



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 1/21/2009

Agenda Placement: 10A

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

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

**REPORT BY:** Sean Trippi, Principal Planner - 299-1353

**SUBJECT:** Public Scoping Meeting on Napa Pipe Project - P07-00230-GPA

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### **RECOMMENDATION**

#### **NAPA REDEVELOPMENT PARTNERS, LLC. - NAPA PIPE PROJECT GENERAL PLAN AMENDMENT P07-00230-GPA**

**CEQA Status:** Notice of Preparation (NOP) of an Environmental Impact Report (EIR) issued January 2, 2009. Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the proposed EIR. The 30-day public comment period on the NOP closes February 2, 2009. A public scoping session will also be held January 29, 2009 at 6PM at the Elks Lodge, 2840 Soscol Avenue, Napa.

**Request:** Public meeting to take testimony on items to be addressed in an Environmental Impact Report (EIR) currently being prepared for the proposed Napa Pipe Project General Plan amendment (application #P07-00230-GPA), associated zoning amendments, and entitlements. The proposal is to develop a high density residential neighborhood with neighborhood-serving uses and public open space on a portion of the site, with commercial and business park development on the remainder of the site. Specifically, the project would include the following:

- 1) Up to 2,580 dwelling units of varying sizes, heights and building types, with twenty percent (20%) of the units deed-restricted affordable rental units;
- 2) a 150-unit continuing care retirement complex with an average of 1.5 beds per unit, for a total of 225 beds;
- 3) approximately 40,000 square feet of neighborhood-serving retail and restaurant uses;
- 4) approximately 50 acres of new public parks, open space and wetlands, including a new segment of the Napa River trail about 0.8 miles long and a pedestrian/bicycle connection to Kennedy Park;
- 5) approximately 50,000 square feet of office space;
- 6) approximately 140,000 square feet of research & development/light industrial/warehousing;
- 7) a 150 suites condominium hotel with associated uses such as meeting space and spa;
- 8) community facilities of up to 12,000 square feet total, including a transit center, interpretive nature center, boat house, fire and sheriff station, café/visitor pavilion and drydock theatre; and
- 9) off-site improvements including road connections and transportation improvements needed to address the potentially significant traffic impacts of the project and the project's contribution to significant cumulative traffic impacts. The project proposes to use local groundwater and to reserve 19 acres of the site for possible future uses. The 154-acre site is located in the southern portion of Napa County at 1025 Kaiser Road in unincorporated Napa County, about three miles south of downtown Napa. The site is currently zoned I:AC (Industrial: Airport Compatibility Combination District) with a General Plan designation of Study Area. Assessor's Parcel Numbers 046-400-030 and 046-412-005.

**Staff Recommendation:** Receive public and Commission testimony on items to be addressed in the project-specific EIR.

**Staff Contact:** Sean Trippi, 299-1353 or Hillary Gitelman, Director Conservation, Development and Planning, 253-4805

## **EXECUTIVE SUMMARY**

The Commission's public hearing is intended to allow for public testimony and Commission input into the scope and content of a project-specific Environmental Impact Report (EIR). Comments regarding environmental issues of concern and alternatives that should be studied in the EIR are particularly welcome. Pursuant to CEQA, an EIR must be prepared and certified before decision-makers can consider approval of development on the site.

## **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

## **ENVIRONMENTAL IMPACT**

**ENVIRONMENTAL DETERMINATION:** Environmental Impact Report (EIR) in preparation. Notice of Preparation (NOP) issued January 2, 2009. Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the EIR. The 30-day public comment period closes February 2, 2009. A public scoping session will also be held January 29, 2009 at 6PM at the Elks Lodge, 2840 Soscol Avenue, Napa.

## **BACKGROUND AND DISCUSSION**

At a Board of Supervisors hearing on June 5, 2007, the Napa County Board of Supervisors approved preparation of a project specific Environmental Impact Report (EIR) for the project and in July of 2007, the County and the City of Napa both endorsed a "Study Group" process, whereby County and City staff would collaborate on the preparation of three background technical studies related to water supply, traffic, and fiscal impacts. At the same time, the County and the City endorsed three principles as follows:

- | Recognizing that City and County leaders both act in the public's interest and seek to ensure the well being of our community, the parties agree to pursue a future for the Napa Pipe site that will provide social, recreational, environmental and net economic benefits to both jurisdictions.
- | Recognizing that public input is vital to the success of any land use planning process and that an alternate future for the Napa Pipe site can only occur if City and County interests align, the parties agree to seek public input, share information, and work collaboratively.
- | Recognizing that wise land use decisions require a comprehensive understanding of potential impacts and benefits, mitigation strategies, and alternatives, both parties agree that the information and input generated during the City-County Study Group process will influence decisions made by both jurisdictions.

County and City leaders also undertook negotiations to determine whether there was a way to transfer jurisdiction

over the Napa Pipe site to the City in exchange for the City assuming a substantial portion of the County's housing obligation for three cycles of the Regional Housing Needs Allocation (RHNA) process. These negotiations were not concluded successfully, and on January 2, 2009, the County issued a formal Notice of (EIR) Preparation for the Napa Pipe project, and also made available drafts of the technical studies completed during the prior year. The technical studies have been provided to the Commission and are available on the County's website. (For more information contact Sean Trippi at 299-1353.)

While no final decision can be made on the proposed development plan until after the Final EIR is certified and noticed public hearings take place (late 2009 at the earliest), the County's draft Housing Element, prepared by County staff under the direction of the Board of Supervisors and the Planning Commission, has already been submitted to the State (HCD) for review. This draft Housing Element includes the Napa Pipe site in its inventory of housing sites, and would change the land use designation of the property from "Study Area" to "Transitional," signaling support for residential uses on a portion of the site at residential densities of not less than 20 units to the acre in keeping with CGC Section 65583.2(c). General Plan amendments proposed as part of the Housing Element would not be sufficient to build-out the developer's current proposal and further amendments would be required, along with adoption of development (zoning) standards, design guidelines, and project entitlements (e.g. a development agreement). Pursuant to State housing law, if the County's Housing Element is certified by the State with the Napa Pipe site in its sites inventory, the County would have one year from June 30, 2009 to complete rezoning of the site.

#### **SUPPORTING DOCUMENTS**

A . Notice of Preparation & Initial Study

Napa County Planning Commission: Approve

Reviewed By: John McDowell