

## NAPA COUNTY BOARD OF SUPERVISORS

### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that on Monday, January 14, 2013, at 1:30 p.m., or as soon thereafter as the matter may be heard, a public hearing will be conducted by the Board of Supervisors of the County of Napa to consider the recommendations of the Napa County Planning Commission regarding proposed amendments to the Napa County General Plan and a related implementing zoning ordinance as identified below. The hearing will be held in the Napa Valley Opera House, 1030 Main Street, Napa, California. All interested persons are invited to attend the hearing and be heard. Notice of the public hearing is being provided pursuant to California Government Code sections 65355 and 65856.

NAPA PIPE PROJECT: THE BOARD WILL CONSIDER ADOPTION OF A PROPOSED GENERAL PLAN AMENDMENT AND A 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

The Napa Pipe project is proposed on a 154 acre site in unincorporated Napa County 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. APN's: 046-400-030 & 046-412-005. 1025 Kaiser Road, Napa.

ENVIRONMENTAL DETERMINATION: A Final Environmental Impact Report (EIR) has been prepared. Prior to adopting a resolution amending the County's General Plan and adopting a zoning 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.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission conducted a duly noticed public hearing on this item on October 3, 2012 and recommended that the Board of Supervisors: (1) certify the Final EIR; and (2) (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 approximately 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, re-designating the site to "Napa Pipe Mixed Use"; and (3) adopt a zoning ordinance rezoning approximately 80.5 acres (all of APN-046-412-005

and 17.5 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.

The Planning Commission's recommendation would allow development of 700-945 dwelling units in a mixed-use neighborhood along the Napa River (APN 046-412-005) following site clean-up and preparation. The County's growth management system (annual permit limit) would remain unchanged, and groundwater use would only be permitted in a "conjunctive use" arrangement, consistent with current County policy.

Upon consideration of the Planning Commission's recommendation on the proposed General Plan amendment and ordinance, the Board of Supervisors may approve and adopt or amend the proposed resolutions and ordinance.

Comments regarding the proposals should be presented at the Board of Supervisors hearing or in writing prior to the hearing. Written comments may be sent to, the Napa County Conservation, Development and Planning Department, 1195 Third Street, Suite 210, Napa, California 94559.

Copies of all documents which relate to the above described project, including the Planning Commission's recommendations, the Final EIR, and all supporting documents referred to therein, may be examined during regular business hours at the Napa County Conservation Development and Planning Department, 1195 Third Street in Napa. Copies of the Final EIR and other materials are also available for review on the County's website at [www.countyofnapa.org/NapaPipe/](http://www.countyofnapa.org/NapaPipe/). The staff report and other materials specific to the January 14, 2013 public hearing will be available at [http://napa.granicus.com/ViewPublisher.php?view\\_id=2](http://napa.granicus.com/ViewPublisher.php?view_id=2) the week before the hearing.

This summary of the ordinance meets the requirements of California Government Code Section 25124(b). A copy of the full text of the proposed ordinance is also available for review at the Office of the Clerk of the Board of Supervisors, County Administration Building, 1195 Third Street, Room 310, Napa, California.

If you challenge any of these proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered at, or prior to the public hearings.

DATED: December 17, 2012

ATTEST: Karita Prescott  
Deputy Clerk of the Board