

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, APPROVING DESIGN GUIDELINES FOR THE NAPA PIPE ZONING DISTRICT

WHEREAS, Napa Redevelopment Partners, LLC (“Landowner”) owns the 154 acre former industrial site commonly referred to as Napa Pipe at 1025 Kaiser Road in unincorporated Napa County, approximately ¼ mile west of State Highway 121 and ¼ mile north of State Highway 29 (APN’s: 046-400-030 & 046-412-005) (the “Property”); and

WHEREAS, on June 4, 2013, by Resolution No. 2013-60, the Board adopted CEQA findings, including a Statement of Overriding Considerations, mitigation measures, a Water Supply Assessment that included an evaluation of the feasibility of using City of Napa water supplies to serve the Project, and a General Plan Amendment (the "GPA"), and by Ordinance No. 1382 adopted the zoning ordinance (the "Zoning Ordinance") to add Chapter 18.66 to the Napa County Zoning Code to create the Napa Pipe Zoning District that rezoned a portion of the Property to provide for the future development of the following (the “Project”), subject to future County approval of a conforming Development Agreement, Development Plan, Design Guidelines, subdivision maps and other necessary permits and approvals:

- 700 dwelling units (or 945 with a State-required density bonus for exceeding County affordability requirements);
- A continuing care retirement center of up to 150-units with up to 225 beds (which is required under the Development Agreement and these Development Plan Conditions of Approval to have 24-hour on-site paramedic service);
- A total of 40,000 square feet of neighborhood serving retail (25,000 sq. ft.) and restaurant (15,000 sq. ft.) uses;
- 10,000 square feet of office;
- A 150-room hotel with ancillary facilities including but not limited to meeting space, restaurant, retail, and spa;
- A 154,000 square foot Membership Warehouse Store (such as a Costco or similar commercial retail user) with a gas station;
- 34 acres of public parks, open space, wetlands, and trails;
- 15,600 square feet of various community facilities;
- City of Napa water or water from an alternate source for potable water;
- Napa Sanitation District wastewater service;
- On an approximately 75-acre portion of the Napa Pipe site located east of the railroad tracks retaining its existing I:AC zoning designation, a limitation on the amount of additional non-residential development to 165,000 gsf (which development is not approved or subject to the Design Guidelines but is vested under the Development Agreement as 90,000 gsf of office and 75,000 gsf of light industrial/R&D/warehouse use);

- The addition of a roundabout or signal at the intersection of Corporate Drive and Anselmo Way, the southern entrance to the site;
- Construction of open space, including a five acre "urban farm; and

WHEREAS, Section 18.66.030 of the Zoning Ordinance provides that, except for certain specified minor uses, all development and uses within the Napa Pipe zoning districts must be in accordance with an approved design guidelines that govern landscaping of streets, parks and open spaces, architectural design, signage, lighting, habitat protection measures, and any other requirements necessary to ensure an aesthetically pleasing and livable neighborhood consistent with the development plan; and

WHEREAS, Section 18.66.320 of the Napa Pipe Zoning District provides that within the NP districts, the application and review procedures described in Zoning Code Chapter 18.136 (Amendment) shall apply to the approval of the design guidelines; and

WHEREAS, Design Guidelines have been prepared encompassing the Project, dated _____, 2014 (the "Design Guidelines"), a true and correct copy of which is on file with the Clerk of the Board, File No. _____, 2741 Napa Valley Corporate Drive, Building 2, Napa, California, and also in the custody of the Napa County Department of Planning, Building & Environmental Services, at 1195 Third Street, Suite 210, Napa, California; and

WHEREAS, in accordance with Section 18.136.040, on November 7, 2014, a Notice of Public Hearing regarding the Project was published in a newspaper of general circulation in the County and mailed to interested persons within 300 feet of the Project and other parties as required by law; and

WHEREAS, on November 19, 2014, at a duly noticed public hearing, the Planning Commission considered all testimony, both oral and written, regarding the Projected and recommended that the Board of Supervisors (Board) approve the Design Guidelines, as associated with the development of the Project; and

WHEREAS, on [_____], 2014, the Board of Supervisors held a duly noticed public hearing and testimony was presented regarding the Development Plan, a Development Agreement, Design Guidelines and a Tentative Map as recommended by the Commission, as well as certain City/County Agreements.

NOW, THEREFORE, the Board of Supervisors of Napa County, State of California, ordains as follows:

SECTION 1. RECITALS. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. ENVIRONMENTAL. The Board has, by Resolution No. _____, adopted certain CEQA Findings, which CEQA Findings are incorporated herein by this reference, concluding that approval of the Design Guidelines does not involve any of the conditions of CEQA Guidelines Section 15162 that require preparation of a subsequent or supplemental EIR.

SECTION 3. GENERAL PLAN CONSISTENCY FINDINGS. The Board finds that pursuant to California Government Code Section 65860, the Design Guidelines and the Project are

consistent with the County's Zoning Ordinance and the following goals, policies, action items and objectives and programs of the County's General Plan:

Goals: AG/LU – 2, 3, 5, 6; CIR-1, 3; CC-8; CON-11; E-1; E-2; E-3; H-1, H-2, H-5, H-6, H-8; ROS-2, ROS-3, SAF-4, SAF-5.

Policies: AG/LU-22, 23, 24, 25, 28, 30, 31, 33, 41, 42, 52, 93, 94, 95, 115, 116, 119, 127; CIR-1, 3, 4, 26, 38; CC-36, 44, 45; E-5, 8, 11, 12, 13.5; H-2b, 2c, 2h, 4a, 4d, 4f, 4h, 4i, 4j, 4k, 6a, 6b, ; ROS-14, 22, 23, 24; SAF-23, 31, 33.

Action Items: AG/LU-94.1; and CC-45.1.

Objectives and Programs: H-2a, 2h, 4a, 4e, 6a

SECTION 4. APPROVAL OF DESIGN GUIDELINES. The Board hereby adopts the Design Guidelines.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective thirty days from and after the date of its passage.

SECTION 6. SUMMARY AND NOTICING. A summary of this ordinance shall be published at least once five (5) days before adoption and at least once before the expiration of fifteen (15) days after its passage in the Napa Valley Register, a newspaper of general circulation published in the County of Napa, together with the names of members voting for and against the same.

The foregoing Ordinance was introduced and public hearing held thereon before the Napa County Planning Commission at the meeting of the Commission on the 15th day of October, 2014, and was passed at a regular meeting of the Napa County Board of Supervisors, State of California, held on the _____ day of _____, 2014, by the following vote:

AYES:	SUPERVISORS	_____

NOES:	SUPERVISORS	_____
ABSTAIN:	SUPERVISORS	_____
ABSENT:	SUPERVISORS	_____

MARK LUCE, Chairman
Napa County Board of Supervisors

ATTEST: GLADYS I. COIL
Clerk of the Board of Supervisors

By: _____

APPROVED AS TO FORM Office of County Counsel	Approved by the Napa County Board of Supervisors
By: <u>Minh Tran.</u> (by e-signature)	Date: _____

<p style="text-align: center;">County Counsel</p> <p>By: <u>Sue Ingalls, (by e-signature)</u> County Code Services</p> <p>Date: [_____]</p>	<p>Processed by:</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">Deputy Clerk of the Board</p>
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I HEREBY CERTIFY THAT THE ORDINANCE ABOVE WAS POSTED IN THE OFFICE OF THE CLERK OF THE BOARD IN THE ADMINISTRATIVE BUILDING, 1195 THIRD STREET ROOM 310, NAPA, CALIFORNIA ON _____.

_____, DEPUTY
GLADYS I. COIL, CLERK OF THE BOARD