



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 2/10/2015

Agenda Placement: 6Z

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Susan Ingalls for Minh Tran - County Counsel
County Counsel

REPORT BY: Susan Ingalls, Paralegal - 259-8152

SUBJECT: Napa Pipe Design Guidelines

RECOMMENDATION

Second reading and adoption of an ordinance approving the Design Guidelines for the Napa Pipe Project.

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, prepared the Design Guidelines for the Napa Pipe Project. The 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.

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. On December 9, 2014, the Board conducted a public hearing and introduced the ordinance, read the title, waived reading the balance of the ordinance and declared its intention to adopt the ordinance at the next regularly scheduled hearing or as soon thereafter as possible. On December 16, 2014, staff requested that the item be continued to make final amendments and bring back in final form. The

ordinance is now before the Board for formal adoption.

County Counsel recommends adoption of the Ordinance.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

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BACKGROUND AND DISCUSSION

On December 9, 2014, the Board conducted a public hearing and introduced the ordinance, read the title, waived reading the balance of the ordinance and declared its intention to adopt the ordinance at the next regularly scheduled hearing or as soon thereafter as possible. On December 16, 2014, staff requested that the item be continued to make final amendments and bring back in final form. The ordinance is now before the Board for formal adoption.

County Counsel recommends adoption of the Ordinance.

SUPPORTING DOCUMENTS

- A . Ordinance: Napa Pipe Design Guidelines
- B . Design Guidelines - Napa Pipe

CEO Recommendation: Approve

Reviewed By: Helene Franchi