



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 3/18/2009

Agenda Placement: 9A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: Hillary Gitelman, Director - 253-4805
SUBJECT: Napa Pipe Project - Project Workshop Planning Commission Special Meeting

RECOMMENDATION

NAPA REDEVELOPMENT PARTNERS, LLC. / NAPA PIPE PROJECT - GENERAL PLAN AMENDMENT P07-00230-UP PUBLIC WORKSHOP - What Makes a Successful Neighborhood?

Summary: This public workshop is being conducted by the Conservation, Development & Planning Commission and County staff to allow for meaningful public input about possible development of the Napa Pipe site. The topic for this workshop is "What Makes a Successful Neighborhood?" After a brief presentation about planning "walkable" neighborhoods, the public will be invited to participate in small group discussions of about qualities and characteristics of successful neighborhoods they are familiar with. This workshop is the first of six planned to occur between March and August 2009.

CEQA Status: Draft Environmental Impact Report (EIR) is currently being prepared.

Project Description: The project applicant has proposed 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). Details of the proposal, including answers to threshold questions regarding potential traffic and water supply impacts will be presented at future meetings. 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

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action 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: John McDowell