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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING

On Wednesday morning, the 15th day of October, 2014, at 9:00 a.m. in Building 2, South Campus, 2741 Napa Valley Corporate Drive, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

NAPA PIPE PROJECT: CEQA FINDINGS AND RECOMMENDATION TO BOARD OF SUPERVISORS TO ADOPT THE DEVELOPMENT PLAN, DESIGN GUIDELINES, DEVELOPMENT AGREEMENT, AND TENTATIVE MAP

CEQA Status: A Final Environmental Impact Report (EIR) was prepared for the Napa Pipe Project and certified by the Board of Supervisors on January 14, 2013. An Initial Study/Addendum (Addendum) to the County's EIR was prepared by the City of Napa and adopted by the City of Napa City Council on July 22, 2014, concluding that the County's EIR for the Napa Pipe Project adequately identified and analyzed the potential environmental effects of the City providing municipal services to and potential annexation of the Napa Pipe Project site. Prior to taking action to recommend Board of Supervisors adoption of ordinances and resolutions regarding the actions requested below, the Planning Commission will make CEQA findings to document the reasons why the County has determined that the EIR and Addendum provide coverage for the proposed actions and that additional environmental review, in the form of a subsequent or supplemental EIR, is unnecessary prior to approval of the Development Agreement, Development Plan, Design Guidelines, and Tentative Map.

Request: The matters before the Planning Commission include a recommendation to the Board of Supervisors to approve a Development Agreement, a Development Plan, Design Guidelines and a Tentative Map associated with the development of: (1) 700 dwelling units (up to 945 units with State required density bonus); (2) a 150-unit continuing care retirement center for seniors; (3) 40,000 square feet of neighborhood serving retail uses; (4) 10,000 square feet of office; (5) a 150-room hotel with supporting uses, (6) a 154,000 square foot membership warehouse retail store (such as a Costco) with a gas station; (7) publicly accessible and privately-maintained parks and open space; (8) community facilities/farm; (9) publicly accessible and privately-maintained roads; and (10) infrastructure. The Tentative Map would subdivide the site into 70 lots. The Napa Pipe project is proposed on a 154 acre site located at 1025 Kaiser Road, Napa, approximately ¼ mile west of State Highway 121 and ¼ mile north of State Highway 29 (APN's: 046-400-030 & 046-412-005). The Napa River adjoins the west side of the site. The site is bisected by railroad tracks running north-south.

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 15, 2014, 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, sean.trippi@countyofnapa.org or 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: October 4, 2014

DAVID MORRISON
Director of Planning, Building & Environmental Services