

	Developer's Proposal	Staff Recommendation	Housing Element Alternative
Site Size & Location	135 out of 154 total acres, constituting all of APN 046-412-005 and a portion of APN 046-400-030.	63 out of 154 total acres, constituting all of APN 046-412-005 and none of APN 046-400-030.	20 out of 154 total acres, constituting a portion of APN 046-400-030 and none of APN 046-412-005.
Possible Site Plan			

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Development Program	2,050 dwelling units inclusive of density bonuses allowed under State law 150 unit senior/assisted living facility 150 unit hotel 40,000 gsf of neighborhood commercial uses 15,600 gsf of community facilities 190,000 gsf of non-residential space - publicly accessible streets, sidewalks, a waterfront trail, and other open space	700 dwelling units (945 maximum with density bonuses allowed under State law) 150 unit senior/assisted living facility 150 unit hotel 40,000 gsf of neighborhood commercial uses 15,600 gsf of community facilities 100,000 gsf of office space - publicly accessible streets, sidewalks, a waterfront trail, and other open space	304 dwelling units (410 maximum with density bonuses allowed under State law) - neighborhood commercial uses - publicly accessible streets, sidewalks and other open space
Balance of the Napa Pipe Site	The 19 acres not included in the development are assumed to build out as light industrial uses, as authorized under the current zoning and general plan designation. Cumulative impacts have been analyzed in the EIR.	The 91 acres not included in the project would accommodate an estimated additional 550,000 gsf of light industrial uses under the current zoning and general plan designation. Cumulative impacts have been analyzed in the EIR.	The 134 acres not included in the project could reasonably accommodate an estimated additional 2 Million gsf of industrial uses under the current zoning and general plan designation. Cumulative impacts have been analyzed in the EIR.
Residential Density (net of public areas)	About 33 dwelling units per acre (2,050 units in a 61.6 acre residential development area) plus a 150 room senior/assisted living facility	20 dwelling units per acre plus a 35% density bonus capped at 700 total units (945 units with the density bonus) plus a 150 room senior/assisted living facility	20 dwelling units per acre plus a 35% density bonus capped at 304 total units (410 maximum with density bonuses allowed under State law)
Housing Affordability	The developer has proposed that 20 percent of the dwelling units (410 units) be deed restricted as affordable to low- and very low-income households and that all of the units be marketed to members of the local workforce during a "preference" period.	Napa County Code requires that 17% of the units offered for sale must be deed restricted as affordable to moderate income households. Consistent with State law, a density bonus of up to 35% would be offered for making more units affordable and/or for making units affordable to low- and very low-income households.	Same as the Staff Recommendation.
Site Improvements	- Full site remediation - Raise the elevation of the 154 acre site - Major roadways, other infrastructure, and open space (see below)	- Full site remediation - Raise the elevation of the 63 acre site plus access roads - Major roadways, other infrastructure, and open space (see below)	- Raise the elevation of the 20 acre site - Minimal roadways, infrastructure, open space (see below) - Housing would be on "clean" portion of site; further site remediation uncertain
Water service	Ground water would be supplemented with surface water supplies from the Sacramento River. The surface water would be conveyed through the North Bay Aqueduct to either the City of Napa or the City of American Canyon for treatment and delivery to the site. A mutual water company or investor	A mutual water company or investor owned utility would seek to purchase surface water from the City of Napa and would serve the site. Ground water would either be used as a supplemental source (i.e. in a "conjunctive use" program) or exclusively.	The City of Napa would serve the site.

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	owned utility would be the water purveyor, providing a mix of ground water and surface water to customers in a "conjunctive use" arrangement.		
Sewer Service	Napa Sanitation District (NSD) would serve the site.	Same as the Developer's Proposal.	Same as the Developer's Proposal.
Fire & Public Safety	Napa County Fire Department and Napa County Sheriff would serve the site. A CFD or alternative financing mechanism would be established to fund fire services.	Same as the Developer's Proposal.	Unknown.
Street Maintenance	A private property owners association would provide for public access.	Same as the Developer's Proposal.	Unknown.
Landscape/ Park Maintenance	A private property owners association would provide for public access and maintenance.	Same as the Developer's Proposal.	Unknown.
Relationship to the EIR	Medium Density Alternative with impacts resembling those of the original 2,580 unit project, but somewhat less. The Draft EIR called this alternative "environmentally superior." See Draft EIR Chapter 5.	Mix of the Medium Density Alternative, the City Water Alternative, and the No Project (Industrial Uses/Business Park) Alternative. See accompanying Supplemental Environmental Analysis for more information.	RHNA Transfer Alternative, Option A with impacts resembling those of the No Project (Industrial Uses/Business Park) Alternative. See Draft EIR Chapter 5 and the Housing Element program-level EIR.
Approval Actions Required	• General Plan Amendment • Zoning map and text amendment • CFD formation or alternative funding mechanism • Flood District agreement to request a surface water transfer, DWR approval, and conveyance agreement with the City of American Canyon or the City of Napa • Subdivision Map Act Compliance • Design Guidelines • Development Agreement or Phased Development Plan/Use Permit and Building Permits¹ • RWQCB final approval of RDIP • Grading permit • Encroachment permits (from the City and Caltrans)	Same as the developer's proposal, except the water purveyor would seek to purchase water from the City of Napa instead of approvals related to a surface water transfer. Ground water would be used as a backup source.	Same as the staff recommendation, but no General Plan Amendment or Water Supply Assessment approval would be required. LAFCO action would be required for the City of Napa Water Department to serve customers outside the City boundaries. Reduced site remediation per RWQCB requirements.

¹ The proposed zoning would allow 202 dwelling units "by right," meaning they could be constructed with a building permit but no use permit, development agreement, or other discretionary approval. The 202 units would have to comply with design guidelines adopted for the site and meet certain other minimum standards and mitigation requirements. Any units beyond the 202 would require (discretionary) approval of a development plan.

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	- Approval of Water Supply Assessment - Department of Public Health approval for groundwater use - Possible approvals from the State PUC, DFG and the US Army COE and USFWS		
Publicly Accessible Open Space & Amenities	56 acres of public parks, open spaces, and wetlands; a 0.8 mile segment of the Napa River trail with a bridge connection to Kennedy Park; community facilities including a transit center, interpretive nature center, boat house, public safety building, café/visitor pavilion, and drydock theatre.	27.3 acres of public parks and open spaces; a 0.8 mile segment of the Napa River trail with an at-grade connection to Kennedy Park if the adjoining property owner grants an easement; community facilities including a transit center, boat house, café/visitor pavilion, and drydock theatre.	“Common use space” as required by zoning district. Other open space unknown.
Off-site Improvements	- Bay Trail Connection - Kaiser Road Improvements - Street “A” Improvements - Anselmo Court connection - Bridge connection to Kennedy Park - Water supply pipeline - Off-site mitigation measures “Fair share” payment to other off-site measures - School site donation - Funding for off-site improvements by NSD and other service providers	- Bay Trail Connection - Kaiser Road Improvements - Street “A” Improvements - Anselmo Court connection - At grade connection to Kennedy Park if adjoining property owner agrees - Off-site mitigation measures “Fair share” payment to other off-site measures - Funding for off-site improvements by NSD and other service providers	Off-site mitigation measures and “fair share” payment to other off-site measures uncertain.
General Plan Amendment Requested	The text and illustrations in the existing Napa County General Plan (as amended through June 23, 2009) are proposed for amendment as shown below via tracked changes. A. INTRODUCTION AND SUMMARY 1. p. SV-2, revise the first bullet about the 2008 General Plan Update to read as follows: Re-designated about 230 acres of Industrial land immediately south of the City of Napa as a “Study Area,” indicating the need for additional study to determine the appropriateness of the area for nonindustrial uses. (Approximately 20 135 acres at the Napa Pipe site were subsequently identified as a housing site in the 2009	The text and illustrations in the existing Napa County General Plan (as amended through June 23, 2009) are proposed for amendment as shown below via tracked changes. D. INTRODUCTION AND SUMMARY 4. p. SV-2, revise the first bullet about the 2008 General Plan Update to read as follows: Re-designated about 230 acres of Industrial land immediately south of the City of Napa as a “Study Area,” indicating the need for additional study to determine the appropriateness of the area for nonindustrial uses. (Approximately 20 63 acres at the Napa Pipe site were	None required.

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	Housing Element Update re-designated Napa Pipe Mixed Use.) 2. p. SV-4, revise the second bullet about Conservation to read as follows: • Prioritizes the use of available groundwater for agricultural and rural residential uses, rather than urban uses, with the exception of areas that (1) have previously been urbanized, (2) have been or are designated “study area” in the General Plan Agricultural Preservation & Land Use Element, (3) have established groundwater usage; and (4) demonstrate the sufficiency of on-site groundwater supplied to meet on-site water demands without adversely affecting the availability of groundwater for agricultural and rural residential use. 3. p. SV-5 – Modify the last paragraph under the “Housing Element” heading to read as follows: The 2004 Housing Element Update provided the information and analysis required by statute, identified 14 sites that were zoned for high density multi-family housing, and memorialized agreements with the cities of Napa and American Canyon whereby the two cities accepted some of the County’s state-mandated housing requirements in exchange for annexations and/or other considerations. The Housing Element was the only element that was not updated in the course of the 2008 General Plan Update, and was instead updated in 2009. The 2009 Housing Element Update eliminated three of the sites identified for high density housing in the prior version, and instead identified 20 acres of the approximately 150-acre Napa Pipe site as a location for high-density housing. Subsequent amendments to the Agricultural Preservation & Land Use Element ensured that the entire portion of the Napa Pipe site outside of Airport Land Use Compatibility Plan Zone D could be used for high-density housing consistent with the Napa Pipe Mixed Use designation. B. AGRICULTURAL PRESERVATION & LAND USE ELEMENT	subsequently identified as a housing site in the 2009 Housing Element Update re-designated Napa Pipe Mixed Use.) 5. p. SV-5 – Modify the last paragraph under the “Housing Element” heading to read as follows: The 2004 Housing Element Update provided the information and analysis required by statute, identified 14 sites that were zoned for high density multi-family housing, and memorialized agreements with the cities of Napa and American Canyon whereby the two cities accepted some of the County’s state-mandated housing requirements in exchange for annexations and/or other considerations. The Housing Element was the only element that was not updated in the course of the 2008 General Plan Update, and was instead updated in 2009. The 2009 Housing Element Update eliminated three of the sites identified for high density housing in the prior version, and instead identified 20 acres of the approximately 150-acre Napa Pipe site as a location for high-density housing. Subsequent amendments to the Agricultural Preservation & Land Use Element identified a portion of the Napa Pipe site property as the location for high-density housing consistent with the Napa Pipe Mixed Use designation. E. AGRICULTURAL PRESERVATION & LAND USE ELEMENT 11. p. AG/LU-2 – Revise the table of contents to reference the Napa Pipe Mixed Use policies. 12. p. AG/LU-18 – Revise Policy AG/LU-25 to read as follows: The County opposes the creation of new special districts planned to accommodate new residential developments outside existing urbanized areas, except as specified in the Housing Element or as permitted within the Napa Pipe Mixed Use designation. 13. p. AG/LU-21 – Revise the heading preceding Policy AG/LU-36 to read as follows:	

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	1. p. AG/LU-2 – Revise the table of contents to reference the Napa Pipe Mixed Use policies. 2. p. AG/LU-18 – Revise Policy AG/LU-25 to read as follows: The County opposes the creation of new special districts planned to accommodate new residential developments outside existing urbanized areas, except as specified in the Housing Element <u>or as permitted within the Napa Pipe Mixed Use designation.</u> 3. p. AG/LU-21 – Revise the heading preceding Policy AG/LU-36 to read as follows: COMMERCIAL, INDUSTRIAL, <u>NAPA PIPE MIXED USE</u>, AND STUDY AREA LAND USE POLICIES 4. p. AG/LU-21 – Add a new Policy AG/LU-41 as follows: <u>Notwithstanding any other standard to the contrary, the following standards shall apply to lands designated as Napa Pipe Mixed Use on the Land Use Map of this General Plan. Lands designated Napa Pipe Mixed Use are identified as Assessor’s Parcel Numbers 046-400-030 and 046-412-005, with the exception of a 19-acre area within Assessor’s Parcel Number 046-400-030, which is designated as a Study Area.</u> a) <u>Intent: The designation provides for flexibility in the development of land, allowing either industrial, or commercial and residential uses. This designation is intended to be applied only to the Napa Pipe site in the unincorporated area south of the city of Napa where sufficient infrastructure may be available or readily constructed to support this type of development.</u> b) <u>General Uses: Uses allowed in the Urban</u>	COMMERCIAL, INDUSTRIAL, <u>NAPA PIPE MIXED USE</u>, AND STUDY AREA LAND USE POLICIES 14. p. AG/LU-21 – Add a new Policy AG/LU-41 as follows: <u>Notwithstanding any other standard to the contrary, the following standards shall apply to lands designated as Napa Pipe Mixed Use on the Land Use Map of this General Plan. Lands designated Napa Pipe Mixed Use are identified as Assessor’s Parcel Number 046-412-005.</u> f) <u>Intent: The designation provides for flexibility in the development of land, allowing either industrial, or commercial and residential uses. This designation is intended to be applied only to the Napa Pipe site in the unincorporated area south of the city of Napa where sufficient infrastructure may be available or readily constructed to support this type of development.</u> g) <u>General Uses: Uses allowed in the Urban Residential, Commercial, and Industrial land use categories may be permitted. Office uses may also be permitted as principal uses.</u> h) <u>Minimum Parcel Size: Parcel sizes shall be as set forth in an approved development plan for the Napa Pipe Mixed Use designation, provided that the County shall allow 202 owner-occupied or rental units by right pursuant to Housing Element Program H-4e.</u> i) <u>Maximum Residential Density: No more than 700 total dwelling units (945 with state required density bonus) shall be allowed within the Napa Pipe Mixed Use designation, with an estimated population of 1,540 (or 2,079) persons.</u>	

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	<u>Residential, Commercial, and Industrial land use categories may be permitted. Office uses may also be permitted as principal uses.</u> c) <u>Minimum Parcel Size: Parcel sizes shall be as set forth in an approved development plan for the Napa Pipe Mixed Use designation, provided that the County shall allow between 152 and 202 owner-occupied or rental units by right within the 20-acre portion of the Napa Pipe site that is rezoned pursuant to Housing Element Program H-4e.</u> d) <u>Maximum Residential Density: No more than 2,050 total dwelling units shall be allowed within the Napa Pipe Mixed Use designation, with an estimated population of [insert] persons.</u> e) <u>Maximum Non-Residential Building Density: No more than a total gross floor area of 250,000 square feet of enclosed non-residential uses shall be allowed within the Napa Pipe Mixed Use designation. In addition, one hotel with no more than 150 suites and associated uses such as meeting space and spa, and up to 150 total units within continuing care retirement and assisted living or similar special use facilities for seniors shall be permitted, and shall not be included in the calculation of total gross floor area or total dwelling units.</u> 5. p. AG/LU-28 – Revise Policy AG/LU-52 as follows: The following standards shall apply to lands designated as Study Area on the Land Use Map of this General Plan. Intent: This designation allows industrial uses to continue	j) <u>Maximum Non-Residential Building Density: No more than a total gross floor area of 140,000 square feet of enclosed non-residential uses shall be allowed within the Napa Pipe Mixed Use designation. In addition, one hotel with no more than 150 suites and associated uses such as meeting space and spa, and up to 150 total units within continuing care retirement and assisted living or similar special use facilities for seniors shall be permitted, and shall not be included in the calculation of total gross floor area or total dwelling units.</u> 15. p. AG/LU-28 – Revise Policy AG/LU-52 as follows: The following standards shall apply to lands designated as Study Area on the Land Use Map of this General Plan. Intent: This designation allows industrial uses to continue pursuant to existing zoning, but signals the need for further site- or area-specific planning to assess the potential for a mix of uses in this area, including multi-family housing. Zoning to allow multi-family housing shall be permitted in this designation only to the extent provided for in the Housing Element until further planning and amendment of this section of the General Plan is undertaken to revise the list of permitted uses, densities, and intensities provided below. The Study Area designation is intended to be applied only to the <u>portion of the Napa Pipe site that is not designated Napa Pipe Mixed Use</u> and the Boca/Pacific Coast parcels in the unincorporated area south of the City of Napa, where sufficient infrastructure may be available to support mixed-use development. General Uses: All uses allowed in the Industrial land use category may be permitted. (Multi-family housing is permitted on sites identified in the Housing Element.) Minimum Parcel Size: Parcel sizes shall be as established for the Industrial designation, except on sites identified for	

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	pursuant to existing zoning, but signals the need for further site- or area-specific planning to assess the potential for a mix of uses in this area, including multi-family housing. Zoning to allow multi-family housing shall be permitted in this designation only to the extent provided for in the Housing Element until further planning and amendment of this section of the General Plan is undertaken to revise the list of permitted uses, densities, and intensities provided below. The Study Area designation is intended to be applied only to the <u>approximately 19-acre portion of the</u> Napa Pipe site <u>that is not designated Napa Pipe Mixed Use</u> and the Boca/Pacific Coast parcels in the unincorporated area south of the City of Napa, where sufficient infrastructure may be available to support mixed-use development. General Uses: All uses allowed in the Industrial land use category may be permitted. (Multi-family housing is permitted on sites identified in the Housing Element.) Minimum Parcel Size: Parcel sizes shall be as established for the Industrial designation, except on sites identified for multifamily housing in the Housing Element, where no minimum parcel sizes shall apply. Maximum Minimum Building Density: Maximum building intensity shall be as established for the Industrial designation. (Multi-family housing shall be permitted at a density of 20 dwelling units per acre on sites identified in the Housing Element.) 6. p. AG/LU-52 – Amend the map of South County Industrial Areas to show the new Napa Pipe Mixed-Use designation at Napa Pipe (except on the 19-acre portion that remains Study Area), and eliminate “Study Area” from the text bubble identifying Napa Pipe. 7. p. AG/LU-53 – Modify the paragraph about the Napa Pipe Property as follows: Napa Pipe Property – Napa Pipe is located on an	multifamily housing in the Housing Element, where no minimum parcel sizes shall apply. Maximum Minimum Building Density: Maximum building intensity shall be as established for the Industrial designation. (Multi-family housing shall be permitted at a density of 20 dwelling units per acre on sites identified in the Housing Element.) 16. p. AG/LU-52 – Amend the map of South County Industrial Areas to show the new Napa Pipe Mixed-Use designation at Napa Pipe (except on the portion that remains Study Area). 17. p. AG/LU-53 – Modify the paragraph about the Napa Pipe Property as follows: Napa Pipe Property – Napa Pipe is located on an approximately 150-acre site that was purchased by new owners who filed and application is proposed for a mixed-use development with a substantial residential component, including affordable housing. Current tenants on the Napa Pipe site are principally involved in storage, distribution, and light assembly, and there are few heavy industrial users. Napa Pipe is subject to airport overflights and is bordered by the Napa River, wetlands, and the Napa Valley Corporate Park (in the City of Napa). The site is accessible via Kaiser Road and Napa Valley Corporate Drive. 18. p. AG/LU-66 – Modify Table AG/LU-B General Plan & Zoning: For Use in Considering Changes in Zoning, to include the Napa Pipe Mixed Use designation with the following corresponding zoning designations: Napa Pipe Mixed Use Residential Waterfront and Napa Pipe Industrial Park Waterfront. 19. p. AG/LU-67 of the General Plan (Figure Ag/LU-3: Land Use Map), show the Napa Pipe Mixed Use designation at Napa Pipe (except on the portion that remains Study Area) and adjust the boundaries of incorporated cities to reflect any annexations that have occurred since the last time the map was revised.	

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	approximately 150-acre site that was purchased by new owners who filed and application is proposed for a mixed-use development with a substantial residential component, including affordable housing. Current tenants on the Napa Pipe site are principally involved in storage, distribution, and light assembly, and there are few heavy industrial users. Napa Pipe is subject to airport overflights and is bordered by the Napa River, wetlands, and the Napa Valley Corporate Park (in the City of Napa). The site is accessible via Kaiser Road and Napa Valley Corporate Drive. 8. p. AG/LU-66 – Modify Table AG/LU-B General Plan & Zoning: For Use in Considering Changes in Zoning, to include the Napa Pipe Mixed Use designation with the following corresponding zoning designations: Napa Pipe Mixed Use Residential, Napa Pipe Mixed Use Residential Waterfront, Napa Pipe Industrial Park, and Napa Pipe Industrial Park Waterfront. 9. p. AG/LU-67 of the General Plan (Figure Ag/LU-3: Land Use Map), show the Napa Pipe Mixed Use designation at Napa Pipe (except on the 19-acre portion that remains Study Area) and adjust the boundaries of incorporated cities to reflect any annexations that have occurred since the last time the map was revised. 10. pp. AG/LU-71 – 74 -- Amend Policy Ag/LU-119, which outlines the County’s Growth Management System, as follows: The following is the Growth Management System for Napa County: 1) Introduction The Growth Management System Element of the Napa County General Plan was adopted as required by Slow Growth Initiative Measure A, approved by the voters in 1980. The Board of Supervisors made the implementation of Measure A a matter of high priority. The Conservation, Development and Planning Department was given primary responsibility to	F. CONSERVATION ELEMENT 2. p. CON-40 – Revise Policy CON-51 as follows: Recognizing that groundwater best supports agricultural and rural uses, the County discourages urbanization requiring net increases in groundwater use and discourages incorporated jurisdictions from using groundwater except in emergencies or as part of conjunctive-use programs that do not cause or exacerbate conditions of overdraft or otherwise adversely affect the County’s groundwater resources. <u>Within the Napa Pipe site, groundwater may be used to serve the redevelopment of the site, preferably as part of a conjunctive use program, provided that a Water Supply Assessment or similar analysis demonstrates the sufficiency and reliability of on-site groundwater supplies to meet on-site water demands without adversely affecting groundwater supplies for nearby agricultural or rural residential uses.</u>	

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	prepare a Growth Management System which satisfied both the intent and letter of Measure A, while at the same time limiting government controls. Before expiration of Measure A in December 2000, the Board of Supervisors reaffirmed the policies of Measure A and the establishment of a housing allocation program, when it passed Ordinance No. 1178 on November 28, 2000. The Growth Management System Element was combined with the Agricultural Preservation & Land Use Element in the 2008 General Plan Update, and the Growth Management System was simplified in 2009 concurrent with adoption of the 2009 Housing Element Update. The Napa County Growth Management System provides that the annual number of new housing units in the unincorporated area of the County of Napa shall be allocated so as to allow an annual population growth rate that shall not exceed the annual population growth rate of the nine Bay Area counties (Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Sonoma, and Solano) over the prior 5-7 years, provided that the annual population growth rate limit shall not exceed one percent in the County of Napa (adjusted for annexations and incorporations). The annual allocation of building permits relates to permits for the construction of new residential units on a site. It does not affect permits related to rebuilding, remodeling, renovating, or enlarging existing units, moving an existing dwelling from one unincorporated site to another unincorporated site, or units exempted from the Growth Management System as specified below. 2) Annual Growth Rate Calculation The annual allocation of residential building permits, until next updated, will be 115, not counting exempted/grandfathered units. This allocation was determined by reviewing population data derived from the U.S. Census by Claritas Inc. The 2008 population of unincorporated Napa County (29,666) was multiplied by 0.01 to allow for a 1% growth rate, and divided by the estimated household size (2.57). The annual allocation of 115 units		

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	represents a change from the prior allocation (114 units) and from the original allocation (109 units) put in place when the Growth Management System was first adopted. 3) Review Following Census The Board of Supervisors shall modify the Growth Management System and related ordinances based on data from the 2010 Census and each time the Housing Element is updated, or more frequently if so desired by the Board. In setting the annual number of new housing units allocated, the Board of Supervisors shall use the most recent census and other relevant data provided by the U.S. Census, the Association of Bay Area Governments, the California Department of Finance’s Demographic Research Unit or similar sources. The annual limit shall be set by multiplying the population of unincorporated Napa County by 0.01 and then dividing by the number of persons per household. The calculation may be adjusted to reflect the vacancy rate of year round housing units, and shall include comparison to the average annual growth rate for the nine Bay Area counties over the prior 5-7 years (if less than 1%). In no instance shall the new annual limit be less than the prior limit if the units are required to meet the County’s Regional Housing Needs Allocation, except as warranted by the occurrence of annexations or incorporations since the prior calculation. 4) Building Permit Allocation A) <u>Regulated building types are divided into the following four categories:</u> 1) Category 1 is a single dwelling built by or for a permit holder (owner/builder or his contractor) who is building only one dwelling unit per year. 2) Category 2 is any type of dwelling which requires no discretionary review, but the permit holder is building more than one dwelling unit per year. A good example would		

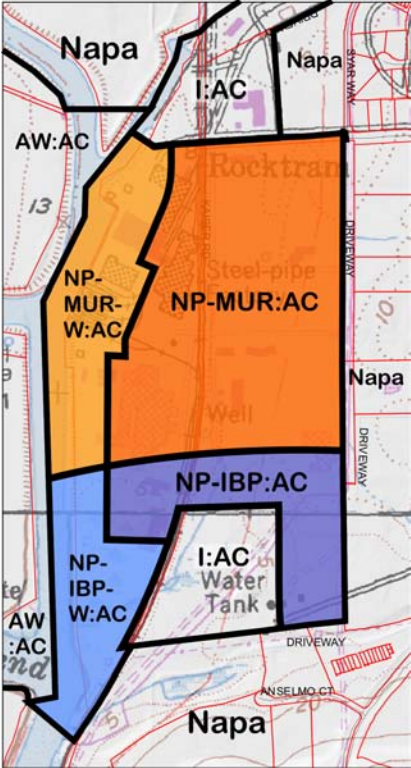
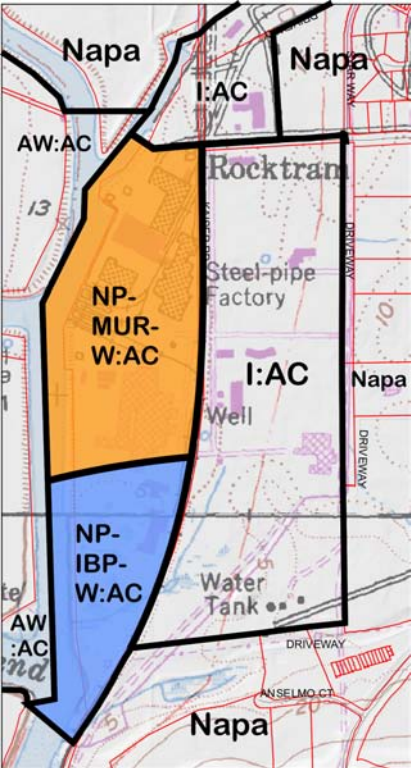
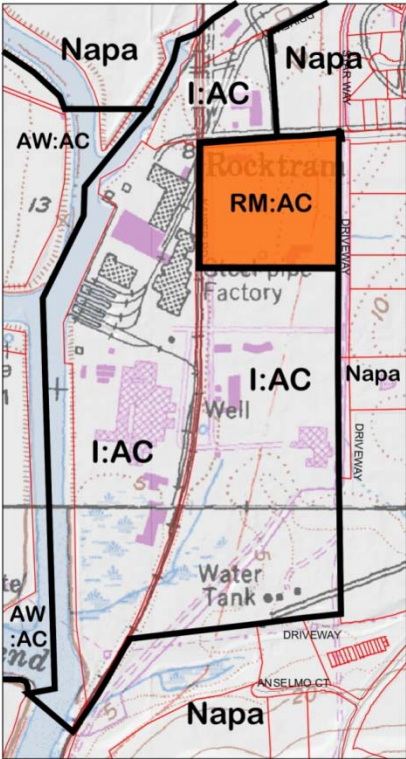
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	be the small-scale builder using existing lots. 3) Category 3 is any type of residential project for 2 or more dwelling units which require discretionary review (e.g., subdivision, parcel map, use permit). A large-scale housing project would be a good example. 4) Category 4 is housing which is affordable to persons with moderate or below moderate income as described further below. This category would require a deed restriction and/or an agreement signed by the developer; the agreement shall contain guarantees that the dwelling units would be affordable to persons of moderate or below moderate income for at least forty years. B) <u>Exempted Development:</u> The following types of construction are exempt from the provisions of the Growth Management System: 1) Industrial. 2) Commercial. 3) Commercial Residential (rental for less than a thirty-day period). 4) Replacement housing (on the same site as a pre-existing unit which has been removed, demolished or burned within the past year). 5) Relocation of existing units within the unincorporated area, (not including units relocated from within other jurisdictions). 6) Additions, renovations, and refurbishments of existing dwelling units.		

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	7) Dwelling units located within the jurisdiction of other agencies. 8) Accessory buildings of any type (except dwelling units). 9) Guest cottages. 10) Dwelling units for which building permit applications were filed by July 28, 1981. 11) Dwelling units covered by development agreements approved prior to July 28, 1981. 12) Dwelling units covered by both use permits and development plans approved prior to July 28, 1981 [i.e., Silverado (280 D.U.), Meadowood (7 D.U.), and Villa Berryessa MHP (96 D.U.).] 13) Second units exempted pursuant to Gov. Code Sec. 65852.2. 14) <u>Dwelling units in the Napa Pipe Mixed-Use designation authorized by a phased development plan and a development agreement that provides for affordable and market-rate housing, including housing appropriate for the Napa County workforce.</u> C) <u>[Reserved.]</u> D) <u>Carry Forward of Annual Allocations:</u> When an annual allocation has not been used, the remainder may be carried over three years, except for Category 4 permits, which shall carry over indefinitely. Category 1, 2, and 3 permits which expire after three years shall become Category 4. E) <u>“Affordable” Housing:</u> At least 15% of the annual		

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	building permit allocation each year shall be in Category 4, and shall be affordable for purchase or rental by persons with moderate or below moderate income. “Affordable” means the housing cost shall not exceed 30% of the stated minimum household income adjusted for family size appropriate for the unit. Income information provided annually by the Federal Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD) shall be used to determine the area median income. “Moderate” means up to 120 percent of the area median income applicable to Napa County, adjusted for family size by HCD in accordance with adjustment factors published and annually updated by HUD. Affordable housing can be of any type (detached or attached single-family, multiple family, mobile home, manufactured home, live/work loft, or other in a residential or mixed-use zone). It is estimated that mobile homes, manufactured homes, multiple family homes, and farm labor housing will meet the affordability criteria more readily than other types of dwellings. Development of affordable housing pursuant to Category 4 in the Growth Management System requires a deed restriction and/or written agreement with the County prior to issuance of the building permits F) <u>Lottery for Distributing Building Permits:</u> In order to distribute the shares of the annual allocation to ensure fairness to all applicants, the following two-step distribution system is recommended: In the first step, building permits would be issued on a first-approved, first-served basis until all the permits in that allocation period for that category		

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	have been used. When the demand for permits in any category exceeds the supply available, a lottery, shall be initiated. In the second step, permits are issued on the basis of a lottery. Building permit applications enter a lottery when they: i) Are approved for issuance of a building permit; but ii) The applicable annual allocation has been used up, and iii) The backlog of approved applications exceeds the next available allocation of permits. Lotteries, when necessary, would be by category with one lottery for Category 1 and 2 combined, one for Category 3, and one for Category 4. Lotteries shall be held annually until a backlog is eliminated, and shall be for single permits, drawn one at a time in January or later if necessary. C. CONSERVATION ELEMENT 1. p. CON-40 – Revise Policy CON-51 as follows: Recognizing that groundwater best supports agricultural and rural uses, the County discourages urbanization requiring net increases in groundwater use and discourages incorporated jurisdictions from using groundwater except in emergencies or as part of conjunctive-use programs that do not cause or exacerbate conditions of overdraft or otherwise adversely affect the County’s groundwater resources. <u>Because permitted development at the Napa Pipe site under the Napa Pipe Mixed Use designation would involve reuse of an existing urbanized area that has historically used groundwater, it would not result in urbanization.</u> Therefore, within the Napa Pipe site, groundwater may be used as part of a conjunctive-		

	Developer’s Proposal	Staff Recommendation	Housing Element Alternative
	use program provided that the use of groundwater does not exceed historic levels and a water supply assessment demonstrates the long term reliability of this water source in accordance with all applicable laws. <u>Therefore, within the Napa Pipe site, groundwater may be used to serve the redevelopment of the site, provided that a Water Supply Assessment or similar analysis demonstrates the sufficiency and reliability of on-site groundwater supplies to meet on-site water demands without adversely affecting groundwater supplies for nearby agricultural or rural residential uses.</u>		

	Developer's Proposal	Staff Recommendation	Housing Element Alternative
Zoning Map Amendment Requested			
Zoning Text Amendment Requested	ORDINANCE NO. _____ AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, ADDING CHAPTER 18.66 TO THE NAPA COUNTY CODE CREATING THE NAPA PIPE ZONING DISTRICT; REZONING CERTAIN PARCELS WITHIN THE UNINCORPORATED AREA OF THE COUNTY OF	ORDINANCE NO. _____ AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, ADDING CHAPTER 18.66 TO THE NAPA COUNTY CODE CREATING THE NAPA PIPE ZONING DISTRICT, REZONING ASSESSOR'S PARCEL NO. 046-412-005 WITHIN THE UNINCORPORATED AREA OF THE COUNTY OF NAPA	ORDINANCE NO. _____ AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF NAPA, STATE OF CALIFORNIA, AMENDING PORTIONS OF CHAPTER 18.60 (RESIDENTIAL MULTIPLE DISTRICT) AND ADDING A 20 ACRE PORTION OF THE NAPA PIPE SITE TO THE RM DISTRICT AS CALLED FOR IN THE 2009 HOUSING ELEMENT OF THE NAPA COUNTY GENERAL

	Developer’s Proposal	Staff Recommendation	Housing Element Alternative
	NAPA FROM THE INDUSTRIAL:AIRPORT COMPATIBILITY (I:AC) TO THE NAPA PIPE ZONING DISTRICT:AIRPORT COMPATIBILITY (NP:AC) AND THE NAPA PIPE PRINCIPAL DISTRICTS WHEREAS, the purpose of this ordinance is to effect the rezoning of a 135 acre former industrial site at 1025 Kaiser Road in unincorporated Napa County. The site is commonly referred to as Napa Pipe site. The site is comprised of 2 parcels, being APN 046-412-005 (63 acres) and 046-400-030 (91 acres). Nineteen acres of APN 046-400-030 are not being rezoned at this time. Both parcels are currently designated as “Study Area” in the 2008 General Plan Update and zoned I:AC (Industrial-Airport Compatibility); and WHEREAS, a development project has been proposed for the Napa Pipe site, encompassing the phased development of a high density residential neighborhood containing low-rise and mid-rise housing, public open space, neighborhood-serving retail and restaurants, a condominium hotel and a new business park with research and development, light industrial/warehousing and office space. A rezoning of the Napa Pipe site is necessary to allow the project to proceed, and the project also involves a General Plan amendment and other project-specific approvals; and WHEREAS, under the 2008 General Plan Update the Napa Pipe site was designated as “Study Area”, which requires additional site specific planning and a General Plan amendment prior to reuse of the site for	FROM THE INDUSTRIAL:AIRPORT COMPATIBILITY (I:AC) TO THE NAPA PIPE ZONING DISTRICT:AIRPORT COMPATIBILITY (NP:AC), AND SPECIFYING CONDITIONS OF APPROVAL FOR FUTURE DEVELOPMENT IN THE NAPA PIPE ZONING DISTRICT WHEREAS, the purpose of this ordinance is to effect the rezoning of a 63 acre parcel (APN 046-412-005) comprising a portion of the former industrial site commonly referred to as Napa Pipe at 1025 Kaiser Road in unincorporated Napa County. Adjacent parcel APN 046-400-030 (91 acres), which comprises the balance of the Napa Pipe site, would not be rezoned. The Napa Pipe site in its entirety is currently designated as “Study Area” in the Napa County General Plan and zoned I:AC (Industrial-Airport Compatibility); and WHEREAS, a development project has been proposed for 135 acres of the Napa Pipe site, encompassing the phased development of a high density residential neighborhood containing low-rise and mid-rise housing, public open space, neighborhood-serving retail and restaurants, a condominium hotel and a new business park with research and development, light industrial/warehousing and office space; and WHEREAS, the County desires to facilitate a 63-acre portion of the proposal by rezoning a portion of the Napa Pipe site, amending the Napa County General Plan, and setting the stage for other project-specific approvals; and	PLAN WHEREAS, the purpose of this ordinance is to amend portions of Chapter 18.60 (Residential Multiple District) and to effect the rezoning of a 20 acre former industrial site at 1025 Kaiser Road in unincorporated Napa County. The 20 acre site is a portion of a 91 acre parcel (APN 046-400-030) that in combination with an adjoining 63 acre parcel is commonly referred to as Napa Pipe site; and WHEREAS, the 20 acre site is currently zoned I:AC (Industrial-Airport Compatibility) and is designated as a “Study Area” in the Napa County General Plan; and WHEREAS, the 2008 General Plan Update identified the Napa Pipe site as an existing urbanized area adjacent to the City of Napa which should be considered for revitalization and reuse by a mix of uses via site specific planning (Policy AG/LU-94); and WHEREAS, Program H-4e of the Housing Element of the General Plan calls for the County to rezone 20 acres of the Napa Pipe site to allow housing development at a minimum density of 20 dwelling units per acre for 304 dwelling units, allowing 152 and 202 owner-occupied or rental dwelling units by right (i.e., without a use permit or other discretionary approval except subdivision approval if required) with associated public open space and neighborhood serving retail; and

	Developer’s Proposal	Staff Recommendation	Housing Element Alternative
	anything except 304 dwellings with accessory uses or currently allowed industrial development; and	WHEREAS , under the Napa County 2008 General Plan Update the Napa Pipe site was designated as “Study Area”, which required additional site specific planning and a General Plan amendment prior to reuse of the site for anything except uses allowed under the site’s industrial zoning; and	WHEREAS , the Board of Supervisors desires to implement Program H-4e of the Housing Element and rezone a 20 acre portion of the Napa Pipe site; and
	WHEREAS , to the extent specific amendments to the General Plan are necessary for this zoning ordinance to be consistent therewith, in accordance with Chapter 4, Title 7 of the Government Code (commencing with Section 65800), such General Plan amendments are being made concurrently herewith by separate resolution; and	WHEREAS , under the Housing Element Update adopted in June 2009, the General Plan was amended to require rezoning of at least 20 acres of the site to allow up to 304 dwellings at densities of 20 dwelling units per acre, with between 152 and 202 of the dwelling units by right, plus open space and neighborhood supporting uses; and	WHEREAS , the proposed rezoning would affect a portion of the Napa Pipe site that does not require remediation for hazardous materials and the City of Napa has offered to work with the County to provide urban services to the 20-acre site; and
	WHEREAS , the Board of Supervisors desires the proposed project to move forward and finds it appropriate to rezone the Napa Pipe site to allow for the proposed uses as set forth in this zoning ordinance; and	WHEREAS , to the extent specific amendments to the General Plan are necessary for this zoning ordinance to be consistent therewith, in accordance with Chapter 4, Title 7 of the Government Code (commencing with Section 65800), such General Plan amendments are being made concurrently herewith by separate resolution; and	WHEREAS , prior to the consideration and adoption of this ordinance, the noticing requirements of County Code Section 18.136.040 were complied with.
	WHEREAS , by a concurrent separate resolution, the Board has complied with the requirements of the California Environmental Quality Act by considering and certifying the Napa Pipe Final Environmental Impact Report which analyzed this proposed ordinance prior to its adoption; and	WHEREAS , the Board of Supervisors desires to rezone the Napa Pipe site to allow for the proposed uses as set forth in this zoning ordinance; and	NOW, THEREFORE , the Board of Supervisors of the County of Napa, State of California, ordains as follows:
	WHEREAS , prior to the consideration and adoption of this ordinance, the noticing requirements of County Code Section 18.136.040 were complied with.	WHEREAS , by a earlier and separate resolution, the Board has complied with the requirements of the California Environmental Quality Act by considering and certifying the Napa Pipe Final Environmental Impact Report and making required findings; and	SECTION 1. Chapter 18.60 (RM Residential Multiple District) of the Napa County Code is amended to read in full as follows:
	NOW, THEREFORE , the Board of Supervisors of the County of Napa, State of California, ordains as follows:	WHEREAS , prior to the consideration and adoption of this	Chapter 18.60 RM RESIDENTIAL MULTIPLE DISTRICT
	SECTION 1. Section 18.12.010 (Establishment of zoning districts) of Chapter 18.12 (Establishment of Zoning Districts) of the		Sections:
			18.60.010 Intent of classification.
			18.60.020 Uses allowed without a use permit.
			18.60.030 Uses permitted upon grant of a use permit.
		18.60.040 Application for use permit—Requirements—Conveyance during processing.	
		18.60.050 Development plan revision.	
		18.60.060 Filing development plans.	
		18.60.070 Density limitations—Commission to determine.	
		18.60.080 Distances between buildings.	

	Developer’s Proposal	Staff Recommendation	Housing Element Alternative																																																																																															
	Napa County Code is amended to read in full as follows: 18.12.010 Establishment of zoning districts. The unincorporated area of the county of Napa is divided into zoning districts, each of which is designated in this section, and each of which is identified for convenience by the letters indicated:	ordinance, the noticing requirements of County Code Section 18.136.040 were complied with. NOW, THEREFORE , the Board of Supervisors of the County of Napa, State of California, ordains as follows: SECTION 1. Section 18.12.010 (Establishment of zoning districts) of Chapter 18.12 (Establishment of Zoning Districts) of the Napa County Code is amended to read in full as follows: 18.12.010 Establishment of zoning districts. The unincorporated area of the county of Napa is divided into zoning districts, each of which is designated in this section, and each of which is identified for convenience by the letters indicated:	18.60.090 Special yard requirements. 18.60.100 Common use space. 18.60.110 Other regulations applicable. 18.60.010 Intent of classification. The RM district classification is intended to provide, in areas of the county otherwise suitable for RS zoning, for the development of multiple-family dwelling units in areas of the county unsuitable for agriculture . RM zoning districts will be located within established urban areas that are served by an adequate public road system and are provided with publicly owned water and sewage disposal systems and normal municipal services. 18.60.020 Uses allowed without a use permit. The following uses shall be allowed in all RM districts without a use permit: A. One single-family dwelling unit per legal lot; B. <u>Up to two hundred two units of multifamily housing at densities of twenty dwelling units per acre when located on sites identified in the county’s Housing Element provided that the housing is consistent with design guidelines adopted by the commission and incorporates appropriate mitigation measures;</u> CB. Family day care homes (small); DE. Family day care homes (large) subject to Section 18.104.070; ED. Residential care facilities (small); FE. Minor antennas meeting the requirements of Sections 18.119.240 through 18.119.260; <u>and</u> GF. Telecommunication facilities, other than satellite earth stations, which consist solely of wall-mounted antenna and related interior equipment and meet the performance standards specified in Section 18.119.200, provided that prior to issuance of any building permit, or the commencement of the use if no building permit is required, the director or his/her designee has issued a site plan approval pursuant to Chapter 18.140; and HG. Farmworker housing providing accommodations for six or fewer employees and otherwise consistent with Health and Safety Code Section 17021.5 or successor provisions, subject to the conditions set forth in Sections 18.104.300 and 18.104.310, as applicable. 18.60.030 Uses permitted upon grant of a use permit.																																																																																															
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Division 1 General		Chapter 18.66		18.60.040 Application for use permit—Requirements—Conveyance during processing.																																						
18.66.010 Intent.		NP Napa Pipe Zoning District		A. Within the RM district, application for a use permit under Section 18.124.020 shall be accompanied by a development plan as defined in Section 18.08.230. A use permit approved for an RM development shall comply with <u>subsection (A) of</u> Section 18.104.060 (A).																																						
18.66.020 Establishment and location of Napa Pipe principal zoning districts.		Sections:		B. Owners and developer shall sign the application.																																						
18.66.030 Development plan and design guidelines required.		Division 1 General		C. Conveyance of all or any portion of the land or any interest therein during processing of the application shall terminate all further proceedings.																																						
18.66.040 [Reserved]		18.66.010 Intent.																																								
18.66.050 Use limitations.		18.66.020 Establishment and location of Napa Pipe principal zoning districts.		18.60.050 Development plan revision.																																						
18.66.060 Housing allocation program.		18.66.030 Development plan and design guidelines required.		Revisions of development plans for RM developments shall comply with the provisions of <u>subsection (B) of</u> Section 18.104.060 (B).																																						
18.66.070 Common use/open space.		18.66.040 Use limitations.		18.60.060 Filing development plans.																																						
Division II Residential Zoning Districts (NP-MUR and NP-MUR-W)		18.66.050 Common use/open space.		Development plans for RM developments, when approved, shall be filed as provided in <u>subsection (C) of</u> Section 18.104.060 (C).																																						
18.66.080 Intent.		Division II Residential Zoning District (NP-MUR-W)		18.60.070 Density <u>limitations—Commission to determine.</u>																																						
18.66.090 Uses allowed without a use permit.		18.66.060 Intent.		The number of dwelling units to be permitted in any RM development shall be determined by the commission. In no event shall the																																						
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18.66.120 Height.		18.66.090 Density.																																								
18.66.130 Building and parking setbacks, landscaping, lot coverage, and lot size.		18.66.100 Lot size.																																								
18.66.140 Uses within enclosed structures.		18.66.110 Height.																																								
Division III Industrial/Business Park Zoning Districts (NP-IBP and NP-IBP-W)		18.66.120 Building and parking setbacks, landscaping, lot coverage, and lot size.																																								
18.66.150 Intent.																																										

	Developer’s Proposal		Staff Recommendation		Housing Element Alternative
	18.66.160	Uses allowed without a use permit.	18.66.130	Uses within enclosed structures.	density exceed twenty units per acre. The total number of residential units permitted at the Napa Pipe site (a portion of APN 046-400-030), including any units permitted pursuant to Section 18.60.020(B), shall not exceed three hundred four and shall be constructed at a minimum density of twenty units per acre.
	18.66.170	Uses permitted upon approval of a development plan.	Division III IBP-W)	Industrial/Business Park Zoning District (NP-IBP-W)	
	18.66.180	Uses permitted upon approval of a development plan and grant of a use permit.			
	18.66.190	Height.			
	18.66.200	Lot coverage.			
	18.66.210	Minimum lot size.			
	18.66.220	Landscaping, building and parking setbacks.			
	18.66.230	Uses within enclosed structures.			
	Division IV	General Standards	18.66.140	Intent.	18.60.080 Distances between buildings. A. Buildings in an RM development shall be separated by not less than twelve feet, except as hereinafter indicated in this section. B. Where an RM development consists of two or more detached dwelling units in a single row facing a side lot line, or in a double row facing a central court, the buildings shall be separated by not less than ten feet and the rear yard shall be not less than twelve feet.
	18.66.240	Parking (MUR districts).	18.66.150	Uses allowed without a use permit.	
	18.66.250	Parking (IBP districts).	18.66.160	Uses allowed upon approval of a development plan.	
	18.66.260	Shared parking (all NP districts).	18.66.170	Uses allowed upon approval of a development plan and grant of a use permit.	
	18.66.270	Bicycle parking.	18.66.180	Height.	
	18.66.280	Off-street freight loading and service vehicle spaces (all NP districts).	18.66.190	Lot coverage.	
	18.66.290	Signage (MUR districts).	18.66.200	Lot size.	
	18.66.300	Signage (IBP districts).	18.66.210	Landscaping, building and parking setbacks.	
	18.66.310	Street signage.	18.66.220	Uses within enclosed structures.	
	Division V	Reviews and Approvals	Division IV	General Standards	18.60.090 Special yard requirements. A. Where an RM development consists of two or more detached dwelling units in a single row facing a side lot line, the yard between the rear of the buildings and the other side lot line shall be not less than eight feet. The yard between the front of the building and the side lot line they face shall be not less than fourteen feet. B. Where an RM development consists of two or more detached dwelling units in a double row facing a central court, the yard between the rear of the buildings and the nearest side lot shall be not less than eight feet and the width of the central court shall be not less than twenty-four feet.
	18.66.320	Process for review and approval of development plan and design guidelines.	18.66.230	Parking.	
			18.66.240	Bicycle parking.	
			18.66.250	Off-street freight loading and service vehicle spaces.	
			18.66.260	Signage.	
		Division I General	Division V	Reviews and Approvals	18.60.100 Common use space. Not less than forty percent of the land area of the site of an RM development shall be reserved for common use space. Such space shall not be covered by buildings or parking improvements, but may include required setback and yard areas. Where practical, a suitably surfaced area exclusive of walkways shall be provided adjacent to and accessible from each dwelling unit.
18.66.010	Intent.	18.66.270	Process for review and approval of development plan and design guidelines.		
A.	The Napa Pipe and Napa Pipe principal district classifications are intended to apply in those areas of the county shown as "Napa Pipe" on the zoning map referenced in Section 18.12.020.				
B.	The Napa Pipe principal districts are intended to:	Division I.	General		
1.	Implement the goals, objectives, and policies of the General Plan;	18.66.010	Intent.		
2.	Establish the Napa Pipe district classifications to provide for development standards and specific project approvals, as well as a master planning process, and to facilitate the economical, efficient, and coordinated development of large areas of residential, commercial, or other non-residential zoned lands;	A.	The Napa Pipe and Napa Pipe principal district classifications are intended to apply in those areas of the county shown as “Napa Pipe” on the zoning map referenced in Section 18.12.020.		
3.	Allow deviation from standard zoning district regulations such as setbacks, lot area, lot coverage, and building height, while remaining consistent with design guidelines for the Napa Pipe district classifications	B.	The Napa Pipe principal districts are intended to:		
		1.	Implement the goals, objectives, and policies of the General Plan;		
		2.	Establish the Napa Pipe district classifications to provide for development standards and specific project approvals, and to facilitate		
				18.60.110 Other regulations applicable. The regulations shown for RM districts in the schedule of zoning district regulations, Section 18.104.010, shall apply to each structure and use of land within the residential multiple district.	
				SECTION 2. Approximately 20 acres located off 1025	

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	that encourage flexibility and creativity in building design and site planning, and promote a higher level of amenities beyond that expected in conventional developments; 4. Encourage a mix of different attached dwelling types and a variety of land uses which complement each other and which are compatible with existing and future surrounding uses; and, 5. Encourage development of a “walkable” neighborhood with high density housing types, limited neighborhood-serving commercial uses and adjoining industrial/business park uses, in a desirable relationship to planned common use space, cultural, recreational and other uses. C. The Napa Pipe principal districts are intended to build-out over time consistent with these development standards and specific project approvals, and to accommodate a limited list of possible interim uses prior to build-out. 18.66.020 Establishment and location of Napa Pipe principal zoning districts. The following four principal zoning districts (collectively, the "NP districts") are established for the purpose of implementing the Napa Pipe Project: Napa Pipe – Mixed Use Residential (NP-MUR); Napa Pipe – Mixed Use Residential Waterfront (NP-MUR-W); Napa Pipe – Industrial/<i>Business</i> Park (NP-<i>IBP</i>); and Napa Pipe – Industrial/<i>Business</i> Park Waterfront (NP-<i>IBP</i>-W). For purposes of this Chapter 18.66 only, the NP-MUR and NP-MUR-W districts are collectively referred to herein as the "MUR districts," and the NP-<i>IBP</i> and NP-<i>IBP</i>-W districts are collectively referred to as the "<i>IBP</i> districts." 18.66.030 Development plan and design guidelines required. Except for the uses specified in Sections 18.66.090 and 18.66.160, all development and uses within the NP districts shall be in accordance with an approved development plan and design guidelines. The development plan and design guidelines shall be processed and subject to approval as set forth in Section 18.66.320. A. The development plan shall ensure that adequate public facilities, including water, sewer, parks, schools, and other facilities are or will be available to serve the proposed development, without materially adversely affecting the existing public facilities serving surrounding developments. B. The development plan shall specify the permitted uses_of	the economical, efficient, and coordinated development of large areas of residential, commercial, or other non-residential zoned lands; 3. Allow deviation from standard zoning district regulations such as setbacks, lot area, lot coverage, and building height, while remaining consistent with design guidelines for the Napa Pipe district classifications that encourage flexibility and creativity in building design and site planning, and promote a higher level of amenities beyond that expected in conventional developments; 4. Provide for orderly development of publicly accessible open space adjacent to and near the Napa River and build-out of required site improvements and infrastructure; 5. Encourage a mix of different dwelling types and a variety of land uses which complement each other and which are compatible with existing and future surrounding uses; and, 6. Encourage development of a “walkable” neighborhood with high density housing types, limited neighborhood-serving commercial uses and adjoining industrial/business park uses, in a desirable relationship to planned common use space, cultural, recreational and other uses. C. The Napa Pipe principal districts are intended to build-out over time consistent with these development standards and specific project approvals, and to accommodate a limited list of possible interim uses prior to build-out. 18.66.020 Establishment and location of Napa Pipe principal zoning districts. The following two principal zoning districts (collectively, the “NP districts”) are established for the purpose of implementing the Napa Pipe Project: Napa Pipe – Mixed Use Residential Waterfront (NP-MUR-W) and Napa Pipe – Industrial/<i>Business</i> Park Waterfront (NP-<i>IBP</i>-W). For purposes of this Chapter 18.66 only, the NP-MUR-W district is referred to herein as the “MUR district,” and the NP-<i>IBP</i>-W district is referred to herein as the “<i>IBP</i>” district.” 18.66.030 Development plan and design guidelines required. All development and uses within the NP districts shall be in accordance with approved design guidelines adopted in accordance with Section 18.66.270. Except for the uses specified in Sections 18.66.070 and 18.66.150, all development and uses within the NP districts shall also be in accordance with an approved development plan adopted in accordance with Section 18.66.270.	Kaiser Road, approximately 1/3 mile west of Highway 221/Soscol Avenue and north of Highway 29, being a portion of Assessor’s Parcel Number 046-400-030 (91 acres) as identified on the on the Official Maps of the Napa County Assessor in effect at the time this ordinance takes effect, and as shown on Attachment “A” attached hereto and incorporated herein by reference, is hereby rezoned from I:AC (Industrial: Airport Compatibility District) to RM:AC (Residential Multiple: Airport Compatibility District) The official zoning map shall be amended to reflect this change consistent with the requirements of Chapter 18.12. SECTION 3. The Board further finds that, pursuant Chapter 4, Title 7, commencing with Section 65800, of the California Government Code, this Ordinance is consistent with the following goals, policies, action items and programs of the 2008 General Plan Update, as amended: Goals AG/LU-2, 5; CIR-1; CON-11; H-1; Policies AG/LU-28, 30, 42, 52, 93, 94, 95, 119; DIR-1, 3, 4, 38; CC-36, 44, 45; CON-51; E-5; H-2b, 2c, 4a, 4d; ROS-24; Action Items AG/LU-94.1, CC-45.1; and Program H-4e. SECTION 4. In accordance with CEQA and the State CEQA Guidelines the Board finds the proposed project is within the scope of, and is adequately described in, the <i>Napa Pipe Final Environmental Impact Report</i>, and the Mitigation Monitoring and Reporting Program adopted in conjunction therewith and the adoption of this Ordinance, and the

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	the property, the density of intensity of use, the maximum height and size of proposed buildings, and provisions for reservation or dedication of land for public purposes. C. The development plan can be used similar to a specific plan by outlining individualized development standards which provide for the planning of generally large scale projects. The development plan shall include a site plan depicting such elements as topographical features and the general location of structures, land uses, and public and private-rights-of-way. The development plan must include sufficient information, including architectural design, size of facilities, traffic impacts, a circulation plan, and site improvements at a level of detail which allows for the thorough analysis of project impacts and compliance with county standards. D. The design guidelines shall govern landscaping of streets, parks and open spaces, architectural design, signage, lighting, habitat protection measures, and any other requirements necessary to implement the development plan. 18.66.040 [Reserved] 18.66.050 Use limitations. A. As applied to the NP districts, the provisions of this Chapter 18.66 shall supersede any conflicting provisions of the Napa County zoning code, except as otherwise required by local, State, or Federal law. B. There shall be a maximum of 2,580 residential dwelling units within the MUR districts inclusive of units allowed by density bonuses. Twenty percent (20%) of the units shall be deed-restricted as affordable to households considered low and/or very low income as defined by Section 18.82.020, unless specified otherwise in the development plan. C. There shall be a maximum 150-unit continuing care retirement complex within the MUR districts with an average of 1.5 beds per unit, for a maximum of 225 beds, that provides independent living for seniors with common dining, recreational activities, housekeeping and transportation, as well as assisted care to seniors with mental and physical limitations. D. There shall be a maximum of 40,000 sq. ft. of gross floor area for all neighborhood services uses, as defined in Section 18.66.100(E), within the MUR Districts. E. There shall be a maximum 140,000 square feet of gross floor area of industrial, research & development, and warehouse uses	A. The design guidelines shall 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. B. The development plan shall ensure that adequate public facilities, including water, sewer, parks, schools, and other facilities are or will be available to serve the proposed development, without materially adversely affecting the existing public facilities serving surrounding developments. C. The development plan shall specify the permitted uses of the property, the density or intensity of use, the maximum height and size of proposed buildings, phasing of the development, and provisions for reservation or dedication of land for public purposes. D. The development plan can be used similar to a specific plan by outlining individualized development standards which provide for the planning of generally large scale projects. The development plan shall include a site plan depicting such elements as topographical features and the general location of structures, land uses, and public and private-rights-of-way. The development plan must include sufficient information, including architectural design, size of facilities, traffic impacts, a circulation plan, and site improvements at a level of detail which allows for the thorough analysis of project impacts and compliance with county standards. 18.66.040 Use limitations. A. As applied to the NP districts, the provisions of this Chapter 18.66 shall supersede any conflicting provisions of the Napa County zoning code, except as otherwise required by local, State, or Federal law. B. There shall be a maximum of seven hundred residential dwelling units within the MUR district exclusive of units allowed by density bonuses pursuant to Section 18.107.150 and State law. C. There shall be a maximum one hundred-fifty unit continuing care retirement complex within the MUR district with an average of 1.5 beds per unit, for a maximum of two hundred twenty-five beds, that provides independent living for seniors with common dining, recreational activities, housekeeping and transportation, as well as assisted care to seniors with mental and physical limitations. D. There shall be a maximum of forty thousand square feet of gross floor area for all neighborhood services uses, as defined in subsection (E) of Section 18.66.080, within the MUR District. E. There shall be a maximum of one hundred thousand	mitigation measures adopted in conjunction with this Ordinance to be the equivalent of the mitigation measures required by Housing Program H-4e, or that such mitigation measures are no longer required. SECTION 5. If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of the County of Napa hereby declares it would have passed and adopted this Ordinance and each and all provisions hereof irrespective of the fact that any one or more of said provisions be declared invalid. SECTION 6. This ordinance shall be effective thirty (30) days from and after the date of its passage. SECTION 7. A summary of this ordinance shall be published at least once 5 days before adoption and at least once before the expiration of 15 days after its passage in the <u>Napa Valley Register</u>, 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 Conservation, Development and Planning Commission at a regular meeting of the Commission on the ___th day of _____, 2012, and was passed at a regular meeting of the Board of

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	within the IBP districts (excluding eating establishments accessory to a permitted or conditionally permitted use, and ancillary day care). F. There shall be a maximum of 50,000 sq. ft. of gross floor area for office uses, as defined in Section 18.66.170(B), as the primary use within the IBP Districts. G. There shall be only one 150 room hotel or condominium hotel within the IBP districts, with accessory uses for guests and the general public, including such facilities as meeting rooms, spa and fitness center. H. There may be a maximum of 20,000 sq. ft. of community facilities within the MUR or IBP districts which may include: transit center, interpretive nature center, boat house, café/visitor pavilion, child care center, and drydock theatre. I. There shall be a public safety facility which may include a fire, sheriff and EMT station or stations within the MUR or IBP districts. The floor area for the public safety facility is included in the maximum square footage established by subsection (H), above. J. Temporary events and uses may be conducted pursuant to Chapter 5.36 and shall not conflict with Chapter 18.80 or with the Napa County Airport Land Use Compatibility Plan. K. Interim uses and floor area intended to remain in place for five years or less are subject to separate review and approval by the zoning administrator. 18.66.060 Housing allocation program. Notwithstanding annual permit limits established by Chapter 8.02 , the number of dwelling units that may be constructed per year within the MUR districts shall comply with the phasing requirements specified in an approved development plan, including requirements related to the construction of infrastructure; provided, however, that a maximum of 202 owner-occupied or rental units may be constructed within the MUR districts without an approved development plan, subject to the requirements of Section 18.66.090(G). 18.66.070 Common use/open space. A. Not less than fifteen percent (15%) of the total area of all NP districts, collectively, shall be devoted to common use/open space. B. Common use/open space shall include: 1. Land area not covered by buildings, parking structures or	square feet of gross floor area for office uses, as defined in subsection (B) of Section 18.66.160, as the primary use within the IBP District. F. There shall be only one hotel with a maximum of one hundred-fifty rooms within the IBP district, with accessory uses for guests and the general public, including such facilities as meeting rooms, spa and fitness center, provided that the entirety of the use shall not exceed the one hundred person per acre average intensity specified in the Airport Land Use Compatibility Plan. G. There may be a maximum of twenty thousand square feet of community facilities within the MUR or IBP districts which may include: transit center, interpretive nature center, boat house, café/visitor pavilion, child care center, and drydock theatre. H. Temporary events and uses may be conducted pursuant to Chapter 5.36 and shall not conflict with Chapter 18.80 or with the Napa County Airport Land Use Compatibility Plan. I. Interim uses and floor area intended to remain in place for five years or less are subject to separate review and approval by the zoning administrator. 18.66.050 Common use/open space. A. Not less than fifteen percent of the total area of all NP districts, collectively, shall be devoted to common use/open space that is accessible to the public. B. The locations of common use/open space shall be specified in the development plan and shall include: 1. Land area not covered by buildings, parking structures or accessory structures except community facilities, including without limitation parks, wetlands, community gardens, yards, planting, walkways, paths, trails, and bridges devoted to pedestrian and bicycle use; 2. Community facilities, defined as indoor or outdoor facilities, not publicly owned but open for public use, in which the chief activity is not a gainful business and whose chief function is the gathering of persons for recreational (including public swimming pool uses), cultural, entertainment, athletic, group assembly, social interaction, or educational purposes (including storage of related materials and equipment), and may also include within such a community facility compatible accessory uses such as restaurants, cafes, sports rental equipment and similar uses; 3. Water bodies and water features, including boat docks, piers, and landings that contribute to the quality, livability and amenity of the NP districts. C. Common use/open space shall not include:	Supervisors of the County of Napa, State of California, held on the _____ day of _____, 2012, by the following vote: AYES: SUPERVISORS _____ NOES: SUPERVISORS _____ ABSTAIN: SUPERVISORS _____ ABSENT: SUPERVISORS _____

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	accessory structures except community facilities, including without limitation parks, wetlands, community gardens, yards, planting, walkways, paths, trails, and bridges devoted to pedestrian and bicycle use. 2. Community facilities, defined as indoor or outdoor facilities, not publicly owned but open for public use, in which the chief activity is not a gainful business and whose chief function is the gathering of persons for recreational (including public swimming pool uses), cultural, entertainment, athletic, group assembly, social interaction, or educational purposes (including storage of related materials and equipment), and may also include within such a community facility compatible accessory uses such as restaurants, cafes, sports rental equipment and similar uses; 3. Water bodies and water features. including boat docks, piers, and landings, that contribute to the quality, livability and amenity of the NP districts. C. Common use/open space shall not include: 1. Streets, lanes, and similar roadways; 2. Open parking areas, driveways, and loading facilities; 3. School sites, except that publicly accessible green space and play areas shall be considered common use/open space; 4. Open-air rooftop facilities such as rooftop decks and gardens not available for public use; D. If common use/open space is deeded to a homeowner's association, such legal instrument may take the form of a declaration of covenants and restrictions. Division II Residential Zoning Districts (NP-MUR and NP-MUR-W) 18.66.080 Intent. The MUR districts are characterized by a mix of housing types, neighborhood services such as retail and restaurants, common use/open space including open space, parks, and community facilities. To reflect the special nature of the waterfront environment, building heights are lower in the NP-MUR-W district than in the NP-MUR district. 18.66.090 Uses allowed without a use permit. The following uses shall be allowed in the NP-MUR and NP-MUR-W districts without a use permit: A. Family day care homes (small). B. Residential care facilities (small).	1. Streets, lanes, and similar roadways; 2. Open parking areas, driveways, and loading facilities; 3. School sites, except that publicly accessible green space and play areas shall be considered common use/open space; 4. Open-air rooftop facilities such as rooftop decks and gardens not available for public use; D. If common use/open space is deeded to a homeowner’s association, such legal instrument may take the form of a declaration of covenants and restrictions. Division II Residential Zoning District (NP-MUR-W) 18.66.060 Intent. The MUR district is characterized by a mix of housing types, neighborhood services such as retail and restaurants, common use/open space including open space, parks, and community facilities. 18.66.070 Uses allowed without a use permit. The following uses shall be allowed in the NP-MUR-W district without a use permit: A. Family day care homes (small). B. Residential care facilities (small). C. Home occupations subject to the provisions of Section 18.104.090. D. Homeless and emergency shelters subject to the provisions of Section 18.104.065. E. Minor antennas meeting the requirements of Sections 18.119.240 through 18.119.260. F. Telecommunication facilities, other than satellite earth stations, which consist solely of wall-mounted antenna and related interior equipment and meet the performance standards specified in Section 18.119.200, provided that prior to issuance of any building permit, or the commencement of the use if no building permit is required, the director or the director’s designee has issued a site plan approval pursuant to Chapter 18.140. G. Up to a maximum of two hundred-two dwelling units provided for sale or rental in multi-unit buildings constructed at densities of at least twenty dwelling units per acre, provided that the housing is consistent with approved design guidelines and incorporates appropriate mitigation measures.	

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	C. Home occupations subject to the provisions of Section 18.104.090. D. Homeless and emergency shelters. E. Minor antennas meeting the requirements of Sections 18.119.240 through 18.119.260. F. Telecommunication facilities, other than satellite earth stations, which consist solely of wall-mounted antenna and related interior equipment and meet the performance standards specified in Section 18.119.200, provided that prior to issuance of any building permit, or the commencement of the use if no building permit is required, the director or the director’s designee has issued a site plan approval pursuant to Chapter 18.140. G. Up to a maximum of 202 dwelling units in the MUR districts, consistent with the following development standards: 1. Units shall be provided for sale or rental in multi-unit buildings constructed at densities of at least 20 du/acre. 2. Development of such units shall comply with the applicable mitigation measures identified in the Final Environmental Impact Report of the Napa County 2009 Housing Element Update dated April 22, 2009, and as set forth in Resolution No. 09-88. H. Any use specified in Section 18.66.100 and which is permitted by an approved development plan. 18.66.100 Uses permitted upon approval of a development plan. The following uses shall be allowed in the NP-MUR and NP-MUR-W districts upon approval of a development plan: A. Attached and detached single-family dwelling units and multiple family dwelling units as defined in Section 18.08.380. For purposes of this Chapter 18.66 only, cohousing and dormitory or other student housing are deemed to be included in the definition of multiple family dwelling units. Cohousing and dormitory or other student housing may include, without limit, a common house with a common kitchen, dining area, children's play area, laundry, workshop, library, exercise room, crafts room, guest rooms, and/or other common areas. Timeshare units are not included in the definition of multiple family housing. B. Child day care center as defined in Section 18.08.130. C. Common use/open space as defined in Section 18.66.070. D. Family day care homes as defined in Section 18.08.290, subject to Section 18.104.070.	H. Any use specified in Section 18.66.080 and which is allowed by an approved development plan. I. Farmworker housing providing accommodations for six or fewer employees and otherwise consistent with Health and Safety Code Section 17021.5 or successor provisions, subject to the conditions set forth in Sections 18.104.300 and 18.104.310, as applicable. 18.66.080 Uses allowed upon approval of a development plan. The following uses shall be allowed in the NP-MUR-W district upon approval of a development plan: A. Attached and detached single-family dwelling units and multiple family dwelling units as defined in Section 18.08.380, provided that at least three hundred four units, including units built pursuant to subsection (G) of Section 18.66.070, are developed at a density of at least twenty units per acre. For purposes of this Chapter 18.66 only, cohousing and dormitory or other student housing are deemed to be included in the definition of multiple family dwelling units. Cohousing and dormitory or other student housing may include, without limit, a common house with a common kitchen, dining area, children’s play area, laundry, workshop, library, exercise room, crafts room, guest rooms, and/or other common areas. Timeshare units are not included in the definition of multiple family housing. B. Child day care center as defined in Section 18.08.130. C. Common use/open space as defined in Section 18.66.050. D. Family day care homes as defined in Section 18.08.290, subject to Section 18.104.070. E. Neighborhood services. Neighborhood services includes neighborhood-serving commercial uses, such as retail sales establishments, pharmacies, personal services establishments (e.g., dry cleaners, hair salons, nail salons, shoe or watch repair stores), physical fitness studios, and any other neighborhood serving non-residential use not expressly prohibited, limited to a maximum floor area of two thousand five hundred square feet. Neighborhood services also includes grocery markets limited to not more than twenty thousand square feet; restaurants and eating establishments, bars, lounges, and nightclubs; and office uses, as defined in subsection (B) of Section 18.66.160, that are located on the second floor and limited to a maximum of one thousand five hundred square feet per office. Allowed neighborhood services do not include businesses with drive-through facilities or any use with an on-site dry cleaning plant. Common use/open space, and commercial recreation facilities shall not be considered neighborhood service uses and are not subject to the use limitations set forth in subsection (D) of section 18.66.040.	

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	E. Neighborhood services. Neighborhood services includes neighborhood-serving commercial uses, such as retail sales establishments, pharmacies, personal services establishments (e.g., dry cleaners, hair salons, nail salons, shoe or watch repair stores), physical fitness studios, and any other neighborhood serving non-residential use not expressly prohibited, limited to a maximum floor area of 2,500 square feet. Neighborhood services also includes grocery markets limited to not more than 20,000 square feet; and restaurants and eating establishments, bars, lounges, and nightclubs. Permitted neighborhood services do not include businesses with drive-through facilities or any use with an on-site dry cleaning plant. Office uses, common use/open space, and commercial recreation facilities shall not be considered neighborhood services uses and are not subject to the use limitations set forth in Section 18.66.050(D). F. Office uses, as defined in Section 18.66.170(B), that are located on the second floor and limited to a maximum of 1,500 square feet per office. G. Outdoor and indoor commercial recreation. H. Parking as provided in Sections 18.66.240 et seq. I. Public safety facilities. J. Public utility and public service buildings and facilities. K. Other public facilities, such as post offices, public libraries, museums, and art galleries. L. Residential care facilities as defined in Section 18.08.540. M. Senior housing, defined as any residential facility designed to meet the housing and medical needs of senior citizens, including continuum of care facilities, independent living facilities, assisted living facilities, skilled nursing facilities, and similar or related facilities and services. N. Transit stations and terminals. 18.66.110 Density. Except as provided in Section 18.66.090(G), minimum and maximum densities in the MUR districts shall be specified in an approved development plan, provided that the total number of residential units shall not exceed 2,580. Senior housing units, as defined in Section 18.66.100(M), shall not be included in the calculation of total dwelling units. 18.66.120 Height. A. The maximum height in the NP-MUR district shall be 85	F. Outdoor and indoor commercial recreation. G. Parking as provided in Sections 18.66.230 et seq. H. Public safety facilities. I. Public utility and public service buildings and facilities. J. Other public facilities, such as post offices, public libraries, museums, and art galleries. K. Residential care facilities as defined in Section 18.08.540. L. Senior housing, defined as any residential facility designed to meet the housing and medical needs of senior citizens, including continuum of care facilities, independent living facilities, assisted living facilities, skilled nursing facilities, and similar or related facilities and services subject to the limitations in subsection (C) of Section 18.66.040. M. Transit stations and terminals. 18.66.090 Density. Densities in the MUR district shall not exceed twenty dwelling units per acre, except where a density bonus is obtained pursuant to Section 18.107.150. Regardless of permitted densities, the total number of residential units shall not exceed the limitations in Section 18.66.040. Senior housing, as defined in subsection (M) of Section 18.66.080, shall not be included in the calculation of total dwelling units. 18.66.100 Lot size. Buildable lots in the MUR district shall be a maximum of 2.7 acres. Minimum lot sizes shall be determined as set forth in the development plan. 18.66.110 Height. A. The maximum height in the NP-MUR-W district shall be fifty-five feet. B. The height of a structure shall be measured by the vertical distance from grade plane to the average height of the highest roof surface. C. Exemptions from height limits. The following features shall be exempt from the height limits established by this chapter, subject to limitations indicated: 1. Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself. 2. Additional building volume used to enclose or screen from view the features listed under subsection (C)(1) above and to provide additional visual interest to the roof of the structure. 3. Railings, parapets and catwalks, with a maximum height of four feet and open railings, catwalks and fire escapes required by law,	

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	feet. B. Except as otherwise provided in Chapter 11.12 and Chapter 18.80, the maximum height in the NP-MUR-W district shall be 48 feet. C. The height of a structure shall be measured by the vertical distance from grade plane to the average height of the highest roof surface. D. Exemptions from height limits. The following features shall be exempt from the height limits established by this Chapter, subject to limitations indicated: 1. Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself. 2. Additional building volume used to enclose or screen from view the features listed under subsection (D)(1) above and to provide additional visual interest to the roof of the structure. 3. Railings, parapets and catwalks, with a maximum height of four feet and open railings, catwalks and fire escapes required by law, wherever situated. 4. Unroofed recreation facilities with open fencing, including tennis and basketball courts at roof level, swimming pools with a maximum height of four feet and play equipment with a maximum height of 10 feet. 5. Unenclosed seating areas limited to tables, chairs and benches, and related wind screens, lattices and sunshades with a maximum height of 10 feet. 6. Landscaping, with a maximum height of four feet for all features other than plant materials. 7. Flag poles and flags, and weather vanes. 8. Cranes, scaffolding and batch plants erected temporarily at active construction sites. 9. Cranes that exist in any of the NP districts at the time of approval of the development plan. 10. Such other exemptions as are deemed reasonable, necessary, and appropriate by the director. 18.66.130 Building and parking setbacks, landscaping, lot coverage, and lot size. Minimum lot size, maximum lot coverage, landscaping, and building setbacks shall be determined as set forth in the development plan and design guidelines.	wherever situated. 4. Unroofed recreation facilities with open fencing, including tennis and basketball courts at roof level, swimming pools with a maximum height of four feet and play equipment with a maximum height of ten feet. 5. Unenclosed seating areas limited to tables, chairs and benches, and related wind screens, lattices and sunshades with a maximum height of ten feet. 6. Landscaping, with a maximum height of four feet for all features other than plant materials. 7. Flag poles and flags, and weather vanes. 8. Cranes, scaffolding and batch plants erected temporarily at active construction sites. 9. Cranes that exist in any of the NP districts at the time of approval of the development plan. 10. Headhouses and/or enclosed roof access. 11. Such other exemptions as are deemed reasonable, necessary, and appropriate by the director. 18.66.120 Building and parking setbacks, landscaping, and lot coverage. Maximum lot coverage, landscaping, and building setbacks shall be determined as set forth in the development plan and design guidelines. 18.66.130 Uses within enclosed structures. All operations shall be conducted completely within an enclosed structure, except as follows: A. Bus stops and transit stations. B. Common use/open space. C. Outdoor dining accessory to an approved use. D. Outdoor recreation uses. E. Parking and loading. F. Play areas for child day care centers. G. Temporary events and uses in accordance with subsection (H) of Section 18.66.040. H. Other similar uses or activities as determined by the zoning administrator. Division III Industrial/Business Park Zoning District (NP-IBP-W) 18.66.140 Intent.	

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	18.66.140 Uses within enclosed structures. All operations shall be conducted completely within an enclosed structure, except as follows: A. Bus stops and transit stations. B. Common use/open space. C. Outdoor dining accessory to an approved use. D. Outdoor recreation uses. E. Parking and loading. F. Play areas for child day care centers. G. Temporary events and uses in accordance with Section 18.66.050(J). H. Other similar uses or activities as determined by the director. Division III Industrial/Business Park Zoning District (NP-IBP and NP-IBP-W) 18.66.150 Intent. The purpose of the IBP districts is to provide for modern, non-nuisance research and development, light industrial, warehousing office, hotel, and similar uses. Permitted uses in the IBP districts are intended to be compatible with each other and with the adjoining nonindustrial areas. Land uses in the IBP districts are subject to special performance standards to ensure harmonious, unified and cohesive development. 18.66.160 Uses permitted without a use permit. Uses permitted without a use permit. The following uses shall be permitted in all IBP districts without a use permit: A. Minor antennas meeting the requirements of Sections 18.119.240 through 18.119.260; B. Telecommunication facilities that meet the performance standards specified in Section 18.119.200, provided that prior to issuance of any building permit or the commencement of the use if no building permit is required, the director or director’s designee has issued a site plan approval pursuant to Chapter 18.140. C. Homeless and emergency shelters. D. Any use specified in Section 18.66.170 and which is	The purpose of the IBP district is to provide for modern, non-nuisance research and development, light industrial, warehousing, office, hotel, and similar uses. Allowed uses in the IBP district are intended to be compatible with each other and with the adjoining nonindustrial areas. Land uses in the IBP district are subject to special performance standards to ensure harmonious, unified and cohesive development. 18.66.150 Uses allowed without a use permit. The following uses shall be allowed in the IBP district without a use permit: A. Minor antennas meeting the requirements of Sections 18.119.240 through 18.119.260. B. Telecommunication facilities that meet the performance standards specified in Section 18.119.200, provided that prior to issuance of any building permit or the commencement of the use if no building permit is required, the director or director’s designee has issued a site plan approval pursuant to Chapter 18.140. C. Homeless and emergency shelters subject to the provisions of Section 18.104.065. D. Any use specified in Section 18.66.160 and which is allowed by an approved development plan. 18.66.160 Uses allowed upon approval of a development plan. The following uses shall be allowed in the IBP district upon approval of a development plan, subject to the limitations of Section 18.66.040: A. Hotel. One hotel is allowed within the IBP district with a maximum of one hundred fifty rooms/suites. A hotel is defined as a facility that offers transient lodging accommodations typically on a daily rate to the general public and that may provide additional services, such as restaurants, conference facilities, and recreational facilities. B. Office Uses. Office uses include professional, administrative, executive, financial, real estate, insurance and other general business offices, including service businesses such as small financial services, such as branch banks. Office uses also include medical, dental, and optical offices and related accessory laboratories. 18.66.170 Uses allowed upon approval of a development plan and grant of a use permit. The following uses shall be allowed in the IBP district upon approval of a development plan and grant of a use permit, subject to the limitations of Section 18.66.040:	

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	permitted by an approved development plan. 18.66.170 Uses permitted upon approval of a development plan. The following uses shall be allowed in the IBP districts upon approval of a development plan, subject to the limitations of Section 18.66.050: A. Hotel. One hotel is allowed within the IBP districts with a maximum of 150 rooms/suites. A hotel is defined as a facility that offers transient lodging accommodations typically on a daily rate to the general public and that may provide additional services, such as restaurants, conference facilities, and recreational facilities. For purposes of this Chapter 18.66 only, a hotel with ownership structured as a condominium, cooperative or other ownership/financing arrangement found by the director to be similar in function and/or operation is deemed to be included in the definition of a hotel. B. Office Uses. Office uses include professional, administrative, executive, financial, real estate, insurance and other general business offices, including service businesses such as small financial services, such as branch banks. Office uses also include medical, dental, and optical offices and related accessory laboratories. 18.66.180 Uses permitted upon approval of a development plan and grant of a use permit. The following uses shall be permitted in the IBP districts upon approval of a development plan and grant of a use permit, subject to the limitations of Section 18.66.050: A. Agricultural processing facilities. B. Ancillary daycare meeting the requirements of Section 18.40.020(B)(7). C. Assembly uses, including theaters; assembly halls; conference centers; athletic facilities such as sports fields; equestrian facilities (such as stables or riding rings); indoor or outdoor group assembly commercial activities that provide cultural, entertainment, educational, or athletic services, other than those classified as common use/open space; and similar uses, to the extent deemed consistent with the Napa County Airport Land Use Compatibility Plan. D. Common use/open space as defined in Section 18.66.070. E. Cooperage, bottling plants or wine warehousing and	A. Agricultural processing facilities. B. Ancillary daycare meeting the requirements of subsection (B)(7) of Section 18.40.020. C. Assembly uses, including theaters; assembly halls; conference centers; athletic facilities such as sports fields; equestrian facilities (such as stables or riding rings); indoor or outdoor group assembly commercial activities that provide cultural, entertainment, educational, or athletic services, other than those classified as common use/open space; and similar uses, to the extent deemed consistent with the Napa County Airport Land Use Compatibility Plan. D. Common use/open space as defined in Section 18.66.050. E. Cooperage, bottling plants or wine warehousing and distributing facilities. F. Institutional facilities, meaning facilities owned and/or operated by an organization having a governmental, educational, civic, social, or religious purpose such as a school, medical facility, church, or other similar establishment or facility, to the extent deemed consistent with the Napa County Airport Land Use Compatibility Plan. G. Machine shops or other light metal working shops. H. Manufacturing and assembling of devices, equipment, or systems of an electrical, electronic or electro-mechanical nature. I. Manufacturing, assembly, fabrication, and/or warehousing and distribution of goods, wares, merchandise, articles, substances or compounds which are not flammable, explosive or otherwise offensive or dangerous to surrounding property. J. Manufacturing, compounding, processing, packing, treating or storing of products such as food stuffs, pharmaceuticals, and toiletries. K. Mini-storage. L. Neighborhood services, as defined in subsection (E) of Section 18.66.080. M. Printing and publishing. N. Public safety facilities. O. Public utility and public service buildings and structures, including accessory uses such as water tanks, pumps, well heads, and offices. P. Rental centers, commercial. Q. Rental center, household. R. Rental centers, industrial. S. Repair and maintenance, consumer products. T. Research, development, design or testing laboratories and facilities when conducted entirely within an enclosed building and compatible	

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	distributing facilities. F. Institutional facilities, meaning facilities owned and/or operated by an organization having a governmental, educational, civic, social, or religious purpose such as a school, medical facility, church, or other similar establishment or facility, to the extent deemed consistent with the Napa County Airport Land Use Compatibility Plan. G. Machine shops or other light metal working shops. H. Manufacturing and assembling of devices, equipment, or systems of an electrical, electronic or electro-mechanical nature. I. Manufacturing, assembly, fabrication, and/or warehousing and distribution of goods, wares, merchandise, articles, substances or compounds which are not flammable, explosive or otherwise offensive or dangerous to surrounding property. J. Manufacturing, compounding, processing, packing, treating or storing of products such as food stuffs, pharmaceuticals, and toiletries. K. Mini-storage. L. Neighborhood services, as defined in Section 18.66.100(E). M. Printing and publishing. N. Public safety facilities. O. Public utility and public service buildings and structures, including accessory uses such as water tanks, pumps, well heads, and offices. P. Rental centers, commercial. Q. Rental center, household. R. Rental centers, industrial. S. Repair and maintenance, consumer products. T. Research, development, design or testing laboratories and facilities when conducted entirely within an enclosed building and compatible with nearby residential and recreational uses. U. Snack bars/other food service as an accessory use, to primarily serve the needs of customers, employees, or persons doing business with commercial or industrial facilities within the IBP Districts. V. Telecommunication facilities. W. Trade contractor shops. X. Transit stations and terminals. Y. Vehicle storage yards providing storage for recreational vehicles (e.g., boats, motor homes, etc.), and not including salvage or junk yards. Z. Wineries as defined in Section 18.080.640 and the following uses in connection with a winery:	with nearby residential and recreational uses. U. Snack bars/other food service as an accessory use, to primarily serve the needs of customers, employees, or persons doing business with commercial or industrial facilities within the IBP district. V. Telecommunication facilities. W. Trade contractor shops. X. Transit stations and terminals. Y. Vehicle storage yards providing storage for recreational vehicles (e.g., boats, motor homes, etc.), and not including salvage or junk yards. Z. Wineries as defined in Section 18.08.640 and the following uses in connection with a winery: 1. Crushing of grapes outside or within a structure, 2. On-site aboveground disposal of wastewater generated by the winery, 3. Aging, processing and storage of wine in bulk, 4. Bottling and storage of bottled wine and shipping and receiving of bulk and bottled wine, provided the wine bottled or received does not exceed the allowed production capacity, 5. Any or all of the following uses provided that, in the aggregate, such uses are clearly incidental, related and subordinate to the primary operation of the winery as a production facility: a. Office and laboratory uses, b. Marketing of wine as defined in Section 18.08.370, c. Retail sale of (1) wine fermented or refermented and bottled at the winery, irrespective of the county of origin of the grapes from which the wine was made, provided nothing herein shall excuse the application of subsection (B) and (C) of Section 18.104.250 regulating the source of grapes; and (2) wine produced by or for the winery from grapes grown in Napa County. AA. The following uses, when accessory to a winery: 1. Tours and tastings, as defined in Section 18.08.620, 2. Display, but not sale, of art, 3. Display, but not sale, of items of historical, ecological or viticultural significance to the wine industry, 4. Sale of wine-related products, 5. Child day care centers limited to caring for children of employees of the winery. BB. Wood products fabrication. CC. Other uses which are non-nuisance-causing and similar in character to the above listed uses.	

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	1. Crushing of grapes outside or within a structure, 2. On-site aboveground disposal of wastewater generated by the winery, 3. Aging, processing and storage of wine in bulk, 4. Bottling and storage of bottled wine and shipping and receiving of bulk and bottled wine, provided the wine bottled or received does not exceed the permitted production capacity, 5. Any or all of the following uses provided that, in the aggregate, such uses are clearly incidental, related and subordinate to the primary operation of the winery as a production facility: a. Office and laboratory uses, b. Marketing of wine as defined in Section 18.08.370, c. Retail sale of wine fermented or refermented and bottled at the winery, irrespective of the county of origin of the grapes from which the wine was made. AA. The following uses, when accessory to a winery: 1. Tours and tastings, as defined in Section 18.08.620, 2. Display, but not sale, of art, 3. Display, but not sale, of items of historical, ecological or viticultural significance to the wine industry, 4. Child day care centers limited to caring for children of employees of the winery; BB. Wood products fabrication. CC. Other uses which are non-nuisance-causing and similar in character to the above listed uses. 18.66.190 Height. A. The maximum height in the IBP districts shall be 48 feet, except as otherwise provided in an approved development plan or use permit, but in no event shall exceed 85 feet. B. The height of a structure shall be measured by the vertical distance from grade plane to the average height of the highest roof surface. C. Exemptions from height limits. The following features shall be exempt from the height limits established by this Chapter 18.66, subject to limitations indicated: 1. Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself. 2. Additional building volume used to enclose or screen from view the features listed under subsection (C)(1) above and to provide	18.66.180 Height. A. The maximum height in the IBP district shall be forty-eight feet. B. The height of a structure shall be measured by the vertical distance from grade plane to the average height of the highest roof surface. C. Exemptions from height limits. The following features shall be exempt from the height limits established by this Chapter 18.66, subject to limitations indicated: 1. Mechanical equipment and appurtenances necessary to the operation or maintenance of the building or structure itself. 2. Additional building volume used to enclose or screen from view the features listed under subsection (C)(1) above and to provide additional visual interest to the roof of the structure. 3. Railings, parapets and catwalks, with a maximum height of four feet and open railings, catwalks and fire escapes required by law, wherever situated. 4. Unroofed recreation facilities with open fencing, including tennis and basketball courts at roof level, swimming pools with a maximum height of four feet and play equipment with a maximum height of ten feet. 5. Unenclosed seating areas limited to tables, chairs and benches, and related wind screens, lattices and sunshades with a maximum height of ten feet. 6. Landscaping, with a maximum height of four feet for all features other than plant materials. 7. Flag poles and flags, and weather vanes. 8. Cranes, scaffolding and batch plants erected temporarily at active construction sites. 9. Cranes that exist in any of the NP districts at the time of approval of the development plan. 10. Such other exemptions as are deemed reasonable, necessary, and appropriate by the director. 18.66.190 Lot coverage. Site coverage in the IBP district shall be governed by the design guidelines, but in no case shall be more than fifty percent, except as otherwise provided in an approved development plan or use permit. 18.66.200 Lot size. Buildable lots in the IBP district shall be a maximum of twenty acres. Minimum lot sizes shall be determined as set forth in the development plan,	

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	additional visual interest to the roof of the structure. 3. Railings, parapets and catwalks, with a maximum height of four feet and open railings, catwalks and fire escapes required by law, wherever situated. 4. Unroofed recreation facilities with open fencing, including tennis and basketball courts at roof level, swimming pools with a maximum height of four feet and play equipment with a maximum height of 10 feet. 5. Unenclosed seating areas limited to tables, chairs and benches, and related wind screens, lattices and sunshades with a maximum height of 10 feet. 6. Landscaping, with a maximum height of four feet for all features other than plant materials. 7. Flag poles and flags, and weather vanes. 8. Cranes, scaffolding and batch plants erected temporarily at active construction sites. 9. Cranes that exist in any of the NP districts at the time of approval of the development plan. 10. Such other exemptions as are deemed reasonable, necessary, and appropriate by the director. 18.66.200 Lot coverage. Site coverage in the IBP districts shall be governed by the design guidelines, but in no case shall be more than 50%, except as otherwise provided in an approved development plan or use permit. 18.66.210 Minimum lot size. Minimum lot size in the IBP districts shall be determined as set forth in the development plan, provided that the number of curb cuts per block for access to parking shall be limited as specified in the design guidelines. 18.66.220 Landscaping, building and parking setbacks. Landscaping, building and parking setbacks in the IBP districts shall be determined as set forth in the development plan and design guidelines.	provided that the number of curb cuts per block for access to parking shall be limited as specified in the design guidelines. 18.66.210 Landscaping, building and parking setbacks. Landscaping, building and parking setbacks in the IBP district shall be determined as set forth in the development plan and design guidelines. 18.66.220 Uses within enclosed structures. All operations shall be conducted completely within an enclosed structure, except as follows: A. Bus stops and transit stations. B. Common use/open space. C. Outdoor dining accessory to an approved use. D. Outdoor recreation uses. E. Parking and loading. F. Play areas for child care facilities. G. Temporary events and uses in accordance with subsection (H) of Section 18.66.040. H. Vehicle storage yards. I. Assembly uses in accordance with subsection (C) of Section 18.66.170. J. Other similar uses or activities as determined by the director where a use permit is required. Division IV General Standards 18.66.230 Parking. A. The number of off-street parking spaces required in the MUR and IB districts shall be as set forth in Table 18.66.230 or in an approved development plan. Table 18.66.230 Number of parking spaces required. <table><tr><th>Use</th><th>Parking Spaces required</th></tr><tr><td>Residential</td><td></td></tr><tr><td>- Studio</td><td>1.25/unit</td></tr><tr><td>- 1-bedroom</td><td>1.5/unit</td></tr><tr><td>- 2-bedoom</td><td>2.0/unit</td></tr><tr><td>- 3-bedroom</td><td></td></tr></table>	Use	Parking Spaces required	Residential		- Studio	1.25/unit	- 1-bedroom	1.5/unit	- 2-bedoom	2.0/unit	- 3-bedroom		
Use	Parking Spaces required														
Residential															
- Studio	1.25/unit														
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- 3-bedroom															

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	18.66.230 Uses within enclosed structures. All operations shall be conducted completely within an enclosed structure, except as follows: A. Bus stops and transit stations. B. Common use/open Space. C. Outdoor dining accessory to an approved use. D. Outdoor recreation uses. E. Parking and loading. F. Play areas for child care facilities. G. Temporary events and uses in accordance with Section 18.66.050(J). H. Vehicle storage yards. I. Assembly uses in accordance with Section 18.66.180(C). J. Other similar uses or activities as determined by the director where a use permit is required. Division IV General Standards 18.66.240 Parking (MUR districts). The number of off-street parking spaces required in the MUR districts shall be as set forth in Table 18.66.240 or in an approved development plan. Table 18.66.240 – Number of parking spaces required. <table><tr><th>Use</th><th>Parking Spaces required</th></tr><tr><td>Residential</td><td></td></tr><tr><td>- Studio</td><td>1.25/unit</td></tr><tr><td>- 1-bedroom</td><td>1.5/unit</td></tr><tr><td>- 2-bedoom</td><td>2.0/unit</td></tr><tr><td>- 3-bedroom</td><td>2.0/unit</td></tr><tr><td>- Senior Housing</td><td>1.0 for each unit (includes employees)</td></tr><tr><td>- Residential (Guest parking)</td><td>1.0 per 4 units</td></tr></table>	Use	Parking Spaces required	Residential		- Studio	1.25/unit	- 1-bedroom	1.5/unit	- 2-bedoom	2.0/unit	- 3-bedroom	2.0/unit	- Senior Housing	1.0 for each unit (includes employees)	- Residential (Guest parking)	1.0 per 4 units		2.0/unit	
		Use	Parking Spaces required																	
		Residential																		
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		- 3-bedroom	2.0/unit																	
		- Senior Housing	1.0 for each unit (includes employees)																	
		- Residential (Guest parking)	1.0 per 4 units																	
		- Senior Housing	1.0 for each unit (includes employees)																	
		- Residential (Guest parking)	1.0 per 4 units																	
		Commercial-Retail	1 per 250 sq. ft.																	
		Restaurants	1 per 120 sq. ft.																	
		Hotel	1 per room(includes employees)																	
	- Conference center	20 per 1,000 sq. ft. of gross floor area																		
	- Food service facilities	included in above																		
	- Retail	included in above																		
	Light Industrial																			
	- Warehousing/Storage	1 per 1,000 sq. ft. for the first 20,000 sq. ft. and 1 per 2,000 sq. ft. for area exceeding 20,000 sq. ft.																		
	- Office	1 per 250 sq. ft.																		
	- Manufacturing	1 per 500 sq. ft.																		
	Notes:																			
- All required parking shall be provided off-street except for residential guest parking which may be provided on-street. - Parking shall be based on gross floor area where indicated. - Where the computation of required parking spaces produces a fractional result, fractions of one-third or greater shall require one full parking space.																				
B. Shared parking arrangements shall be allowed only in accordance with an approved development plan establishing standards for the distance between uses and parking spaces and establishing a maximum number of off-street parking spaces.																				
C. The location of off-street parking spaces shall be as set forth in an approved development plan or, if a use permit is required pursuant to Section 18.66.170, as set forth in an approved development plan and use permit. For uses in subsection (D) of Section 18.66.150, the location and number of off-street parking spaces shall comply with Section 18.104.065.																				
18.66.240 Bicycle parking.																				

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	Commercial-Retail	1 per 250 sq. ft.	Section 18.110.040 shall apply to all non-residential uses in the NP districts. 18.66.250 Off-street freight loading and service vehicle spaces. Off-street loading and service vehicle requirements shall be in accordance with Sections 18.110.040 through 18.110.060. 18.66.260 Signage. A. In the MUR district, one monument and one wall-mounted building identification sign is permitted per building. The size, placement, maintenance, and design of the sign shall be consistent with the approved design guidelines. B. In the IBP district, signage shall be consistent with Sections 18.116.035 and 18.116.036 and the approved design guidelines. C. Illumination. No sign shall be illuminated in a manner that would create aviation hazards of any kind, including but not limited to direct skyward projection, glare or mimicry of airport lights. Sign illumination will also be consistent with the approved design guidelines. D. Street signage shall be consistent with Napa County standards and the approved design guidelines. Division V Reviews and Approvals 18.66.270 Process for review and approval of development plan and design guidelines. Within the NP districts, the application and review procedures described in Chapter 18.136 (Zoning Amendment) shall apply to the approval of the development plan and design guidelines. SECTION 3. In addition to conforming with applicable requirements of the Napa County Code, all development plan approvals submitted under Chapter 18.66 and all subdivision map approvals affecting the Napa Pipe site shall be conditioned to implement mitigation measures as described in the Napa Pipe Modified (63) Acre Project Mitigation Monitoring and Reporting Program adopted by resolution of the Board of Supervisors in Resolution No.	
	Restaurants	1 per 120 sq. ft.		
	Hotel	1 per room(includes employees)		
	- Conference center	20 per 1,000 sq. ft. of gross floor area		
	- Food service facilities	included in above		
	- Retail	included in above		
	Light Industrial			
	- Warehousing/Storage	1 per 1,000 sq. ft. for the first 20,000 sq. ft. and 1 per 2,000 sq. ft. for area exceeding 20,000 sq. ft.		
	- Office	1 per 250 sq. ft.		
	- Manufacturing	1 per 500 sq. ft.		
Notes:				
• All required parking shall be provided off-street except for residential guest parking which may be provided on-street. • Parking shall be based gross floor area where indicated. • Where the computation of required parking spaces produces a fractional result, fractions of one-third or greater shall require one full parking space.				
18.66.250 Parking (IBP districts). The number of off-street parking spaces required in the IBP districts shall be as set forth in Table 18.66.240 or in an approved development plan. The location of such off-street parking spaces shall be as set forth in an approved development plan or, if a use permit is required pursuant to Section 18.66.180, as set forth in an approved development plan and use permit.				
18.66.260 Shared Parking (All NP districts). Shared parking arrangements shall be allowed only in accordance with an approved development plan.				
18.66.270 Bicycle parking.				

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	Section 18.110.040 shall apply to all non-residential uses in the NP districts. 18.66.280 Off-street freight loading and service vehicle spaces (All NP districts) In all NP districts, off-street loading and service vehicle requirements shall be in accordance with Sections 18.110-040 – 18.110.060. 18.66.290 Signage (MUR districts) A. In the MUR districts, one monument and one wall-mounted building identification sign is permitted per building. The size, placement, maintenance, and design of the sign shall be consistent with the approved design guidelines. B. Illumination. No sign shall be illuminated in a manner that would create aviation hazards of any kind, including but not limited to direct skyward projection, glare or mimicry of airport lights. Sign illumination will also be consistent with the approved design guidelines. 18.66.300 Signage (IBP districts). A. In the NP-IBP and NP-IBP-W districts, signage shall be consistent with Sections 18.116.035 and 18.116.036 and the approved design guidelines. B. Illumination. No sign shall be illuminated in a manner that would create aviation hazards of any kind, including but not limited to direct skyward projection, glare or mimicry of airport lights. Sign illumination will also be consistent with the approved design guidelines. 18.66.310 Street signage. Street signage for all NP districts shall be consistent with Napa County standards and the approved design guidelines. Division V Reviews and Approvals	. In addition, such approvals shall be conditioned to require the following project components, which were described as features of the project upon which the analysis under CEQA was based: 1. Grading and filling Assessor’s Parcel Number 046-412-005 to a typical minimum elevation of 12 feet NGVD29 (National Geodetic Datum of 1929); 2. Construction of the access roads Assessor’s Parcel Number 046-400-030 that are shown on the site plan attached as Exhibit B, including the bridge to Anselmo Court, such that all access roads are also at flood elevation of 12 feet NGVD29; 3. “Will serve” approval from the Napa Sanitation District prior to building construction; 4. “Will serve” approval from a mutual water company prior to building construction and evidence that potable water is being purchased from the City of Napa or that the City of Napa is unable or unwilling to provide potable water service on terms and conditions substantially similar to other users outside the boundaries of the City of Napa. 5. Obtaining any necessary Public Utilities Commission approvals, constructing three at grade railroad crossings with floodgates for use in flood events, and approval by the Director of Public Works of a mechanism to provide for flood gate implementation;	

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	18.66.320 Process for review and approval of development plan and design guidelines Within the NP districts, the application and review procedures described in Chapter 18.136 (Zoning Amendment) shall apply to the development plan and design guidelines. SECTION 3. Approximately 135 acres located off 1025 Kaiser Road, approximately 1/3 mile west of Highway 221/Soscol Avenue and ¼ mile north of Highway 29, on Assessor’s Parcel Numbers 046-400-030 and 046-412-005 as identified on the on the Official Maps of the Napa County Assessor in effect at the time this ordinance takes effect, and as shown on Attachment “A” attached hereto and incorporated herein by reference, is hereby rezoned from I:AC (Industrial: Airport Compatibility District) to NP:AC (Napa Pipe Zoning District: Airport Compatibility District) and associated Napa Pipe principal districts, as shown on Attachment “A”. The official zoning map shall be amended to reflect this change consistent with the requirements of Chapter 18.12. SECTION 4. The approximately 19 acres of Assessor’s Parcel Number 046-400-030, as shown on Attachment “A” shall retain its General Plan “Study Area” designation and I:AC (Industrial: Airport Compatibility District) zoning designation. SECTION 5. The Board further finds that, pursuant Chapter	6. Phased construction of on-site roadways to the satisfaction of the Department of Public Works, as shown on the Site Plan attached as Exhibit B. 7. Wetland restoration and phased construction of the public trail along the Napa River, the riverfront park, and the railroad park as shown on the Site Plan attached as Exhibit B, and approval by the Director of Public Works of a mechanism to provide for the maintenance of those facilities. 8. Construction of an at grade trail from the site to Kennedy Park, provided that the fee owner of the land necessary for access provides an easement for that purpose. 9. Concurrence of the Napa County Mosquito Abatement District that adequate access is provided to the site for vehicular access associated with District abatement activities, and the establishment of a funding mechanism sufficient to cover on-site vector control and necessary District abatement activities. SECTION 4. Approximately 63 acres located off 1025 Kaiser Road, approximately 1/3 mile west of Highway 221/Soscol Avenue and ¼ mile north of Highway 29, on Assessor’s Parcel Number 046-412-005 as identified on the on the Official Maps of the Napa County Assessor in effect at the time this ordinance takes effect, and as shown on Attachment “A” attached hereto	

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	4, Title 7, commencing with Section 65800, of the California Government Code, this Ordinance is consistent with the following goals, policies and action items of the 2008 General Plan Update and as amended by Resolution concurrent with the adoption of this Ordinance: Goals AG/LU – 2, 3, 5; CIR-1; CC-8; CON-11; H-1; ROS-2; and Policies AG/LU-28, 30, 42, 52, 93, 94, 95, 119; CIR-1, 3, 4, 38; CC-36, 44, 45; CON-51; E-5, 8; H-2b, 2c, 4a, 4d; ROS-14, 22, 23, 24; and Action Items AG/LU-94.1; and CC-45.1. SECTION 6. If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of the County of Napa hereby declares it would have passed and adopted this Ordinance and each and all provisions hereof irrespective of the fact that any one or more of said provisions be declared invalid. SECTION 7. This ordinance shall be effective thirty (30) days from and after the date of its passage. SECTION 8. A summary of this ordinance shall be published at least once 5 days before adoption and at least once before the expiration of 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.	and incorporated herein by reference, is hereby rezoned from I:AC (Industrial: Airport Compatibility District) to NP:AC (Napa Pipe Zoning District: Airport Compatibility District) and associated Napa Pipe principal districts, as shown on Attachment “A.” The official zoning map shall be amended to reflect this change consistent with the requirements of Chapter 18.12. SECTION 5. Assessor’s Parcel Number 046-400-030, as shown on Attachment “A,” shall retain its General Plan “Study Area” designation and I:AC (Industrial: Airport Compatibility District) zoning designation. SECTION 6. The Board further finds that, pursuant Chapter 4, Title 7, commencing with Section 65800, of the California Government Code, this Ordinance is consistent with the following goals, policies and action items of the 2008 General Plan Update and as amended by Resolution concurrent with the adoption of this Ordinance: Goals AG/LU – 2, 3, 5; CIR-1; CC-8; CON-11; H-1; ROS-2; and Policies AG/LU-28, 30, 42, 52, 93, 94, 95, 119; CIR-1, 3, 4, 38; CC-36, 44, 45; CON-51; E-5, 8; H-2b, 2c, 4a, 4d; ROS-14, 22, 23, 24; and Action Items AG/LU-94.1; and CC-45.1. SECTION 7. If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of the	

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	The foregoing ordinance was introduced and public hearing held thereon before the Napa County Conservation, Development and Planning Commission at a regular meeting of the Commission on the __th day of _____, 20__, and was passed at a regular meeting of the Board of Supervisors of the County of Napa, State of California, held on the _____ day of _____, 20__, by the following vote: AYES: SUPERVISORS_____ NOES: SUPERVISORS_____ ABSTAIN: SUPERVISORS_____ ABSENT: SUPERVISORS_____	County of Napa hereby declares it would have passed and adopted this Ordinance and each and all provisions hereof irrespective of the fact that any one or more of said provisions be declared invalid. SECTION 8. This Ordinance shall be effective thirty (30) days from and after the date of its passage. SECTION 9. A summary of this Ordinance shall be published at least once 5 days before adoption and at least once before the expiration of 15 days after its passage in the <u>Napa Valley Register</u>, 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 Conservation, Development and Planning Commission at a regular meeting of the Commission on the __th day of _____, 2012, and was passed at a regular meeting of the Board of Supervisors of the County of Napa, State of California, held on the _____ day of _____, 2012, by the following vote: AYES: SUPERVISORS_____ NOES: SUPERVISORS_____ ABSTAIN: SUPERVISORS_____ ABSENT: SUPERVISORS_____	