre property home of Barrel Ten Quarter winery/bottling plant and a 2.5 acre property with light industrial development.

South: Industrial General Plan designation, Industrial Park (IP:AC) - A 5.01 acre developed parcel containing warehouse use(s) and shared access with the building at 615 Airpark Road.

East: Industrial General Plan designation, Industrial Park (IP:AC) - A 1.97 acre property with light industrial uses, which also shares access with 615 Airpark Road and a 9.96 acre site across Airpark Road comprised of six buildings with office, warehousing and light industrial uses.

West: Public Institutional General Plan designation, Airport District (AV:AC) - Across the railroad tracks lies the Napa County Airport consisting of a total of 824.65 acres comprised of 15 properties.

All adjacent zoning designations include the Airport Compatibility (:AC) combination district.

Wineries within the Specific Plan Area:

Winery	Address	Site Area	Floor Area	Production Gal / Year	Tours & Tastings (Visitors / Week)	Marketing Events
Suscol Creek winery	1055 Soscol Ferry Road	10.32 acres	66,388 sq. ft.	600,000	100	2/wk w/5 & 2/wk w/20
*Peju winery	210 Camino Oruga	1.07 acres	12,800 sq. ft.	20,000	2	None approved
*Spelletich winery	425 Gateway Road East	#2.2 acres	7,300 sq. ft.	60,000	None approved	None approved
*Wilkinson winery	110 Camino Oruga	1.2 acres	13,000 sq. ft.	310,000	None approved	None approved
*Barrel Ten Quarter	33 Harlow Court	3.65 acres	96,200 sq. ft.	43,000,000	70	12/yr w/200 & 24/yr w/10
*Rombauer Vineyards	601 Airpark Road	5.95 acres	111,121 sq. ft.	880,000	None approved	None approved
Rudd winery	Sheehy Court/Devlin Road	2.5 acres	34,510 sq. ft.	120,000	None approved	None approved
Gateway winery	Technology Way/Morris Court	11.1 acres	261,000 sq. ft.	600,000	200	3/mo w/250
*Bourassa winery	190 Camino Oruga	#1.67	9,604 sq. ft.	60,000	45	10/yr w/50
Busby winery	455 Technology Way	1.28 acres	18,162 sq. ft.	50,000	None approved	None approved

Rocca winery	129 Devlin Road	1.0 acre	6,700 sq. ft.	20,000	224	4/wk w/50 & 8/yr w/50
*Black Cat winery	194 Camino Oruga	#1.67 acres	3,350 sq. ft.	12,500	140	4/yr w/30
Rombauer Vineyards	615 Airpark Road	1.84 acres	26,279 sq. ft.	120,000	None	None

* - Producing wineries

- Multi-tenant building

Property History:

1992: A Tentative Parcel Map (#91219-PM) was approved by the Planning Commission to subdivide a 14.77 acre parcel located at the southwest corner of Airport Boulevard and Airpark Road into three lots of 6.85 acres, 5.95 acres and 1.97 acres. The 5.95 acre parcel included an existing 100,800 sq. ft. building housing a wine label company which is now owned by Rombauer Vineyards and contains their current wine production operations at 601 Airpark Road. A use permit was processed concurrently with the tentative parcel map for a 30,000 sq. ft. building on the 1.97 acre parcel for Applied Pressure Technology which manufactures stainless fittings.

1993: A Use Permit (#92305-UP) was approved by the Planning Commission for a 71,530 sq. ft. wine warehousing and office facility on the 6.85 acre parcel created by the parcel map referenced above.

1993: A Use Permit (#93023) was approved by the Planning Commission for a 26,279 sq. ft. speculative warehouse/office building, including 500 sq. ft. of office floor area, also on the 6.85 acre parcel which is the subject of this use permit modification application.

1994: A Use Permit Modification (#93553-MOD) was approved by the Zoning Administrator increasing the amount of office space within the 26,279 sq. ft. building from 500 sq. ft. to 1,500 sq. ft.

1995: A Use Permit (#95097-UP) was approved by the Planning Commission to allow Applied Pressure Technology to occupy a vacant 12,000 sq. ft. portion of the 26,279 sq. ft. building (in addition to their 30,000 sq. ft. building referenced above). The balance of the building was occupied by the Fulfillment Center which packaged and distributed printed materials.

1998: A Use Permit Modification (#98033-MOD) was approved by the Zoning Administrator to revise the list of permitted uses in the 26,279 sq. ft. building from warehousing with accessory office to warehousing, manufacturing, research & development, and office with a maximum total office area of 5,000 sq. ft.

2012: A Parcel Map (P12-00138-PM) was approved by the Planning Commission to subdivide an the 6.85 acre parcel into two lots of 1.84 and 5.01 acres. The 1.84 acre lot includes the existing 26,279 sq. ft. building that is the subject of this use permit modification application.

Code Compliance History:

There are no records of code violations.

Discussion Points:

1. Exterior Building Elevations - The wine production facility will be located within a completed industrial building. The building design is a concrete tilt up with a number of roll up doors, man doors and glass storefronts. The

proposal includes a 970 sq. ft. mechanical equipment enclosure attached to the east building elevations and a cover over the truck docks, also on the east building elevation.

2. Access - The existing building has access from Airpark Road, shared with two other buildings, one to the east and one to the south. The proposal includes providing a new internal access from the property to the north, under the same ownership (Rombauer Vineyards) as the proposed wine production facility.

3. WDO/Grape Source - Since the proposed project is located within the Napa Valley Business Park Specific Plan area, it is not subject to the requirements of the Winery Definition Ordinance (WDO). However, the applicant has designed the project to be generally consistent with the majority of the requirements of the WDO. The two notable differences with this winery and up-valley wineries are: 1) the grapes processed at the facility are not subject to the 75% Napa Valley grape source requirement; and, 2) the winery is not subject to the 300 and 600 foot winery setback from major and minor streets.

4. Tours and Tastings / Marketing Events - No tours and tastings or marketing activities are being proposed as part of this request. Similar to their current facility located at 601 Airpark Road, this will be a production facility.

5. Water/Sewer - The project site is currently connected to municipal water provided by the City of American Canyon and domestic sewer provided by the Napa Sanitation District. Both agencies have indicated that there is capacity to serve the proposed winery and have issued new will-serve letters. The applicant proposes pumping process wastewater to the facility located at 601 Airpark Road and will utilize a hold and haul system when necessary.

6. Greenhouse Gas Reduction Strategies - In 2011, the Bay Area Air Quality Management District (BAAQMD) released California Environmental Quality Act (CEQA) Project Screening Criteria and Significance of Thresholds related to greenhouse gas emissions (GHG) for new development. The thresholds were challenged in court, but recently upheld by the court of Appeals. The District's screening table (BAAQMD Air Quality Guidelines, Table 3.1) suggests that similar projects such as light industrial uses with less than 121,000 square feet of floor area would not generate GHG in excess of the significance criterion (1,100 metric tons of carbon dioxide equivalents per year). The general light industrial is considered comparable for wine production and barrel storage for purposes of evaluating air pollutant emissions. Converting a 26,279 sq. ft. warehouse to wine production uses is well below the screening levels for similar uses in the District's Guidelines, therefore the proposed use would not generate GHG above the significance threshold established by the District, and further analysis (and quantification) of GHG emissions is not warranted.

Although the proposal consists of primarily interior building improvements, the applicant has expressed a willingness to implement energy efficient products where feasible and may install solar panels in the near future when the roof is replaced (the new roof would be a cool roof), exceed Title 24 requirements where possible, provide bicycle racks, connect to recycled water when available, and use recycled building materials.

Consistency with Standards:

1. NVBPSP / Zoning - The IP:AC (Industrial Park: Airport Compatibility) allows wine production, wineries and associated accessory uses, warehousing, distribution and office uses with the approval of a use permit. Site layout, building design, coverage, and setbacks comply with all applicable Napa Valley Business Park Specific Plan (NVBPSP) and zoning regulations.

2. Department/Division Review - The Fire Department, Engineering Services Division, Public Works Department, and Environmental Health Division have all recommended approval of the project as conditioned.

3. Other Agencies - The facility has municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. Both agencies indicated the project was consistent with previously

issued will-serve letters. The 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 . GHG Checklist
- E . Application Materials
- F . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell