



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 5/20/2009

Agenda Placement: 10A

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission  
**FROM:** John McDowell for Gitelman, Hillary - Director  
Conservation, Development & Planning  
**REPORT BY:** Sean Trippi, Principal Planner - 299-1353  
**SUBJECT:** Napa Pipe

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### **RECOMMENDATION**

#### **NAPA REDEVELOPMENT PARTNERS, LLC. / NAPA PIPE PROJECT - GENERAL PLAN AMENDMENT P07-00230- PUBLIC WORKSHOP - Public Open Spaces, Drainage and Flooding.**

**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 "Public Open Space and the Napa River." After introductory remarks about the ongoing planning process, meeting objectives and a summary of the April 18 meeting, information will be provided about the type and quantity of proposed public open space, site grading, drainage, and potential flood issues. The public will have an opportunity to provide input on the character and use of the proposed public open spaces. This workshop is the third of six planned to occur between March and August 2009. Future workshops will focus on traffic, water supply issues, and the Draft EIR.

**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](mailto:strippi@co.napa.ca.us), or Hillary Gitelman, Director, 253-4805 [hgitelman@co.napa.ca.us](mailto:hgitelman@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: John McDowell