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Agenda Date: 6/5/2013
Agenda Placement: 10B

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: Hillary Gitelman - Director
Planning, Building and Environmental Services
REPORT BY: Sean Trippi, Principal Planner - 299-1353
SUBJECT: Napa Pipe

RECOMMENDATION

NAPA REDEVELOPMENT PARTNERS, LLC. / NAPA PIPE PROJECT - APN's: 046-400-030 & 046-412-005, 1025 Kaiser Road, Napa -- Discussion of Next Steps.

Request: Presentation and summary regarding the status of the Napa Pipe project, recent Board actions and next steps.

Recommendation: Information item, no action required.

Staff contact: Hillary Gitelman 253-4417 or hillary. gitleman@countyofnapa.org or Sean Trippi, 299-1353 or sean.trippi@countyofnapa.

EXECUTIVE SUMMARY

This agenda item is intended to provide an update on the status of the Napa Pipe project, and to allow for a discussion of next steps, including the Planning Commission's involvement in processing the development plan application and design guidelines.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

The proposed item 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

Napa Redevelopment Partners, LLC has proposed a mixed-use development on a 154-acre site in unincorporated Napa County located adjacent to the City of Napa and immediately east of the Napa River. The site consists of two parcels, separated by a rail road right of way. The parcel on the west is 63 acres and identified as APN 046-412-005. The parcel on the east is 91 acres and identified as APN 046-400-030.

On October 3, 2012, the Planning Commission recommended that the Board of Supervisors certify a Final EIR and take the actions that are now before the Board. Those actions would rezone the 63 acre parcel that lies between the Napa River and the railroad track for mixed use development, rezone 17.5 acres of the adjacent, inland parcel for development of a Costco store, and would leave the balance of the site zoned industrial. Construction of 202 dwelling units would be authorized "by right" on the portion of the 63 acre western parcel that is within Airport Compatibility Plan Zone E. Additional dwelling units, up to a maximum of 700- 945, and all other uses would require further approval actions.

On January 14, 2013, the Board of Supervisors conducted a public hearing, certified the Final EIR prepared for the project, and provided questions and direction to staff. The Board then voted to continue their deliberations to allow time for representatives of the City and County to negotiate an agreement. On May 14, 2013, the hearing was continued to May 21, 2013, when the Board heard additional public testimony, closed the public hearing, and voted to continue their deliberations to June 4, 2013.

In the months since January 14th, County representatives have met with their City counterparts multiple times to negotiate a set of terms that will serve as the basis of a memorandum of understanding. At the same time, County representatives have met with representatives of Napa Redevelopment Partners to negotiate a set of terms that will serve as the basis of a development agreement.

On June 4, 2013, should the Board of Supervisors approve a General Plan amendment and zoning ordinance providing for a new mix of uses on the Napa Pipe site, the property owner/developer would then have to revise their proposed design guidelines, development plan, and other pending applications to reflect the Board's decision prior to resubmitting these to the County for review. County staff is proposing that the County Planning Commission collaborate with the City Planning Commission in providing direction to the applicant regarding the development plan and design guidelines, and that both Commissions review the submittals and provide recommendations.

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell