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Agenda Date: 7/18/2012

Agenda Placement: 8B

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

**FROM:** Charlene Gallina for Gitelman, Hillary - Director  
Conservation, Development & Planning

**REPORT BY:** RONALD GEE, PLANNER III - 707.253.4417

**SUBJECT:** WESTCORE-AG, NAPA, L.P. / Tentative Parcel Map # P12-00138-PM

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### RECOMMENDATION

#### **WESTCORE-AG NAPA, L.P. - TENTATIVE PARCEL MAP # P12-00138-PM**

**CEQA Status:** Categorically Exempt pursuant to Section 15301, Class 1(K), Existing Facilities for subdivision of existing industrial buildings where no physical changes occur, and Section 15315, Class 15, Minor Land Divisions, for division of property in urbanized areas zoned for industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**Request:** Approval of a Tentative Parcel Map to subdivide an approximately 6.85 acre lot into two parcels of approximately 1.84 and 5.01 acres on a site that is currently developed with two industrial/office buildings and supporting site improvements. The project is located on the west side of Airpark Road, approximately 500 feet south of Airport Boulevard, in the IP:AC (Industrial Park : Airport Compatibility Combination) Zoning Districts. (Assessor's Parcel Number: 057-240-013) 615-621 Airpark Road, Napa.

**Staff Recommendation:** Find the project Categorically Exempt from CEQA and approve the Tentative Parcel Map with the recommended conditions of approval.

**Staff Contact:** Ronald Gee, 707-299-1351, or [ronald.gee@countyofnapa.org](mailto:ronald.gee@countyofnapa.org)

### EXECUTIVE SUMMARY

#### **Proposed Actions:**

That the Planning Commission:

1. Determine the project is Categorical Exempt based on Findings 1-6 of Exhibit A, pursuant to Section 15301, Class 1(K), Existing Facilities for subdivision of existing industrial buildings where no physical changes occur; Section 15315, Class 15, Minor Land Divisions, for division of property in urbanized areas zoned for industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning; and this project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5; and

2. Approve Tentative Parcel Map # P12-00138-PM based on Findings 7-13 of Exhibit A, subject to the recommended Conditions of Approval in Exhibit B.

**Discussion:**

The proposed Tentative Parcel Map would subdivide an approximately 6.85 acre lot into two parcels of approximately 1.84 and 5.01 acres. The project site is developed with two existing industrial/office buildings with driveway, parking and landscape improvements located on the west side of Airpark Road about 500 feet south of Airpark Boulevard.

The request does not alter any other aspect of the original industrial/warehouse/office development. No existing use in or physical changes to existing structures, number of parking spaces, circulation areas or site design are included in this request. Existing reciprocal access easements with the adjacent parcel to the south, APN 057-240-015, will be retained. Staff has determined the request has no adverse environmental impacts and is consistent with all applicable Zoning standards. The proposed parcels are similar to other facilities in the Airport Industrial Area.

As such, staff recommends approval of the tentative parcel map as conditioned.

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

Proposed parcel subdivision is Categorical Exempt to CEQA pursuant to Section 15301, Class 1(K), Existing Facilities, for subdivision of existing industrial buildings where no physical changes occur, and Section 15315, Class 15, Minor Land Divisions, for division of property in urbanized areas zoned for industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning.

An earlier Mitigated Negative Declaration (MND) was adopted for development of the site as part of Use Permit # P06-01532-UP on March 5, 2008. According to the MND, if mitigation measures for payment of affordable housing and traffic impact fees at the time of building permit issuance are not included, the proposed project would have potential environmental effects in the following areas: Housing/Population and Transportation/Traffic. Such mitigation measures were imposed rendering those impacts less than significant.

Categorical Exemption only applies to tentative parcel map action. Other than creating new property lines, no changes will occur to the approved development and previously granted entitlements. The proposal does not alter any environmental conclusion identified in the existing MND; no further environmental review or amendment to this document is required. The project site is not on any of the the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

**BACKGROUND AND DISCUSSION**

**Owner/Applicant:** Westcore-AG Napa, L.P.

**Representative:** Art DeCamp, Slooten Consulting

**General Plan Designation:** Industrial, *Napa County General Plan*

**Zoning:** IP:AC (Industrial Park : Airport Compatibility Combination) Districts; Light Industrial/Business Park, *Airport Industrial Area Specific Plan*

**Filed:** April 25, 2012

**Completed:** June 14, 2012

**Office/Warehouse Square Feet:** 261,000 square feet total - Building #1 (Lot 1) - 26,230 square feet; Building #2 (Parcel 2) - 71,426 square feet.

**Parking:** 139 spaces

**Parcel Size:** 6.85 acres (298,536 square feet)

**Adjacent Zoning/Land Use:**

North:

IP:AC - Office/Warehouse Industrial (2 parcels) - +/- 7.92 acres (5.95 and 1.97 acres)

South:

IP:AC - Office/Warehouse/Industrial (1 parcel) - +/- 15.69 acres

East:

IP:AC - Office/Warehouse/Industrial (2 parcels) - +/- 116.18 acres (9.95 and 6.22 acres)

West:

AV:AC - Southern Pacific Railroad Right-of-way / Napa County Airport (4 parcels) - + 623 acres (467.65, 111.45, 43.32 and unknown)

**Property History:**

On February 19, 1992, the Planning Commission approved Tentative Parcel Map # 91219-PM to subdivide a 14.77 acre parcel into three parcels of 6.85 acres (project site), 5.95 acres and 1.97 acres with Use Permit # 91221-UP for a concurrent development plan to create parcels less than 5 acres in size and four separate buildings on the 6.85 acre project site. Use Permit # 92305-UP was approved April 21, 1993 to amend the approved development plan with a new 79,154 square feet wine warehouse on the site. Use Permit # 93023-UP approved a new 26,279 square feet warehouse at the northeast corner of the site on September 17, 1993. On July 17, 1996, Variance # 95650-VAR increased the 35% lot coverage and floor-area ratio (FAR) limitation for all buildings other than

warehouses (Warehouses in the County Code allowed buildings which contain at least 90% warehouse space a 50% lot coverage/FAR; other buildings were limited to 35% lot coverage/FAR). On August 7, 1998, Use Permit #98033-MOD changed the list of permissible uses within an existing building from warehouse with accessory office to any use allowable within the IP (Industrial Park) zoning district. Use Permit Minor Modification # P08-00329-MOD approved construction of a 19,120 square feet addition for storage/warehousing and 73 additional on-site parking spaces. On June 22, 2006, Use Permit Very Minor Modification #P06-0169-VMM allowed creation of reciprocal right-of-way access between APN 057-240-12 and APN 057-240-13 (project site), including removal of landscape improvements and relocation of required parking to accommodate shared tenant access across both parcels.

### **Code Compliance History:**

Based on review of the County Planning and Building files, there have been no complaints and code compliance issues filed against this property.

### **Discussion:**

#### Tentative Parcel Map

The proposed creation of two new parcels will separate two existing warehouse/office buildings for ownership purposes. Lot 1 consists of a 1.842 acre (80,236 square feet) parcel with an existing 26,230 square feet, 29 feet in height building. Parcel 2 is a 5.0115 acre site with a 71,426 square feet structure, approximately 34 feet in height. Both office/warehouse structures have two shared driveways to Airport Road. Blanket easements for reciprocal utility, drainage, access and parking are proposed.

The two buildings have existing water and sewer service. On June 5, 2012 City of American Canyon issued a "Will-Serve" Letter for the new parcels after completion of a new water service study. The Napa Sanitation District issued an earlier May 12, 2011 "Will-Serve" letter for the new parcels. Both letters require connection to non-potable, reclaimed water service when it becomes available.

This request does not include any other project-specific changes to the previously approved use permits described above. Separate tentative map application would be required if subdivision of the individual buildings into commercial condominium units is contemplated. No increase in land use and density will occur. Staff review has not identified any negative impacts associated with the tentative parcel map request.

#### Airport Land Use Compatibility

The property is located in Zone D, Common Traffic Pattern, of the *Napa County Airport Land Use Compatibility Plan*. This area is defined by the flight pattern of the Napa County Airport as an area that is routinely overflown by aircraft operating to and from the airport with frequent single-event noise intrusion. Overflights can range from near the traffic pattern altitude (above 1,000 feet above the ground) to as low as 300 feet above the ground. Accident risk varies from low to moderate.

The existing office/warehouse buildings are allowed development and uses in Zone D. The project is a tentative parcel map only and does not include any physical development of the site. As required in the earlier Use Permit Conditions of Approval and *Airport Land Use Compatibility Plan*, recordation of an Avigation Easement noting the property's location within the Napa County Airport Influence Area will be required as part of the Final Map.

### **Consistency with Standards:**

#### Zoning

Existing development and the proposed parcel map are consistent with IP:AC (Industrial Park : Airport Compatibility

Combination) zoning district regulations and Light Industrial/Business Park Area Site Development Standards of the *Airport Industrial Area Specific Plan*.

#### Fire Department Requirements

The Fire Department has no comments on the proposed subdivision as stated in its attached July 2, 2012 memo.

#### Public Works Department Requirements

The Public Works Department recommends approval with conditions. Their July 10, 2012 memo is attached.

#### Environmental Management Department Requirements

The Environmental Management Department required submittal of subdivision will-serve letters for municipal water and sewer service from the City of American Canyon and Napa Sanitation District in their attached June 27, 2012 memo.

#### Building Division Requirements

The Building Division had no concerns about the proposed parcel subdivision as stated in the attached July 9, 2012 memo.

### **SUPPORTING DOCUMENTS**

- A . Exhibit A - Findings
- B . Exhibit B - Conditions of Approval
- C . Public Works Department Comments
- D . Department of Environmental Management Comments
- E . Fire Department Comments
- F . Building Division Comments
- G . City of American Canyon Will-Serve Letter
- H . City of American Canyon Water Supply Report
- I . Napa Sanitation District Will-Serve Letter
- J . Application Materials
- K . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina