

RESOLUTION R2018-__

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AMENDING THE GENERAL PLAN DESIGNATION FOR TWO PARCELS TOTALING 78-ACRES LOCATED AT 3095 OLD SONOMA ROAD FROM "RESOURCE AREA" (RA-123) TO "SINGLE FAMILY RESIDENTIAL" (SFR-121) (APN 043-040-008 & 025)

WHEREAS, Davidon Homes submitted an application (PL11-0042) on March 31, 2011 for a General Plan Amendment to re-designate the General Plan designation from RA-123 (Resource Area) to SFR-121 (Single Family Residential) for the property at 3095 Old Sonoma Road (APN 043-040-008 & 25) ("GPA"); and

WHEREAS, by application PL 11-0042, Davidon Homes also applied for a Zoning Amendment, Use Permit, Design Review Permit and a Tentative Subdivision Map, all of which, together with the GPA ("Project Approvals"), comprise the "Project" evaluated by the Napa Oaks II Project Environmental Impact Report (State Clearinghouse No. 2012082093; the "EIR"); and

WHEREAS, on December 7, 2017, the Planning Commission considered the GPA and all written and oral testimony submitted to them at a noticed public hearing on the EIR, GPA, Zoning Amendment, Use Permit, Design Review Permit and Tentative Subdivision Map, at which time the Planning Commission heard presentations by staff and Davidon Homes and took public testimony, and thereafter closed the public hearing and subsequently continued its consideration of the "Project" to a special meeting on December 21, 2017 where they subsequently recommended that the City Council deny the application for the GPA; and

WHEREAS, on June 19, 2018, the City Council considered the application for the GPA and all written and oral testimony submitted to them at a noticed public hearing on the EIR and the applications for the GPA, Zoning Amendment, Use Permit, Design Review Permit and Tentative Subdivision Map, at which time the City Council heard presentations by staff and Davidon Homes and took public testimony, and thereafter closed the public hearing and considered the application for the GPA; and

WHEREAS, the City Council has considered all information related to this GPA, as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings; and

WHEREAS, in compliance with the requirements of the California Environmental Quality Act, the City Council determined, by separate resolution, that the potential environmental effects of the GPA were adequately evaluated and addressed in the EIR, which was certified and adopted by the City Council concurrently with the Project Approvals on June 19, 2018.

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NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa, as follows:

Section 1. The above Recitals are true and correct and are incorporated herein.

Section 2. The City Council hereby approves the amendment to the Land Use Element Diagram and Figure 1-10 of the Napa General Plan to re-designate the property at 3095 Old Sonoma Road (APN: 043-040-008 & 025) from Resource Area (RA-123) to Single Family Residential (SFR-121), as set forth in Exhibits "A1" & "A2" attached hereto and made a part hereof, and finds, as required by Napa General Plan Chapter 10, Paragraph A-1.4 and Section 17.66.080.B of the Zoning Ordinance, that the proposed amendment serves the public health, safety and general welfare because it is consistent with the principles of the General Plan such as locating appropriate land uses within the boundaries and urban limits of the City of Napa. The proposed land uses are complementary to the mix of uses within the city and appropriate to the site's surroundings. The following findings are made which support this approval:

That the proposed amendment is in the public interest, and that it is internally consistent with other goals, policies and programs of the General Plan, and that the public health, safety and general welfare are served by the adoption of the proposed amendment.

The proposed amendment is in the public interest as the project would provide additional housing stock to the City which has a limited inventory of available housing and an extremely low vacancy rate for rental properties. The City of Napa is a highly desirable location for home ownership but with limited housing stock, sale prices of homes are becoming less attainable for many aspiring homeowners. Although the project proposes homes that are not anticipated to be entry level homes, increasing the inventory of housing stock could make market rate homes more available as established homeowners "upgrade" from their market rate homes to one of the higher-end homes in this development. The project would also provide public access to an expansive hillside property that had previously been privately owned and inaccessible to the public. The privately maintained park and walking trails would be available to the public via a public access easement. The development would also preserve in perpetuity approximately 50 acres of open space including 17 acres of Oak woodlands.

The project is also consistent with several policies and principles of the General Plan, including policies that encourage the creative and efficient use of vacant land along with providing an increased mix of various types of housing throughout the City to meet the community's housing needs. The following is an analysis of the consistency of the project proposal with the City's General Plan and applicable General Plan policies:

Land Use Element Policy LU-3.3 states, "The City shall endeavor to maintain an even rate of development within the RUL over the plan period."

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The Project would represent approximately 1.2% of the housing stock growth that would be anticipated each year (assuming historic growth levels of 1.3%), which equates to an increase over the existing number of housing units in the City of Napa of less than one half of one percent (0.48%). Additionally, the project constitutes a small percentage (less than 1%) of the 7,840 housing units projected for the City over the plan period, through 2020. The 51 units would represent 5 percent of the additional dwelling unit potential growth within the Westwood Planning Area. The project is relatively small and would not substantially contribute to City-wide growth rates and therefore represents an even rate of development within the Rural Urban Limit (RUL) line over the plan period.

Land Use Element Policy LU-4.1 seeks to "...require new residential development to conform to the density range shown in [the General Plan], and to be consistent with the general neighborhood typology of the surrounding area. The City may require clustering in environmentally sensitive areas when special measures are adopted to ensure the sensitive portions of each property remain undeveloped in the future.

The proposed Project does not conform to the density allowed under the existing designation which is why a General Plan Amendment is requested. The Project would conform to the proposed designation. The Project proposes to cluster the development to preserve sensitive areas of the site and to protect off-site oak woodlands in perpetuity.

Land Use Policy LU-10.1 states, "The City shall promote an urban form that integrates the urban environment with the city's natural features."

The Project integrates new development into natural features of the site through clustered development.

Land Use Policy LU-3.2 seeks..." To minimize urban/rural conflicts (e.g., pesticides, odors, noise, vandalism, feral pets), the City shall ensure a buffer is provided (agricultural setback) between residential uses on the periphery of the RUL and productive agricultural land outside the RUL."

The Project site is within the RUL. A buffer of at least 80 feet from residential homes is included at boundaries shared with agricultural land outside the RUL.

Land Use Element Policy LU-4.5 encourages projects to be compatible with the surrounding neighborhood.

The area has a variety of lot sizes, and the proposed lots are compatible in size with those in the general area. The proposed single-family use and homes reflect a contemporary interpretation of traditional building styles that have similarities to the architecture of the existing neighborhood and are compatible with existing residences in the area consistent with this policy. The proposed single-family use, lot sizes, and density are consistent with the pattern of single family development in the area.

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Land Use Policy LU-10.3 states, "The City shall encourage the maintenance of wildlife corridors and discourage the fragmentation of large natural plant communities when environmentally sensitive sites are developed," and

Natural Resource Policy NR-1.1 states, "The City shall identify existing wildlife habitat corridors and seek to protect them from being severed or significantly obstructed."

The Project site is adjacent to actively managed agricultural land to the south and west, residences to the east and Old Sonoma Road to the north. The analysis included in the Biological Resources section of the project EIR concluded that the Project site is not substantially utilized as a wildlife corridor.

As noted above, the proposed project could be considered consistent with the General Plan RUL policies. The project would constitute a small percentage (less than 1%) of the 7,840 housing units projected for the City over the plan period, through 2020. The project could be found consistent with City policies for efficient development of land within the RUL. The project design would concentrate the density of development within the center portion of the site, while avoiding natural resources and hazards in the area (i.e., the riparian areas, trees and fault traces). The proposed development by design and density would be consistent with General Plan policies encouraging buffering and feathering development adjacent to the RUL.

Section 3. This Resolution shall take effect immediately upon its adoption.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 19th day of June, 2018, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Dorothy Roberts
City Clerk

Approved as to form:

Michael W. Barrett
City Attorney

EXHIBIT "A1"
EXISTING GENERAL PLAN MAP

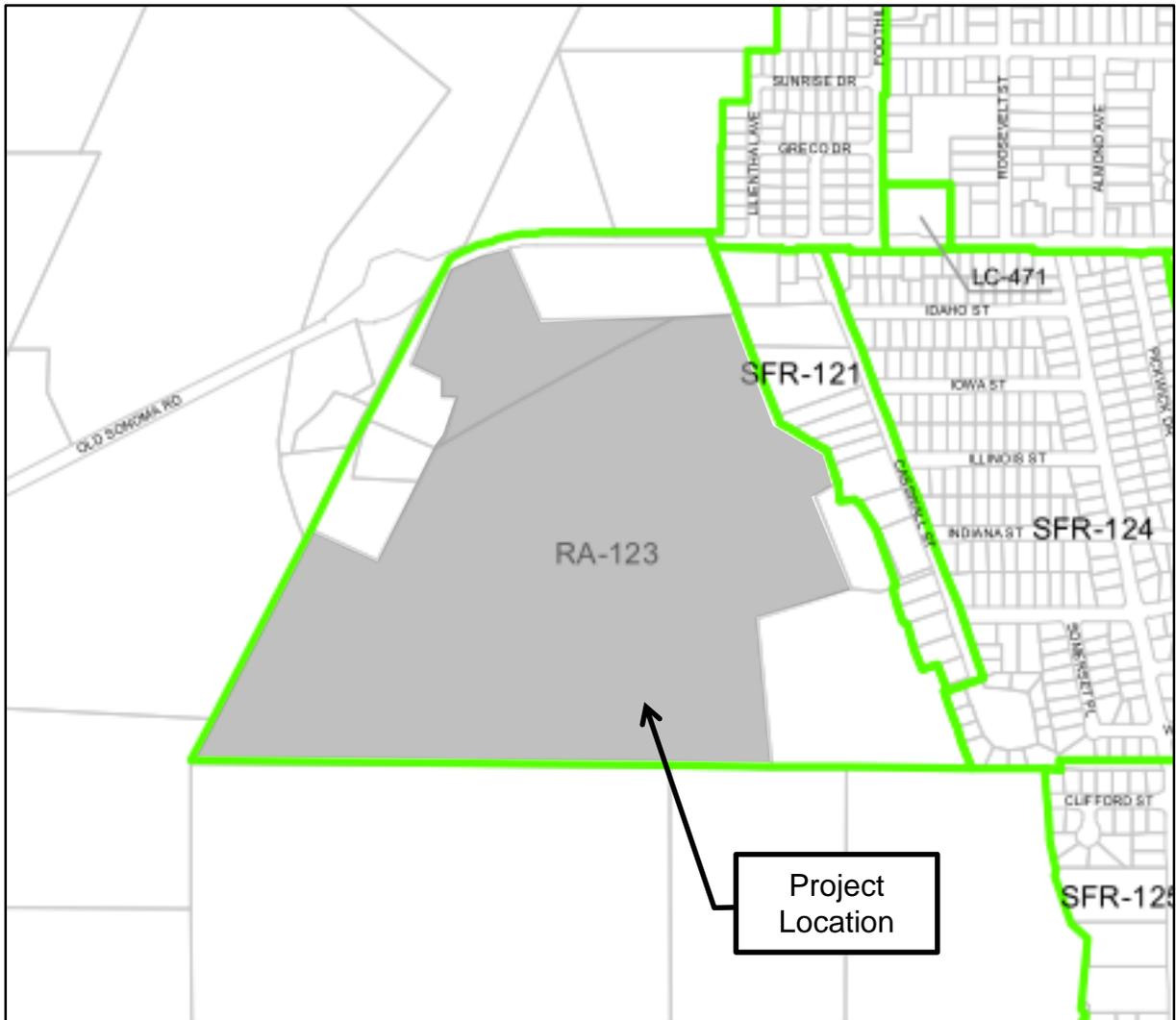


EXHIBIT "A2"
PROPOSED GENERAL PLAN MAP

