

## RESOLUTION R2014-132

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, AMENDING THE CITY OF NAPA GENERAL PLAN TO MODIFY THE RURAL URBAN LIMIT (RUL) LINE TO INCLUDE THE 154-ACRE NAPA PIPE PROPERTY AND DETERMINING THAT THE ADDENDUM TO THE NAPA PIPE ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE PROJECT COMPLIES WITH APPLICABLE CEQA REQUIREMENTS AND IS ADEQUATE AND APPROPRIATE TO SUPPORT THE CITY COUNCIL'S APPROVAL TO MODIFY THE RUL

WHEREAS, in July 2013, the Napa County Board of Supervisors approved a General Plan amendment for and rezoning of a property commonly known as the Napa Pipe Property, which is approximately 154 acres in size, located in the unincorporated Napa County at 1025 Kaiser Road. The Napa Pipe Property borders the Napa River and is surrounded on three sides by the City of Napa; and

WHEREAS, in support of its approvals, and as required by the California Environmental Quality Act ("CEQA") (Public Resources Code sections 21000 through 21189.3) and its implementing regulations (the "CEQA Guidelines") (California Code of Regulations, Title 14, Chapter 3, sections 15000 through 15387), the County prepared and certified an environmental impact report (the "Napa Pipe EIR"). The Napa Pipe EIR analyzed the potential environmental effects from development on the Napa Pipe Property of the "Napa Pipe Project," described in the Napa Pipe EIR as up to 945 residential units, 150 units of senior housing, a 150-unit hotel, and approximately 385,000 square feet of non-residential uses, and parks and other open space. In its Napa Pipe EIR, the County identified the City of Napa as a "responsible agency" whose actions would be required to implement the project analyzed in the EIR; and

WHEREAS, in October 2013, following the County's approval of the General Plan amendment and rezoning, the City and County executed a Memorandum of Understanding ("MOU") to establish a process by which the City and County would work together to implement the Napa Pipe Project. The MOU identifies various actions to be taken by the City and County leading to the anticipated annexation of the Napa Pipe Property to the City of Napa; and

WHEREAS, among the City actions contemplated by the MOU is the modification of the City's Rural Urban Limit ("RUL") line. The purpose of the City's RUL line is to confine urban development in the City within its boundaries. The existing RUL line was approved by the City voters at the general election on March 2, 1999, and is defined by City Charter Section 180 as including the real property within the boundaries described in the City's General Plan as of March 1999. As defined by General Plan Chapter 1 (Land Use), particularly Figures 1-1a and 1-1b, and Table 1-1, the RUL encompasses approximately 11,653 acres of real property, the vast majority of which is within the jurisdictional limits of the City (the "City limits"). Therefore, modification of the RUL line

also requires an amendment to the City's existing General Plan as well as an amendment to Section 180 of the City Charter; and

WHEREAS, the MOU contemplates the City's preparation of a ballot measure to modify the RUL line to include the Napa Pipe Property, and City Council consideration of a corresponding General Plan Amendment that would not take effect unless and until the voters of the City of Napa approve the RUL line ballot measure in the November 2014 general election; and

WHEREAS, following consideration of testimony during the public hearing on May 6, 2014, the City Council directed City staff to draft a General Plan Amendment to modify the RUL to include the Napa Pipe Property, and to return to the City Council with the directed update after receiving public comment and an advisory recommendation by the Planning Commission in a noticed public hearing; and

WHEREAS, Sections 15063 and 15164 of the CEQA implementing regulations (the CEQA Guidelines) provide for a responsible agency taking action to implement a project that has been the subject of a certified EIR to prepare an initial study to determine whether the responsible agency's proposed action is adequately supported by the certified EIR, or whether additional environmental review is required; and

WHEREAS, pursuant to applicable requirements of the CEQA Guidelines, the City of Napa prepared an initial study dated July 2, 2014 (the "Initial Study") to determine whether the City's actions to implement the MOU, including its proposal to amend its General Plan to modify the RUL line to incorporate the Napa Pipe Property and all other actions described in the Introduction and Project Background sections of the Initial Study related to the Napa Pipe Project (the "City Actions to Implement the MOU"), would have any environmental effects that were not identified and addressed in the County's certified Napa Pipe EIR, and whether an additional environmental document is required; and

WHEREAS, based on the analysis in the Initial Study and its consideration of the County's certified Napa Pipe EIR, the City has determined, pursuant to Section 15164 of the CEQA Guidelines, that none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR are present, the City can appropriately rely on an addendum to the certified Napa Pipe EIR to support the City Actions to Implement the MOU, including the proposed General Plan Amendment to modify the RUL line, and no additional environmental document is required at this time. Pursuant to Section 15164, the City has revised the Initial Study to incorporate an addendum to the County's certified Napa Pipe EIR, and this Initial Study/Addendum, dated July 2, 2014, is attached as Exhibit "A" to this Resolution; and

WHEREAS, on July 10, 2014, the Planning Commission considered the Initial Study/Addendum, the certified Napa Pipe EIR, and the proposed General Plan Amendment, and all written and oral testimony submitted to them at a noticed public hearing on the General Plan Amendment at which the Planning Commission heard a

presentation by staff and took public testimony, and thereafter closed the public hearing and subsequently recommended that the City Council (i) find that the Initial Study/Addendum complies with all applicable CEQA requirements and is adequate and appropriate to support the City Actions to Implement the MOU, including the proposed General Plan Amendment to modify the RUL line, and (ii) approve and adopt the proposed General Plan Amendment to modify the RUL line; and

WHEREAS, on July 12, 2014 the City of Napa posted a notice in the local newspaper of general circulation that the City Council of the City of Napa would, on July 22, 2014, consider the Initial Study/Addendum and the proposed General Plan Amendment; and

WHEREAS, on July 22, 2014 the City Council considered the Initial Study/Addendum with the certified Napa Pipe EIR, and considered the proposed General Plan Amendment, and all written and oral testimony submitted to them at the noticed public hearing thereon, and received the recommendation of the Planning Commission, received a presentation by staff, and took public testimony, and thereafter closed the public hearing and considered the adequacy of the Initial Study/Addendum and the proposed General Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Napa, as follows:

Section 1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct, and establish the factual basis for the City Council's adoption of this Resolution.

Section 2. The City Council hereby finds and determines that the Initial Study/Addendum complies with the applicable requirements of CEQA and the CEQA Guidelines and is adequate and appropriate to support the City Actions to Implement the MOU, including the proposed General Plan Amendment to modify the City of Napa RUL line to including the Napa Pipe Property, and no additional environmental document is required.

Section 3. The City Council has balanced the benefits of the City Actions to Implement the MOU against the significant unavoidable adverse impacts from implementation of City Actions to Implement the MOU (including the proposed General Plan Amendment to modify the RUL line), and hereby adopts a Statement of Overriding Considerations as provided in Exhibit "B" to this Resolution.

Section 4. Consistent with City of Napa General Plan Chapter 10, Policy A-1.4, the City Council hereby finds that the proposed amendment to the General Plan, as described in this resolution, is in the public interest, and that it is internally consistent with other goals, policies and programs of the General Plan, based on the following:

The City and the County have the shared goals for the Napa Pipe Project, including to adequately mitigate the potential environmental impacts of the Project, to address certain affordable housing obligations imposed upon the County and the City by the State, and to work together cooperatively to place a measure on the ballot for voter approval of an expansion of the RUL to include the Property, with a corresponding tax sharing agreement and annexation of the Property into the City limits. Additionally, this General Plan Amendment will provide substantial benefits to the community through a development agreement between County and Developer, and ultimately the City and Developer if the property annexes into the City limits subject to voter approval of the Charter Amendment to the RUL, including expedited remediation of hazardous materials, expanded public access to the Napa River and affordable housing.

Section 5. The City Council hereby approves amendments to the City of Napa General Plan, as illustrated in Exhibit "C" to this Resolution, attached hereto and made a part hereof, and as more particularly described as follows:

- A. The boundaries of the Rural Urban Limit (RUL) are amended to include the 154-acre Napa Pipe Property (Assessor's Parcel Numbers 046-400-030 and 046-412-005) within the RUL. This amended boundary line for the RUL will be shown on: Figures 1-1(a), 1-1(b), 1-2, 1-3, 1-14, 1-15, 1-16, 3-1, 3-2, 5-1, 5-2, 5-3, 8-1A, 8-1 B, 8-2, 8-3, 8-4, 8-7, 8-8, 8-11, and the Overlay Zoning Districts exhibit on page 8-16.
- B. Page 1-1, under the heading "Rural Urban Limit Line," the first paragraph is amended to clarify that "Figures 1-1a and 1-1b" (as opposed to "Figure 1-1") show the boundaries of the RUL.
- C. Page 1-1, under the heading "Rural Urban Limit Line," the second paragraph is amended to add the phrase at the end of the paragraph, describing the RUL as: "...and includes the 154-acre Napa Pipe property added in 2014."
- D. Page 1-1, under the heading "Rural Urban Limit Line," the third paragraph is amended to update the area included within the RUL to be "545 acres" (as opposed to "454 acres"), and to be "5 percent" of the RUL (as opposed to "4 percent").
- E. Page 1-4, Table 1-1 is amended to make the following changes:
  - 1) Add an asterisk to indicate that the numbers under the columns identifying "acres" and "Percent of RUL" are "Amended in 2014 to reflect the Napa Pipe Property General Plan Amendment."
  - 2) For the row labeled "Residential," change the Acres from "7,856" to "7,919"; and insert an asterisk to indicate: "Reflects 63 acres of the 154-acre Napa Pipe property zoned for mixed residential use, although some of this area may be commercial use."
  - 3) For the row labeled "Industrial," change the Acres from "454" to "545"; and change the Percent of RUL from "4%" to "5%."
  - 4) For the row labeled "Parks & Public/Quasi-Public," change the Percent of RUL from "12%" to "11%."
  - 5) For the row labeled "Total," change the Acres from "11,653" to "11,807."

- F. Page 1-7, under "11. River East Planning Area," the last sentence is revised to indicate: "A "corporate business park" and the Napa Pipe property ara also found near the southern end of this Planning Area.
- G. Page 1-8, Table 1-2 is amended to update the number of "Additional" "Residential (Dwelling Units)" and "Additional" "Commercial/Industrial (Sq. Ft.)" for: (1) Row "11 River East" is "945" (as opposed to "0") additional dwelling units, and "1,564,794" (as opposed to "1,014,794") additional square feet; and (2) "Total" is "8,785" (as opposed to "7,480") additional dwelling units, and "3,721,968" (as opposed to "3,171,968") additional square feet. Additionally, Table 1-2 is amended to delete the asterisk reference to "April 1994."

Section 6. City Charter Section 180 provides, in part, that "The RUL shall not be amended or modified...except as approved by the City's voters, following approval by the City's Planning Commission and City Council as a General Plan amendment." Therefore, based on the approval by the Planning Commission on July 10, 2014; and based upon the adoption of this resolution by the City Council on July 22, 2014, the General Plan amendment which amends the RUL, as documented herein, shall be effective only if approved by the voters at the November 4, 2014 General Municipal Election, and shall be effective on the date that the City Council declares the results of the November 4, 2014 General Municipal Election.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 22<sup>nd</sup> day of July, 2014, by the following vote:

AYES: Pedroza, Mott, Inman, Techel  
 NOES: Sedgley  
 ABSENT: None  
 ABSTAIN: None

ATTEST:   
 Lisa Blackmon, Deputy City Clerk  
 Dorothy Roberts  
 City Clerk

Approved as to form:

  
 Michael W. Barrett  
 City Attorney

**Initial Study/Addendum**  
**Napa Pipe Project**  
**City of Napa, Napa County, California**

Prepared for:



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Date: July 2, 2014

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## SECTION 1: INTRODUCTION

### 1.1 - Purpose of this Report

In 2013, the County of Napa approved a General Plan amendment for and rezoning of approximately 154 acres in unincorporated Napa County commonly known as the Napa Pipe property. The Napa Pipe property borders the Napa River and is surrounded on three sides by the City of Napa. The County's approvals allow development on the property of a mixed-use community (referred to herein as the Napa Pipe project) containing up to 945 residential units, 150 units of senior housing, a 150-unit hotel, and approximately 385,000 square feet of non-residential uses, as well as parks and open space. In support of its approvals, and as required by the California Environmental Quality Act ("CEQA") (Public Resources Code sections 21000 through 21189.3) and its implementing regulations (the "CEQA Guidelines") (California Code of Regulations, Title 14, Chapter 3, sections 15000 through 15387), the County prepared and certified an environmental impact report (EIR) for the Napa Pipe project that analyzed the potential environmental effects of the project. In its EIR, the County anticipated the annexation of the Napa Pipe project to the City of Napa and identified the City as a "responsible agency" whose actions would be required to implement the project analyzed in the EIR.

Following the County's approval of the General Plan amendment and rezoning, the City and County executed a Memorandum of Understanding ("MOU") to establish the terms and conditions under which the City would provide municipal services to the property and could ultimately annex the property to the City. The MOU establishes a process by which the City and County would work together to facilitate development of the Napa Pipe project and identifies various actions that will be taken by the City and County to implement the MOU process.

The City has prepared this Initial Study pursuant to Sections 15063(c)(7) and 15164 of the CEQA Guidelines to determine whether additional environmental review is required to support the City actions required by the MOU. The specific actions to be taken by the City are identified below. As explained in detail below, the City has determined, based on this Initial Study, that the County's EIR adequately identified and analyzed the potential environmental effects that are likely to result from the currently proposed City actions and no additional environmental document is required at this time

### 1.2 - Need for Addendum

Under the MOU, the City would take some or all of the following actions to implement the MOU process:

- Place a measure on the November 2014 general election ballot to amend its Rural Urban Limit ("RUL") line to incorporate the Napa Pipe property through an amendment to Section 180 of the City Charter.
- Amend its General Plan to reflect the proposed RUL line amendment.

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- Amend its General Plan to establish land use designations for the Napa Pipe property consistent with the County’s General Plan land use designations for the property.
- Prezone the Napa Pipe property consistent with the County’s zoning for the property.
- Execute a Sphere of Influence (“SOI”) Agreement with the County.
- Apply to LAFCO to amend its SOI boundary to include the Napa Pipe property and obtain LAFCO’s approval to extend City water service to the property.
- Execute a Tax Sharing Agreement with the County.
- Execute a Municipal Services Agreement with the County.
- Execute a Regional Housing Needs Allocation (“RHNA”) Agreement with the County.
- Consider and approve NRP’s request to provide City water service to the Napa Pipe property.
- If the RUL line measure passes, apply to LAFCO for approval of the phased annexation of the Napa Pipe property.

Under the MOU, the County would take the following separate actions to implement the MOU process:

- Consider and approve a Development Plan in conformance with its approved General Plan and zoning for the Napa Pipe property.
- Consider and approve Design Guidelines in conformance with its approved General Plan and zoning for the property.
- Negotiate, approve, and execute a Development Agreement with NRP that meets specific requirements set forth in the MOU, in compliance with applicable Government Code and County Code requirements.

While the MOU anticipates the City and County taking the above-described actions, it cannot, and does not purport to, require either agency to approve any of the foregoing actions, and cannot and does not purport to limit either agency’s discretion to approve, approve with conditions, or disapprove any of the foregoing actions.

As of the date of the preparation of this Initial Study, the County has not yet completed its preparation of the Development Plan and Design Guidelines contemplated by the MOU, nor has it completed its negotiations with NRP for a Development Agreement that meets the requirements of the MOU.

As provided in the MOU, the City is preparing to place a measure on the November 2014 general ballot seeking voter approval of the RUL line amendment, and concurrently will consider a proposed General Plan amendment to reflect the proposed RUL line amendment. The City expects to complete these actions in July 2014.

Concurrent with the County’s approval of the Development Plan, Design Guidelines, and Development Agreement described above, the City anticipates taking action on the proposed rezoning of the Napa Pipe property and associated General Plan amendment (to change the land use designation of the property to conform to the County’s General Plan land use designation), and also anticipates applying to LAFCO to amend its SOI to incorporate the Napa Pipe property and extend water service to the property, as provided in the MOU. Subject to the County’s successful completion of the Development Plan, Design Guidelines, and Development Agreement, the City anticipates approving and executing with the County the Tax Sharing Agreement, Municipal Services Agreement, and RHNA Agreement described above. Finally, subject to voter approval of the RUL line amendment and County’s satisfactory compliance with the other requirements of the MOU, the City anticipates extending water service to, and annexing to the City in phases, the Napa Pipe property.

In this Initial Study, the City has evaluated whether the County’s EIR for the Napa Pipe project has adequately addressed the potential environmental effects from the City actions to implement the MOU, as described above, or whether an additional environmental document must be prepared. Based on the best information currently available to the City, the City has determined that the County’s EIR has adequately identified and addressed the potential effects from these City actions, and no further environmental document is presently required. As explained further herein, however, to the extent that the City’s and County’s implementation of the MOU process results in changes to the project described in the County’s EIR, further environmental documentation may be required.

### 1.3 - Initial Study/Environmental Checklist

Pursuant to CEQA Guidelines Sections 15063, subd. (c)(7) and 15164, subd. (a), the attached initial study/checklist has been prepared to determine whether the County’s certified EIR for the Napa Pipe project can be used to support the City’s actions to implement the MOU, or whether an additional environmental document is required. The attached initial study/checklist uses the standard environmental checklist categories provided in Appendix G of the CEQA Guidelines, but provides answer columns for evaluation consistent with the considerations required by CEQA Guidelines Section 15164, subd. (a) and listed under CEQA Guidelines Section 15162, subd. (a).

### 1.4 - Environmental Analysis and Conclusions

CEQA Guidelines Section 15164, subd. (a) provides that the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR or Negative Declaration (ND) if some changes or additions are necessary, but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR or ND have occurred (CEQA Guidelines, Section 15164, subd. (a)).

An addendum need not be circulated for public review but can be included in or attached to the EIR or ND (CEQA Guidelines Section 15164, subd. (c)). The decision-making body shall consider the addendum with the EIR prior to making a decision on the project (CEQA Guidelines Section 15164, subd. (d)). An agency must also include a brief explanation of the decision not to prepare a subsequent EIR or ND pursuant to section 15162 (CEQA Guidelines Section 15164, subd. (e)).

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Once an EIR or ND has been certified for a project, no subsequent EIR or ND is required under CEQA unless, based on substantial evidence:

- 1) Substantial changes are proposed in the project which will require major revisions of the previous EIR . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;<sup>1</sup>
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR [or ND] . . . due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR [or ND] was certified as complete . . . shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR [or ND] or negative declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR [or ND];
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR [or ND] would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative (CEQA Guidelines, Section 15162, subd. (a); see also Pub. Resources Code, Section 21166).

Regarding item 1), as previously indicated, this document analyzes, based on the best information available to the City at the present time, whether the City actions to implement the MOU would result in substantial changes to the project evaluated in the County's EIR that would require major changes to the County's EIR. As explained in detail below, while the City's anticipated actions could result in bringing the Napa Pipe property into the City and under the City's jurisdiction, those actions would not change the proposed development described in the EIR in a manner that could result in new significant environmental effects or a substantial increase in the severity of any previously identified significant effects. Therefore, no major revisions to the previous EIR are necessary.

Regarding item 2), the circumstances under which the project would be undertaken would change if the Napa Pipe property is annexed to the City and comes under City jurisdiction. As explained below, however, the City's proposed General Plan amendment and rezoning of the property would conform to the County's existing General Plan land use designation and zoning for the property. As a

<sup>1</sup> CEQA Guidelines Section 15382 defines "significant effect on the environment" as ". . . a substantial, or potentially substantial adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance . . ." (see also Public Resources Code, Section 21068).

result, bringing the property within the jurisdiction of the City would not allow for or result in any different or increased levels of development than was considered and analyzed in the County's EIR, and would not require major revisions to the County's EIR. In addition, as explained below, the provision of City services to the property was considered in the EIR under certain circumstances, such as the provision of water by the City, but not in other instances, such as the provision of fire or police services by the City. To the extent that the County's EIR did not consider it, this Initial Study evaluates whether providing City services to the property would result in any new significant environmental effects that were not identified and addressed in the County's EIR. Based on the best information currently available to the City, the City has determined that providing City services to the property would not result in any new significant environmental effects. To the extent that the City's and County's subsequent actions to implement the MOU vary from the project evaluated in the County's EIR or could result in any new significant effects, the City or County, as applicable, may be required to perform additional environmental review.

Regarding item 3), at the present time, the City is not aware of any new information that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified, that meets any of the standards set forth in CEQA Guidelines Section 15162(a)(3)(A) through (D).

This Initial Study and checklist constitute substantial evidence supporting the City's determination, based on the best information currently available, that the County's EIR for the Napa Pipe project adequately identified and addressed the potential environmental effects of the City's proposed actions to implement the MOU, as described herein, and that no additional environmental document is required to support such City actions. In accordance with the process set forth in the MOU, the actual physical development of the Napa Pipe project will require several additional discretionary actions by the City of Napa, Napa County, and the Napa County LAFCO, including the County's approval of Development Plans, Design Guidelines, and a Development Agreement, and parcel-specific subdivision maps. These subsequent discretionary actions will be subject to further preliminary CEQA review to determine whether any or all of these future actions trigger requirements for a subsequent EIR as described in CEQA Guidelines Section 15162.

### 1.4.1 - Specificity

This addendum provides an analysis of potential environmental effects resulting directly or indirectly from the proposed City actions (the "project"). The environmental impacts of the project are analyzed to the degree of specificity appropriate, in accordance with CEQA and the CEQA Guidelines.

### 1.4.2 - Incorporation by Reference

In compliance with CEQA Guidelines Section 15150, this Addendum has incorporated by reference the previous environmental documentation prepared for the Napa Pipe project by Napa County including the following:

- 2009 Initial Study/Environmental Checklist (SCH# 2008122111)
- 2009 Draft EIR (SCH# 2008122111)
- 2011 Supplement to the Draft EIR (SCH# 2008122111)

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- 2012 Final EIR (SCH# 2008122111)
- Supplemental Environmental Analysis (dated February 10, 2012)
- Supplemental Environmental Analysis (dated September 19, 2012)

Together, these documents constitute the “County EIR”, as that term is used herein. In addition, this Addendum incorporates by reference several technical studies, analyses, and reports that were prepared as part of the aforementioned environmental documentation. The documents and other sources used in the preparation of this Initial Study and Addendum are identified in Section 4, References.

### 1.4.3 - Findings

The proposed City actions to implement the MOU, which are described herein and which together constitute the “Project” for purposes of this Initial Study and Addendum, involve no substantial changes to the approved Napa Pipe project, or the circumstances in which the Napa Pipe project will be undertaken, that require major revisions of the existing EIR, or preparation of a new subsequent or supplemental EIR or ND, due to the involvement of new significant environmental effects, a substantial increase in the severity of previously identified significant effects, or the feasibility of mitigation measures or alternatives. As illustrated herein, the Project is consistent with the EIR and would involve changes to jurisdictional boundaries only.

### 1.4.4 - Conclusions

The Napa City Council may approve each and all of the proposed City actions that together comprise the Project, as described herein, based on the substantial evidence provided in this Addendum. The impacts of the Project remain within the impacts previously analyzed in the EIR (CEQA Guidelines Section 15061, subd. (b)(3)).

The current Project does not require any revisions to the EIR other than information provided in this Addendum. No new significant information or changes in circumstances surrounding the Napa Pipe project evaluated in the County EIR have occurred since the certification of the County EIR. The previous analysis completed for the Napa Pipe project under CEQA and included in the County EIR remains adequate under CEQA. However, the City will remain obligated to comply with all applicable mitigation measures and conditions of approval contained within the County EIR.

## 1.5 - Mitigation Monitoring Program

As required by Public Resources Code Section 21081.6, subd. (a)(1), as part of the County’s certification of the County EIR, a Mitigation Monitoring and Reporting Program (MMRP) was prepared for the project to monitor the implementation of the mitigation measures that have been adopted for the Napa Pipe project. Proposed actions considered in this Addendum that may require mitigation will be subject to the implementation, monitoring, and reporting requirements in the adopted MMRP.

Slight modifications to mitigation may be carried out as a result of jurisdictional changes as considered in this document. However, these changes would be minor and intended to ensure the

mitigations from the MMRP are implemented appropriately and meet the original intent and the ultimate goal intended. As concluded in this document, such changes may be required for Mitigation Measures PS-1 and PS-2 from the County EIR, to clarify that the City, not the County, may be required to carry out the updated fiscal analyses to ensure adequate fire and law enforcement services are provided.

## SECTION 2: PROJECT BACKGROUND

### 2.1 - Project Background

#### 2.1.1 - Purpose and Objectives

The purpose of the Napa Pipe project is to redevelop 154-acres of industrial lands adjacent to the current Napa city limits. The Napa Pipe project envisions a high-density residential neighborhood containing low-rise and mid-rise housing, public open space, neighborhood service retail and restaurants, a wholesale warehouse (Costco), a hotel and a new business park with research and development, light industrial, warehousing, and office space.

A summary of the Napa Pipe project objectives include the following:

- Provision of a safe and attractive neighborhood with suitable urban services
- Contribution towards the County’s Regional Housing Needs Allocation
- Integration of affordable housing
- Reduction of pressure to develop county agricultural land for residential uses
- Location of housing in proximity to jobs to reduce traffic
- Provision of multiple housing types in proximity to educational and recreational amenities
- Provision of a financially feasible development program to allow for site remediation
- Implementation of “smart growth” principles
- Provision of fiscal benefits to both the County and the City without diversion of resources

#### 2.1.2 - Previous Environmental Documentation

Environmental analysis of the Napa Pipe project formally began in January 2009, when the County of Napa prepared an Initial Study and issued a Notice of Preparation for the project’s EIR. A Draft EIR was released on October 23, 2009, followed by a Supplement to the Draft EIR, released on February 14, 2011. The Supplement to the Draft EIR analyzed modifications made to the project in response to comments received on the Draft EIR, and also included additional information on site remediation and air quality. The Final EIR was released on February 3, 2012, and focused on the Mid-Range Density Alternative previously evaluated in the Draft EIR. A Supplemental Environmental Analysis (SEA), dated February 10, 2012, analyzed a hybrid of the Mid-Range Density and No Project 1B alternatives, concluding that no substantial changes to the impact conclusions of the Final EIR would occur as a result of proposed changes. Subsequently, a second SEA, dated September 19, 2012, analyzed the “Developer’s Revised Proposal,” representing a hybrid of the Mid-Range Density, No project 1B, and City Water Alternatives, again concluding that no substantial changes to the impact conclusions of the Final EIR would occur as a result of the proposed City actions.

Overall, the intensity of the project was reduced by each project iteration. Reductions based on units or square footage resulted in related reductions to impacts based on units or square footage (e.g., reduced housing units and non-residential square footage result in reduced air quality, noise, and traffic impacts). However, the overall footprint of the project has remained constant and

therefore, impacts assessed on disturbance area and location (e.g., biological resources, cultural resources, hazards, and geology) remain the same as concluded in the Draft EIR.

Table 1 summarizes the project and project changes analyzed in each document:

**Table 1: Project Iterations**

<b>Project Component</b>	<b>Original Project Considered in Draft EIR<sup>1</sup></b>	<b>Project Considered in Supplement to the EIR</b>	<b>Project considered in Final EIR</b>	<b>Supplemental Environmental Analysis (February 10, 2012)</b>	<b>Supplemental Environmental Analysis (September 19, 2012)</b>	<b>Approved Project</b>
Dwellings (units)	2,580	2,580	2,050 <sup>2</sup>	700 (945) <sup>3</sup>	700 (945) <sup>3</sup>	700 (945) <sup>3</sup>
Senior housing (units)	150	150	150	150	150	150
Public parks, open space, wetlands, trails (acres)	86	56	56	27.3	34	34
Community facilities (sq ft)	15,600	15,600	15,600	15,600	15,600	15,600
Office space (sq ft)	50,000	50,000	50,000	100,000	100,000	100,000
Industrial, research and development, warehousing, distribution (sq ft)	140,000	140,000	140,000	550,000	165,000	75,000
Retail and restaurant (sq ft)	40,000	40,000	40,000	40,000	40,000	40,000
Hotel (rooms)	150	150	150	150	150	150
School site (acres)	—	10	10	10	10	10
Costco and gas station (sq ft)	—	—	—	—	154,000	154,000

Notes:  
 sq ft = square feet  
<sup>1</sup> A previous version of the project included 3,200 dwelling units but was not evaluated under CEQA.  
<sup>2</sup> While the project was changed to include 2,050 residential units as considered in the Mid-Range Density Alternative (consistent with the Napa Sanitation District’s project analysis), the Final EIR’s consideration of 2,580 units was not updated.  
<sup>3</sup> 945 units would be allowed with a State-required density bonus for exceeding County affordability requirements.  
 Source: Napa County, 2009, 2011, and 2012.

In addition to the changes reflected in Table 1, the Supplement to the EIR also analyzed updated site remediation strategies and analyzed air quality and greenhouse gas impacts under 2010 Bay Area Air Quality Managements District guidelines and thresholds. Finally, the Supplement evaluated several possible options related to the provision of potable water service, wastewater processing and disposal. Each is discussed separately below.

## Potable Water

The Draft EIR considered the use of onsite groundwater only. To address concerns regarding groundwater supply, the Supplement to the EIR and Final EIR considered the use of transferred surface water in place of or in conjunction with groundwater. However, the Supplemental Environmental Analyses ultimately considered the use of water provided by the City of Napa in place of or in conjunction with onsite groundwater.

## Wastewater

The Draft EIR considered the onsite treatment and disposal of wastewater generated by the project. Treated wastewater would have been discharged to the Napa River. To address concerns regarding such discharges, the Supplement to the EIR considered onsite treatment and provision of treated (recycled) water to an offsite location for subsequent use, thereby negating the need for discharge to the Napa River. However, wastewater considerations in the Final EIR eliminated onsite treatment and instead analyzed both treatment and disposal provided by the existing Napa Sanitation District.

### 2.1.3 - County Approved Project

The County of Napa Board of Supervisors certified the County EIR on January 14, 2013. The County approved the project-related General Plan Amendment, Zoning Ordinance, and rezone on June 4, 2013 (Exhibit 3), to provide for the future development of the following (subject to the future County approval of conforming Development Plan, Design Guidelines, subdivision maps and other necessary permits and approvals):

- 700 dwelling units (or 945 with a State-required density bonus for exceeding County affordability requirements)
- 34 acres of public parks, open space, wetlands, and trails
- 10-acre potential school site
- 150 senior housing units
- 15,600 square feet of various community facilities
- 40,000 square feet of retail and restaurant space
- 150 unit hotel
- 100,000 square feet of office space
- 154,000-square foot Costco retail center and gas station
- 75,000 square feet of industrial, research and development or warehousing space
- Groundwater and/or City of Napa water for potable water
- Napa Sanitation District wastewater service

### **2.1.4 - Memorandum of Understanding**

The City and County executed the MOU in October of 2013. As explained above, the MOU outlines the City's and County's understandings regarding various agency actions that must be completed before development of the Napa Pipe property can proceed and the property can be annexed to the City. These actions include amendment of the City's SOI and RUL (subject to voter approval consistent with the City Charter), County approval of the required Development Plan, Design Guidelines, and Development Agreement, City approval of provision of water service to the Napa Pipe property, and LAFCO approval of the phased annexation.

In addition, the MOU provides for the City and County to execute certain agreements to implement the City's provision of municipal services to the property, including a municipal services agreement establishing the timing of the provision of such services, and a tax and revenue sharing agreement to fund the City's provision of such services. Both of these agreements assume that the City will provide services to the Napa Pipe project as described in the County EIR. In addition, the MOU provides for the City and County to execute an agreement providing for the County to transfer to the City, and the City to accept, eighty percent (80%) of the County's regional housing needs allocation ("RHNA") determined by the Association of Bay Area Governments ("ABAG") pursuant to State housing laws. As of the date of this Initial Study, the City and County are continuing to negotiate all three of these agreements, and none of these agreements is expected to modify the Napa Pipe project analyzed in the County EIR or require major revisions to the County EIR.

## SECTION 3: PROJECT DESCRIPTION

### 3.1 - Location and Setting

The Napa Pipe project site is located in the County of Napa, three miles south of downtown Napa and adjacent to the City of Napa’s southern boundary (Exhibit 1). The approximately 154-acre site is bounded by Napa River (west), industrial uses (north), the Napa Valley Commons Corporate Park (east and south), and Bedford Slough (south) (Exhibit 2). The site is comprised of Assessor’s Parcels 046-412-005 (63 acres) and 046-400-030 (91 acres); the two parcels are separated by an existing Union Pacific Railroad right-of-way running in a north-south direction.

Approximately 18.5 acres at the southwest end of the site are within the City of Napa’s SOI; however, the remainder of the site is outside the SOI but adjacent to the SOI boundary. The entire site is located outside of but adjacent to the City of Napa’s voter-approved RUL line. The site is currently designated Mixed Use by the County of Napa’s General Plan and zoned as a mixture of Mixed-Use Residential-Waterfront (NP-MUR-W), Industrial/Business Park-Waterfront (NP-IBP-W), Industrial (I), and Industrial/Business Park (IBP). All site zoning designations also include the County’s Airport Compatibility (AC) overlay.

The project site was formerly used for industrial purposes and contains a range of industrial facilities, including materials handling equipment, rail spurs, waterfront improvements, manufacturing facilities, offices, warehouses, and storage areas. The site is generally disturbed by the previous industrial activities with the exception of areas bordering Bedford Slough.

### 3.2 - Project Summary

The Project that is the subject of this Initial Study and Addendum consists of the following City actions required to implement the MOU and facilitate the development and annexation of the Napa Pipe property into the City of Napa:

- Placing a measure on the November 2014 general election ballot to amend its Rural Urban Limit (“RUL”) line to incorporate the Napa Pipe property through an amendment to Section 180 of the City Charter.
- Amending its General Plan to reflect the proposed RUL line amendment.
- Amending its General Plan to establish land use designations for the Napa Pipe property consistent with the County’s General Plan land use designations for the property.
- Rezoning the Napa Pipe property consistent with the County’s zoning for the property.
- Executing a Sphere of Influence (“SOI”) Agreement with the County.
- Applying to LAFCO to amend its SOI boundary to include the Napa Pipe property and obtain LAFCO’s approval to extend City water service to the property.
- Executing a Tax Sharing Agreement with the County.

**Project Description**

- Executing a Municipal Services Agreement with the County.
- Executing a Regional Housing Needs Allocation (“RHNA”) Agreement with the County.
- Approving a request from NRP to provide City water service to the Napa Pipe property.
- Applying to LAFCO for approval of the phased annexation of the Napa Pipe property.

In addition to the above-described MOU actions, if the RUL line amendment is approved by the City’s voters, the City also anticipates executing a pre-annexation agreement with NRP to facilitate the City’s annexation of the Napa Pipe property. This possible pre-annexation agreement is also part of the Project that is the subject of this Initial Study and Addendum. As of the date of this Initial Study, this pre-annexation agreement has not been prepared or negotiated, but it is assumed, for purposes of this analysis, that it would not modify the Napa Pipe project evaluated in, or require major changes to, the County’s EIR. If the City and NRP eventually execute a pre-annexation agreement, and that agreement modifies the Napa Pipe project or otherwise requires changes to the County EIR, the City may be required to perform further CEQA review prior to executing that agreement.

### Rural Urban Limit (RUL) Line Amendment

The existing City of Napa RUL line was established in the City Charter and defined in the Napa General Plan, prior to March 1999. Charter Section 180 provides that the RUL line cannot be amended or modified, and no urban development shall be permitted outside the RUL, except as approved by the City’s voters, following approval by the City’s Planning Commission and City Council as a General Plan amendment. The proposed General Plan amendment is described below. In addition to the General Plan amendment, the City’s action to amend the RUL would be to place a ballot measure on the next general election (Exhibit 6).

### General Plan Amendment

Pursuant to City Charter Section 180, prior to putting an RUL line amendment to vote, it must first be reflected in a General Plan Amendment as recommended by the City of Napa Planning Commission and approved by the City Council. Approval would subsequently allow the RUL line amendment to be placed on the general election ballot for consideration by the voters.

In a separate action, the City would amend its General Plan land use designations and related policies in order to establish land use designations for the Napa Pipe site that are consistent with the proposed development and that would permit the City to pre-zone the property for Napa Pipe development without creating an internal General Plan inconsistency.

### Prezoning

Pursuant to Government Code Section 65859, the Napa Pipe site would be prezoned by the City consistent with the County’s zoning of the property. City zoning districts have yet to be identified; however, the districts applied to the Napa Pipe site would not allow additional development or development that differs meaningfully from the approved Napa Pipe project. Airport Compatibility zoning would be maintained (Exhibit 4).

## Sphere of Influence (SOI) Amendment

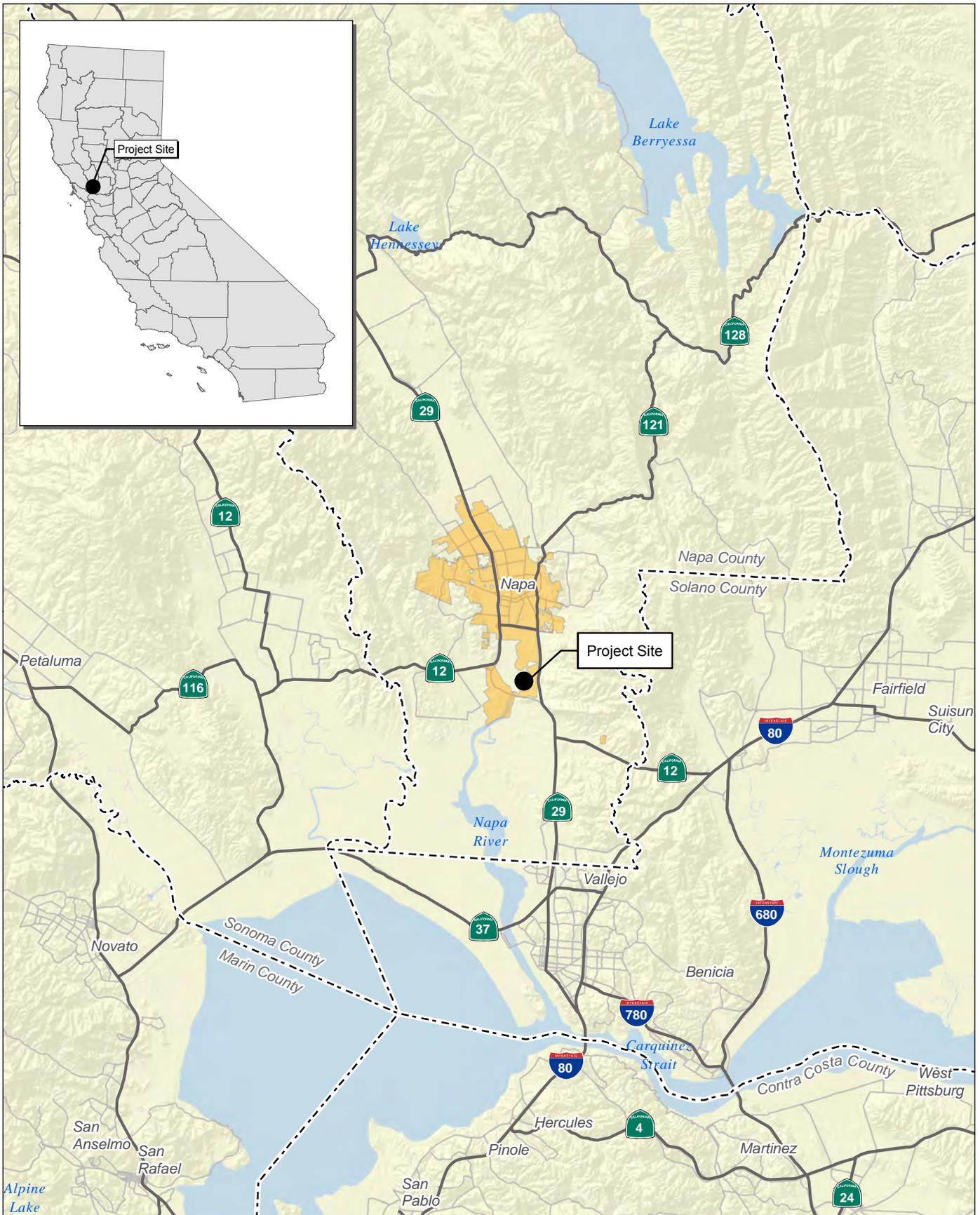
In order to permit future annexation of the Napa Pipe site, the City of Napa proposes to amend its existing SOI boundary to include the entire Napa Pipe site. Currently, the SOI includes only 18.5 acres at the southwest end of the site. The site's northern, eastern, and southern boundaries are coterminous with the existing SOI boundaries. The City's action with respect to this element of the project would be to submit an application to the Local Agency Formation Commission (LAFCO) of Napa County for approval of the proposed amendment (Exhibit 5).

## Concurrence with Phased Annexation Approach

Subject to satisfaction of the MOU requirements and voter approval of the RUL line amendment, the City would apply to LAFCO for approval of a phased annexation of the Napa Pipe property. Phased annexation would include annexation of certain non-residential portions of the site immediately following voter approval of the RUL amendment, and annexation of residential portions of the site following issuance of permits by the County for housing construction, or if these residential portions of the site cannot be annexed because they are not contiguous with City land, they would be annexed with the remainder of the entire site no later than January 1, 2023 (Exhibit 7).

## Provision of City Services

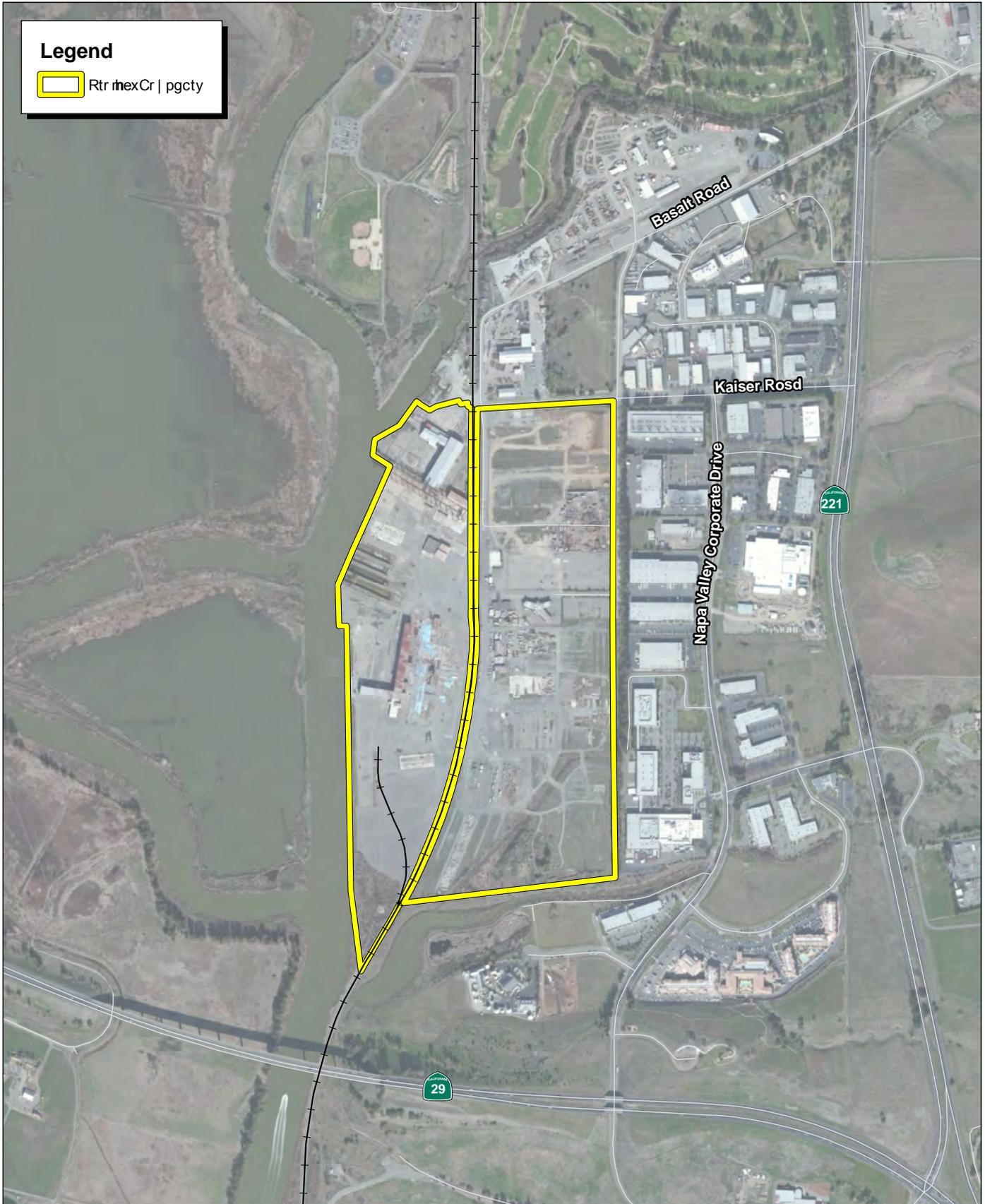
Subject to satisfaction of the MOU requirements, including the City's and County's execution of mutually acceptable municipal services and tax sharing agreements, and following the amendment of the City's SOI boundary, the City would begin providing certain municipal services to the property. No physical changes in the Napa Pipe project are anticipated or proposed as part of the City's provision of municipal services.



Source: Census 2000 Data, The CaSIL, FCS GIS 2014.



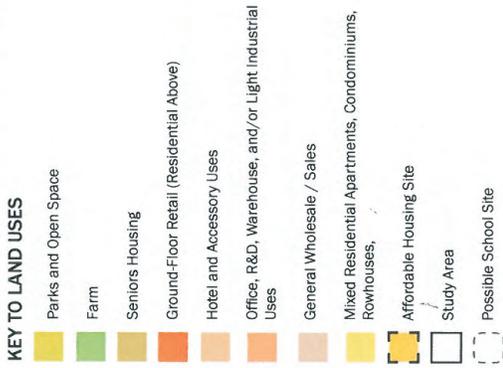
# Exhibit 1 Regional Location Map



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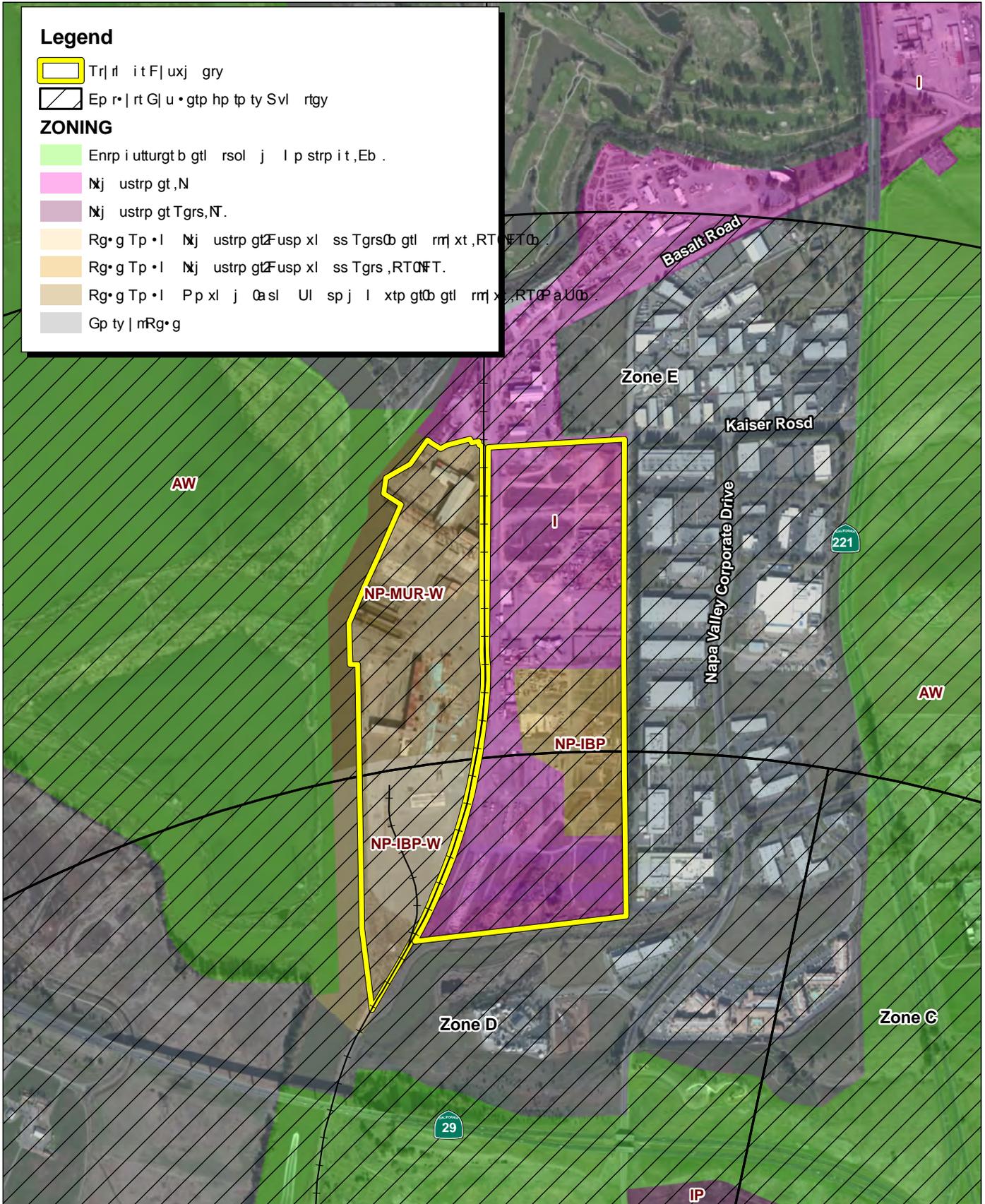
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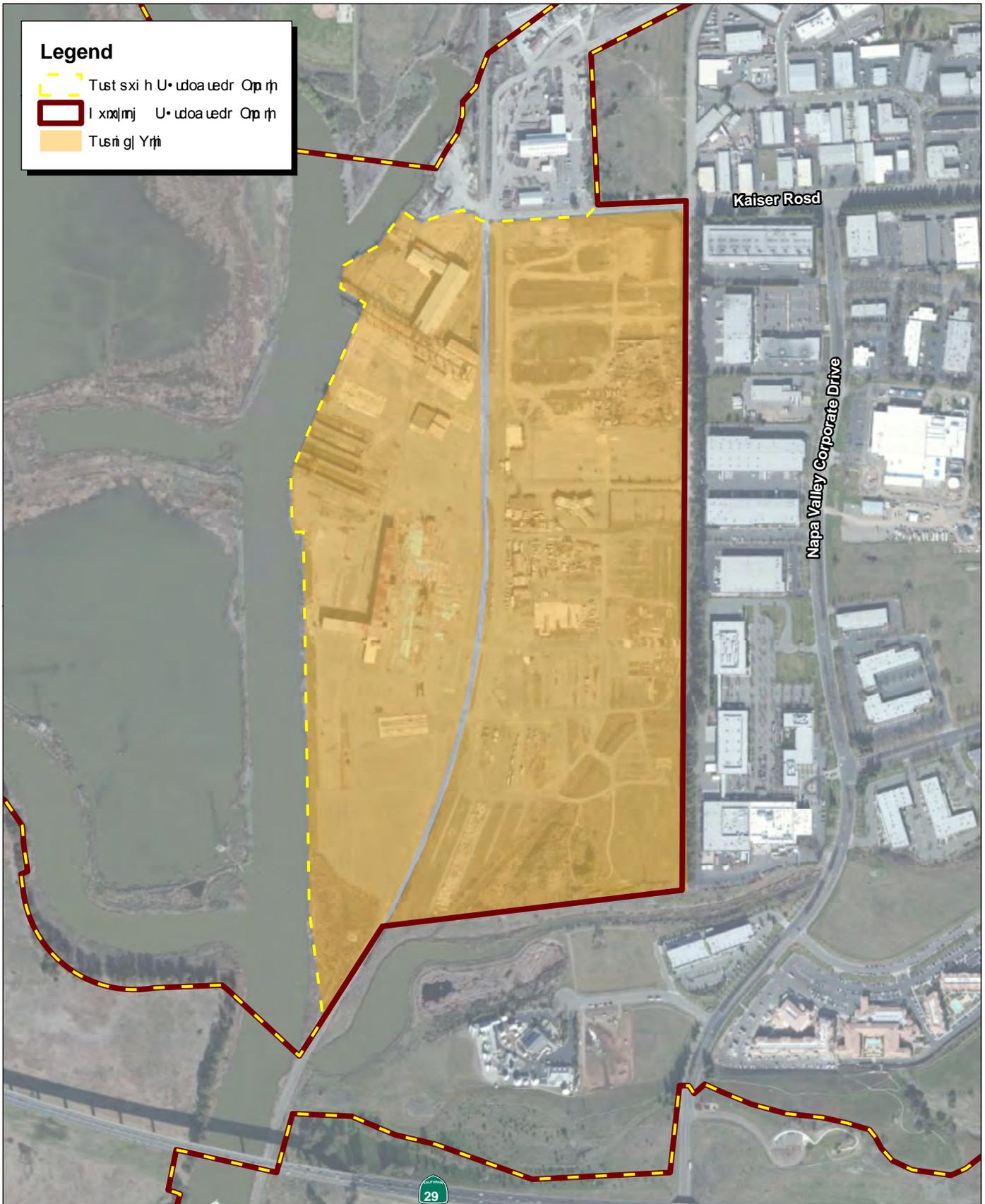
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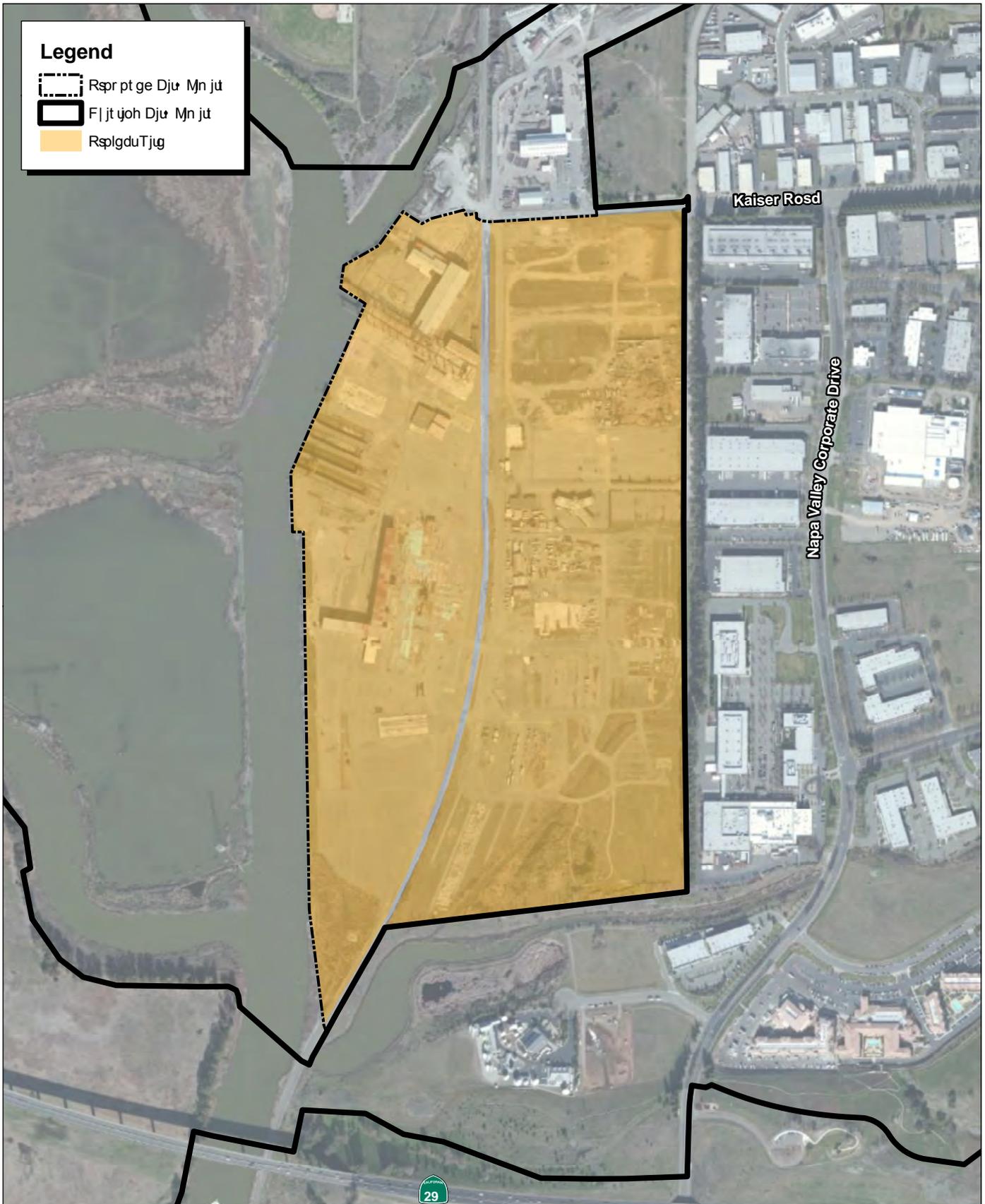
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## SECTION 4: CEQA CHECKLIST

The purpose of the checklist is to evaluate the categories in terms of any changed condition (e.g., changed circumstances, project changes, or new information of substantial importance) that may require major revisions to the County EIR or otherwise require the preparation of an additional environmental document under Sections 15162 and 15164 of the CEQA Guidelines.

The questions posed in the checklist come from Appendix G of the CEQA Guidelines. A “no” answer does not necessarily mean that there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed with mitigation measures in the County EIR prepared for the project. These environmental categories might be answered with a “no” in the checklist, since the proposed project does not introduce changes that would result in a modification to the conclusion of the certified EIR.

### 4.1 - Explanation of Checklist Evaluation Categories

#### (1) Conclusion in Prior EIR

This column provides the conclusions of the EIR relative to the environmental issue listed under each topic. As previously noted, EIR references in this document are inclusive of all previous environmental documentation prepared for the Napa Pipe project unless otherwise specified. Where necessary, specific document references are made, for example, to the Draft EIR or Supplement to the Draft EIR.

#### (2) Do the Proposed City Actions Involve New Impacts?

Pursuant to CEQA Guidelines Section 15162, subd. (a)(1), this column indicates whether any substantial changes are or have been proposed to the Napa Pipe project that will result in new significant environmental impacts not previously identified or mitigated by the County EIR, or in a substantial increase in the severity of a previously identified significant impact, requiring major revisions to the County EIR.

#### (3) New Circumstances Involving New Impacts?

Pursuant to CEQA Guidelines Section 15162, subd. (a)(2), this column indicates whether there have been substantial changes with respect to the circumstances under which the project will be undertaken that will require major revisions to the County EIR, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

#### (4) New Information Requiring New Analysis or Verification?

Pursuant to CEQA Guidelines Section 15162, subd. (a)(3)(A-D), this column indicates whether new information of substantial importance, which was not known and could not have been

known with the exercise of reasonable diligence at the time the County EIR was certified as complete, shows any of the following:

- (A) The project will have one or more significant effects not discussed in the County EIR;
- (B) Significant effects previously examined will be substantially more severe than show in the County EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the County EIR would substantially reduce one or more significant effects of the Napa Pipe project, but the project proponents have declined to adopt the mitigation measure or alternative.

If the City determines, based on the analysis in this Initial Study, that the conclusions of the County EIR remain the same and no new significant impacts are identified, or identified impacts are not found to be substantially more severe, or additional mitigation is not necessary, then the question would be answered “no” and no additional environmental document would be required.

## (5) EIR Mitigation Measures Implemented or Address Impacts

Pursuant to CEQA Guidelines Section 15162, subd. (a)(3), this column indicates whether the County EIR provides mitigation measures to address effects in the related impact category. If “None” is indicated, no mitigation measures were identified in the EIR and no additional mitigation is necessary. If “N/A” is indicated, this Initial Study concludes that no impact or less than significant impact occurs and a determination has been made that the mitigation measures from the EIR are not applicable to the proposed project evaluated herein. Given the nature of the project, consisting primarily of adjusting city and service boundaries, no physical environmental changes are expected to occur, and therefore, the mitigation measures from the EIR commonly do not apply. If mitigation measures from the EIR do apply, they are then listed and will be implemented by the City.

## 4.2 - Explanation of Discussion and Mitigation Sections

### (1) Discussion

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the City actions to implement the MOU relate to the issue, and the status of any mitigation that may be required or that has already been implemented.

**(2) EIR Mitigation Measures**

Applicable mitigation measures from the County EIR that apply to the City actions to implement the MOU are listed under each environmental category.

**(3) Conclusions**

A discussion of the conclusion relating to the analysis is contained in each section.

**4.3 - Checklist Evaluation**

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>I. Aesthetics</b>					
<i>Would the project:</i>					
a) Have a substantial adverse effect on a scenic vista?	Less than significant.	No.	No.	No.	None
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less than significant.	No.	No.	No.	None
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	Beneficial Impact.	No	No.	No.	None
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less Than Significant Impact.	No.	No.	No.	None

**Discussion**

- a) The County EIR considered the Napa Pipe project’s potential impacts on surrounding scenic vistas indicating that the project consists of only a small portion of scenic vistas seen from residential properties approximately 3.5 miles northwest of the project site. Furthermore, the EIR indicated that views of the project site from Kennedy Park would be improved and visually balanced by the project’s improvement of the waterfront with new landscaping and amenities while retaining the historic shipyard and industrial aesthetic. Therefore, the EIR concluded that impacts would be less than significant and no mitigation was necessary. The City’s General Plan designates the intersection of Soscol Avenue and Imola Avenue as a gateway to the City, however, the project site is not visible from this location. The proposed City actions do not include physical changes to the Napa Pipe project that could alter this

conclusion of the EIR. The proposed City actions would not result in any new or more severe significant scenic vista impacts beyond those previously considered in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of scenic vista discussion in the EIR. Therefore, no new impacts to scenic vistas would occur.

- b) The EIR considered the Napa Pipe project's proximity to designated scenic roadways, concluding that views of the project site are visible from County-designated Scenic Roadways Highway 121 and Highway 29 (State Route 12), but that project development would not impact visibility of scenic elements including the Napa River, wetlands and slough, and expansive views of the foothills to the north. There are no designated State scenic highways in the project vicinity. As such, the EIR concluded that impacts would be less than significant and no mitigation was necessary.

The City's General Plan indicates that Highways 29, 121, and 221 should be designated as scenic corridors. However, as previously noted, project development would not impact visibility of scenic elements including the Napa River, wetlands and slough, and expansive views of the foothills to the north as seen from these roadways. The proposed City actions do not include alterations to the physical nature of the project and therefore, would not alter the conclusions of the EIR. The proposed City actions would not result in any new or more severe significant impacts beyond those previously considered in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of the scenic resources discussion in the EIR. Therefore, no new impacts to scenic resources would occur.

- c) The EIR considered the Napa Pipe project's visual quality in relation to site surroundings, concluding that the development at the project site would result in a beneficial impact on the existing visual quality of the site and immediate surroundings through the addition of modern architecture, landscaping, parks, and multi-use trails. As such, the EIR concluded that impacts would be less than significant and no mitigation was necessary. The proposed City actions do not include alterations to the physical nature of the project and, therefore, would not alter the conclusions of the EIR. The proposed City actions would not result in any new or more severe significant impacts beyond those previously considered in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of the visual quality discussion in the EIR. Therefore, no new impacts to visual quality would occur.
- d) The EIR considered the Napa Pipe project's proposed lighting and potential glare compared to surrounding lighting conditions, and concluded that the project would not result in significant impacts as a result of conformance with zoning regulations, Title 24 lighting standards, Airport Land Use Compatibility Zones D and E regulations, and site design. As such, no mitigation was necessary. The proposed City actions do not include alterations to the physical nature of the project and, therefore, would not alter this conclusion of the EIR. The proposed City actions would not result in any new or more severe significant impacts beyond those previously considered in the EIR, and no other changes in circumstances, or

new information exists that would necessitate any major modification of the lighting and glare discussion in the EIR. Therefore, no new impacts related to light or glare would occur.

### **EIR Mitigation Measures**

None.

### **Conclusion**

The conclusions from the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>II. Agricultural Resources</b>					
<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?	No Impact.	No.	No.	No.	None
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	No Impact.	No.	No.	No.	None
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	This checklist question did not exist at the time the EIR was prepared (2009).	No.	No.	No.	None

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
d) Result in the loss of forestland or conversion of forestland to non-forest use?	This checklist question did not exist at the time the EIR was prepared (2009).	No.	No.	No.	None
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 forestland to non-forest use?	No Impact.	No.	No.	No.	None

**Discussion**

- a) The Initial Study prepared for the County EIR concluded that no impacts would occur related to agricultural resources and, therefore, this topic was not addressed in the EIR and no mitigation was necessary. The project site contains industrial activities and is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. This condition precludes the potential for impacts. The proposed City actions do not include alterations to the physical nature of the project and, therefore, would not alter this conclusion of the EIR. The proposed City actions would not result in any new or more severe significant impacts beyond those previously considered in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of the agricultural resources discussion in the EIR. No new impact to important farmland would occur.
- b) The Initial Study prepared for the County EIR concluded that No Impacts would occur related to agricultural resources and, therefore, this topic was not addressed in the EIR and no mitigation was necessary. The project site is not zoned for agricultural use and is not under a Williamson Act contract. This condition precludes the potential for impacts. The proposed City actions do not include alterations to the physical nature of the project and, therefore, would not alter this conclusion of the EIR. The proposed City actions would not result in any new or more severe significant impacts beyond those previously considered in

the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of the agricultural resources discussion in the EIR. No new impact would occur.

- c) The Initial Study prepared for the EIR concluded that No Impacts would occur related to agricultural resources and, therefore, this topic was not addressed in the EIR and no mitigation was necessary. The project site is not zoned as forestland. The proposed City actions do not include alterations to the physical nature of the project and, therefore, would not alter this conclusion of the EIR. The proposed City actions would not result in any new or more severe significant impacts beyond those previously considered in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of the agricultural resources discussion in the County EIR. No impact would occur.
- d) The Initial Study prepared for the County EIR concluded that No Impacts would occur related to agricultural resources and, therefore, this topic was not addressed in the EIR and no mitigation was necessary. The project site does not contain forestland. The proposed City actions do not include alterations to the physical nature of the project and, therefore, would not alter this conclusion of the EIR. The proposed City actions would not result in any new or more severe significant impacts beyond those previously considered in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of the agricultural resources discussion in the EIR. No impact would occur.
- e) The Initial Study prepared for the County EIR concluded that No Impacts would occur related to agricultural resources and, therefore, this topic was not addressed in the EIR and no mitigation was necessary. The project site is not located adjacent to agricultural uses. This condition precludes the potential for impacts. The proposed City actions do not include alterations to the physical nature of the project and, therefore, would not alter this conclusion of the EIR. The proposed City actions would not result in any new or more severe significant impacts beyond those previously considered in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of the agricultural resources discussion in the County EIR. No new impact would occur.

## EIR Mitigation Measures

None.

## Conclusion

The conclusions from the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>III. Air Quality</b>					
<i>Would the project:</i>					
a) Conflict with or obstruct implementation of the applicable air quality plan?	Significant and Unavoidable Impact.	No.	No.	No.	None
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Significant and Unavoidable Impact.	No.	No.	No.	N/A
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Significant and Unavoidable Impact.	No.	No.	No.	N/A
d) Expose sensitive receptors to substantial pollutant concentrations?	Significant and Unavoidable Impact for NO <sub>x</sub> .	No.	No.	No.	N/A
e) Create objectionable odors affecting a substantial number of people?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A

## Discussion

The following analysis is based on the prior air quality analysis prepared for the County EIR. The project site is located within the jurisdiction of the Bay Area Air Quality Management District (BAAQMD). The Draft EIR was prepared prior to the adoption of 2010 BAAQMD Air Quality Guidelines (Guidelines). A Supplement to the EIR was prepared in 2011 that reviewed the project's impacts against the new Guidelines.

On March 5, 2012, the Alameda County Superior Court issued a judgment finding that the BAAQMD had failed to comply with CEQA when it adopted the 2010 Thresholds. The Court did not determine whether the 2010 Thresholds were valid on the merits, but found that the adoption of the 2010 Thresholds was a project under CEQA. The Court issued a writ of mandate ordering the BAAQMD to set aside the 2010 Thresholds and cease dissemination of them until they had complied with CEQA. The BAAQMD appealed the Alameda County Superior Court's decision and the case went to the Court of Appeal, First Appellate District. The Court of Appeals has ruled that the BAAQMD's adoption of new or revised thresholds of significance is not a "project" under CEQA and, therefore, is not required to comply with CEQA requirements.

After the Alameda County Superior Court's decision, the BAAQMD stopped recommending the 2010 Thresholds be used as a generally applicable measure of a project's significant air quality impacts. The BAAQMD released a new version of their Guidelines in May 2012 in which the 2010 Thresholds were removed. The BAAQMD, however, recommends that lead agencies determine appropriate air quality thresholds of significance based on substantial evidence in the record.

The claims made in the case concerned the CEQA impacts of adopting the thresholds. Those issues are not relevant to the scientific soundness of the BAAQMD's analysis of what level of air quality analysis should be deemed significant. The City of Napa has determined that the BAAQMD's 2010 Thresholds are based on substantial evidence, as identified in Appendix D of the CEQA Guidelines, and has therefore incorporated them into this analysis for the Addendum.

- a) The County EIR concluded that the project would result in development whose population growth exceeds the intensity anticipated in the latest clean air planning assumptions, which at the time was the 2005 Clean Air Plan and thus would result in a significant and unavoidable impact by conflicting with the applicable air quality plan. In September 2010, BAAQMD adopted their final Bay Area 2010 Clean Air Plan. The project was not approved until 2013; therefore, the population growth attributable to the project would not have been incorporated into the 2010 (latest) clean air planning assumptions. The EIR concluded that no mitigation measures were available to mitigate the significant impact and it would remain unavoidable. The proposed City actions do not involve alterations to the approved Napa Pipe project that would change impacts to the 2010 Clean Air Plan by increasing development intensity or population growth from the prior analysis. The proposed City actions would not result in any new or more severe significant air quality impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of air quality discussion in the EIR. Mitigation measures continue to be unavailable to reduce the impact. As such,

the proposed City actions would not alter the conclusions of the EIR and no new impact would occur.

- b) This impact relates to localized criteria pollutant impacts. Potential localized impacts would consist of exceedances of state or federal standards for PM<sub>2.5</sub>, PM<sub>10</sub> or Carbon Monoxide (CO). Particulate matter emissions (both PM<sub>10</sub> and PM<sub>2.5</sub>) are of concern during project construction because of the potential to emit fugitive dust during earth-disturbing activities. CO emissions are of concern during project operation because operational CO hotspots are related to increases in on-road vehicle congestion. Each pollutant is addressed separately below.

## Short-Term Construction Impacts

### Construction Fugitive Dust

The EIR considered the potential air quality impacts from construction fugitive dust associated with the Napa Pipe development, and concluded that impacts would be less than significant with the incorporation of mitigations that would implement best management practices (BMPs) for limiting fugitive dust emissions. The proposed City actions do not include alterations to the physical nature of the project and no changes in planned construction activities that could result in additional fugitive dust or require mitigation. The proposed City actions would not result in any new or more severe significant air quality impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of air quality discussion in the EIR. Furthermore, mitigation adopted in the EIR related to short term air quality, focuses on the direct physical development of the project and is, therefore, not applicable analysis of the non-physical jurisdictional changes. Therefore, the proposed City actions would not alter the conclusions of the EIR and no new impact would occur.

The project's potential impacts related to equipment exhaust are evaluated separately in Impact III. c).

## Long-Term Operational Impacts

### Carbon Monoxide (CO)

CO emissions from traffic generated by the project would be the pollutant of greatest concern at the local level, since congested intersections with a large volume of traffic have the greatest potential to cause high, localized concentrations of CO. The EIR concluded that project generated traffic would not result in a CO exceedance. Future maximum 8-hour CO concentrations associated with the project were predicted to be 5.4 ppm. This level is below the California Ambient Air Quality Standards of 9.0 ppm and the federal standard of 9.0 ppm. Therefore, the impact of project-generated traffic on local air quality was determined to be less than significant.

The proposed City actions do not involve any physical changes to the Napa Pipe project that would increase the level of traffic above the amount analyzed in the EIR or require

mitigation. The proposed City actions would not result in any new or more severe significant air quality impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of air quality discussion in the EIR. Furthermore, mitigations adopted in the EIR, related to long term air quality, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical jurisdictional changes. Consequently, the CO concentrations would not change and the project would not alter the conclusions of the EIR. No new impact would occur.

- c) Non-attainment pollutants of concern at a cumulative or regional level include ozone, PM<sub>10</sub> and PM<sub>2.5</sub>. In developing thresholds of significance for air pollutants, BAAQMD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified thresholds of significance, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. The analysis considers construction and operation period impacts separately, as described below.

### Short-Term Construction Impacts

The Draft EIR presented construction emissions from the project, but did not determine a level of significance because at the time of the analysis there were no applicable thresholds. The Supplement to the EIR evaluated the project's construction emissions against the new construction thresholds established by the BAAQMD in the 2010 Air Quality Guidelines. The Supplement to the EIR determined that NO<sub>x</sub> emissions during construction would be significant and revised Mitigation Measure AQ-2 to reduce NO<sub>x</sub> emissions in addition to PM<sub>10</sub> emissions. Implementation of Mitigation Measure AQ-2 would reduce the impact to a less than significant level, and appeared to be technically feasible. However, as described in the Supplement to the EIR, the measure may have the effect of limiting the amount of equipment that can be used onsite at any one time, and may therefore result in extending the duration of the remediation and grading period beyond the time period assumed in this analysis. The extensions of construction would further inconvenience adjacent businesses and extend the duration of less than significant impacts related to construction traffic and noise. As a result, the County concluded that the NO<sub>x</sub> reductions achieved by Mitigation Measure AQ-2 may not be desirable or feasible from a public policy perspective, and that the NO<sub>x</sub> emissions during remediation and grading would remain significant and unavoidable.

The proposed City actions would not involve any alterations to construction activities, and thereby construction emissions would not increase above the level analyzed in the Draft EIR and Supplement to the EIR. The proposed City actions would not alter the Napa Pipe project in any way that would result in any new or more severe significant air quality impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of air quality discussion in the EIR. There are no new mitigations available that would reduce or avoid this impact. Furthermore, mitigation adopted in the EIR, related to short-term air quality, focuses on the direct physical development of the project and, therefore, is not

applicable to the analysis of the non-physical jurisdictional changes. As such, the proposed City actions would not alter the conclusions of the EIR and no new impact would occur.

### Long-Term Operational Impacts

The EIR considered the potential air quality effects of land uses and traffic generated as a part of the approved Napa Pipe and concluded that the project at build out would generate new emissions that would affect long-term air quality by increasing ROG, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> above the significance thresholds established by BAAQMD. As a result, the project would have a significant impact on regional air quality. The EIR indicated that implementation of mitigation would help to reduce the impact, but not to a level of less than significant. Therefore, the EIR concluded the project would have significant and unavoidable impacts to air quality by contributing a cumulatively considerable amount of ROG, NO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>.

The proposed City actions would not involve any physical changes to the Napa Pipe project and, consequently there would be no increase in the level of long-term operational emissions above what was disclosed in the EIR. The proposed City actions would not result in any new or more severe significant air quality impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of air quality discussion in the EIR. There are no new mitigations available that would reduce or avoid this impact. Furthermore, mitigation adopted in the EIR, related to long-term air quality, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. As such, the proposed City actions would not alter the conclusions of the EIR and no new impact would occur.

- d) This impact addresses whether the project would expose sensitive receptors to construction generated exhaust emissions, construction-generated fugitive dust (PM<sub>10</sub> and PM<sub>2.5</sub>), operations-generated fugitive dust (PM<sub>10</sub> and PM<sub>2.5</sub>), operational-related Toxic Air Contaminants (TACs), or operational CO hotspots. As noted in Section 3, Project Description, the project analyzed in this document consists of adjusting jurisdictional boundaries and does not involve actual construction on the Napa Pipe site.

### Construction Exhaust Emissions

The EIR considered potential air quality impacts to sensitive receptors related to construction exhaust emissions and concluded that the project would generate average daily emissions associated with remediation and grading/import of fill that could exceed BAAQMD significance threshold for NO<sub>x</sub>. The EIR indicated the implementation of mitigation would reduce this impact, but not to a level of less than significant. The impact was determined to be significant and unavoidable.

The proposed City actions would not include any physical changes to the Napa Pipe project's construction activities and, therefore, would not change the potential impacts of the project, or conclusions of the EIR with respect to construction exhaust emissions of NO<sub>x</sub>. The proposed City actions would not result in any new or more severe significant air

quality impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of air quality discussion in the EIR. There are no new mitigations available that would reduce or avoid this impact. Furthermore, mitigation adopted in the EIR, related to sensitive receptor exposure focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical jurisdictional changes. No new impact would occur.

### **Fugitive Dust**

#### **Construction**

Fugitive dust emissions from construction were evaluated in Impact II. Ib). As indicated, the EIR concluded the project would not exceed the BAAQMD thresholds of significance for PM<sub>10</sub> and PM<sub>2.5</sub> because the appropriate dust control measures would be implemented during project construction through inclusion of mitigation.

The proposed City actions do not include physical changes to the Napa Pipe project's construction activities and, therefore, would not change the potential impacts of the project or conclusions of the EIR with respect to fugitive dust emissions.

The proposed City actions would not result in any new or more severe significant air quality impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of air quality discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to sensitive receptor exposure, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical jurisdictional changes. Impacts would remain less than significant and no new impact would occur.

#### **Operations**

The EIR concluded the project could expose new residences to air quality nuisances associated with adjacent heavy industrial uses that may include gravel loading/unloading facilities, but that implementation of mitigation would reduce this impact to a less than significant level.

The proposed City actions do not include any physical changes to the Napa Pipe project that would change the potential impacts of the project or conclusions of the EIR and Supplement to the EIR with respect to air quality nuisances from industrial and gravel facilities. The proposed City actions would not result in any new or more severe significant air quality impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of air quality discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to sensitive receptor exposure, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical jurisdictional changes. Impacts would remain less than significant and no new impact would occur.

### **Toxic Air Contaminants (TACs) during Operations**

The EIR concluded that the project would not expose sensitive receptors to substantial pollutant concentrations from TACs in the form of diesel particulate matter from trucks and barges accessing the site. The EIR prepared an evaluation for the sensitive school receptors and determined that the cancer risk associated with the operation of the trucks and barges were less than the BAAQMD 2010 thresholds of significance of 10 in a million. Accordingly, the impact was determined to be less than significant.

The proposed City actions do not include any physical changes to the Napa Pipe project that would change the potential impacts of the project, or conclusions of the EIR with respect to TACs. The proposed City actions would not result in any new or more severe significant air quality impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of air quality discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to sensitive receptor exposure, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical jurisdictional changes. The impact would remain less than significant and no new impact would occur.

### **PM<sub>2.5</sub> during Operations**

The EIR indicated that the project would not expose sensitive receptors to substantial PM<sub>2.5</sub> concentrations. The trucks traveling along public and private roadways near the source would contribute to PM<sub>2.5</sub> concentrations. The primary source of these emissions would be entrained roadway dust, although exhaust emissions would also contribute. The haul roads appear to have substantial silt deposits that would also contribute to PM<sub>2.5</sub> (e.g., blowing dust from truck movements). The EIR prepared an evaluation for the sensitive school receptors and determined that modeled PM<sub>2.5</sub> concentrations would be 0.7 to 1.5 µg/m<sup>3</sup>, which would exceed both the BAAQMD single-source and cumulative source thresholds over much of the school site. The modeled high PM<sub>2.5</sub> concentrations are the result of heavy-duty truck travel on roadways with high silt loading, mostly from Basalt Road, especially to the north of the site. Concentrations along the north side of the school site could reach 1.5 µg/m<sup>3</sup>, well above the single source and cumulative thresholds. Mitigation measures were recommended to reduce the impact to less than significant. Mitigation Measure AQ-4 includes many of the recommended measures and a less than significant impact was concluded.

The proposed City actions do not include any physical changes to the Napa Pipe project that would change the potential impacts of the project, or conclusions of the EIR with respect to PM<sub>2.5</sub> concentrations. The proposed City actions would not result in any new or more severe significant air quality impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of air quality discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to sensitive receptor exposure, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical jurisdictional changes. The impact would remain less than significant and no new impact would occur.

- e) The EIR considered surrounding odor sources and the project's potential odor sources and concluded that new restaurants proposed as part of the project could be a source of odors that could result in odor complaints from new residences that are also part of the project. The EIR determined that this was a potentially significant impact and mitigation was required to reduce the impact to a less than significant level.

The proposed City actions would not involve any physical changes to the Napa Pipe project that could change the potential impacts of the project, or conclusions of the EIR with respect to odor sources. The proposed City actions would not result in any new or more severe significant odor impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of the odor impact discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to odor exposure, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical jurisdictional changes. The impact would remain less than significant and no new impact would occur.

### EIR Mitigation Measures

None applicable.

### Conclusion

The conclusions from the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>IV. Biological Resources</b>					
<i>Would the project:</i>					
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 or U.S. Fish and Wildlife Service?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
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 California Department of Fish and Wildlife or US Fish and Wildlife Service?	Less Than Significant Impact.	No.	No.	No.	None
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, coastal, etc.) through direct removal, filling, hydrological	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A

<b>Environmental Issue Area</b>	<b>Conclusion in EIR</b>	<b>Do the Proposed City Actions Involve New Impacts?</b>	<b>New Circumstances Involving New Impacts?</b>	<b>New Information Requiring New Analysis or Verification?</b>	<b>EIR Mitigation Measures Required for City Actions</b>
interruption, or other means?					
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less Than Significant Impact.	No.	No.	No.	None
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less Than Significant Impact.	No.	No.	No.	None
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?	No Impact.	No.	No.	No.	None

**Discussion**

- a) The EIR considered the potential for presence of special status species on the Napa Pipe site and concluded that impacts to special-status species (most notably, Mason’s lilaeopsis and nesting birds) could occur, but that implementation of mitigation would reduce those impacts to less than significant. The conditions of the project site have not significantly changed since the 2009 analysis was conducted. The proposed City actions do not include physical changes to the Napa Pipe project that would alter the potential impacts of the project, or conclusions of the EIR with respect to special-status species. The proposed City actions would not result in any new or more severe significant special-status species

impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to special-status species, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical jurisdictional changes. Therefore, no new impact on special-status species would occur.

- b) The EIR considered the existing habitat at the Napa Pipe site and concluded that minimal areas of sensitive natural communities occur onsite and avoidance through site planning, such as reduced disturbance or complete avoidance of shoreline areas, would ensure potential impacts would be less than significant. No mitigation was necessary. The proposed City actions do not include physical changes to the Napa Pipe project that would alter potential impacts, or identified conclusions of the EIR with respect to habitat. The proposed City actions would not result in any new or more severe significant habitat impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of the sensitive habitat discussion in the EIR. Therefore, no new impact on riparian habitat or other sensitive natural communities would occur.
- c) The EIR indicated that fill of jurisdictional wetlands and waters associated with a couple of project features as proposed by the Napa Pipe project, would result in potentially significant impacts and would require authorization from the U.S. Army Corps of Engineers and the Regional Water Quality Control Board, while bridge crossings over Bedford Slough and Asylum Slough could require authorizations from the Coast Guard and the California Department of Fish and Wildlife (Streambed Alteration Agreement). The EIR concluded that implementation of mitigation would reduce the potential impacts on jurisdictional wetlands to less than significant.

The proposed City actions do not include alterations to the physical nature of the project and would not alter the potential impacts of the project, or conclusions of the EIR with respect to fill of jurisdictional features. The proposed City actions would not result in any new or more severe significant impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of the jurisdictional features discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to jurisdictional features, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical jurisdictional changes. Therefore, no new impacts to jurisdictional wetlands would occur.

- d) The EIR considered the presence of sensitive wildlife habitat on the Napa Pipe site and in its surroundings and concluded that avoidance of existing sensitive wildlife habitat through site design would ensure potential impacts would be less than significant. No mitigation was necessary. The proposed City actions would not involve any physical changes to the Napa pipe project, and consequently would not change potential interference with the movement of any native resident or migratory wildlife species, or with established native resident or migratory wildlife corridors, and would not impede the use of native wildlife nursery sites. The proposed City actions would not result in any new or more severe

significant habitat impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of the sensitive habitat discussion in the EIR. Therefore, the proposed City actions would not alter the conclusions of the EIR and no new impacts to sensitive wildlife habitat would occur.

- e) The EIR provided a review of local policies and ordinances protecting biological resources and concluded that the project conforms to the relevant policies in the Napa County General Plan and sections in the Zoning Code, and therefore, potential impacts would be less than significant. No mitigation was necessary.

The proposed City actions would not involve any physical changes to the Napa pipe project and, consequently, would not change potential impacts to onsite biological resources. However, once under the jurisdiction of the city, the project would be subject to the City of Napa General Plan and Zoning Code. Section 12.45 of the City of Napa Municipal Code requires a permit to be obtained prior to removal or disturbance of any protected native tree. As indicated by the EIR, a few native valley oak (*Quercus lobata*) trees occur on the southern edge of the site, with one specimen tree located offsite along the proposed southern access road. In addition, landscaping trees including a coast redwood (*Sequoia sempervirens*), and valley oak occur around existing buildings. These trees could be considered protected native trees by the City. Therefore, should the project be developed after annexation to the City, the project developer would be required to comply with Section 12.45 of the City of Napa Municipal code. The proposed City actions would not result in any new or more severe significant biological resources impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of the biological resources discussion in the EIR. No new impact would occur.

- f) The EIR concluded that no Habitat Conservation Plans (HCP) have been prepared addressing the project site and surrounding lands, and the project would therefore not conflict with any adopted HCPs. No impact would occur and no mitigation was necessary. There continue to be no existing or proposed HCPs or Natural Community Conservation Plans (NCCPs) applicable to the project site or the surrounding area. The proposed City actions would not physically alter the Napa Pipe project and, therefore, would not result in any new or more severe significant biological resource impacts beyond those previously addressed in the EIR. No other changes in circumstances, or new information exists that would necessitate any major modification of biological resources discussions in the EIR. As a result, new impacts related to HCPs and NCCPs would not occur.

## EIR Mitigation Measures

None applicable.

## Conclusion

The conclusions from the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>V. Cultural Resources</b>					
<i>Would the project:</i>					
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	Significant and Unavoidable.	No.	No.	No.	N/A
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
d) Disturb any human remains, including those interred outside of formal cemeteries?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A

**Discussion**

- a) The EIR included a survey of onsite potential historical resources and indicated that demolition of the Basalt Shipyard buildings and structures would significantly impact the shipyard’s ability to convey its importance to local and national history, and the resource could no longer meet criteria for inclusion on the California Register of Historical Resources or the National Register of Historic Places. The EIR concluded that even with the implementation of mitigation requiring documentation of the potential resources, impacts would be significant and unavoidable.

The proposed City actions do not include any physical changes to the Napa Pipe project that would alter this impact or conclusions of the EIR. The proposed City actions would not result in any new or more severe significant historical resource impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of the historical resource discussion in the EIR.

There are no new mitigations available that would reduce or avoid this impact. Furthermore, mitigation adopted in the EIR, related to historical resources, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. No new impacts to historical resources would occur.

- b) The EIR indicated that no cultural resources have been recorded within the Napa Pipe site, but indicated that eleven archeological resources have been recorded within one mile. As such, the EIR concluded that ground-disturbing activities could damage unknown buried archeological deposits, but implementation of mitigation requiring an archeologist onsite during excavation would reduce impacts to less than significant.

The proposed City actions do not include physical changes to the Napa Pipe project, and consequently, would not alter this impact or conclusion of the EIR. The proposed City actions would not result in any new or more severe significant archaeological resource impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of the archaeological resource discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to archaeological resources, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. No new impacts to archeological resources would occur.

- c) The EIR indicates that there are no known paleontological resources at the project site, but concluded that ground-disturbing activities could damage unknown buried Pleistocene fossil deposits. The EIR concluded that implementation of mitigation requiring consultation with a geologist and completion of recommended treatment if fossils are identified would reduce impacts to less than significant.

The proposed City actions do not include physical changes to the Napa Pipe project that would alter this impact or conclusion of the EIR. The proposed City actions would not result in any new or more severe significant paleontological resource impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of the paleontological resource discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to paleontological resources, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. No new impacts to paleontological resources would occur.

- d) The EIR concluded that ground-disturbing activities could disturb human remains interred outside of formal cemeteries, but implementation of mitigation requiring proper notification and treatment of remains would reduce impacts to less than significant. The proposed City actions do not include physical changes to the Napa Pipe project that would alter this impact or conclusion of the EIR. The proposed City actions would not result in any new or more severe significant impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major

modification of the human remains discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to discovery of human remains, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. No new impacts to human remains would occur.

### **EIR Mitigation Measures**

None applicable.

### **Conclusion**

The conclusions from the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>VI. Geology and Soils</b>					
<i>Would the project:</i>					
a) Expose people or structures to potential substantial adverse effects, including 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?	No Impact.	No.	No.	No.	None
ii) Strong seismic ground shaking?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
iii) Seismic-related ground failure, including liquefaction?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
iv) Landslides?	No Impact.	No.	No.	No.	None
b) Result in substantial soil erosion or the loss of topsoil?	Less Than Significant Impact.	No.	No.	No.	None
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,	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
subsidence, liquefaction or collapse?					
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.	No Impact.	No.	No.	No.	None

**Discussion**

- a.i) The project site does not contain an active fault; therefore, no impacts would occur. This condition precludes the potential for impacts. No mitigation was necessary. The proposed City actions would not alter the site location or onsite conditions. No new impacts related to fault rupture would occur.
- a.ii) The EIR indicated that large earthquakes could generate strong to violent ground shaking at the site, and could cause damage to buildings and infrastructure and threaten public safety. The EIR concluded that implementation of mitigation requiring the preparation of geotechnical reports ensuring compliance with seismic safety regulations of the building codes applicable at the time of construction would reduce potential ground shaking impacts to a less than significant level. The proposed City actions do not include physical changes to the Napa Pipe project that would alter this impact or conclusion of the EIR. The proposed City actions would not result in any new or more severe significant ground shaking impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to ground shaking, focuses on the direct physical development of the project and, therefore, is not

applicable to the analysis of the non-physical proposed jurisdictional changes. No new ground shaking impacts would occur.

- a.iii) The EIR indicated that test borings at the site encountered potentially liquefiable sands and silts within alluvial sediments at the Napa Pipe site. As such, the EIR concluded that project components could be damaged by liquefaction, but that implementation of mitigation requiring the incorporation of geotechnical engineering recommendations into project designs would reduce impacts to less than significant. The proposed City actions do not include physical changes to the Napa Pipe project or site that would alter this impact or conclusion of the EIR. The proposed City actions would not result in any new or more severe significant liquefaction impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of liquefaction discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to liquefaction, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. No new liquefaction impacts would occur.
- a.iv) The EIR concluded that because the site is relatively flat, no impacts associated with landslide risk would occur. No mitigation was necessary. The proposed City actions would not alter the site location or onsite conditions and therefore, would not alter this impact or conclusion of the EIR. No new landslide impacts would occur.
- b) Mitigation Measure HYDRO-4 from the EIR concluded that implementation of a required Stormwater Pollution Prevention Plan (SWPPP) would ensure BMPs regarding erosion would be implemented onsite, and would ensure erosion impacts are less than significant. The proposed City actions do not include physical changes to the Napa Pipe project or site conditions that would alter this impact or conclusion of the EIR. The proposed City actions would not result in any new or more severe significant erosion or top soil impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to erosion, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. No new erosion impacts would occur.
- c) The EIR indicates that engineering studies performed on the Napa Pipe site along the Napa River show the potential for lateral spreading. As such, the EIR concluded that lateral spreading during future earthquakes could cause severe damage to structures and threaten public safety. However, implementation of Mitigation Measure GEO-2 requiring geotechnical engineering of onsite soils and use of relatively rigid foundations would reduce impacts to less than significant. In addition, the EIR concluded that existing fill and native marine sediments could undergo settlement that could cause damage to foundation and pavements, but the implementation of mitigation requiring excavation of poorly compacted fills and native soils would reduce potential settlement to less than significant.

The proposed City actions do not include any physical changes to the Napa Pipe project that would alter these impacts or conclusions of the EIR. The proposed City actions would not result in any new or more severe significant lateral spreading impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to lateral spreading, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. No new lateral spreading or settlement impacts would occur.

- d) The EIR indicated that fill and native soils within the project site are moderately expansive and could cause damage to foundations and pavements. However, the EIR concluded that implementation of mitigation requiring incorporation of geotechnical engineering recommendations would reduce impacts to less than significant. The proposed City actions do not include any physical changes to the Napa Pipe project that would alter this impact or conclusion of the EIR. The proposed City actions would not result in any new or more severe significant expansive soil impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to expansive soils, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. No new expansive soil impacts would occur.
- e) The EIR concluded that the project would not employ septic tanks or alternative wastewater disposal systems, and the construction of a wastewater treatment plant onsite would not be prohibited or complicated by onsite soils, therefore, no impacts would occur. No mitigation was necessary. Note that the potential for an onsite wastewater treatment plant was removed from the Napa Pipe project as indicated in the Supplement to the EIR, and replaced by wastewater service provided by the Napa Sanitation District (NSD). The proposed City actions would not involve any physical changes to the Napa Pipe project, including the provision of services by the NSD, and consequently would not alter the impact or conclusions of the EIR regarding septic tanks or alternative wastewater disposal systems. No new impact related to inadequate soils for wastewater disposal would occur.

## EIR Mitigation Measures

None applicable.

## Conclusion

The conclusions from the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>VII. Greenhouse Gas Emissions</b>					
<i>Would the project:</i>					
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Significant Unavoidable Impact.	No.	No.	No.	N/A
b) Conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	Significant Unavoidable Impact.	No.	No.	No.	N/A

**Discussion**

The project site is located within the jurisdiction of the BAAQMD. The Draft EIR was prepared prior to the adoption of 2010 BAAQMD Air Quality Guidelines (Guidelines). A Supplement to the Draft EIR was prepared in 2011 that reviewed the project’s impacts against the greenhouse gas thresholds established by the BAAQMD in its 2010 Air Quality Guidelines. The following analysis is based on the prior greenhouse gas analysis prepared for the Draft EIR and Supplement to the Draft EIR.

- a) At the time the Draft EIR was released there were no established thresholds of significance for greenhouse gases. The Draft EIR concluded that the project would generate significant greenhouse gas emissions based on its contribution to the County’s greenhouse gas inventory, and that this was a significant and unavoidable impact. The Supplement to the Draft EIR evaluated the project against the new thresholds adopted by the BAAQMD. The Supplement to the Draft EIR concluded that although the project would generate 4.6 metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>e) per service population (residents plus employees), which would meet the BAAQMD’s per capita greenhouse gas threshold of 4.6 MTCO<sub>2</sub>e, the emissions would still be considerable and would make it more difficult for the County to reduce its community wide emissions to 1990 levels by 2020, as suggested by the County General Plan and the California Assembly Bill (AB) 32 Scoping Plan. Consequently, the greenhouse gas impact of the project was determined to be significant and unavoidable, consistent with the prior analysis. Mitigation measures were incorporated into the project to reduce the impacts of the project, but not to a level of less than significant.

The proposed City actions would not involve any physical changes to the Napa Pipe project; accordingly, there would be no increase in greenhouse gas emissions above the level analyzed in the Draft EIR and Supplement to the EIR. The proposed City actions would not result in any new or more severe significant greenhouse gas impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. There are no new mitigations available that would reduce or avoid this impact. Furthermore, mitigation adopted in the EIR, related to greenhouse gas emissions, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical jurisdictional changes. Reductions of greenhouse gas emissions as indicated in AB 32 would still apply. Therefore, the impact would remain significant and unavoidable. No new impacts would occur.

- b) The Draft EIR and Supplement to the Draft EIR concluded that the project would result in an increase in greenhouse gas emissions that would make it difficult for the County to reduce its community wide emissions to 1990 levels by 2020, as suggested by the County General Plan and the AB 32 Scoping Plan. This was identified as a significant impact. Mitigation measures were incorporated into the project to reduce the impacts of the project, but not to a level of less than significant. The impact was determined to be significant and unavoidable.

The proposed City actions would not involve any physical changes to the Napa Pipe project; accordingly, there would be no increase in greenhouse gas emissions above the level analyzed in the Draft EIR and Supplement to the Draft EIR that would increase the level of difficulty in reducing greenhouse gas emissions. The proposed City actions would not result in any new or more severe significant greenhouse gas impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. There are no new mitigations available that would reduce or avoid this impact. Furthermore, mitigation adopted in the EIR, related to greenhouse gas emissions, focuses on the direct physical development of the project and, therefore, is not applicable to analysis of the non-physical jurisdictional changes. Reductions of greenhouse gas emissions as indicated in AB 32 would still apply. Therefore, the impact would remain significant and unavoidable. No new impacts would occur.

## EIR Mitigation Measures

None applicable.

## Conclusion

The conclusions from the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>VIII. Hazards and Hazardous Materials</b>					
<i>Would the project:</i>					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less Than Significant Impact.	No.	No.	No.	None
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?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less Than Significant Impact.	No.	No.	No.	None
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?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
e) Be located within two miles of a public airport or private use airport and result in a safety	Less Than Significant Impact.	No.	No.	No. No.	None

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
hazard for people residing or working in the project area?					
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?	No Impact.	No.	No.	No.	None
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less Than Significant Impact.	No.	No.	No.	None
h) Be located in an area designated as having a high, extreme, or severe fire hazard, or otherwise expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	No Impact.	No.	No.	No.	None

**Discussion**

- a) The EIR indicated that the routine use of hazardous materials would occur on the Napa Pipe site during site remediation, construction, and operation. However, the EIR concluded that considering the limited amount of hazardous materials that would be used or produced onsite, and existing regulations governing these types of materials and their use, impacts would be less than significant. No mitigation was necessary.

The proposed City actions do not include any physical changes to the Napa Pipe project that would alter this impact or conclusion of the EIR. The proposed City actions would not result in any new or more severe hazardous material use impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impacts related to reasonably foreseeable upset and accident conditions would occur.

- b) The EIR indicated that contaminated soil and groundwater at the Napa Pipe site could pose a health risk to future residents and employees if not properly remediated. As such, the EIR concluded that the project may expose people to significant risk related to the accidental release of hazardous materials, but that implementation of mitigation requiring the implementation of a project specific Remediation Action Plan and Remedial Design and Implementation Report, would reduce impacts to less than significant.

The proposed City actions do not include any physical changes to the Napa Pipe project that would alter this impact or conclusion of the EIR. The proposed City actions would not result in any new or more severe significant hazardous material impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to site remediation, focuses on the direct physical development of the project and, therefore, is not applicable to analysis of the non-physical jurisdictional changes. No new impacts related to accidental release of hazardous materials would occur.

- c) The EIR concluded that impacts to Napa Valley College, the nearest existing school site would be less than significant as a result of compliance with federal, state, regional, County and local regulations regarding hazardous materials. The EIR also concluded that the location of a school on the project site could result in potentially significant impacts as a result of former and adjacent industrial land uses, but that impacts would be less than significant after implementation of required site-specific analysis prior to school development.

The proposed City actions do not include any physical changes to the Napa Pipe project that would alter this impact or conclusion of the EIR. The proposed City actions would not result in any new or more severe significant hazardous material impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to site remediation, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical jurisdictional changes. No new impacts related to hazardous emissions within one-quarter mile of an existing or proposed school would occur.

- d) The EIR indicated that the Napa Pipe site is currently listed as a leaking underground fuel tank (LUFT) site as well as a spill, leak, investigation or cleanup (SLIC) site. However, implementation of mitigation requiring completion of the Remedial Action Plan and

coordination with the Regional Water Quality Control Board regarding completion, would reduce impacts to less than significant

The proposed City actions do not include any physical changes to the Napa Pipe project or the site that would alter this impact or conclusion of the EIR. The proposed City actions would not result in any new or more severe significant hazardous material site impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to remediation, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical jurisdictional changes. No new hazardous material site impacts would occur.

- e) The EIR concluded that the project is consistent with Napa County Airport Land Use Compatibility Zone D and Zone E, and therefore, related potential hazard impacts would be less than significant and no mitigation was necessary. The proposed City actions do not include any physical changes to the Napa Pipe project that would conflict with Zone D or Zone E of the Airport Land Use Plan, or alter conclusion of the EIR. The proposed City actions would not result in any new or more severe significant airport hazard impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new airport hazard impacts would occur.
- f) The EIR concluded that the project site is not located in the vicinity of a private airstrip, therefore, no impacts would occur. No mitigation was necessary. The proposed City actions do not involve any physical changes to the Napa Pipe project or its location that would change this conclusion of the EIR. The proposed City actions would not result in any new or more severe significant airport hazards, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impact would occur.
- g) The EIR concluded that review of the project by fire and police personnel, as well as compliance with California Public Resources Code 4290 and the Napa Operational Area Hazard Mitigation Plan, would ensure impacts related to emergency response or evacuation plans would be less than significant. No mitigation was necessary.

The proposed City actions would place the project site under the City's jurisdiction. Like the County, the City would require review and approval of the project by the fire and police departments, and would require implementation of the City's Hazard Mitigation Plan. The project would continue to be required to implement California Public Resource Code 4290, which establishes regulations regarding road standards for fire equipment access, signage, private water supply reserves, and fuel breaks. As such, the proposed City actions would not alter this impact or conclusion of the EIR. The proposed City actions would not result in any new or more severe significant emergency or evacuation plan impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information

- exists that would necessitate any major modification of this discussion in the EIR. No new emergency response or evacuation impacts would occur.
- h) The EIR concluded that the project site is designated by the Napa County General Plan and EIR as having a “moderate” wildland fire hazard with a limited threat, and therefore, no impact would occur. No mitigation was necessary. The City generally identifies wildland fire hazard areas as those areas where urban development occurs adjacent to and in hilly areas characterized by steep slopes, poor fire apparatus access, inadequate water pressure, and highly flammable vegetation. The project site is generally flat, and would have adequate fire apparatus access and water pressure upon construction. Therefore, the City would not designate the project site as a wildland fire hazard area. The proposed City actions do not include any physical changes to the Napa Pipe project or site that would alter the impacts of the project or conclusion of the EIR with respect to wildland fires. The proposed City actions would not result in any new or more severe significant wildland fire impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impact would occur.

### EIR Mitigation Measures

None applicable.

### Conclusion

The conclusions from the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>IX. Hydrology and Water Quality</b>					
<i>Would the project:</i>					
a) Violate any water quality standards or waste discharge requirements?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
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 have been granted)?	Less Than Significant Impact After Mitigation/ Less than Significant Impact.	No.	No.	No.	N/A
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?	Less Than Significant Impact.	No.	No.	No.	None

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
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?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
f) Otherwise substantially degrade water quality	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
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?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
h) Place within a 100-year flood hazard structures which would impede or redirect flood flows?	Less Than Significant Impact.	No.	No.	No.	None

<b>Environmental Issue Area</b>	<b>Conclusion in EIR</b>	<b>Do the Proposed City Actions Involve New Impacts?</b>	<b>New Circumstances Involving New Impacts?</b>	<b>New Information Requiring New Analysis or Verification?</b>	<b>EIR Mitigation Measures Required for City Actions</b>
i) Expose people or structures to significant risk or loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
j) Inundation of by seiche, tsunami, or mudflow?	No Impact.	No.	No.	No.	None

**Discussion**

- a) The Draft EIR evaluated wastewater discharge from the proposed onsite wastewater treatment plant, and concluded that violations of water quality standards may occur related to cyanide, but that implementation of mitigation requiring monitoring, determination of source, and source control would reduce impacts to less than significant. Under the changes to the project evaluated in the Final EIR, wastewater service would be provided to the site by the NSD, which is required to comply with applicable water quality discharge standards and, therefore, mitigation for potential cyanide impacts were identified as no longer necessary. The Final EIR concluded that impacts would be less than significant and no mitigation was necessary.

The proposed City actions would not alter provision of wastewater services or treatment of wastewater, and therefore, would not alter conclusions of the EIR. The proposed City actions would not result in any new or more severe significant water quality impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impacts would occur.

- b) The EIR evaluated the optional use of groundwater as a supplement source in dry years with maximum supplemental water demands of 140-acre feet per year, which is within historical groundwater use of the project site. The EIR concluded that with the implementation of mitigation requiring groundwater monitoring, impacts of this option would be less than significant. The EIR also evaluated a water supply pipeline that would deliver surface water supplies from the City to the project site and would not utilize any groundwater supplies. The EIR concluded that the water supply pipeline option would have no impacts to groundwater and no mitigation was necessary.

The proposed City actions would allow the city the option to provide potable water to the Napa Pipe site, but would not involve any physical changes to the project that would alter use of groundwater. If the City provides potable water, no groundwater would be used onsite and groundwater would not be allowed to be exported off the site. As such, the proposed City actions would not result in any new or more severe significant groundwater impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Therefore, as concluded in the EIR, this option would result in no impacts to groundwater.

The EIR also concluded that improperly decommissioned, unused wells may provide a conduit for poor-quality water in the alluvial aquifer to enter the underlying Sonoma Volcanics aquifer, thereby resulting in potential significant effects to groundwater quality. However, implementation of mitigation requiring proper abandonment of all existing onsite wells not planned for use in accordance with Napa County Environmental Health standards would reduce impacts to less than significant. The proposed City actions would not alter the use or decommissioning of onsite wells and the project developer would still be required to adhere to Napa County Environmental Health standards regarding decommissioning. Furthermore, mitigation adopted in the EIR related to proper well decommissioning focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. As such, the proposed City actions would not alter the conclusions of the EIR with respect to groundwater quality and no new impact would occur.

- c) The EIR concluded that the Napa Pipe project would result in lower stormwater discharge rates at the existing outfalls and the majority of discharge would be directed to the new outfalls within the concrete-lined dry dock. Therefore, it was concluded that impacts on erosion or siltation due to changes in the drainage pattern would be less than significant. No mitigation was necessary.

The proposed City actions would place the Napa Pipe project's stormwater system under the City's jurisdiction, but would not alter system design or the conclusions of the EIR with respect to erosion or siltation due to changes in drainage patterns. Stormwater requirements in the City are equal to or stronger than those in the County. The proposed City actions would not result in any new or more severe significant stormwater impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impact would occur.

- d) The EIR indicated that the Napa Pipe project would shift the majority of stormwater from the Bedford Slough to the dry dock on the Napa River, reducing the potential for flooding on properties surrounding the slough. The EIR concluded that due to the offset of the majority of site runoff, and the decrease in total run-off from the site, impacts related to flooding on- or off-site would be less than significant.

The proposed City actions would place the Napa Pipe project's stormwater system under the City's jurisdiction, but would not alter system design or the conclusions of the EIR with respect to on- or off-site flooding due to changes in drainage patterns. The proposed City actions would not result in any new or more severe significant flooding impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impact would occur.

- e) The EIR concluded that the rerouting of drainage in the project area would potentially exceed the capacity of existing or planned stormwater drainage systems, but the implementation of mitigation requiring approval of final drainage plans and adherence to Napa County Road and Street Standards regarding stormwater control, would reduce impacts to a less than significant level.

The proposed City actions do not involve any physical changes to the Napa Pipe project that would change stormwater capacity, but would place project development under the City's jurisdiction, and therefore, the city would review and approve drainage plans and ensure adherence to city stormwater runoff pollution control (Municipal Code Chapter 8.36) and stormwater design and improvement standards (Municipal Code Chapter 16.36.040). In addition, the project would continue to be required to adhere to National Pollutant Discharge Elimination System (NPDES) permit regulations for Municipal Separate Storm Sewer Systems. The proposed City actions would not result in any new or more severe significant stormwater capacity impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Mitigation adopted in the EIR related to the submittal of final drainage plans focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. However, submittal of final drainage plans would need to be submitted to the City for review and approval instead of or in addition to the County. In summary, the proposed City actions would not alter the conclusions of the EIR with respect to stormwater capacity or polluted runoff. No new impact would occur.

- f) The EIR concluded that the project may result in significant impacts to water quality for both the construction and post-construction phases if appropriate measures are not taken to control pollutants, but that implementation of mitigation would guide the preparation of appropriate documentation, and its implementation would reduce impacts to less than significant. The proposed City actions do not involve any physical changes to the Napa Pipe project that would change potential water quality impacts. The project developer would still be required to prepare and implement an Erosion and Sediment Control Plan, a SWPPP, and a Stormwater Runoff Management Plan for stormwater and erosion control in compliance with an NPDES permit. The proposed City actions would not result in any new or more severe significant water quality impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to water quality, focuses on the direct physical development of

the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. As such, the conclusions of the EIR would not be altered with respect to degradation of water quality. No new impact would occur.

- g) The Napa Pipe project would place housing within a 100-year flood hazard area as currently mapped, however, project plans include raising residential areas to an elevation that would make them eligible for removal from the regulatory flood plain. The EIR included mitigation requiring the submittal of an application for a Conditional Letter of Map Revision for review and action by the Federal Emergency Management Agency (FEMA), to remove the elevated parcels from the regulatory flood plain once placement of fill has been completed, thereby reducing impacts to less than significant. The proposed City actions do not involve any physical changes to the Napa Pipe project and would not interfere with elevating parcels above the floodplain or obtaining concurrence from FEMA. The proposed City actions would not result in any new or more severe significant flooding impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to flood map revision, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. As such, the conclusions of the EIR would not be altered with respect to placement of housing within a 100-year flood plain. No new impact would occur.
- h) The EIR indicated that minimal increases in flood elevations (0.6 inches at the Maxwell Bridge on Imola Avenue) upstream of the Napa Pipe site would result due to the addition of onsite fill and the proposed floodgates to protect the railroad right-of-way from 100-year flood events. However, the EIR concluded that the minimal increases would have no significant effect on river flow or flood levels, and therefore, impacts would be less than significant. No mitigation was necessary.

The proposed City actions do not involve any physical changes to the Napa Pipe project that would alter the impacts of the project or conclusion of the EIR with respect to structures in the 100-year flood plain. The proposed City actions would not result in any new or more severe significant flood elevation impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impact would occur.

- i) The EIR indicated that the Napa Pipe site is located within the dam inundation areas of Milliken, Conn Creek, and Rector Creek dams. The EIR concluded that due to the distance from nearby dams, their supervision by the California Division of Safety of Dams, and placement of fill onsite, the impacts associated with the risk of flooding from dam or levee failure would be less than significant. However, a risk of flooding would still occur in the railroad right-of-way, along the central park, and in the nature/wetland area at the south end of the site where soils would not be raised. The EIR indicated that implementation of mitigation requiring the installation of floodgates at either end of the railroad right-of-way,

and adequate public signage in the nature/wetland area warning of potential flood hazards, would reduce impacts to less than significant.

The proposed City actions do not include physical changes to the Napa Pipe project that would alter the impacts of the project or the conclusion of the EIR regarding flooding as a result of levee or dam failure. The proposed City actions would not result in any new or more severe significant inundation impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to inundation, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. No new impact would occur.

- j) The NOP for the EIR concluded that the project site is not located within a seiche, tsunami, or mudflow inundation area. This condition precludes the possibility of impacts in this regard. The proposed City actions would not alter this conclusion. No new impact would occur.

### **EIR Mitigation Measures**

None applicable.

### **Conclusion**

The conclusions from the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>X. Land Use</b>					
<i>Would the project:</i>					
a) Physically divide an established community?	Less Than Significant Impact.	No.	No.	No.	None
b) Conflict with any applicable land use plan, policy, or regulation 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?	Less Than Significant Impact.	No.	No.	No.	None
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	No Impact.	No.	No.	No.	None

**Discussion**

- a) The EIR indicated that no existing residential communities exist in the immediate vicinity of the Napa Pipe site, and the onsite future community would be served by onsite services and connected to the City via existing and proposed vehicular and pedestrian connections. Therefore, impacts related to division of communities would be less than significant and no mitigation was necessary. Furthermore, the site would be connected to Kennedy Park via the Vine Trail and the greater Bay Area via the Bay Trail thereby providing regional connectivity. The proposed City actions would not alter the location of the site or vehicular and pedestrian connections to the City. As such, project changes would not alter this conclusion. The proposed City actions would not result in any new or more severe significant impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impact would occur.

- b) The EIR concluded that the project would be consistent with the Napa County General Plan, Zoning Regulations, and the Airport Land Use Compatibility Plan's Zone D and Zone E; therefore, impacts would be less than significant and no mitigation was necessary. Under the proposed City actions, the project would be incorporated into the City. This would not change the project's consistency with the Airport Land Use Compatibility Plan. The project would be designated and zoned by the City, in accordance with the County's existing zoning. The City's General Plan designation would likely be identified as a Planned Development District tailored to the project. Upon approval of a General Plan amendment, voter approval of the RUL adjustment and subsequent SOI adjustment and annexation, the project would be consistent with City General Plan policies regarding development location. Upon annexation, the project would be subject to General Plan policies adopted for the purpose of avoiding or mitigating environmental effect, however, consistency would be ensured during implementation of the General Plan amendment. As shown in the EIR and summarized in this document, the project has mitigated potential environmental effects to the extent feasible, and therefore, would be consistent with resource protecting policies such as those related to special-status species, habitats, the Napa River, and wetland areas. As such, the proposed City actions would not alter the conclusions of the EIR and impacts related to conformance with applicable plans would be less than significant. No new impact would occur.
- c) The EIR concluded that no HCPs have been prepared addressing the project site and surrounding lands, and the project would therefore, not conflict with any adopted HCPs. No impact would occur and no mitigation was necessary. There continues to be no existing or proposed HCPs or Natural Community Conservation Plans (NCCPs) applicable to the project site or the surrounding area. The proposed City actions would not physically alter the Napa Pipe project and therefore, would not result in any new or more severe significant biological resource impacts beyond those previously addressed in the EIR. No other changes in circumstances, or new information exists that would necessitate any major modification of biological resources discussions in the EIR. As a result, new impacts related to HCPs and NCCPs would not occur.

## EIR Mitigation Measures

None

## Conclusion

The conclusions from the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>XI. Mineral Resources</b>					
<i>Would the project:</i>					
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?	No Impact.	No.	No.	No.	None
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?	No Impact.	No.	No.	No.	None

**Discussion**

a-b) The EIR indicated that the Napa Pipe site is not identified in the Napa County General Plan or the County Baseline Data Report as containing known mineral resources. The Syar Quarry is located in proximity to the project site, but development of the project would not interfere with the quarry’s existing activities or any future expansion. The EIR concluded that these conditions preclude impacts related to mineral resources. The proposed City actions do not involve any physical changes to the Napa Pipe project or location. As such, the proposed City actions would not alter the conclusions of the EIR and no new impact would occur.

**EIR Mitigation Measures**

None.

**Conclusion**

The conclusions of the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>XII. Noise</b>					
<i>Would the project:</i>					
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?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Less Than Significant Impact.	No.	No.	No.	None
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Less Than Significant Impact.	No.	No.	No.	None
e) For a project located within an airport land use plan, or where such a plan has not	Less Than Significant Impact.	No.	No.	No.	None

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?					
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	No Impact.	No. The project would not be exposed to excessive aviation noise.	No. The project would not be exposed to excessive aviation noise.	No. The project would not be exposed to excessive aviation noise.	None

**Discussion**

- a) The EIR indicated that the Napa Pipe project proposes residential units in an area where noise levels would exceed the Napa County Noise and Land Use Compatibility Standards, resulting from transportation noise or the Napa County Noise Ordinance limits resulting from industrial noise. However, implementation of mitigation requiring the use of sound-rated building construction to achieve acceptable indoor noise levels (45 dBA L<sub>dn</sub>) in residential units, and compliance with design guidelines requiring outdoor areas to be shielded from traffic and industrial noise, would reduce impacts to less than significant.

The proposed City actions do not involve any physical changes to the Napa Pipe project and would not alter the onsite noise environment or potential exposure to onsite noise. Upon annexation, the project would be required to abide by the City’s noise control regulations (Municipal Code Section 8.08) for commercial and construction activity and the City’s noise standards (Municipal Code Section 14.52.310), which indicate an acceptable exterior noise level of 60 dB CNEL. The project would continue to be regulated by the Title 24 interior noise standard of 45 dBA L<sub>dn</sub> or less. The City’s noise limits are similar to those of the County and both designate exterior noise levels over 60 dBA L<sub>dn</sub> as unacceptable for residential uses. The proposed City actions would not result in any new or more severe significant noise impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major

- modification of this discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to noise exposure, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. Therefore, the proposed City actions would not alter the conclusions of the EIR. No new impacts would occur.
- b) The EIR indicated that the proposed residential units may be exposed to vibration levels in exceedance of the Federal Transit Administration (FTA) Vibration Impact Criteria of 80 velocity decibels resulting from the movement of onsite freight trains. However, the EIR concluded that implementation of mitigation requiring placement of residential uses more than 100 feet from the railroad tracks, or a train vibration analysis, would reduce impacts to less than significant. The proposed City actions do not involve any physical changes to the Napa Pipe project and, therefore, would not alter the location of residences proposed onsite and would not alter the existing vibration environment. The project would continue to be required to meet the FTA Vibration Impact Criteria. The proposed City actions would not result in any new or more severe significant vibration impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to vibration, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. As such, the proposed City actions would not alter the conclusions of the EIR. No new impacts would occur.
- c) The EIR concluded that the increase in traffic noise levels attributable to the project would be 0-1 dBA  $L_{dn}$ , which is below the threshold of human perception, and therefore, would result in a less than significant impact. The EIR also concluded that new land uses on the project site would generate noise, but there are no existing sensitive receptors that could be adversely affected, and therefore, impacts would be less than significant. No mitigation was necessary. The proposed City actions do not involve any physical changes to the Napa Pipe project that would alter the impacts of the project or conclusions of the EIR with respect to increases in ambient noise levels. The proposed City actions would not result in any new or more severe significant traffic noise impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impacts would occur.
- d) The EIR concluded that given the short duration that of temporary construction activities, and project compliance with the County Noise Ordinance regarding construction noise, impacts related to substantial temporary or periodic noise increases would be less than significant. No mitigation was necessary. The proposed City actions do not involve any physical changes to the Napa Pipe project and would not alter the potential construction noise. Upon annexation, the project would be required to abide by the City's noise control regulations for construction activity (Municipal Code Section 8.08.025), which limits construction activities to 7:00 am to 7:00 pm, Monday through Friday (similar to the County's construction noise regulations). Conformance with these regulation continue to ensure that construction noise does not have a significant affect residences built onsite

while other portions of the project are still being constructed. The proposed City actions would not result in any new or more severe significant construction noise impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Therefore, the proposed City actions would not alter the conclusions of the EIR. No new impacts would occur.

- e-f) The EIR concluded that because the project site is outside of the Napa Airport's 55 dBA CNEL contour line, and residential development would be excluded from the portion of the site within ALUCP's Zone D, impacts related to aircraft noise exposure would be less than significant. No mitigation was necessary. The project site is not within the vicinity of a private airstrip. The proposed City actions do not involve any physical changes to the Napa Pipe project and would not alter the location of residences or proximity to the Napa Airport. The proposed City actions would not result in any new or more severe significant aircraft noise impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impacts would occur.

### EIR Mitigation Measures

None applicable.

### Conclusion

The conclusions of the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>XIII. Population and Housing</b>					
<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 (e.g., through extension of roads or other infrastructure)?	Significant and Unavoidable.	No.	No.	No.	N/A
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No Impact.	No.	No.	No.	None
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	No Impact.	No.	No.	No.	None

**Discussion**

- a) The Draft EIR concluded that the construction of 2,580 units at a rate of up to 230 market rate units per year (in addition to 60 affordable units per year) would result in a population increase of 5,901 persons, which would exceed the number of units allowed by the County’s Growth Management System and would result in development in excess of County and regional projections. Mitigation in the Draft EIR required that units in excess of 202 onsite be subject to negotiation and approval of a phased development plan to ensure infrastructure needs are addressed, and the project makes a substantial contribution to the County’s state-mandated housing needs for multiple housing cycles. However, even with the implementation of mitigation, the project would still result in residential development in excess of ABAG and County projections, and the impact would remain significant and unavoidable.

The project site was reduced to 2,050 housing units in the 2012 Final EIR, however, conclusions regarding the significant and unavoidable population increase impact remained the same. The project site was further reduced to the development of 700 dwelling units (or 945 units with a State-required density bonus for exceeding County affordability requirements) in the February 2012 and September 2012 Supplemental Environmental Analyses. As concluded in the Supplemental Environmental Analyses, this reduction would result in a population increase of only 2,304 people, would not exceed the County's Growth Management System (i.e., the annual permit limit), and would not require mitigation for associated impacts as indicted in the Draft EIR. However, the reduced project would still exceed ABAG projections for population and housing growth, and it was concluded that impacts would remain significant and unavoidable.

Under the proposed City actions, the project would be subject to the City's growth management policies as contained in the General Plan. Consistent with these policies, expansion of the RUL would require a General Plan Amendment, voter approval, rezoning, SOI amendment, and annexation prior to project development. The General Plan growth management policies do not identify any specific numerical limits on housing development or population growth. The General Plan indicates that the City of Napa (within the RUL) is expected to grow from 76,670 to 81,140 persons between 2010 and 2020, and the Plan Bay Area forecasts housing units in Napa to increase from 30,150 to 33,410 between 2010 and 2040 (ABAG/MTC 2013). The project's increase in population and housing units would represent 52 percent of the expected population growth and 29 percent of expected housing units (based on 945 units). While the project would be within the City's local and regional growth assumptions, it would contribute a significant portion of assumed population growth. However, exceedance of population and housing growth projects have already been identified in the EIR and the proposed jurisdictional changes would not alter the level of growth envisioned. The proposed City actions would not result in any new or more severe significant population growth impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Mitigations measures continue to be unavailable to reduce the impact. No new impacts would occur.

The project would be expected to generate 966 jobs (according to the September 2012 Supplemental Environmental Analysis inclusive of the Costco). The General Plan indicates that jobs are expected to increase from 38,190 in 2010 to 42,720 in 2020. The Plan Bay Area forecasts jobs in Napa to increase from 33,950 in 2010 to 44,520 in 2040 (ABAG/MTC 2013). The project's increase in employment would represent 21 and 9 percent of the predicted increases, respectively. As such, the project would be within the City's local and regional job growth assumptions. The proposed City actions would not result in any new or more severe significant job growth impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impacts would occur.

- b-c) The EIR concluded that the project would not displace any habitable dwellings, necessitate construction of replacement dwellings elsewhere, and no impacts would occur. The

proposed City actions do not involve any physical changes to the Napa Pipe project that would alter this conclusion. The proposed City actions would not result in any new or more severe significant housing or person displacement impacts, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impacts would occur.

### **EIR Mitigation Measures**

None.

### **Conclusion**

The conclusions of the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>XIV. Public Services</b>					
<i>Would the project:</i>					
a) Fire protection?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
b) Police protection?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
c) Schools?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
d) Parks?	Less Than Significant Impact.	No.	No.	No.	None
e) Other public facilities?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A

**Discussion**

- a) The EIR concluded that, based on the buildout of 2,580 dwelling units, the project would result in a demand for 10 additional Napa County Fire Department staff members, a new Type I Fire Engine, and an Aerial Fire Apparatus, for which funding is not currently available or identified. Note that the approved project now includes only 700 (or 945 with density bonuses) dwelling units, which would proportionally reduce fire protection demand. The EIR indicated that implementation of mitigation establishing a financing method, and requiring consultation with both the Napa County Fire Department and City of Napa Fire Departments would reduce impacts to less than significant. The EIR also concluded that construction of the 2,700 square foot public safety building on Kaiser Road, which could be utilized by the Police or Sherriff Departments, would not result in any significant environmental impacts beyond those identified in the EIR. The EIR considered several apparatus purchases and station locations for the Napa County Fire Department, including the purchase of apparatus that could serve the projects multiple story buildings, use of the public safety building as a fire station, and renovations to an existing County fire station. The EIR indicated that renovations to the existing County fire station were not known at the time and additional environmental analysis would be required if that option were pursued.

The proposed City actions do not involve any physical changes to the Napa Pipe project that would increase the need for fire protection. However, the proposed City actions could bring the Napa Pipe property within the City of Napa Fire Department's jurisdiction. In that event, demands on the City Fire Department could increase as the project is developed. As previously indicated, however, since the issuance of the Draft EIR, the residential portion of the project has been reduced and the resulting population decrease (from 5,901 to 2,304) would have a corresponding reduction in calls for fire services. While proposed City actions could lead to the project being under City Fire Department jurisdiction, it would not alter the population increase or potential increase in calls for service.

Project development would continue to be required to comply with state and local fire codes. Implementation of Mitigation Measure PS-2 from the EIR would be carried out by the County, prior to the time the City could commence providing fire protection services to the property as a result of the City actions, to ensure sufficient funding, service levels, and mutual aid remains available. In addition, if the City assumes the responsibility for providing fire protection services to the property as a result of the City actions, the development would be required to pay the City of Napa Fire Department and Paramedic Development Fees (Municipal Code Chapter 15.78) and the Property Development Excise Tax (Municipal Code 3.24), which would provide additional funding to the City fire department. The proposed City actions would not result in any new or more severe significant fire protection impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. As such, impacts would continue to be less than significant and no new impacts would occur.

- b) The EIR concluded that the project would place personnel and equipment demands on the Napa County Sheriff Department for which adequate funding has not been identified, and could also place unanticipated demands on the Napa City Police Department as a result of existing mutual aid agreements. The EIR indicated that implementation of mitigation establishing a financing method, and requiring consultation with both the Sherriff and Police Departments would reduce impacts to less than significant. The EIR also concluded that construction of the 2,700 square foot public safety building on Kaiser Road, which could be utilized by the Police or Sherriff Departments, would not result in any significant environmental impacts beyond those identified in the EIR.

The proposed City actions do not involve any physical changes to the Napa Pipe project that would increase the need for police protection. The proposed City actions could eventually bring the Napa Pipe property within the City of Napa Police Department's jurisdiction. In that event, demands on the City police department could increase as the project is developed. As previously indicated, however, the residential portion of the project has been reduced since the issuance of the Draft EIR and the resulting population decrease would result in a corresponding reduction in calls for police services. Implementation of Mitigation Measure PS-1 from the EIR would be carried out by the County, prior to the time that the City could assume responsibility for providing police services to the property, to ensure sufficient funding, service levels, and mutual aid are

available. The proposed City actions would not result in any new or more severe significant police protection impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the County EIR. As such, impacts would continue to be less than significant and no new impacts would occur.

- c) The EIR concluded that impacts to schools would be less than significant because California Government Section 65996 provides for the collection of school impact fees to mitigate the impacts of new development on school districts, and prevents local cities and counties from imposing additional fees or requiring additional mitigation measures. Development fees would be used to supplement other funding sources to expand existing school facilities as needed. The Supplement to the Draft EIR also included analysis of a 10-acre school site that could be utilized by the Napa Valley Unified School District for construction of a new school if required.

The proposed City actions do not involve any physical changes to the Napa Pipe project and would not alter the increase of school age children expected as a result of project development and would not alter the school district or schools they would attend. The proposed City actions would not result in any new or more severe significant school impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. The developer would be required to pay Building Permit School Fund fees as required by Municipal Code Chapter 15.80. As such, the proposed City actions would not alter the conclusions of the EIR and no new impacts would occur.

- d) The EIR concluded that the Napa Pipe project would increase the use of the San Francisco Bay Trail; however, connectivity and expansion of the Bay Trail onsite proposed by the Napa Pipe project would be considered beneficial. Further, expansion of the trail would adhere to design and construction regulations as mandated by SB 100. Therefore, impacts to the Bay Trail with regards to increased use would be less than significant.

The EIR also indicated that increased use of the City of Napa's Kennedy Park would occur as a result of site development, but that impacts would be less than significant due to the provision of approximately 34 acres of dedicated parkland and community facilities within the Napa Pipe site, as well as funding mechanisms in place whereby project residents would pay for recreation programs in the City of Napa.

The proposed City actions do not involve any physical changes to the Napa Pipe project and would not alter the provision of park space or the potential for increased use of the Bay Trail or Kennedy Park. The proposed City actions would not result in any new or more severe significant park impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Furthermore, upon incorporation of the project into the City, the project developer would be required to pay park development fees that

would benefit Kennedy Park (Municipal Code 15.68.030). Therefore, the proposed City actions would not alter the conclusions of the EIR. No new impact would occur.

Policy PR1.4 of the City's General Plan indicates that the standard for provision of community parkland shall be between 1.2 to 1.5 acres of per 1,000 residents. Based on 945 units with 2.2 persons per units, the project's population would be approximately 2,079, and would therefore require at least 2.5 acres of community parkland. The project includes approximately 34 acres of dedicated parkland and community facilities within the project area, which far exceeds the community parkland standard. As indicated in the EIR, potential impacts from the construction of these parklands has been identified and would be subject to applicable mitigation measures therein to ensure impacts are reduced to less than significant. The proposed City actions would not alter the potential impacts related to construction of the onsite recreational facilities, and therefore, would not alter the conclusions of the EIR. No new impacts would occur.

- e) The EIR concluded that the population increase associated with the project could hinder adequate provision of library services given the current need of the library system, but that implementation of mitigation requiring the establishment of an alternative funding mechanism to address library service needs, would reduce impacts to less than significant.

The proposed City actions do not involve any physical changes to the Napa Pipe project, and, therefore, would not alter the potential increase in demand for library services, or the library district servicing the site. The proposed City actions would not result in any new or more severe significant library service impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Consequently, conclusions of the EIR would not be altered and no new impacts would occur.

## EIR Mitigation Measures

None applicable.

## Conclusion

The conclusions of the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>XV. Recreation</b>					
<i>Would the project:</i>					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less Than Significant Impact.	No.	No.	No.	None
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?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A

**Discussion**

a-b) The EIR concluded that the Napa Pipe project would increase the use of the San Francisco Bay Trail; however, connectivity and expansion of the Bay Trail onsite would be considered beneficial. Further, expansion of the Bay Trail would adhere to design and construction regulations as mandated by SB 100. Therefore, impacts to the Bay Trail would be less than significant.

The EIR also indicated that increased use of the City of Napa’s Kennedy Park would occur as a result of site development, but that impacts would be less than significant due to the provision of approximately 34 acres of dedicated parkland and community facilities within the Napa Pipe site, provision of a pedestrian connection to Kennedy Park in lieu of payment of city impact fees, as well as funding mechanisms in place whereby project residents would pay for recreation programs in the City of Napa.

The proposed City actions do not involve any physical changes to the Napa Pipe project and would not alter the provision of park space or the potential for increased use of the Bay Trail or Kennedy Park. The proposed City actions would not result in any new or more

severe significant recreation impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Furthermore, upon incorporation of the project into the City, the project developer would be required to pay park development fees, which would benefit Kennedy Park (Municipal Code 15.68.030). Therefore, the proposed City actions would not alter the conclusions of the EIR.

Policy PR1.4 of the City's General Plan indicates that the standard for provision of community parkland shall be between 1.2 to 1.5 acres of per 1,000 residents. Based on 945 units with 2.2 persons per units, the project's population would be approximately 2,079, and would therefore require at least 2.5 acres of community parkland. The project includes approximately 34 acres of dedicated parkland and community facilities within the project area, which far exceeds the community parkland standard. As indicated in the EIR, potential impacts from the construction of these parklands has been identified and would be subject to applicable mitigation measures therein to ensure impacts are reduced to less than significant. The proposed City actions would not alter the potential impacts related to construction of the onsite recreational facilities, and therefore, would not alter the conclusions of the EIR. No new impacts would occur

### **EIR Mitigation Measures**

None applicable.

### **Conclusion**

The conclusions of the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>XVI. Transportation</b>					
<i>Would the project:</i>					
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Significant Unavoidable Impact.	No.	No.	No.	N/A
b) Conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for the designated roads or highways?	Significant Unavoidable Impact.	No.	No.	No.	N/A
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?	No Impact.	No.	No.	No.	None

<b>Environmental Issue Area</b>	<b>Conclusion in EIR</b>	<b>Do the Proposed City Actions Involve New Impacts?</b>	<b>New Circumstances Involving New Impacts?</b>	<b>New Information Requiring New Analysis or Verification?</b>	<b>EIR Mitigation Measures Required for City Actions</b>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
e) Result in inadequate emergency access?	Less Than Significant Impact.	No.	No.	No.	None
f) Conflict with adopted policies, plans, or program regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A

**Discussion**

- a) The EIR evaluated intersection operations at 34 study intersections. The EIR concluded that significant impacts would result at 13 intersections. Mitigation was provided that would reduce impacts to less than significant for five intersections, but significant and unavoidable impacts after the implementation of mitigation would still occur at the eight remaining impacted intersections. Subsequent analysis in the second SEA indicated that the revised Napa Pipe project would reduce impacts at five intersections, and increase the severity of existing impacts at eight intersections. The SEA indicated that the implementation of existing mitigation would continue to be required, but that impacts would continue to be significant and unavoidable simply because it is unclear whether the agencies with jurisdiction over the intersection would be able to obtain the balance of funding required to remedy cumulative impacts. The EIR also concluded that construction traffic may adversely impact roadway operations and conditions, but that the implementation of mitigation would reduce these impacts to less than significant.
- b) The proposed City actions do not involve any physical changes to the Napa Pipe project that would increase the level of traffic above the amount analyzed in the EIR, would not alter the generation of trips and, therefore, would not exacerbate congestion at local intersections.

The proposed City actions would not result in any new or more severe significant traffic impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. There are no new mitigations available that would reduce or avoid this impact. Furthermore, mitigations adopted in the EIR, related to intersection impacts, focus on the direct physical development of the project and, therefore, are not applicable to the analysis of the non-physical proposed jurisdictional changes. As such, the proposed City actions would not alter the conclusions of the EIR and no new impacts would occur.

The EIR evaluated intersection operations at 34 study intersections. The EIR concluded that significant impacts would result at 13 intersections. Mitigation was provided that would reduce impacts to less than significant for five intersections, but significant and unavoidable impacts after the implementation of mitigation would still occur at the eight remaining impacted intersections. The EIR also concluded that construction traffic may adversely impact roadway operations and conditions, but that the implementation of mitigation would reduce these impacts to less than significant. Finally, the EIR also concluded that even with the implementation of mitigation, significant and unavoidable intersection impacts would occur in the cumulative scenario.

The proposed City actions do not involve any physical changes to the Napa Pipe project and, therefore, would not alter the generation of trips or exacerbate congestion at regional intersections. The proposed City actions would not result in any new or more severe significant traffic impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. There are no new mitigations available that would reduce or avoid this impact. Furthermore, mitigations adopted in the EIR, related to intersection impacts, focus on the direct physical development of the project and, therefore, are not applicable to the analysis of the proposed non-physical jurisdictional changes. As such, the proposed City actions would not alter the conclusions of the EIR and no new impacts would occur.

- c) The EIR concluded that because the Napa Pipe project is compliant with the Napa Airport's ALUCP's Zone D and E, the project would not result in changes to air traffic patterns and no impact would occur. No mitigation was necessary. The proposed City actions do not involve any physical changes to the Napa Pipe project that would not alter this conclusion and no new impact would occur.
- d) The EIR concluded that the project would result in hazardous design features related to the public promenade where high levels of pedestrian and bicycle conflicts may occur. The EIR indicate that the implementation of mitigation requiring channelizing pedestrians to discrete crossing points of the trail and widening the trail would reduce this impact to less than significant. The proposed City actions do not involve any physical changes to the Napa Pipe project that would alter site circulation, and therefore, would not alter the conclusions of the EIR with regards to hazardous design features. The proposed City actions would not result in any new or more severe significant hazardous design impacts beyond those

previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR.

Furthermore, mitigation adopted in the EIR, related to hazardous design features, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. No new impact would occur.

- e) The EIR concluded that the internal roadway system would be adequate to handle the amount of traffic it is expected to serve, and as such, impacts would be less than significant. No mitigation was necessary. The proposed City actions do not involve any physical changes to the Napa Pipe project that would alter site access, circulation, or traffic generation, and therefore, would not alter the conclusion of the EIR. The proposed City actions would not result in any new or more severe significant internal circulation impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impacts would occur.
- f) The EIR concluded that the project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities with the implementation of mitigation. Mitigation from the EIR requires rerouting of a VINE bus route through the project site to ensure sufficient public transportation is provided and impacts are less than significant. The proposed City actions do not involve any physical changes to the Napa Pipe project that would alter proposed onsite transit, bicycle, or pedestrian facilities. Therefore, the proposed City actions would not result in any new or more severe significant alternate transportation impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Furthermore, mitigation adopted in the EIR, related to transit service, focuses on the direct physical development of the project and, therefore, is not applicable to the analysis of the non-physical proposed jurisdictional changes. No new impact would occur.

## EIR Mitigation Measures

None applicable.

## Conclusion

The conclusions of the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>XVII. Utilities and Service Systems</b>					
<i>Would the project:</i>					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Less Than Significant Impact.	No.	No.	No.	None
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?	Less than Significant Impact.	No.	No.	No.	None
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?	Less Than Significant Impact.	No.	No.	No.	None
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Less Than Significant Impact.	No.	No.	No.	None

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
e) Result in inadequate wastewater treatment capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	Less Than Significant Impact After Mitigation.	No.	No.	No.	N/A
f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?	Less Than Significant Impact.	No.	No.	No.	None
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Less Than Significant Impact.	No.	No.	No.	None

**Discussion**

- a) The EIR concluded because NSD is regulated by the San Francisco Bay Regional Water Quality Control Board and all project wastewater would be subject to treatment currently provided for effluent by the NSD, impacts related to the exceedance of wastewater treatment requirements would be less than significant. No mitigation was necessary.

The proposed City actions does not involve any physical changes to the Napa Pipe project and would not alter the project’s wastewater production rates or treatment by the NSD. The proposed City actions would not result in any new or more severe significant wastewater treatment impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impacts would occur.

- b) *Wastewater*

The EIR concluded that some improvements already identified in the NSDs master plans may need to be accelerated, and construction of additional capacity may be needed, but such improvements would take place within areas already disturbed by the Soscol Water Recycling Facility, and therefore, potential impacts associated with the possible construction of wastewater facilities would be less than significant.

The proposed City actions do not involve any physical changes to the Napa Pipe project and would not alter the project's wastewater production rates or need for the construction of expanded NSD service capacity. The proposed City actions would not result in any new or more severe significant wastewater impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impacts would occur.

### *Water*

The EIR concluded that the potential impacts related to construction of water facilities within the Napa Pipe site were included in the analysis of the EIR, and would be subject to applicable mitigation therein to reduce impacts to less than significant.

Use of city water was contemplated in the Draft EIR under the City Water Alternative, and again, as part of the project in the Final EIR. The alternative analysis contemplated the physical impacts associated with the installation and operation of the necessary infrastructure to provide city water to the site. The alternative analysis indicated that new infrastructure would be needed onsite, to extend city water throughout the project site, but would be consistent with disturbances required by the project and covered by the SWPPP and other mitigations for site disturbance.

According to the Napa Pipe Water Capacity Term sheet, the following offsite improvements would also be required if City water service is provided to the project site:

- Treatment system updates at Barwick Jamieson Treatment Plan
- 24-inch pipeline on Hwy 221
- Imola Tank and Pipeline
- Approximately 5,000 feet of 12-inch water line on Delvin Road and Soscol Ferry Road

These potential offsite improvements primarily occur in areas already disturbed by existing water infrastructure, or in roadways where significant environmental impacts would not occur. At the present time, it is not certain that the City will provide water service to the Napa Pipe property thereby requiring construction of the above offsite improvements. Under the MOU, several discretionary, legislative actions must be taken by both the City and the County before the City could provide water service to the property. These discretionary actions include the County's approval of a Development Plan, Design Guidelines and Development Agreement for the project and the City's approval of one or more General Plan amendments relating to the property. In the event that all of these discretionary actions are completed, and all of the other applicable requirements of the MOU are satisfied such that the City elects to provide water service to the property, further environmental analysis would be required for these offsite improvements. However, the currently proposed City actions would not result in any new or more severe significant water service impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. As such, the currently proposed City actions to implement the MOU do not require

major revisions to the County EIR and would not alter the conclusions of the EIR relating to water supplies and service, and no additional impact would occur.

- c) The EIR concluded that the potential impacts related to construction of new stormwater drainage facilities onsite were included in the overall analysis of the EIR, and as such, would not result in any additional adverse environmental impacts beyond those already identified and mitigated in the EIR. Impacts would be less than significant and no mitigation was necessary.

The proposed City actions do not involve any physical changes to the Napa Pipe project and, therefore, would not alter the production of stormwater onsite or the construction of stormwater facilities. The project would continue to comply with applicable infrastructure standards as outlined by the Napa County flood Control and Water Conservation District, and the Napa County Stormwater Management Plan as identified in the EIR. The proposed City actions would not result in any new or more severe significant stormwater infrastructure impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Therefore, project changes would not alter the conclusions of the EIR and no new impacts would occur.

- d) The Draft EIR analyzed the project's use of groundwater for potable needs and concluded that sufficient groundwater supplies were available to meet the needs of the project. The Supplement to the EIR analyzed the option of importing surface water supplies to meet the majority of the project's water demand, and using groundwater only as a supplemental supply. In both scenarios, it was determined that sufficient water supplies were available to serve the project and impacts would be less than significant.

The County EIR also analyzed the provision of water services to the site by the City as an alternative to importing surface water supplies. The City Water Alternative analysis indicated that relying on City water supplies to serve the project could exacerbate anticipated shortfalls during single dry year conditions, result in an unanticipated shortfall for 2015, and result in a new potentially significant impact. The EIR also acknowledged that provision of City water service would require both City and LAFCO approvals.

Under the proposed City actions, the City of Napa could provide potable water services to the project site, subject to satisfaction of the MOU requirements, such that no groundwater would be required. A Revised Water Supply Assessment (WSA) was prepared by Brownstein Hyatt Farber Schreck, dated May 14, 2013, was reviewed and further revised by the City of Napa's Water Division. The Revised WSA accounted for the reduced residential component of the project as well as the inclusion of a Costco retail center and gas station. As indicated in the Revised WSA and confirmed by the City's Water Division, the projected potable water demands of the project are 300-acre feet per year (AFY), plus 25 AFY for a potential school. The City's surface water supplies, which come from three sources (Milliken Reservoir, Lake Hennessey and the State Water Project), are sufficient to meet all water demands of the project in normal, single dry, and multiple dry years, for the first 20 years of the project and

beyond. Non-potable water demands of the project would be 150 AFY and would be met by NSD, which has adequate supplies to meet all non-potable water demands of the project in normal, single dry, and multiple dry years, for the first 20 years of the project and beyond. Therefore, sufficient water supplies are available to serve the project and the proposed City actions do not require major revisions of the County EIR and would not alter the conclusions of the EIR relating to water supplies.

The proposed City actions would not result in any new or more severe significant water supply impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impact would occur.

- e) The EIR concluded that the NSD has not fully evaluated the capacity of its facilities to serve the project, and that some improvements already identified in the NSD's master plan may need to be accelerated, in addition to the construction of additional projects. Implementation of mitigation requiring the payment of connection fees, sewer service fees to NSD, and funding planned improvements as described in NDS's 2011 studies, would reduce impacts to less than significant.

The proposed City actions do not involve any physical changes to the Napa Pipe project that would alter the project's wastewater production rates or need for the construction of expanded NSD service capacity. The proposed City actions would not result in any new or more severe significant wastewater impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impacts would occur.

- f) The EIR concluded that the Keller Canyon Landfill would have sufficient capacity to serve the project, and impacts would be less than significant. No mitigation was necessary. The proposed City actions do not involve any physical changes to the Napa Pipe project and would not alter the production of solid waste onsite or the location of disposal. The proposed City actions would not result in any new or more severe significant solid waste impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impact would occur.
- g) The EIR concluded that due to existing compliance with regulations and the ability of service providers to adequately serve the project, impacts related to applicable solid waste regulations would be less than significant. No mitigation was necessary. The proposed City actions do not involve any physical changes to the Napa Pipe project and would not alter the production of solid waste onsite or the service provider's compliance with applicable regulations. The proposed City actions would not result in any new or more severe significant solid waste impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impact would occur.

**EIR Mitigation Measures**

None applicable.

**Conclusion**

The conclusions of the County EIR remain unchanged.

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
<b>XVIII. Mandatory Findings of Significance</b>					
<i>Does the project:</i>					
a) 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?	Significant and Unavoidable.	No.	No.	No.	N/A
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	Significant and Unavoidable.	No.	No.	No.	N/A

Environmental Issue Area	Conclusion in EIR	Do the Proposed City Actions Involve New Impacts?	New Circumstances Involving New Impacts?	New Information Requiring New Analysis or Verification?	EIR Mitigation Measures Required for City Actions
c) Have environmental effects which will cause substantial adverse effects on human beings?	Significant and Unavoidable.	No.	No.	No.	None

**Discussion**

- a) As indicated in the applicable sections of this document, the EIR concluded that significant and unavoidable cultural resource impacts would result from Napa Pipe project changes to the significance of a historical resource (demolition of Basalt Shipyard structures and buildings), even after the implementation of mitigation. All impacts related to biological resources were either less than significant or mitigated to a less than significant level. The proposed City actions do not involve any physical changes to the Napa Pipe project and, therefore, would not result in changes to the project site with regards to these impacts. The proposed City actions would not result in any new or more severe significant cultural or biological impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of these discussions in the EIR. No new impact would occur.
- b) As indicated in the applicable sections of this document, the EIR concluded that, even after the implementation of mitigation, significant and unavoidable cumulative impacts would occur related to deterioration of roadway and intersection level of service operations throughout the study area, exposure of sensitive receptors to substantial air pollutant concentrations, and a net increase of NO<sub>x</sub> emissions. Therefore, these impacts would be cumulatively considerable. However, the proposed City actions do not involve any physical changes to the Napa Pipe project and would not alter the project in such a way that would contribute to or intensify these impacts. Therefore, the proposed City actions would not result in any new or more severe cumulative impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. No new impact would occur.
- c) The preceding sections of this addendum discuss various types of impacts that could have adverse effects on human beings, including:
  - Dust and air pollutants during project construction activities (Section III, Air Quality)
  - Operational emissions (Section III, Air Quality)
  - Increase in greenhouse gas emissions (Section VII, Greenhouse Gas Emissions)

Each type of impact with the potential to cause substantial adverse effects on human beings has been evaluated in the EIR, and mitigations proposed where feasible to reduce impacts to less than significant. The proposed City actions do not involve any physical changes to the Napa Pipe project and, therefore, would not affect potential impacts on human beings. The proposed City actions would not result in any new or more severe significant human impacts beyond those previously addressed in the EIR, and no other changes in circumstances, or new information exists that would necessitate any major modification of this discussion in the EIR. Therefore, no new impacts would occur.

### **EIR Mitigation Measures**

None applicable.

### **Conclusion**

The conclusions from the County EIR remain unchanged.

**SECTION 5: REFERENCES**

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**SECTION 6: LIST OF PREPARERS**

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### Statement of Overriding Considerations

Pursuant to CEQA Section 21081(b) and CEQA Guidelines Section 15093, the Napa City Council has independently reviewed and balanced the benefits of the Napa Pipe Project, as evaluated in the EIR certified by the Napa County Board of Supervisors on January 14, 2013, against the significant unavoidable adverse impacts associated with the Napa Pipe Project. As a part of the City Council's action in determining that the Initial Study/Addendum complies with the applicable requirements of CEQA and the CEQA Guidelines, the City Council adopts all feasible mitigation measures provided in the MMRP adopted by the County. Further, the Council has determined that the City Actions to Implement the MOU (as described in the attached resolution, and including the adoption and implementation of the proposed General Plan Amendment to modify the Rural Urban Limit (RUL) line to include the Napa Pipe Project), are the most desirable, feasible and appropriate actions, and hereby adopts this Statement of Overriding Considerations.

#### Significant Unavoidable Impacts

Based on the information and analysis set forth in the Napa Pipe EIR and contained in the Initial Study/Addendum prepared by the City of Napa on July 2, 2014, the Council has determined that the significant and unavoidable impacts could not be feasibly mitigated to a level of insignificance and determines that several of the unavoidable impacts would occur regardless of the alternative that is adopted and implemented at the Napa Pipe Property. The significant and unavoidable impacts are generally described below:

- The Project would result in population growth in excess of regional projections.
- Construction activity at build-out would generate air pollutant emissions that could expose sensitive receptors to substantial pollutant concentration and would have a cumulatively considerable net increase of NOx emissions.
- The Project would generate new emissions and countywide increases in GHG emissions that would affect long-term air quality, including from the use of consumer products that cannot be controlled and associated with vehicle travel.
- Demolition of the former Basalt Shipyard buildings and structures (Basalt Shipyard District) would alter the significance of an historic resource no longer meeting the criteria for inclusion on the California Register of Historical Resources or the National Register of Historic Places.
- The Project would significantly impact the intersections below, however, because the City cannot ensure cooperation by other agencies that may control what occurs at these intersections, implementation of improvements contemplated by the mitigations in the Napa Pipe EIR cannot be assured.
  - Imola Avenue/Soscol Avenue. The project will contribute to existing LOS F conditions.
  - State Route 12-State Route 29/State Route 221 (Napa-Vallejo Highway). The project is expected to contribute to existing LOS F conditions.

- State Route 12/Airport Boulevard/State Route 29. The project is expected to contribute to existing LOS F conditions.
- State Route 29/Napa Junction Road. The project is expected to contribute to existing LOS F conditions and the property is located entirely outside the City of Napa.
- State Route 29/Donaldson Way. The project is expected to contribute to existing LOS F conditions and the intersection is located entirely outside the City of Napa.
- State Route 29/American Canyon Road. The project is expected to contribute to existing LOS F conditions in the AM peak hour and to cause the intersection to deteriorate from LOS D to LOS E in the PM peak hour. The intersection is located entirely outside the City of Napa.
- A substantial portion of the Napa Pipe project would be located at a distance greater than what typical commuters are willing to walk to access transit, which would not be consistent with the goal of promoting transit use as a convenient option. This would be a significant impact because transit is managed by another agency (NCTPA).
- Development of the proposed project would also contribute to a cumulative deterioration on roadway and intersection level of service operations throughout the study area, including at Silverado Trail and Soscol Avenue, along State Route 29 between Airport Boulevard and the southern Napa County line, and along the extension of Devlin Road south to Green Island Road, and required improvements such as road widening or intersection realignment may not be consistent with the desires of the agencies of which the City of Napa does not control (e.g., Caltrans, American Canyon, Napa County).

The Council has carefully balanced the benefits of the Napa Pipe Project and the City Actions to Implement the MOU (including the proposed General Plan Amendment to modify the RUL to include the Napa Pipe Property) against the afore-referenced adverse impacts identified in the EIR that could not be feasibly mitigated to a level of insignificance, and determines that several of the unavoidable impacts would occur regardless of the alternative that is adopted and implemented at the Napa Pipe Property. For example, impact TRA-19 relating to the cumulative deterioration on roadway and intersection level of service operations such as, but not limited to, the intersection of Imola/Soscol, is considered significant and unavoidable because development on the site would contribute to increased traffic volumes and congestion in the region. Yet no matter what is developed on the Napa Pipe Property, this congestion is expected to occur, and because it is unclear whether Caltrans, which has jurisdiction over the intersection, will permit the required mitigations to remedy the cumulative impacts, this impact is considered significant and unavoidable.

Similarly, Impact GHG-1 relating to projected greenhouse gas (GHG) emissions is considered significant and unavoidable because development on the site would make it more difficult to achieve the policy goals of AB 32. However, if the Project's emissions

were compared to the BAAQMD's significance threshold of 4.6 metric tons per capita per year, its impacts would be considered less than significant.

Notwithstanding the identification and analysis of impacts that are identified in the Napa Pipe EIR as being significant and which have not been eliminated, lessened or mitigated to a level of insignificance, the Council, acting pursuant to CEQA Guidelines Section 15092 and 15093, hereby determines that remaining significant effects on the environment found to be unavoidable above, are acceptable due to overriding concerns described herein. Specifically, the benefits of the project outweigh the unmitigated adverse impacts and the General Plan Amendment to modify the City of Napa RUL line to include the Napa Pipe Property should be approved.

### Project Benefits

Based on the objectives identified in the Napa Pipe EIR and Initial Study / Addendum, and the administrative record, and through extensive public participation, the City Council has determined that the General Plan Amendment should be approved, and any remaining unmitigated environmental impacts attributable to the Napa Pipe Project are outweighed by the following specific environmental, economic, fiscal, social, housing and other overriding considerations, each one being a separate and independent basis upon which to approve the General Plan Amendment. Substantial evidence in the record demonstrates the City would derive the following benefits from approval of the project:

1. The Napa Pipe Project and Mitigation Monitoring and Reporting Program (MMRP) incorporates all feasible mitigation measures to reduce potential environmental impacts to the greatest extent feasible.
2. The Napa Pipe Project would result in the remediation of hazardous materials on the entire site consistent with a clean-up plan approved by the Regional Water Quality Control Board.
3. The Napa Pipe Project would make a substantial contribution towards the City-County partnership by assisting the County in meeting its Regional Housing Needs Allocation (RHNA), including units that are designated affordable housing categories integrated with market-rate housing.
4. The Napa Pipe Project would reduce the pressure for residential development of properties within the County's Agricultural Preserve by redeveloping an underutilized brownfield site for mixed residential use and, if annexed into the City subject to voter approval, the Project would focus urban development in the incorporated cities in Napa County therefore protecting designated agricultural and open space lands from future development.

5. The Napa Pipe Project would provide river-front access, regional trail connections, and publicly accessible open space to residents and visitors, including regional trail connections if feasible.
6. The Napa Pipe Project would generate sufficient revenues through increased property taxes, transient occupancy taxes, and other sources to pay for required services and avoid placing a burden on existing Napa residents.

#### Conclusion

Based on the foregoing, the City Council believes the Project benefits outlined above override the significant and unavoidable environmental costs associated with the Project and hereby adopts this Statement of Overriding Considerations determining that:

1. All significant effects on the environment due to approval of the project have been eliminated or substantially lessened where feasible;
2. There are no feasible project alternatives which would mitigate or substantially lessen the impacts; and
3. Any remaining significant effects on the environment found to be unavoidable are acceptable due to factors described in the Statement of Overriding Considerations above.



# CHAPTER 1

## LAND USE

### INTRODUCTION

This chapter prescribes the pattern of land use in Napa and sets out the standards for future development and redevelopment. The chapter responds to the major issues by both prescribing where and how land should develop and by setting out policies and standards concerning land use, development, and environmental protection in Napa.

Users of this General Plan should understand the goals, policies, and standards are as important as the Land Use Diagram in representing the City's land use and development policy.

The chapter is divided into three major sections.

1. The first section explains the setting and defines the geographic references used in this General Plan.
2. The second section sets out the goals, policies, and implementation programs for existing and future development.
3. The third section describes and defines the land use designation system used in the Land Use Diagram.

#### Major Land Use Objectives

- *A small-town atmosphere that enhances the residential character of existing neighborhoods.*
- *New development that respects the character and form of existing neighborhoods and commercial areas.*
- *A sustainable economy providing a level of goods, services, and jobs sufficient to support a community the size of Napa.*
- *A balanced community where people have opportunities to both live and work, with a range of housing types to meet the needs of a variety of households and income levels in our community.*

This General Plan emphasizes Napa's commitment to containing urban development within the Rural Urban Limit (RUL). As a result, much of the new development will occur within existing neighborhoods and in areas with sensitive constraints (e.g., hillsides, floodplain). Given the diversity and quality of Napa's residential neighborhoods, the plan takes a focused approach to new development at the neighborhood level. This is reflected in the subareas, or "pods", shown on the Land Use Diagram, and in the policies themselves. The plan also seeks to ensure that continued commercial and industrial development are in keeping with the city's small-town character and appropriately located with respect to major services.

### GEOGRAPHIC AREAS

The General Plan contains numerous references to the Rural Urban Limit and "planning areas". The following explains these geographic references.

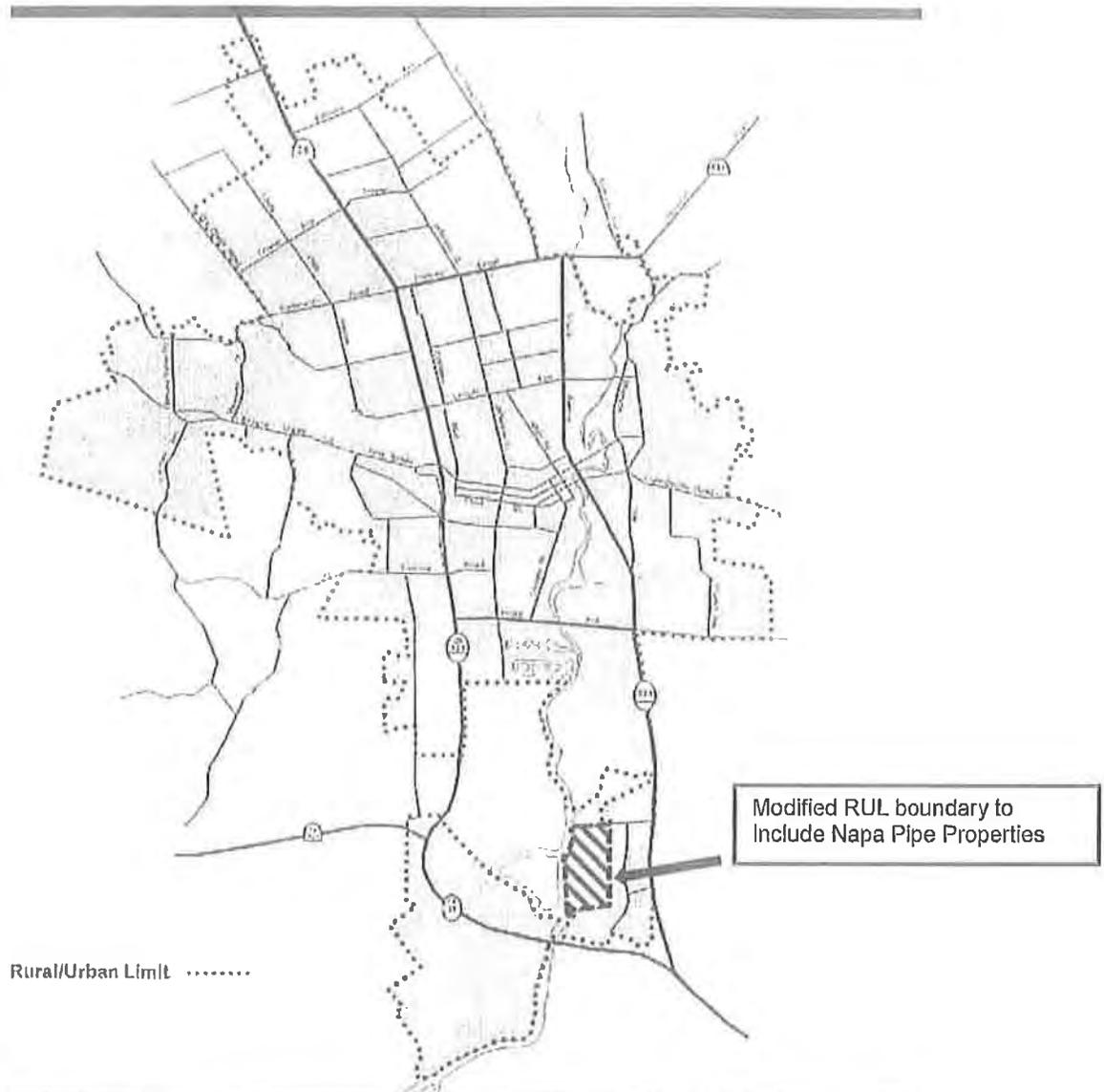
#### Rural Urban Limit

The General Plan addresses development and land management within the Rural Urban Limit (RUL). Figures 1-1a and 1-1b shows the boundaries of the RUL, which encompasses all land envisioned for urban development through the year 2020 and its relationship to the current (1995) sphere of influence (SOI) approved by the Napa County Local Agency Formation Commission (LAFCO).

In 1992, the City conducted a detailed land use and land availability inventory as the basis for the General Plan update. Table 1-1 summarizes the total land area within the RUL as designated in 1992, and includes the 154-acre Napa Pipe property added in 2014.

As in most cities, residential development is the predominant use in Napa. Commercial areas, including retail and service uses (medical and real estate offices, barber shops, and the like) and various types of other commercial uses (wholesale, food processing), occupy approximately 963 acres, or 8 percent, of the RUL. Industrial areas, primarily in the southern part of the city, are about 454545 acres, or 45 percent of the RUL.

Public, quasi-public, and public open space uses, including parks, City and County buildings, schools, transportation facilities, hospitals, and utilities, make up another 1,343 acres.



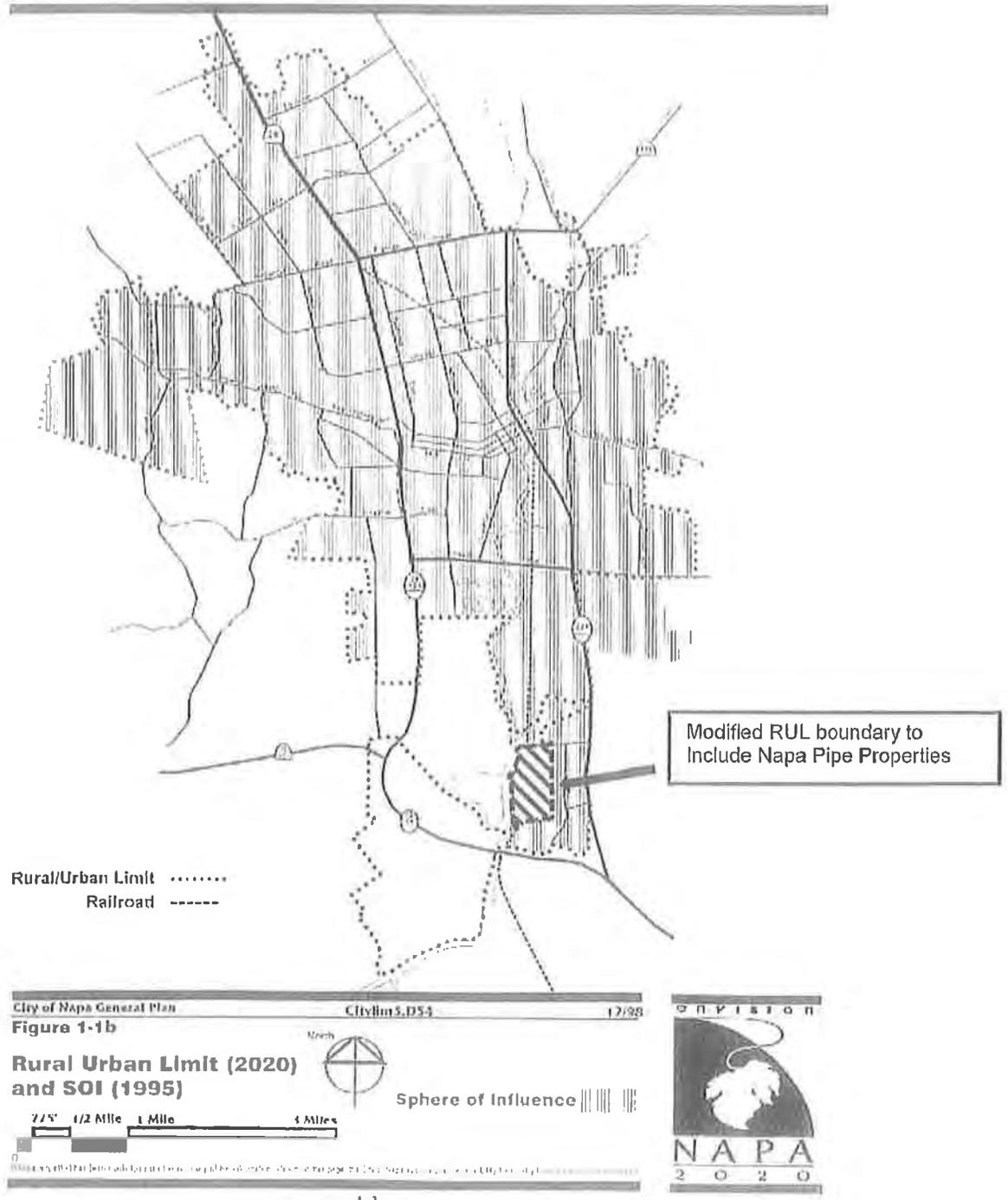
City of Napa General Plan  
**Figure 1-1a**  
**Incorporated Land & Rural Urban Limit (2020)**

City of Napa  
 Incorporated land

725' 1/2 Mile 1 Mile 3 Miles

0  
With the exception of the area shown in the shaded area, the City of Napa is not responsible for the accuracy of the information shown on this map. The City of Napa is not responsible for the accuracy of the information shown on this map.

1-2



Undeveloped land includes vacant land and underutilized sites within the RUL. When combined, this acreage totals approximately 1,037 acres; however, only about half is considered suitable for development due to environmental constraints. When these factors are taken into consideration, usable land within the RUL is reduced to approximately five percent of the city's land area.

Table 1-1 EXISTING LAND AREA IN RUL 1992*		
General Land Use Classifications	Acres	Percent of RUL
Residential	7,856 <u>7,919**</u>	67%
Commercial	963	8%
Industrial	454 <u>545</u>	4% 5%
Parks & Public/Quasi-Public	1,343	12% <u>11%</u>
Undeveloped/Agricultural	1,037	9%
<b>Total</b>	<b>11,653</b> <b><u>11,807</u></b>	<b>100%</b>
Source: City of Napa Planning Department, based on 1986 General Plan.		
* Amended in 2014 to reflect the Napa Pipe General Plan Amendment.		
** Reflects 63 acres of the 154-acre Napa Pipe property zoned for mixed residential use, although some of this area may be commercial use.		

**Planning Areas**

The area within the City of Napa's RUL is divided into 12 planning areas. Those areas are shown in Figure 1-2 and described in greater detail in the following subsections. Table 1-2 summarizes existing development and future potential by planning area.

**1. Linda Vista Planning Area** - The Linda Vista Planning Area is located in the northeastern quadrant of the city bounded by Redwood Road on the south, State Route 29 on the east and the RUL on the north and west. Until the early 1980s, the area was composed of a variety of semi-rural residential uses, scattered subdivisions and, along Solano Avenue, mobile or modular home parks. Development in the area was hindered by a lack of services

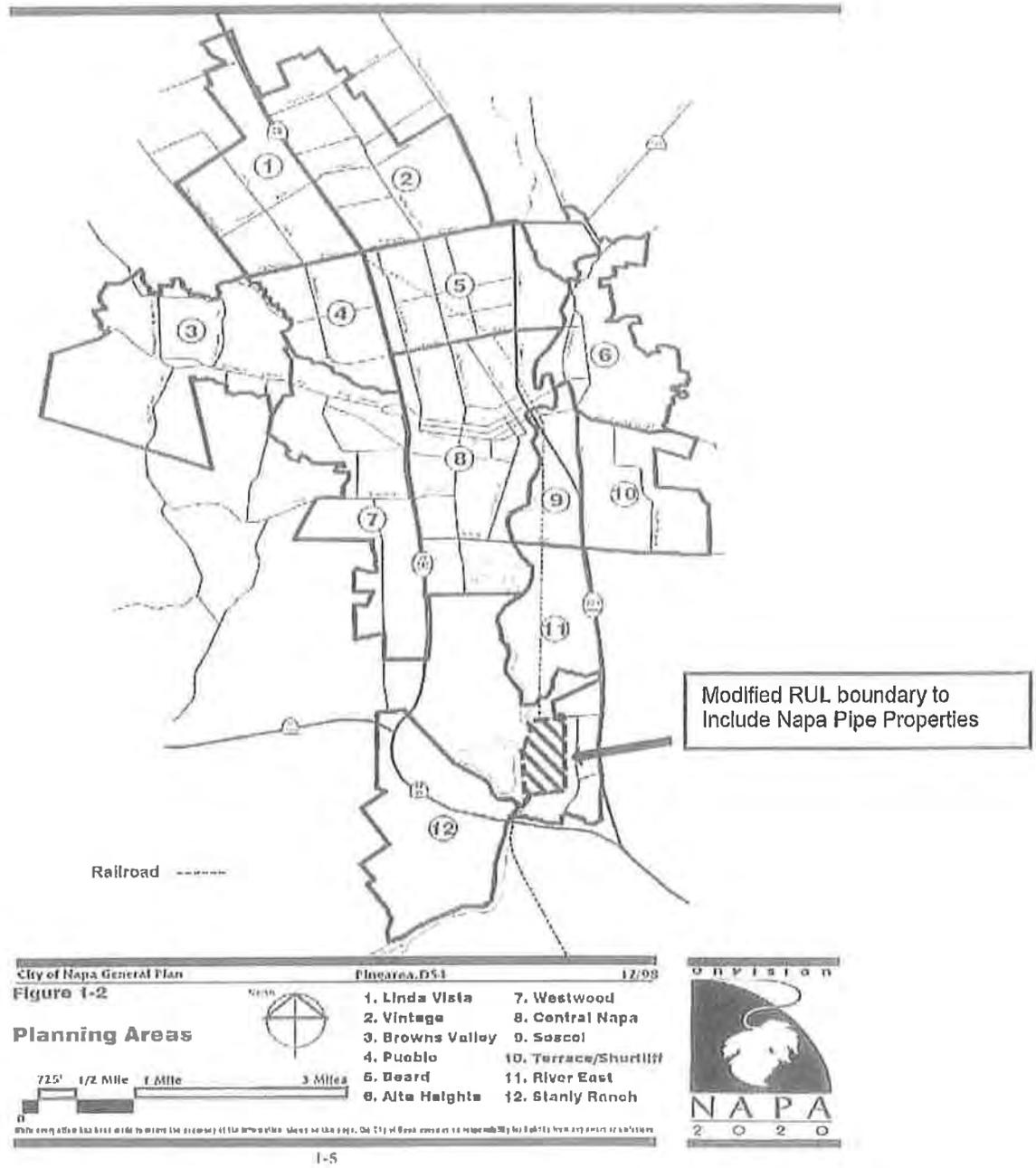
and poor storm drainage. In the mid-1980s, a specific plan was prepared for much of the Linda Vista Planning Area and a significant portion of the city's growth in housing stock has occurred here in the past few years. With the exception of a few multi-family and modular housing sites and some commercial uses along Solano, the area is now composed primarily of post-1970 single-family detached housing.

**2. Vintage Planning Area** - The Vintage Planning Area extends from Trancas Street to the city's northern border, east of State Route 29. The most westerly portions of the Planning Area developed in the 1950s and 1960s in single-family tract housing types. Somewhat lower density residential development has proceeded in the northwesterly portion of the Planning Area. Trancas Street, at its southern edge, is the city's largest retail area with several shopping centers. The City's only full service hospital, Queen of the Valley, is also located along Trancas Street. The southeast portion of the Planning Area contains some of the city's largest remaining tracts of undeveloped land. The Big Ranch Specific Plan adopted for this area calls generally for a mix of single family and multi-family housing types.

**3. Browns Valley Planning Area** - The Browns Valley Planning Area is located to the west of State Route 29, extending into valleys, canyons, and hills. This Planning Area has shared much of the post-1970 residential development with the Linda Vista and Vintage Planning Areas. Aside from a few townhouse developments, this area is composed almost exclusively of single family homes and larger estate homes in the hills. The area is served by a small commercial center located on Browns Valley Road. While there are still some large parcels of relatively undeveloped land, most of the remaining vacant land is highly constrained by steep hills, poor access, and a lack of services, especially water at higher elevations.

**4. Pueblo Planning Area** - The Pueblo Planning Area is delineated by Napa Creek on its southwestern edge, Redwood Road on the north and State Route 29 on the east. Most of this Planning Area was developed in the 1950s and 1960s and is primarily composed of single-family homes. Portions of the area retain the rural character of the original large-lot county subdivisions of one acre or more. The largest senior special needs housing development in the city is located near the center of this Planning Area. Scattered commercial and tourist uses are located along Solano Avenue.

**5. Beard Planning Area** - The Beard Planning Area is located between Lincoln Avenue on the south, State Route 29 to the west, Trancas Street to the North and the Napa River to the east. This area is probably one of the most difficult in Napa to characterize due to the variety of uses within it. Trancas Street, Jefferson Street,



and Lincoln Avenue are all "commercial strips" within the Planning Area. Multi-family housing is found scattered throughout the area primarily on or near the major streets: Soscol, Trancas, Lincoln, Pueblo and southeastern portion of the city extending east of Soscol/Silverado Trail and south of Coombsville Road to Imola Avenue. This area is comprised primarily of a mix of single-family homes built since the 1940s, recent small- to medium-size residential tract development, and some multi-family housing located along major streets and scattered elsewhere in the Planning Area. Some medium-size (5 to 10 acres) and smaller undeveloped parcels exist in the Planning Area, especially along Silverado Trail. The area is a patchwork of unincorporated islands within the RUL and the area remains partially developed and somewhat rural (older one-acre or larger lot subdivisions) based on the pattern that developed under the County's jurisdiction.

**11. River East Planning Area** - Located at the southern tip of the city, primarily extending west of the Napa/Vallejo Highway to the Napa River, is the River East Planning Area. Napa Valley Community College and the city's largest park (Kennedy Park) are two major public facilities found in this Planning Area. A "corporate business park" and the Napa Pipe property areis also found near the southern end of this Planning Area.

**12. Stanly Ranch Planning Area** - The Stanly Ranch Planning Area is located at the southwestern end of the city, primarily west of SR 29 and south of SR 12/121. This area was annexed to the city in two phases in the 1950's and 1960's, but has remained undeveloped and constitutes the largest single area of vacant land remaining within the RUL. The Planning Area includes the larger acreage of the Stanly Ranch property as well as two smaller parcels on the north side of SR 12/121 along Golden Gate Drive. One of the smaller parcels is owned by the City and designated as parkland and the other is privately owned.

The area lies outside LAFCO's adopted Sphere of Influence for the City of Napa and the current service boundaries of the Napa Sanitation District. The 1982 General Plan designated this property as "Study Area" (SA), with the understanding that further evaluation of land use alternatives, development constraints and service availability would be needed before establishing land use designations and specific policies for the area. In 1991, the City Council approved a cooperative planning effort between the property owners of the land and the City to prepare a Specific Plan for the Stanly Ranch.

The Environmental Analysis prepared for this General Plan considered a development for scenario for the Stanly Ranch based on Specific Plan alternatives prepared prior to 1996. The development scenario included: a destination

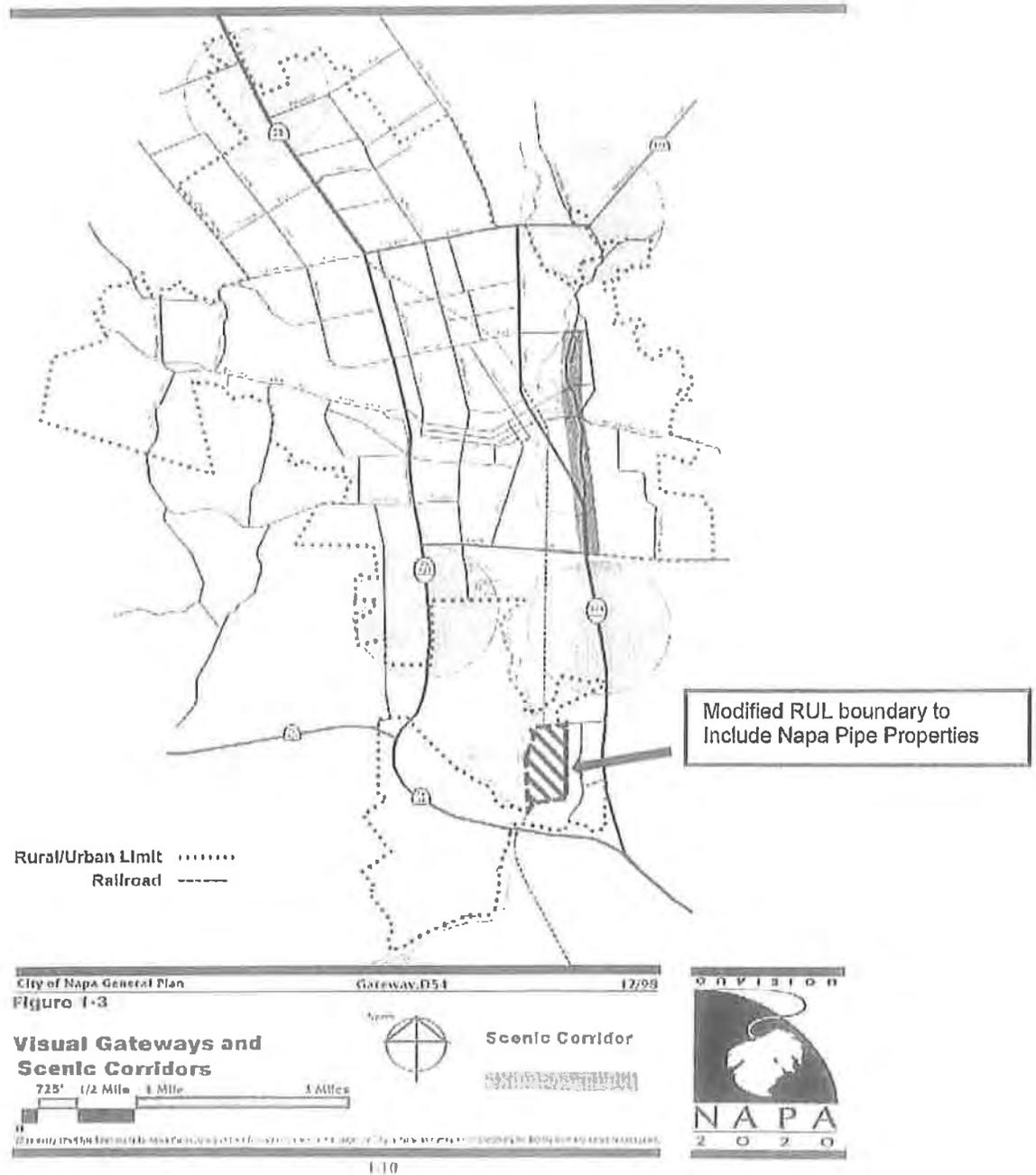
resort comprising 300 lodging units, with conference, meeting room, and related facilities; an 18 hole golf course and clubhouse with recreational amenities; up to 600 homes; a commercial wine center, small winery; and public amenities such as a wetland habitat, an interpretive wildlife center located by the Napa River, public access and boat dock, a connection to the Bay Area Trail, and deed-restricted open space. This potential intensity of development was considered in the modeling efforts for traffic and other impacts, on a city-wide program level.

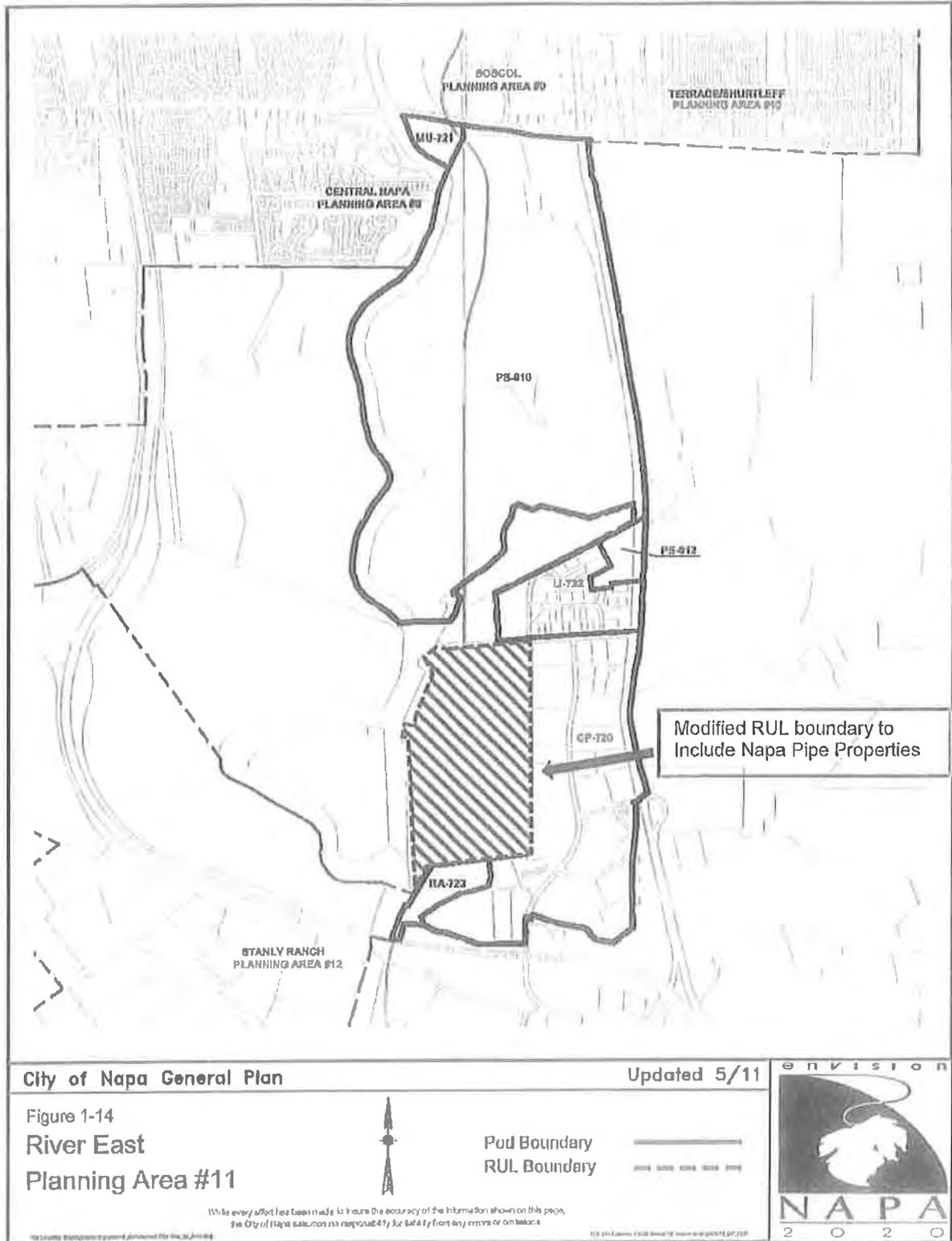
Concurrent with the hearings on this General Plan, the City is processing an application for a Specific Plan for the Stanly Ranch. The Draft EIR was sent to the State Clearinghouse to establish a public review period beginning August 7, 1998; hearings on the project are anticipated to take place in November or December 1998.

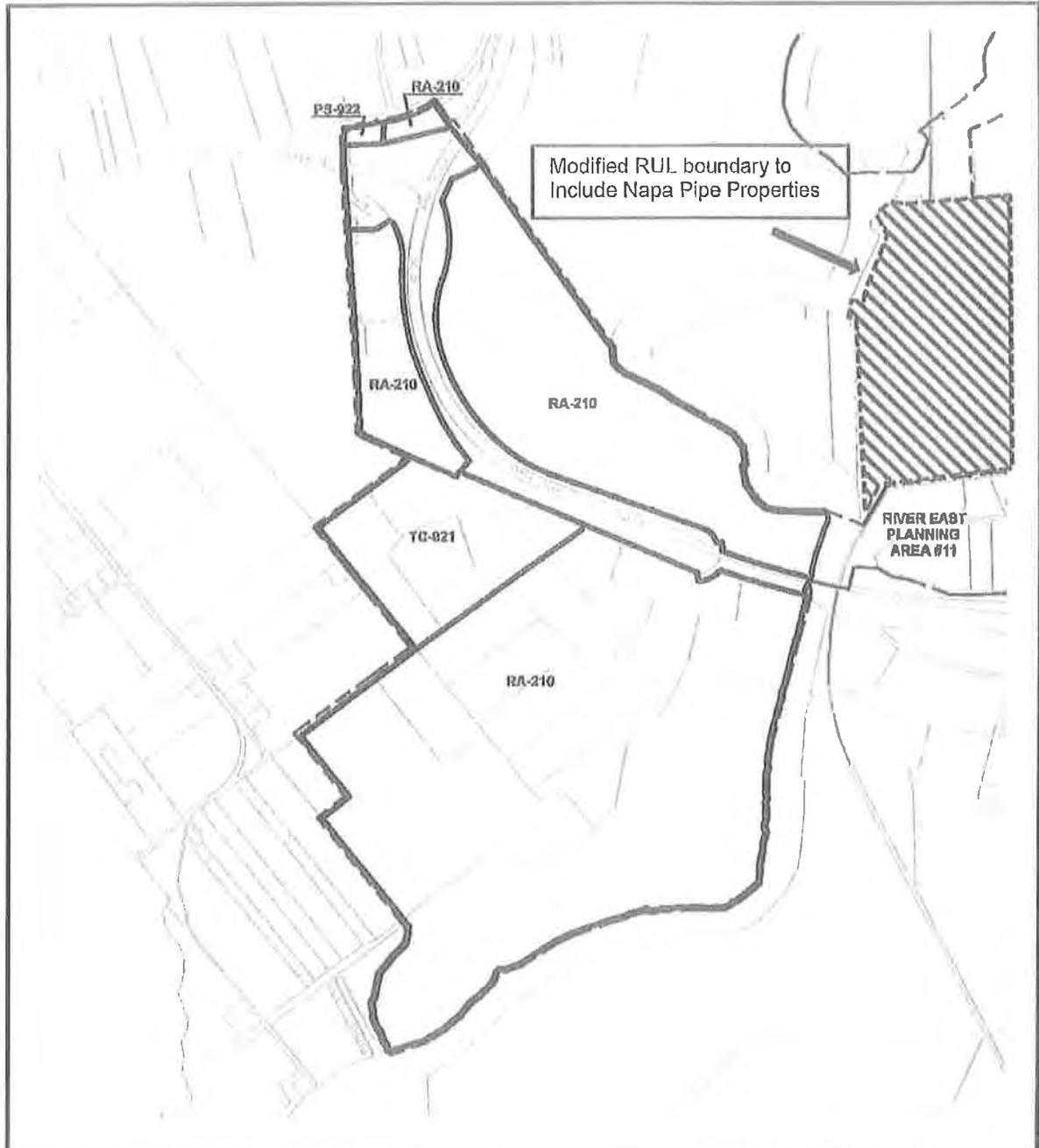
Since a detailed planning effort is underway for the Stanly Ranch, the SA-Study Area designation and related policies of the 1982 General Plan will be carried forward for the Stanly Ranch Planning Area. Future land use decisions made on the Specific Plan application will be adopted as amendments to this General Plan.

*Note: In 2003, the City Council approved a General Plan Amendment redesignating the Stanly Ranch to RA Resource Area. In 2003, LAFCO's Sphere of Influence was revised to include Stanly Ranch, as well as other unincorporated lands within the City's Rural Urban Limit.*

Planning Area		Residential (Dwelling Units)		Commercial/Industrial (Sq. Ft.)	
		Existing*	Additional	Existing*	Additional
1	Linda Vista	2,752	1,277	247,365	111,524
2	Vintage	3,189	1,611	555,629	157,494
3	Browns Valley	2,329	609	27,425	8,584
4	Pueblo	2,157	212	96,935	36,402
5	Beard	3,884	623	1,050,914	322,523
6	Alta Heights	1,406	296	14,405	16,345
7	Westwood	3,301	927	392,869	273,465
8	Central Napa	5,765	844	2,997,572	681,579
9	Soscol	121	108	625,142	387,208
10	Terrace/Shurtleff	2,193	733	103,319	52,736
11	River East	0	<u>0 945</u>	892,641	<u>1,014,794</u> <u>1,564,794</u>
12	Stanly Ranch	1	600	0	109,314
Total		27,098	<u>7,840 8,785</u>	7,004,216	<u>3,171,968</u> <u>3,721,968</u>
*April 1994 Source: City of Napa Planning Department					







City of Napa General Plan

Updated 5/11

Figure 1-15  
Stanly Ranch  
Planning Area #12

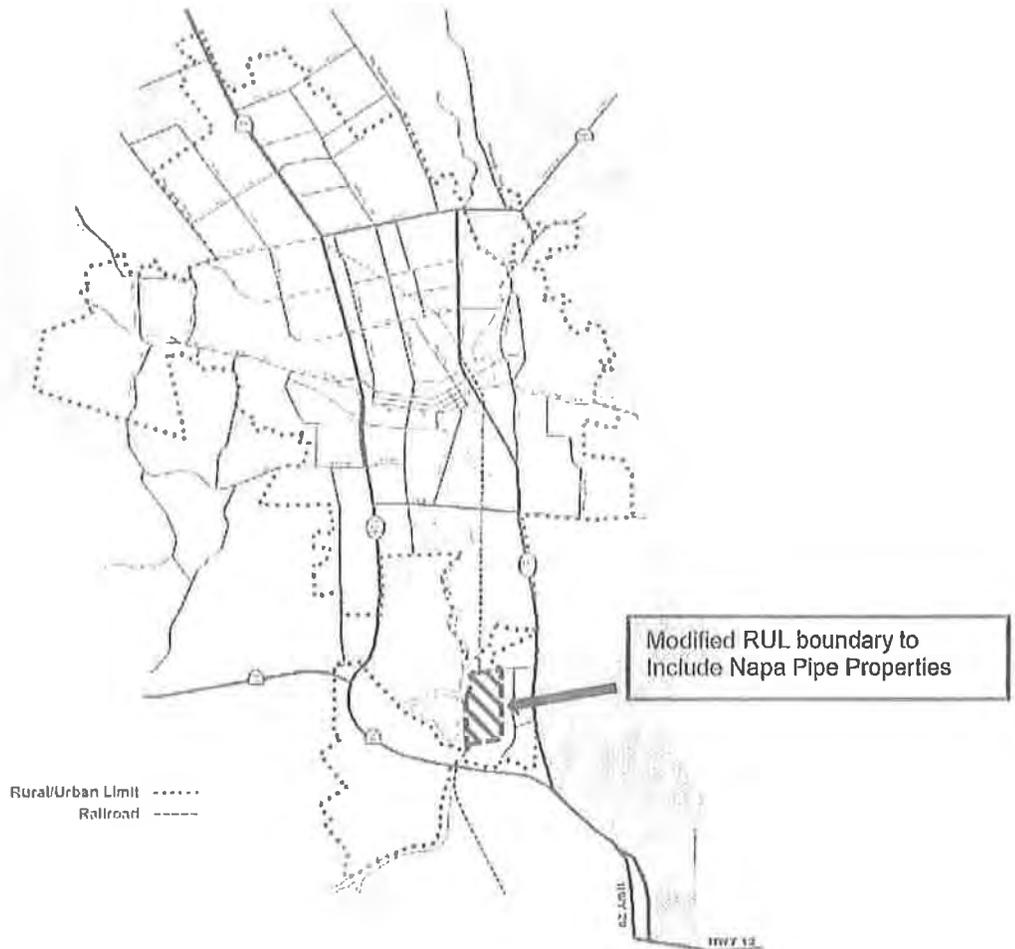


Pod Boundary  
RUL Boundary



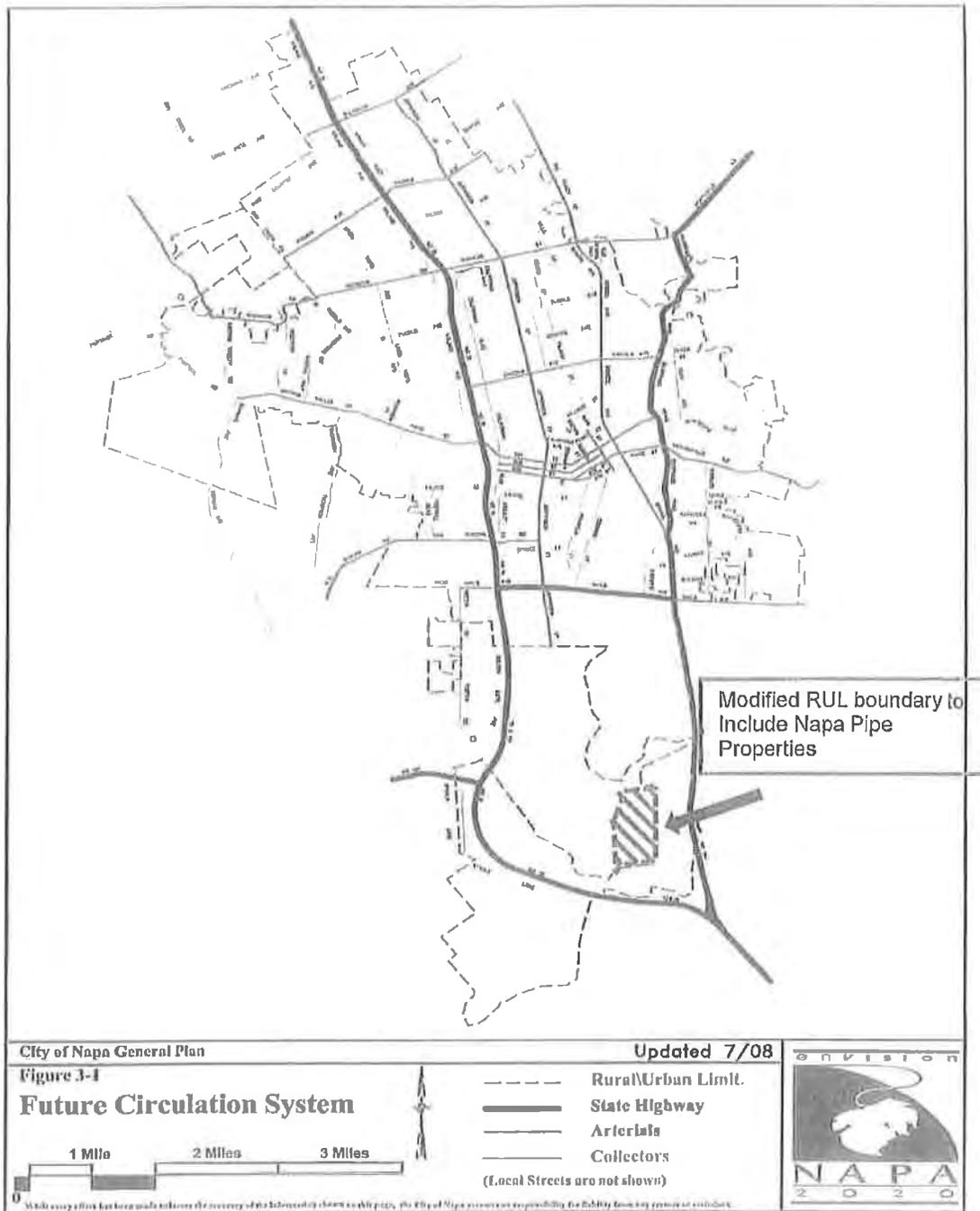
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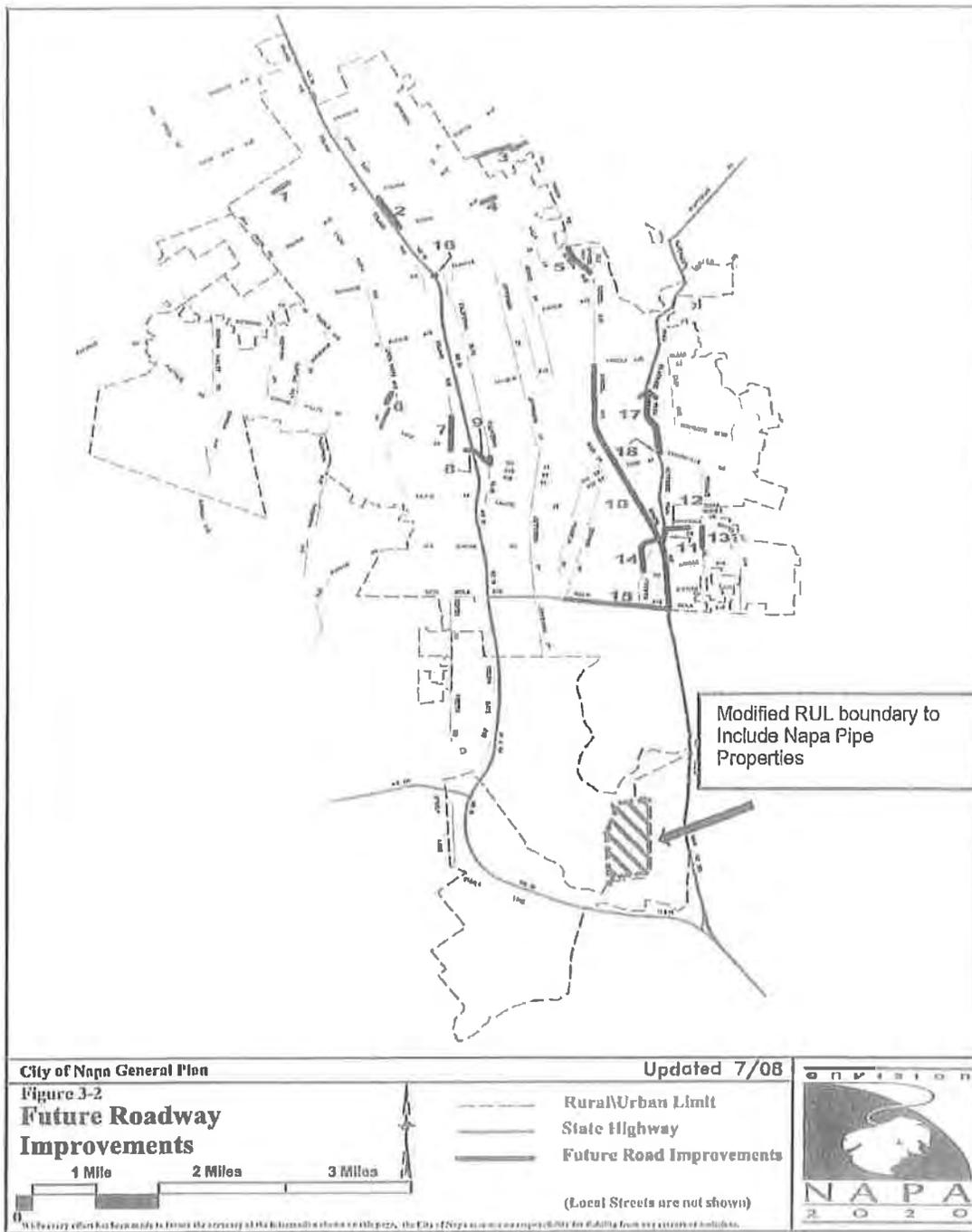


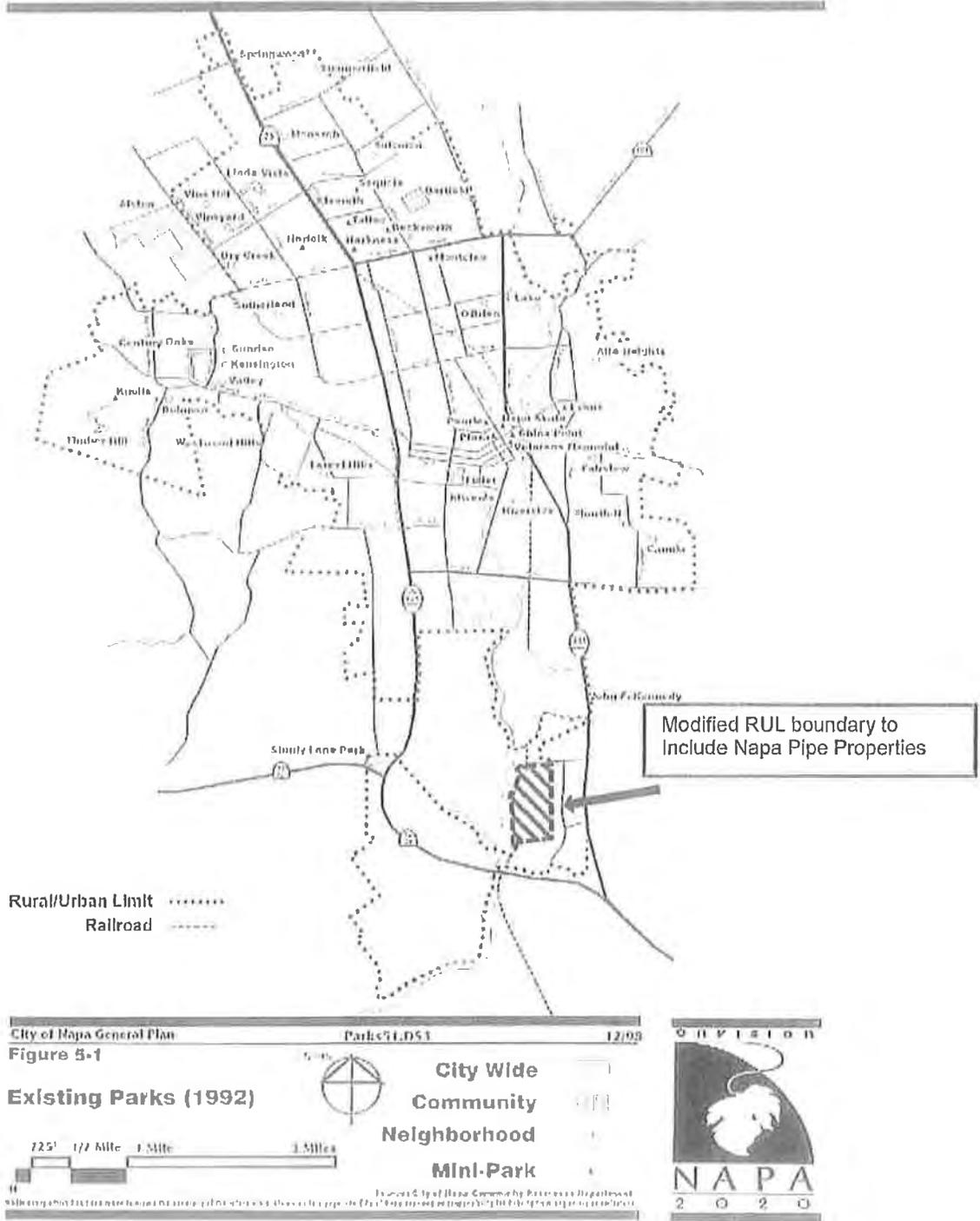


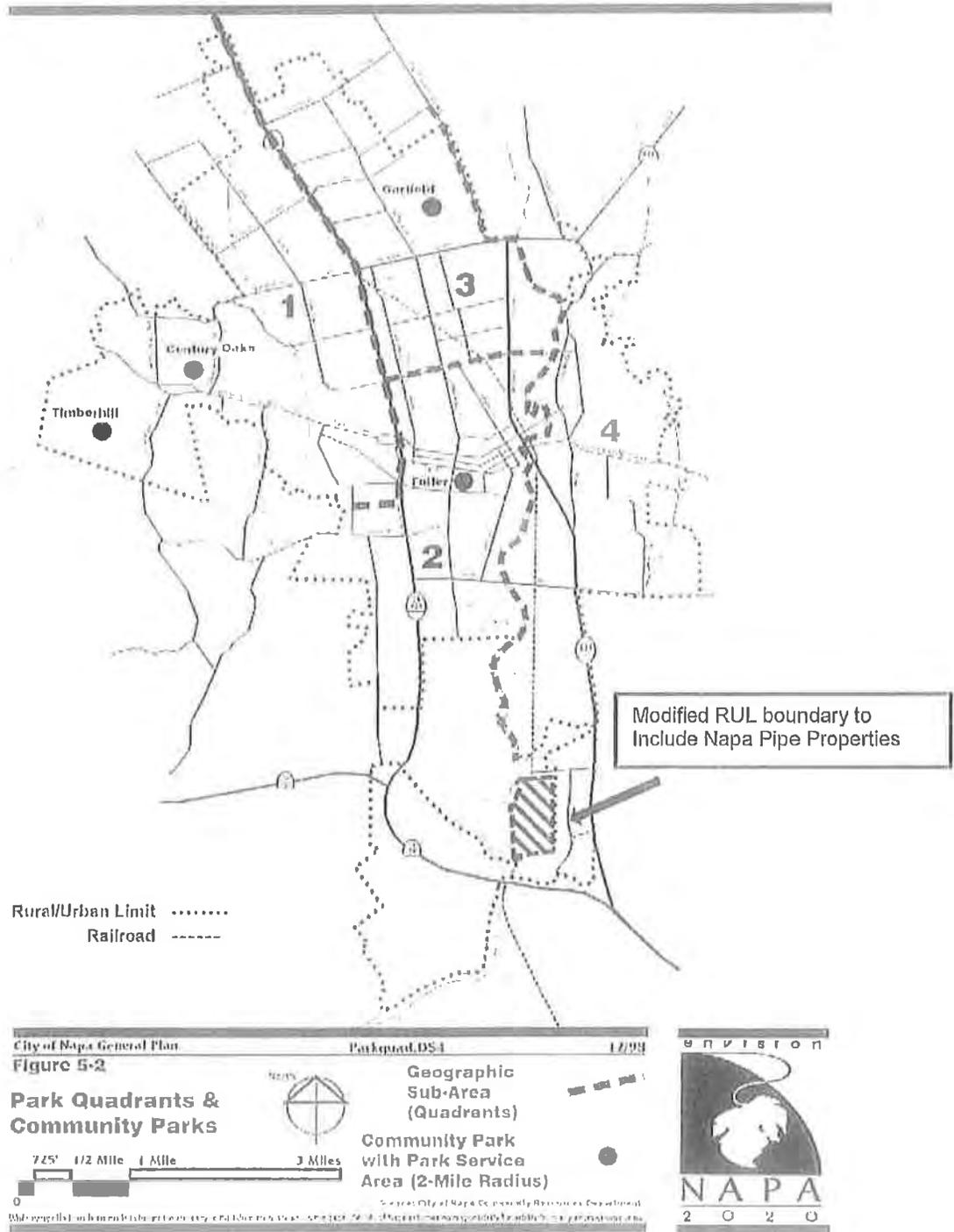
City of Napa General Plan Greenbelt.DS-1 12/98  
**Figure 1-16**  
**Lands Designated Greenbelt**  
 Not to Scale  
 City of Napa Planning Division

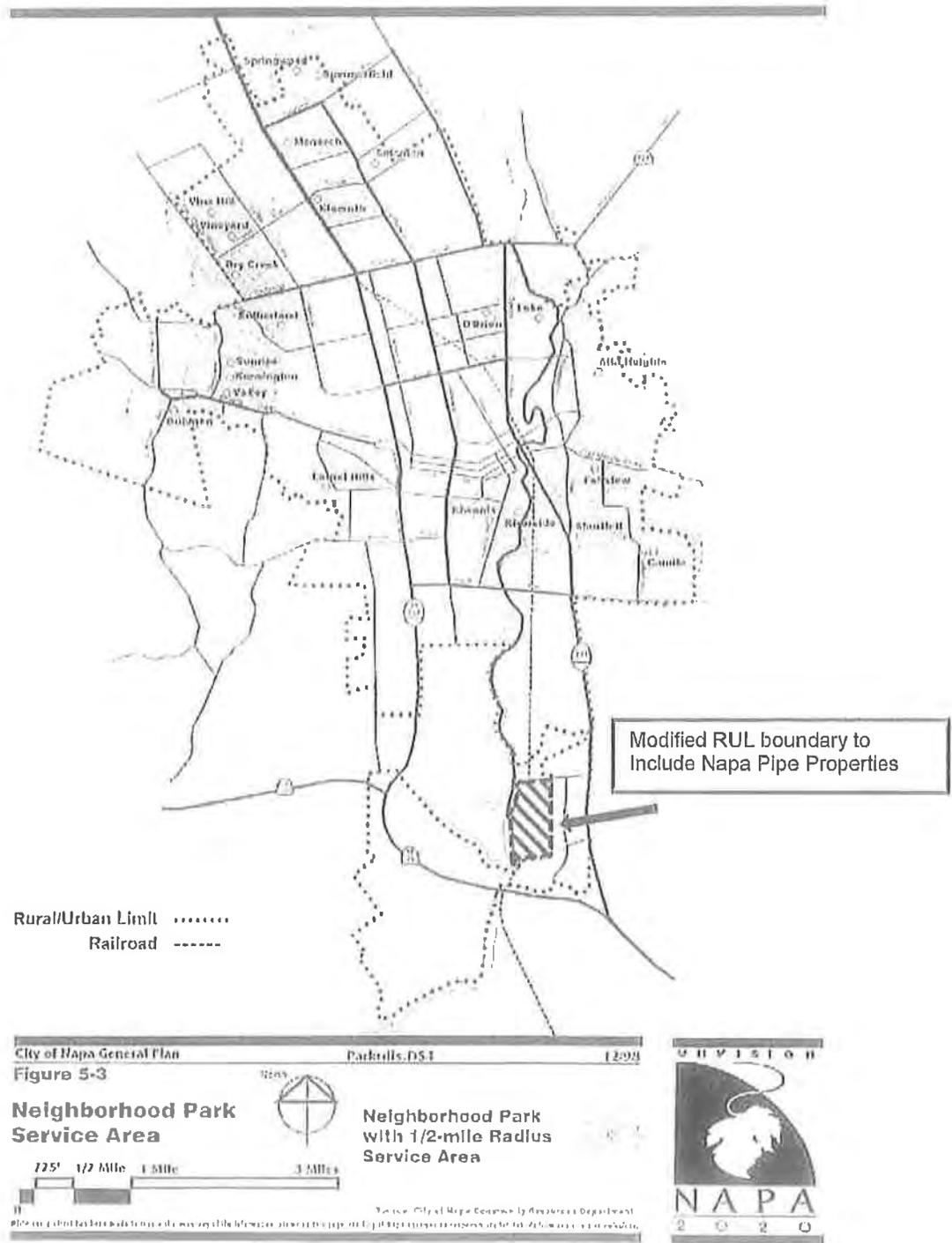


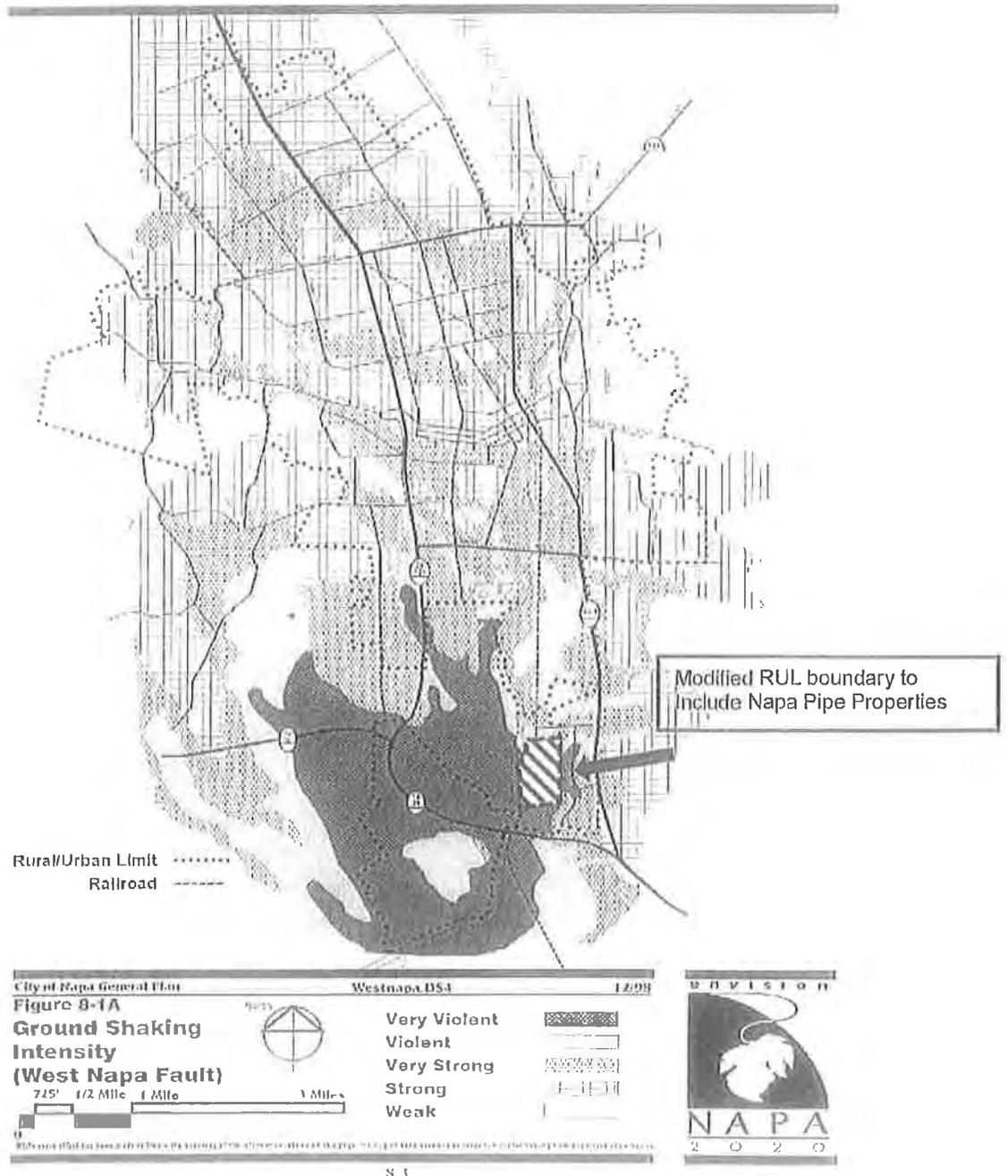


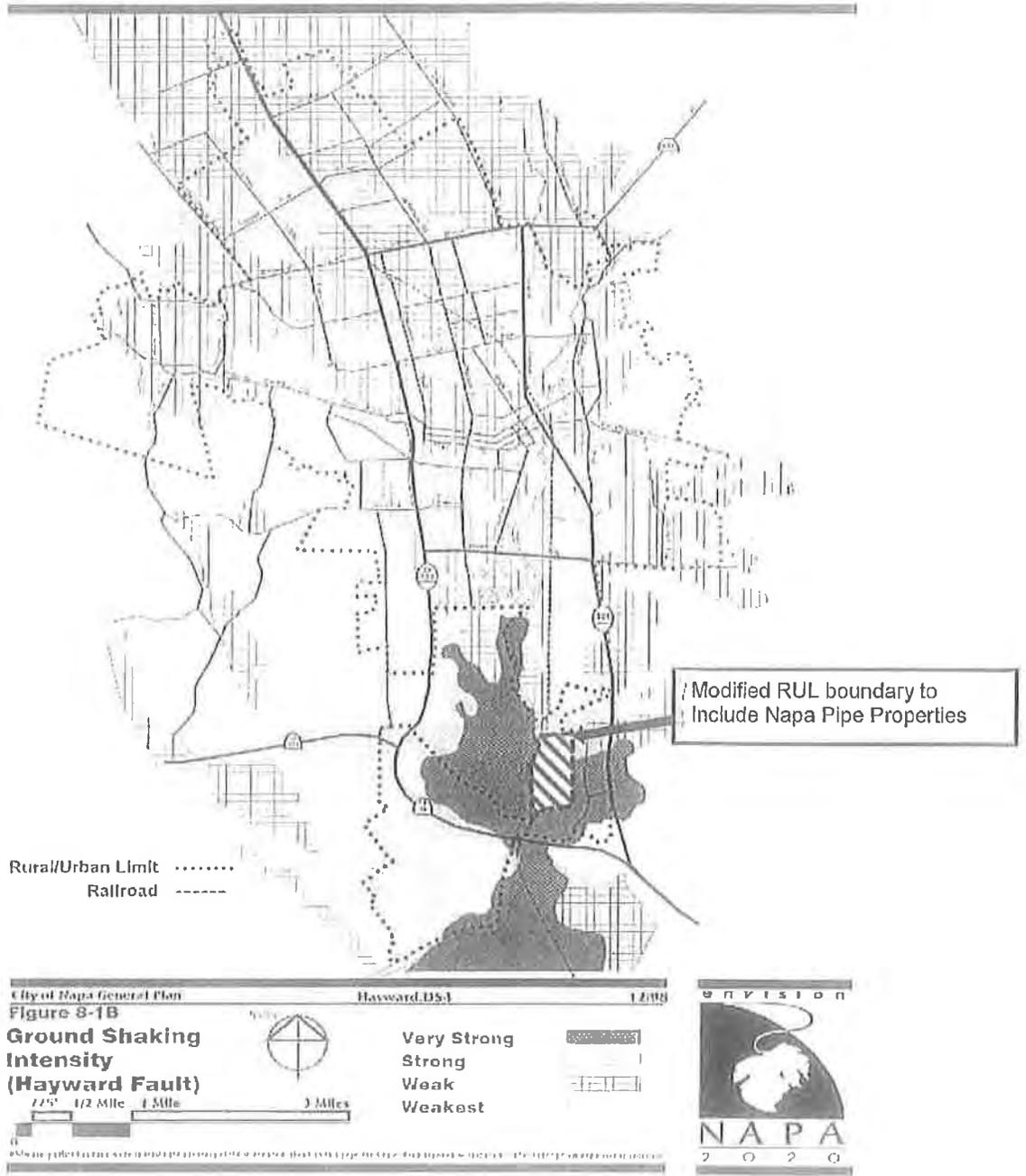


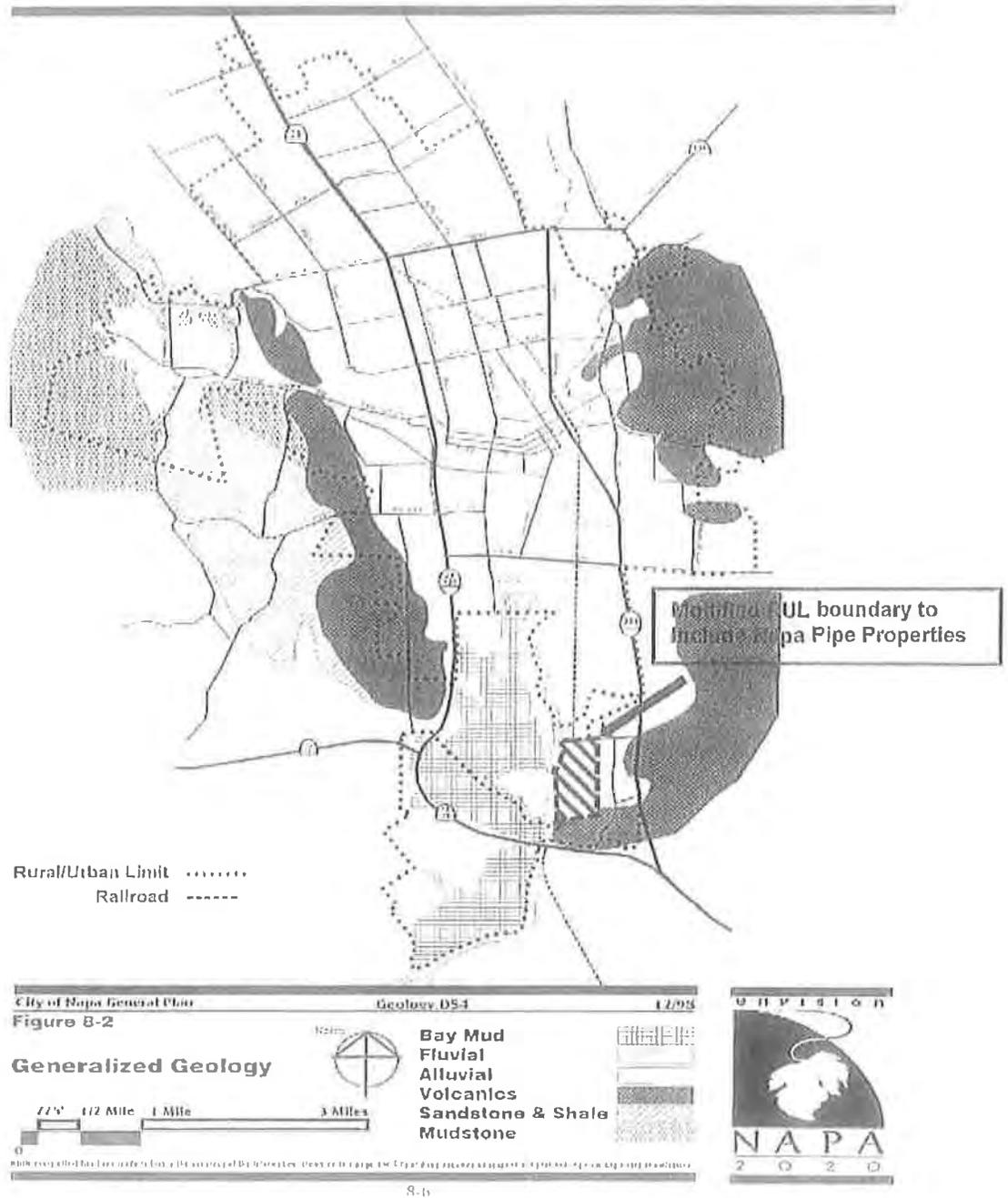


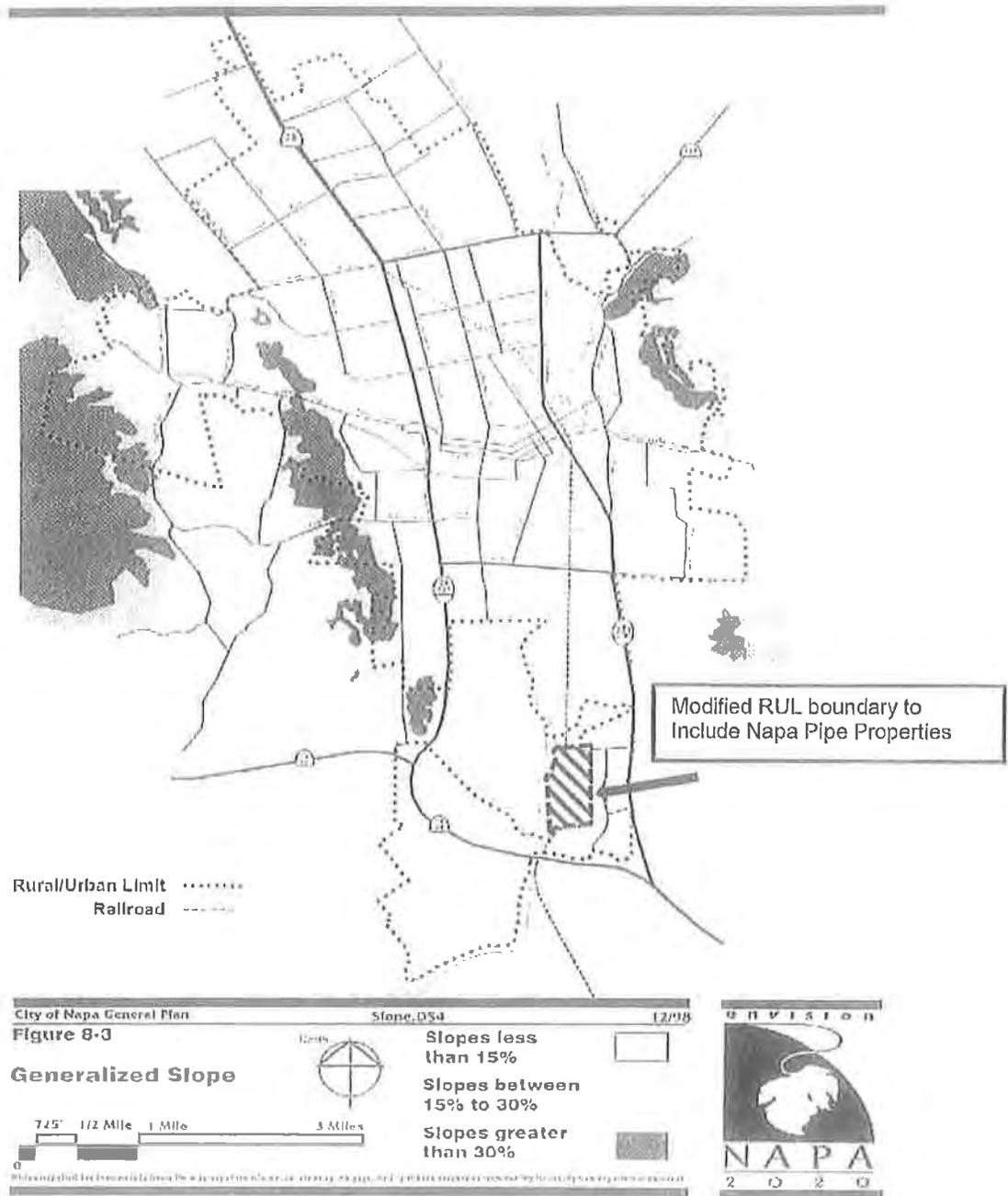


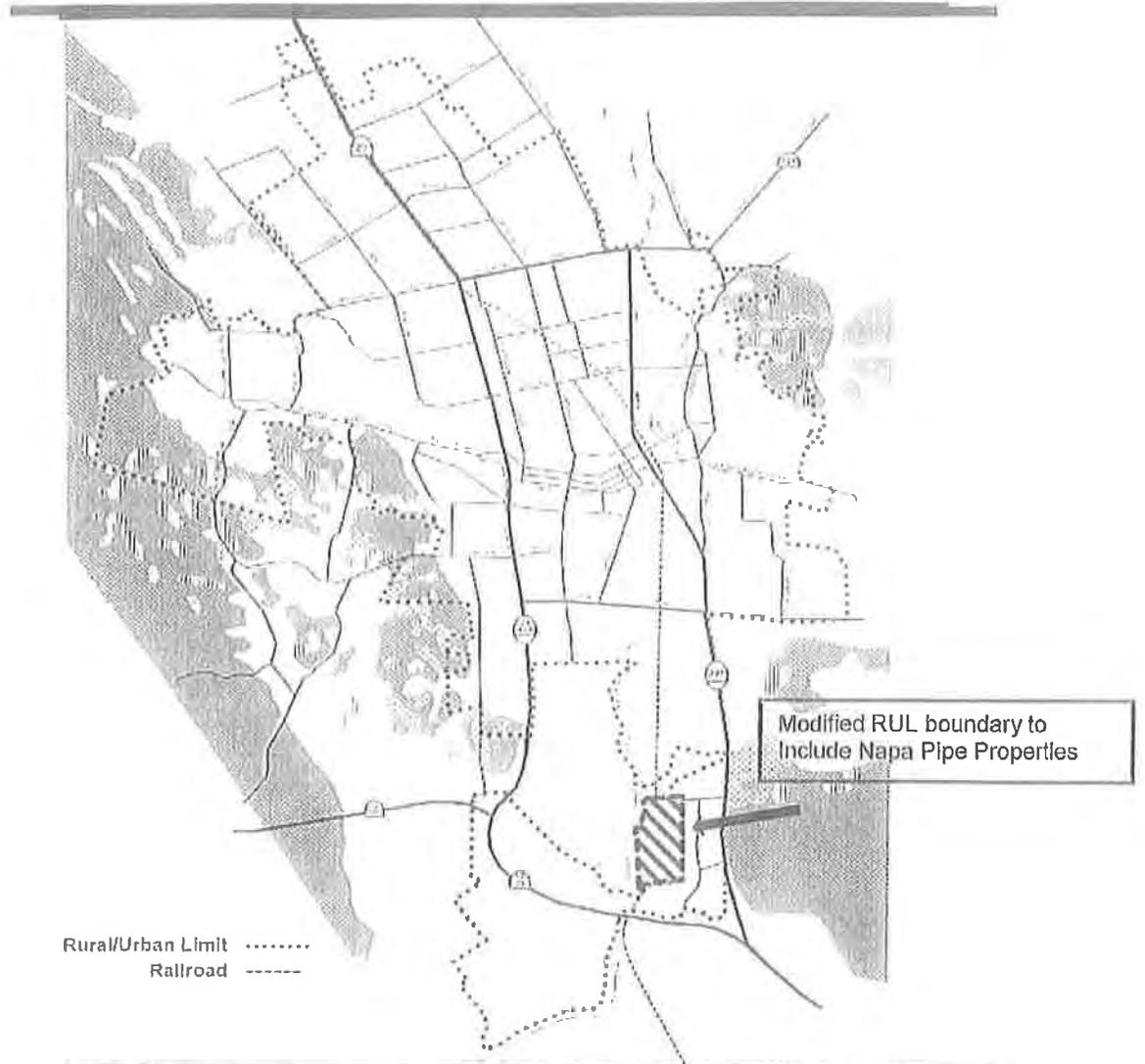








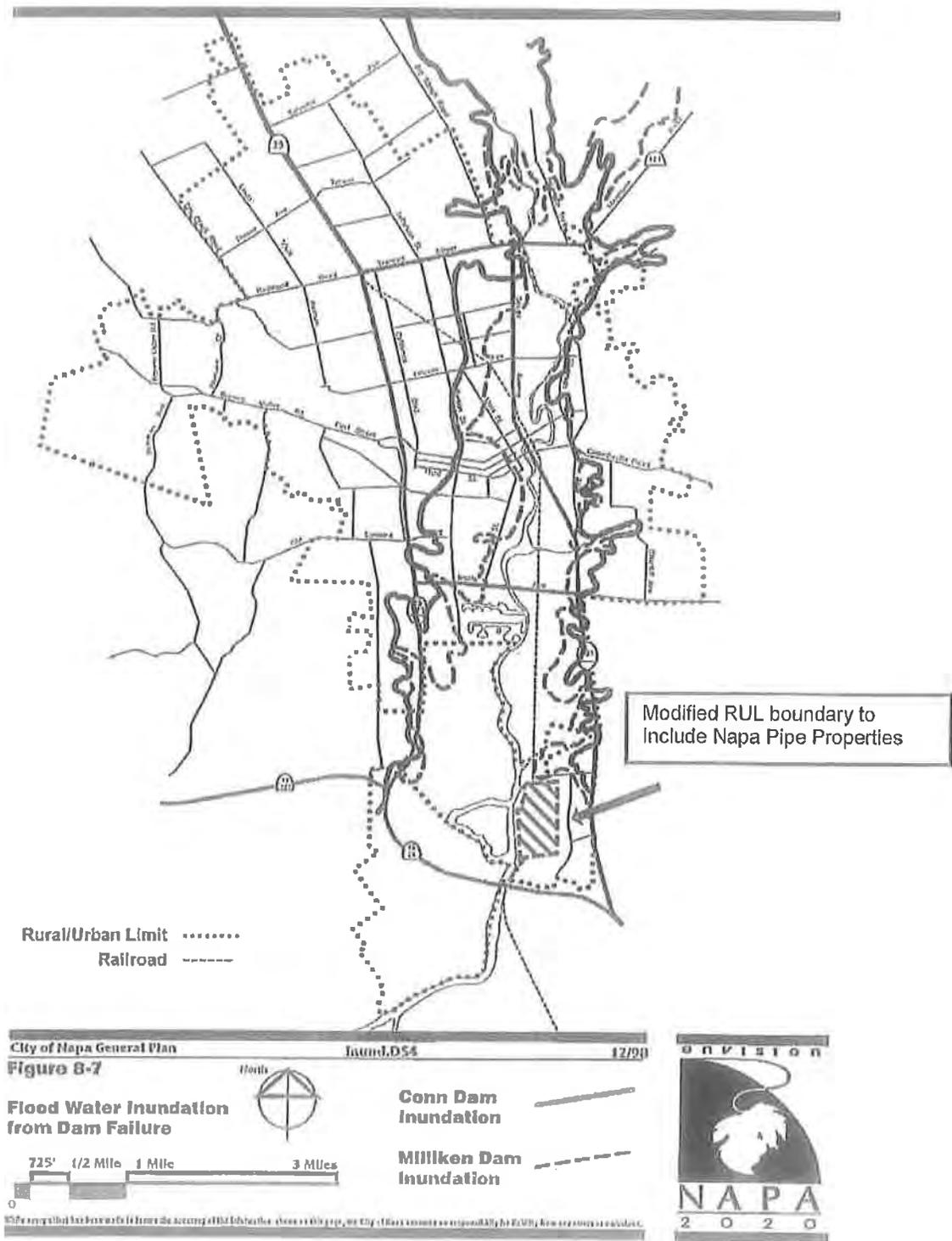


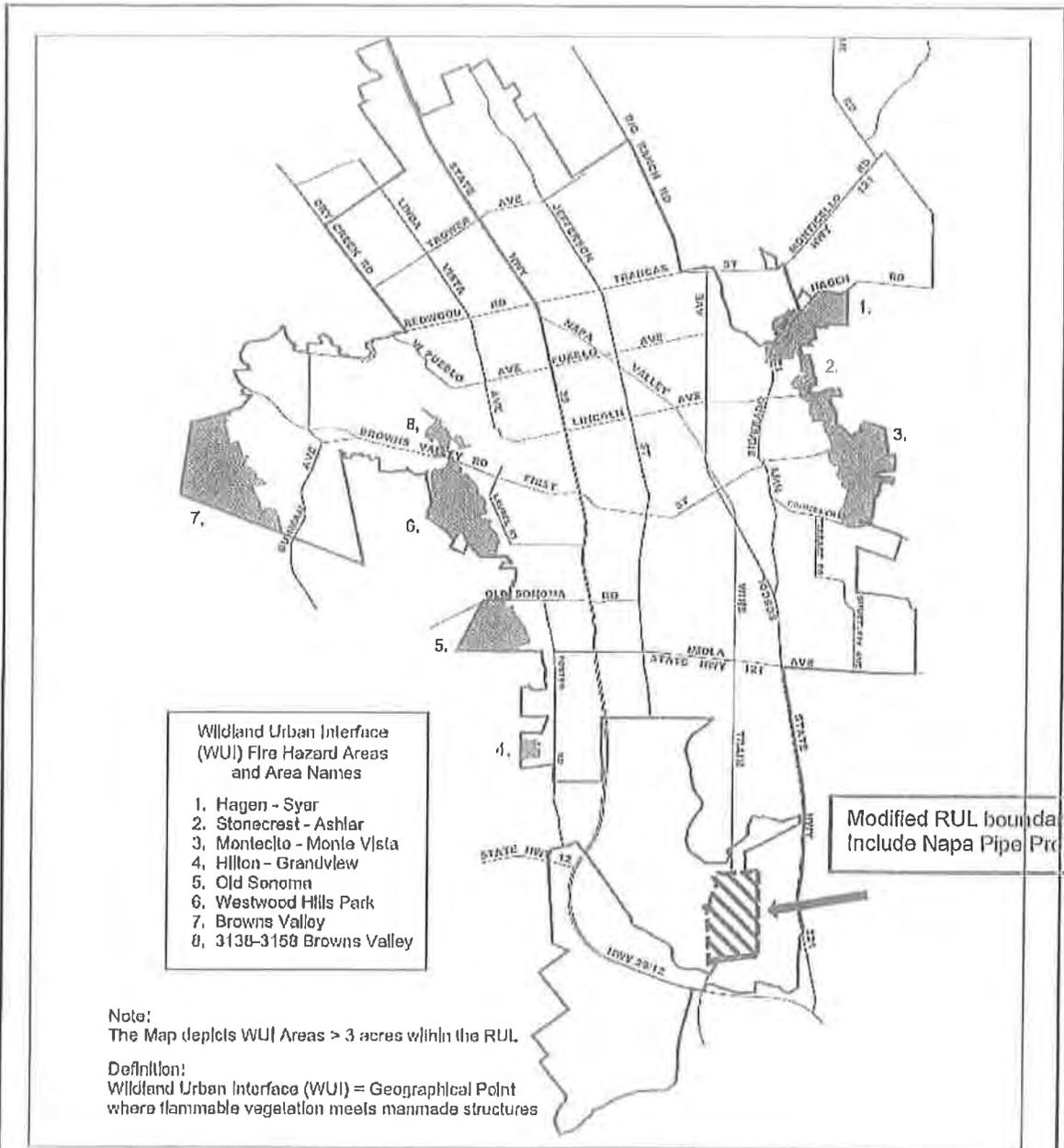


Rural/Urban Limit .....  
 Railroad -----



8-8





City of Napa General Plan

Updated 11/09

Figure 8-8  
**Wildland Urban  
 Interface (WUI)  
 Fire Hazard Areas**

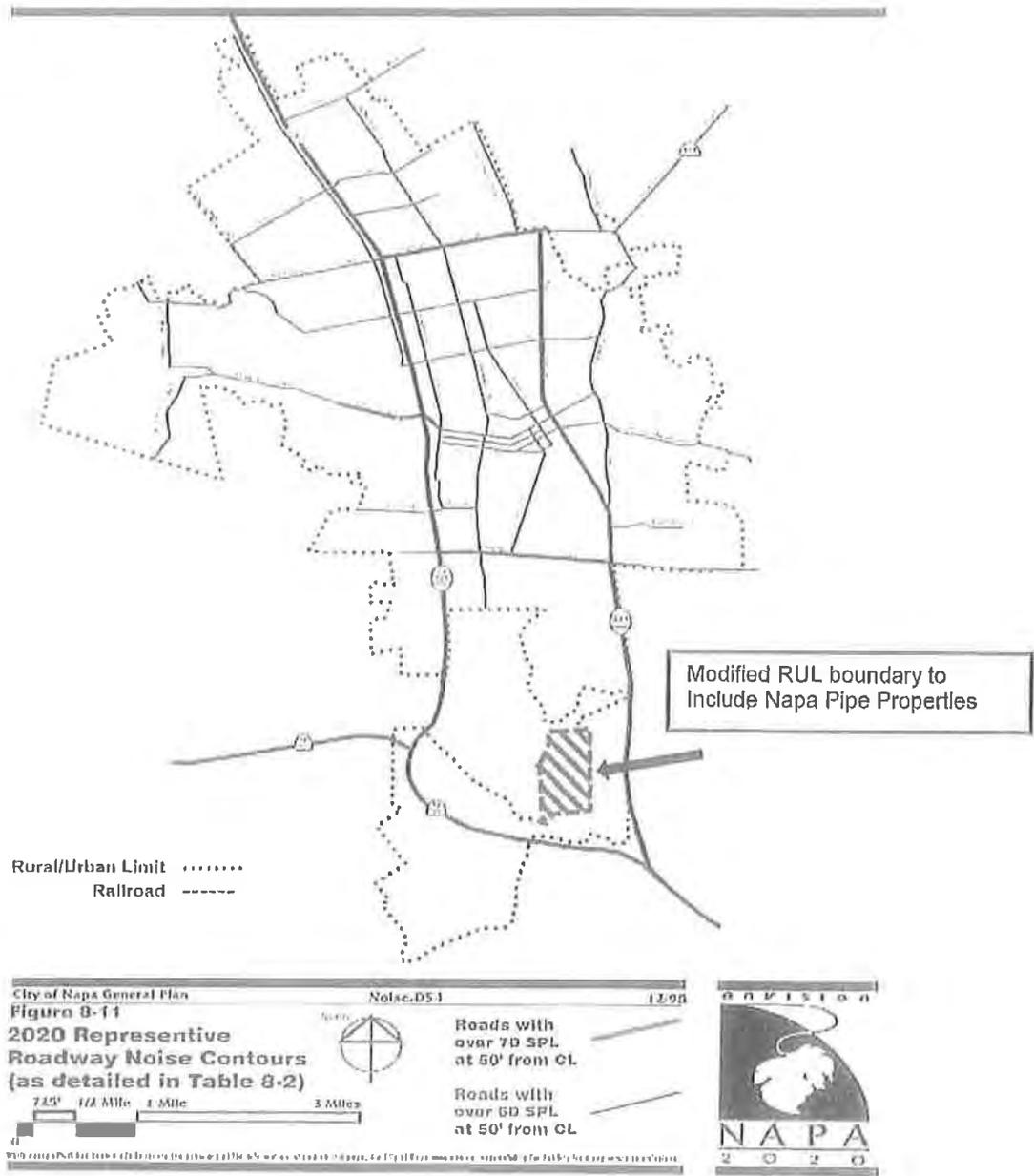


Fire Hazard Area  
 RUL Boundary



Wildland Urban Interface (WUI) Fire Hazard Areas are defined as areas where flammable vegetation meets manmade structures. The map shows areas where the Wildland Urban Interface (WUI) Fire Hazard Areas are located.

*Incorporates Amendments to 5/10*



8-33

