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Agenda Date: 2/3/2010

Agenda Placement: 9A

Airport Land Use Commission Board Agenda Letter

TO: Airport Land Use Commission

FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning

REPORT BY: John McDowell, Deputy Director - 299-1354

SUBJECT: Draft Comment Letter on Napa County's Napa Pipe Project Environmental Impact Report

RECOMMENDATION

DRAFT COMMENT LETTER / NAPA PIPE PROJECT ENVIRONMENTAL IMPACT REPORT

Request: Discussion and direction concerning a draft comment letter to the County of Napa in regard to the Napa Pipe Project Environmental Impact Report, which is a residential/mixed used community located on the east side of the Napa River between Kennedy Park and Napa Corporate Park, and is north of the Napa County Airport within Airport Land Use Compatibility Zones D and E.

Staff Recommendation: Direct either the ALUC Chair or ALUC Staff to sign and send the finalized comment letter.

Staff Contact: John McDowell, 299-1354 jmcdowel@co.napa.ca.us

EXECUTIVE SUMMARY

The County of Napa has prepared a Draft Environmental Impact Report (DEIR) for the Napa Pipe Project, which is a residential/mixed used project on approximately 160 acres located on the east bank of the Napa River south of Kennedy Park and west of the Napa Corporate Center. The project is located north of the Napa County Airport under the base to final approach path for the main runway, and is located within compatibility zones D and E. The project includes 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 State Aeronautics Act (Public Utilities Code Section 21676) requires any project involving a general plan amendment or rezoning within an airport influence area to be referred to the ALUC for a consistency determination.

The public comment period on the adequacy of DEIR closes on February 5, 2010. Therefore, at this meeting, it is

requested that the Commission review comment letter, which will be provided prior to the meeting, and provide comments and direct the ALUC Chair or ALUC Staff to sign the final version of the letter. Copies of the DEIR and supporting documents are available online on the County's web page.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

County of Napa has prepared a Draft Environmental Impact Report. The County is obligated to respond to the ALUC's comments on the DEIR in the Final Environmental Impact Report.

BACKGROUND AND DISCUSSION**SUPPORTING DOCUMENTS**

None

Airport Land Use Commission: Approve

Reviewed By: John McDowell