

**NOTICE OF PREPARATION**  
**of a Draft Environmental Impact Report for the**  
**City of Napa General Plan Update**

Date: January 22, 2021

To: Reviewing Agencies, Interested Parties, and Organizations

Project Title: City of Napa General Plan Update 2040

Comment Period: January 22, 2021 to February 22, 2021 by 5:00 PM PST

Scoping Meeting: Wednesday, January 27, 2021 at 5:30 PM PST  
Zoom Registration Link:  
[https://us02web.zoom.us/webinar/register/WN\\_D8lhmu2ERtiDC5CyOhEOIA](https://us02web.zoom.us/webinar/register/WN_D8lhmu2ERtiDC5CyOhEOIA)

Lead Agency: City of Napa

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Planning Division  
City of Napa  
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The City of Napa (City) is preparing an update of its General Plan, which will establish the City's overall approach to development, transportation, environmental quality, and other topics through 2040. The City has determined that the General Plan Update, or proposed Plan, will require the preparation of a Program Environmental Impact Report (Program EIR) in compliance with the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000 et seq.), and Title 14 of the California Code of Regulations (CCR; hereafter CEQA Guidelines, 14 CCR 15000 et seq.). The City has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines Sections 15082(a) and 15375.

The NOP solicits guidance from responsible, trustee, and federal agencies about the scope and content of environmental information to be included in the EIR related to the agencies' statutory responsibilities. The agencies will use the City's EIR when considering their permits or other approvals related to the project. The NOP also provides an opportunity for other interested parties to provide the City comments on environmental issues they see as being germane to the Program EIR.

The project description, location, and the potential environmental effects are contained in the attached materials. Since the City has determined that a Program EIR is required for the proposed Plan, pursuant to Section 15060(d) of the CEQA Guidelines (14 CCR 15000 et seq.), preparation of an Initial Study is not required and, therefore, one has not been prepared. Due to time limits mandated by state law, your response to this NOP must be submitted at the earliest possible date but no later than the close of the NOP review period, which runs as follows: January 21, 2021 to February 19, 2021. Written comments should be addressed to Michael Walker at the City of Napa at the address listed previously and be received by 5:00 pm on February 19.

## PROJECT SETTING

The City of Napa is located in southern Napa County. A global destination, the city is located about 10 miles north of San Pablo Bay, 50 miles from San Francisco, and 40 miles from Oakland. State Route (SR) 29, SR 121, and SR 221 run through Napa, connecting the city to other communities throughout the region. In addition, Napa is accessible via public transportation, including the Vine bus and shuttle.

The General Plan Planning Area (Planning Area) is defined as the land area addressed by the General Plan update. The Planning Area includes all land within the City of Napa, its Sphere of Influence (SOI), and within the City's Rural Urban Limit. The Planning Area encompasses about 10,700 acres, of which 93 percent is in City limits and the remaining 7 percent is in the SOI. The Planning Area is surrounded by unincorporated Napa County and generally bounded by Oak Knoll Avenue to the north, First Avenue on the east, Napa Valley Corporate Park on the south, and the Mayacamas Mountains on the west. The SOI includes a portion of unincorporated Napa County, located in various sections of the Planning Area. The Napa River runs through the Planning Area.

The attached Figure 1 shows the city's regional location and Figure 2 the General Plan Planning Area.

## PROJECT DESCRIPTION

The Project involves a comprehensive update to all elements of the General Plan with the exception of the Housing Element, which is not being presently updated. Preparation of the General Plan is underway, and a Draft Land Use Diagram and key policies are currently under review by the General Plan Advisory Committee (GPAC), appointed by the City Council. Significant community input has been gathered through community meetings and workshops, and online surveys. Information on work completed to date, community input gathered, along with the Draft Land Use Plan and policy proposals that are currently being worked on are available at the project website <https://napa2040.com>.

The Napa General Plan Update will have all elements required by State law plus additional elements to incorporate strategies for achieving the plan vision, complying with new State law enacted since the Napa General Plan was last comprehensively updated, and addressing emerging trends and new technologies. The General Plan is anticipated to have the following elements: Land Use and

Community Design; Transportation; Community Services, Parks, and Recreation; Historic Resources; Climate Change and Sustainability; Natural Resources Conservation; Safety and Noise; Public Health and Equity; and Economic Development.

In March 2020, the City Council approved the key elements of a vision for the future of the community to guide the General Plan that include:

- Fostering Napa as a community of connected neighborhoods, with vibrant, walkable districts, and revitalized corridors.
- Increasing travel options through enhanced walking, bicycling, and public transportation systems, and promote mobility through increased connectivity and intelligent transportation management.
- Balancing local and tourist needs.
- Promoting housing and support a diverse array of housing types to meet the needs of all segments of the population.
- Fostering connections to nature and open space.
- Emphasizing environmental sustainability.
- Achieving a healthy and safe community for all.
- Promoting continued Downtown revitalization.
- Celebrating Culture, Arts, and History.
- Achieving an economically diverse and resilient community.

## PROBABLE ENVIRONMENTAL EFFECTS

A Program EIR will be prepared for the Napa General Plan Update and will describe existing environmental resources and current conditions in the Planning Area, evaluate the environmental impacts of implementing the project, and identify feasible mitigation measures that may lessen or avoid adverse environmental impacts. The analysis will focus on the reasonably foreseeable direct and indirect physical environmental effects that could result from implementation of the project.

The following CEQA environmental issue areas will be addressed in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials

- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Population and Housing
- Public Services, Recreation
- Tribal Cultural Resources
- Utilities and Service Systems
- Transportation and Traffic
- Wildfire Hazards

There is reasonable potential that the project would result in less-than-significant environmental effects related to Agriculture and Forestry Resources; thus, it is anticipated that this topic will be discussed in the Less than Significant Impacts chapter in the EIR. There are no known Mineral Resources in the Planning Area; thus, this topic will be excluded from the EIR.

## SCOPING MEETING

Pursuant to Section 21083.9(a)(2) of CEQA (California Public Resources Code, Section 21000 et seq.), scoping meetings are required for projects that may have statewide, regional, or area-wide environmental impacts. The City has determined that this project meets this threshold. A public scoping meeting has been scheduled and will be held on Wednesday, January 27, 2021 starting at 5:30 PM, via Zoom. The Zoom registration link is included at the beginning of this document and the link will be provided for public view on the project's website at <https://napa2040.com/participate>. Verbal comments regarding the scope of the proposed Program EIR will be accepted at the meeting. Written comments can also be mailed to the above-mentioned address, addressed to Michael Walker, before the close of the NOP public comment period.

Please contact Michael Walker at 707-257-9530 or [mwalker@cityofnapa.org](mailto:mwalker@cityofnapa.org) with any questions regarding this notice or the scoping meeting.

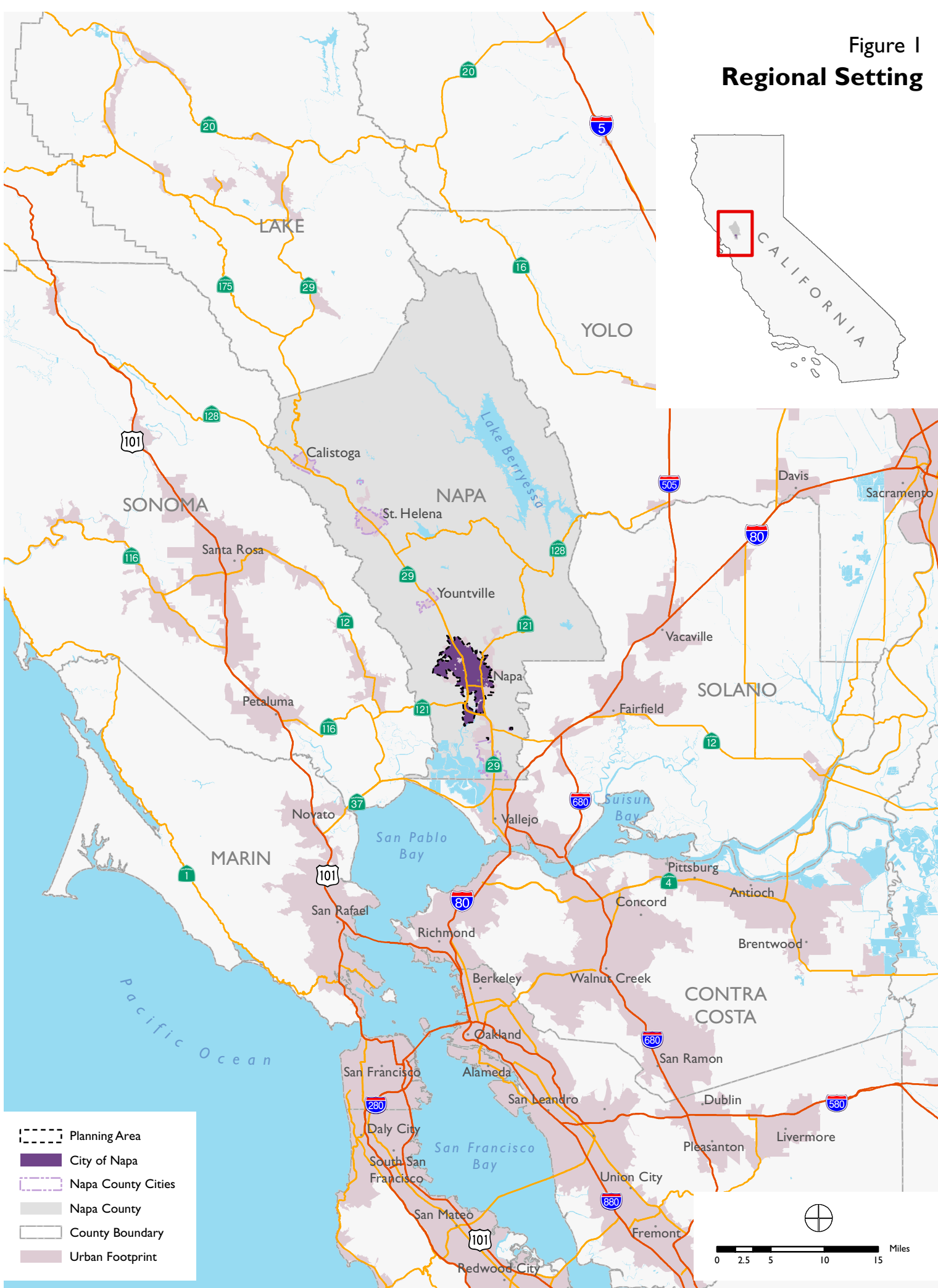
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Michael Walker, AICP  
Senior Planner

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Date

Figure I  
Regional Setting



**Figure 2**  
**Planning Area**

