



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 4/3/2013

Agenda Placement: 9B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission

FROM: Charlene Gallina for Hillary Gitelman - Director
Planning, Building and Environmental Services

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

SUBJECT: Safe Harbor 2

RECOMMENDATION

SAFE HARBOR 2 / SAFE HARBOR PARTNERS, LLC - USE PERMIT (P13-00009-UP)

CEQA Status: Mitigated Negative Declaration prepared. According to the proposed Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following area: Transportation/Traffic. 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 an approximately 35-foot high building with approximately 61,879 square feet of floor area for wine storage, including an administrative office and an area for a mobile bottling line. Access would be provided from a new driveway on the north side of the building with a second exit only driveway on the south side of the building. On-site parking for 45 vehicles, landscaping, and a monument sign is also 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. Located on a 2.97 acre site on the west side of Technology Way, north of its intersection with Gateway Drive, within an Industrial Park: Airport Compatibility (IP:AC) zoning district. APN: 057-210-032.

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

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

Applicant Contact: Beth Painter (707) 287-9089

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Safe Harbor 2 facility based on findings 1-6 of Exhibit A (attached); and
2. Approve Use Permit P13-00009-UP including based on findings 7-11 of Exhibit A and subject to the conditions of approval (Exhibit B)

Discussion:

The project consists of a request for a 61,879 square foot building for wine storage, including an administrative office and an area for a mobile bottling line. This would be the applicants second wine storage building in the industrial area near the Napa County airport (they also own Safe Harbor). The project is compatible in design and character with other recent projects located in the business park and has been endorsed by the Board of Directors of the Napa Valley Gateway Business Park Association Board of Directors / Design Review Committee. Staff is recommending approval of the project.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Mitigated Negative Declaration prepared. According to the proposed Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following area: Transportation/Traffic. The project is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Owner/Applicant: Safe Harbor Partners, LLC

Applicant Representative: Beth Painter (707) 287-9089

Application filed: January 10, 2013

Application complete: February 8, 2013

Zoning: IP:AC - Industrial Park: Airport Compatibility

General Plan Designation: Industrial

Lot size: 2.97 acres

Proposed building size: 61,879 sq. ft. (60,560 sq. ft. of warehouse/shipping/receiving area and 1,319 sq. ft. of office area)

Number of employees: 10 or fewer full-time

Hours of operation: 6 AM - 6 PM (7 days a week)

Parking: 45 off-street spaces provided to meet the Airport Industrial Area Specific Plan 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 adjoining the site to the north, south and across Technology Way to the east. The property to the west is vacant. All surrounding land is zoned IP:AC - Industrial Park: Airport Compatibility Combination District.

North: IP:AC - There are two parcels totaling approximately 4.9 acres that include two light industrial buildings on one parcel and a wine distribution facility on the other parcel.

South: IP:AC - There is a 10.1 acre parcel bordering the site to the south, home to Ap Tech (Advanced Pressure Technology), which manufactures a wide assortment of gas delivery components.

East: IP:AC - To the east, across Technology Way are two properties totaling about 2.4 acres, both with office buildings, including the office for the Solano & Napa County's electrical workers.

West: IP:AC - Adjoining the project site to the west is a 2.86 acre undeveloped property.

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 Technology Way.

Code Compliance History: None

Discussion:

1. Building design, layout & materials - The primary exterior building materials are insulated steel roof and wall panels over steel frame construction. The exterior wall panels will be finished with an integral color coating in light and medium earth tones that will resemble a stone finish with battens covering the seams between panels. The battens will be closer together along the lower third and upper portion of the building. The east elevation, facing Technology Way, includes a 10-foot deep pop out running about half the width of the building. The pop out includes three glass storefronts with a standing seam metal awning over each of the glazed areas and standing seam metal shed roofs over the middle storefront/entry doors facing the street and two shed roofs over the other two storefronts parallel to the street. Three additional storefronts are included on the east elevation. The storefront feature wraps onto both side elevations. Each side elevation includes three at-grade roll up doors and a number of man doors. The rear elevation includes a 30-foot deep by 105-foot long enclosed loading area that can also accommodate a mobile bottling line. Three roll up doors provide access to this area, one on the north side and two at the rear including a depressed dock. Above all the roll up and man doors are standing seam metal awnings. The elevations also include a number of clerestory and mezzanine level windows. The building is capped by insulated metal cool roof panels with four cupolas situated over the buildings exhaust fans.

As noted above, this project is proposed by the owner's of the original Safe Harbor wine storage facility which is located around the corner from this project on Gateway Road West. The floor plan for Safe Harbor 2 has changed slightly from the original Safe Harbor based on the owner's experiences and operations. The original Safe Harbor building elevations have metal insulated wall panels with a light textured finish, reveal or score lines, a parapet roofline and a four foot deep entry treatment creating a recessed main entry. Although both buildings are essentially rectangular to provide the desired functionality, the Architect (same for both projects) has added details to Safe Harbor 2 not found on the original building, including a pitched roof, cupolas, the front pop out, additional storefront areas, and the board and batten treatment. The overall design is greater than the original safe harbor building and 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 Technology Way. Employees and trucks would enter the site using the northerly driveway which loops around the building and exits on the south side of the building providing Fire Department and emergency vehicle access to all areas of the building.

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 60,560 square feet of warehouse area and 1,319 square feet of office area, 45 parking spaces are required. The site plan includes 45 parking spaces meeting 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 Technology Way. The 25-foot adjoining Technology Way is required to be landscaped. The building is generally setback 35'-4" to 47'-7" from Technology Way, with an average of just under 41-feet. Except for the two driveways, the building setback area is landscaped.

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 a little over 69-feet from the north (side) property line and 36-feet from the south (side) property line, and about 57 feet from the west (rear) 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 the side and rear property lines, which is the case here.

5. Greenhouse Gas Reduction Strategies – The applicant team has completed the Department's Greenhouse Gas Emission Reduction Worksheet, which is attached to this report. The applicant proposes to incorporate GHG reduction methods including: an electric vehicle charging station, recycled-water from Napa Sanitation District for irrigation, mechanical night cooling, Title 24 Tier 2 construction standards, pre-wire building for solar panels, an area to park 10 bicycles, and bio-swales. The project's 2020 "business as usual" emissions were calculated by Planning staff using California Emissions Estimator Model (CalEEMod) GHG modeling software, resulting in modeled annual emissions of 424 metric tons of carbon dioxide and carbon dioxide equivalents (MT CO₂e). The proposed project has been evaluated against the BAAQMD thresholds and determined that the project would not exceed the 1,100 MT/yr of CO₂e. GHG Emission reductions from local programs and project level actions, such as application of the CalGreen Building Code, tightened vehicle fuel efficiency standards, and more project-specific on-site programs including those winery features noted above would combine to reduce emissions by about 27 MT CO₂e or 21% below "business as usual" levels in 2020.

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. Engineering Services - Engineering Services finds the the project, as conditioned, complies with industrial park development standards. An encroachment permit will be required for the new driveways. Engineering Services has included conditions addressing compliance with regulations regarding grading, drainage, stormwater control, erosion, access, and parking lot standards.
4. Environmental Health - 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 . Exhibit A - Findings
- B . Exhibit B - Conditions of Approval
- C . Review Agency Comments
- D . Mitigated Negative Declaration & MMRP
- E . Green House Gas Emissions & Reductions Summary
- F . Application Materials
- G . Correspondence
- H . Graphics

Napa County Planning Commission: Approve

Reviewed By: John McDowell