

NAPA PIPE – PURPOSE & STATUS OF DEVELOPMENT APPROVALS

1. General Plan Amendment

Function: sets forth policies to guide future decision making about the site, including permitted land uses, densities and intensities.

Status: adopted June 4, 2013

3. Development Plan

Function: Will set forth a detailed site plan, permitted uses and densities/heights consistent with the zoning ordinance. Will also identify public services and facilities and include: a phasing plan; development standards; a circulation and traffic mitigation plan; a plan for addressing other mitigations (for GHG emissions, etc.); site improvements and public benefits. (See 18.66.030(B – D) for required contents.)

Status: Developer to submit revised development plan for County and City review in mid-July.

5. Development Agreement

Function: Will implement the Development Plan, setting forth obligations of the developer and the County (assumable by the City). Will lock in place development standards and other requirements for the term of the agreement (proposed as 20 years).

Status: Non-binding term sheet has been presented to the Board for their review and endorsement. Once approved, the term sheet will guide development agreement negotiations. The County has agreed to coordinate with the City to ensure both jurisdictions' interests are addressed.

2. Zoning Ordinance

Function: sets forth development regulations that apply to the site, including the maximum size and number of allowed uses, height limits, gross densities, open space requirements, and parking standards. Also memorializes a generalized site plan showing access roads and open spaces, and setting forth the requirement for a development plan and design guidelines to establish specific development controls.

Status: adopted June 4, 2013

4. Design Guidelines

Function: Will set forth design standards for streets, parks and open spaces, buildings, signs, lighting, habitat protection measures (See 18.66.030(A)). County staff is anticipating something similar to a "form based code" that will guide development while minimizing future discretionary decisions (i.e. design review) *provided that specific design standards are met.*

Status: County proposes to retain Evan Rose, an urban designer, to work in collaboration with the developer's design team to prepare the design guidelines for review by the County and City Planning Commissions this summer.

6. Master Tentative Map

Function: Will implement the Development Plan and initial site divisions in compliance with the subdivision map act. Will include infrastructure plans, and will be a vehicle to ensure implementation of mitigation measures and other conditions of approval.

Status: Developer to submit revised master tentative map for County and City review in mid-July.