

RESOLUTION NO. 2012-__

**A RESOLUTION OF THE NAPA COUNTY PLANNING COMMISSION,
STATE OF CALIFORNIA RECOMMENDING THAT THE NAPA COUNTY
BOARD OF SUPERVISORS ADOPT A ZONING ORDINANCE ADDING
CHAPTER 18.66 TO THE NAPA COUNTY CODE CREATING THE NAPA
PIPE ZONING DISTRICT AND REZONING ASSESSOR'S PARCEL NO. 046-
412-005 AND A PORTION OF APN 046-400-030 TO THAT DISTRICT**

WHEREAS, on June 5, 2007, the Board of Supervisors directed the Conservation, Development and Planning Department (now the Planning, Building and Environmental Services Department or "Planning Department") to formally commence preparation of a General Plan amendment related to the Napa Pipe Project ("Project") re-designating the Project site from "Study Area" to "Napa Pipe Mixed Use" and making other changes to the General Plan necessary to approve the Project. The Project generally initially proposed a mixed use neighborhood including 3,200 dwelling units on the 154-acre industrial site south of the City of Napa at 1025 Kaiser Road; and

WHEREAS, the Project was subsequently refined and reduced to a compact, mixed-use residential neighborhood of 2,580 units on 135 acres, containing attached housing in rowhouse and mid-rise form, neighborhood serving retail, light industrial /R&D/commercial space, a senior housing facility, a hotel, and parks and open space; and

WHEREAS, in conjunction with the General Plan amendment, the Project also proposed zoning designation and text amendments, design guidelines and a subdivision map; and

WHEREAS, subsequent to the close of public comments on the environmental documents related to the Project, the Project was further modified to reduce the number of dwelling units from 2,580 to 2,050, consistent with studies prepared by the Napa Sanitation District and with the "Medium Density Alternative" described in the Napa Pipe 2009 Draft Environmental Impact Report ("2009 DEIR") and Supplement to the 2009 DEIR; and

WHEREAS, the Planning Commission held duly noticed public hearings on February 21, March 19, April 2, and May 2, 2012 to receive testimony and to consider a recommendation to the Board of Supervisors to adopt a proposed ordinance adding Chapter 18.66 creating the Napa Pipe Zoning District to the Napa County Code and rezoning a portion of the site to said zoning district; and

WHEREAS, at the conclusion of the public hearing on May 2, 2012, the Planning Commission adopted Resolution No. 2012-03, which recommended that the Board of Supervisors adopt a proposed zoning ordinance and rezone 63 acres of the site for 700 - 945 dwelling units, leaving the balance of the site in its industrial zoning; and

WHEREAS, subsequent to the adoption of Resolution No. 2012-03 on June 8, 2012, the Project applicant submitted a revised development application, and asked that the revised development application be analyzed and re-submitted to the Planning Commission for its consideration; and

WHEREAS, the revised development application, denominated herein as the "Developers Revised Proposal", would allow the development of a Costco on a portion of the Napa Pipe site east of the railroad tracks, in addition to the 700 - 945 units previously recommended by the Commission. Additional features of the Developers Revised Proposal would include:

1. Rezoning the 63 acre parcel adjoining the Napa River (west of the railroad tracks) to allow:

- 700 dwelling units (945 maximum with density bonuses allowed under State law)
- 150-unit continuing care retirement center for seniors unit senior/assisted living facility
- 150-room hotel with supporting uses
- 40,000 square feet of neighborhood serving commercial uses
- 15,600 square feet of community facilities
- 10,000 square feet of non-residential uses
- publicly accessible parks and open space w/connections to Kennedy Park and regional trails
- privately-maintained roads and infrastructure

2. For the 91 acre parcel east of the railroad tracks, the proposal includes:

- rezoning +/- 17.5 acres for a 154,000 square foot Costco with a gas station, and for wetlands purposes
- reservation of a 10 acre school site
- providing 5-acres for a community garden
- limiting the amount of additional non-residential development 165,000 square feet
- publicly accessible parks and open space w/connections to Kennedy Park and regional trails
- privately-maintained roads and infrastructure
- constructing a roundabout or signal at Corporate Drive and Anselmo Way, the southern entrance to the site.

Except for the proposed Costco site, the balance of the 91 acre easterly parcel would retain its current Industrial zoning.

WHEREAS, the Developer's Revised Project was analyzed in a Supplemental Environmental Analysis dated September 19, 2012 ("SEA") to determine whether it would result in additional environmental effects not already analyzed in the Final EIR; and

WHEREAS, the SEA concluded there would be no new significant environmental effects or significant new information as defined in CEQA Guidelines 15162 requiring recirculation of the Final EIR; and

WHEREAS, the Planning Commission has, by separate resolution, recommended the Board of Supervisors certify the Napa Pipe Final EIR and finds it sufficiently analyzes the environmental effects of the Developer's Revised Project and proposed rezoning.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission resolves as follows:

1) The above recitals are true and correct and reflect the independent judgment of the Board.

2) Planning Commission Resolution No. 2012-03 is rescinded.

3) The environmental effects of adoption of the proposed ordinance and rezoning have been adequately analyzed in the Napa Pipe Final Environmental Impact Report, and the administrative record thereof, including the Supplemental Environmental Analysis.

4) The Planning Commission finds, that, pursuant to Chapter 4, Title 7, commencing with Section 65800, of the California Government Code, that the proposed ordinance is consistent with the following goals, policies and action items of 2008 General Plan Update and as to be amended by Board Resolution concurrent with adoption of the proposed 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 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.

5) The Planning Commission recommends the Board of Supervisors adopt the proposed ordinance which adds Chapter 18.66 to the Napa County Code creating the Napa Pipe Zoning District and rezones Assessor's Parcel No. 046-412-005 and a portion of Assessor' Parcel No. 046-400-030 to said district.

THE FOREGOING RESOLUTION WAS DULY AND REGULARLY ADOPTED by the Planning Commission of the County of Napa, State of California, at a regular meeting of the Commission held on the 3rd day of October, 2012, by the following vote:

AYES: COMMISSIONERS _____

NOES: COMMISSIONERS _____

ABSENT: COMMISSIONERS _____

MICHAEL BASAYNE, Chair
Napa County Planning Commission

ATTEST:
Clerk of the Planning Commission

By:_____

APPROVED AS TO FORM

Office of County Counsel

By: *Robert Paul* (e-signature)

Date: 9/19/12