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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING

On Wednesday, the 2nd day of May, 2012, at 1:30 p.m., or as soon thereafter as the matter be heard, in the County Administration Building, 1195 Third Street, Suite 305, Top Floor, Napa, California, a public hearing will be conducted by the Conservation, Development and Planning Commission of the County of Napa regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

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 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

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.

Staff Recommendation: Conduct deliberations 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 63 acres of the Napa Pipe site (Assessor's Parcel Number 046-412-005); and (3) recommending that the Board of Supervisors adopt an ordinance rezoning the 63 acre parcel 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 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. APN's: 046-400-030 & 046-412-005. 1025 Kaiser Road, Napa.

The Commission has requested that oral comments on the project be limited to those members of the public who have not previously addressed the Commission, and that written comments be submitted by April 25, 2012 for consideration. Comments should be sent to the Napa County Conservation, Development and Planning Department, 1195 Third Street, Suite 210, Napa California, to the attention of Sean Trippi. 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 Conservation, Development and Planning Department, 1195 Third Street, Suite 210, Napa, California.

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: April 20, 2012

HILLARY GITELMAN
Director of Conservation, Development and Planning