



**Local Agency Formation Commission of Napa County**  
LAFCO of Napa County  
1700 Second Street, Suite 268  
Napa, California 94559  
Telephone: 707-259-8645  
Facsimile: 707-251-1053

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**December 31, 2009**

**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

**Project Name:** Linda Vista Avenue No. 20 Annexation to the Napa Sanitation District

**Project Description:** Local Agency Formation Commissions (LAFCOs) are responsible for administering the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. LAFCOs are located in all 58 counties in California and are directed to coordinate the logical formation and development of cities and special districts. This includes approving proposals to form, expand, merge, or dissolve cities and special districts.

LAFCO of Napa County has received an application from the property owners of 3558 Linda Vista Avenue to annex their approximate 0.8 acre incorporated property to the Napa Sanitation District. The purpose of the annexation is to establish public sewer service to an existing single-family residence. The initial study assesses the environmental impact associated with the annexation and concludes the project will not have any direct or indirect significant effects. A copy of the initial study and proposed negative declaration are available for viewing at <http://napa.lafco.ca.gov>. Copies are also available for review at the LAFCO office.

**Project Location:** The project location is 3558 Linda Vista Avenue in the City of Napa. The County Assessor identifies the affected parcel as 007-293-005.

**Review Period:** The period for accepting written comments on the initial study and negative declaration recommendation extends from December 31, 2009 to January 22, 2010. Written comments should be directed to Keene Simonds at [ksimonds@napa.lafco.ca.gov](mailto:ksimonds@napa.lafco.ca.gov).

**Hearing Date:** It is anticipated the Commission will consider staff's recommendation to adopt a negative declaration for the project as part of a regular meeting calendared for February 1, 2010. The meeting is scheduled to begin at 4:00pm in the Board Chambers at the County of Napa Administration Building located at 1195 Third Street, Napa.

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## Local Agency Formation Commission of Napa County

1700 Second Street, Suite 268

Napa, California 94559

<http://napa.lafco.ca.gov>

December 30, 2009

### INITIAL STUDY OF ENVIROMENTAL SIGNIFICANCE

- 1. Project Title:** Linda Vista Avenue No. 20 Annexation to the Napa Sanitation District
- 2. Lead Agency:** Local Agency Formation Commission (LAFCO) of Napa County  
1700 Second Street, Suite 268  
Napa, California 94559
- 3. Contact Person:** Keene Simonds, Executive Officer  
LAFCO of Napa County  
Telephone: (707) 259-8645  
E-Mail: [ksimonds@napa.lafco.ca.gov](mailto:ksimonds@napa.lafco.ca.gov)
- 4. Project Location:** The project location comprises approximately 0.8 acres of incorporated territory in the City of Napa. It includes one parcel located at 3558 Linda Vista Avenue, hereinafter referred to as the "project site." The project site is shown in Figure "A."
- 5. Project Sponsor:** John and Kathleen Bradbury, Property Owners  
660 Yount Street  
Yountville, California 94599
- 6. General Plan Designation:** The City of Napa designates the entire project site as *Single-Family Infill* 8. This designation allows for a density range of three to six dwelling units for every acre.
- 7. Zoning Standard:** The City of Napa zones the entire project site as *Residential Infill* 7. This zoning standard requires a minimum lot size of 0.16 acres.
- 8. Background/ Project Description** The property owners have filed an application with LAFCO to annex the project site to the Napa Sanitation District (NSD). The purpose of the annexation is to facilitate the extension of public sewer service to an existing single-family residence, which is currently served by an onsite septic system. The annexation and extension of public sewer service to the project site is referred to as the "project." The property owners have indicated an interest in eventually dividing and developing the project site consistent with the City General Plan, but no plans exist at this time.
- 9. Surrounding Land Uses:** The project site is entirely surrounded by urban residential and public uses within the City of Napa's "Linda Vista" neighborhood.
- 10. Other Agency Approval:** NSD

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below potentially would be significantly affected by this project, as indicated by the checklist on the following pages.

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

**DETERMINATION:**

On the basis of information analyzed in this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis described in the attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to the earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project. Nothing further is required.



December 30, 2009

\_\_\_\_\_  
Signature

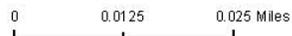
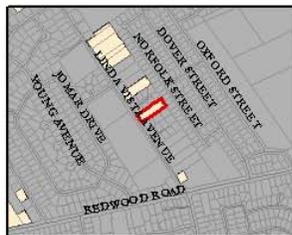
\_\_\_\_\_  
Date

Keene Simonds  
Preparer's Name

LAFCO of Napa County  
Lead Agency

### FIGURE A

#### Linda Vista Avenue No. 20 Annexation to the Napa Sanitation District



**LAFCO of Napa County**  
1700 Second Street, Suite 268  
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<http://napa.lafco.ca.gov>

## **ENVIRONMENTAL CHECKLIST**

The following is the environmental checklist form presented in Appendix G of the CEQA Guidelines. The checklist form is used to describe the potential environmental impacts of the proposed project with respect to 17 factors prescribed for consideration. A brief discussion follows each environmental issue identified in the checklist.

For this checklist, the following four designations are used:

- **Potentially Significant Impact:** An impact that may be significant, and for which no mitigation has been identified.
- **Potentially Significant Unless Mitigation Incorporated:** An impact that requires mitigation measures to reduce the effect to a less-than-significant level.
- **Less-Than-Significant Impact:** Any impact that may not be considered significant under CEQA relative to baseline conditions.
- **No Impact.** Baseline conditions remain unchanged.

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**1. AESTHETICS**

Would the project:

- a. Have a substantial adverse effect on a scenic vista? ■
- b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway? ■
- c. Substantially degrade the existing visual character or quality of the site and its surroundings? ■
- d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? ■

Discussion/Analysis:

The project will not directly impact aesthetics with regard to effecting scenic vistas, damaging scenic resources, degrading visual character, or creating new sources of light given no substantive physical changes to the environment shall occur as a result of the annexation. The project does remove an obstacle in accommodating the future division and development of the site to include up to five single-family lots as allowed under the City General Plan. This accommodation highlights the potential the project may generate future indirect impacts on aesthetics due to the construction of additional dwelling structures. An assessment on aesthetic impacts relating to planned citywide growth and development was addressed in the FEIR prepared for the City General Plan on pages 3.6-1 to 3.6-5. Pertinent mitigating policies and implementation measures to manage aesthetic impacts are outlined in the General Plan’s Land Use, Housing, and Natural Resources Elements and include: LU-1.2; LU-1.4; LU-1.5; LU-1.8; LU-1.A; LU-1.B; LU-1.C; LU-4.10; LU-4.11; LU-4.A; LU-4.B; LU-10.1; LU.10.2; LU-10.3; LU-10.4; LU-10.5; LU-10.A; LU-10.C; H-3.1; H-3.2; H-3.3; H-3.A; H-3.C; H-3.I; H-3.J; NR-1.6; NR-1.7; NR-1.C; and NR-1.E. The FEIR and General Plan provide reasonable assurances any potential indirect impacts on aesthetics tied to the project have been adequately assessed for purposes of avoidance and mitigation, and therefore deemed less-than-significant (a, b, c, and d).

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**2. AGRICULTURE RESOURCES**

Would the project:

- 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? ■
- b. Conflict with existing zoning for agricultural use, or a Williamson Act contract? ■
- c. Involve other changes in the existing environment which, due to their location or nature, could result in loss of Farmland, to non-agricultural use? ■

Discussion/Analysis:

The project will not have direct or indirect impacts on agricultural resources. The project site is identified as urban land by the California Natural Resources Agency (a). The project site is not subject to an agricultural zoning standard or a Williamson Act contract or involve any other changes that could result in prime, unique, or statewide important farmland losses (b and c).

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**3. AIR QUALITY**

Would the project:

- a. Conflict with or obstruct implementation of the applicable air quality plan? ■
- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? ■
- c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? ■
- d. Expose sensitive receptors to substantial pollutant concentrations? ■
- e. Create objectionable odors affecting a substantial number of people? ■

Discussion/Analysis:

The project includes extending public sewer service to an existing single-family residence and will likely result in the corresponding removal of an onsite septic system. The removal of the septic system may result in direct impacts on air quality by creating objectionable odors affecting people in the surrounding area. Additionally, the project does remove an obstacle in accommodating the future division and development of the site to include up to five single-family lots as allowed under the City General Plan. This accommodation highlights the potential the project may also create future indirect impacts during construction phases as well as from additional vehicular emissions. An assessment on all air quality impacts relating to planned citywide growth and development was addressed in the FEIR prepared for the City General Plan on pages 3.10-1 to 3.10-5. Pertinent mitigating policies and implementation measures to manage air quality impacts consistent with Bay Area Air Quality Management District standards are outlined in the General Plan's Natural Resources and Transportation Elements and include: NR-.5.1; NR-5.2; NR-5.3; NR-5.4; NR-5.5; NR-5.6; T-1.1; T-5.1; T-5.2; T-5.13; T-5.B; T-6.1; T-6.2; and T-6.10. The FEIR and General Plan provide reasonable assurances any potential direct or indirect impacts on air quality tied to the project have been adequately assessed for purposes of avoidance and mitigation, and therefore deemed less-than-significant (a, b, c, d, and e).

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**4. BIOLOGICAL RESOURCES**

Would the project:

- a. Have a substantial adversely 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 State Fish and Game or U.S. Fish and Wildlife Service? ■
- b. Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by State Fish and Game or U.S. Fish and Wildlife Service? ■
- c. Have a substantial adverse effect on federally protected wetlands as defined by the Clean Water Act through direct removal, filling, hydrological interruption, or other means? ■
- d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites? ■
- e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? ■
- f. Conflict with an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan? ■

Discussion/Analysis:

The project will not have any direct or indirect impacts on biological resources. There are no endangered, sensitive, or special status species, riparian habitat, sensitive communities, or protected wetlands within the project site listed in federal, state, or local agency indices (a, b, and c). The project would not substantially impede the movement of any habitat within the project site (d). The project does not conflict with any local policies or ordinances protecting biological resources or the provisions of a habitat conservation plan or natural community conservation plan (e and f).

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**5. CULTURAL RESOURCES**

Would the project:

- a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? ■
- b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? ■
- c. Directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature? ■
- d. Disturb any human remains, including those interred outside of formal cemeteries. ■

Discussion/Analysis:

The project will not have direct or indirect impacts on cultural resources. No historical, archeological, or paleontological resources have been identified within the project site in state or local registries (a, b, c, and d).

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**6. GEOLOGY AND SOILS**

Would the project:

- a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
  - i. Rupture of a known earthquake fault as delineated on the most recent Alquist - Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ■
  - ii. Strong seismic ground shaking? ■
  - iii. Seismic-related ground failure, including liquefaction? ■
  - iv. Landslides? ■
- b. Result in substantial soil erosion or the loss of topsoil? ■
- c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? ■
- d. Be located on expansive soils, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? ■
- 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? ■

Discussion/Analysis:

The project will not directly impact geology and soils given no substantive physical changes to the environment shall occur as a result of the annexation. The project does remove an obstacle in accommodating the future division and development of the site to include up to five single-family lots as allowed under the City General Plan. This accommodation highlights the potential the project may create future indirect geology and soil impacts involving topsoil losses due to grading activities. An assessment on all geology and soil impacts relating to planned citywide growth and development has been addressed in the FEIR prepared for the City General Plan on

pages 3.8-1 to 3.8-3. Pertinent mitigating policies and implementation measures to manage impacts on soil erosion and topsoil losses are outlined in the General Plan's Health and Safety Element and include: HS-2.1; HS-2.2; and HS-2.A. The FEIR and General Plan provide reasonable assurances any potential indirect impacts on soil erosion and top soil losses tied to the project have been adequately assessed for purposes of avoidance and mitigation, and therefore deemed less-than-significant (b). The project site is not located within an Alquist Priolo Earthquake Fault Zone, which protects against soil liquefaction, subsidence, and landslide (a). The project site is not located within a geological unit or soil deemed unstable or comprise expansive soils under the Uniform Building Code (c and d). The project site is currently served by an onsite septic system, which would be removed upon annexation in conjunction with establishing a lateral connection to NSD (e).

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**7. HAZARDS & HAZARDOUS MATERIALS**

Would the project:

- a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? ■
- 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? ■
- c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? ■
- 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? ■
- e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety 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? ■
- g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? ■
- h. Expose people or structures to the risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? ■

Discussion/Analysis:

The project includes extending public sewer service to an existing single-family residence and will likely result in the corresponding removal of an onsite septic system. The removal of the septic system may result in direct impacts in terms of emitting and transporting hazardous materials. The project also removes an obstacle in accommodating the future division and development of the site to include up to five single-family lots as allowed under the City General Plan. This accommodation highlights the project may also create future indirect impacts in creating, emitting, or transporting hazards or hazardous materials due to their handling during construction, such as storing diesel fuel for ancillary equipment. However, local and state regulations concerning the use, removal, transport, and storage of hazardous materials result in a less-than significant impacts (a, b, and c). The project site is not included in a list of hazardous material sites compiled by the California Department of Toxic Substances Control (d). The project site is not located within a high wildland fire risk area or near a private or public airstrip or physically interfere with an adopted emergency plan (e, f, g, and h).

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**8. HYDROLOGY & WATER QUALITY**

Would the project:

- a. Violate any water quality standards or waste discharge requirements? ■
- 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)? ■
- 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-offsite? ■
- 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? ■
- e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems to control? ■
- f. Otherwise substantially degrade water quality? ■
- g. Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? ■
- h. Place within a 100-year floodplain structures which would impede or redirect flood flows? ■
- i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? ■
- j. Inundation by seiche, tsunami, or mudflow? ■

Discussion/Analysis:

The project will not directly or indirectly impact hydrology and water quality as it relates to violating or degrading water quality standards or waste discharge requirements (a and f). The project will also not directly or indirectly impact hydrology and water quality given it does not alter a stream or river, lie within 100 year floodplain, or located within reasonable distance of a dam or levee (c, g, h, i, and j). The project does remove an obstacle in accommodating the future division and development of the site to include up to five single-family lots as allowed under the City General Plan. This accommodation highlights the potential the project may create future indirect hydrology and water quality impacts with regard to increasing groundwater withdraws, increasing surface runoff that could contribute to on or offsite flooding, and adding demands on the stormwater drainage system due to the construction of impervious surfaces. An assessment on all hydrology and water quality impacts relating to planned citywide growth and development has been addressed in the FEIR prepared for the City General Plan on pages 3.9-1 to 3.9-3. Pertinent mitigating policies and implementation measures to manage impacts on groundwater, runoff, and storm water drainage systems are outlined in the General Plan's Natural Resources and Community Services Elements and include: NR-4.1, CS-9.3, CS-11.1; CS-11.2; CS-11.3; CS-11.4; CS-11.5; CS-11.7; and CS-11.A. The FEIR and General Plan provide reasonable assurances any potential future indirect impacts on groundwater, storm water drainage systems, and runoff tied to the project have already been adequately assessed for purposes of avoidance and mitigation, and therefore deemed less-than-significant (b, d and e).

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**9. LAND USE PLANNING**

Would the project:

- a. Physically divide an established community? ■
- b. Conflict with any applicable land use plans, policies, or regulations 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 on environmental effect? ■
- c. Conflict with any applicable habitat conservation plan or natural communities conservation plan? ■

Discussion/Analysis:

The project will not have direct or indirect impacts on land use planning. The project would ensure all lands within and surrounding the site are inside NSD’s jurisdictional boundary (a). The project is consistent with the City’s land use policies as well as LAFCO’s adopted sphere of influence for NSD (b). The project does not conflict with any applicable conservation plan (c).

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**10. MINERAL RESOURCES**

Would the project:

- 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? ■
- 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? ■

Discussion/Analysis:

The project will not have direct or indirect impacts on mineral resources. There are no known mineral resources of value or locally important within the project site as delineated under the City or County General Plans (a and b).

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**11. NOISE**

Would the project result in:

- 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? ■
- b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? ■
- c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? ■
- d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? ■
- e. For a project located within an airport land use plan or, where such a plan has not 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? ■

Discussion/Analysis:

The project includes extending public sewer service to an existing single-family residence and will likely result in the corresponding removal of an onsite septic system. Constructing a lateral sewer connection to the project site along with removing a septic system may create direct impacts in terms of increasing ambient and groundborne noises. Additionally, the project does remove an obstacle in accommodating the future division and development of the site to include up to five single-family lots as allowed under the City General Plan. This accommodation highlights the potential the project may also create future indirect impacts involving temporary or periodic increases in noise levels and groundborne vibrations. An assessment on all noise related impacts associated with planned citywide development has been addressed in the FEIR prepared for the City General Plan on pages 3.11-1 to 3.11-9. Pertinent mitigating policies and implementation measures to manage impacts relating to noises are outlined in the General Plan’s Health and Safety Element and include: HS-9.1; HS-9.2; HS-9.3; HS-9.4; HS-9.5; HS-9.6; HS-9.7; HS-9.8; HS-9.9; HS-9.10; HS-9.11; HS-9.12; HS-9.13; HS-9.14; HS-9.A; and HS-9.B. The FEIR and General Plan provide reasonable assurances any potential direct or indirect impacts on creating noises and groundborne vibrations tied to the project have been adequately assessed for

purposes of avoidance and mitigation, and therefore deemed less-than-significant (a, b, and d). The project site is surrounded by existing urban uses with typical residential noise environment, and therefore potential new noises associated with its development would be considered non-substantial (c). The project is not located within an airport land use plan or in the vicinity of a private airstrip, negating any potential noises associated with aircraft (e and f).

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**12. POPULATION AND HOUSING**

Would the project:

- a. Induce substantial growth in an area, either directly or indirectly? ■
- b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ■
- c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ■

Discussion/Analysis:

The project will not directly create impacts on population and housing given no substantive physical changes to the environment shall occur as a result of the annexation. The project does remove an obstacle in accommodating the future division and development of the site to include up to five single-family lots as allowed under the City General Plan. This accommodation highlights the potential the project may create future indirect impacts on population and housing by fostering new growth. An assessment on all population and housing impacts associated with planned citywide growth and development has been addressed in the FEIR prepared for the City General Plan on pages 3.2-1 to 3.2-8. Pertinent mitigating policies and implementation measures to manage impacts on growth are outlined throughout the General Plan’s Land Use and Housing Elements. The FEIR and General Plan provide reasonable assurances any potential indirect impacts on growth tied to the project have been adequately assessed for purposes of avoidance and mitigation, and therefore deemed less-than-significant (a). There is no evidence to suggest the project will displace substantial numbers of existing housing or people either in the short or long term (b and c).

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**13. PUBLIC SERVICES**

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a. Fire protection? ■
- b. Police protection? ■
- c. Schools? ■
- d. Parks? ■
- e. Other public facilities? ■

Discussion/Analysis:

The project will not directly create impacts on public services given no substantive physical changes to the environment shall occur as a result of the annexation. The project does remove an obstacle in accommodating the future division and development of the site to include up to five single-family lots as allowed under the City General Plan. This accommodation highlights the potential the project may create future indirect impacts on public fire, police, schools, park, and emergency medical services. An assessment on public service impacts associated with planned citywide growth development has been addressed in the FEIR prepared for the City General Plan on pages 3.4-1 to 3-4-2, 3.4-5 to 3.4-6, and 3.4-16 to 3.4-17. Pertinent mitigating policies and implementation measures to manage impacts on these public services are outlined in the General Plan’s Community Services Element and include: CS-1.1 through CS-1.7; CS-1.A through CS-1.B; CS-2.1 through CS-3.3; CS-4.1 through CS-4.4; CS-4.A through CS-4.D; CS-5.1 through CS-5.8; CS-5.A through CS-5.C; CS-6.1 through CS-6.8; CS-6.A through CS-6.B; CS-7.1 through CS-7.5; CS-7.A, and CS-8.1 through CS-8.3. The FEIR and General Plan provide reasonable assurances any potential indirect impacts on these public services tied to the project have been adequately assessed for purposes of avoidance and mitigation, and therefore deemed less-than-significant (a, b, c, d, and e).

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**14. RECREATION**

- 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? ■
- 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? ■

Discussion/Analysis:

The project will not directly impact recreational resources given no substantive physical changes to the environment shall occur as a result of the annexation. The project does remove an obstacle in accommodating the future division and development of the site to include up to five single-family lots as allowed under the City General Plan. This accommodation highlights the potential the project may create future indirect impacts on recreational resources in terms of increasing the use of existing parks and related facilities. An assessment on all recreational related impacts associated with planned citywide growth and development was addressed in City General Plan’s Parks and Recreation Element FEIR. Pertinent mitigating policies and implementation measures to manage impacts on existing parks and related facilities are outlined in the General Plan’s Parks and Resources Element and include: PR-1.1 through PR-1.24; PR-1.A through PR-1.G; PR-2.1 through PR-2.15; PR-2.A through PR-2.D; PR-3.1 through PR3.11; PR-3.A; PR-4.1 through PR4-17; PR-4.A through PR-4.C; PR-5.1 through PR5.19; PR-5.A; PR-6.1 through PR.6-23; PR-6.A through PR-6.D; PR7.1 through PR7.10; and PR7.A through PR-7.C. The FEIR and General Plan provide reasonable assurances any potential indirect impacts on parks and related facilities associated with the project have been already adequately assessed for purposes of avoidance and mitigation, and therefore deemed-less-than significant (a). The project does not include any recreational facilities nor would it require the construction or expansion of existing facilities (b).

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**15. TRANSPORTATION AND TRAFFIC**

Would the project:

- a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system? ■
- b. Exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways? ■
- 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? ■
- d. Substantially increase hazards due to a design? ■
- e. Result in inadequate emergency access? ■
- f. Result in inadequate parking capacity? ■
- g. Conflict with adopted policies supporting alternative transportation? ■

Discussion/Analysis:

The project will not directly impact transportation or traffic given no substantive physical changes to the environment shall occur as a result of the annexation. The project does remove an obstacle in accommodating the future division and development of the site to include up to five single-family lots as allowed under the City General Plan. This accommodation highlights the potential the project may create future indirect impacts on roadway traffic in terms of increasing vehicle trips to and from the site over current conditions. An assessment on all transportation and traffic impacts relating to planned citywide growth and development has been addressed in the FEIR prepared for the City General Plan on pages 3.3-1 to 3.3-15. Pertinent mitigating policies and implementation measures to manage impacts on traffic trips and capacities are outlined in the General Plan’s Transportation Element and include: T-1.1 through T-1.11; T-1.A through T-1.G; T-2.1 through T-2.7; T-3.1 through T-3.12; T-3.A; T-4.1 through T-4.5; and T-4.A through T-4.C. The FEIR and General Plan provide reasonable assurances any potential future indirect impacts on vehicle trips tied to the project have been already adequately assessed for purposes of avoidance and mitigation, and therefore deemed less-than-significant (a). The project would not result in traffic volumes exceeding the current level of service standard for nearby roads nor alter air tariff patterns (b and c). The project would not create a

design hazard, impede emergency access, generate inadequate parking capacity, or conflict with any policies promoting alternative transportation given the site is located within an existing urbanized area (d, e, f, and g).

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**16. UTILITIES & SERVICE SYSTEMS**

Would the project:

- a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? ■
- 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? ■
- 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? ■
- d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? ■
- e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments? ■
- f. Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs? ■
- g. Comply with federal, state, and local statutes and regulations related to solid waste? ■

Discussion/Analysis:

The project will not directly impact water, sewer, and solid waste service utilities given no substantive physical changes to the environment shall occur as a result of the annexation. The project does remove an obstacle in accommodating the future division and development of the site to include up to five single-family lots as allowed under the City General Plan. This accommodation highlights the potential the project may create future indirect and cumulative impacts on water, sewer, solid waste, and storm drainage service utilities in terms of increasing uses. An assessment on water, sewer, and solid waste service utility impacts relating to planned citywide growth and development have been addressed in the FEIR prepared for the City General Plan on pages 3.4-2 through 3.4-15. An assessment on impacts on storm drainage

service relating to planned citywide growth and development is addressed on pages 3.9-1 to 3.9-3 in the FEIR. Pertinent mitigating policies and implementation measures to manage impacts on water, sewer, solid waste, and storm drainage service utilities are outlined in the General Plan's Community Service Element and include: CS-9.1 through CS-9.10; CS-9.A; CS-10.1 through CS-10.3; CS-11.1 through CS-11.9; CS-11.A; CS-12.1 through CS-12.2; and CS-12.A. NSD also has prepared a recent master plan to inform current and future capital improvement planning activities through 2030, which markedly contemplates serving the project site at its maximum assigned densities allowed under the City General Plan. The FEIR, General Plan, and NSD's master plan provide reasonable assurances any potential indirect impacts on the referenced service utilities tied to the project have been adequately assessed for purposes of avoidance, mitigation, and accommodation, and therefore deemed less-than-significant (a, b, c, d, e, f, and g).

Issues	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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**17. MANDATORY FINDINGS OF SIGNIFICANCE**

- a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples major periods of state history or prehistory? ■
- b. Does the project have impacts that are individually limited, but cumulatively considerable? ■
- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ■

Discussion/Analysis:

The project will not have direct or indirect impacts on biological resources, such as fish or wildlife species, as analyzed on page eight of this initial study. The potential future development of the project site may result in individually limited impacts on humans as well as on aesthetics, air quality, biological resources, hydrology, noise, population, public services, recreation, traffic, and utilities. These individual impacts would not be substantial or cumulatively considerable given any future development of the project site will need to comply with previously approved mitigating policies and programs of the City, and therefore result in de minimis contributions (a, b, and c).

## SOURCES

### Documents

- City of Napa, *General Plan Policy Document*, December 1998
- City of Napa, *General Plan Final Environmental Impact Report*, December 1998
- City of Napa, *Parks and Recreation Element Final Environmental Impact Report*, October 1993
- City of Napa, Municipal Code: Section 17.08, *Residential Zoning Districts*, 2008
- City of Napa, *Combined Historic Resources List*, January 2000
- LAFCO of Napa County, *Sphere of Influence Update: Napa Sanitation District*, August 2006
- LAFCO of Napa County, *Municipal Service Review and Sphere of Influence Update of the City of Napa*, June 2005
- LAFCO of Napa County, *Comprehensive Study of Sanitation and Wastewater Treatment Providers*, 2005-2006
- Bay Area Air Quality Management District, *CEQA Guidelines*, Prepared December 1999
- State of California, Natural Resources Agency, *Napa County Important Farmland Map*, July 2009.
- Napa Sanitation District, *Collection System Master Plan Final Report*, October 2007
- Ronald Bass, Albert Herson, and Kenneth M. Bogdan, *CEQA Desktop*, November 2000

These documents are available for review at the LAFCO administration office.

### Websites

- State of California: California Environmental Resources Evaluation System; Environmental Information by Geographic Area; Napa County; Historical and Cultural Resources: "California Historical Landmarks in Napa County," [http://ceres.ca.gov/geo\\_area/counties/Napa/landmarks.html](http://ceres.ca.gov/geo_area/counties/Napa/landmarks.html)
- State of California: California Environmental Protection Agency; Cortese List of Hazardous Material Sites, <http://www.calepa.ca.gov/sitecleanup/corteselist/default.htm>
- State of California: California Geological Survey; Alquist-Priolo Earthquake Fault Zones; <http://www.consrv.ca.gov/CGS/rghm/ap/index.htm>
- County of Napa GIS Parcel Mapping application <http://2kgisweb/gisweb/InteractiveMap3.asp>
- State of California: Department of Fish and Game, California Natural Diversity Database <http://www.dfg.ca.gov/biogeodata/cnddb/> (Accessed through County of Napa)