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Conservation, Development and Planning

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PUBLIC NOTICE: NAPA PIPE PROJECT

NOTICE OF PLANNING COMMISSION HEARING ON THE NAPA PIPE FINAL EIR, PROPOSED GENERAL PLAN AMENDMENT, AND ZONING ORDINANCE AMENDMENT ADDING CHAPTER 18.66 TO THE NAPA COUNTY CODE ENTITLED "NAPA PIPE ZONING DISTRICT," REZONING SOME OR ALL OF APN's 046-400-030 AND 046-412-005 TO THAT DISTRICT, AND SPECIFYING CONDITIONS OF APPROVAL FOR FUTURE DEVELOPMENT IN THE NAPA PIPE ZONING DISTRICT

Final EIR Available: The Napa County Department of Conservation, Development and Planning and its consultants have completed a Final Environmental Impact Report (EIR) for the Napa Pipe Project and have provided copies to those who submitted comments on the 2009 Draft EIR and the 2011 Supplement to the Draft EIR. On or before February 10, 2012, the Final EIR will be available on the County's website at <http://www.countyofnapa.org/napapipe> and at the Conservation, Development & Planning Department on the second floor of the County Administration Building, 1195 Third Street in Napa. Reference copies will be placed at the City-County Library in Napa and American Canyon. The Final EIR contains comments and written responses to comments on the Draft EIR and the Supplement to the Draft EIR, as well as necessary changes to the text of both documents. The Final EIR must be certified before any decision can be made about the proposed project.

Planning Commission Hearing: The Conservation, Development & Planning Commission of the County of Napa will conduct a public hearing at the date, time, and locations specified below regarding staff recommendations on the Napa Pipe Project related to Final EIR Certification, a General Plan Amendment, a zoning ordinance amendment adding Chapter 18.66 to the County Code, and rezoning of APN's 046-400-030 and 046-412-005 to the Napa Pipe Zoning District.

6 PM Tuesday, February 21, 2012

At the Napa Valley Opera House
1030 Main Street in Napa

6 PM Monday, March 19, 2012

At the Little Theatre, Building 1200
Napa Valley College
2777 Napa-Vallejo Highway in Napa

The first meeting will include a presentation by County staff, consultants, and the project applicant regarding the Final EIR, the development proposal, matters to be considered by the Commission, and staff recommendations. The first meeting will also provide an opportunity for the Commission and members of the public to ask questions about the project. The second meeting will provide an opportunity for public comments to assist the Planning Commission in making its decisions and recommendations. All interested persons are invited to attend the hearing. At the close of the public hearing, the Commission will be asked to make a recommendation to the Board of Supervisors regarding certification of the Final EIR, the proposed General Plan amendment, the proposed zoning ordinance amendment, adoption of a Mitigation Monitoring and Reporting Program and other findings required by the California Environmental Quality Act (CEQA), the proposed rezoning of the Napa Pipe

parcels, and the proposed approval of the Water Supply Assessment prepared for the project. No specific tentative subdivision map, development agreement, design review approval or other specific entitlement is being considered at this time. The earliest the Board of Supervisors may act on the proposed actions is 90 days from the date of this notice, although the Board's hearing will not be scheduled and noticed until after the Planning Commission makes its recommendations.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

Project Location & Description: 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 Parcel No.'s 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 site. The Napa County Airport is approximately 2 miles to the south. A railway line bisects the site in a north-south direction.

The applicant's current proposal includes amendments to the County General Plan and zoning ordinance, and rezoning of the parcels. The project involves redeveloping a "brownfield" site, including the remediation of contaminated soil and groundwater, importing fill to raise the elevation of the site, and construction of a new neighborhood on 135 acres with:

- 2,050 dwelling units, consisting of apartments and town houses (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 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

Staff of the Conservation, Development & Planning Department is requesting a recommendation regarding a General Plan amendment, zoning ordinance amendment, and rezoning as explained below.

General Plan Amendment Proposed: The applicant has proposed re-designating 135 acres of the site from "Study Area" to "Napa Pipe Mixed Use" and amendments to the text, figures, tables, and policies of the General Plan (amend Policies AG/LU-25, 28, 119, CON-51 and add Policy AG/LU-41) to permit development of the proposed project described above in three phases over the next 10-15 years. The staff recommendation would re-designate the 63 acre parcel which fronts on the Napa River (APN 046-412-005) and would leave the other parcel in the "Study Area" designation. The staff recommendation includes a new Policy AG/LU-41 specifying the uses and intensity of uses allowed in the Napa Pipe Mixed Use designation and modifications to existing policies AG/LU-25 and 52 and CON-51. Staff's recommendation would not amend Policy AG/LU-119, which establishes the County's growth management system (annual residential permit allocation). The text of the applicant's proposal and staff's recommendation are available on the website and at the offices of the Conservation, Development & Planning Department. (See above for the location.)

Agencies and tribes are being invited to comment on the proposed General Plan amendment in accordance with Govt. Code Section 65352, and tribes are being invited to consult with the County in accordance with Govt. Code Section 65352. The Planning Commission's recommendations, all public comments, agency and tribal comments, and tribal consultation will be taken into consideration by the Board of Supervisors when they make a final

decision regarding the proposed General Plan amendment, associated zoning ordinance amendment, and rezoning.

Zoning Ordinance Amendment and Rezoning Proposed: The applicant has proposed rezoning 135 acres of the site from "Industrial" to four different Napa Pipe-specific zoning districts to permit development of the proposed project described above. The staff recommendation would rezone approximately 43 acres of the project site from "Industrial" to "Napa Pipe Residential Mixed Use - Waterfront" and rezone approximately 20 acres of the project site from "Industrial" to "Napa Pipe Industrial Business Park - Waterfront." The remainder of the site would retain its "Industrial" zoning and the entire site would remain in the "Airport Compatibility" overlay zone. The applicant is proposing and staff is recommending a new Chapter 18.66 of the zoning ordinance (Napa County Code Title 18) containing permitted uses and development standards for the Napa Pipe zoning districts. The zoning amendment would require approval of design guidelines prior to development and with staff's recommendation would permit up to 700 dwelling units at densities of 20 dwelling units per acre (thus up to 945 units at 27 du/acre with a State-required density bonus). Other permitted uses would include a 150 room hotel, 150 units of senior/assisted living, 40,000 square feet of neighborhood commercial uses and 100,000 square feet of other non-residential uses.

Copies of all documents which relate to the above described proposals may be examined at, and written comments may be sent to, the Napa County Conservation Development and Planning Department, 1195 Third Street, Suite 210, Napa, California 94559. Documents relating to the proposal and staff report to the Commission will also be available for review at www.countyofnapa.org the week before the hearing. (Click on "Agendas & Minutes" the "Planning Commission").

DATED: February 10, 2012

HILLARY GITELMAN

Director of Conservation, Development and Planning