

## I INTRODUCTION

Napa County is considering applications from Napa Redevelopment Partners LLC (“the applicant”) to allow development of the Napa Pipe site in unincorporated Napa County (APN 046-412-005 & 046-400-030) with a mix of residential and non-residential uses.

A Draft Environmental Impact Report (DEIR) regarding the proposed development was prepared pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, and was circulated for public review beginning on October 23, 2009 (SCH#2008122111). This 2009 document will herein be referred to as the 2009 DEIR. Written, oral, and email comments were received during a 105-day public review period ending on February 5, 2010, and written responses to comments are currently being prepared for inclusion in a Final EIR.

State CEQA Guidelines Section 15088.5 provides for re-circulation of a Draft EIR for additional public review when “significant new information” is added to the EIR. In the current instance, the applicant and the County are considering the use of surface water as a source of supply. The applicant and the County are also considering the conveyance and reuse of treated wastewater from the project site. The 2009 DEIR did not describe or analyze these proposals. The County has determined that the possible use of a surface water from a tributary of the Sacramento River, as well as new information regarding the conveyance of treated wastewater to an off-site location, constitute “significant new information.” The County has therefore prepared this Supplement to the 2009 DEIR to describe and analyze these proposals, and to seek input from agencies and the public.<sup>1</sup>

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<sup>1</sup> Most of the information and analysis in the 2009 DEIR remains applicable to the project. For this reason, only six subject areas are discussed in this document. As such, and for clarification, instead of referring to the document as a Revised DEIR, this document will be referred to as the Supplement to the 2009 DEIR because it provides supplemental information that should be reviewed together with the 2009 DEIR.

In preparing this Supplement to the 2009 DEIR, the County has also analyzed the potential use of a 10-acre parcel adjacent to the Napa Pipe project site that would be reserved for the future development of an elementary school by the Napa Unified School District. Reservation of the school site was included in the project in response to the School District's comments on the 2009 DEIR.

The County has also provided an updated description of site remediation strategies proposed for use on the project site in response to comments received on the 2009 DEIR. While none of these other project changes or additional information constitutes "significant new information" pursuant to CEQA Guidelines Section 15088.5, they have been included to allow for public review and comment on these project features.

This Supplement to the 2009 DEIR also provides a discussion of new guidance concerning the analysis of air quality and greenhouse gas emissions that has been adopted by the Bay Area Air Quality Management District (BAAQMD) since the release of the 2009 DEIR. As discussed later in this document, this guidance does not necessarily apply to the Napa Pipe project because the Notice of Preparation of the 2009 DEIR was issued in 2009, before this guidance was issued. However, County staff has decided that it is in the best interest of the County to provide the public and decision-makers with an updated discussion of the project in light of current air quality and greenhouse gas emissions thresholds.

Consistent with State CEQA Guidelines Section 15088.5(c), this Supplement to the 2009 DEIR does not include all of the information that was included in the 2009 DEIR. Instead, this document describes the surface water transfer option and other changes to the project proposal, and provides an analysis of potential environmental impacts and any necessary mitigation measures. This document also contains a number of other changes to the text of the 2009 DEIR that reflects responses to public comments on the 2009 DEIR and as a result of the BAAQMD's new CEQA significance thresholds.

Public comments are being accepted on this Supplement to the 2009 DEIR until the close of business on March 31, 2011 (i.e. 45-day public review period). Consistent with CEQA Guideline Section 15088.5(f), reviewers should limit their comments only to the revised chapters contained in this Supplement to the 2009 DEIR. Comments should be submitted in writing or by email to:

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Written responses to public comments received on this Supplement to the 2009 DEIR will be combined with responses to comments received on the 2009 DEIR and presented in a consolidated document as part of the Final EIR. The Final EIR that is ultimately prepared for review and certification will consist of: (1) the 2009 DEIR published on October 23, 2009; (2) this Supplement to the 2009 DEIR; (3) comments and responses to comments on the 2009 DEIR and the Supplement to the 2009 DEIR; and (4) any text changes or corrections needed to clarify the analysis in the 2009 DEIR and the Supplement to the 2009 DEIR. Copies of the Final EIR will be made available to the public and decision-makers prior to any public hearings that are scheduled to consider approval or disapproval of project-related applications.

**NAPA COUNTY**  
**NAPA PIPE SUPPLEMENT TO THE DRAFT EIR**  
INTRODUCTION