

Notice of Preparation

To: State ClearinghouseP.O. Box 3044Sacramento, CA 95812-3044From: Napa County Dept. of Conservation, Development & Planning1195 Third Street, Suite 210Napa, CA 94559**Subject: Notice of Preparation of a Draft Environmental Impact Report**

Napa County will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (☒ is ☐ is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Sean Trippi, Principal Planner at the address shown above. We will need the name for a contact person in your agency.

Project Title: Napa Pipe Project

Project Applicant, if any: Napa Redevelopment Partners, LLC

Date January 2, 2009

Signature Title DirectorTelephone (707) 253-4416

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

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Notice of Preparation (NOP)

Date: January 2, 2009

To: Responsible and Trustee Agencies and Other Interested Parties	From: Napa County Department of Conservation, Development & Planning 1195 Third Street, Suite 210 Napa, CA 94559 Attn.: Sean Trippi
State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044	

Napa County will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Napa Pipe Project and related zoning amendments. The project, its location and potential environmental effects are described below.

Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the EIR. The County needs to know the views of Responsible and Trustee Agencies as to the scope and content of the environmental information that is germane to each agency's statutory responsibilities in connection with the proposed project. Responsible Agencies will need to use the EIR prepared by the County when considering their permit or other approval for the project.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than the close of the 30-day NOP review period. The 30-day comment period closes on February 2, 2009. Please send written responses to Sean Trippi, Department of Conservation, Development & Planning at the address shown below. Public agencies providing comments are requested to include a contact person for the agency.

The Napa County Planning Commission will conduct a hearing on this NOP during their regular meeting of January 21, 2009; members of the public and public agencies are invited to provide comments to the Planning Commission at that time. The County will also conduct a public scoping meeting on the project in accordance with Public Resources Code 21083.9. Members of the public and public agencies are invited to provide comments to the county at the public scoping meeting. The scoping meeting will occur on the following date, at the following time and place:

6:00 P.M.

January 29, 2009

Elks Lodge

2840 Soscol Ave

Napa, CA 94558

The County welcomes comments on issues to be addressed in the EIR. The County will also accept comments on preliminary technical studies that have been prepared in collaboration with the City of Napa on the project. These preliminary studies address water supply, traffic, and fiscal impacts. The preliminary technical studies are available on the County's web site at the following URL:

<http://www.co.napa.ca.us/GOV/Departments/DeptPage.asp?DID=29000&LID=1503>

1. Project Name: Napa Pipe Project

2. Project Location and Surrounding Uses:

The regional and local location of the proposed project site is shown on Figures 1 and 2. The site is located in the southern portion of Napa County on an existing 154-acre industrial site at 1025 Kaiser Road in unincorporated Napa County, about three miles south of downtown Napa. This site is comprised of Assessor's Parcels 046-400-030 (91.37 acres) and 046-412-005 (60.47 acres) which are both currently zoned I-AC (Industrial - Airport Compatibility). The site is about one-quarter mile west of Highway 221/Soscol Avenue and about ¼-mile north of Highway 29. The Interstate 80/Interstate 680 interchange is eight miles to the east, via Highways 29 and 12. The Napa County Airport is approximately two miles to the south.

The site is bounded by the Napa River to the west, industrial uses to the north, the Napa Valley Corporate Park to the east and southeast, and wetlands to the south.

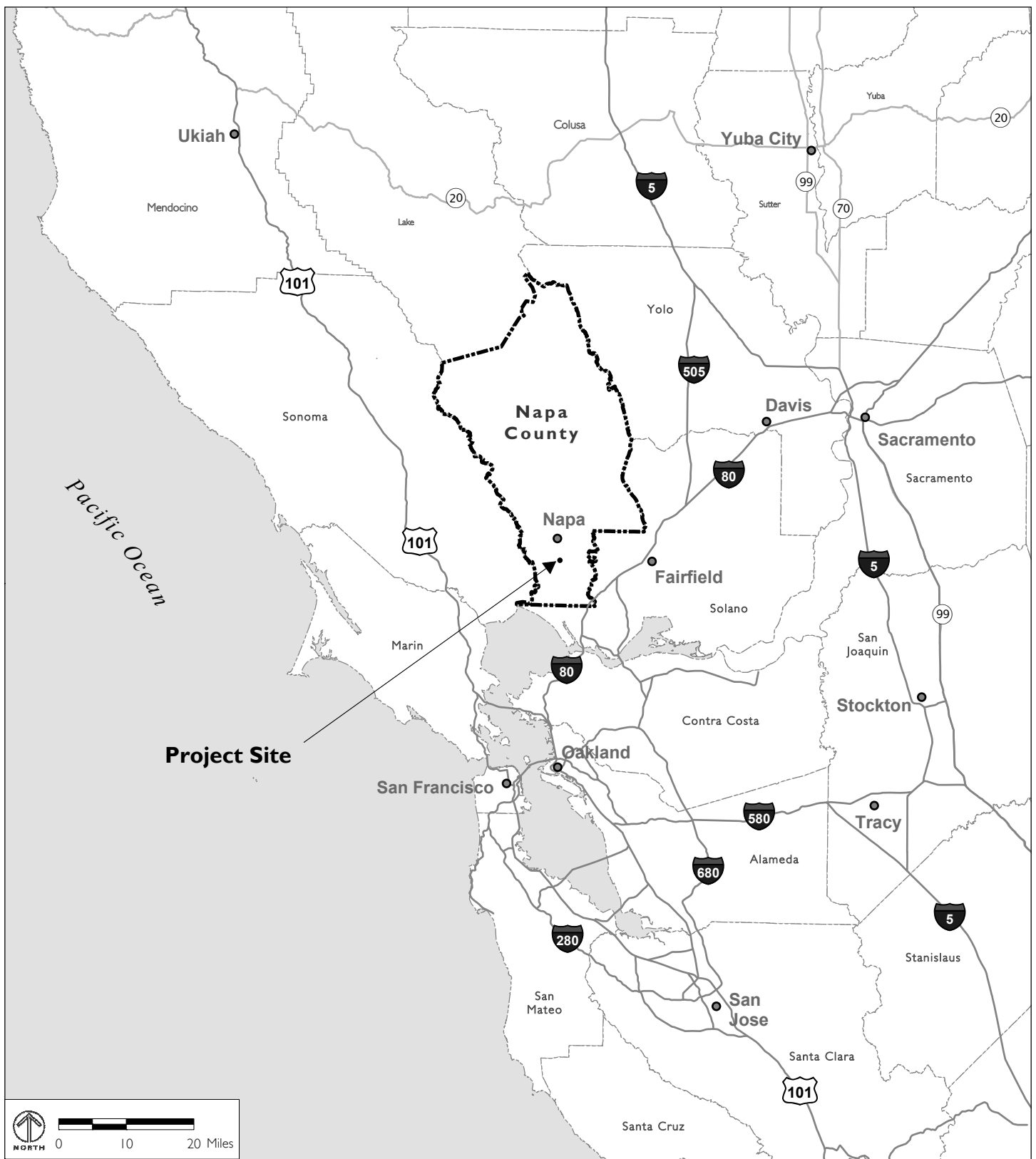
The site is currently used for industrial uses.

3. Lead Agency Contact:

Sean Trippi
Department of Conservation, Development & Planning
1195 Third Street, Suite 210
Napa, CA 94559
(707) 253-4416
strippi@co.napa.ca.us

4. Project Sponsor:

Napa Redevelopment Partners, LLC
1025 Kaiser Road
Napa, CA 94558

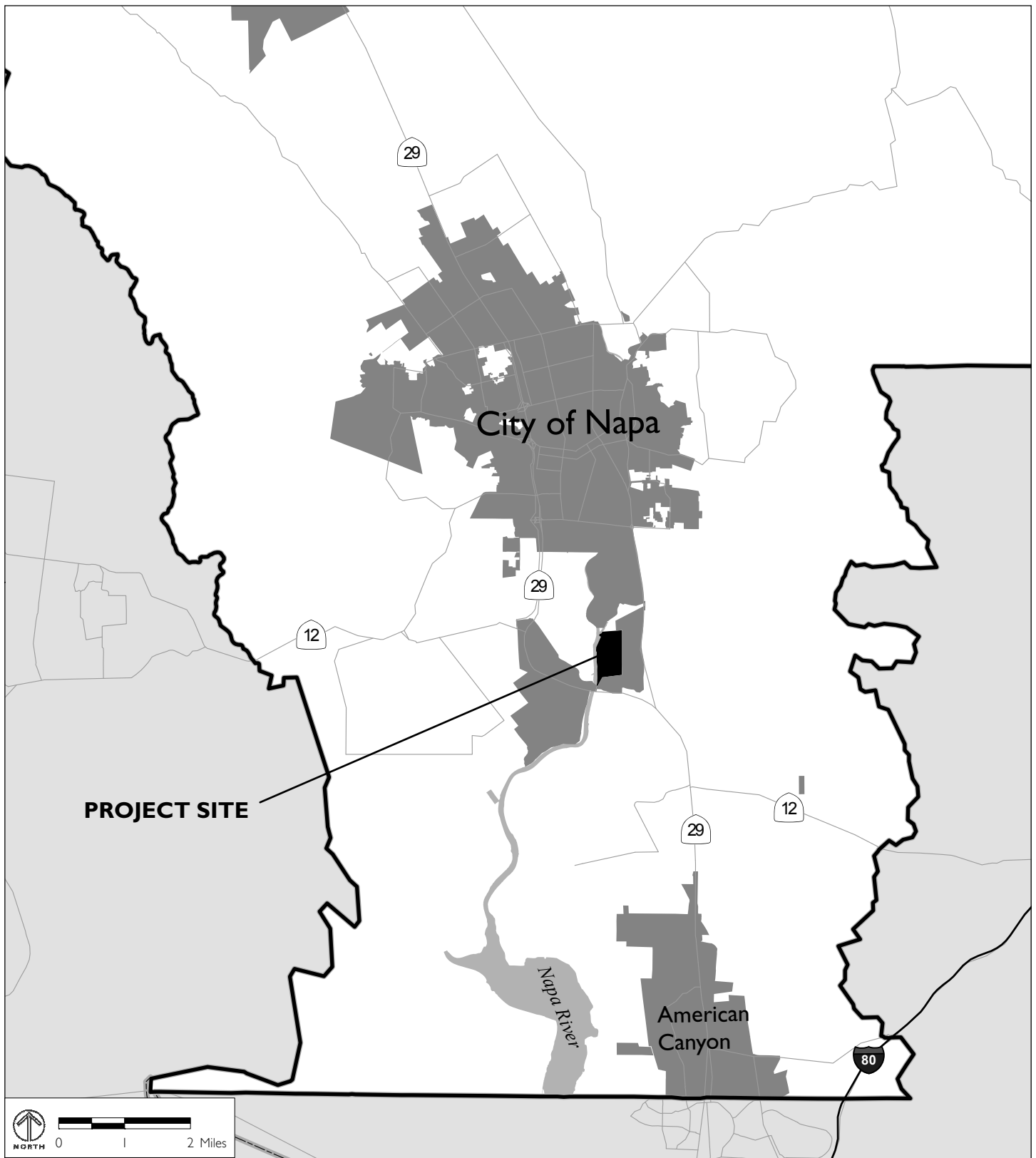


Source: DC&E, 2007.

FIGURE 1

REGIONAL LOCATION

NAPA PIPE PROJECT EIR
NOTICE OF PREPARATION



Source: DC&E GIS, 2007.

FIGURE 2

LOCAL LOCATION

5. Project Description:

The basic concept for the Project is to build a high-density residential neighborhood on the northern two-thirds of the site, including neighborhood-serving retail and public open space. The northern two-thirds fall within Airport Land Use Zone E. The southern third of the site, which is located within Airport Land Use Zone D, would be developed with a mix of commercial and industrial uses, as well as public open space. Uses within the southern portion of the site would include light industrial/R&D/warehousing, office space, a condominium hotel, and public open spaces. Within Zone D, approximately 19 acres would not be zoned for a particular use at this time, and no development is proposed; instead, these 19 acres would be reserved for potential uses to be determined in the future, following separate environmental analysis.

The EIR will analyze the impacts associated with the proposed project and proposed site improvements. The EIR will also analyze impacts associated with site preparation and construction, including impacts associated with implementation of the approved Remedial Action Plan (RAP) for the site.

Key project features include the following:

Housing: Development of not more than 2,580 units of varying dwelling unit sizes, heights and building types, in two primary categories.

Affordable/Restricted Price Housing: Twenty percent (20%) of the units constructed (up to 516 units) will be deed-restricted affordable rental units, affordable to households considered moderate, low and/or very low income (120% or less of area median income);

Market-Rate Housing: Up to 2,064 compact housing units, built principally in attached form and with an average unit size of 1,200 square feet or less; these units will also carry a local preference restriction limiting eligible buyers, for a specified number of days, to qualified Napa residents and employees of Napa businesses. This same condition would be imposed on resale as well.

Phasing: The applicant proposes to phase the construction of housing such that housing units would not be constructed prior to 2011, and build-out would be expected to occur over a period of approximately 10 years, with estimated project completion in approximately 2020-2022. The average annual production of market-rate housing units over the development period, from approval of project to completion of build-out, is projected to be approximately 170 units per year

- ◆ **Seniors Facility:** Construction of a 150-unit Continuing Care Retirement complex with an average of 1.5 beds per unit, for a total of 225 beds, that provides independent living for seniors with common dining, recreational activities, housekeeping and transportation, as well as assisted care to seniors with mental and physical limitations;
- ◆ **Neighborhood Retail:** Approximately 40,000 square feet of neighborhood-serving retail and restaurant uses.
- ◆ **New Public Open Space:** Approximately 50 acres of new public parks, open space and wetlands, including a new segment of the Napa River trail about 0.8 miles long. Access to the Napa River will be provided through a series of improvements including the river front trail along the site's

western border, small pedestrian/bicycle bridges over the former dry docks, and a pedestrian/bicycle connection to Kennedy Park.

- ◆ **Office:** Approximately 50,000 square feet.
- ◆ **Research & Development/Light Industrial/Warehousing:** Approximately 140,000 square feet (may include wineries and/or other wine-related businesses)
- ◆ **Condominium Hotel:** 150 suites with associated uses such as meeting space and spa.
- ◆ **Community Facilities:** Transit Center, Interpretive Nature Center, Boat House, Fire and Sheriff Station, Café/Visitor Pavilion and Drydock Theatre, total encompassing approximately 12,000 square feet.
- ◆ **Water Supply:** The project is planning to rely upon local groundwater.
- ◆ **Railroad Crossings:** Three gated at-grade crossings of the Union Pacific Railroad track that runs in a north/south direction on the site.

Off-site Project Components include the following:

- ◆ **Bay Trail Connections:** Connections to existing sections of the Bay Trail are proposed at both the north and south edges of the project site.
- ◆ **Kaiser Road Improvements:** For the section of Kaiser Road bordering north edge of the project site, widen Kaiser Road to a four-lane road (two lanes in each direction), including landscaped median with left-turn pockets, on-street parking, street tree planting and sidewalks; re-landscape Kaiser Road between Syar Industrial Way and Highway 221; construct roundabouts at the intersection of Kaiser and Syar Industrial Way, at Kaiser and Napa Valley Corporate Drive, and possibly at Kaiser and Enterprise Way
- ◆ **Syar Industrial Way Improvements:** Widen the southern extension of Syar Industrial Way to a two-lane road (one lane in each direction) including sidewalks and planting strip.
- ◆ **Anselmo Court Connection:** Provide access to Napa Valley Corporate Drive through a two-lane street (one lane in each direction) with bicycle paths and sidewalks; build a bridge connection over Bedford Slough. This connection provides access to an existing underpass with connection to the airport area via Devlin Road, and to Highway 29 via Soscol Ferry Road (about 0.8-miles south).
- ◆ **Connection to Kennedy Park:** Provide a pedestrian/bike connection at the north end of the site to connect to the Bay Trail and provide access to the recreational facilities at the adjacent Kennedy Park and the existing bicycle/pedestrian route to downtown Napa. Such connection would be either via a bridge over Asylum Slough, or a path around Asylum Slough.
- ◆ **Off-Site Transportation Improvements:** A preliminary traffic study prepared for the project identifies off-site transportation improvements to address the potentially significant traffic impacts of the project, and to address cumulative traffic impacts, taking into account both the project and other probable future projects. These improvements include improvements to off-site road segments and intersections in the area.

6. Environmental Factors Potentially Affected:

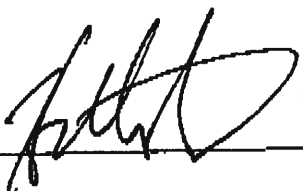
The environmental impact report (EIR) will rely on information and analysis in the EIR to provide an evaluation of potentially significant impacts associated with the Project. Consistent with the State CEQA Guidelines (Appendix G), the following environmental factors will be considered in relation to this project:

- ◆ Agricultural Resources
- ◆ Land Use
- ◆ Population, Employment, and Housing
- ◆ Hazards and Hazardous Materials
- ◆ Transportation and Circulation
- ◆ Noise
- ◆ Air Quality
- ◆ Hydrology and Water Quality
- ◆ Geology and Soils
- ◆ Biological Resources
- ◆ Cultural and Paleontological Resources
- ◆ Historic Resources
- ◆ Public Services and Utilities
- ◆ Visual Resources
- ◆ Growth Inducement

Appendix A to this NOP includes an Initial Study checklist, which follows the format and content specified in Appendix G of the 2008 CEQA Guidelines. The checklist provides a preliminary determination as to the potential significance of impacts and a discussion of what the EIR analysis for each topic will entail. The EIR will identify mitigation measures to address potentially significant impacts. An analysis of alternatives will also be included in the EIR.

7. Lead Agency Signature

Date 1/2/09

Signature 

Title DIRECTOR OF CONSV., DEVEL & PLANNING

A P P E N D I X A

INITIAL STUDY/ENVIRONMENTAL
CHECKLIST – NAPA PIPE PROJECT

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APPENDIX A: INITIAL STUDY/ENVIRONMENTAL CHECKLIST – NAPA PIPE PROJECT

This Initial Study environmental checklist evaluates potential environmental impacts of the proposed project pursuant to the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and Napa County's local procedures for implementing CEQA. Potential direct, indirect and cumulative impacts of the proposed project are considered, along with potential impacts of site preparation and construction. The level of significance determinations in the checklist are based on the most current information available, and are subject to change based on additional information and analysis conducted in the course of preparing the Environmental Impact Report (EIR). Overall, this checklist is intended to provide a summary of topics that will be analyzed in the EIR and a preliminary assessment of the potential significance of project impacts. This Initial Study also provides a brief description under each resource area summarizing the approach that the EIR will take in analyzing the project's impacts to that resource.

Definitions for the levels of significance in the checklist are provided below:

Potentially Significant Impact is appropriate if there is substantial evidence that an effect may be significant and mitigation has not been identified.

Potentially Significant Impact Unless Mitigation Incorporated applies when the incorporation of mitigation measures would reduce an effect from "Potentially Significant Impact" to a "Less-Than Significant Impact."

Less Than Significant Impact applies when there is no substantial evidence that an effect may be significant.

No Impact applies when a project would not create an impact of any kind.

Environmental Topic	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
1. Aesthetics				
Would the project:				
a. Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
b. Have a substantial adverse effect on a scenic vista?	X			

Environmental Topic	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially degrade the view from a scenic highway, including, but not limited to, trees, rock outcroppings and historic buildings?		X		
d. Expose people on- or off-site to substantial light or glare?		X		
The EIR analysis will identify and describe policies, regulations and guidelines relating to aesthetic resources, focusing on the County General Plan, Zoning Ordinance, County Code, and other applicable County policy documents. The analysis will describe the existing visual quality of the project site and its immediate surroundings, as well as views from roads designated in the County's Viewshed Protection Program. As shown in Figure CC-3 of the Napa County General Plan, the Napa Pipe site is visible from Highways 29 and 128, which are subject to the Viewshed Protection Program. Visual simulations created for the Project will focus on bulk, mass and lighting, and will be presented and discussed as part of the Impact Analysis section of the EIR. Where necessary, mitigation measures will be proposed to address potentially significant aesthetic impacts.				
2. Agriculture Resources				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. 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?				X
b. Conflict with an existing Williamson Act contract?				X
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?				X
There are no agricultural uses located on the project site, the site is not under a Williamson Act Contract, and there is no agricultural land adjoining the site. No impact would occur and no mitigation would be required. Therefore, the EIR analysis will not include an analysis of agricultural resources.				
3. Air Quality				
Where available, the significance of criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	X			

Environmental Topic	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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 in non-attainment under applicable federal or State ambient air quality standards (including releasing emissions that exceed quantitative thresholds for ozone precursors or other pollutants)?	X			
d. Expose sensitive receptors to substantial pollutant concentrations?		X		
e. Create objectionable odors affecting a substantial number of people?			X	
<p>The EIR analysis will assess impacts to air quality at both the regional and local level. Regional air quality impacts would include calculation of changes to air pollutant emissions from the project and an assessment of the Project's consistency with growth projections in the Bay Area 2005 Ozone Strategy Plan.¹ Project consistency with clean air planning will be evaluated in terms of development under assumed plans and the incorporation of features that implement applicable transportation control measures (TCMs).² Significant air pollutant emissions from on-site stationary sources are not anticipated in view of the residential, commercial and office-park uses proposed at the site. Local air quality impacts will be assessed through modeling of pollutants emitted by project-related traffic. Impacts from construction will be identified based on a qualitative analysis following Bay Area Air Quality Management District (BAAQMD) recommendations and appropriate construction-period mitigation measures, as recommended by the BAAQMD, will also be identified. Potential air quality impacts associated with the exposure of new residents to pollutants from adjacent industrial uses will also be assessed. Impacts from the hazardous materials Remedial Action Plan (RAP),³ including operation of heavy construction equipment, dust generation, and off-hauling of soil will also be addressed. Although not anticipated, the potential creation of short and long-term objectionable odors will also be discussed. Where necessary, mitigation measures will be proposed.</p>				

¹ http://www.baaqmd.gov/pln/plans/ozone/2005_strategy/index.htm.

² Caltrans defines "TCM" as that part of transportation system management which focuses on the traveler's transportation choice. It facilitates higher vehicle occupancy or reduces traffic congestion by expanding the traveler's transportation choice in terms of travel method, travel time, travel route, travel costs, and the quality and convenience of the travel experience.

³ A "RAP is a plan that outlines a specific program leading to the remediation of a contaminated site. The Department of Toxic Substances Control ("DTSC") has approved a RAP for the site. The EIR will describe the approved RAP, and identify the impacts associated with its implementation.

Environmental Topic	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The proposed project would result in greenhouse gas emissions during construction and operations. The EIR will summarize statewide planning efforts relative to climate change and the generation of greenhouse gas emissions, including Assembly Bill 32, Executive Order S-01-07 and the reporting and recommendations to date of the California EPA Climate Action Team. Project features that would result in lower greenhouse gas emissions would be described and included in the predictions. The project's contribution to greenhouse gas emissions will be inventoried for existing and post-project conditions using the URBEMIS2007 model and methods described in the California Climate Action Registry General Reporting Protocol. The primary sources of GHG emissions are expected to be vehicular emissions during operations, construction-related emissions, and emissions associated with the generation of power. Net and per capita results will be provided. Mitigation measures incorporated into the project and others that could be included based on suggestions from the Climate Action team/CARB and California Attorney General's Office will be identified. The Governor's Office of Planning and Research's technical advisory entitled <i>CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act</i> (June 19, 2008) will also be consulted.</p>				
4. Biological Resources				
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on a plant or animal population, or essential habitat, defined as a candidate, sensitive or special-status species?	X			
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community type?	X			
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act, through direct removal, filling, hydrological interruption or other means?	X			
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species, their wildlife corridors or nursery sites?	X			
e. Conflict with any local ordinances or policies protecting biological resources?	X			

Environmental Topic	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Less Than Significant Impact	No Impact
f. Conflict with an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or State habitat conservation plan?				X
<p>The EIR analysis of biological resources will consist of a summary of County, State and federal regulations pertaining to sensitive biological and wetland resources, a summary of research methodology, a description of existing conditions, and the identification of environmental constraints, and opportunities for resource protection or enhancement. This analysis will identify existing vegetation types and wildlife habitat, wetlands, potential for occurrence of special-status species, and presence of any sensitive features on the project site. The analysis will be accompanied by maps of existing vegetation types, jurisdictional waters,⁴ and any significant biological features. The analysis will be based in part on physical surveys of the site. The analysis will also include a determination of potentially significant impacts on biological resources. Among other things, the analysis will consider the extent to which the project is consistent with goals and policies set forth in the Conservation Element of the Napa County General Plan (2008). Where necessary, mitigation measures will be proposed to address potentially significant impacts.</p> <p>The following criteria would not be further analyzed in the EIR for the reasons specified:</p> <p>Criteria f), because there no landscape-level habitat conservation plans current exist within Napa County.⁵</p>				
5. Cultural Resources				
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource?	X			
b. Cause a substantial adverse change in the significance of an archaeological resource?		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		

⁴ The U.S. Army Corps of Engineers (Corps) has regulatory authority over Navigable Waters of the United States pursuant to Section 10 of the Rivers and Harbors Act of 1899 and Waters of the United States, including wetlands, pursuant to Section 404 of the Clean Water Act (CWA).

⁵ Napa County, General Plan Draft Environmental Impact Report, page 6.0-13, available at <http://www.napacountygeneralplan.com/library/deir.htm>, accessed November 21, 2008.

Environmental Topic	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>The EIR analysis will include a discussion of any existing historical architectural resources located on-site based on a review of records and reports on file at the Northwest Information Center, consultation with the Native American Heritage Commission and local Native American groups, consultation with local historical societies, and field surveys of the project location performed by cultural resource experts. On-site surveys have identified certain structures or features on the site fall within the definition of “historic resources” under CEQA. The EIR will summarize the findings of these surveys. Potential impacts to these resources will be identified. Mitigation measures will be proposed to address potentially significant impacts to cultural resources. Impacts associated with criteria b), c), and d) are not expected to be significant. Due to historic and existing uses on the project site, including heavy industry, there has been a high degree of past disturbance, including excavation, grading, and paving. As a result of these past disturbances, it is not expected that any sub-surface archaeological or paleontological resources would be discovered during the course of construction. Potential archaeological and paleontological impacts will be identified and assessed in the Cultural Resources section of the EIR and appropriate mitigation measures will be recommended to ensure the protection of resources in the event of an accidental encounter.</p>				
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?				X
ii. Strong seismic ground shaking?	X			
iii. Seismic-related ground failure, including liquefaction?	X			
iv. Landslides, mudslides or other similar hazards?				X
b. 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			
c. Result in substantial soil erosion or the loss of topsoil?	X			
d. Be located on expansive soil, creating substantial risks to life or property?	X			

Environmental Topic	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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>The EIR analysis will evaluate geologic conditions at the site based on available literature covering the site and vicinity, including maps and reports published by the US Geological Survey, and a geotechnical report prepared for the applicant. The EIR analysis will examine the potential for liquefaction, ground shaking, bank stability and settlement hazards. The analysis will also evaluate other potentially significant geologic or geotechnical concerns, including expansive soils. Where necessary, mitigation measures will be proposed to address potentially significant geologic impacts.</p> <p>The following criteria would not be further analyzed in the EIR for the reasons specified:</p> <p>Criteria (a)(i), potential impacts related to fault rupture will not be analyzed in the EIR because the closest active fault to the project site is the West Napa fault, which is approximately 1,000 feet to the west. No impact would occur and no mitigation would be required.</p> <p>Criteria (a)(iv), potential impacts related to landslides and mudflows will not be further analyzed in the EIR because the project site is essentially flat and would not expose people or structures to risk from such occurrences. No impact would occur and no mitigation would be required.</p> <p>Criteria (e), potential impacts related to the use of septic tanks or other waste disposal systems would not be further analyzed in the EIR because the project would be served by a wastewater treatment system and would not employ septic tanks or alternative waste disposal facilities. No impact would occur and no mitigation would be required.</p>				
7. Hazards and 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?		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 materials, substances or waste within one-quarter mile of an existing or proposed school?		X		

Environmental Topic	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Less Than Significant Impact	No Impact
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, create a significant hazard to the public or the environment?	X			
e. Expose people or structures to a significant risk of loss, injury or death involving wildland fires?				X
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			
g. For a project 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 living or working in the project area?	X			
h. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people living or working in the project area?				X
Using the approved RAP ⁶ as the primary source of information, the EIR analysis will examine historical use of hazardous materials on or near the project site, hazardous materials associated with the historical dry dock usage, the historical use of fill on the subject property, and the presence of soil and other contamination. The analysis will also address potential impacts associated with remediation actions (soil excavation, grading, and off-hauling) including impacts to air quality, noise and traffic.				
Approximately 50 acres in the southern portion of the project site lie within Zone D of the Napa County Airport Land Use Compatibility Plan. Compatibility with this plan will be addressed in the Land Use, Noise and Hazards sections of the EIR. Where necessary, mitigation measures will be proposed to address potentially significant impacts.				
The following criteria would not be further analyzed in the EIR for the reasons specified.				
Criteria e), the Napa County General Plan and EIR identify the project site and the area in its immediate vicinity as having a low wildland fire risk. This is due to the surrounding terrain and vegetation as well as project site's location adjacent to the Napa River and a developed industrial area. No impact would occur and no mitigation is required. The impact of the project on fire services, and the extent to which the project is consistent with County policies on fire services, will be dis-				

⁶ PES Environmental, Inc., 2007, *Summary of Remedial Investigations, Feasibility Study and Remedial Action Plan (Draft)*, Napa County, pages 1 through 3.

Environmental Topic	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
cussed in the "Public Services" section of the EIR.				
Criteria h), there are no private airstrips within the vicinity of the project site. The Napa County Airport is not considered a private airstrip. Thus, no impact would occur and no mitigation is required.				
8. Hydrology and Water Quality				
Would the project:				
a. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
b. Violate any water quality standards or waste discharge requirements?	X			
c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a significant lowering of the local groundwater table level?	X			
d. Substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site?	X			
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	X			
f. Provide substantial additional sources of polluted runoff, or otherwise substantially degrade water quality?	X			
g. Place occupied development 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			

Environmental Topic	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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. Potentially be inundated by seiche, tsunami or mudflow?	X			
<p>The proposed project would include the placement of clean fill on the majority of the site, raising the elevation of most areas to approximately 3 to 4 feet above existing grade. The project would also include improvements to existing storm water conveyance systems. The EIR analysis will include an assessment of potential water quality and flooding impacts. The analysis will also include discussion of existing constraints in the local storm drain systems that could be an issue during flooding events, and flooding risks associated with projected sea level rise which may occur due to global warming. Flooding risks both on and off site will be addressed, as well as water quality issues related to stormwater and wastewater disposal. The EIR will also analyze potential long term impacts on groundwater recharge and aquifer volumes. The geology of the site will also be assessed with respect to the potential for changes in surface/ground-water interactions and infiltration rates as the site is re-developed. Historical ground-water extraction patterns will be reviewed and summarized to provide a basis for comparison with post-project conditions. Where necessary, mitigation measures will be proposed to address potentially significant impacts.</p> <p>The project proposes to obtain water supplies from groundwater resources at the site. The Utilities section of the EIR will analyze the long-term reliability of these resources as a source of water supply. The analysis will address both the quantity and the quality of available groundwater.</p> <p>Criteria j) potential risks associated with seiches, tsunamis and mudflows will not be evaluated because, due to the location and characteristics of the site, such impacts are not expected to occur.</p>				
9. Land Use				
Would the project:				
a. Physically divide an established community?				X
b. Create or exacerbate a conflict between land uses on the project site and in the surrounding area?	X			
c. Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
<p>The EIR analysis will describe the existing regulatory and physical land use setting and will also identify and describe the key Napa County policy documents and regulations that are applicable to the proposed project. These key policy documents</p>				

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ments include the General Plan (particularly the Housing and Agricultural Preservation & Land Use Elements), Zoning Ordinance and other applicable chapters from the Napa County Code, the Napa County Airport Land Use Compatibility Plan, the City of Napa General Plan, the Association of Bay Area Governments (ABAG) Bay Trail Plan, and the Napa Sanitary District Master Plan. The analysis will also consider the impact of the project on the updated Housing Element currently proposed by Napa County. The analysis will also identify and describe the existing land uses on the project site and in the project vicinity. Potential land use conflicts with adjacent uses and any policy inconsistencies will be identified. Where necessary, mitigation measures will be proposed to address potentially significant impacts.				
The following criteria would not be further analyzed in the EIR for the reasons specified.				
Criteria a), the project would not have an impact in relation to division of a community. The project site is currently used for various industrial activities. Land uses on the north, east and southern sides of the property are defined by medium to light industrial uses and commercial retail and office space. There are no residential communities neighboring the site. As a result, the project would not divide any existing communities; rather it would represent a continuation of urban use on the site and vicinity in the form of mixed-use development. No impact would occur and no mitigation would be required.				
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 or the State, or of a locally-important mineral resource recovery site delineated on a mineral resource plan, Napa County general plan, specific plan or other land use plan?				X
The project site is not identified in the Napa County General Plan or the County Baseline Data Report as containing known mineral resources. Therefore, the EIR analysis will not include a discussion of mineral resources located on the site. No impact would occur and no mitigation would be required.				
The project site is located near the County's only significant quarry operation. The EIR will consider land-use compatibility of the project (e.g., noise, dust, truck traffic) with these quarry operations; these impacts will be addressed in the section of the EIR addressing land-use impacts.				
11. Noise and Vibration				
Would the project:				
a. Expose people to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or other applicable standards?		X		

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b. Expose people to or generate excessive groundborne vibration or groundborne noise levels?	X			
c. Create a substantial temporary, periodic or permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d. Expose people living or working in the project area to excessive noise from a public or private airport?	X			
The EIR analysis will establish the existing noise environment in the project area through a noise monitoring survey, including ambient and short-term noise measurements. The assessment will include background information on environmental acoustics and provide a discussion of applicable regulations. The analysis will measure existing groundborne vibration levels generated along the railroad line bisecting the project site and the portion of the site closest to existing quarry operations located in the area. Groundborne vibration levels will be measured during railroad train passages to characterize vibration levels at the approximate setback of planned residential units. The analysis will also assess the potential for short and long-term noise impacts on adjacent receptors as well as potential long-term impacts on future receptors within the proposed development from noise sources in the environment, including airport noise. Where necessary, mitigation measures will be proposed to address potentially significant impacts.				
12. Population, Employment and Housing				
Would the project:				
a. Induce substantial unexpected population growth or growth for which inadequate planning has occurred, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	X			
b. Displace substantial numbers of existing housing units, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	
The EIR analysis will evaluate existing population, employment and housing conditions in the Napa Pipe project area. This evaluation will be based upon a review of the Association of Bay Area Governments (ABAG) planning/projection documents, California Department of Finance Projections, the existing and proposed County of Napa Housing Element, existing General Plan and applicable sections of the County Code. The City of Napa and City of American Canyon Gen-				

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eral Plans will also be reviewed. The evaluation will include the County and City policies, regulations, and demographic and economic data necessary to analyze population, employment and housing impacts.				
The analysis would determine whether the project would result in substantial, unplanned population growth in the County based on the County's most current population projections as set forth in the recently updated General Plan. The analysis would also identify the existing jobs/housing balance in the area, and the impact of the project on that jobs/housing balance. If necessary, mitigation measures will be proposed to address potentially significant impacts related to population and employment.				
The following criteria would not be further analyzed in the EIR for the reasons specified.				
Criteria b), the project would not displace any housing units. Current uses on-site are limited to industrial operations and open space. No impact would occur and no mitigation is required.				
13. Public Services				
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or result in the 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?	X			
b. Police protection?	X			
c. Schools?	X			
d. Parks?	X			
e. Libraries?	X			
f. Other public facilities?	X			

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<p>The proposed project would rely on County sheriff and fire for public safety services. On-site improvements would include construction of a new fire station with room to accommodate emergency medical services and sheriff operations. Services and improvements would be funded by on site sources of revenue (e.g. homeowners association, assessment district).</p> <p>The EIR analysis will identify public services serving the project site and evaluate the existing and proposed service levels with particular emphasis on any services that are operating at or near capacity. Through coordination with service providers, the analysis will determine which public services, if any, would be significantly impacted as a result of the project. A summary of existing service methods and available capacity to expand services will also be included as well as an overview of County General Plan and Code policies and regulations, and City General Plan policies that apply to public services. Where necessary, mitigation measures will be proposed to address potentially significant impacts.</p> <p>A preliminary draft fiscal analysis has been prepared. The draft analysis is available for review at the following URL: http://www.co.napa.ca.us/GOV/Departments/DeptPage.asp?DID=29000&LID=1503. The analysis addresses the cost of providing public services to the project, and identifies potential sources of revenue to fund these services. This analysis will be considered in preparing the EIR and updated as necessary prior to consideration of the project by County decision makers.</p>				
14. Recreation				
Would the project:				
a. 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?	X			
b. Result in substantial adverse physical impacts associated with the provision of new or physically altered park and recreational facilities, or result in the need for new or physically altered park and recreational facilities, the construction of which could cause significant environmental impacts.	X			
<p>The EIR analysis will include an overview of County General Plan policies and regulations and City General Plan policies that apply to recreational facilities within the vicinity of the project site. The EIR analysis will focus on recreational facilities proposed by the Project, and whether the future resident and employee populations at the site would result in a significant impact on the availability or quality of recreational resources. The analysis will compare facilities with and without project conditions and where necessary, propose mitigation measures to address potentially significant impacts.</p>				

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15. Transportation/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?	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. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
d. Result in inadequate emergency access?	X			
e. Result in inadequate parking capacity?	X			
f. Conflict with adopted policies, plans or programs supporting alternative transportation?	X			
g. 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

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<p>The EIR analysis will provide an overview of the existing transportation network serving the Project site, including roadways and transit options. The impact analysis will focus on how the addition of project-generated trips to the transportation network would affect the Level of Service (LOS) for certain intersections, transit operations, project site access, emergency vehicle access, and bicycle and pedestrian circulation. The analysis will compare existing conditions with future conditions, with the project, and examine the Project's contribution to cumulatively significant impacts. Mitigation measures will be proposed to address potentially significant impacts.</p> <p>A preliminary draft traffic analysis has been prepared. The draft analysis is available for public review at the following URL: http://www.co.napa.ca.us/GOV/Departments/DeptPage.asp?DID=29000&LID=1503. The EIR will include an updated traffic study.</p> <p>The following criteria would not be further analyzed in the EIR for the reasons specified.</p> <p>Criteria g), the project would not result in change to air traffic patterns, including patterns at the Napa County Airport to the south of the project site. No impact would occur and no mitigation would be required. Impacts associated with projected airport operations and their affect on planned uses of the site will be discussed in the Hazards and Hazardous Materials chapter of the EIR.</p>				
16. Utilities and Energy Conservation				
Would the project:				
a. Have insufficient water supplies available to serve the project from existing and identified entitlements and resources?	X			
b. Require or result in the construction of new water 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 wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
d. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X			
e. Have insufficient wastewater treatment capacity available to serve the project's projected demand in addition to existing demand?	X			

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f. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
g. Not be served by a landfill with sufficient permitted capacity to accommodate the buildout of the project's solid waste disposal needs?	X			
h. Not comply with federal, State and local statutes and regulations related to solid waste and recycling?	X			
i. Result in the wasteful, inefficient and unnecessary consumption of energy during construction or operation?	X			
A preliminary analysis of water supply has been prepared. The preliminary analysis is available for review at the following URL: http://www.co.napa.ca.us/GOV/Departments/DeptPage.asp?DID=29000&LID=1503 .				
<p>The project is proposed to obtain water supplies from a proposed water company. The proposed water company would be responsible for extracting, treating and distributing potable water to the site. The project may request recycled water from the Napa Sanitation District (NSD); this water would be used for non-potable uses (e.g. landscape irrigation).</p> <p>The County will prepare a Water Supply Assessment for the project. The WSA will be included as an appendix in the EIR. The water supply analysis in the EIR will be based in part on the WSA.</p> <p>The project proposes to obtain wastewater treatment services from NSD. If NSD declines to provide wastewater services, the project would construct an on-site wastewater treatment system, which would be operated by the private water company.</p> <p>The EIR analysis will identify existing utilities serving the project site and evaluate the existing conditions of these utilities, with particular emphasis on any services that are operating at or near capacity. The EIR will also analyze potential impacts associated with proposed new utilities or expansions of existing facilities. Utilities that will be examined include those related to stormwater, sanitary wastewater, potable water, and solid waste disposal. A summary of existing service methods and available capacity of each system will be included. Potential impacts to existing services and facilities, impacts associated with the provision of proposed facilities and expansions, and potential off-site impacts of water transfers will also be included, as well as an overview of County General Plan and Code policies and regulations and City policies that apply to utility services.</p> <p>The EIR analysis will also describe and identify the projected energy consumption that would result through the construction, operation and maintenance of the proposed project. The analysis will include a discussion of existing energy re-</p>				

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sources, as well as local efforts to conserve energy. Current and historical energy use on site will be identified. A summary of the federal, State and local laws and regulations applicable to energy resources and energy use will also be included. Where necessary, mitigation measures will be proposed to address potentially significant impacts to utilities and energy conservation. (Also see the discussion of green house gas emissions above in the Air Quality section.)				
17. Mandatory Findings of Significance				
Does the project:				
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)	X			
c. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	X			

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<p>Considering conclusions identified in preceding sections of the EIR, this section of the analysis will discuss biological and cultural impacts as well as potential adverse effects on human beings. Cumulative impacts, associated with environmental effects of the Project in connection with past and probable future projects, will also be identified.</p> <p>The General Plan EIR identified a number of potentially significant cumulative impacts that may occur due to allowed growth in the County between now and 2030. This EIR will assess the Napa Pipe project in light of those conclusions, indicate where the project will contribute to or exacerbate cumulative impacts identified, and whether additional cumulatively significant impact may occur. Where the project would contribute to cumulatively significant impacts, that contribution will be quantified if possible, and mitigation measures will be included to the extent feasible.</p> <p>The EIR will include a discussion of the extent to which the project may induce growth and, if so, what impacts may occur as a result of such induced growth.</p>				

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