

NAPA COUNTY

SPECIAL MEETING

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

MINUTES

DECEMBER 16, 2009

1. CALL TO ORDER / ROLL CALL

Meeting was called to order at 6:00 p.m. by chair Bob Fiddaman.
Commissioners Scott, Basayne, Pope, Phillips and Fiddaman present.

2. ADMINISTRATIVE ITEMS

A. NAPA REDEVELOPMENT PARTNERS, LLC. / NAPA PIPE PROJECT - GENERAL PLAN AMENDMENT P07-

00230. PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT.

APN's: 046-400-030 & 046-412-005, 1025 Kaiser Road, Napa.

Summary: This is a public hearing to receive comments regarding the Draft Environmental Impact Report (EIR) that has been prepared to analyze potential direct, indirect and cumulative environmental impacts as a result of the proposed Napa Pipe project. Concurrent with the Draft EIR, members of the public are invited to provide comments on the Developer's Comprehensive Development Application, which contains a draft development plan, draft design guidelines, a proposed General Plan amendment, and proposed zoning amendments.

CEQA Status: Draft EIR has been prepared. The Draft EIR prepared for the project was released for public and agency review and comment beginning October 23, 2009. The first public hearing to receive comments was conducted by the Conservation, Development and Planning Commission on November 17, 2009. This is the second public hearing. The third hearing will be tonight at 6:00 PM at the Office of Education, 2121 Imola Avenue in Napa. The public comment period is currently scheduled to end at the close of business on January 21, 2010. Interested agencies, organizations, and members of the public are encouraged to submit written comments to planning staff prior to that date. All substantive comments on the Draft EIR must be responded to in a Final EIR before the Commission can consider the development application.

Project Description: The project applicant has proposed a General Plan amendment and phased development of 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 30 acres). The project is located on the west side of Kaiser Road southwest of its intersection with Syar Industrial Way within I:AC (Industrial: Airport Compatibility) zoning district. Assessor's Parcel Numbers: 046-100-030 & 046-412-005, 1025 Kaiser Road, Napa.

Staff Recommendation: Public hearing only. No action is requested.
Comments were received. No action taken.

3.

ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning Commission meeting of January 20, 2010.

BOB FIDDAMAN, Chair

ATTEST: HILLARY GITELMAN, Secretary-Director

MELISSA GRAY, Clerk

Key

Vote: MB = Mike Basayne, MP = Matt Pope; BF = Bob Fiddaman; TS = Terry Scott; HP = Heather Phillips;

The maker of the motion and second are reflected respectively in the order of the recorded vote.

Notations under vote: N = No; A = Abstain; X = Excused