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Agenda Date: 9/17/2014

Agenda Placement: 10A

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission  
**FROM:** Charlene Gallina for David Morrison - Director  
Planning, Building and Environmental Services  
**REPORT BY:** Sean Trippi, Principal Planner - 299-1353  
**SUBJECT:** Napa Pipe Project

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### **RECOMMENDATION**

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

**CEQA Status:** No action is requested and CEQA does not apply.

**Request:** The Napa County Planning Commission is holding a meeting to receive a presentation regarding the Development Plan prepared for the Napa Pipe site. The General Plan and Zoning for the Napa Pipe property approved by the Board of Supervisors in June 2013 requires that all development within the Napa Pipe Zoning District be in accordance with an approved Development Plan. The Development Plan will guide development of the property.

**Staff Recommendation:** No action required. Presentation and discussion regarding Development Plan for the Napa Pipe site.

**Staff contact:** Larry Florin 253-4621 or [larry.florin@countyofnapa.org](mailto:larry.florin@countyofnapa.org) or Sean Trippi, 299-1353 or [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org)

**(THIS ITEM IS SET TO BE DISCUSSED AT 1:00 P.M.)**

### **EXECUTIVE SUMMARY**

This agenda item is intended to provide a presentation of the proposed Development Plan for the Napa Pipe project.

**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**

On June 4, 2013 the Board of Supervisors adopted a General Plan amendment which re-designated a portion of a 154-acre brownfield parcel commonly referred to as "Napa Pipe" to Napa Pipe Mixed Use. In conjunction with this action the Board rezoned a portion of the Project site and created the Napa Pipe Zoning District. 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.

The County believes that the Project would, among other things:

- | Reduce pressure for residential development on agricultural lands, and direct growth to already urbanized areas;
- | Provide a location for moderate priced and affordable housing that is protective of agriculture and existing neighborhoods;
- | Provide workforce housing and housing appropriate for a variety of Napa County residents;
- | Facilitate remediation of an underutilized industrial site, addressing soil contamination, improving water quality, and restoring wetlands;
- | Ensure significant ongoing public benefits from site re-use, including river-front access, regional trail connection, and publicly accessible open space; and
- | Ensure short and long term fiscal benefits for the City and County.

The effect of the June 4, 2013 Project Approval was to allow the Project, subject to further approval of various conditions including but not limited to the Development Plan, Design Guidelines and a Development Agreement. This Project would contain the following project elements:

- | Remediation of hazardous materials on the entire 154-acre Napa Pipe site;
- | Grading of the entire 154-acre site and fill raising the elevation of the 63-acre waterfront site;
- | 17.5 acres dedicated for a 154,000 square foot Costco;
- | Development of approximately 700 dwelling units at densities of 20 dwelling units per acre or up to 945 dwelling units if a State mandated density bonus is obtained;
- | Construction of a 150-unit Continuing Care Retirement complex with 225 beds that would provide independent living for seniors;
- | Construction of new roads sidewalks and other infrastructure plus approximately 34 acres of new public parks, open spaces and wetlands including a new segment of the Napa River trail;
- | Development of community facilities encompassing a total of 15,600 square feet;
- | Development of a 150 room hotel with associated uses; and
- | Development of up to approximately 10,000 square feet of office, research and development, food and/or

wine production and sales space.

#### Development Plan & Tentative Map

Napa Redevelopment Partners, LLC, has submitted a Development Plan for the proposed mixed-use development on the 63 acre western portion of the site and the Costco on the part of the eastern portion of the site. The Development Plan is one of the documents, mentioned above, that will guide development of the Napa Pipe project site. The Development Plan provides a detailed site plan with associated land uses and improvements of the public realm (open space, streets, etc.) and work in conjunction with the Design Guidelines which establish the look and character of the buildings within the project area.

The Development Plan and its appendices include:

#### Background information -

- | Site boundaries
- | General Plan land use designations and zoning map and applicable General Plan policies & zoning regulations
- | The relationship to design guidelines and development agreement
- | Site plans depicting such elements as topographical features and the general location of structures, land uses, and rights-of-way

#### Development Standards -

- | Uses of the property
- | Density/intensity of uses
- | Minimum new grade for developable portions of the site & minimum floor elevation for residential uses & other uses
- | Maximum building height

#### Public Facilities Plan -

- | Publicly accessible parks and open spaces
- | Schematic designs of the principal public open spaces, including the waterfront trail and the dry dock area

#### Circulation Plan -

- | Site access and circulation
- | Road and street standards
- | Opening day mitigation
- | On and off-street parking standards

#### Infrastructure Plan -

- | Potable water infrastructure
- | Recycled water infrastructure
- | Wastewater infrastructure
- | Railroad safety improvements and flood gates
- | Storm water improvements

Associated with the Development Plan is the tentative subdivision map establishing the block pattern, roads, open space parcels and utilities. The tentative map will implement the Development Plan and initial division of the site in compliance with the Subdivision Map Act, and in addition to infrastructure plans will be a vehicle to ensure implementation of the mitigation measures and other conditions of approval.

A subsequent separate meeting or meetings will be held to deliberate on and ultimately forward a recommendation regarding the Development Plan, Design Guidelines and Development Agreement to the Board of Supervisors.

### **SUPPORTING DOCUMENTS**

None

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina