



CAA PLANNING

March 17, 2014

John McDowell
Deputy Planning Director, ALUC Executive Director
Napa County Airport Land Use Commission
1195 Third Street, Suite 210
Napa, CA 94559

Subject: Referral of Napa Valley Commons Zoning Code Text Amendment

Dear Mr. McDowell:

On behalf of the Napa Valley Commons Property Owners Association, CAA Planning, Inc. (CAA) is pleased to submit this request to the Napa County Airport Land Use Commission (ALUC). This request seeks a consistency determination for a City of Napa (City) Zoning Code text amendment with the Airport Land Use Consistency Plan for Napa County (ALUCP). The City Zoning Code text amendment is intended to create consistency for the Industrial Park (IP) districts located within Napa Valley Commons.

Background

On April 22, 1991, ALUC adopted the ALUCP and determined consistency with the Corporate Park Specific Plan (formerly known as Airport North/Bedford Specific Plan). The Corporate Park Specific Plan was adopted in 1981 and includes detailed regulations for Napa Valley Commons (formerly known as Napa Valley Corporate Park). On September 22, 1992 the ALUC determined consistency with the City's adopted reorganized Municipal Code that includes an Airport Overlay Compatibility District. The ALUC consistency determination for the City's General Plan took effect December 1, 1998 following voter approval of the General Plan. The following information is provided in accordance with Chapter 17.34.070 of the Zoning Code. The statutory authority for the establishment of airport land use commissions is provided in the California Public Utilities Code, Sections 21670 et seq.

Description of Project

The City is considering a minor Zoning Code text amendment for Napa Valley Commons, located at the northwest corner of Highway 29 and Highway 221 within the City of Napa. The City's IP- Industrial Park IP-A and IP-B districts of the Zoning Code would be amended to allow for food manufacturing or processing, including wineries, as a conditionally permitted use in the IP-A and IP-B districts, where these uses are currently only allowed within the IP-C district. Additional clarifying text would be added to §17.14.020.A - Food manufacturing or processing, including a wineries land use category, to include wine tasting rooms, retail sales, and related uses accessory to wine manufacturing, bottling, or storage. Winery uses within the IP-A, IP-B, and IP-C districts will require an administrative use permit consistent with Municipal Code §17.52.540 and §17.58.020.



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Section 17.14.020.B.10 - Visitor accommodations, such as hotel and motel uses, would be amended to allow the conditional use of retail, restaurant, conference center, and related uses permitted as ancillary to hotel uses within the IP-A and IP-B districts. Finally, additional clarifying text would be added to §17.14.020.C.2 - Offices, administrative, business and professional land use category to clarify that wine-related businesses such as wine sales, tasting facilities, and related accessory uses permitted as a component of non-manufacturing uses are allowed up to 20% of floor area by right, and up to 40% of floor area through the administrative use permit process. The proposed zoning text amendment is included as an attachment for review.

In addition to the City's General Plan and the Zoning Code, the project area has been governed by the Napa Valley Corporate Park Specific Plan. It is the intent of this project to sunset the Specific Plan, adopted by resolution in 1981 and last amended in 1989, in order to have the project area to become reliant solely on the City's General Plan and the Zoning Code, which were updated in 2011 and 2013, respectively. The purpose of the Specific Plan was to allow for annexation of the land area into the City of Napa, amend the City General Plan and Zoning Code, and to allow for the orderly development of the area including expansion of utilities and a well-planned circulation system. The Corporate Park Specific Plan envisioned a more industrial use of the property that is no longer current with existing development or market demand.

The zoning code text amendment is considered a minor amendment and no construction or physical land alteration is proposed. All relevant building standards will remain unchanged, including those related to building height and intensity.

Existing and Proposed General Plan/Zoning Designation

The project site is designated as CP – Corporate Park by the General Plan and IP- Industrial Park by the Zoning Code. The Zoning Code text amendment clarifies existing uses and provides additional ancillary uses but does not change the zoning districts for the project site, as explained above in the Description of Project. The General Plan and Zoning maps are attached.

The project is within an Airport Compatibility Overlay District. Chapter 17.34 - Airport Compatibility Overlay Districts of the Municipal Code identifies standards for the project site. The project site is considered within Airport Environmental Zones C, D, and E, with the majority of the site contained in Zone C, as shown on the Airport Land Use Compatibility Plan Map, attached hereto. Zone C contains the most restrictive uses for the project site, as it is identified as an Extended Approach/Departure Zone. Permitted uses in Zone C include pasture, open space, air craft tie downs, auto parking, most agricultural uses, low density use parks, golf courses, nurseries, mini-storage, warehouses, light industrial, small retail, outdoor recreation uses, and offices. Zone D is identified as a Common Traffic Pattern and retains all the permitted uses for Zone C, with additional uses of most non-residential uses and accessory day-care centers.

Zone E is identified as an Other Airport Environs Zone, and the least restrictive zone contained within the Napa Valley Commons, allowing any permitted use. The Zoning Code text



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amendment and sunset of the Corporate Park Specific Plan would maintain consistency with the ALUCP, as the zoning districts at Napa Valley Commons would not change and would still be subject to the Zoning Code standards.

Existing and Proposed Uses on the Site and Adjacent Properties

The project site is largely built out with low-rise office and industrial development and the Meritage Resort and Spa. Vacant parcels of land exist east of Napa Valley Corporate Drive and north of Boudreaux Way, and south of Napa Valley Corporate Way west of Highway 221. The project is bordered by office and industrial uses to the north, Highway 221 and greenbelt to the east, Highway 29 and open space to the south, and the Napa River and agriculture to the west. With the proposed Zoning Code text amendment and the sunset of the Corporate Park Specific Plan, the Zoning Districts would remain the same, but would provide additional allowable uses pertinent to wine manufacturing and retail, and accessory hotel uses, as explained above in the Project Description.

Approval Schedule

The project is scheduled to be considered by the City of Napa Planning Commission on March 20, 2014 and by the City Council in May of 2014. Due to the timing of the City's review of this project, we request a special ALUC meeting on April 16, 2014 to consider consistency of the Napa Valley Commons Zoning Code Text Amendment with the ALUCP.

A Planning Commission Staff Report has been prepared for the project and is included herein as an attachment. The Staff Report recommends approval of the zoning text amendment and rescission of the Specific Plan. Also attached is a complete set of mailing labels for all property owners within a 500 foot radius of Napa Valley Commons, provided in accordance with the ALUC consistency application requirements.

CNEL Contours

The project is not within either the applicable 60 or 65 CNEL Contours for Napa County Airport, as identified on the attached Napa County Airport CNEL Map.

Runway Protection Zones

The project is not located within the Runway Protection Zone.

Height Restriction Zone

The project is located within Zones C, D, and E of the ALUCP and is subject to height limits of 35 feet, if not otherwise assigned by the underlying district, as identified in Chapters 17.34.050-ALUCP Zone C regulations, 17.34.040 ALUCP Zone D regulations, and 17.34.030 ALUCP Zone E regulations, respectively. No change to the height limit is proposed.



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CEQA Documentation

The City of Napa has prepared an Initial Study/Negative Declaration, attached hereto, examining the environmental effects of the proposed zoning code text amendment and the sunset of the Napa Valley Corporate Park Specific Plan.

Conclusion

Per Section 21676(b) of the Public Utilities Code, the Napa Valley Commons Owner's Association requests that the Airport Land Use Commission place this item on a special meeting agenda on April 16, 2014 for formal review and a consistency determination. The Napa Valley Commons Property Owners Association also requests that the commission determine the Zoning Code text amendment to be consistent with the standards and zoning districts under Chapter 17.34 - Airport Compatibility Overlay Districts of the Municipal Code, and in addition, the sunset of the Corporate Park Specific Plan would be consistent with ALUCP zoning designations and policies, as the Zoning Code and General Plan both embody the detailed regulations carried forth from the original purpose of the Corporate Park Specific Plan. ALUC's failure to act on the referral within sixty (60) days of the date of receipt of the referral shall result in the proposed action being deemed consistent by operation of law.

Please contact me if any other information is required in order to be placed on the agenda. Thank you in advanced for your assistance in this matter.

Sincerely,

CAA PLANNING, INC.

Shawna L. Schaffner
Chief Executive Officer

Attachment(s): Proposed Zoning Text Amendment – Pages from IP Zone
 General Plan and Zoning Maps
 Airport Compatibility Map
 CNEL Map
 Planning Commission Staff Report
 Napa Valley Commons Initial Study/Negative Declaration (IS/ND)

c: Mike Allen, City of Napa
 Kory Kramer, President, Napa Valley Commons Property Owners Association

17.14.020 Land use regulations.

P = Permitted C=Conditional Use Permit or Administrative Permit (see Chapter 17.58)
 S = Specific Standards apply Blank = Not Allowed

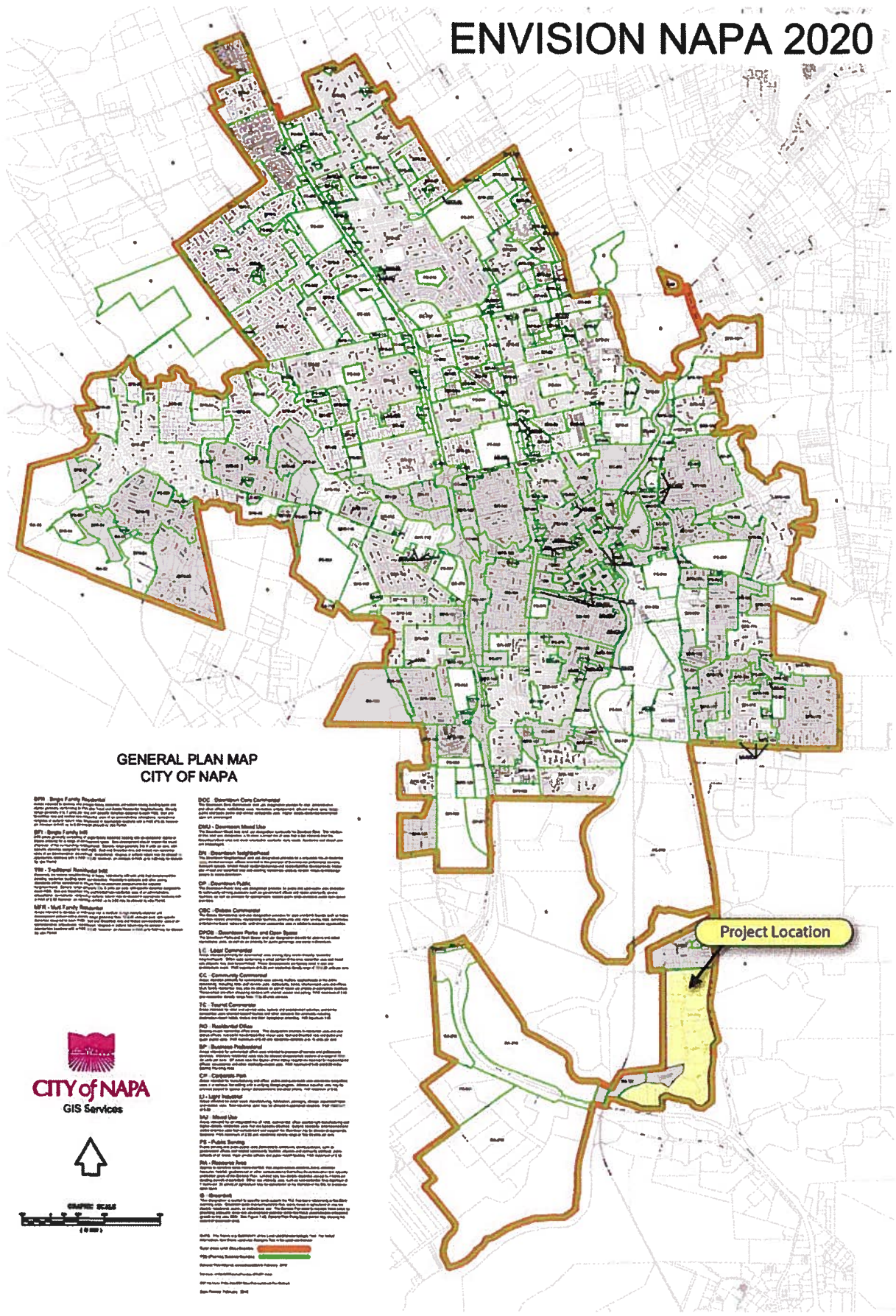
| Zoning District: | IL | IP-A | IP-B | IP-C | Added Use Regulation: |
|--|-----|------|------|----------|--|
| A. Industrial Use: | | | | | |
| Carpentry, cabinet, sign shop | P** | | | P** | *Within a building |
| Ceramic works | C | | | C | |
| Chemical or pharmaceutical manufacturing or processing | C | | | P* | |
| Clothing manufacturing | C* | P* | P* | P* | |
| Concrete or asphalt mix plants | | | | C | |
| Electronic and electrical products manufacturing | C* | P* | P* | P* | |
| Food manufacture or processing including wineries | C* | C* | C* | P* C* | |
| Furniture manufacturing, refinishing and repair | C* | | | P* | |
| Laboratory | C* | P* | P* | P* | **Within enclosed building or enclosed |

17.14.020 Land use regulations.

P = Permitted C=Conditional Use Permit or Administrative Permit (see Chapter 17.58)
 S = Specific Standards apply Blank = Not Allowed

| Zoning District: | IL | IP-A | IP-B | IP-C | Added Use Regulations: |
|---|----|------|------|------|---|
| 9. Retail uses: | | | | | |
| Antique stores | P | | | | Retail, restaurant, conference center and related uses permitted as ancillary to hotel uses. |
| Auctions | C | | | | |
| Farm supplies, feed and grain | C | | | | |
| Gun shops, gunsmiths | P | | | | |
| Home furnishings, furniture, lamps, draperies, flooring, etc. | P | | | | |
| Plant nurseries and garden supply | P | | | | |
| Second hand stores, pawn shops | P | | | | |
| 10. Visitor accommodation: | | | | | |
| Hotel, motel | | C | C | | |
| C. Offices and Related Uses: | | | | | |
| 1. Financial services: | | | | | |
| Banks, savings and loans, credit unions, other financial institutions | | P | P | C | |
| Financial services office | | P | P | C* | *P if second floor or above |
| 2. Offices, administrative, business and professional | C | P | P | C* | *P if second floor or above Includes wine related businesses. |
| D. Public and Quasi-Public Uses: | | | | | |
| 1. General | | | | | |
| Club and lodges, including for youth | | C | | | Wine bars, tasting facilities and related uses permitted as component of non-manufacturing use. Accessory uses allowed up to 20% by right, and may be increased up to 40% through an administrative use permit. |
| Funeral and interment services | | C | | | |

ENVISION NAPA 2020



GENERAL PLAN MAP CITY OF NAPA

SPR - Single Family Residential
This zone is intended for single-family detached residential uses. It is the most prevalent residential use in the city. It is intended for single-family detached residential uses. It is the most prevalent residential use in the city.

SF1 - Single Family Medium Density
This zone is intended for single-family detached residential uses. It is intended for single-family detached residential uses. It is intended for single-family detached residential uses.

YSD - Traditional Residential
This zone is intended for single-family detached residential uses. It is intended for single-family detached residential uses. It is intended for single-family detached residential uses.

MSR - Multi-Family Residential
This zone is intended for multi-family residential uses. It is intended for multi-family residential uses. It is intended for multi-family residential uses.

DOC - Downtown Core Commercial
This zone is intended for downtown core commercial uses. It is intended for downtown core commercial uses. It is intended for downtown core commercial uses.

DD - Downtown District
This zone is intended for downtown district uses. It is intended for downtown district uses. It is intended for downtown district uses.

DD1 - Downtown Neighborhood
This zone is intended for downtown neighborhood uses. It is intended for downtown neighborhood uses. It is intended for downtown neighborhood uses.

DD2 - Downtown Public
This zone is intended for downtown public uses. It is intended for downtown public uses. It is intended for downtown public uses.

DD3 - Urban Commercial
This zone is intended for urban commercial uses. It is intended for urban commercial uses. It is intended for urban commercial uses.

DD4 - Downtown Office
This zone is intended for downtown office uses. It is intended for downtown office uses. It is intended for downtown office uses.

DD5 - Business Professional
This zone is intended for business professional uses. It is intended for business professional uses. It is intended for business professional uses.

DD6 - Community Commercial
This zone is intended for community commercial uses. It is intended for community commercial uses. It is intended for community commercial uses.

DD7 - Retail
This zone is intended for retail uses. It is intended for retail uses. It is intended for retail uses.

DD8 - Residential Office
This zone is intended for residential office uses. It is intended for residential office uses. It is intended for residential office uses.

DD9 - Light Industrial
This zone is intended for light industrial uses. It is intended for light industrial uses. It is intended for light industrial uses.

DD10 - Heavy Industrial
This zone is intended for heavy industrial uses. It is intended for heavy industrial uses. It is intended for heavy industrial uses.

DD11 - Mixed Use
This zone is intended for mixed use uses. It is intended for mixed use uses. It is intended for mixed use uses.

DD12 - Public Safety
This zone is intended for public safety uses. It is intended for public safety uses. It is intended for public safety uses.

DD13 - Recreation Area
This zone is intended for recreation area uses. It is intended for recreation area uses. It is intended for recreation area uses.

DD14 - Open Space
This zone is intended for open space uses. It is intended for open space uses. It is intended for open space uses.

DD15 - Other
This zone is intended for other uses. It is intended for other uses. It is intended for other uses.

Project Location

CITY of NAPA
GIS Services

GRAPHIC SCALE
0 100 200

DD16 - Other
This zone is intended for other uses. It is intended for other uses. It is intended for other uses.

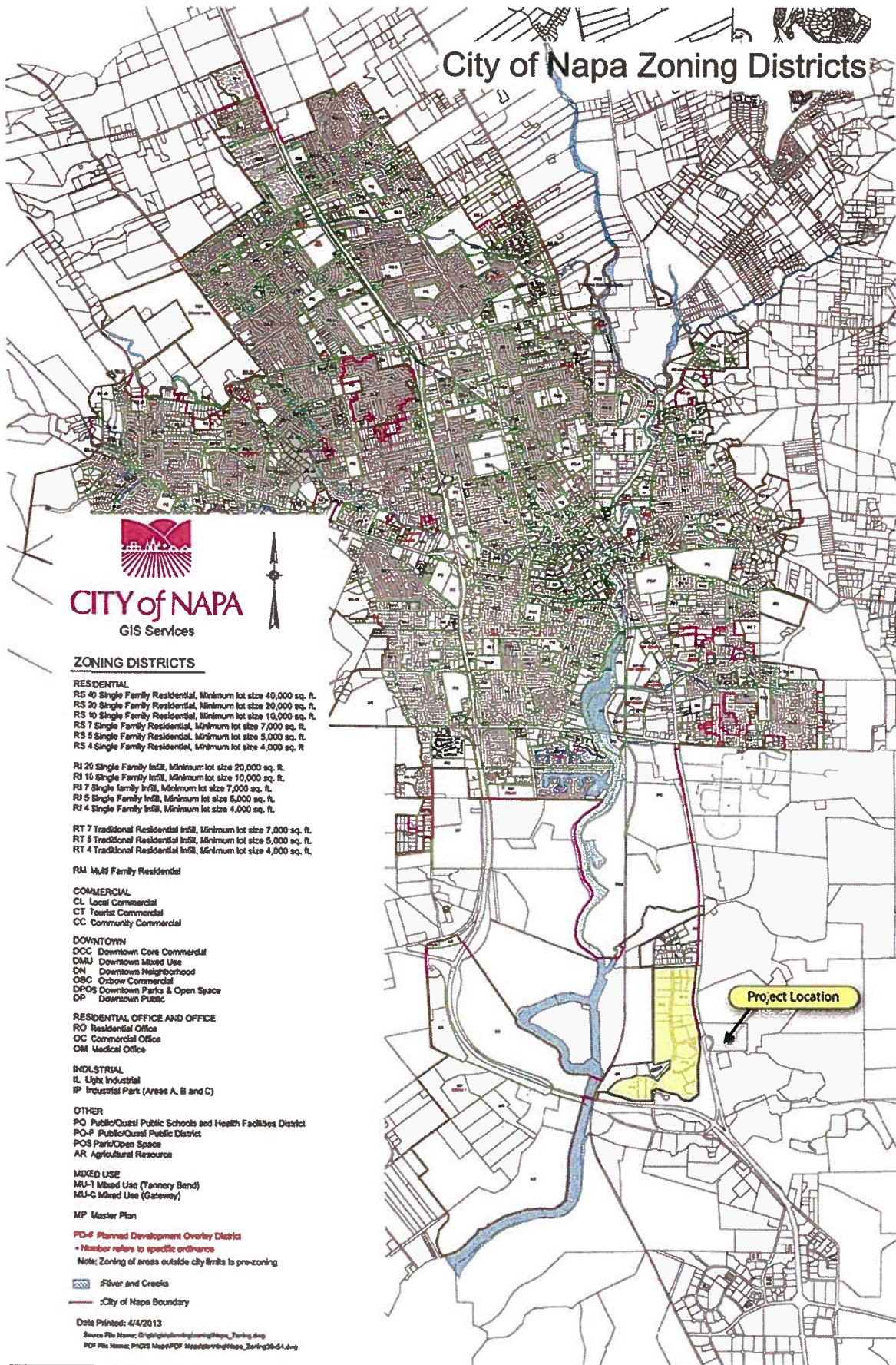
DD17 - Other
This zone is intended for other uses. It is intended for other uses. It is intended for other uses.

DD18 - Other
This zone is intended for other uses. It is intended for other uses. It is intended for other uses.

DD19 - Other
This zone is intended for other uses. It is intended for other uses. It is intended for other uses.

DD20 - Other
This zone is intended for other uses. It is intended for other uses. It is intended for other uses.

City of Napa Zoning Districts



CITY of NAPA
GIS Services



ZONING DISTRICTS

RESIDENTIAL

RS 40 Single Family Residential, Minimum lot size 40,000 sq. ft.
RS 20 Single Family Residential, Minimum lot size 20,000 sq. ft.
RS 10 Single Family Residential, Minimum lot size 10,000 sq. ft.
RS 7 Single Family Residential, Minimum lot size 7,000 sq. ft.
RS 5 Single Family Residential, Minimum lot size 5,000 sq. ft.
RS 4 Single Family Residential, Minimum lot size 4,000 sq. ft.

RI 20 Single Family Infill, Minimum lot size 20,000 sq. ft.
RI 10 Single Family Infill, Minimum lot size 10,000 sq. ft.
RI 7 Single Family Infill, Minimum lot size 7,000 sq. ft.
RI 5 Single Family Infill, Minimum lot size 5,000 sq. ft.
RI 4 Single Family Infill, Minimum lot size 4,000 sq. ft.

RT 7 Traditional Residential Infill, Minimum lot size 7,000 sq. ft.
RT 6 Traditional Residential Infill, Minimum lot size 6,000 sq. ft.
RT 4 Traditional Residential Infill, Minimum lot size 4,000 sq. ft.

RM Multi-Family Residential

COMMERCIAL

CL Local Commercial
CT Tourist Commercial
CC Community Commercial

DOWNTOWN

DCC Downtown Core Commercial
DNU Downtown Mixed Use
DN Downtown Neighborhood
OBC Outbow Commercial
DPOS Downtown Parks & Open Space
DP Downtown Public

RESIDENTIAL OFFICE AND OFFICE

RO Residential Office
OC Commercial Office
OM Medical Office

INDUSTRIAL

IL Light Industrial
IP Industrial Park (Areas A, B and C)

OTHER

PO Public/Quasi Public Schools and Health Facilities District
PO-P Public/Quasi Public District
POS Park/Open Space
AR Agricultural Resource

MIXED USE

MU-1 Mixed Use (Tannery Bend)
MU-2 Mixed Use (Gateway)

MP Master Plan

PD-P Planned Development Overlay District

- Number refers to specific ordinance

Note: Zoning of areas outside city limits is pre-zoning

River and Creeks

City of Napa Boundary

Date Printed: 4/4/2013

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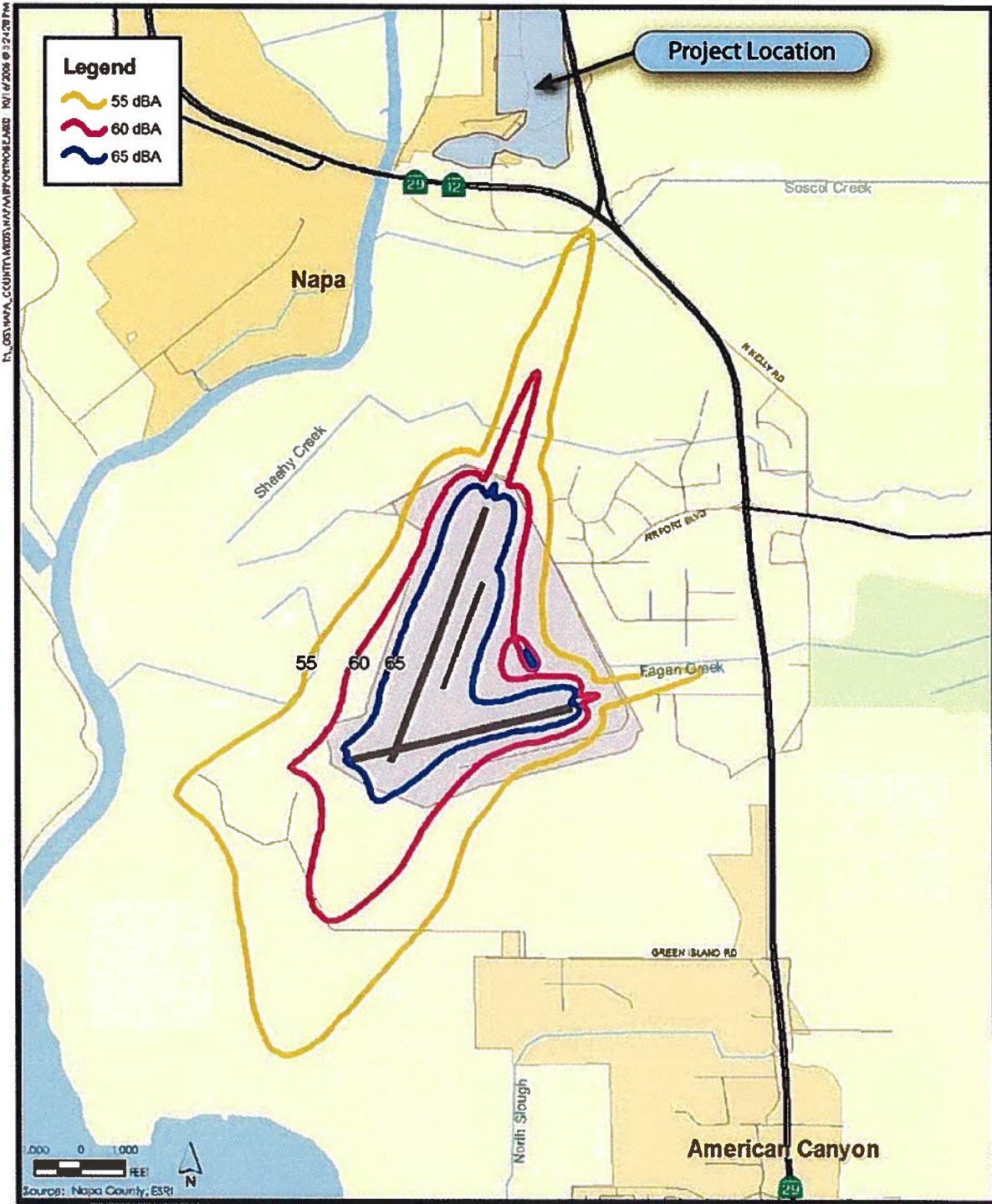
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Project Location



Figure 3A

Compatibility Plan
Napa County Airport



Source: Napa County, 2004

Note: American Canyon boundaries are shown as of that date (pre-2005)