



## Staff Reports

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**File #:** 2225-2019, **Version:** 1

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**To:** Honorable Mayor and Members of City Council  
**From:** Vincent Smith, Community Development Director  
**Prepared By:** Carlyce Banayat, Imaging Clerk

**TITLE:**  
Napa Pipe Amendments

### **RECOMMENDED ACTION:**

Approve the second reading and final passage, and adopt an ordinance amending the Zoning Map established under Napa Municipal Code Section 17.04.050 to rezone a 31.48 acre property located at 1025 Kaiser Road (APN 046-400-054) from Master Plan: Napa Pipe - Light Industrial: Airport Compatibility (MP:NP-IL:AC) to Master Plan: Napa Pipe-Mixed Use Residential Waterfront: Airport Compatibility (MP:NP-MUR-W:AC) and reconfigure the area zoned Master Plan: Napa Pipe-Industrial/Business Park: Airport Compatibility Zoning District (MP: NP-IBP:AC) and amending the text in Napa Municipal Code Sections 17.32.160 and 17.32.390 for the Napa Pipe Master Plan District and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action; and approve the second reading and final passage and adopt an ordinance approving a Development Agreement Amendment pursuant to Government Code Sections 65864 et seq., by and between the City of Napa and Napa Redevelopment Partners LLC, directing its execution and recordation and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action.

### **DISCUSSION:**

This is the Second Reading and Final Adoption of an ordinance amending the Zoning Map established under Napa Municipal Code Section 17.04.050 to rezone a 31.48 acre property located at 1025 Kaiser Road (APN 046-400-054) from Master Plan: Napa Pipe - Light Industrial: Airport Compatibility (MP:NP-IL:AC) to Master Plan: Napa Pipe-Mixed Use Residential Waterfront: Airport Compatibility (MP:NP-MUR-W:AC) and reconfigure the area zoned Master Plan: Napa Pipe-Industrial/Business Park: Airport Compatibility Zoning District (MP: NP-IBP:AC) and amending the text in Napa Municipal Code Sections 17.32.160 and 17.32.390 for the Napa Pipe Master Plan District and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action; and the Second Reading and Final Adoption of an ordinance approving a Development Agreement Amendment pursuant to Government Code Sections 65864 et seq., by and between the City of Napa and Napa Redevelopment Partners LLC, directing its execution and recordation and determining that the actions authorized by this ordinance were adequately analyzed by a previous CEQA action. The introductions and First Readings were held at the Regular City Council meeting on January 21, 2020. If approved both Ordinances will become effective thirty days following adoption.

### **FINANCIAL IMPACTS:**

At their regular meeting on January 21, 2020, City Council determined there were no immediate financial impacts resulting from the recommendations described in the Agenda Report. The Developer is paying for staff and consultant costs associated with project review

### **CEQA:**

At their regular meeting on January 21, 2020, the City Council determined that the potential environmental effects of the Recommended Action fall within the scope of the Napa Pipe Final Environmental Impact Report certified by Napa County Board of Supervisors on January 14, 2013 (State Clearinghouse No. 2008122111) (the "Certified EIR"), as documented in the Addendum to the Napa Pipe EIR for the Napa Pipe Project dated November 2019 pursuant to CEQA Guidelines Sections 15162, 15164(a) and 15168, that the potential environmental effects of the project were adequately evaluated and addressed in the Certified EIR as documented in the 2019 Addendum and that no further environmental review is required.

### **DOCUMENTS ATTACHED:**

Attachment 1 - Ordinance with EXS "A1", "A2", and "A3" with Redlines

EX "A1" - Existing Zoning Map

EX "A2" - Amended Zoning Map

EX "A3" - Text Amendments to Sections 17.32.040, 17.32.160 and 17.32.390 of the Napa Pipe Master Plan District

Attachment 2 - Ordinance with EX "A"

EX "A" - Amended Development Agreement

### **NOTIFICATION:**

Notice of the scheduled public hearing was provided on January 10, 2020 by US Postal Service to all property owners within a 500-foot radius of the subject property. Notice of the public hearing was also published in the Napa Valley Register on January 10, 2020 and provided to people previously requesting notice on the matter at the same time notice was provided to the newspaper for publication. The Applicant was also provided a copy of this report and the associated attachments in advance of the public hearing on the project.