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Agenda Date: 8/2/2017

Agenda Placement: 8A

## 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:** Taylor Industrial Development/Camino Dorado Project - Use Permit P17-00075

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### **RECOMMENDATION**

#### **RON TAYLOR / TAYLOR INDUSTRIAL DEVELOPMENT - CAMINO DORADO PROJECT / USE PERMIT P17-00075**

**CEQA Status:** Consideration and possible adoption of a Negative Declaration. According to the proposed Negative Declaration, the proposed project would not have any potentially significant environmental impacts. The project site 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 a new light industrial building with approximately 15,257 square feet of floor area which includes office, warehousing, and distribution. Access would be provided from new driveways on Camino Dorado and Camino Oruga. On-site parking for 25 vehicles and landscaping are included with the proposal. The request also includes a variation to the development regulations of the Napa Valley Business Park Specific Plan which requires a 50-foot setback where a lot within the General Industrial zoning district is across the street from an area zoned for business/industrial park use (Industrial Park – IP). The proposed building is setback a minimum of 20-feet from the area zoned IP. The project will connect to municipal water and sewer services provided by the City of American Canyon and the Napa Sanitation District, respectively. The facility is proposed on a 1.05 acre parcel on the northeast corner of Camino Oruga and Camino Dorado within the General Industrial: Airport Compatibility (GI:AC) zoning district. APN: 057-152-001. Napa.

**Staff Recommendation:** Adopt the Negative Declaration and approve the Use Permit and variation to the development regulations with the proposed conditions of approval.

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

**Applicant Contact:** Jeremy Layton (916) 666-2423 or [Jeremy@goldenpd.com](mailto:Jeremy@goldenpd.com)

**EXECUTIVE SUMMARY****Proposed Actions:**

That the Planning Commission

1. Adopt the Negative Declaration for the Taylor Industrial Development/Camino Dorado Project based on Findings 1-6 of Attachment A; and
2. Approve Use Permit P17-00075, including a variation to development standards, based on Findings 7-14 of Attachment A and subject to the conditions of approval (Attachment B).

**Discussion:**

The project consists of a request to construct an approximately 15,257 square foot multi-tenant building. The proposed building includes warehousing, distribution and administrative offices. Initial prospective tenants include a chocolate production use, production kitchen (no on-site retail sales are proposed) and wine storage. The request also includes a variation to the development regulations of the Napa Valley Business Park Specific Plan to allow a reduction of the required 50-foot setback where a lot within the General Industrial zoning district is across the street from an area zoned for business/industrial park use (Industrial Park – IP). The proposed building is setback a minimum of 20-feet from the area zoned IP. The project is compatible in design use with other projects located in the Napa Valley Business Park Specific Plan (NVBPSP) area and staff supports grant of the use permit and variation to development standards, subject to the recommended conditions of approval.

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

Consideration and possible adoption of a Negative Declaration. According to the Negative Declaration, the proposed project would have no potentially significant environmental impacts. 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:** Ron Taylor, 10 S Grant Street, Roseville, CA 95678

**Applicant:** Jeremy Layton, Golden Property Development, LLC, 10 S Grant Street, Roseville, CA 95678

**Zoning:** GI:AC - General Industrial: Airport Compatibility

**General Plan Designation:** Industrial

**Application filed:** February 23, 2017

**Resubmittal(s):** May 12, 2017 and May 24, 2017

**Application complete:** June 1, 2017

**Parcel size:** 1.05 acres

**Proposed building size:** 15,257 sq. ft.

**Number of employees:** 11-24 (estimated)

**Hours of operation:** 6 AM to 5 PM, daily (estimated)

**Parking:** 25 off-street parking spaces to meet Napa Valley Business Park Specific Plan Area (NVBPSP) parking requirements.

**Airport Compatibility:** Zone D - Common Traffic Zone - area of routine overflight at low elevations. Warehousing, light manufacturing, and ancillary office space uses are compatible with this zone.

**Adjacent Zoning / Land Use:**

There are existing office/light industrial/warehousing complexes to the west and south, across Camino Dorado and Camino Oruga, respectively, including a cooperage facility. Adjoining the property to the north is an office building and adjoining the property to the east is a wine storage and bottling facility. Surrounding land is zoned GI:AC - General Industrial: Airport Compatibility Combination District and IP:AC - Industrial Park: Airport Compatibility Combination District.

North: IP:AC - Across Camino Dorado to the north/northwest are the offices for the Solano - Napa Builders Exchange on a 0.91 acre parcel. Adjoining the project site to the northeast is Napa Valley Community Housing office on a 0.71 acre parcel.

South: GI:AC - Across Camino Oruga to the south is a landscape management business on a 0.77 acre parcel.

East: GP:AC - Adjoining the project site to the east is a 1.29 acre parcel that includes part of the Bin to Bottle complex.

West: IP:AC - Across Camino Dorado to the west is Seguin Moreau Napa Cooperage on a 2.77 acre parcel and a multi-tenant light industrial building on a 2.27 acre parcel.

**Parcel History:**

The project site is currently vacant. Adjoining streets, Camino Oruga and Camino Dorado, and public improvements have been completed, including street paving, curb, gutter, and public utilities.

**Code Compliance History:**

There are no open or pending code violations for the subject site.

**Discussion Points:**

1. Building Design, Layout & Materials – Exterior building materials include metal siding, an aluminum and glass storefront system with metal awnings, and metal lattice. The east elevation, perpendicular to Camino Oruga includes five roll-up doors for shipping and receiving. There are an additional two inset loading docks at the northwest corner of the building. The project is located within a developed portion of the Napa Valley Business Park Specific Plan (NVBPSP), within an area designated as General Industrial and as such there are no minimum design requirements, unlike areas designated Industrial Park. On-site and common improvement requirements in

areas designated General Industrial are generally less stringent than in the industrial/business park areas, where metal buildings, open storage and visible product manufacturing are allowable. The overall design is equal to or greater in quality than other similar industrial projects approved and constructed within the General Industrial zoned areas within the Specific Plan boundaries.

2. Access - Access to the building is proposed from new driveways on Camino Dorado and Camino Oruga. On-site drive aisles are designed to County standards and wrap around the building providing Fire Department and emergency vehicle access to all areas of the building.

3. Parking - The NVBPSP 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 and retail area and one parking space per 500 square feet of floor area for manufacturing use. Based on the preliminary floor plan of the proposed 15,257 sq. ft. building, which includes 1,606 sq. ft. of office and 13,651 sq. ft. of warehousing/processing uses, 25 parking spaces are required. The site plan includes 25 parking spaces meeting the minimum parking requirements.

4. Building Setbacks/Landscaping - The NVBPSP requires a minimum 20 foot building and landscape setback from the street right-of-ways for General Industrial zoned properties. The NVBPSP does not have a minimum building or landscape setback from property lines that do not adjoin a street. As proposed, the building is setback a minimum of 20-feet from Camino Dorado and Camino Oruga, and over 50-feet from the interior property lines. Water quality detention and treatment basins, planted with water tolerant grasses, as well as shrubs and trees, are proposed along the two street frontages within the landscape setbacks. However, where a lot in a General Industrial zoned area is across the street from a business industrial park use, a minimum 50-foot building setback is required. The request includes a variation to Napa Valley Business Park Specific Plan development regulations to reduce the required setback from a minimum of 50-feet to a minimum of 20-feet. Staff supports the request. The site plan, as proposed, locates the parking area behind the building which is less visible from the street than if the parking was to be placed between the building and the street. Additionally, the lot is just over an acre with frontage on two streets which present constraints to developing the property with a 50-foot building setback. Also, all business activities will be inside the building and would generally not impact surrounding properties as would heavy industrial uses or a use with outdoor activity, which are both allowed in the General Industrial zoning district. Staff believes the findings (see Attachment A) can be met to allow the requested setback reduction.

5. Greenhouse Gas Reduction Strategies - The applicant team has completed the Best Management Practices Checklist for Development Projects, which is attached to this report as part of the application materials. The applicant proposes to incorporate GHG reduction methods including: cool roofing; installation of roof top solar arrays, as well as skylights for daylighting; installation of electric vehicle charging stations; installation of water efficient and energy efficient fixtures; low impact development; bicycle incentives; and new vegetation/water efficient landscaping. 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 features noted above would combine to further reduce emissions below the thresholds of significance. The project is in compliance with the County's efforts to reduce emissions as described above.

6. Public Utilities - Water services will be provided by the City of American Canyon and will be required to meet the City's Zero Water Footprint (ZWF) Policy, which may include contributing to the City's water conservation fund. Sewer services will be provided by Napa Sanitation District. The applicant has received Will-Serve letters from both agencies.

#### **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 GI:AC (General Industrial: Airport Compatibility) allows manufacturing and warehousing/distribution buildings with ancillary office areas with the approval of a use permit. Site layout, building design, coverage, parking and landscape setbacks comply with all applicable NVBPSP and zoning regulations. The request also includes a variation to Napa Valley Business Park Specific Plan standards to allow a setback reduction, as discussed above.
2. Building/Fire Code - the project has been designed to comply with all applicable building and fire codes. Access to the building is excellent. It is anticipated that the applicant will submit for building permits shortly after receiving approval.
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. Airport Land Use Compatibility (ALUC) Plan - The application was reviewed by the County Airport Land Use Commission (ALUC) staff liaison. Staff determined that the project, with the incorporation of the proposed conditions of approval, complies with the ALUC Plan.
6. Other Agencies - The project has Will-Serve letters from the City of American Canyon and Napa Sanitation District regarding the provision of and connecting to municipal water and sewer services, respectively. Napa Sanitation District has also conditioned the project for compliance with applicable District requirements.

#### **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 including the following:

#### Option 1 – Approve Applicant's Proposal

This option would result in construction of the proposed approximately 15,257 sq. ft. multi-tenant building. Building design generally meets or exceeds the requirements of the NVBPSP for General Industrial zoned properties. The request includes a variation to NVBPSP standards to allow a setback reduction, as discussed above. The proposal includes "green measures" noted above and provides support services to the wine industry. Staff recommends approval of the applicant's request as conditioned.

Action Required – Follow proposed action listed in Executive Summary. If conditions of approval are amended, specify conditions to be amended at time motion is made.

#### Option 2 – Reduced Project Alternative

Generally development in the business park area does not lend itself to a reduced project alternatives such as floor area reductions or restrictions on the number of employees, hours of operation or business operations.

Based on the administrative record as of the issuance of this staff report, there does not appear to be any evidence that suggests such limits on the proposed development of this industrial park-zoned property are warranted.

Development limitations as noted herein may impact viability of the business as proposed.

Action Required – Follow proposed action listed in Executive Summary and amend scope and project specific conditions of approval to place limits on development. If major revisions of the conditions of approval are required, item will need to be continued to a future date.

#### Option 3 – Deny Proposed Use Permit

In the event the Commission determines that the project does not, or cannot meet the required findings for grant of a use permit, Commissioners should articulate what aspect(s) of the project is in conflict with required findings, and either deny the request or continue the item to allow the applicant an opportunity to redesign the project.

Based on the administrative record as of the issuance of this staff report, there does not appear to be any evidence that suggests denial of the project is warranted.

Action Required – Commission would take tentative motion to deny project and remand the matter to staff for preparation of required finding to return to the Commission on specified date.

#### Option 4 - 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 and Final Agency Approval Memos
- C . Initial Study/Negative Declaration
- D . Use Permit Application Packet
- E . Stormwater Control and Maintenance Plan
- F . Graphics

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina