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Agenda Date: 5/5/2010  
Agenda Placement: 8A

## 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:** Chris Cahill, Planner - 707.253.4847

**SUBJECT:** Napa 34 Holdings Commerce Center Use Permit and Variation to Development Standards  
Application No. P09-00329-UP and Tentative Parcel Map Application No. P09-00330-TPM

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### **RECOMMENDATION**

#### **NAPA 34 HOLDINGS COMMERCE CENTER / BRIAN KAUFMAN / NAPA 34 HOLDINGS - USE PERMIT #P09-00329-UP & TENTATIVE PARCEL MAP #P09-00330-TPM.**

**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 impacts in the following areas: Air Quality, Biological Resources, Hydrology and Water Quality, Public Services, Transportation/Traffic, and Utilities and Service Systems. 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 the construction and operation of an industrial park totaling 490,503 square feet of new development in eight buildings. Approximately 73% percent of the total development floor area would be dedicated to warehousing uses, while the remaining 27% would be utilized as office space. Access would be provided from three new driveways located off of an extension of Devlin Road and a single right-in right-out driveway off of Airport Boulevard. Roadway improvements and the preservation and enhancement of approximately 3 acres of existing on-site wetlands are also proposed. The project would connect to the City of American Canyon municipal water system and sewer service would be provided by the Napa Sanitation District. The following approvals are also requested: (1) Lot Line Adjustment to transfer 1.10 acres from the subject property (currently APN 057-210-056) to the property directly to the west (currently APN 057-210-055) to relocate the shared property line to the centerline of the extension of Devlin Road; (2) Tentative Parcel Map to allow the creation of eight industrial parcels ranging in size from 0.60 to 7.18 acres and three wetland/drainage parcels ranging in size from 0.23 to 5.35 acres. Dedication of the Devlin Road right-of-way is also proposed, as is the reduction of an existing utility easement at the abandoned Aviation Way right-of-way from 60' to 15' in width; (3) Use Permit Variation to Airport Industrial Area Specific Plan standards to allow driveway access onto Airport Boulevard and a reduced parking ratio at proposed parcel "F" (88 required, 78 proposed). The project is located in the Napa Airport Industrial Area on a 33.9 acre parcel located at the southwest corner of the intersection of State Route 29 and Airport Boulevard, within an IP:AC (Industrial Park: Airport Compatibility Zone D) zoning district. (Assessor's Parcel No.: 057-210-056). No Current Address, the Napa-Vallejo Highway, Napa, Calif. 94558

**Staff Recommendation:** Drop item from the agenda to be renoticed at a future date

**Staff Contact:** Chris Cahill, 253-4847 or [chris.cahill@countyofnapa.org](mailto:chris.cahill@countyofnapa.org)

***(CONTINUED FROM THE APRIL 21, 2010 REGULAR MEETING) ITEM TO BE DROPPED FROM AGENDA AND RENOTICED AT A FUTURE DATE***

**EXECUTIVE SUMMARY**

**Proposed Action:**

That the Planning Commission:

1. Drop the item from the agenda.

**Discussion:**

This item was originally scheduled for hearing before the Commission on April 21, 2010. The day prior to the public hearing a lengthy comment letter was submitted raising concerns over the adequacy of the environmental document which led to the applicant requesting a continuance of the item to the May 5, 2010 meeting. The applicant and County Staff have reviewed the comment letter in greater detail and have determined that additional time is needed in order to revise the environmental document so as to address the comments that have been raised. As such, it is requested that the Commission drop this item from this agenda. Upon completion of the revised environmental documentation, the project will be renoticed for a future date prior to being considered by the Commission.

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

**BACKGROUND AND DISCUSSION**

**SUPPORTING DOCUMENTS**

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell