



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 10/22/2009
Agenda Placement: 10A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Melissa Gray for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Sean Trippi, PRINCIPAL PLANNER - 299-1353
SUBJECT: Napa Pipe

RECOMMENDATION

NAPA REDEVELOPMENT PARTNERS, LLC. / NAPA PIPE PROJECT - GENERAL PLAN AMENDMENT P07-00230.
APN's: 046-400-030 & 046-412-005, 1025 Kaiser Road, Napa.

Summary: Planning staff will provide a broad overview of the Draft Environmental Impact Report (EIR) prepared for the Napa Pipe project, as well as information on how to obtain a copy of the document, and how to submit comments during a 60-day public review period starting on October 23, 2009. The Draft EIR analyzes the potential impacts of the Napa Pipe project and is being circulated for review concurrent with the Developer's Comprehensive Development Application, which contains a draft development plan and draft design guidelines in addition to proposed General Plan and zoning amendments. The Comprehensive Development Application is currently undergoing review by County staff and consultants, and public comments are welcome.

CEQA Status: Draft Environmental Impact Report (EIR) has been prepared. The Draft EIR prepared for the project will be released for public review and comment beginning October 23, 2009. Public hearings conducted by the Conservation, Development and Planning Commission will be held on Tuesday, November 17 at 6:00 PM and Wednesday, December 17 at 9:00 AM and 6:00 PM to receive public comments. The 60-day public comment period will end at the close of business on December 22, 2009.

Project Description: The project applicant has proposed a General Plan amendment and 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: Informational presentation and discussion only. No action is requested.

Staff Contact: Sean Trippi, 299-1353 or strippi@co.napa.ca.us

EXECUTIVE SUMMARY

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed informational presentation is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: Melissa Gray