



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 7/15/2009

Agenda Placement: 9A

## 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.**  
**APN's: 046-400-030 & 046-412-005, 1025 Kaiser Road, Napa.**

**PUBLIC WORKSHOP** - Groundwater and Sustainability.

**Summary:** This is one of a series of public workshops 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 "Groundwater and Sustainability." After introductory remarks about the ongoing planning process, meeting objectives and a summary of the June 24, 2009 meeting, information about the project's ground water supply and sustainability features will be presented. This workshop is the fifth of six planned to occur monthly between March and August 2009. The last workshops will summarize the balance of topics included in the Draft EIR in late summer or early fall.

**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 or [strippi@co.napa.ca.us](mailto:strippi@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: Melissa Gray