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Agenda Date: 9/3/2008
Agenda Placement: 10A

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

RECOMMENDATION

NAPA REDEVELOPMENT PARTNERS, LLC / NAPA PIPE - GENERAL PLAN AMENDMENT #P07-00230. APN's: 046-400-030 & 046-412-005, 1025 Kaiser Road, Napa.

PROJECT STATUS UPDATE

Presentation and discussion regarding the status of the Napa Pipe development proposal.

Staff recommendation: No action is requested at this time.

Staff Contact: Sean Trippi 253-1353

EXECUTIVE SUMMARY

Napa Redevelopment Partners LLC submitted an application for a General Plan Amendment for the former Napa Pipe property in March 2007. In June 2007, the Board of Supervisors directed staff to process the application and confirmed the determination that an Environmental Impact Report (EIR) would be required. Also, in July 2007 the Board endorsed a City-County Study group process as a way to address the City of Napa's concerns about the application. The following Background and Discussion section includes additional information regarding the project proposal, development review process, City-County study group process, ongoing City-County discussions, and the relationship of the proposed project to the County's Housing Element update.

The purpose of this agenda item is to provide an update of the project's history, status, and discussions between the City and the County, and to review the next steps in the process and the overall steps involved in reviewing a proposal of this scope. The project proponent would also like to present his plans for community outreach and seek Commission input on their desired involvement.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed request does not include an action by the Planning Commission and is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

The Napa Pipe property was purchased by the Napa Redevelopment Partners LLC from Oregon Steel in December 2005. The 152-acre site is located in unincorporated Napa County just south of the City of Napa Rural Urban Limit (RUL) line, south of Kaiser Road and adjoining the east side of the Napa River.

PROJECT PROPOSAL

The basic concept for the project is to build a high density residential neighborhood with open space, neighborhood-serving retail and restaurants on the northern portion of the site (about 100 acres) and a business park with light industrial/R&D/warehousing, office space, public open space and a condominium hotel on the southern portion of the site (about 50 acres). Table 1 and the preliminary site plan, attached, include the land use components of the proposed project.

Key project features are:

- Housing:

Development of approximately 3,200 units in three phases; varying dwelling unit sizes from studios to 3 bedroom units with an average size of about 1,200 square feet, building heights ranging from 3.5 to 8 stories and varying building types;

Affordable Housing Construction: Twenty percent (20%) of the units (640 units) constructed would be affordable units;

Senior Housing: Included within the 3,200 units would be construction of a 150-unit facility with an average of 1.5 beds per unit, for a total of 225 beds. The facility would provide independent living for seniors with common dining, recreational activities, housekeeping and transportation, as well as assisted care to seniors with mental and physical limitations;

- Office: Approximately 50,000 square feet;

- Research & Development/Light Industrial/Warehousing: Approximately 500,000 square feet (may include wine-related businesses);

- Retail & restaurants: Approximately 25,000 square feet of neighborhood serving retail and 15,000 square feet of restaurant uses;

- Condominium Hotel: 150 suites with associated uses such as meeting space and spa.

- New Public Open Space and River Access:

Approximately 50 acres of new public parks, open space and wetlands, including a new segment of the Napa River trail about 0.8 miles long;

Access to Napa River: Access to the Napa River would be provided through a series of improvements including a river front trail along the site's western border, small pedestrian/bicycle bridges over the former dry docks, and a pedestrian/bicycle connection to Kennedy Park.

The applicant has proposed construction of the project in three phases with completion around 2016 to 2018. The current proposed phasing plan is attached.

DEVELOPMENT REVIEW PROCESS

The General Plan Amendment application currently on file includes both text and map changes and will need to be amended to reflect adoption of the General plan update in June. In addition to the General Plan Amendment application, the applicant will be submitting Zoning amendments consisting of text changes to the Napa County Code and changes to the Zoning Map, a development plan, and tentative subdivision map. County planning staff expects to work closely with the proponent to negotiate a development agreement and to ensure that the proposed General Plan and Zoning changes are consistent and that the development plan is something that addresses the County's interests. The various applications and proposed content are summarized below:

General Plan Amendment

- Amend the General Plan Land Use Map and amendments to the text of the General Plan.

Napa County Code Amendments

- Amend Zoning Ordinance sections or create new sections to establish development standards including:
 - o Zoning District classifications
 - o Permitted Uses/Conditionally Permitted Uses/Temporary Uses
 - o Density/Intensity, Height, Lot Coverage, Lot Size, Setback Regulations
 - o Parking/Loading Requirements
 - o Landscape Requirements
 - o Sign Regulation
- Zoning Map Amendment
- Conforming Amendments to Other Napa County Code Sections

Napa Pipe Development Plan

- Land Use Diagram/Site Plan/Phasing Plan
- Grading, Drainage and Utility Plans
- Street layout (Public/Private), Access and Parking
- Landscaping
- Design/Architectural Guidelines (Residential/Non-Residential)
- Lighting and signage

Napa Pipe Development Agreement

- Project Timeline
- Developer and County Roles and Responsibilities
- Tracking and Implementing Obligations
- Subsequent Approval Process and Procedures
- Affordable Housing Program
- Fiscal Agreements
- Reporting

Tentative Subdivision Map

- The tentative subdivision map will create/delineate residential, mixed-use, and non-residential lots and may include condominium lots. Subsequent tentative parcel maps may further subdivide non-residential lots.

CITY-COUNTY STUDY GROUP

As noted above, the Board of Supervisors authorized staff to proceed with processing the property owner's application for a General Plan Amendment, directing work to begin on the Environmental Impact Report (EIR). The Board of Supervisors (and the Napa City Council) also endorsed a joint City-County study group process (see attached City-County Study group proposal) to collaborate on three technical studies and three public meetings. The studies address water supply, fiscal impacts and traffic issues.

The first public meeting occurred last August. The meeting included a summary of the City-County Study group process, an outline of the three studies, a presentation of the Napa Pipe Development proposal, and public input and discussion. The second meeting, as yet unscheduled, will present the results of the draft studies and allow for public questions and input. Staff expects submittal of the draft studies by the consultants by the end of August with the second meeting occurring once the City-County Study group has reviewed the draft reports (probably in October). The third meeting is intended to be a scoping session for the EIR and will be scheduled shortly after the second meeting.

CITY-COUNTY DISCUSSIONS

In addition to the City-County Study Group process, the Napa City Council and Board of Supervisors each selected two members to form an ad hoc committee to discuss areas of mutual interest. These meetings have provided an informal setting to discuss the City-County Study Group principles and issues and concerns related to redevelopment of the Napa Pipe site that may affect both jurisdictions.

COUNTY HOUSING ELEMENT

State law requires every local jurisdiction to update the Housing Element of their General Plan and obtain State certification on a regular basis. Napa County is required to submit a revised Housing Element and obtain certification by June 30, 2009. The County is required to provide sites and programs necessary to accommodate its Regional Housing Needs Allocation (RHNA) of 651 affordable units in the period 2007-2014. Although this RHNA number is substantially lower than prior allocations and the County has existing Affordable Housing (:AH) overlay sites to start from, there will be some significant challenges associated with identifying housing sites. State housing law (CGC Sec 65583.2) has been amended since the County last updated its Housing Element in 2004 to suggest the need for densities of at least 20 units per acre on affordable housing sites unless lower densities are demonstrated to be feasible with the use of subsidies or other techniques. To that end, Phase 1 of the Napa Pipe project will likely be included as a housing site in the Housing Element update.

NEXT STEPS

City-County Study Group - The City-County Study Group will continue to meet to review the draft studies and schedule the remaining two meetings outlined above. The discussions between the two City Council members and the two Board members will also continue.

Outreach - The project proponent will present his proposed public outreach strategy, and request Commission discussion of this item.

County Development Standards and Agreement - County staff will work with the applicant to prepare the draft development standards for the project proposal. The development standards will include a list of allowable uses, development regulations (building height, setbacks, landscaping, parking, etc.) and will be circulated concurrent with the Draft EIR for public review and input (early 2009).

SUPPORTING DOCUMENTS

- A . City-County Study Group Proposal
- B . Land Use Summary and Site Plan
- C . Phasing Description & Phasing Plan

Napa County Planning Commission: Approve

Reviewed By: John McDowell