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A Commitment to Service

Agenda Date: 2/21/2012

Agenda Placement: 9A

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission  
**FROM:** Hillary Gitelman - Director  
Conservation, Development & Planning  
**REPORT BY:** Sean Trippi, Principal Planner - 299-1353  
**SUBJECT:** Napa Pipe Project

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### **RECOMMENDATION**

**NAPA PIPE PROJECT: PROPOSED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE AMENDMENT ADDING CHAPTER 18.66 TO THE NAPA COUNTY CODE ENTITLED "NAPA PIPE ZONING DISTRICT," REZONING SOME OR ALL OF APN's 046-400-030 AND 046-412-005 TO THAT DISTRICT, AND SPECIFYING CONDITIONS OF APPROVAL FOR FUTURE DEVELOPMENT IN THE NAPA PIPE ZONING DISTRICT**

**CEQA Status:** A Final Environmental Impact Report (EIR) has been prepared. Prior to adopting a resolution amending the County's General Plan and adopting an ordinance regarding the Napa Pipe Project, the Board of Supervisors is required to review and consider the Final EIR and to certify that the Final EIR has been prepared in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and local procedures for implementing CEQA and that the Final EIR reflects the County's independent judgement and analysis.

**Staff Recommendation:** Conduct a public hearing and adopt resolutions (1) recommending that the Board of Supervisors certify the Final EIR; (2) recommending that the Board of Supervisors (a) make findings pursuant to CEQA, including adoption of overriding considerations and a mitigation monitoring program, (b) adopt a water supply assessment, and (c) adopt a General Plan Amendment affecting 63 acres of the Napa Pipe site (Assessor's Parcel Number 046-412-005); and (3) recommending that the Board of Supervisors adopt an ordinance rezoning the 63 acre parcel to a Napa Pipe-specific district, adding a new chapter to the zoning code pertaining to development in that district, and specifying conditions of approval for future development in that district.

**Staff Contact:** Hillary Gitelman, Director of Conservation, Development & Planning at 253-4805 [hillary.gitelman@countyofnapa.org](mailto:hillary.gitelman@countyofnapa.org) or Sean Trippi, Principal Planner at 299-1353 [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org).

### **EXECUTIVE SUMMARY**

The Planning Commission is being asked to conduct a public hearing and make recommendations to the Board of Supervisors about changes to the County General Plan and zoning ordinance related to the Napa Pipe project. In doing so, the Commission will review and consider the Final EIR prepared for the project as well as oral and written comments from interested parties and written materials prepared by County staff, including the following:

1. A written Staff recommendation dated February 10, 2012;
2. A Supplemental Environmental Assessment dated February 10, 2012;
3. A matrix comparing Staff's recommendation to the proposed project and to the Housing Element Alternative;
4. A draft resolution recommending that the Board of Supervisors certify the Final EIR;
5. A draft resolution recommending that the Board of Supervisors (a) adopt CEQA findings including overriding considerations and a mitigation monitoring and reporting program; (b) adopt a water supply assessment; and (c) adopt a General Plan amendment consistent with Staff's recommendation;
6. A draft resolution recommending that the Board of Supervisors adopt an ordinance (a) amending Napa County Code to include a new chapter with zoning regulations to guide development on the 63-acre Napa Pipe site; (b) rezoning the 63-acre site from "Industrial:Airport Compatibility" to "Napa Pipe: Airport Compatibility;" and (c) adopting conditions for future development on the Napa Pipe site.

All of these materials are attached to this agenda item and are available on the County's website together with the Final EIR, which contains the 2009 Draft EIR and Supplement to the 2009 Draft EIR, comments received on both documents, responses to those comments, necessary changes to the text and analysis of both documents, and technical appendices.

Staff is not recommending consideration of the applicant's request for project-specific entitlements (e.g. tentative subdivision map, development plan, design guidelines) until after a decision is made regarding the General Plan and zoning designation for the site.

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

### **ENVIRONMENTAL IMPACT**

ENVIRONMENTAL DETERMINATION: A Final Environmental Impact Report (EIR) has been prepared. Prior to adopting a resolution amending the County's General Plan and adopting an ordinance regarding the Napa Pipe Project, the Board of Supervisors is required to review and consider the Final EIR and to certify that the Final EIR has been prepared in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and local procedures for implementing CEQA and that the Final EIR reflects the County's independent judgement and analysis.

### **BACKGROUND AND DISCUSSION**

Please see the attached Staff Recommendation dated February 10, 2012 for a summary of the applications on file, the planning process, the staff recommendation, and alternatives.

**SUPPORTING DOCUMENTS**

- A . Staff Recommendation Report
- B . Proposed General Plan Amendment - Staff Recommendation
- C . Proposed Zoning Ordinance - Staff Recommendation
- D . Supplemental Environmental Assessment (SEA)
- E . SEA Attachment - Traffic
- F . SEA Attachment - Water
- G . Matrix Comparing 3 Alternatives
- H . Fiscal Study
- I . Resolution Recommending EIR Certification
- J . Resolution Recommending CEQA Findings, General Plan Amendment
- K . Draft BOS Findings and Conforming GPA
- L . Mitigation Monitoring and Reporting Program
- M . Resolution Recommending Zoning Ordinance Adoption
- N . SWJ Housing letter dated February 6, 2012
- O . Cox Castle Nicholson letter dated February 10, 2012
- P . Paul Hastings letter dated May 19, 2010, addressing CoxCastle
- Q . Correspondence (1)
- R . Correspondence (2)
- S . Correspondence (3)
- T . North Bay Business Journal article

Napa County Planning Commission: Approve

Reviewed By: John McDowell