



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

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

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

Agenda Item 7b

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Analyst

MEETING DATE: December 1, 2014

SUBJECT: Easum Drive No. 2 Reorganization and California Environmental Quality Act (CEQA) findings.

RECOMMENDATION

Adopt the resolution (Attachment One) making CEQA findings and approving the reorganization involving the annexation of 1036, 1038 and 1042 Easum Drive to the City of Napa and concurrently detaching these lands from County Service Area (CSA) No. 4. Standard approval conditions are included in the resolution.

SUMMARY

The Commission has received a proposal from a representative of a landowner requesting the annexation of three unincorporated parcels located at 1036, 1038 and 1042 Easum Drive totaling approximately 3.1 acres and zoned for residential infill land use to the City of Napa. 1036 and 1038 Easum Drive are partially developed with single-family residences and 1042 Easum Drive is developed with a bed and breakfast establishment. All three parcels are located within the City's sphere of influence. The County Assessor identifies the parcels as 042-300-003, 042-300-004 and 042-300-005. The purpose of the proposed annexation is to eliminate the entire unincorporated island as well as allow the landowner of 1042 Easum Drive to further develop his property under the City's land use authority to expand existing bed and breakfast operations.

ANALYSIS

California Government Code Section 56668: Factors to be Considered

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

Island Annexation

In May 2012, the Commission directed staff to proactively pursue opportunities to annex the 20 unincorporated islands in the City of Napa. Staff circulated informational letters and flyers to each landowner and resident within all 20 islands seeking feedback on their level of interest in being part of a potential future annexation proposal. The landowner of 1042 Easum Drive responded affirmatively and

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County of Napa Supervisor, 4th District

Gregory Rodeno, Alternate Commissioner
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Councilmember, City of Napa

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

Laura Snideman
Executive Officer

inquired about the process of initiating a proposal to annex his property to the City. Staff worked with the City and adjacent landowners to expand the requested annexation boundary to include the entire unincorporated island as directed under the Commission's policies on annexations involving island properties. All landowners within the Easum Drive island have provided their written consent in support of the proposed annexation. On August 19, 2014, the City Council adopted a resolution in support of the annexation of 1036, 1038 and 1042 Easum Drive.

Detach from County Service Area No. 4

Commission policy requires all annexations to cities be reorganized to include concurrent detachment from CSA No. 4 unless waived based on special circumstances. The prescribed waiver applies when it has been determined that the affected territory has been, or is expected to be, developed to include planted vineyards totaling one acre or more in size. The three subject lots comprising the affected territory are currently developed with either single-family residences or an operating bed and breakfast and the landowners' stated intent is to retain or expand upon existing land uses. These factors substantiate there is no existing or expected tie between the affected territory and CSA No. 4's role in providing public farmworker housing services in Napa County.

Protest Proceedings

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

CEQA

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

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

ATTACHMENTS

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

RESOLUTION NO. ____

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

**PROPOSED ANNEXATION OF 1036, 1038 AND 1042 EASUM DRIVE
TO THE CITY OF NAPA**

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

WHEREAS, the proposal seeks Commission approval to annex 3.14 acres of land to the City of Napa and represents three parcels comprising an entire unincorporated island located at 1036, 1038 and 1042 Easum Drive and identified by the County of Napa Assessor’s Office as 042-300-005, 042-300-004 and 042-300-003, respectively; and

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

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

WHEREAS, the Commission heard and fully considered all the evidence presented at a public meeting held on the proposal on December 1, 2014; and

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

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

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

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

1. The Commission’s determinations on the proposal incorporate the information and analysis provided in the Executive Officer’s written report.
2. The Commission serves as responsible agency for the annexation pursuant to CEQA Guidelines Section 15051(b)(2). The Commission has considered the City of Napa’s initial study prepared for this annexation and the City’s determination that there is no substantial evidence that the proposed annexation of 1036, 1038

and 1042 Easum Drive will generate any new significant effects that have not already been previously analyzed in the Final Environmental Impact Report (EIR) that was adopted for the City General Plan, certified December 1, 1998. The Commission certifies it has considered the information in the initial study and EIR and finds that the EIR adequately makes land use density ranges for the affected territory and adequately discusses the environmental impacts of development of the territory to the assigned density ranges, including at a program level the environmental and mitigating policies and programs for future development at assigned density ranges. The Commission finds the EIR adequately addresses all environmental impacts of this annexation and no new significant environmental impacts have been identified. These environmental findings are based on the Commission's independent judgment and analysis. The Executive Officer is the custodian of the records upon which these determinations are based; these records are located at the Commission office - 1030 Seminary Street, Suite B, Napa, California 94559.

3. The affected territory includes an entire unincorporated island as defined under Government Code Section 56375.3.
4. The proposal is APPROVED with the following amendment subject to completion of item number 11 below:
 - a) The affected territory is concurrently detached from County Service Area No. 4.

5. The proposal is assigned the following distinctive short-term designation:

EASUM DRIVE NO. 2 REORGANIZATION

6. The affected territory is depicted in the vicinity map provided in Exhibit "A".
7. The affected territory is uninhabited as defined in Government Code Section 56046.
8. The City of Napa utilizes the regular assessment roll of the County of Napa.
9. Upon effective date of the proposal, the affected territory will be subject to all previously authorized charges, fees, assessments, and taxes that were lawfully enacted by the City of Napa. The affected territory will also be subject to all of the rates, rules, regulations, and ordinances of the City of Napa.
10. The Commission authorizes conducting authority proceedings to be waived in accordance with Government Code Section 56662(a).
11. Recordation of a Certificate of Completion is contingent upon the satisfaction of the following conditions as determined by the Executive Officer:
 - (a) A map and geographic description of the affected territory conforming to the requirements of the State Board of Equalization for annexation of the affected territory to the City of Napa.

12. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be filed within one calendar year from the date of approval unless a time extension is approved by the Commission.

The foregoing resolution was duly and regularly adopted by the Commission at a regular meeting held on the December 1, 2014, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSTAIN: Commissioners

ABSENT: Commissioners

ATTEST: Kathy Mabry
Commission Secretary

EXHIBIT "A"
Easum Drive No. 2 Reorganization
Annexation to the City of Napa and
Detachment from County Service Area No. 4

GEOGRAPHIC DESCRIPTION

Beginning at the northeast corner of Area "A" as shown on the "Matt Drive/West F Street Annexation" to the City of Napa, recorded November 16, 1989 in Book 1698 of Official Records at page 267, Napa County Records;

Thence (1) North 73° 00' West 544.58 feet along district boundary to the east line of Easum Drive;

Thence (2) Northerly along said east line of Easum Drive and said existing district boundary to the south line of "Easum Drive Annexation" recorded January 5, 1979 in Book 1111 of Official Records at page 526, said Napa County Records;

Thence (3) South 67° 30' East 89 feet more or less along said existing district boundary to the southeast corner of said Easum Drive Annexation;

Thence along said existing district boundary (4) North 22° 30' East 230 feet more or less to the center of Napa Creek;

Thence along said center of Napa Creek (5) Southeasterly 531 feet more or less to the northwest corner of "First Street/Chelsea Avenue No. 2 Annexation" to the City of Napa, recorded November 14, 1990 in Book 1780 of Official Records at page 694, said Napa County Records;

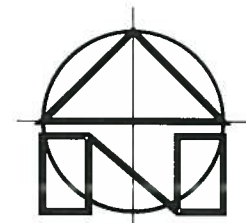
Thence leaving said center of Napa Creek (6) South 22° 30' West 123.83 feet more or less along said existing district boundary to the **Point of Beginning**.

Containing 3.14 acres of land, more or less.

For assessment purposes only. This description of land is not a legal description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the described land.



DISCLAIMER:
"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED."



SCALE: 1" = 100'



LEGEND

- ② COURSE NUMBER
- O.R. OFFICIAL RECORDS
- P.O.B. POINT OF BEGINNING
- A.P.N. ASSESSOR'S PARCEL NUMBER
- ADJOINER LINE
- EXISTING CITY OF NAPA ANNEXATION
- PROPOSED ANNEXATION TO CITY OF NAPA

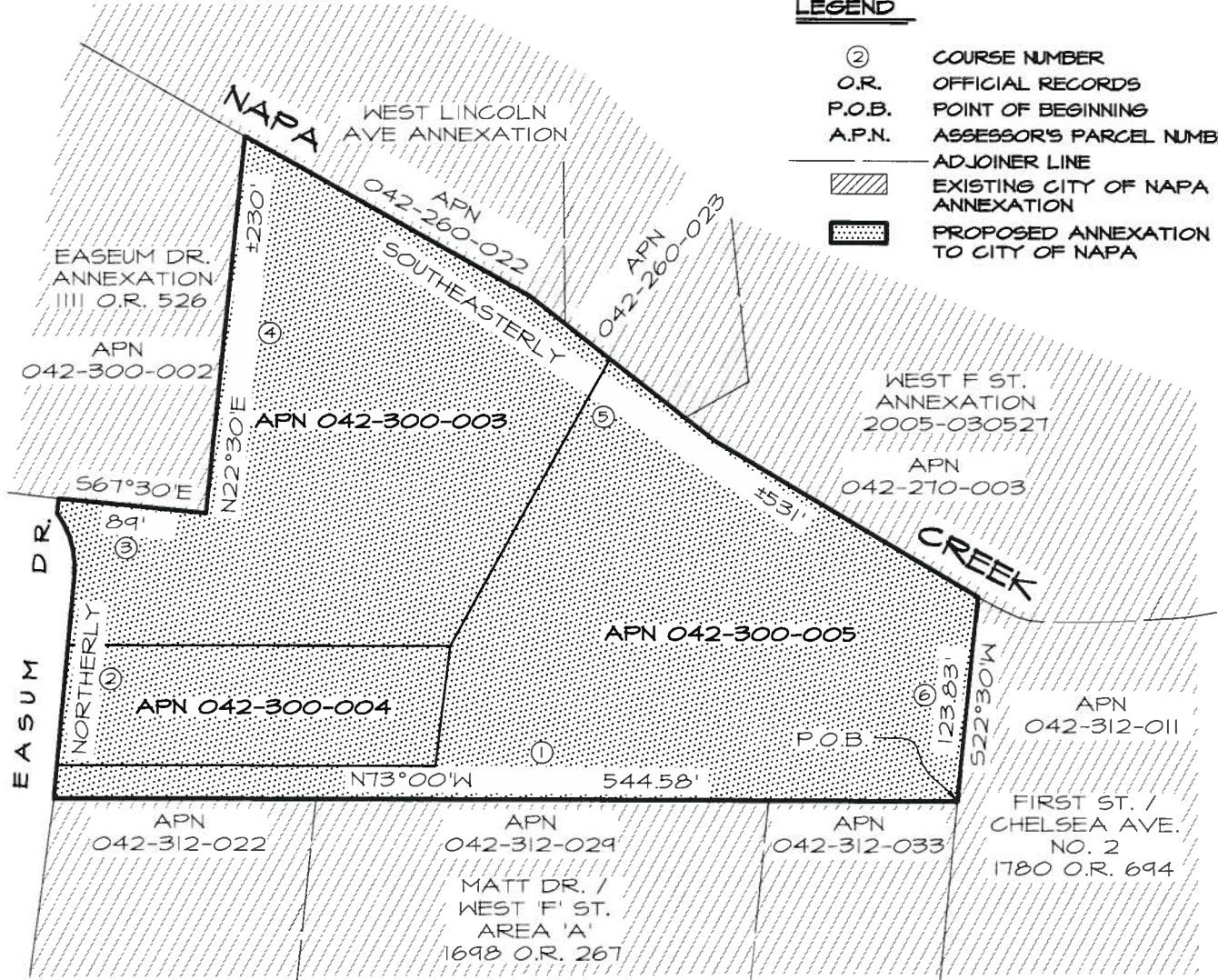


EXHIBIT "B"
 MAP DELINEATING THE BOUNDARY OF
 EASUM DRIVE NO. 2 REORGANIZATION
 ANNEXATION TO THE CITY OF NAPA AND
 DETACHMENT FROM COUNTY SERVICE AREA NO. 4
 CONTAINING APPROXIMATELY 3.14 ACRES
 BEING A PORTION OF ENTRE NAPA RANCHO, NAPA COUNTY, CALIFORNIA
 PREPARED BY:

RSA+
 1515 FOURTH STREET
 NAPA, CALIF. 94559
 OFFICE: 707/252.3301
 www.RSAcivil.com

FINAL



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ATTACHMENT TWO

**Easum Drive No. 2 Reorganization:
 Proposal Consistency with Government Code §56668**

Factor to be Considered	Policy/Statute Consistency
<p>§56668(a): Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent areas, during the next 10 years.</p>	<p>Current population is six and maximum future population based on the affected territory's rezoning is estimated at 19. The City of Napa assigns single family infill General Plan and rezoning designations for the affected territory. The subject parcels comprise an entirely surrounded unincorporated island. All adjacent areas are already incorporated and substantially developed.</p>
<p>§56668(b): The need for municipal services; the present cost and adequacy of municipal services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.</p>	<p>The affected territory is currently developed with two single-family residences and one bed and breakfast establishment. Core municipal services already provided to the affected territory include sewer, fire protection/emergency medical, and law enforcement. Upon annexation, the affected territory will be eligible to receive water services from the City of Napa. Annexation and buildout of the affected territory would likely require elevated levels of water and sewer services but would not reduce existing service levels or impact existing ratepayers. No service deficiencies for the area were identified in the Commission's recent Central County Region Municipal Service Review.</p>
<p>§56668(c): The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on local governmental structure.</p>	<p>The proposal would have an advantageous effect in memorializing existing social and economic ties between the affected territory and the City. These ties are drawn from the affected territory's inclusion in the sphere of influence adopted for the City; inclusion approved by the Commission in 1972 and marking an expectation the site should eventually develop for urban uses under the City's land use and service authority.</p>

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 Councilmember, City of American Canyon

Greg Pitts, Commissioner
 Councilmember, City of St. Helena

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 Representative of the General Public

Gregory Rodeno, Alternate Commissioner
 Representative of the General Public

Laura Snideman
 Executive Officer

<p>§56668(d): The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in G.C. §56377.</p>	<p>The proposal is consistent with the Commission’s General Policy Determinations. This includes eliminating an entire unincorporated island, consistency with the industrial land use designation for the affected territory, avoidance of premature conversion of agricultural uses, and consistency with Napa’s sphere of influence. The affected territory does not qualify as “open-space” under LAFCO law and therefore does not conflict with G.C. Section 56377.</p>
<p>§56668(e): The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. §56016.</p>	<p>Proposal will have no effect given that the affected territory does not qualify as “agricultural land” under LAFCO law.</p>
<p>§56668(f): The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.</p>	<p>The proposal includes all of the property identified by the County of Napa Assessor’s Office as 042-300-003, 042-300-004, and 042-300-005.</p>
<p>§56668(g): Consistency with the city or county general plans, specific plans, and adopted regional transportation plan.</p>	<p>Consistent with the affected territory’s residential infill City and County General Plan designations and zoning assignments as well as regional transportation plans.</p>
<p>§56668(h): The sphere of influence of any local agency affected by the proposal.</p>	<p>The affected territory is located within Napa’s sphere of influence.</p>
<p>§56668(i): The comments of any affected local agency or other public agency.</p>	<p>No comments received.</p>
<p>§56668(j): The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.</p>	<p>Napa has provided assurances it can adequately serve the affected territory without impacting existing ratepayers.</p>
<p>§56668(k): Timely availability of water supplies adequate for projected needs as specified in G.C. §65352.5.</p>	<p>The affected territory would be eligible to receive public water service from the City upon annexation. The City has adequate water supplies relative to recent and projected future annual demands to serve its existing service areas as well as the affected territory upon its annexation and buildout.</p>

§56668(l): The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments.	Annexation and buildout of the affected territory based on rezoning to include up to a maximum of 19 total single family residential units would have an advantageous impact on the City in terms of achieving its fair share of regional housing needs.
§56668(m): Any information or comments from the landowner or owners, voters, or residents of the affected territory.	The landowner of 1042 Easum Drive is the petitioner seeking the annexation. The landowners of 1036 and 1038 Easum Drive have both provided written consent to support their inclusion within the affected territory. Napa has provided a resolution of approval in support of the annexation.
§56668(n): Any information relating to existing land use designations.	City General Plan – <i>Single Family Infill – 112</i> City Rezoning – <i>RI-7: Single Family Infill</i>
§56668(o): The extent to which the proposal will promote environmental justice.	No impact.
Napa LAFCO Adopted Policies on Annexations Involving Cities	Consistent.
Napa LAFCO Adopted Policies on Annexations Involving Islands	Consistent.

FORM B

Date Filed:

10/7/14

Received By:

BF

PETITION FOR PROPOSAL

For Filing with the Local Agency Formation Commission of Napa County

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

Nature of Proposal and All Associated Changes of Organization:

Annexation of a completely surrounded unincorporated island to the City of Napa. The island comprises three entire parcels totaling approximately 3.1 acres in size and located at 1036, 1038, and 1042 Easum Drive near Browns Valley Road.

Description of Boundaries of Affected Territory Accompanied by Map:

To be completed in conformance with the guidelines and requirements of the State Board of Equalization. Will be submitted as a condition of annexation.

Reason for Proposal and Any Proposed Conditions:

To allow further development under the City of Napa's land use authority to expand existing bed and breakfast operations.

Type of Petition:

Landowner



Registered Voter


Sphere of Influence Consistency:

Yes



No

If Landowner Petition, Complete the Following:

- 1) Name: Ron Stahlecker
Mailing Address: 1042 Easum Drive, Napa, CA 94558
Assessor Parcel: 042-300-003
Signature:  Date: 10/6/14
- 2) Name: _____
Mailing Address: _____
Assessor Parcel: _____
Signature: _____ Date: _____
- 3) Name: _____
Mailing Address: _____
Assessor Parcel: _____
Signature: _____ Date: _____

If Registered Voter Petition, Complete the Following:

- 1) Name: _____
Mailing Address: _____
Resident Address: _____
Signature: _____ Date: _____
- 2) Name: _____
Mailing Address: _____
Resident Address: _____
Signature: _____ Date: _____
- 3) Name: _____
Mailing Address: _____
Resident Address: _____
Signature: _____ Date: _____

FORM D

Date Filed:

10/7/14

Received By:

BF

JUSTIFICATION OF PROPOSAL
Change of Organization/Reorganization

I. APPLICANT INFORMATION

A. Name: Ron Stahlecker
Contact Person Agency/Business (If Applicable)

Address: 1042 Easum Drive Napa 94558
Street Number Street Name City Zip Code

Contact: (707) 257-1588 stahlbnb@aol.com
Phone Number Facsimile Number E-Mail Address

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

II. PROPOSAL DESCRIPTION

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

Name Address

Name Address

Use Additional Sheets as Needed

B. Proposal Type: (Check as Needed) Annexation Detachment City Incorporation District Formation

City/District Dissolution City/District Merger Service Activation (District Only) Service Divestiture (District Only)

C. Purpose Statement: (Specific) The proposal would eliminate an entirely surrounded unincorporated island. The
proposal responds to an earlier LAFCO/City survey circulated among all island
landowners/residents that produced positive feedback from two of the three
affected landowners. No new development is proposed at this time.

III. GENERAL INFORMATION

A. Location:	<u>1036 Easum Drive</u>	<u>042-300-005</u>	<u>1.60</u>
	Street Address	Assessor Parcel Number	Acres
	<u>1038 Easum Drive</u>	<u>042-300-004</u>	<u>0.39</u>
	Street Address	Assessor Parcel Number	Acres
	<u>1042 Easum Drive</u>	<u>042-300-003</u>	<u>1.15</u>
	Street Address	Assessor Parcel Number	Acres
	Street Address	Assessor Parcel Number	Acres
		Total Location Size (Including Right-of-Ways)	<u>3.14 acres</u>

B. Landowners:

- (1) Assessor Parcel Number : 042-300-005 Name: Dale James
Mailing Address: 1030 Easum Drive, Napa, CA 94558
Phone Number: (707) 226-1516 E-mail: DJames@DaleJamesConstruction.com
- (2) Assessor Parcel Number : 042-300-004 Name: Craig/Sandra Sultan
Mailing Address: 1038 Easum Drive, Napa, CA 94558
Phone Number: (707) 529-2006 E-mail: scall@the-eyeworks.com
- (3) Assessor Parcel Number : 042-300-003 Name: Ronald/Ethel Stahlecker
Mailing Address: 1042 Easum Drive, Napa, CA 94558
Phone Number: (707) 257-1588 E-mail: stahlbnb@aol.com
- (4) Assessor Parcel Number : _____ Name: _____
Mailing Address: _____
Phone Number: _____ E-mail: _____

Use Additional Sheets As Needed

C. Population:

- (1) Total Number of Residents: Estimate: 6
- (2) Total Number of Registered Voters: Estimate: 4

D. Land Use Factors:

- (1a) County General Plan Designation: Cities
- (1b) County Zoning Standard: Residential Single: Urban Reserve
- (2a) Applicable City General Plan Designation: Single Family Infill - 112
- (2b) Applicable City Rezoning Standard: Residential Infill – 7 / Flood Plain Overlay

- E. Existing Land Uses:** 1036 Easum Drive – One 1,200 sq. foot single-family residence (3 bed/1 bath)
(Specific)
1038 Easum Drive – One 1,400 sq. foot single-family residence (2 bed/2 bath)
1042 Easum Drive – One 3,000 sq. foot bed and breakfast (5 bed/5 bath)

F. Development Plans:

- (1a) Territory Subject to a Development Project? Yes No
- (1b) If Yes, Describe Project: N/A
- (1c) If No, When Is Development Anticipated? Landowner for 1042 Easum Drive has suggested long-term plans to expand bed and breakfast capacity to 16 rooms.

G. Physical Characteristics:

- (1) Describe Topography: Relatively flat with an elevation ranging from 60 to 73 feet above sea level.
- (2) Describe Any Natural Boundaries: Napa Creek runs adjacent to the northern perimeter of the Easum island.
- (3) Describe Soil Composition and Any Drainage Basins: Natural drainage to adjacent Napa Creek. No distinctive soil qualities identified within the affected territory.
- (4) Describe Vegetation: Mature trees paired with passive landscaping.

H. Williamson Act Contracts
(Check One)

Yes

No

IV. GOVERNMENTAL SERVICES AND CONTROLS

A. **Plan For Providing Services:**

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

Annexation would formalize existing public service provision already provided to the affected territory
by the City of Napa given it is entirely surrounded by City limits. Annexation would allow all three
properties to connect to City water service through a separate ministerial application process.
Annexation would also allow the City to assume direct control over future land use development.

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

The level and range of services provided to the affected territory would be consistent with the existing
provision of services to the surrounding incorporated lands supporting residential uses.

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

Municipal services provided by Napa will be available for extension to the affected territory
immediately upon annexation. If the affected territory is further developed in the future, additional
analysis of the City's ability to accommodate intensified uses may be required.

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

It is reasonable to assume annexation will facilitate the future development of the affected territory's
three properties consistent with the City of Napa General Plan/Zoning Ordinance; development that
would intensify current residential uses in the area and necessitate infrastructure improvements
to drainage, roads, sidewalks, and street cleaning/lighting. These infrastructure improvements,
however, would not be needed until new development is planned and approved at a later date.

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

The majority of services to be provided to the affected territory upon annexation will be funded by
general tax revenues; revenues that are largely dependent on property taxes. A master property tax
agreement between the City of Napa and County of Napa exists and will provide the City with a
negotiated portion of the County's existing property taxes for the affected territory going forward to
cover new service costs. Future development approvals for the affected territory will also presumably
include developer fees to fund any specific improvements needed.

Use Additional Sheets As Needed

V. ENVIRONMENTAL INFORMATION

A. Environmental Analysis

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

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

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

Provide Copies of Associated Environmental Documents

VI. ADDITIONAL INFORMATION

A. Approval Terms and Conditions Requested For Commission Consideration:

N/A

Use Additional Sheets As Needed

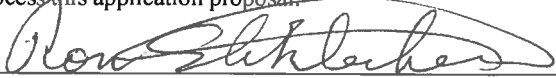
B. Identify Up to Three Agencies or Persons to Receive Proposal Correspondence:
(Does not include affected landowners or residents)

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

VII. CERTIFICATION

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

Signature:



Printed Name:

Ron Stahlbeck

Title:

owner

Date:

10/6/14

Indemnification Agreement

Name of Proposal: Easum Drive No. 2 Annexation to the City of Napa

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

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

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

City Representative

Print Name

Date


Principal Landowner Signature

Ron Stahlecker
Print Name

10/6/14
Date

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

INITIAL STUDY OF ENVIRONMENTAL SIGNIFICANCE

PROJECT NAME:	Easum Drive Annexation	FILE NUMBER: 14-0069
SITE ADDRESS:	1036, 1038 & 1042 Easum Drive	APN: 042-300-003, 004 & 005
GENERAL PLAN:	SFI-112, Single Family Infill (3-7 units/acre)	
PREZONING:	RI-7, Single Family Infill District	
APPLICANT:	Ron Stahlecker 1042 Easum Drive Napa, CA 94558	PHONE: (707) 732-6566

PROJECT DESCRIPTION: An annexation application to include the three parcels at 1036, 1038 and 1042 Easum Drive into the City limits of Napa. The total area of the proposed annexation is approximately 3.14 acres that is located on the east side of the Easum Drive cul-de-sac. The parcels are located within an unincorporated "island" substantially surrounded by the City within the City's Rural Urban Limit line (RUL) and the LAFCO Sphere of Influence. The property at 1036 is 1.6 acres in size and is developed with a single family residence. The property at 1038 Easum Drive is 0.39 acres in size and developed with a single family residence. The property at 1042 Easum Drive is 1.15 acre in size and developed with a five room bed and breakfast along with several out buildings. No physical development is proposed in conjunction with the annexation request.

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

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

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

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

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

PURPOSE OF INITIAL STUDY

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

CEQA DETERMINATION:

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

Prepared by:



Signature
Scott Klingbeil

7/14/14

Date

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

ENVIRONMENTAL CHECKLIST:

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

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

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

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
(and any potential future development consistent with the General Plan) will not result in significant new cultural resource impacts that are not already analyzed adequately in the General Plan FEIR and such potential impacts will be avoided or mitigated in accordance with that earlier EIR when a development project is proposed by applying mitigating policies of the General Plan (that include implementing programs, guidelines and ordinances) as well as City Policy Resolution 27 standard conditions and mitigation measures.				
VI. GEOLOGY & SOILS. <i>Would the project:</i>				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Pub. 42				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?				X
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse)?				X
d. Be located on expansive soil, as defined in Table 18-1B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
<p><u>Discussion:</u> Geologic and soils-related impacts are assessed in the General Plan FEIR on pages 3.8-1 through 3.8-3 and S-20. Impact discussion items in this section are at a program, citywide level and include references to applicable mitigating policies in the General Plan. The sites proposed for annexation are for the most part flat. The site is not within an Alquist Priolo Earthquake Fault Zone. All of Napa is subject to earthquake risk and risks in this general area are considered moderate.</p> <p><u>General Plan Mitigating Policies:</u> HS-1.1 through 1.5, HS-2.1 through 2.</p> <p><u>Conclusion:</u> The proposed annexation will not result in changes in the environment. The proposed annexation (and potential future development consistent with the General Plan) will not result in significant new geologic and soils-related impacts that are not already analyzed adequately in the General Plan FEIR and such potential impacts will be avoided or mitigated in accordance with that EIR when development is proposed by applying mitigating policies of the General Plan (that include implementing programs and ordinances) as well as City Policy Resolution 27 standard conditions and mitigation measures, including building codes for construction.</p>				
VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b. Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
<p><u>Discussion:</u> The proposed annexation will not result in changes in the environment as it relates to greenhouse gas emissions. The sites are currently developed with two single family residences and a single family residence that has been converted into a bed and breakfast. No development or construction is proposed with this project that would impact greenhouse gas emissions.</p>				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
<p><u>General Plan Mitigating Policies:</u> None.</p> <p><u>Conclusion:</u> No impact to greenhouse gas emissions.</p>				
<p>VIII. HAZARDS & HAZARDOUS MATERIALS. <i>Would the project:</i></p>				
a. Create a significant hazard to the public or the environment through the routing transport, use or disposal of hazardous materials?				X
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				X
<p><u>Discussion:</u> Hazardous materials-related impacts are assessed in the General Plan FEIR in the "Health and Safety" section on pages 3.12-1 through 3.12-3, S-23; fire and emergency preparedness and response impact assessments are found on pages 3.4--6, and 4-8. Impact discussion of these subjects are at a program, citywide level and include references to applicable mitigating policies from the Health and Safety Element of the General Plan. The parcels to be annexed are not near private airstrips or the Napa County Airport and are not on a hazardous materials list. These parcels are not located within a wildland-urban interface fire hazard area as identified on General Plan maps.</p>				
<p><u>General Plan Mitigating Policies:</u> Hazardous Materials: HS-7.1 through 7.2; Emergency Preparedness and Response: HS-8.1 through 8.19; Wildland Fire hazards: HS-5.1 through 5.3, H-5.A; Aircraft Hazards: Not Applicable.</p>				
<p><u>Conclusion:</u> The proposed annexation will not result in changes in the environment. The proposed annexation (and potential future development consistent with the General Plan) will not result in significant new hazard/hazardous materials impacts that are not already analyzed adequately in the General Plan FEIR and such potential impacts will be avoided or mitigated in accordance with that earlier EIR when a development project is proposed by applying mitigating policies of the General Plan (that include implementing programs and ordinances) as well as City Policy Resolution 27 standard conditions and mitigation measures.</p>				
<p>IX. HYDROLOGY & WATER QUALITY. <i>Would the project:</i></p>				
a. Violate any water quality standards or waste discharge requirements?				X
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which				X

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

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
<p>Rural Urban Limit. The parcels within the proposed annexation have been pre-zoned consistent with City land-use designations. The five properties have been prezoned Residential Infill District (RI-7) and will have a Single Family Infill General Plan designation. The proposed annexation will not result in any physical changes to the environment or established community. Because the properties have been developed with and are prezoned for residential uses, the annexation will not result in a conflict with land use policies or conversation plans. Annexation will allow for eventual future development consistent with land uses and intensity identified in the General Plan for this area. Project related impacts of any future development will be analyzed in conjunction with any subsequent application.</p> <p><u>General Plan Mitigating Policies:</u> All of the policies in the General Plan.</p> <p><u>Conclusion:</u> The proposed annexation (and potential subsequent development) will not result in new land use impacts not already evaluated in the General Plan FEIR and addressed by the mitigating policies of the General Plan.</p>				
<p>XI. MINERAL RESOURCES. <i>Would the project:</i></p>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X
<p><u>Discussion:</u> Based on information compiled as part of the city General Plan and its FEIR, there are no known mineral resource sites within the City or its RUL.</p> <p><u>General Plan Mitigating Policies:</u> None needed</p> <p><u>Conclusion:</u> The proposed annexation will not result in any impacts related to mineral resources as there are no known mineral resource sites in the City or its RUL.</p>				
<p>XII. NOISE. <i>Would the project result in:</i></p>				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies??				X
b. Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?				X
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project				X
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e. For a project located within an airport land use plan, would the project expose people residing or working in the project area to excessive noise levels?				X
<p><u>Discussion:</u> Noise related impacts are assessed in the General Plan FEIR on pages 3.11-1 through 3.11-9 and S-23. Impact discussion of this subject is at a program, citywide level and includes references to applicable mitigating policies in the Health and Safety Chapter of the General Plan.</p> <p>The proposed annexation area has been planned for eventual urban development; ambient noise levels would in the long term be consistent with typical residential use and would not be a substantial increase over existing levels in this infill area. The site is outside of the Airport Land Use Plan area.</p> <p><u>General Plan Mitigating Policies:</u> HS-9.1 through 9.14, HS-9.A and the noise level standards shown in Table 8-1.</p> <p><u>Conclusion:</u> As with other topic areas, the proposed annexation will not result in changes in the environment. The proposed annexation (and potential future development consistent with the General Plan) will not result in significant new noise impacts that are not already analyzed adequately in the General Plan FEIR and such potential impacts will be avoided or mitigated in accordance with that earlier EIR when a development project is proposed by applying mitigating policies of the General Plan (that include implementing programs and</p>				

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

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XV. RECREATION. <i>Would the project:</i>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that a substantial physical deterioration of the facility would occur or be accelerated?				X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p><u>Discussion:</u> The Parks and Recreation Element of the General Plan was carried forward in the 1988 General Plan. A separate Parks and Recreation Element EIR, referenced in the General Plan FEIR, evaluated and addressed impacts in the category of recreation, including discussion on p. S-15.</p> <p><u>General Plan Mitigating Policies:</u> All policies in the Parks and Recreation Element of the General Plan and Appendix D Trails Alignment Recommendations.</p> <p><u>Conclusion:</u> The proposed annexation will not result in changes in the environment. The proposed annexation (and potential future development consistent with the General Plan) will not result in significant new recreation impacts that are not already analyzed in the General Plan FEIR and such potential impacts will be avoided or mitigated in accordance with that earlier EIR when a development project is proposed by applying mitigating policies of the General Plan (that include implementing programs and ordinances) as well as City Policy Resolution 27 standard conditions and mitigation measures, including park dedication and improvement fees.</p>				
XVI. TRANSPORTATION & TRAFFIC. <i>Would the project:</i>				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersection) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity				X
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
<p><u>General Plan Discussion:</u> Transportation-related impacts are assessed in the General Plan FEIR on pages 3.3-1 through 3.3-15 and S-11 and 12. Impact discussion of this subject is at a program, citywide level and includes references to applicable mitigating policies from relevant sections of both the Land Use and Transportation Elements of the General Plan, including establishment of level of service standards. Any new development projects require evaluation of traffic impacts in accordance with the City's <i>Traffic Impact Analysis</i> policy guidelines. Further, city policies encourage pedestrian and bicycle connections within new development and to surrounding areas when development is proposed, and ordinances require onsite parking to meet needs of the development. The City will continue to require mitigation measures from future new development to implement major road improvements identified in the transportation section of the Plan including assessing traffic impact fees on new development sufficient to cover the fair share of that development's impacts; requiring that new developments reserve right of ways for widening projects and other road improvements, and other measures related to the specific project's impacts. In addition, City plans call for seeking additional funding for transportation system improvements.</p>				

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

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

SOURCES OF INFORMATION USED IN PREPARATION OF THIS INITIAL STUDY:

On file at the Planning Division:

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