



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 3/19/2012

Agenda Placement: 9A

## Napa County Planning Commission Board Agenda Letter

---

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

---

### **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)

**CONTINUED FROM THE FEBRUARY 21, 2012 SPECIAL PLANNING COMMISSION MEETING**

**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.

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.

The public hearing on this item commenced on February 21, 2012. At the conclusion of the meeting, the Planning Commission continued the hearing to March 19, 2012 to accept testimony from the public. Please refer to the original February 21, 2012 staff report for details and background on the proposal and the materials referenced above. All of these materials are also 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.

Attached to this report are comments/correspondence received after the previous public hearing as well as information requested by the Commission at the last meeting, including:

- A summary of advantages and disadvantages associated with each of the alternatives;
- Information on the absorption (demand) for industrial land;
- Information on the fiscal impacts of the developer's proposal;
- Information on the income levels associated with affordable rental and ownership housing
- Information on residential permits issued annually pursuant to the growth management system.

**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 Staff Recommendation dated February 10, 2012, attached to the February 21, 2012 agenda item and on the County's website for a summary of the applications on file, the planning process, the staff recommendation, and alternatives.

Additional information is also attached to this report, as described in the Executive Summary section, above.

### **SUPPORTING DOCUMENTS**

- A . Summary of Alternatives: Advantages & Disadvantages
- B . Growth Management System Summary
- C . Revised Fiscal Analysis - March 12, 2012
- D . Income Levels for Affordable Housing - Rental & Ownership
- E . Absorption & Demand for Industrial Land
- F . Letters to the Planning Commission
- G . Letters to CDPD Staff
- H . Correspondence
- I . Red Bluff Daily News Articles regarding Mill Creek
- J . Photographs of Development similar to Napa Pipe (1)
- K . Photographs of Development similar to Napa Pipe (2)
- L . Napa Valley College Map - Meeting Location

Napa County Planning Commission: Approve

Reviewed By: John McDowell