



Local Agency Formation Commission of Napa County
Subdivision of the State of California

1030 Seminary Street, Suite B
Napa, California 94559
Phone: (707) 259-8645
Fax: (707) 251-1053
www.napa.lafco.ca.gov

We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture

Agenda Item 7a

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Analyst

MEETING DATE: October 6, 2014

SUBJECT: Wyatt Avenue No. 1 Annexation to the City of Napa and California Environmental Quality Act (CEQA) findings.

RECOMMENDATION

Adopt the resolution (Attachment One) making CEQA findings and approving the proposed annexation of 1060 and 1066 Wyatt Avenue to the City of Napa. Standard approval conditions are included in the draft resolution.

SUMMARY

The Commission has received a proposal from a representative of a landowner requesting the annexation of two unincorporated parcels located at 1060 and 1066 Wyatt Avenue totaling approximately 15.1 acres and zoned for residential land use to the City of Napa. The subject parcels are each partially developed with a single-family residence and located within the City's sphere of influence. The County Assessor identifies the parcels as 046-083-028 and 046-122-024. The purpose of the proposed annexation is to allow the landowner to further develop the subject parcels under the City's land use authority. An aerial map of the proposed annexation territory is included as Attachment Three to this report.

ANALYSIS

California Government Code Section 56668: Factors to be Considered

Staff has undertaken a review of all factors to be considered and found the proposal to be consistent with State legislature and local policy (included as Attachment Two).

Conformance with Locally-Adopted Policies

In May 2014, a representative for the landowner of 1060 and 1066 Wyatt Avenue inquired about the annexation process for purposes of initiating a residential subdivision project under the City's land use authority. In discussing the matter with the landowner's representative, staff identified that the two subject parcels are located within a substantially surrounded unincorporated island. Local policy states that when an annexation proposal includes territory within a developed island, the Commission shall invite the affected city to amend the boundary of the proposed annexation to include the entire island.

Joan Bennett, Vice Chair
Councilmember, City of American Canyon

Brad Wagenknecht, Commissioner
County of Napa Supervisor, 1st District

Brian J. Kelly, Chair
Representative of the General Public

Greg Pitts, Commissioner
Councilmember, City of St. Helena

Bill Dodd, Commissioner
County of Napa Supervisor, 4th District

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Juliana Inman, Alternate Commissioner
Councilmember, City of Napa

Mark Luce, Alternate Commissioner
County of Napa Supervisor, 2nd District

Laura Snideman
Executive Officer

The City as well as the landowner's representative each provided assurances that the remaining landowners within the island are opposed to joining the annexation. Therefore, expanding the annexation boundary to include additional parcels is not recommended. On August 19, 2014, the City Council adopted a resolution in support of the annexation of 1060 and 1066 Wyatt Avenue as proposed.

PROTEST PROCEEDINGS

Protest proceedings shall be waived in accordance with G.C. Section 56662(d) given that the affected territory is uninhabited, all landowners have provided their written consent, and no written opposition to a waiver of protest proceedings has been received by any agency.

CEQA

The City of Napa serves as lead agency for the proposed annexation under CEQA. The City determined in its initial study that the potential development of the affected territory could not have a significant effect on the environment because there is no substantial evidence that the proposed annexation will generate any new significant effects that have not previously been analyzed in the Final Environmental Impact Report (EIR) that was adopted for the City General Plan, certified December 1, 1998.

The Commission serves as responsible agency for the proposal. Staff has reviewed the aforementioned initial study and believes the City has made an adequate determination that approval of the proposed annexation will not introduce any new significant environmental impacts. Staff believes the EIR adequately makes land use density ranges for the affected territory and addresses the environmental impacts of development of the territory to the assigned density ranges at a program level. The Commission is requested to certify it has considered the information in the City's initial study and EIR and to find that the EIR adequately addresses all environmental impacts of this proposal and no new significant impacts have been identified.

ATTACHMENTS

- 1) Resolution of the Local Agency Formation Commission of Napa County Making Determinations
- 2) Proposal Consistency with Government Code Section 56668
- 3) Application Materials
- 4) Initial Study of Environmental Significance – Andersen Annexation Initial Study (City of Napa)

RESOLUTION NO. ____

**RESOLUTION OF
THE LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY
MAKING DETERMINATIONS**

PROPOSED WYATT AVENUE NO. 1 ANNEXATION TO THE CITY OF NAPA

WHEREAS, an application for a proposed annexation has been filed with the Local Agency Formation Commission of Napa County, hereinafter referred to as “Commission,” pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the proposal seeks Commission approval to annex 15.15 acres of unincorporated land to the City of Napa and represents two entire parcels located at 1060 and 1066 Wyatt Avenue and identified by the County of Napa Assessor’s Office as 046-083-028 and 046-122-024, respectively; and

WHEREAS, the Commission’s Executive Officer has reviewed the proposal and prepared a report with recommendations; and

WHEREAS, the Executive Officer’s report and recommendations on the proposal have been presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a public meeting held on the proposal on October 6, 2014;

WHEREAS, the Commission considered all the factors required by law under Government Code Section 56668 and adopted local policies and procedures.

WHEREAS, the Commission found the proposal consistent with the sphere of influence established for the City of Napa; and

WHEREAS, in accordance with applicable provisions of the California Environmental Quality Act (hereinafter “CEQA”), the Commission serves as responsible agency for the annexation and has determined the annexation is a “project” subject to CEQA; and

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

1. The Commission’s determinations on the proposal incorporate the information and analysis provided in the Executive Officer’s written report.
2. The Commission serves as responsible agency for the annexation pursuant to CEQA Guidelines Section 15051(b)(2). The Commission has considered the City of Napa’s initial study prepared for this annexation and the City’s determination that there is no substantial evidence that the proposed annexation of 1060 and 1066 Wyatt Avenue will generate any new significant effects that have not

already been previously analyzed in the Final Environmental Impact Report (EIR) that was adopted for the City General Plan, certified December 1, 1998. The Commission certifies it has considered the information in the initial study and EIR and finds that the EIR adequately makes land use density ranges for the affected territory and adequately discusses the environmental impacts of development of the territory to the assigned density ranges, including at a program level the environmental and mitigating policies and programs for future development at assigned density ranges. The Commission finds the EIR adequately addresses all environmental impacts of this annexation and no new significant environmental impacts have been identified. These environmental findings are based on the Commission's independent judgment and analysis. The Executive Officer is the custodian of the records upon which these determinations are based; these records are located at the Commission office - 1030 Seminary Street, Suite B, Napa, California 94559.

3. The proposal is APPROVED subject to completion of item number 10 below.
4. The proposal is assigned the following distinctive short-term designation:

**WYATT AVENUE NO. 1
ANNEXATION TO THE CITY OF NAPA**

5. The affected territory is depicted in the vicinity map provided in Exhibit "A".
6. The affected territory is uninhabited as defined in Government Code Section 56046.
7. The City of Napa utilizes the regular assessment roll of the County of Napa.
8. Upon effective date of the proposal, the affected territory will be subject to all previously authorized charges, fees, assessments, and taxes that were lawfully enacted by the City of Napa. The affected territory will also be subject to all of the rates, rules, regulations, and ordinances of the City of Napa.
9. The Commission authorizes conducting authority proceedings to be waived in accordance with Government Code Section 56662(d).
10. Recordation of a Certificate of Completion is contingent upon the satisfaction of the following conditions as determined by the Executive Officer:
 - (a) A map and geographic description of the affected territory conforming to the requirements of the State Board of Equalization for annexation of the affected territory to the City of Napa.
 - (b) Payment of any outstanding fees owed to other agencies involved in the processing of this proposal.
11. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be filed within one calendar year from the date of approval unless a time extension is approved by the Commission.

The foregoing resolution was duly and regularly adopted by the Commission at a regular meeting held on the October 6, 2014, by the following vote:

AYES: Commissioners

NOES: Commissioners

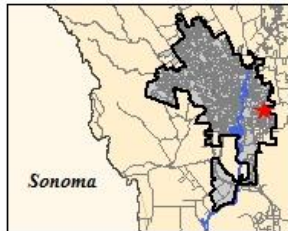
ABSTAIN: Commissioners

ABSENT: Commissioners

ATTEST: Kathy Mabry
Commission Secretary

EXHIBIT A

Proposed Wyatt Avenue No. 1 Annexation to the City of Napa



Not to Scale
September 11, 2014
Prepared by EF

LAFCO of Napa County
1030 Seminary Street, Suite B
Napa, California 94559
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ATTACHMENT TWO

Proposed Wyatt Avenue No. 1 Annexation to the City of Napa:
 Proposal Consistency with Government Code §56668

Factor to be Considered	Policy/Statute Consistency
<p>§56668(a): Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent areas, during the next 10 years.</p>	<p>Current population is two and maximum future population is estimated at 142. The City of Napa assigns a single family residential General Plan designation and single family residential hillside overlay rezoning designation for the affected territory. With the exception of two unincorporated residential parcels to the south of the affected territory, all other adjacent areas within Napa’s sphere of influence are already incorporated and substantially developed.</p>
<p>§56668(b): The need for municipal services; the present cost and adequacy of municipal services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.</p>	<p>The affected territory is currently undeveloped. Core municipal services needed within the affected territory based on its anticipated residential land use include sewer, water, fire protection/emergency medical, and law enforcement. Upon annexation and development, the affected territory will require water services from the City of Napa and sewer services from the Napa Sanitation District. Annexation and buildout of the affected territory would not reduce existing service levels or impact existing ratepayers. No service deficiencies for the area were identified in the Commission’s recent Central County Region Municipal Service Review.</p>
<p>§56668(c): The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on local governmental structure.</p>	<p>The proposal would have an advantageous effect in memorializing existing social and economic ties between the affected territory and the City. These ties are drawn from the affected territory’s inclusion in the sphere of influence adopted for the City; inclusion approved by the Commission in 1972 and marking an expectation the site should eventually develop for urban uses under the City’s land use and service authority.</p>

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 Representative of the General Public

Gregory Rodeno, Alternate Commissioner
 Representative of the General Public

Laura Snideman
 Executive Officer

<p>§56668(d): The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in G.C. §56377.</p>	<p>The proposal is consistent with the Commission’s General Policy Determinations. This includes consistency with the industrial land use designation for the affected territory, avoidance of premature conversion of agricultural uses, and consistency with Napa’s sphere of influence. The affected territory does not qualify as “open-space” under LAFCO law and therefore does not conflict with G.C. Section 56377.</p>
<p>§56668(e): The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. §56016.</p>	<p>Proposal will have no effect given that the affected territory does not qualify as “agricultural land” under LAFCO law.</p>
<p>§56668(f): The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.</p>	<p>The proposal includes all of the property identified by the County of Napa Assessor’s Office as 046-083-028 and 046-122-024.</p>
<p>§56668(g): Consistency with the city or county general plans, specific plans, and adopted regional transportation plan.</p>	<p>Consistent with its residential City and County General Plan designation, residential City and County zoning assignments, and regional transportation plans.</p>
<p>§56668(h): The sphere of influence of any local agency affected by the proposal.</p>	<p>The affected territory is located within Napa’s sphere of influence.</p>
<p>§56668(i): The comments of any affected local agency or other public agency.</p>	<p>No comments received.</p>
<p>§56668(j): The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.</p>	<p>Napa has provided assurances it can adequately serve the affected territory without impacting existing ratepayers.</p>
<p>§56668(k): Timely availability of water supplies adequate for projected needs as specified in G.C. §65352.5.</p>	<p>The affected territory would be eligible to receive public water service from the City upon annexation. The City has adequate water supplies relative to recent and projected future annual demands to serve its existing service areas as well as the affected territory upon its annexation and buildout.</p>
<p>§56668(l): The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the</p>	<p>Annexation and buildout of the affected territory to include up to a total of 68 single family residential units would have an advantageous impact on the City in terms of</p>

appropriate council of governments.	achieving its fair share of regional housing needs.
§56668(m): Any information or comments from the landowner or owners, voters, or residents of the affected territory.	The landowner is the petitioner seeking the annexation. Napa has provided a resolution of approval in support of the annexation.
§56668(n): Any information relating to existing land use designations.	City General Plan – <i>Single Family Infill – 174</i> City Rezoning – <i>Single Family Residential: Hillside Overlay</i>
§56668(o): The extent to which the proposal will promote environmental justice.	No impact.
Napa LAFCO Adopted Policies on Annexations Involving Cities	Consistent.

FORM B

Date Filed: 9/3/14
 Received By: BF

PETITION FOR PROPOSAL

For Filing with the Local Agency Formation Commission of Napa County

A proposal for a change of organization made by a landowner or registered voter shall be initiated by petition. The petition shall state the nature of the proposal and all associated proposed changes of organization. It shall also state the reason for the proposal and enumerate and include supporting information as required under Government Code Section 56700. The petition must be submitted to the Executive Officer for filing within 60 days after the last signature is affixed. Applicants are encouraged to use this form.

Nature of Proposal and All Associated Changes of Organization: Wyatt Avenue No. 1 Annex
To Annex for future Residential
Development

Description of Boundaries of Affected Territory Accompanied by Map:

Map and geographic description to be prepared
in conformance with the requirements of the
State Board of Equalization.

Reason for Proposal and Any Proposed Conditions:

Allow landowner to file residential development
project under Napa's land use authority

Type of Petition:

Landowner

Registered Voter

Sphere of Influence Consistency:

Yes

No

If Landowner Petition, Complete the Following:

- 1) Name: Todd Andersen
Mailing Address: _____
Assessor Parcel: 046-083-028 + 046-122-024
Signature: Todd Andersen Date: 9/9/14
- 2) Name: _____
Mailing Address: _____
Assessor Parcel: _____
Signature: _____ Date: _____
- 3) Name: _____
Mailing Address: _____
Assessor Parcel: _____
Signature: _____ Date: _____

If Registered Voter Petition, Complete the Following:

- 1) Name: RANDY A. GULANTE
Mailing Address: 1601 LINCOLN AVE
Resident Address: 3323 HAGEN ROAD, NAPA, CA 94550
Signature: Randy A Gulante Date: 9/2/14
- 2) Name: _____
Mailing Address: _____
Resident Address: _____
Signature: _____ Date: _____
- 3) Name: _____
Mailing Address: _____
Resident Address: _____
Signature: _____ Date: _____

FORM D

Date Filed: 9/3/14
Received By: BF

JUSTIFICATION OF PROPOSAL
Change of Organization/Reorganization

I. APPLICANT INFORMATION

A. Name: Randy A. Culante
Contact Person Agency/Business (If Applicable)
Address: 1601 Lincoln Ave NAPA 94558
Street Number Street Name City Zip Code
Contact: 707-256-2145 707-224-4545 RACulante@HeritageSIR.com
Phone Number Facsimile Number E-Mail Address

B. Applicant Type (Check One)
 Local Agency Registered Voter Landowner

II. PROPOSAL DESCRIPTION

A. Affected Agencies: City of Napa 955 School St, Napa, CA 94559
Name Address
Name Address
Name Address

Use Additional Sheets as Needed

B. Proposal Type (Check as Needed)
 Annexation Detachment City Incorporation District Formation
 City/District Dissolution City/District Merger Service Activation (District Only) Service Divestiture (District Only)

C. Purpose Statement (Specific): Annex to the City of Napa to allow landowner to initiate ~~annex~~ a development project under the City's land use authority

III. GENERAL INFORMATION

A. Location:

1060 Wyatt Ave	046-083-028	4.60
Street Address	Assessor Parcel Number	Acres
1066 Wyatt Ave	046-122-024	10.55
Street Address	Assessor Parcel Number	Acres
Street Address	Assessor Parcel Number	Acres
Street Address	Assessor Parcel Number	Acres

Total Location Size (Including Right-of-Ways) 15.15

B. Landowners

- (1) Assessor Parcel Number : 046-083-028 Name: Todd Andersen
Mailing Address: _____
Phone Number: _____ E-mail: _____
- (2) Assessor Parcel Number : 046-122-024 Name: Todd Andersen
Mailing Address: _____
Phone Number: _____ E-mail: _____
- (3) Assessor Parcel Number : _____ Name: _____
Mailing Address: _____
Phone Number: _____ E-mail: _____
- (4) Assessor Parcel Number : _____ Name: _____
Mailing Address: _____
Phone Number: _____ E-mail: _____

Use Additional Sheets As Needed

C. Population:

- (1) Total Number of Residents 2
- (2) Total Number of Registered Voters 2

D. Land Use Factors

- (1a) County General Plan Designation: Rural Residential
- (1b) County Zoning Standard: SFR-174
- (2a) Applicable City General Plan Designation: ~~RS-5~~ N/A
- (2b) Applicable City Rezoning Standard: RS-5 and RS-7:HS

E. Existing Land Uses (Specific)

2 homes

F. Development Plans

- (1a) Territory Subject to a Development Project? Yes No

(1b) If Yes, Describe Project: _____

(1c) If No, When Is Development Anticipated? Following annexation into the City

G. Physical Characteristics

(1) Describe Topography: level to gentle rolling, up to steep

(2) Describe Any Natural Boundaries: none

(3) Describe Soil Composition and Any Drainage Basins: unknown

(4) Describe Vegetation: more OAKS

H. Williamson Act Contracts (Check One)

Yes

No

IV. GOVERNMENTAL SERVICES AND CONTROLS

A. Plan For Providing Services

(1) Enumerate and Describe Services to Be Provided to the Affected Territory:

City Water
Napa Sanitation

(2) Level and Range of Services to Be Provided to the Affected Territory:

Sufficient to serve future development
of ~~up to~~ single family residences

(3) Indication of When Services Can Feasibly Be Extended to the Affected Territory:

At property lines

(4) Indication of Any Infrastructure Improvements Necessary to Extend Services to the Affected Territory:

N/A

(5) Information On How Services to the Affected Territory Will Be Financed:

Cash from eventual developer

V. ENVIRONMENTAL INFORMATION

A. Environmental Analysis

(1) Lead Agency for Proposal: City of Napa
Name

(2) Type of Environmental Document Previously Prepared for Proposal:

- Environmental Impact Report
- Negative Declaration/Mitigated Negative Declaration Initial Study completed
- Categorical/Statutory Exemption: _____
Type
- None

Provide Copies of Associated Environmental Documents

VI. ADDITIONAL INFORMATION

A. Approval Terms and Conditions Requested For Commission Consideration:

N/A

Use Additional Sheets As Needed

B. Identify Up to Three Agencies or Persons to Receive Proposal Correspondence:
(Does not include affected landowners or residents)

- (1) Recipient Name: _____
Mailing Address: _____
E-Mail: _____
- (2) Recipient Name: _____
Mailing Address: _____
E-Mail: _____
- (3) Recipient Name: _____
Mailing Address: _____
E-Mail: _____

VII. CERTIFICATION

I certify the information contained in this application is correct. I acknowledge and agree the Local Agency Formation Commission of Napa County is relying on the accuracy of the information provided in my representations in order to process this application proposal.

Signature Randy A. Gularte
Printed Name RANDY A. Gularte
Title Applicant
Date 9/2/14

Indemnification Agreement

Name of Proposal: Wyatt Avenue No.1 Annexation to the City of Napa

Should the Local Agency Formation Commission of Napa County ("Napa LAFCO") be named as a party in any litigation (including a "validation" action under California Civil Code of Procedure 860 et seq.) or administrative proceeding in connection with a proposal, the applicant Randy Gilarte and/or Todd Andersen (real party in interest: the landowner) agree to indemnify, hold harmless, and promptly reimburse Napa LAFCO for:

1. Any damages, penalties, fines or other costs imposed upon or incurred by Napa LAFCO, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. The Napa LAFCO Executive Officer may require a deposit of funds to cover estimated expenses of the litigation. Applicant and/or real party in interest agree that Napa LAFCO shall have the right to appoint its own counsel to defend it and conduct its own defense in the manner it deems in its best interest, and that such actions shall not relieve or limit Applicant's and/or real party in interest's obligations to indemnify and reimburse defense cost; and
2. All reasonable expenses and attorney's fees in connection with the defense of Napa LAFCO.

This indemnification obligation shall include, but is not limited to, expert witness fees or attorney fees that may be asserted by any person or entity, including the applicant, arising out of, or in connection with, the approval of this application. This indemnification is intended to be as broad as permitted by law.

City Representative

Print Name

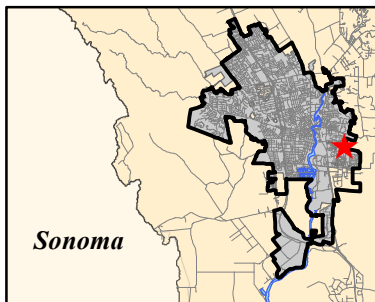
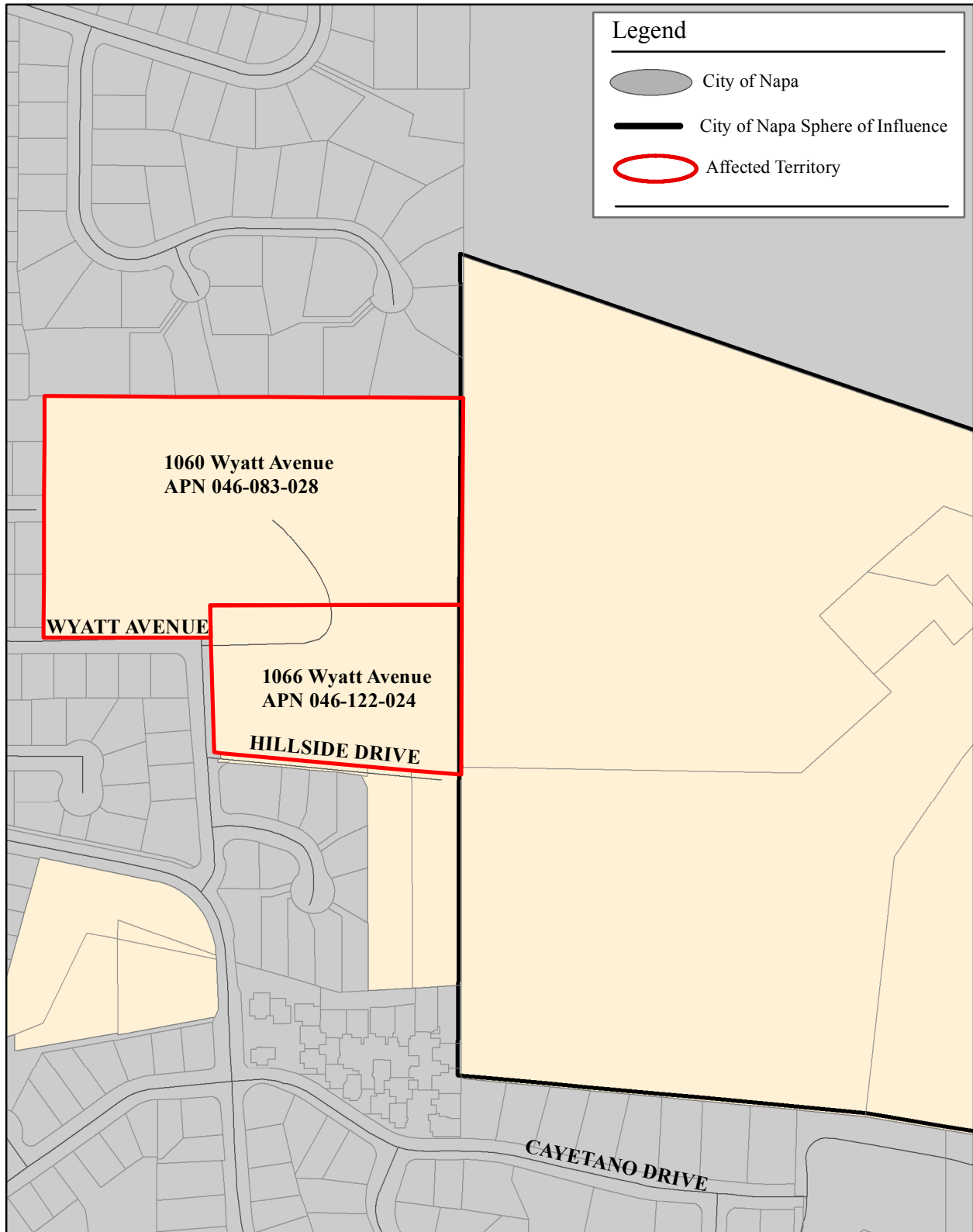
Date


Principal Landowner Signature

Todd Andersen
Print Name

9/3/14
Date

Proposed Wyatt Avenue No. 1 Annexation to the City of Napa



Not to Scale
August 21, 2014
Prepared by BF



LAFCO of Napa County
1030 Seminary Street, Suite B
Napa, California 94559
<http://www.napa.lafco.ca.gov>

City Of Napa – Community Development Department
 1600 First Street – P.O. Box 660
 Napa, CA 94559
 (707) 257-9530

INITIAL STUDY OF ENVIRONMENTAL SIGNIFICANCE

PROJECT NAME:	Andersen Annexation	FILE NUMBER: 14-0071
SITE ADDRESS:	1060 & 1066 Wyatt Avenue	APN: 046-083-028 & 046-122-024
GENERAL PLAN:	SFI-174, Single Family Infill (2-6 units/acre)	
PREZONING:	RS-5, AND RS-7:HS, Single Family Residential:Hillside Overlay District	
APPLICANT:	Randy Gularte 780 Trancas Street Napa, CA 94558	PHONE: (707) 256-2145

PROJECT DESCRIPTION: An annexation application to include the two parcels at 1060 and 1066 Wyatt Avenue into the City limits of Napa. The total area of the proposed annexation is approximately 15.15 acres. The parcels are located within an unincorporated "island" substantially surrounded by the City within the City's Rural Urban Limit line (RUL) and the LAFCO Sphere of Influence. The property at 1060 Wyatt Avenue is 4.60 acres in size and developed with a single family residence and several out buildings. The property at 1066 Wyatt is 10.55 acres in size and developed with a single family residence and several outbuildings. No physical development is proposed in conjunction with the annexation request.

ENVIRONMENTAL SETTING – The City of Napa is a 150 year old community of approximately 77,880 people (State Dept. of Finance 2010 estimate) located in the north part of the San Francisco Bay region. Napa is a largely developed city, surrounded by a Rural Urban Limit (RUL) line designed to contain urban development and protect important agricultural lands outside the city. The three properties are within the City's RUL and LAFCO Sphere of Influence, substantially surrounded by the City. The properties are located on the north and east side of Wyatt Avenue approximately 250 feet north of Shurtleff Avenue. The area surrounding the subject properties are developed with single family residences.

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED (E.G., PERMITS, FINANCING APPROVAL, OR PARTICIPATION AGREEMENT.

The Napa Local Agency Formation Commission (LAFCO) has the authority to act on any annexation application. For this annexation to occur the City Council must pass an annexation resolution for the project, authorizing the City to submit a Boundary Change (Annexation) Application to the LAFCO. The LAFCO will review the application for consistency with LAFCO policies and procedures. A property tax sharing agreement, one requirement of the application, has already been developed between the City and the County of Napa (County). Following City Council and LAFCO approval of the Boundary Change application, and assuming a lack of majority protest, the properties will be annexed into the City.

GUIDELINES DOCUMENTS, GENERAL PLAN DOCUMENTS AS PART OF CEQA DOCUMENTATION.

CEQA Guidelines Section 15150 recognizes the desirability of reducing the volume of documentation necessary for environmental review and authorizes the use of *incorporation by reference* of any portion of relevant documents that provide general background to the environmental document. As such, this Initial Study incorporates the City of Napa *General Plan Policy Document and Background Report* (Adopted 12/1/98, as it has been most recently amended), as well as the *Final EIR SCH #95-03-3060* certified for the General Plan and the CEQA Findings (CC Reso. 98-238 and 239); the *Housing Element General Plan Amendment and Negative Declaration*, adopted 12/4/2001 (CC Reso. 2001/272-274) and amended in 2004; the *Zoning Ordinance and Negative Declaration*, adopted 8/12/2003 (CC Reso. 2003/187; Ordinance 2003 12 as most recently amended). These documents are available for review at the City of Napa Community Development Department, 1600 First Street, Napa, CA (707) 257-9530.

PURPOSE OF INITIAL STUDY

The purpose of this Initial Study is to evaluate the environmental impacts of the annexation project. This analysis incorporates analysis and conclusions from the General Plan FEIR by reference. Future development applications will require additional project level CEQA analysis.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages. This initial study prescribes mitigation measures to reduce all potentially significant impacts to a less than significant level.

- | | | |
|---------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation & Traffic | <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

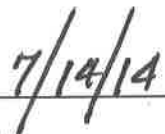
CEQA DETERMINATION:

- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prepared by:



Signature
Scott Klingbeil



Date

For: Rick Tooker, Community Development Director
City of Napa Community Development Department

ENVIRONMENTAL CHECKLIST:

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
I. AESTHETICS. <i>Would the project:</i>				
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
<p><u>Discussion:</u> Visual quality is assessed in the General Plan FEIR on pages 3.6-1 through 3.6-5 and S-17. Environmental analysis and conclusions related to the aesthetic character of urban development generally, enhancement of the visual setting along key corridors, and protection of scenic resources are specifically discussed in items 1, 2 and 4 on pages 3.6-2, 3.6-3, and 3.6-5 and include references to applicable mitigating policies in the General Plan. Future projects would need to address City design policies and guidelines. Prior to development of additional uses within the undeveloped areas, the design of any new development would be subject to the architectural design guidelines and conditions of approval previously established under the City of Napa. Where applicable, new construction may be subject to the City's architectural design guidelines.</p> <p><u>General Plan Mitigating Policies and implementing programs:</u> LU-1, LU-1.2, LU-1.4, LU-1.5, LU-1.6, LU-1.8, LU-1.A, LU-1.C, LU-4.1, LU-4.5, LU-4.11, LU-4.A, , LU-4.B, LU-7.4, LU-8.A, LU-10.1, LU-10.2, LU-10.3, LU-10.4, LU-10.5, H-3.1, H-3.A, H-3.B, H-3.C, H-3.D NR 1.7, NR-1.C, NR-1.E</p> <p><u>Conclusion:</u> The proposed annexation will not result in changes in the environment. The proposed annexation (and any potential future development consistent with the General Plan) will not result in significant new aesthetic impacts that are not already analyzed adequately in the General Plan FEIR and such potential impacts will be avoided or mitigated in accordance with that earlier EIR when a development project is proposed by applying mitigating policies of the General Plan (that include implementing programs and ordinances) as well as City Policy Resolution 27 standard conditions and mitigation measures and the City's Residential Design Guidelines.</p>				
II. AGRICULTURAL & FOREST RESOURCES. <i>Would the project:</i>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use or a Williamson Act Contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X
<p><u>Discussion:</u> The proposed annexation does not affect new agricultural lands that were not already assessed in the General Plan FEIR on pages 3.2-3 through 3.2-8 and on pages 4-1 through 4-2. The State Farmland Mapping Program identifies the parcels as "Urban and Built Up Land". In the General Plan FEIR, loss of small agricultural plots not on prime agricultural soils when contiguous with urban development within the RUL was not considered significant while conversion of prime soils (identified as Classes I and II) within the RUL was</p>				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
<p>considered significant but offset in part by General Plan policies that focus development within the RUL, thereby protecting significant tracts of agricultural land and open space outside the RUL from development. Findings of overriding consideration were made in the FEIR regarding the loss of some prime agricultural soils within the city to allow land within the RUL to be used for urban uses to accommodate housing growth consistent with local and regional projections. A primary goal of the City's General Plan is to contain urban development within the City's Rural Urban Limit to minimize disturbance to the region's rich agricultural resources outside the RUL.</p> <p><u>General Plan Mitigating Policies:</u> LU-2.1, LU-2.2, LU-3.1, LU-10.2, LU-10.5, LU-3.1, LU-3.2</p> <p><u>Conclusion:</u> The proposed annexation (and potential future development consistent with the General Plan) will not result in significant impacts related to conversion of mapped Farmland or significant impacts on prime soils that were not already evaluated in the General Plan FEIR and addressed by the mitigating policies of the General Plan as well as City Policy Resolution 27 standard conditions and mitigation measures.</p>				
<p>III. AIR QUALITY. [Significance criteria established by the BAAQMD may be relied upon to make the following determinations] <i>Would the project:</i></p>				
a. Conflict with or obstruct implementation of the applicable air quality plan?				X
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d. Expose sensitive receptors to substantial pollutant concentrations?				X
e. Create objectionable odors affecting a substantial number of people?				X
<p><u>Discussion:</u> Air Quality is assessed in the General Plan FEIR on pages 3.10-1 through 3.10-5 and S-22-23. Impact discussion items in this section are at a program level, city-wide basis and include references to applicable mitigating policies in the General Plan. The proposed annexation (and subsequent potential development) do not alter the overall area land use assumptions used for analysis of these impacts in the General Plan FEIR.</p> <p><u>General Plan Mitigating Policies:</u> NR-5, NR-5.1, NR-5.2, NR-5.3, NR-5.4, NR-5.5, NR-5.6; T-1.1, T-5.1, T-5.2, T-5.4, T-5.12, T-5.13T-6.1, T-6.2, T-6.8, T-6.9, T-6.D, T-6.E, T-7.1, T-7.2, T-7.A, T-8.1, T-8.2, T-8.A and B, T-9.2 T-9.8, PR 5.2, PR-5.4, PR-5.7, LU-3.1, LU-3.2, LU-5.3, LU-5.7, LU-7.3, LU-7.4.</p> <p><u>Conclusion:</u> The proposed annexation (and any potential future development consistent with the General Plan) will not result in significant new air quality impacts that are not already evaluated in the General Plan FEIR and addressed by the mitigating policies of the General Plan as well as City Policy Resolution 27 standard conditions and mitigation measures.</p>				
<p>IV. BIOLOGICAL RESOURCES. <i>Would the proposal result in:</i></p>				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFG or USFWS?				X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
<p>Discussion: Biological resources are assessed in the General Plan FEIR on pages 3.7-1 through 3.7-10, S-18-19. Page 4-1 also provides discussion regarding endangered species and the potential for an unavoidable impact that may unknowingly result, regardless of mitigating policies, from future development that is enabled by the General Plan. The 2003 Zoning Ordinance updated and strengthened ordinance provisions relating to riparian habitat and wetland identification and protection to help implement these mitigating policies, and also references City native tree protection requirements. The California Native Diversity Database 1998 map for the Napa Quad does not identify any species of concern on the project site. Potential future development consistent with the General Plan will be subject to General Plan and zoning ordinance provisions, as well as CEQA requirements to address and mitigate impacts on site resources. There are no applicable habitat or conservation plans over these properties.</p> <p>General Plan Mitigating Policies: LU-10.1, LU-10.2, LU-10.3, LU-10.4, LU-10.5, NR-1.1, NR-1.2, NR-1.3, NR-1.4, NR-1.5, NR-1.6, NR-1.7, NR-1.8, NR-1.10, NR-1.11, NR-1.12, NR-1.13, NR-1.A, NR-2.1, NR-2.3, NR-2.4, NR-2.A, NR-2.B, NR-3.3, NR-4.1, NR-4.2, NR-4.4, NR-4.5, NR-4.7</p> <p>Conclusion: The proposed annexation by itself does not result in changes in the environment. The proposed annexation (and any potential future development consistent with the General Plan) will not result in significant new biologic impacts that are not already analyzed adequately in the General Plan FEIR and such potential impacts will be avoided or mitigated in accordance with that earlier EIR when a development project is proposed by applying mitigating policies of the General Plan (that include implementing programs and ordinances) as well as City Policy Resolution 27 standard conditions and mitigation measures.</p>				
V. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of an historical resource as defined in Sec.15064.5?				X
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Sec. 15064.5?				X
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d. Disturb any human remains, including those interred outside of formal cemeteries?				X
<p>Discussion: Historic/cultural resources are assessed in the General Plan FEIR on pages 3.5-1 through 3.5-4 and S-16 Impact discussion items in this section are at a program, citywide level and include references to applicable mitigating policies in the General Plan. This area is outside of the Citywide survey of historic resources, but may contain buildings that are more than 50 years old. However, the annexation does not propose demolition of any structures or other physical development. A planning area-wide <i>Archaeological Sensitivity Survey</i> was compiled in 2001; this survey identifies the parcels as having low sensitivity. The environmental review for any future master planning or specific planning of the site will further evaluate site archaeological resources. No human remains or unique paleontological resources or unique geologic feature have been identified in overall city surveys near this area.</p> <p>General Plan Mitigating Policies: HR-1.1, HR-1.2, HR-1.3, HR-1.8, HR-1.15, HR-1.18, HR-1.19, HR-1.20, HR-1.B, HR-1.C, HR-1.P; HR-6.1 through 6.4.</p> <p>Conclusion: The proposed annexation will not result in changes in the environment. The proposed annexation</p>				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
(and any potential future development consistent with the General Plan) will not result in significant new cultural resource impacts that are not already analyzed adequately in the General Plan FEIR and such potential impacts will be avoided or mitigated in accordance with that earlier EIR when a development project is proposed by applying mitigating policies of the General Plan (that include implementing programs, guidelines and ordinances) as well as City Policy Resolution 27 standard conditions and mitigation measures.				
VI. GEOLOGY & SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Pub. 42				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?				X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse)?				X
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
<p><u>Discussion:</u> Geologic and soils-related impacts are assessed in the General Plan FEIR on pages 3.8-1 through 3.8-3 and S-20. Impact discussion items in this section are at a program, citywide level and include references to applicable mitigating policies in the General Plan. The sites proposed for annexation are for the most part flat. The site is not within an Alquist Priolo Earthquake Fault Zone. All of Napa is subject to earthquake risk and risks in this general area are considered moderate.</p> <p><u>General Plan Mitigating Policies:</u> HS-1.1 through 1.5, HS-2.1 through 2.</p> <p><u>Conclusion:</u> The proposed annexation will not result in changes in the environment. The proposed annexation (and potential future development consistent with the General Plan) will not result in significant new geologic and soils-related impacts that are not already analyzed adequately in the General Plan FEIR and such potential impacts will be avoided or mitigated in accordance with that EIR when development is proposed by applying mitigating policies of the General Plan (that include implementing programs and ordinances) as well as City Policy Resolution 27 standard conditions and mitigation measures, including building codes for construction.</p>				
VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
<p><u>Discussion:</u> The proposed annexation will not result in changes in the environment as it relates to greenhouse gas emissions. The two properties are currently developed with single family residences respectively and no development or construction is proposed with this project that would impact greenhouse gas emissions.</p> <p><u>General Plan Mitigating Policies:</u> None.</p>				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
<u>Conclusion:</u> No impact to greenhouse gas emissions.				
VIII. HAZARDS & HAZARDOUS MATERIALS. <i>Would the project:</i>				
a. Create a significant hazard to the public or the environment through the routing transport, use or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X
<p><u>Discussion:</u> Hazardous materials-related impacts are assessed in the General Plan FEIR in the "Health and Safety" section on pages 3.12-1 through 3.12-3, S-23; fire and emergency preparedness and response impact assessments are found on pages 3.4--6, and 4-8. Impact discussion of these subjects are at a program, citywide level and include references to applicable mitigating policies from the Health and Safety Element of the General Plan. The parcels to be annexed are not near private airstrips or the Napa County Airport and are not on a hazardous materials list. These parcels are not located within a wildland-urban interface fire hazard area as identified on General Plan maps.</p> <p><u>General Plan Mitigating Policies:</u> Hazardous Materials: HS-7.1 through 7.2; Emergency Preparedness and Response: HS-8.1 through 8.19; Wildland Fire hazards: HS-5.1 through 5.3, H-5.A; Aircraft Hazards: Not Applicable.</p> <p><u>Conclusion:</u> The proposed annexation will not result in changes in the environment. The proposed annexation (and potential future development consistent with the General Plan) will not result in significant new hazard/hazardous materials impacts that are not already analyzed adequately in the General Plan FEIR and such potential impacts will be avoided or mitigated in accordance with that earlier EIR when a development project is proposed by applying mitigating policies of the General Plan (that include implementing programs and ordinances) as well as City Policy Resolution 27 standard conditions and mitigation measures.</p>				
IX. HYDROLOGY & WATER QUALITY. <i>Would the project:</i>				
a. Violate any water quality standards or waste discharge requirements?				X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits				X

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
have been granted?				
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e. Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				X
f. Otherwise substantially degrade water quality?				X
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X
<p><u>Discussion:</u> Hydrology and water quality-related impacts are assessed in the General Plan FEIR on pages 3.9-1 through 3.9-3; S-20-21. Impact discussion of this subject is at a program, citywide level and includes references to applicable mitigating policies from both the Community Services and Natural Resource Chapters of the General Plan. Such policies are implemented by the City's Floodplain Management Ordinance, storm drainage master plan, drainage and best management practices programs (the National Pollutant Discharge Elimination System (NPDES) program) called for by the General Plan and Standard Policy Resolution 27 conditions and mitigation measures.</p> <p><u>General Plan Mitigating Policies:</u> Water Quality: NR-4.1 through 4.7; Hydrology/Storm Drainage: CS-11.1 through 11.9, CS-11.A; H-3.1 through 3.9, H-4.1 and 4.2</p> <p><u>Conclusion:</u> The proposed annexation will not result in changes in the environment. The proposed annexation (and potential future development consistent with the General Plan) will not result in significant new hydrology and water quality impacts that are not already analyzed adequately in the General Plan FEIR and such potential impacts will be avoided or mitigated in accordance with that earlier EIR when development is proposed by applying mitigating policies of the General Plan (that include implementing programs and ordinances) as well as City Policy Resolution 27 standard conditions and mitigation measures.</p>				
<p>X. LAND USE & PLANNING. <i>Would the project:</i></p>				
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or resolution of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p><u>Discussion:</u> The proposed annexation will be carried out in compliance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (updated 2011) and the City of Napa General Plan. The project will result in the annexation of two parcels that are currently within the City Sphere of Influence (SOI) and Rural Urban Limit. The parcels within the proposed annexation have been pre-zoned consistent with City land-use designations. The two properties have been pre-zoned Single Family Residential District (RS-7)</p>				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
<p>and (RS-5) with a :HS, Hillside Zoning Overlay. In addition, the properties have a Single Family Residential General Plan designation. The proposed annexation will not result in any physical changes to the environment or established community. Because the properties have been developed with and are rezoned for residential uses, the annexation will not result in a conflict with land use policies or conversation plans. Annexation will allow for eventual future development consistent with land uses and intensity identified in the General Plan for this area. Project related impacts of any future development will be analyzed in conjunction with any subsequent application.</p> <p><u>General Plan Mitigating Policies:</u> All of the policies in the General Plan.</p> <p><u>Conclusion:</u> The proposed annexation (and potential subsequent development) will not result in new land use impacts not already evaluated in the General Plan FEIR and addressed by the mitigating policies of the General Plan.</p>				
<p>XI. MINERAL RESOURCES. <i>Would the project:</i></p>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X
<p><u>Discussion:</u> Based on information compiled as part of the city General Plan and its FEIR, there are no known mineral resource sites within the City or its RUL.</p> <p><u>General Plan Mitigating Policies:</u> None needed</p> <p><u>Conclusion:</u> The proposed annexation will not result in any impacts related to mineral resources as there are no known mineral resource sites in the City or its RUL.</p>				
<p>XII. NOISE. <i>Would the project result in:</i></p>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies??				X
b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?				X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project				X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e. For a project located within an airport land use plan, would the project expose people residing or working in the project area to excessive noise levels?				X
<p><u>Discussion:</u> Noise related impacts are assessed in the General Plan FEIR on pages 3.11-1 through 3.11-9 and S-23. Impact discussion of this subject is at a program, citywide level and includes references to applicable mitigating policies in the Health and Safety Chapter of the General Plan.</p> <p>The proposed annexation area has been planned for eventual urban development; ambient noise levels would in the long term be consistent with typical residential use and would not be a substantial increase over existing levels in this infill area. The site is outside of the Airport Land Use Plan area.</p> <p><u>General Plan Mitigating Policies:</u> HS-9.1 through 9.14, HS-9.A and the noise level standards shown in Table 8-1.</p> <p><u>Conclusion:</u> As with other topic areas, the proposed annexation will not result in changes in the environment. The proposed annexation (and potential future development consistent with the General Plan) will not result in significant new noise impacts that are not already analyzed adequately in the General Plan FEIR and such potential impacts will be avoided or mitigated in accordance with that earlier EIR when a development project is proposed by applying mitigating policies of the General Plan (that include implementing programs and ordinances) as well as City Policy Resolution 27 standard conditions and mitigation measures, including measures relating to temporary construction noise that may be anticipated with development.</p>				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING. <i>Would the project:</i>				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads and other infrastructure)?				X
b. Displacing substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X
<p><u>Discussion:</u> The General Plan identifies this area for residential use. While the annexation has no impact on population and housing; any eventual future development must occur consistent with land uses and densities called for by the General Plan. The City also carefully monitors residential development pacing as it relates to the city's "even rate of growth" policies and to date, the pace of development has been within that planned by the General Plan; if it were not, the city has a draft pacing ordinance to address that eventuality.</p> <p><u>General Plan Mitigating Policies:</u> All of the policies in the Land Use and Housing Elements of the General Plan.</p> <p><u>Conclusion:</u> The proposed annexation (and potential subsequent development) will not result in new population and housing impacts not already evaluated in the General Plan FEIR and addressed by the mitigating policies of the General Plan.</p>				
XIV. PUBLIC SERVICES. <i>Would the project:</i>				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services including:				X
i) Fire Protection?				X
ii) Police Protection?				X
iii) Schools?				X
iv) Parks?				X
v) Other Public Facilities?				X
<p><u>Discussion:</u> Public Service-related impacts are assessed in the General Plan FEIR in the "Community Services and Utilities" section on pages 3.4-1 to 4-2; 3.4-5 to 3.6 and 3.4-16 to 3.4-17. Impact discussion of this subject is at a program, citywide level and includes references to applicable mitigating policies from relative sections of the Community Services chapter of the General Plan. The proposed annexation (and any subsequent potential development) do not alter the overall assumptions used for analysis of these impacts in the General Plan FEIR.</p> <p><u>General Plan Mitigating Policies:</u> All police, fire and emergency medical policies in the Community Services Element of the General Plan CS1.1 through 1.5, CS-1.7; CS-2.1-2.2; CS-3.1-3.3; CS-4.1-4.4; CS-5.1-5.8; CS-6.1-6.8; CS-7.1-7.5; CS-8.1-8.3 and all parks policies found in the Parks and Recreation Element.</p> <p><u>Conclusion:</u> The proposed annexation will not result in changes in the environment. The proposed annexation (and potential future development consistent with the General Plan) will not result in significant new public services impacts that are not already analyzed in the General Plan FEIR and such potential impacts will be avoided or mitigated in accordance with that earlier EIR when a development project is proposed by applying mitigating policies of the General Plan (that include implementing programs and ordinances) as well as City Policy Resolution 27 standard conditions and mitigation measures, including payment of fire and paramedic, park and school fees.</p>				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
XV. RECREATION. <i>Would the project:</i>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that a substantial physical deterioration of the facility would occur or be accelerated?				X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p><u>Discussion:</u> The Parks and Recreation Element of the General Plan was carried forward in the 1988 General Plan. A separate Parks and Recreation Element EIR, referenced in the General Plan FEIR, evaluated and addressed impacts in the category of recreation, including discussion on p. S-15.</p> <p><u>General Plan Mitigating Policies:</u> All policies in the Parks and Recreation Element of the General Plan and Appendix D Trails Alignment Recommendations.</p> <p><u>Conclusion:</u> The proposed annexation will not result in changes in the environment. The proposed annexation (and potential future development consistent with the General Plan) will not result in significant new recreation impacts that are not already analyzed in the General Plan FEIR and such potential impacts will be avoided or mitigated in accordance with that earlier EIR when a development project is proposed by applying mitigating policies of the General Plan (that include implementing programs and ordinances) as well as City Policy Resolution 27 standard conditions and mitigation measures, including park dedication and improvement fees.</p>				
XVI. TRANSPORTATION & TRAFFIC. <i>Would the project:</i>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersection) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity				X
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<p><u>General Plan Discussion:</u> Transportation-related impacts are assessed in the General Plan FEIR on pages 3.3-1 through 3.3-15 and S-11 and 12. Impact discussion of this subject is at a program, citywide level and includes references to applicable mitigating policies from relevant sections of both the Land Use and Transportation Elements of the General Plan, including establishment of level of service standards. Any new development projects require evaluation of traffic impacts in accordance with the City's <i>Traffic Impact Analysis</i> policy guidelines. Further, city policies encourage pedestrian and bicycle connections within new development and to surrounding areas when development is proposed, and ordinances require onsite parking to meet needs of the development. The City will continue to require mitigation measures from future new development to implement major road improvements identified in the transportation section of the Plan including assessing traffic impact fees on new development sufficient to cover the fair share of that development's impacts; requiring that new developments reserve right of ways for widening projects and other road improvements, and other measures related to the specific project's impacts. In addition, City plans call for seeking additional funding for transportation system improvements.</p>				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
<p><u>General Plan Mitigating Policies:</u> All policies in the Transportation Element of the General Plan.</p> <p><u>Conclusion:</u> The proposed annexation will not result in changes in the environment and any subsequent potential development will not alter the overall area land use assumptions used for analysis of these impacts in the General Plan FEIR. The proposed annexation and any potential future development consistent with the General Plan will not result in significant new transportation impacts that are not already analyzed adequately in the General Plan FEIR. Potential impacts of any future development will be required to be avoided or mitigated in accordance with the earlier EIR when a development project is proposed by applying mitigating policies of the General Plan (and implementing ordinances and programs, such as the City's <i>Policy Guidelines: Traffic Impact Analysis for Private Development Review</i>) as well as City Policy Resolution 27 standard conditions and mitigation measures, including traffic mitigation fees.</p>				
<p>XVII. UTILITIES & SERVICE SYSTEMS. <i>Would the project:</i></p>				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X
<p><u>Discussion:</u> Water supply and distribution, wastewater, and solid waste impacts are assessed in the General Plan FEIR in the "Community Services and Utilities" section on pages 3.4-2 through 3.4-15., while drainage is discussed in the hydrology and water quality section on pages 3.9-1 through 3.9-3. Impact discussion of this subject is at a program, citywide level and includes references to applicable mitigating policies from relative sections of the Community Services chapter of the General Plan. About the same time as General Plan adoption, the County approved a contract amendment with the State to accelerate the City's North Bay Aqueduct water entitlement, to provide sufficient water supplies for General Planned development through the planning period. A more recent LAFCO 2050 Napa Valley Water Resources Study confirmed sufficient supplies through 2020 and, except for a slight shortage under a single dry year scenario, through 2050. The proposed annexation (and subsequent potential development) do not alter the overall area land use assumptions used for analysis of these impacts in the General Plan FEIR.</p> <p>The Water Division and Stormwater drainage division indicated no concerns with the proposed annexation. The City of Napa Water and Drainage Divisions, NSD and solid waste companies coordinate with City Community Development to serve planned development within the City when development proposals are submitted. .</p> <p><u>General Plan Mitigation Policies:</u> CS-9.1 through 9.10; CS-10.1 through 10.3; CS 11.1 through 11.9, CS-12.1 and 12.2, S-12 through 15, S-20-21</p> <p><u>Conclusion:</u> The proposed annexation will not result in changes in the environment. The proposed annexation (and potential future development consistent with the General Plan) will not result in significant new utilities and service impacts that are not already analyzed adequately in the General Plan FEIR and such potential impacts will be avoided or mitigated in accordance with that earlier EIR when a development project is proposed by</p>				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
applying mitigating policies of the General Plan (such as best management practices, drainage system master plan, drainage studies and other implementing programs and ordinances) as well as City Policy Resolution 27 standard conditions and mitigation measures.				
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?				No
b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in conjunction with the effects of past projects, the effects of other current projects and the effects of probable future projects.)				No
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				No
<p><u>Discussion:</u> The proposed annexation does not create any changes to the environment. The proposed annexation (and subsequent potential development) do not alter the overall area land use assumptions used for analysis of these impacts in the General Plan FEIR or raise new issues related to fish and wildlife habitat, endangered plants, historic resources, cumulative impacts or environmental effects on human beings not already addressed by the prior General Plan FEIR.</p> <p>Submittal of this annexation application to LAFCO (and any potential subsequent development consistent with the General Plan) will not affect the application of project-specific CEQA requirements, General Plan mitigating policies and their implementing programs or ordinances, and City standards and conditions contained in Policy Resolution 27 during master planning of the site or other development project review.</p>				

SOURCES OF INFORMATION USED IN PREPARATION OF THIS INITIAL STUDY:

On file at the Planning Division:

- City of Napa; *General Plan Policy Document*, Adopted December, 1998.
- City of Napa; *General Plan Background Report*, Adopted December, 1998.
- City of Napa; *General Plan Final Environmental Impact Report*, Adopted December, 1998.
- City of Napa; *Zoning Ordinance*, 1996.
- City of Napa; *Resolution 89-362* Establishing a Street Improvement Fee for all new Development within the City and subsequent Resolutions Amending this Resolution: Resolution 93-198.
- City of Napa, *Water System Optimization and Master Plan*, 1997; West Yost & Associates
- City of Napa; *Water System Optimization and Master Plan*; Final EIR; 1997
- City of Napa; *Big Ranch Specific Plan and Specific Plan FEIR*, October, 1996; Nichols Berman
- City of Napa; *Linda Vista Specific Plan and Specific Plan FEIR*; October, 1987
- County of Napa; *Napa County Airport Land Use Compatibility Plan*, April, 1991
- Bay Area Air Quality Management District, *CEQA Guidelines*, 1996
- Bay Area Air Quality Management District, *Bay Area '97 Clean Air Plan*, December, 1997
- U.S. Army Corps of Engineers, *Napa River/Napa Creek Flood Protection Project General Design Manual and Supplemental EIR/EIR*, December, 1997.
- State of California, Resources Agency, *Farmland Mapping and Monitoring Program*