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## PUBLIC NOTICE

### NOTICE OF PLANNING COMMISSION HEARING

The Planning Commission of the County of Napa will conduct a public hearing at the date, time, and location specified below regarding the Napa Pipe Project. Following public testimony, the Commission will consider making recommendations to the Napa County Board of Supervisors regarding compliance with the California Environmental Quality Act (CEQA), adoption of a General Plan Amendment, adoption of a zoning ordinance amendment adding Chapter 18.66, Napa Pipe Zoning District, to Napa County Code, and rezoning all of APN 046-412-005 and a portion of APN 046-400-030 to the new Napa Pipe Zoning District. All interested persons are invited to attend the hearing and be heard.

**1 PM Wednesday, October 3, 2012**

At the Copia Center Theater, 500 First Street in Napa  
(between Soscol Avenue and Silverado Trail)

**NAPA PIPE PROJECT: PROPOSED GENERAL PLAN AMENDMENT AND ZONING ORDINANCE AMENDMENT ADDING CHAPTER 18.66 TO THE NAPA COUNTY CODE ENTITLED "NAPA PIPE ZONING DISTRICT," REZONING APN 046-412-005 AND A PORTION OF APN 046-400-030 TO THAT DISTRICT, AND SPECIFYING CONDITIONS OF APPROVAL FOR FUTURE DEVELOPMENT IN THE NAPA PIPE ZONING DISTRICT**

**CEQA Status:** A Final Environmental Impact Report (EIR) has been prepared. Prior to adopting a resolution amending the County's General Plan and adopting an ordinance regarding the Napa Pipe Project, the Board of Supervisors is required to review and consider the Final EIR and to certify that the Final EIR has been prepared in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and local procedures for implementing CEQA and that the Final EIR reflects the County's independent judgment and analysis.

**Request:** On May 2, 2012, the Planning Commission adopted resolutions recommending that the Board of Supervisors certify the Napa Pipe Final EIR, adopt a General Plan amendment and CEQA findings, adopt a zoning ordinance and rezone 63 acres of the Napa Pipe site for development of a mixed-use neighborhood. Subsequent to the Commission's action, the applicant revised his proposal and requested consideration by the Planning Commission prior to a hearing before the Board of Supervisors.

The revised proposal would amend the General Plan and adopt a Zoning Ordinance Amendment and Zone change to allow the following uses on the 63 acre waterfront parcel (APN 046-412-005): 700 dwelling units (up to 945 units with State required density bonus); a 150-unit continuing care retirement center for seniors; 40,000 square feet of neighborhood serving retail uses; 10,000 square feet of office (reduced from 100,000 square feet); a 150-room hotel with supporting uses, publicly accessible parks and open space, and privately-maintained roads, infrastructure and community facilities. East of the railroad tracks (APN 046-400-030), the General Plan amendment, zoning ordinance amendment and rezoning would permit a 154,000 square foot Costco with a gas station on approximately 16 acres. The proposal would also reserve a 10 acre school site on the northeast corner of the site, provide for a community garden, water treatment facilities, publicly accessible parks and open space, privately-maintained roads and infrastructure, and allow approximately 165,000 square feet of industrial, R&D and office on 56 acres, which would retain its current Industrial zoning. 19 acres east of the railroad tracks would retain both its current "Study Area" General Plan designation and its

current Industrial Zoning. The entire site would retain its Airport Compatibility (:AC) overlay zoning. The Napa Pipe project is proposed on a 154 acre site located, 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 site is bisected by railroad tracks running north-south. APN's: 046-400-030 & 046-412-005. 1025 Kaiser Road, Napa.

**Staff Recommendation:** Conduct a public hearing and adopt resolutions (1) recommending that the Board of Supervisors certify the Final EIR; (2) recommending that the Board of Supervisors (a) make findings pursuant to CEQA, including adoption of overriding considerations and a mitigation monitoring program, (b) adopt a water supply assessment, and (c) adopt a General Plan Amendment affecting 135 acres of the Napa Pipe site (all of APN 046-412-005, west of the railroad tracks, and all but 19 acres of APN 046-400-030, east of the railroad tracks; and (3) recommending that the Board of Supervisors adopt an ordinance rezoning 79 acres (all of APN 046-412-005 and 16 acres of APN 046-400-030) to a Napa Pipe-specific district, adding a new chapter to the zoning code pertaining to development in that district, and specifying conditions of approval for future development in that district.

Copies of all documents which relate to the above described project and all supporting documents referred to therein, may be examined at, the Office of the Department of Planning, Building & Environmental Services, 1195 Third Street, Suite 210, Napa, California at least 10 days before the hearing.

If you wish to submit written testimony rather than speaking at the Planning Commission hearing on October 3, 2012, please submit copies to the attention of Sean Trippi at least 48 hours in advance of the hearing: 1195 Third Street, Suite 2010, Napa, CA 94559 or [napapipe@countyofnapa.org](mailto:napapipe@countyofnapa.org).

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.

DATED: September 14, 2012

HILLARY GITELMAN  
Director of Planning, Building & Environmental Services