



A Tradition of Stewardship
A Commitment to Service

Conservation, Development and Planning

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Hillary Gitelman
Director

NAPA PIPE NOTICE OF COMPLETION/AVAILABILITY & REQUEST FOR COMMENTS

The Napa County Conservation, Development and Planning Department (Lead Agency) and its consultants have completed a Draft Environmental Impact Report (EIR) analyzing potential impacts of the Napa Pipe development proposal and are seeking public and agency comments during a 60-day public review period starting on October 23, 2009.

Copies of the Draft EIR, together with a separate Comprehensive Development Application (including a General Plan Amendment) prepared by the project developer, are available on the County's website.¹ A limited number of hard copies of these documents will 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 October 23, 2009. Copies of these documents will also be available on compact disk. Reference copies will also be available for review at the City-County Libraries in Napa and American Canyon.

Your comments are welcome on the County's Draft EIR and the Developer's Comprehensive Development Application, and may be provided orally at one of three public hearings, in writing or by email. Public hearings will be conducted by the Conservation, Development and Planning Commission as follows:

6PM Tuesday, November 17

At the Office of Education, 2121 Imola Avenue in Napa

9AM Wednesday, December 16

At the County Offices, 1195 Third Street in Napa, Suite 305
(meeting time is intended to accommodate public agency representatives)

6PM Wednesday, December 16

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

¹ <http://www.co.napa.ca.us/GOV/Departments/DeptPage.asp?DID=29000&LID=1503>

All comments are due to the County by the close of business on December 22, 2009. Substantive comments received by the close of the comment period will be responded to in writing in a Final EIR. The Final EIR must be completed and certified before any decision can be made about the proposed project.

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 owned by Union Pacific Railroad bisects the site in a north-south direction.

PROJECT DESCRIPTION

The project proposal includes amendments to the County General Plan and zoning ordinance, as well as a development plan, subdivision map compliance, and design guidelines for the project site. These draft documents are collectively referred to as the "Comprehensive Development Application." The proposed project 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 phased 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 (office, warehouse, R&D) space**
- **A 150-room condominium hotel with supporting uses**
- **34 acres of publicly accessible parks and open space with connections to Kennedy Park and regional trails**
- **privately-maintained roads, infrastructure and community facilities**

The proposal would re-designate the site from "Study Area" to "Napa Pipe Mixed Use" in the County General Plan, and would establish four new zoning districts specific to the Napa Pipe site. The new zoning districts would enable multi-family housing and other proposed uses as noted above and would require approval of a development plan, design guidelines, and a development agreement before most development can occur. The new zoning designations would retain the Airport Compatibility (:AC) combination district (overlay zoning).