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Agenda Date: 5/5/2021

Agenda Placement: 7A

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

**FROM:** Charlene Gallina for David Morrison - Director  
Planning, Building and Environmental Services

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

**SUBJECT:** Napa Airport Centre Unit No. 2 Final Map Amendment - Tentative Map (File No. P20-00216-TM)

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### **RECOMMENDATION**

#### **BARREL TEN QUARTER CIRCLE LAND CO. INC. / NAPA AIRPORT CENTRE UNIT NO. 2 FINAL MAP AMENDMENT / TENTATIVE MAP # P20-00216-TM**

**CEQA Status:** Consideration and possible adoption of a Categorical Exemption, Section 15305, Class 5; Minor Alterations in Land Use limitations, from the provisions of CEQA and the General Rule, It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore, CEQA is not applicable. (see guidelines for the implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3). The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Request:** The project is a request for the approval of a Tentative Map to amend a recorded final map to remove the requirement to dedicate to Napa County two cul-de-sacs serving 11 properties ranging in size from 5.0 to 6.57 acres. In lieu of two publicly owned and maintained cul-de-sacs, access would be provided by private access easements with public utility easements accessed from Devlin Road. The private access easements would be constructed per the Napa County Road and Street Standards. No development of the property is part of the proposal. The project site is located on Devlin Road, south of Airport Blvd., north of Fagan Creek, within the IP:AC Industrial Park/Airport Compatibility Combination District and has a General Plan land use designation of Industrial.

**Staff Recommendation:** Find the project categorically exempt and not subject to CEQA and approve the Tentative Map, as conditioned.

**Staff Contact:** Sean Trippi, Principal Planner (707) 299-1353 or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

**Applicant:** Barrel Ten Quarter Circle Land Co. Inc., PO Box 789, Ceres, CA 95307, (209) 538-3131

**Applicant's Representative:** William Dimick, 292 France Street, Sonoma, CA 95476, (855) 713-1088 or [wldimick@comcast.net](mailto:wldimick@comcast.net)

## **EXECUTIVE SUMMARY**

### **Proposed Actions:**

That the Planning Commission:

1. Adopt the Categorical Exemption based on recommended Findings 1-3 in Attachment A; and
2. Approve Tentative Map No. P20-00216-TM based on recommended Findings 4-10 in Attachment A, and subject to the recommended conditions of approval in Attachment B

### **Discussion:**

The project is a request for the approval of a Tentative Map to amend a recorded final map to remove the requirement to dedicate to Napa County two cul-de-sacs serving 11 properties ranging in size from 5.0 to 6.57 acres. In lieu of two publicly maintained cul-de-sacs, access would be provided by private access easements with public utility easements accessed in the same location and with the same dimensions as the public cul-de-sacs that take access from Devlin Road. No development is included as part of the proposal. The project site is located on Devlin Road, south of Airport Blvd., north of Fagan Creek, within the IP:AC Industrial Park/Airport Compatibility Combination District and has a General Plan land use designation of Industrial.

Staff recommends approval of the project subject to the recommended conditions of approval.

## **FISCAL & STRATEGIC PLAN IMPACT**

Is there a Fiscal Impact? No

County Strategic Plan pillar addressed:

## **ENVIRONMENTAL IMPACT**

Consideration and possible adoption of Categorical Exemption, Section 15305, Class 5; "Minor Alterations in Land Use Limitations" consisting of minor alterations in land use limitations in area with a slope of less than 20%, which do not result in any changes in land use or density, and the General Rule in that it can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines for the Implementation of CEQA at 14 CCR §15061(b)(3)] The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

## **BACKGROUND AND DISCUSSION**

**Owner/Applicant:** Barrel Ten Quarter Circle Land Co. Inc., P.O. Box 789, Ceres, CA 95307

**Applicant's Representative:** William Dimick, 292 France Street, Sonoma, CA 95476

**Zoning:** IP:AC Industrial Park/Airport Compatibility Combination District

**General Plan Designation:** Industrial

**Filed:** August 10, 2020; **Resubmittals Received:** January 28, 2021; **Deemed Complete:** February 26, 2021

**Property Area:** approximately 68.57 acres

**Adjacent Zoning/Land Use:**

North of the project site is the partially developed Napa Commerce Center consisting of seven approved buildings, including a 7-11 gas station and convenience store, on approximately 33.4 acres. Construction of one building has been completed, three others are under construction. To the south/southwest are three properties including the recently approved Safe Harbor 3.0 wine production facility. West, are several light industrial warehouse buildings. Across the State Highway to east is a 45.7 acre property with a single-family home and several outbuildings.

North: IP:AC - Adjoining the project site to the north, are nine lots totaling approximately 33.4 acres with approval for a total of seven buildings totaling approximately 392,574 sq. ft. of floor area.

South: GI:AC - Adjoining the project site to the south are two properties totaling 20.54 acres, including the recently approved Safe Harbor 3.0 facility and site with a small warehouse and outdoor storage.

West: IP:AC - Adjoining the project site to the west are the lots created by the final map for Unit No. 1 of the Napa Airport Centre subdivision, including one lot from the Unit No. 2 final map owned by Barrel Ten Circle, which is also the owner on the undeveloped lots in Unit No. 2. All of the lots from Unit No. 1 have been built-out with light industrial/warehouse buildings. Three of the lots were merged to create a building site for a 380,000 sq. ft. warehouse/distribution building just north of safe Harbor 3.0.

East: IP:AC - East of the site, across the highway is 45.7 acre property with a residence and several accessory buildings.

**Proposed Structural Development:** No specific land uses or buildings are proposed as part of this permit application, however potential building envelopes and parking layouts have been shown for future development of the proposed parcels.

**Property History:**

On July 25, 1990, the Planning Commission approved the Napa Airport Centre Tentative Map to subdivide a 127.72 acre property into 21 lots ranging in size from 5.0 to 7.3 acres. The lots were generally between Airpark Road and State Highway 29, north of Fagan Creek and south of Aviation Way, which has since been abandoned. Devlin Road runs through the approximate center of the original property.

On September 4, 1990, the Zoning Administrator approved a minor amendment to the tentative map adding a condition of approval regarding the reservation of open space areas for aircraft safety on properties in close proximity to the airport runway. On October 2, 1992, the Zoning Administrator approved another amendment to the tentative map deleting the condition as it was no longer necessary in recognition of the Airport Land Use Compatibility Plan, adopted in April 1991, which included alternative aircraft safety measures.

On November 25, 1992, the Final Map for Napa Airport Centre Unit No. 1 was recorded which included nine (9) lots on the west side of Devlin Road, except for the most northeasterly. All of the lots in Unit 1 have been subsequently

been developed, including public streets and associated infrastructure.

On February 19, 1992, the Final Map for Napa Airport Centre Unit No.2 was recorded, consisting of the remaining 12 lots, all on the east side of Devlin Road, except for one lot on the west side of Devlin Road. The lot on the west side of Devlin Road has since been developed. None of the lots on the east side have been developed, nor have the two public cul-de-sacs.

#### **Code Compliance History:**

None. There are no open or pending code violations for the site. The County is not aware of any compliance issues on the property and no complaints have been filed.

#### **Discussion Points:**

Tentative Map - As noted above, the project area was originally subdivided in the early 1990's. All of the lots west of Devlin Road have been developed including streets, curb, gutter and sidewalks. The lots, streets and utilities east of Devlin Road have not been developed. However, the lots could have been developed with the necessary streets and utilities. The request here is to convert the unconstructed public streets to private streets by processing a tentative map to amend the existing final map by resubdividing the undeveloped project area. The streets would be constructed pursuant to the Napa County Road and Street Standards and would include easements for access and utilities. The private streets would be maintained by a property owner's association as opposed to being County maintained public streets. Attachment E includes the proposed tentative map, labeled preliminary, followed by the recorded final map.

The project site is designated as Industrial in the adopted Land Use Element of the Napa County General Plan and is within Light Industrial/Business Park Area of the Napa Valley Business Park Specific Plan. The majority of the lots are within Zone D of the Airport Land Use Compatibility Plan, except for portions of the three most southerly lots which are within Zones B and C. The project is consistent with the General Plan and Specific Plan designations as well as the IP : AC zoning district regulations that apply to this property. No development is proposed with the tentative map application. Subsequent future development will be reviewed and evaluated for consistency with applicable regulations at the time of application.

Public Comments – No public comments have been received as of the date the staff report was published.

#### **Decision Making Options:**

As noted in the Executive Summary Section above, staff is recommending approval of the project with conditions of approval as described in Option 1 below. Decision making options also include a no project alternative and a reduced project alternative.

#### Option 1 - Applicant's Proposal (Staff Recommendation)

Disposition - This option would result in approval of the proposed Tentative Map. Staff recommends this option as the request is consistent with the Zoning Ordinance, applicable General Plan policies, and other County regulations. Furthermore, adequate utilities (sewer and water service) are available to serve the project and there will be no significant environmental impacts to the site given application of mitigation measures.

Action Required - Follow the proposed action listed in Executive Summary. If conditions of approval are to be amended, specify conditions to be amended at time motion is made. This option has been analyzed for its environmental impacts, which were found to be less than significant.

**Option 2 - Deny Proposed Project**

Disposition - In the event the Commission determines that the project does not, or cannot meet the required findings for the granting of the Tentative Map, Commissioners should identify what aspect or aspects of the project are in conflict with the required findings. State Law requires the Commission to adopt findings, based on the General Plan and County Code, setting forth why the proposed Tentative Map is not being approved.

Action Required - Commission would take tentative motion to deny the project and remand the matter to staff for preparation of required findings to return to the Commission on a specific date.

**Option 3 - Continuance Option**

The Commission may continue an item to a future hearing date at its own discretion.

**SUPPORTING DOCUMENTS**

- A . Recommended Findings
- B . Recommended Conditions of Approval
- C . Previous Conditions of Approval
- D . Tentative Map Application Packet
- E . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina