

ORDINANCE O20XX-__

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AMENDING, PURSUANT TO AN ADOPTED MITIGATED NEGATIVE DECLARATION, NAPA MUNICIPAL CODE SECTION 17.52.515 TO ESTABLISH A GLAMPING CAMPGROUND AS A CONDITIONALLY PERMITTED USE AND TO ESTABLISH STANDARDS FOR A GLAMPING CAMPGROUND ON THAT CERTAIN PROPERTY BEARING ASSESSOR'S PARCEL NUMBER 052-010-011 LOCATED ON THE WEST SIDE OF SILVERADO TRAIL BETWEEN HAGEN ROAD AND STONECREST DRIVE.

WHEREAS, on October 17, 2022, Parry Murray (the "Applicant"), submitted an application (File No. PL22-0120) seeking a Zoning Ordinance Amendment pursuant to Napa Municipal Code ("NMC") Chapter 17.66 to establish a glamping campground as a conditionally permitted use and to establish standards for a proposed glamping campground on that certain property bearing Assessor's Parcel Number 052-010-011, located on the west side of Silverado Trail between Hagen Road and Stonecrest Drive ("Site") (the "Project"); and

WHEREAS, an Initial Study/Mitigated Negative Declaration ("Draft IS/MND") was prepared pursuant to California Environmental Quality Act ("CEQA") Guidelines Section 15074, concluding that after implementation of the proposed mitigation measures the Project would not cause any significant environmental effects. The public comment period was noticed on September 5, 2024, in the Napa Valley Register for a CEQA-mandated 30-day public review and comment period, ending on October 5, 2024; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 17, 2024, on the Draft IS/MND and has recommended adoption; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 17, 2024, on the Project, and has recommended approval of the subject application; and

WHEREAS, in consultation with experts retained by the City, staff proposed a substitution of mitigation measures in compliance with CEQA Guidelines 15074.1, which are contained in the Final Initial Study/Mitigated Negative Declaration ("Final IS/MND") , and determined to be equally effective, or more effective in avoiding or reduce the potential impacts "to at least the same degree" as the original measures not creating any new adverse impacts than the original measures in mitigating the identified impact; and

WHEREAS, at a duly noticed public hearing on February 18, 2025, the City Council adopted the Final IS/MND and the mitigation monitoring and reporting program; and

ATTACHMENT 2

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

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

SECTION 1: The City Council hereby finds that the facts set forth in the recitals to this Ordinance are true and correct, and establish the factual basis for the City Council's adoption of this Ordinance.

SECTION 2: Amendment. The existing provisions of Napa Municipal Code Section 17.52.515 are hereby repealed and replaced, in their entirety, by the provisions set forth in Exhibit "A," attached hereto and incorporated herein by reference. The changes made to the existing provisions of NMC Section 17.52.515 by replacing said existing provisions with the provisions set forth in Exhibit "A" hereto are shown in Exhibit "B" hereto, with new language in Section 17.52.515 shown in underlined text, and deleted language in Section 17.52.515 shown in strikethrough text.

SECTION 3: Findings. The City Council hereby approves the Zoning Amendment as shown in Exhibit "A," and makes the following findings in support of the approval:

A. *The proposed amendment is consistent in principle with the General Plan.*

The proposed amendment is consistent with the Napa 2040 General Plan by promoting flexible land use that adapts to changing economic needs (Policy LUCD 6-4), enabling development on a historically underutilized site with a newly established use. The Project would generate local revenue through transient occupancy taxes, also contributing 1% of the rent charged by the operator by payment of the transient occupancy special tax for the sole purpose of providing programs and services that increase, improve, or preserve the availability of Affordable and Workforce Housing to Affordable and Workforce Households (Policy LUCD 7-1). The Project enhances pedestrian connectivity along Silverado Trail with the construction of a public walkway extending from the north to the south end of the site (Policy TE 1-2, Goal TE-3). Additionally, the Project protects significant trees and habitat that exist on-site by designing individual campsites around existing trees and the contours of the site, while preventing foot traffic through the riparian areas closer to Milliken Creek (Policy NRC 1-8). The Project would offer opportunities for the public to engage with the natural environment adjacent to Milliken Creek that otherwise wouldn't exist due to the site being private property.

In support of Goal ED-6, the project reinforces Napa's unique sense of place by providing a nature-based alternative to traditional accommodations, balancing the needs of both residents and visitors.

- B. *The public health, safety and general welfare are served by the adoption of the proposed amendment.*

The amendment would establish and impose development and operational standards to minimize the potential adverse effects of the permitted glamping campground on the neighboring land uses; and to ensure the health, safety and welfare of renters and guests patronizing the glamping campground. The amendment would also facilitate the use of the property in a manner that adheres to stringent flood safety requirements, thus ensuring the protection of public safety. Additionally, it will enhance the street frontage, contributing to neighborhood aesthetics, and ensure compliance with California Building Code requirements, further safeguarding public health and welfare. This approach offers a feasible and safe alternative to residential use while addressing the unique constraints of the site.

- C. *If a rezoning to district with a larger minimum lot size is proposed, effectively reducing the planned residential density, the city shall also find that the remaining sites in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584; or if not, that it has identified sufficient additional, adequate and available site with an equal or greater residential density in the jurisdiction so that there is not net loss of residential unit capacity.*

The Project does not request to rezone the property to a district with a larger minimum lot size; therefore, the above finding is not applicable.

SECTION 3: Environmental. The City Council hereby determines that pursuant to CEQA Guidelines Section 15162, the potential environmental effects of the "Project" described in the Staff Report, including the Ordinance, presented to the City Council at its February 18, 2025, meeting, were adequately examined by the Final IS/MND prepared for the Grange Campground (PL22-0120) and adopted February 18, 2025, that was adopted by the City Council on February 18, 2025, such that no subsequent environmental review is required.

SECTION 4: Severability. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 5: Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

ATTACHMENT 2

City of Napa, a municipal corporation

MAYOR: _____

ATTEST: _____
CITY CLERK OF THE CITY OF NAPA

STATE OF CALIFORNIA }
COUNTY OF NAPA } SS:
CITY OF NAPA }

I, Tiffany Carranza, City Clerk of the City of Napa, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the 18th day of February, 2025, and had its second reading and was adopted and passed during the public meeting of the City Council on the ___ day of ____, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____

Tiffany Carranza
City Clerk

Approved as to Form:

ATTACHMENT 2

Christopher Diaz
Interim City Attorney