



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 4/22/2009

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-UP PUBLIC WORKSHOP - Neighborhood Character and Design.

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 "Neighborhood Character and Design." After introductory remarks about the ongoing planning process, staff will provide an update on alternatives being considered in the Draft EIR, and a detailed presentation about several neighborhood alternatives. The public will have an opportunity to provide input on the alternatives and to ask questions. This workshop is the second of six planned to occur between March and August 2009. Future workshops will focus on drainage/flooding, traffic, and water supply issues.

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

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 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: Melissa Gray