



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 2/18/2009

Agenda Placement: 10A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell 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 PRESENTATION - GENERAL PLAN AMENDMENT P07-00230-GPA

CEQA Status: Notice of Preparation (NOP) of an Environmental Impact Report (EIR) was issued January 2, 2009. The 30-day public comment period on the NOP closed February 2, 2009. Comments received during the public comment period are attached to this report and will be used to inform preparation of a Draft EIR.

Request: The project applicant and representatives will provide a presentation regarding the proposed development including the evolution of the current site plan and smart growth concepts incorporated into the proposal. Staff will summarize comments received in response to the NOP and discuss the next steps in the planning and review process. The basic concept for the project is to build 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 50 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 strippi@co.napa.ca.us, or Hillary Gitelman, Director, 253-4805 hgitelman@co.napa.ca.us

EXECUTIVE SUMMARY

The purpose of this agenda item is allow the project applicant and his representatives to provide a presentation regarding the Napa Pipe development proposal from the conceptual stages of the site plan and building design to

the current iteration of the project that is the subject of the Environmental Impact Report (EIR) and the smart growth principles employed in development of the proposed project.

Staff has also provided the Commission the comments received in response to the NOP and will discuss the next steps in the planning and review process.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: Environmental Impact Report (EIR) in preparation. The Notice of Preparation (NOP) was issued January 2, 2009. The 30-day public comment period closed February 2, 2009.

BACKGROUND AND DISCUSSION

PROJECT PROPOSAL

The basic concept for the project is to build 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 50 acres). Within the southern portion of the site approximately 19 acres, bisected by an existing drainage/wetland would be held in its current General Plan and Zoning designations. Future development of this acreage would be subject to separate environmental analysis prior to any development activities, except for necessary infrastructure to serve the balance of the site.

Key project features are:

Housing: Development of not more than 2,580 dwelling units of varying dwelling unit sizes, heights, and building types. Twenty percent (20%) of the units will be deed-restricted affordable units rental units, affordable to households considered moderate, low and/or very low income. The remaining units (80%) will be built principally in attached form with an average unit size of 1,200 sq. ft. of floor area. These units will carry a local preference, for a specified period of time, for qualified Napa residents or employees of Napa businesses.

Seniors Facility: A 150-unit continuing care retirement complex with an average of 1.5 beds per unit (225 total beds).

Neighborhood Retail: Approximately 40,000 square feet of neighborhood serving retail and restaurant uses;

Office: Approximately 50,000 square feet;

Research & Development/Light Industrial/Warehousing: Approximately 140,000 square feet (may include wine-related businesses);

Condominium Hotel: 150 suites with associated uses such as meeting space and spa;

New Public Open Space and River Access: 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; access to Napa River would be provided through a series of improvements including a river front trail along the site's western border, small pedestrian/bicycle bridges over the former dry docks, and a pedestrian/bicycle connection to Kennedy Park.

Staff has asked the applicant to provide the Planning Commission with a presentation regarding the Napa Pipe site plan from its early stages to the present, including smart growth principles incorporated into the project.

DEVELOPMENT REVIEW PROCESS

The General Plan Amendment application currently on file includes both text and map changes and will need to be amended to reflect adoption of the General Plan update in June 2008 and the revised project description. In addition to the General Plan Amendment application, the applicant will be submitting Zoning Amendments consisting of text changes to the Napa County Code and changes to the Zoning Map, a development plan, design guidelines, and a master tentative subdivision map. County staff expects to solicit Planning Commission and public input on the development standards (zoning and design guidelines) and work closely with the applicant to craft the standards that are ultimately presented to the Planning Commission and the Board of Supervisors. The first presentation/discussion of the draft development standards will be scheduled for the March 18, 2009, Planning Commission meeting.

PUBLIC SCOPING SESSIONS

At a Planning Commission hearing on January 21, 2009, the Commission heard public testimony and provided input into the scope, content and possible alternatives to the proposed Napa Pipe development plan for the preparation of a project-specific Environmental Impact Report (EIR). A second public scoping session was held the evening of January 29, 2009, to allow an additional opportunity for public testimony related to preparation of the EIR.

The comments we received and a summary of the January 29th meeting area attached. The comments are divided into three attachments, comments received from public agencies, comments received from the public and the summary of the testimony from the second scoping meeting. The nature of the comments included concerns about traffic, water use, noise, air quality, and density to name a few. There were also several suggestions related to alternative use of the site from recreational activities to a transportation hub to maintaining industrial uses. The comments received during the scoping period will be used by Planning staff and consultants to inform preparation of the Draft EIR. Commenters will have an opportunity to review the Draft EIR when it is completed, and may then provide additional comments for inclusion in the Final EIR.

SUPPORTING DOCUMENTS

- A . NOP Public Agency comments
- B . NOP Public comments
- C . NOP January 29, 2009 meeting summary

Napa County Planning Commission: Approve

Reviewed By: John McDowell