



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 12/9/2014
Agenda Placement: 9C
Set Time: 9:30 AM PUBLIC HEARING
Estimated Report Time: 30 Minutes

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Lawrance Florin - Director
Housing and Intergovernmental Affairs
REPORT BY: Lawrance Florin, DIR HOUSING AND INTERGOVERNMENTAL AFFAIRS - 253-4621
SUBJECT: Napa Pipe Design Guidelines

RECOMMENDATION

Director of Housing and Intergovernmental Affairs and Director of Planning, Building and Environmental Services request the following for the Napa Pipe Project:

1. First reading and intention to adopt an ordinance approving the Design Guidelines; and
2. Adoption of a resolution making findings pursuant to CEQA including a mitigation, monitoring and reporting program.

ENVIRONMENTAL DETERMINATION: A Final Environmental Impact Report (EIR) was prepared for the Napa Pipe Project and certified by the Board of Supervisors on January 14, 2013. An Initial Study/Addendum to the County's EIR was prepared by the City of Napa and adopted by the Napa City Council on July 22, 2014 concluding that the County's EIR was prepared by the City of Napa and adopted by the City of Napa City Council on July 22, 2014 concluding that the County's EIR for the Napa Pipe project adequately identified and analyzed the potential environmental effects of the City providing municipal services to and potential annexation of the Napa Pipe Project Site. Prior to taking action, the Board should adopt the attached resolution making CEQA findings which document the reasons why the County has determined that the EIR and Addendum provide coverage for the proposed action and that additional environmental review, in the form of a subsequent EIR is unnecessary prior to approval.

EXECUTIVE SUMMARY

The Napa County Planning Commission, at its meeting of November 9, 2014, recommended that the Board of Supervisors make CEQA findings, and adopt the proposed Design Guidelines related to the Napa Pipe Project. SiteLab, the County's design consultant, has prepared draft design guidelines for the Napa Pipe Project. These design guidelines, and the "form based code" that is included in the guidelines are intended to provide guidance to staff on future applications that are submitted for development at the Napa Pipe Project.

PROCEDURAL REQUIREMENTS

1. Open Public Hearing.
2. Staff reports.
3. Public comments.
4. Close Public Hearing.
5. Adopt CEQA findings for project
6. Clerk reads the Ordinance Title.
7. Motion, second, discussion and vote to waive the balance of the reading of the ordinance.
8. Motion, second, discussion and vote on intention to adopt the ordinance.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

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BACKGROUND AND DISCUSSION

On June 4, 2013, the Board of Supervisors adopted a General Plan Amendment that changed the designation of 135 acres of the 154 acre brownfield Napa Pipe property from Study Area to Napa Pipe Mixed Use. The General Plan Amendment also described the uses and intensities allowed in the new land use designation. Approximately 19 acres remained designated Study Area.

In conjunction with this action, the Board rezoned a portion of the Napa Pipe Project site and created the Napa Pipe Zoning District. The site consists of two parcels separated by a railroad right of way. The parcel on the west is 63 acres and identified as APN 045-412-005. The parcel on the east is 91 acres and identified as APN 046-400-030.

The Zoning Ordinance permits phased construction of a new mixed use neighborhood which would include publically accessible open space and a combination of residential, neighborhood serving retail, a hotel, and office space uses on the 63 acre portion of the site that lies between the Napa River and the railroad tracks. In addition, rezoning of approximately 17.5 acres east of the railroad tracks permits construction of a membership warehouse store (such as a Costco), associated surface parking and a gas station. Most of the 91 acre parcel east of the railroad tracks and adjacent to the Napa Valley Corporate Park retained its existing industrial zoning. Some of this area would be used for project related open space and roadways, and a community farm. Development on the

91 acre parcel could ultimately include up to 75,000 square feet of warehousing/distribution/R&D uses and 90,000 square feet of office uses, excluding the area designated Study Area. While maximum build-out under the Zoning Ordinance would permit more square footage, 165,000 sq. ft. was memorialized in the General Plan Amendment and essentially caps the site's development. The entire site retains its existing Airport Compatibility (:AC) overlay zoning, and all future development must be compatible with the County's Airport Land Use Compatibility Plan.

The effect of the June 4, 2013 General Plan Amendment and Zoning Ordinance was to allow the Napa Pipe Project, subject to further approvals and various conditions including but not limited to a Development Plan, the Design Guidelines and the Development Agreement. On November 25, 2014 the Board adopted a resolution approving the Tentative Map and also conducted a first reading and declared its intention to adopt an ordinance approving the Development Plan and Development Agreement. The action today would be the first step towards approval of the Design Guidelines by conducting a first reading and intention to adopt the ordinance approving the Design Guidelines.

Design Guidelines

The Napa Pipe Project related Zoning Ordinance and General Plan Amendment adopted by the Board in June 2013 required the development of design guidelines before development could occur on portions of the Napa Pipe site within the Napa Pipe Zoning Districts. County and City officials have discussed developing design guidelines that can serve as a regulatory tool, including a "form based code" ensuring that the quality and form of development are consistent with both jurisdictions' expectations even if the current developer sells the site to other builders in the future.

Prior to development of the Design Guidelines, members of the Napa County Planning Commission and the Napa City Planning Commission took a field trip on July 8, 2013 and toured residential development sites in Hercules, Emeryville and San Mateo. At each location, the Commissioners had an opportunity to discuss issues that informed the development of the Design Guidelines. The trip was led by Evan Rose and Eleanor Pries of SiteLab, the County's urban design consultants. A subsequent joint City-County Planning Commission study session was held on July 24, 2013 to recap the field trip.

SiteLab prepared draft guidelines based on the feedback that they received. Members of the Napa County Planning Commission and the Napa City Planning Commission discussed a variety of issues at joint meetings on February 6 and April 23, 2014. At the conclusion of these meetings, it was determined that a subcommittee comprised of two Planning Commissioners from each jurisdiction would review the Design Guidelines and report back to their respective Commissioners.

On November 10, 2014 SiteLab presented revisions to the Design Guidelines to the 2x2 subcommittee and County and City staff. At the conclusion of the presentation, the subcommittee agreed that the revised guidelines addressed their comments and concerns.

The Design Guidelines are organized into five chapters and an appendix. A copy of the Design Guidelines is on file with the Clerk of the Board of Supervisors.

SUPPORTING DOCUMENTS

A . CEQA Reso

B . Design Guidelines Ordinance

CEO Recommendation: Approve

Reviewed By: Molly Rattigan