



## INITIAL STUDY OF ENVIRONMENTAL SIGNIFICANCE

<b>PROJECT NAME:</b>	Napa Valley Commons Zoning Text Amendment	<b>FILE NUMBER:</b>	PL13-0150
<b>SITE ADDRESS:</b>	Multiple properties bound by Highways 29 and 221, Napa River and Kaiser Road	<b>APNs:</b>	046-600-007-000, 013, 017, 021, 022, 023, 024, 025; 046-610-008-000, 009, 011, 018, 019, 020; 046-620-003, 004, 015, 016, 017; 046-630-004, 005, 006
<b>GENERAL PLAN:</b>	CP- 720; Corporate Park		
<b>ZONING:</b>	IP-A, IP-B, and IP-C; Industrial Park		
<b>APPLICANT/ PROPERTY OWNER:</b>	Napa Valley Commons Property Owners Association Kory Kramer, President 2532 Dupont Drive, Irvine, CA 92612	<b>PHONE:</b>	(949) 474-7368

**PROJECT DESCRIPTION:**

The project is comprised of a text amendment to the City of Napa’s Zoning Code §17.14.020, pertaining to the Industrial Park (IP) districts within the Napa Valley Commons development, including the rescission of the Napa Valley Corporate Park Specific Plan (formerly titled the Airport North/Bedford Industrial Park Specific Plan). The proposed text amendments would 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. In addition the following 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. The proposed text amendments would allow for an expansion and clarification of the uses within the IP-A and IP-B districts to be comparable to the existing winery uses allowed within the IP-C district. Table 1 depicts the proposed text amendments associated with the food manufacturing or processing, including wineries use. The text amendments also amend “Food manufacture or processing, including wineries” from being permitted in the IP-C district to a conditionally permitted use, consistent with §17.52.540.C. which requires a use permit for a winery. The IP district is divided into three districts within Napa Valley Commons: IP-A, IP-B, and IP-C. No physical land alterations or development is proposed as a part of this project.

**Table 1 – Proposed Text Amendments – Industrial Uses**

<u>17.14.020 Land use regulations.</u>					
P = Permitted C=Conditional Use Permit or Administrative Permit (see Chapter 17.58)					
S = Specific Standards apply Blank = Not Allowed					
Zoning Districts	IL	IP-A	IP-B	IP-C	Added Use Regulations
<b>A. Industrial Uses</b>					
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*	Includes wine tasting rooms, retail sales and related uses accessory to wine manufacturing, bottling or storage.
Furniture manufacturing, refinishing and repair	C*			P*	
Landscaping	C*	P*	P*	P*	**Within enclosed building or screened

Section 17.14.020.B.10 - Visitor accommodations; "hotel and motel uses", would be amended to include the added use regulation: "retail, restaurant, conference center, and related uses permitted as ancillary to hotel uses" within the IP-A and IP-B districts. 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, and up to 40% of floor area with a use permit". Table 2 depicts the proposed text amendments associated with the Visitor Accommodations, and the Office, Administrative, Business and Professional uses.

**Table 2 – Proposed Text Amendments – Industrial Uses**

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:
<b>9. Retail uses:</b>					
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				
<b>10. Visitor accommodations:</b>					
Hotels, motels:		C	C		
<b>C. Offices and Related Use:</b>					
<b>1. Financial services:</b>					
Banks, savings and loans, credit unions, other financial institutions:		P	P	C	
Financial services offices:		P	P	C*	*P if second floor or above
<b>2. Offices, administrative, business and professional:</b>					
	C	P	P	C*	*P if second floor or above Includes wine related businesses such as wine sales, 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.
<b>D. Public and Quasi-Public Use:</b>					
<b>1. General:</b>					
Club and lodges, including for youth:		C			
Funeral and cremation services:		C			

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 Overlay (NVCPSP). The project proposes to phase out the Specific Plan, because the NVCPSP development and use regulations were incorporated into the Industrial Park (IP) Zoning District for which the Corporate Park lands were designated in the 2003 Zoning Ordinance Update. The purpose of the Specific Plan was to allow for the orderly development of the area including expansion of utilities and a well-planned circulation system immediately after the annexation of the land into Napa's city limits. However, the Specific Plan became obsolete once the 2003 Zoning Ordinance Update adopted new district designations. The Specific Plan is included herein as Attachment A. The NVCPSP permitted hotels only in the IP-A (area H) portion of the corporate park, however the 2003 Zoning Ordinance update provided hotels as being conditionally permitted throughout the IP-A and IP-B areas.

**ENVIRONMENTAL SETTING:**

The project pertains exclusively to the Napa Valley Corporate Park, which is divided into zoning districts, IP-A, IP-B, and IP-C. The IP-A and IP-B districts are generally located on the eastern and southern portion of the site, while the IP-C district is located along the western side of the site, with Napa Valley Corporate Drive. The Corporate Park is bound by State Highway 29 and 221, Napa River and Kaiser Road, within the City and County of Napa, California as shown on Exhibit 1 - Regional Map. 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 as shown on Exhibit 2 - Aerial Vicinity Map. The Napa County Airport is located four miles to the south. The project site is within the Napa County Airport Land Use Compatibility Plan (ALUCP).



# 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 5 Traditional Residential Infill, Minimum lot size 5,000 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  
 DMU 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

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

### MIXED USE

MU-T Mixed Use (Tannery Band)  
 MU-G Mixed Use (Gateway)

MP Master Plan

PD-# Planned Development Overlay District

- Number refers to specific ordinance

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

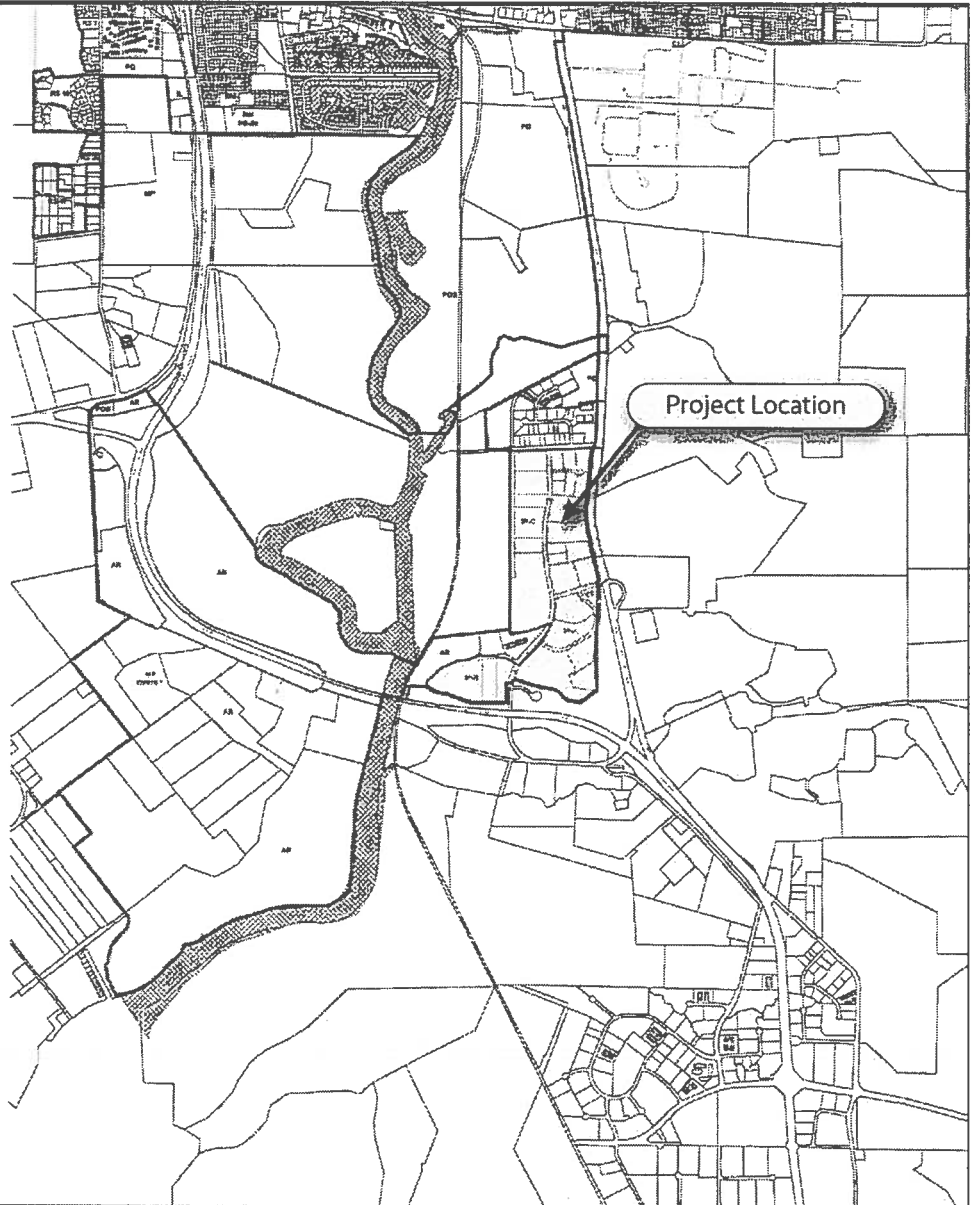
:River and Creeks

:City of Napa Boundary

Date Printed: 4/4/2013

Source File Name: C:\gis\workspace\zoning\Napa\_zoning.dwg

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## Napa Valley Commons IP-A, IP-B and IP-C Designations

Exhibit 1 - Regional Map

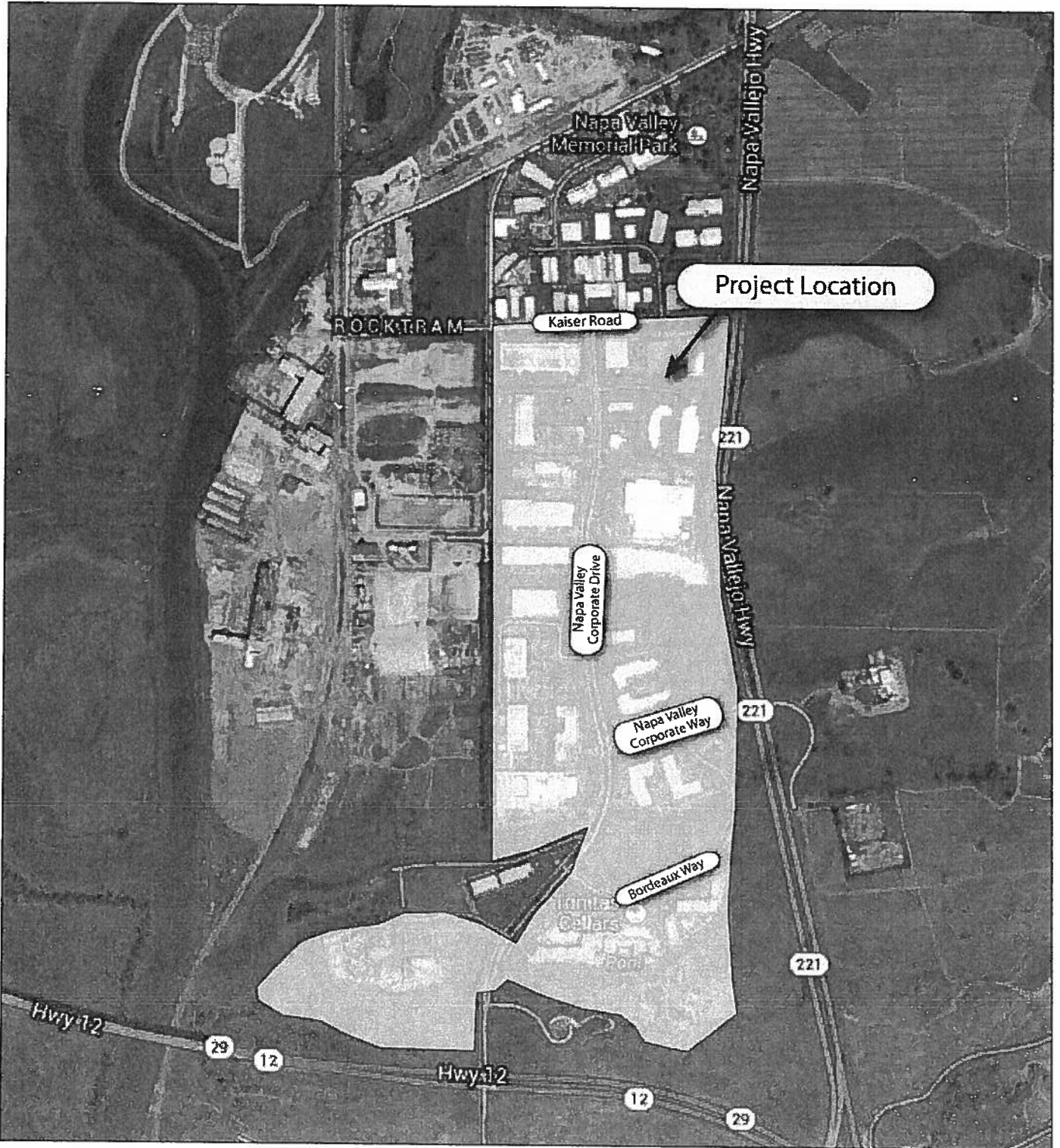


Exhibit 2 - Aerial Vicinity Map

**CITY APPROVALS REQUIRED:**

The project would require a text amendment to the Zoning Code to clarify and expand existing uses and to rescind the Napa Valley Corporate Park Specific Plan.

**OTHER PUBLIC AGENCIES:**

Napa County Airport Land Use Commission (ALUC)

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. This initial study prescribes mitigation measures to reduce all potentially significant impacts to a less than significant level.

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems
- Mandatory Findings of Significance

**CEQA DETERMINATION:**

- The proposed project **COULD NOT** have a significant effect on the environment and a **NEGATIVE DECLARATION** will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- The proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- The proposed project **MAY** have a significant effect(s) on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

**FISH AND GAME FEE DETERMINATION:**

Based on the information in this initial evaluation, analysis has been necessary to determine if wildlife resources or the habitat upon which they depend may be impacted and mitigation measures have been imposed; therefore, even though the effect has been determined to be less than significant, the project is subject to the Fish and Game Environmental Fee which shall be paid upon filing of a Notice of Determination for the project.

**A Notice of Negative Declaration will be prepared and posted for the period of February 14, 2014 – March 6, 2014**

**PREPARED BY:**

\_\_\_\_\_  
Michael Allen, Associate Planner

\_\_\_\_\_  
Date

For: Ken MacNab  
Planning Manager

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS. <i>Would the project:</i></b>				
a. Create a significant hazard to the public or the environment through the routing transport, use or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan, would the project result in a safety hazard for people residing or working in the project area?			X	
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X
<p><b>Discussion:</b></p> <p>The project is located within the Napa County Airport Land Use Compatibility Plan (ALUCP). The Napa Valley Airport is a public airport located approximately 4 miles to the south of the project site. The project is not located within the airport's flight plan but it is located within the ALUCP, as shown on Exhibit 6 - Napa County Airport Compatibility Plan Map. Because Napa Valley Commons is located within The Napa County Airport Land Use Commission (ALUC) the City of Napa is required to refer all Zoning and General Plan Amendments to the ALUC for a determination of consistency with the ALUCP. The proposed text amendments clarify and expand existing uses within the Industrial zoning district. The proposed Zoning Code Text Amendment does not rezone the property, change the height limits, or allow for residential development within Napa Valley Commons. There are no hazards or hazardous materials located on-site or that would be emitted by the additional uses proposed by the project.</p> <p><b>Conclusion:</b></p> <p>The proposed text amendment to the Zoning Code would have a less than significant impact on hazards or hazardous materials in the project area. It is anticipated that the Napa County ALUC will review the proposed text amendment following the Napa Planning Commission action on the project, and prior to the Napa City Council action. The project would not create any significant hazards to people or the environment, would not involve the release of hazardous material, would not emit hazardous materials within a quarter mile of a school, or would not be located on a site that is included on a list of hazardous materials.</p> <p><b>Standard Mitigation Measures:</b></p> <p>None.</p> <p><b>Special Mitigation Measures:</b></p> <p>None.</p>				

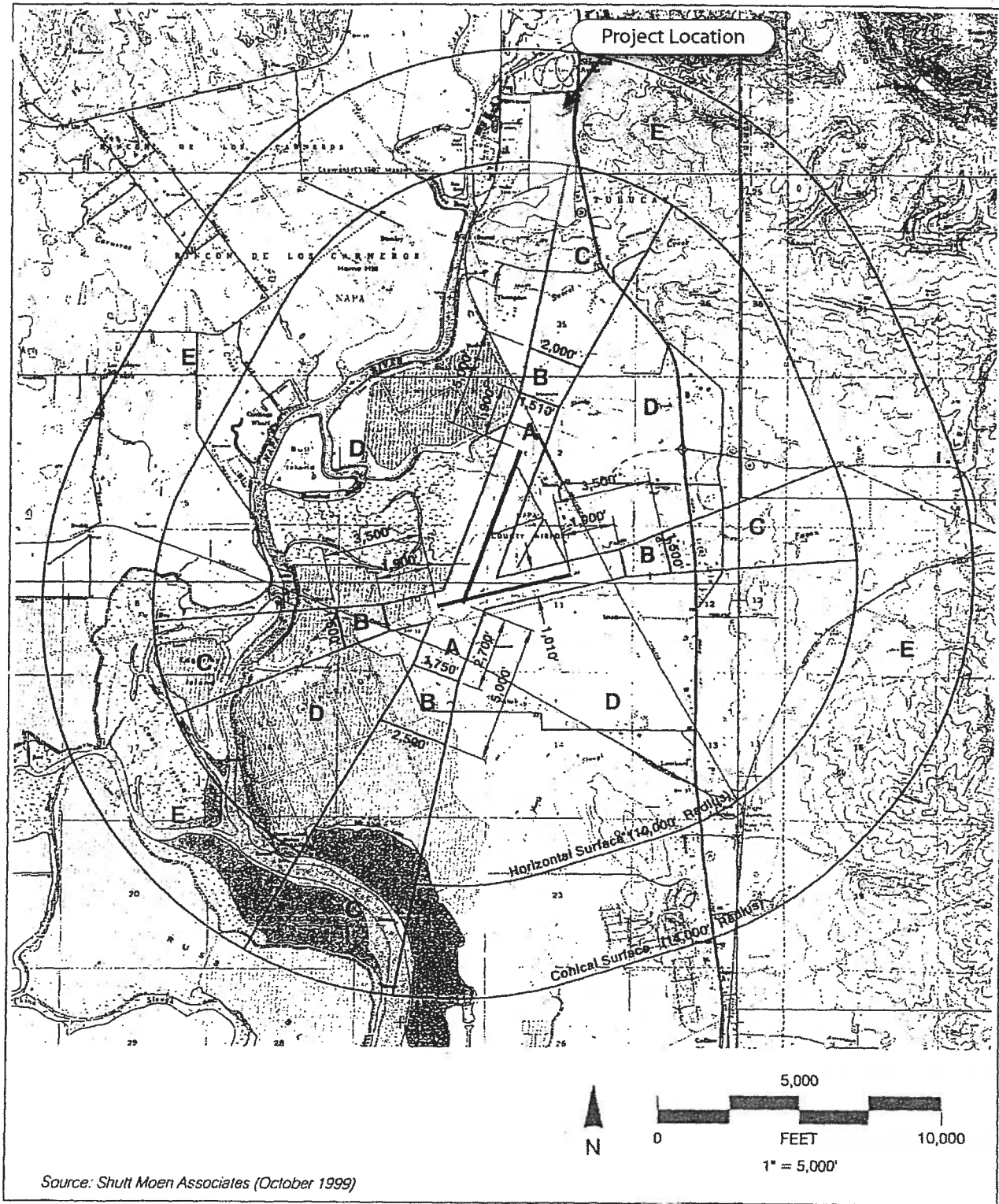


Figure 3A

**Compatibility Plan**  
**Napa County Airport**

Source: Airport Land Use Compatibility Plan, Revised December 15, 1999, page 3-17

**Exhibit 6 - Napa County Airport Compatibility Plan Map**