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Planning, Building & Environmental Services

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David Morrison  
Director

**NOTICE OF AVAILABILITY/NOTICE OF COMPLETION  
OF A DRAFT ENVIRONMENTAL IMPACT REPORT  
FOR THE NAPA COUNTY GENERAL PLAN HOUSING ELEMENT AND  
SAFETY ELEMENT AMENDMENTS  
(STATE CLEARINGHOUSE #2022010309)**

Date: August 23rd, 2022

To: Agencies and Interested Parties

From: Napa County Planning, Building, and Environmental Services Department

Pursuant to the California Environmental Quality Act (CEQA, Public Resources Code Section 21000 et seq.) and Section 15085 of the State CEQA Guidelines (California Code of Regulations Title 14, Section 15000 et seq.), the Napa County (County) Planning Division as lead agency has completed a Draft Environmental Impact Report (DEIR). The DEIR analyzes the potential environmental impacts of amendments to the County's 2008 General Plan Housing Element (previously amended in 2014) and Safety Element, briefly described below.

**PROJECT LOCATION**

Napa County is located in the northern San Francisco Bay area, approximately 50 miles due west of Sacramento, California. The County is bordered by Lake County to the north, Yolo and Solano County to the east, Sonoma County to the west, and San Pablo Bay to the south. The planning area for the Housing Element Update is the same planning area that was considered by the 2008 General Plan, which encompasses all unincorporated land in Napa County. The unincorporated County includes approximately 9,022 residential dwelling units and comprises 789 square miles.

Unincorporated Napa County is a world famous grape-growing and wine-making region, with a strong agricultural industry and a longstanding commitment to agricultural preservation and open space conservation, evidenced by the County's rural character and development controls directing urban uses to urbanized areas. Incorporated cities (Napa, American Canyon, St. Helena, and Calistoga) and the incorporated town of Yountville contain the vast majority of residential development and community services (e.g. schools, shopping, transit services) and are served by municipal utilities. There are few sections of the unincorporated County that have access to water and wastewater services, with most sections relying on groundwater and septic systems. The southern part of the County is home to the Napa County Airport and a surrounding business park, and the County is currently seeking to revitalize resort areas along the shores of Lake Berryessa in the eastern part of the County.

## **PROJECT DESCRIPTION**

The project analyzed in the DEIR would update the County's Housing Element, including goals, objectives, policies, and implementation programs that address the maintenance, preservation, improvement, and development of housing in unincorporated Napa County. In addition, the Housing Element Update (HEU) would identify sites appropriate for the development of multifamily housing, and the County would rezone those sites as necessary to meet the requirements of State law. None the proposed housing sites are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (i.e., the "Cortese List"). The project would also include amendments to other elements of the County General Plan in order to maintain internal consistency, to provide consistency of the Safety Element with the 2020 Napa County Multi-Jurisdictional Hazard Mitigation Plan, and to comply with recent changes in State law.

The HEU has been the subject of community outreach and will evolve based on community input and review by the California State Department of Housing and Community Development before being considered for adoption by the County Board of Supervisors. The HEU that is finally adopted would meet all legal requirements and:

1. include an updated housing needs assessment;
2. include updated goals, policies, and programs that address the maintenance, preservation, improvement, and development of housing and affirmatively further fair housing;
3. include a housing inventory that meets the County's final Regional Housing Needs Allocation following transfers pursuant to Government Code Section 65584.07 and provide a buffer of additional housing development capacity, including sites for multifamily housing development within the unincorporated area;
4. require limited amendments to the Agricultural Preservation and Land Use Element of the General Plan as/if needed to acknowledge the housing sites;
5. require limited amendments to the County's zoning map and zoning ordinance to rezone the housing site(s); and
6. require limited amendments to the Safety Element of the General Plan to provide consistency of the Safety Element with the 2020 Napa County Multi-Jurisdictional Hazard Mitigation Plan and comply with recent changes in State law.

## **SIGNIFICANT ENVIRONMENTAL IMPACTS**

The Draft EIR provides an evaluation of the potential environmental impacts of the proposed Housing Element and Safety Element General Plan Amendments and recommends mitigation measures to reduce impacts to a less-than-significant level. With the implementation of the mitigation measures proposed in the DEIR the following environmental impacts would be reduced to a less-than-significant level; Biological Resources (BIO-1, BIO-2, BIO-1.CU), Cultural Resources and Tribal Cultural Resources (CUL-2, TCR-1, CUL-2.CU, TCR-1.CU) and Geology, Soils, Paleontological and Mineral Resources (GEO-8).

However, implementation of the Housing Element and Safety Element General Plan Amendments would result in significant and unavoidable environmental impacts to the following; Aesthetics (AES-2),

Air Quality (AIR-2, AIR-3), Cultural Resources (CUL-1, CUL-1.CU), Greenhouse Gas Emissions (GHG-1, GHG-2, GHG-1.CU), Noise (NOI-3, NOI-2.CU), Transportation (TRA-2) and Utilities and Service Systems (UTL-2, UTL-3, UTL-2.CU, UTL-3.CU).

## DOCUMENT AVAILABILITY

Paper copies of the DEIR are available for public review at the following locations:

Napa County Planning, Building, and  
Environmental Services Department  
1195 Third Street, Suite 201  
Napa, CA

American Canyon Library  
300 Crawford Way  
American Canyon, CA

Calistoga Library  
1108 Myrtle Street  
Calistoga, CA

The  
Draft  
EIR  
is  
also

Napa Main Library  
580 Coombs Street  
Napa, CA

St. Helena Public Library  
1492 Library Lane  
St. Helena, CA

Yountville Library  
6516 Washington Street  
Yountville, CA

available for public review online at: <https://www.countyofnapa.org/3250/2022-Housing-Element-Update>.

## PROVIDING COMMENTS

The public comment period for the DEIR begins on August 23, 2022, and closes on October 7, 2022. Please submit written comments on the DEIR in person, by first class mail, facsimile or email to:

Napa County Planning, Building and Environmental Services Department  
1195 Third Street, 2<sup>nd</sup> Floor, Suite 210  
Napa, CA 94559  
Attention: Trevor Hawkes, Project Planner

Telephone: (707) 253-4388 Fax: (707) 299-4320  
Email: [trevor.hawkes@countyofnapa.org](mailto:trevor.hawkes@countyofnapa.org)

**All comments must be received by the Planning, Building and Environmental Services Department no later than 4:00 p.m. on October 7, 2022.** Comments provided by email should include "Housing Element/Safety Element DEIR Comment" in the subject line, and the name and physical address of the commenter in the body of the email.

## PUBLIC MEETING

The Napa County Planning Commission will conduct a public meeting during the comment period to receive verbal input from agencies and the public on the DEIR. The meeting time and location are as follows:

October 5, 2022, at 9:00 a.m.  
Board of Supervisors' Room  
1195 Third Street, 3<sup>rd</sup> Floor  
Napa, CA 94559

The meeting space is accessible to persons with disabilities. Individuals needing special assistive devices will be accommodated to the County's best ability. For more information, please contact Trevor Hawkes (at the contact information above) at least 48 hours before the meeting.