



A Tradition of Stewardship
A Commitment to Service

Conservation, Development and Planning

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Hillary Gitelman
Director

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NAPA PIPE NOTICE OF COMPLETION/AVAILABILITY & REQUEST FOR COMMENTS

A Draft Environmental Impact Report (DEIR) regarding the proposed Napa Pipe development was prepared pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, and was circulated for public and agency review beginning on October 23, 2009 (SCH#2008122111).

The Napa County Department of Conservation, Development and Planning and its consultants have now completed a Supplement to the 2009 Draft Environmental Impact Report (EIR) pursuant to CEQA Guidelines Section 15088.5 (Recirculation). The Supplement to the 2009 Draft EIR is necessitated by "significant new information" about the project, and is being circulated for public and agency review during a 45-day public review period starting on February 14, 2011. (See below for information about the project, its location, and the "significant new information" included in the Supplement to the 2009 Draft EIR.)

Copies of the Supplement to the Draft EIR are available on the County's website.¹ A limited number of hard copies will also be available for distribution at the Conservation, Development and Planning Department public information counter on the second floor of the County Administration Building, 1195 Third Street in Napa starting on February 14, 2011. Copies will also be available on compact disk, and reference copies will be placed at the City-County Library in Napa and American Canyon.

Consistent with CEQA Guideline Section 15088.5(f), reviewers should limit their comments to the revised material contained in the Supplement to the DEIR. Your comments may be provided orally at one of two public hearings, in writing or by email. Public hearings will be conducted by the Conservation, Development and Planning Commission as follows:

9AM Wednesday, March 16, 2011
At the County Offices
1195 Third Street in Napa, Suite 305

6PM Wednesday, March 16, 2011
At the Office of Education
2121 Imola Avenue in Napa

Written and e-mail comments may be submitted to:

Mr. Sean Trippi
Napa County Department of Conservation, Development & Planning
1195 Third Street, Suite 210
Napa, CA 94559
napapipe@co.napa.ca.us

All comments are due to the County by the close of business on March 31, 2011. Substantive comments received by the close of the comment period will be responded to in writing in a Final EIR, which will also contain responses to comments received on the 2009 Draft EIR. The Final EIR must be completed and certified before any decision can be made about the proposed project.

¹ <http://www.countyofnapa.org/NapaPipeSDEIR>

PROJECT LOCATION

The project is proposed on a 154-acre site located at 1025 Kaiser Road in unincorporated Napa County, approximately 3 miles south of downtown Napa and adjacent to the City of Napa boundary (Assessor's Parcels 046-400-030 & 046-412-005). The site is approximately ¼-mile west of State Highway 121 and ¼-mile north of State Highway 29. The Napa River adjoins the west side of the project site. The Napa County Airport is approximately 2 miles to the south. A railway line bisects the site in a north-south direction.

PROJECT DESCRIPTION

The project proposal includes amendments to the County General Plan and zoning ordinance and would redevelop a "brownfield" site involving the remediation of contaminated soil and groundwater, importing fill to raise the elevation of the site above the base flood elevation, and construction of a new neighborhood with:

- 2,580 dwelling units, consisting of apartments and town houses, with an average size of 1,200 square feet (20% of the units constructed will be affordable)
- 150-unit continuing care retirement center for seniors
- 40,000 square feet of neighborhood serving retail uses
- 190,000 square feet of business park space (office, warehouse, R&D)
- A 150-room condominium hotel with supporting uses
- 34 acres of publicly accessible parks and open space w/connections to Kennedy Park and regional trails
- privately-maintained roads, infrastructure and community facilities

CHANGES TO THE PROJECT²

The original project analyzed in the 2009 Draft EIR proposed the use of groundwater to support development on the site. Since the 2009 Draft EIR was published, the project applicant has pursued an alternative water source and the Supplement to the 2009 Draft EIR analyzes potential impacts associated with bringing surface water from a tributary of the Sacramento River to the site. In response to concerns expressed by the County, the Regional Water Quality Control Board, the Napa Sanitation District, and others, the applicant has also eliminated the potential for on-site discharges of treated wastewater to the Napa River. Instead, wastewater from the development is proposed for off-site treatment and discharge by the Napa Sanitation District, or for on-site treatment and reuse as non-potable water for irrigation both on- and off-site. The Supplement to the 2009 Draft EIR contains an analysis of the new proposal to transport and use recycled water off-site, and also analyses reservation of a 10-acre parcel adjacent to the site for possible construction of a an elementary school if desired by the Napa Unified School District. (Reservation of a school site was analyzed at the School District's request.) An updated description of site remediation strategies proposed for use on the site is also provided in the Supplement to the 2009 Draft EIR, along with a discussion of projected air quality and greenhouse gas emissions in light of new guidance from the Bay Area Air Quality Management District (BAAQMD).

POTENTIAL SIGNIFICANT IMPACTS

The 2009 Draft EIR concluded that the project would have unavoidable significant impacts related to population, employment and housing; traffic/transportation; air quality/green house gas emissions; and cultural resources. None of the conclusions of the 2009 Draft EIR has changed in the Supplement to the 2009 Draft EIR except that air pollutant concentrations during remediation and grading are now considered significant under thresholds of significance contained in the new BAAQMD guidance.

² Includes "significant new information" as defined by State CEQA Guidelines Section 15088.5.