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Agenda Date: 7/18/2012

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Charlene Gallina for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Sean Trippi, Principal Planner - 299-1353
SUBJECT: Delicato Bottling Facility

RECOMMENDATION

DELICATO BOTTLING FACILITY / E & P PROPERTIES - USE PERMIT MODIFICATION (P12-00144-MOD)

CEQA Status: Addendum to the Mitigated Negative Declaration, adopted on February 16, 2012, for the Metropolitan Van & Storage facility (CEQA Guidelines Section 15164.) The previously adopted Mitigated Negative Declaration adequately describes the activity for purposes of CEQA. No new effects would occur and no new mitigation measures would be required as discussed more fully in the Addendum which was prepared for this project. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval to modify the Metropolitan Van & Storage Use Permit (P10-00348-UP) to allow Delicato Family Vineyards to establish a bottling facility with ancillary office space consisting of approximately 33,526 sq. ft. of floor area, including 2,503 sq. ft. of office, within an existing 107,424 sq. ft. building. Access is provided from driveways on Airpark Road and Alexis Court. The site includes parking for 51 vehicles with the installation of an additional 55 spaces deferred until needed. The existing building is connected to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The proposed project is located on a 6.2 acre site on the northeast corner of Airport Boulevard and Airpark Road within an Industrial Park: Airport Compatibility (IP:AC) zoning district. APN: 057-220-032. 1560 Airport Boulevard, Napa.

Staff Recommendation: Consider the previously adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and the associated addendum, and approve the use permit modification with the proposed conditions of approval.

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

EXECUTIVE SUMMARY

Proposed Actions:

That the Planning Commission:

1. Consider the previously adopted Mitigated Negative Declaration and the associated Addendum based on Finding 1 of Exhibit A, and
2. Approve Use Permit Major Modification P12-00144 based on Findings 2-6 of Exhibit A and subject to the recommended conditions of approval.

Discussion:

The applicant requests Planning Commission approval of a modification to the previous project approval to allow a bottling facility within an existing building in the Airport Industrial Area. The proposed bottling facility would occupy approximately 33,526 square feet of gross floor area, including 2,503 sq. ft. of office, within an existing 107,424 sq. ft. building. All existing site improvements, including sewer and water hookups have been completed. New water and sewer will-serve letters have been issued by the City of American Canyon and the Napa Sanitation District, respectively. Bottling facilities are allowed within the Airport Industrial Area Specific Plan subject to approval of a use permit. The original use permit did not envision the proposed use resulting in the need for approval of a use permit modification. The use is compatible with the surrounding area and staff is recommending approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: An Addendum to the previously adopted Mitigated Negative Declaration has been prepared pursuant to Section 15164 of the California Environmental Quality Act (CEQA) and the Napa County Local CEQA Guidelines Section 408(a). A Mitigated Negative Declaration was previously adopted by the Napa County Conservation, Development and Planning Commission on February 16, 2011. This project site is not on any of the lists of hazardous waste sites enumerated under Government code section 65962.5.

BACKGROUND AND DISCUSSION

Owner: E & P Properties, (Dennis Pauley)

Applicant Representative: George Condon

Application filed: April 30, 2012

Application complete: June 20, 2012

Zoning: IP:AC - Industrial Park: Airport Compatibility

General Plan Designation: Industrial

Lot size: 6.2 acres

Existing building size: 107,424 sq. ft. (recently completed building for Metropolitan Van and Storage)
Proposed tenant floor area: 33,526 sq. ft. (2,503 sq. ft. office, 28,028 sq. ft. warehousing/bottling line)

Number of employees: 2 full-time (Metropolitan Van & Storage)
Number of employees: 12 full-time employees (Delicato)

Hours of operation: 8:00 AM - 4:30 PM, Monday through Friday - Metropolitan Van & Storage
Hours of operation: 8:00 AM - 5:00, Monday through Friday - Delicato

Existing parking: 106 off-street spaces (to meet AIASP requirements based on floor area and use - 55 spaces deferred)

Proposed parking: No change

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

Adjacent Zoning / Land Use:

There are existing office/light industrial/warehousing complexes to the north and west of the site. Across Airport Boulevard to the southwest is an office park/light industrial multi-building complex and to the southeast are County Fire and Sheriff facilities. East of the project is a partially developed property with office/light industrial uses. All surrounding land is zoned IP:AC - Industrial Park: Airport Compatibility Combination District.

North: IP:AC - There are two warehouse/light industrial buildings on two properties totaling a little over 5 acres to the north. A large warehouse/distribution building is located on a 16 acre property across Technology Court to the north. There are also two smaller light industrial/office buildings on 5 acres adjoining that large warehouse building.

South: IP:AC - Across Airport Boulevard to the southwest is a light industrial complex with six buildings on a property of approximately 10-acres. Across Airport Boulevard to the southeast are County fire and Sheriff's facilities.

East: IP:AC - To the east, the Santen Pharmaceutical company owns an office building now vacant, located in the southeast corner on about a quarter of an approximate 13 acre site. The remainder of the site is undeveloped.

West: IP:AC - To the west across Airpark Road there is a light industrial building on a 2.5 acre site. Beyond is Barrel Ten Quarter on a 6.3 acre property which has an approved production capacity of 43,000,000 gallons per year.

Property History:

On February 16, 2011, the Planning Commission approved a use permit (P10-00348-UP) to construct a concrete tilt-up building with 107,424 square feet of floor area for warehousing, shipping/receiving and administrative office area. The building owner stores the personal belongings of military personnel deployed overseas. Containers are shipped to the facility from across the country and are stored until such time as the deployed personnel return.

Code Compliance History: None

Discussion:

1. Use Permit Modification - As noted above, the Use Permit (P10-00348) for the Metropolitan Van & Storage facility was originally approved February 16, 2011. The use permit contemplated primarily warehousing or storage uses with ancillary office. Although bottling facilities are also permitted within the Airport Industrial Area Specific Plan upon grant of a use permit they were not expressly authorized with the original use permit. The previous use permit also included a condition that any subsequent use that increased the number of employees approved by the original use permit, which was 2 employees, then approval of a use permit modification would be necessary. Therefore, this request is to allow Delicato Family Vineyards to establish a bottling facility with a gross floor area of 33,526 sq. ft. within an existing 107,424 sq. ft. building with 12 full-time employees.

2. Building floor plan & layout - The north (rear) elevation includes three depressed loading docks with a total of 16 overhead doors, 6 at-grade overhead doors, and 8 man-doors. Each side elevation includes one overhead door and 2-3 man-doors. The primary loading area for the building faces a developed site to the north which is separated by an existing row of trees. The proposed use will primarily utilize the loading dock on the east side of the building for delivery of bulk wine. Shipping and receiving of bottling materials and finished case goods would generally occur at the rear of the building. No changes to the tenant storefront facing Airport Boulevard (south elevation) are proposed.

3. Access - Access to the building is provided from driveways on Airpark Road and Alexis Court. Both driveways are generally at the rear of the building providing Fire Department and emergency vehicle access to all areas of the building. No new driveways are proposed. There will be no access from Airport Boulevard consistent with AIASP policy.

4. Parking - The 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 Specific Plan also requires one parking space per 250 square feet of floor area for office use. Based on the previously proposed floor plan of approximately 95,339 square feet of warehouse area and 12,085 square feet of office area, 106 parking spaces were required and were shown on the approved site plan. However, 55 parking were deferred as part of the previous approval based on the low number of employees and little to no visitors. Based on Code requirements, the proposed use would require 36 parking spaces. The existing business, Metropolitan Van & Storage has 2 employees and generally no visitors. The proposed use has 12 employees. Adequate parking is provided on site for this proposal as well as for the existing tenant, again given the low number of employees and visitors. No additional parking is needed at this time.

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.

2. Building/Fire Code - The tenant improvements have been designed to comply with all applicable building and fire codes.

3. Public Works - Public Works finds the the project, as conditioned, complies with industrial park development standards. An encroachment permit will be required for the new driveways. Public Works has included conditions addressing compliance with regulations regarding grading, drainage, stormwater control, erosion, access, and parking lot standards.

4. Environmental Management - 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 . Findings
- B . Conditions of Approval
- C . Review Agency Comments
- D . Previous Conditions of Approval
- E . CEQA Document - Addendum
- F . CEQA Document - Adopted IS/MND & MMRP
- G . Application Materials
- H . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina