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Planning, Building, & Environmental Services

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Hillary Gitelman
Director

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| To: Commenting Agencies, Organizations & Individuals | From: Sean Trippi, Principal Planner |
| Date: September 14, 2012 | Re: Napa Pipe Assessor's Parcel No.'s 046-400-030 & 046-412-005 |

On May 2, 2012, the Planning Commission considered Napa Redevelopment Partners' proposal for 2,050 dwelling units and a mix of other uses on the 154-acre Napa Pipe site in unincorporated Napa County. After a lengthy public hearing stretching over multiple dates, the Commission adopted resolutions recommending that the Board of Supervisors certify the Napa Pipe Final EIR (SCH#2008122111), adopt a General Plan amendment and CEQA findings, adopt a zoning ordinance and rezone only 63 acres of the 154 acre Napa Pipe site for development of a mixed-use neighborhood adjoining the Napa River following site clean-up and grading to raise the elevation of the site.

Subsequent to the Commission's action, the applicant revised his proposal and requested re-consideration by the Planning Commission prior to a hearing before the Board of Supervisors. The revised proposal includes modifications to the Planning Commission's May 2, 2012 recommendation as indicated below:

Rezoning the 63 acre parcel adjoining the Napa River (west of the railroad tracks) to allow:

- 700 dwelling units (945 maximum with density bonuses allowed under State law) [no change to the Commission's earlier recommendation]
- 150-unit continuing care retirement center for seniors unit senior/assisted living facility [no change]
- 150-room hotel with supporting uses [no change]
- 40,000 square feet of neighborhood serving commercial uses [no change]
- 15,600 square feet of community facilities [no change]
- 10,000 square feet of office uses [changed from 100,000 square feet]
- publicly accessible parks and open space [some additional open space added in lieu of office space]
- privately-maintained roads and infrastructure [no change]
- use of surface water, with groundwater as a back-up only ("conjunctive use" arrangement) and compliance with the County's growth management system [no change]

The revised proposal for the 91 acre parcel east of the railroad tracks includes:

- rezoning 16 acres for a 154,000 square foot Costco with a gas station [new proposal]
- reserving a 10 acre school site near the northeast corner of the site [in lieu of a previous site across Kaiser Road]
- providing 5-acres for a community garden [new proposal]
- limiting the amount of additional non-residential development to 90,000 square feet of office space and 75,000 square feet of warehouse/R&D [modified from 550,00 square feet due to the addition of Costco]
- publicly accessible parks and open space [some additional open space added]
- privately-maintained roads and infrastructure [no change]
- constructing a roundabout or signal at Corporate Drive and Anselmo Way, the southern entrance to the site [new proposal].

Except for the proposed Costco site, the balance of the 91 acre easterly parcel would retain its current Industrial zoning.

The revised proposal will be presented to the Planning Commission at a public hearing on October 3, 2012, at the Copia theater located at 500 First Street beginning at 1:00 PM (see attached notice). A summary of the proposal analyzed in the EIR, the developer's modified proposal, and the Housing Element alternative are also attached.