



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Community Development Department  
1600 First Street – PO Box 660  
Napa, CA 94559  
707.257.9530

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<b>Project Name:</b>	Western Meadows Subdivision	<b>File Number:</b>	PL19-0048
<b>Site Address:</b>	1044 Borrette Lane	<b>APN:</b>	041-700-016
<b>Staff Contact:</b>	Steven Rosen, Associate Planner	<b>Phone:</b>	707.257.9530
<b>Review Period:</b>	May 28, 2021, through June 28, 2021	<b>State Clearing House No.</b>	_____

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### PROJECT DESCRIPTION:

The project would subdivide one 7.56-acre parcel into twelve (12) new lots and create twelve (12) single-family detached houses and a new street. Each house would be one story tall.

A detailed description of the house plans follows:

- House #1 be 5,352 square feet in size, 24'-10.5" tall, and would have three bedrooms, a one-bedroom accessory dwelling unit (ADU), a two-car garage, and a lot coverage of 7.4% on a 1.66-acre lot.
- House #2 would be 5,024 square feet in size, 25'-4.5" tall, and would have three bedrooms a two-car garage, and a lot coverage of 24.86% on a 0.46-acre lot.
- House #3 would be 5,165 square feet in size, approximately 25'-5" tall, and would have three bedrooms, a three-car garage, and a lot coverage of 24.5% on a 0.48-acre lot.
- House #4 would be 5,352 square feet in size, 24'-10.5" tall, and would have three bedrooms, a one-bedroom ADU, a two-car garage, and a lot coverage of 24.7% on a 0.50-acre lot.
- House #5 would be 5,096 square feet in size, 21'-11.5" tall, and have three bedrooms, a three-car garage, a junior accessory dwelling unit (JADU), and a lot coverage of 23.7% on a 0.49-acre lot.
- House #6 would be 3,790 square feet in size, 20'-10.5" tall, and have three bedrooms, a two-car garage, and a lot coverage of 18.9% on a 0.46-acre lot.
- House #7 would be 5,165 square feet in size, approximately 25'-5" tall, and would have three bedrooms, a three-car garage, and a lot coverage of 25.0% on a 0.47-acre lot.
- House #8 would be 4,999 square feet in size and 21'-11.5" tall, and have three bedrooms, a three-car garage, a JADU, and a lot coverage of 25.0% on a 0.46-acre lot.
- House #9 would be 5,016 square feet in size, 25'-4.5" tall, and have three bedrooms, a two-car garage, and a lot coverage of 25.0%% on a 0.46-acre lot.
- House #10 would be 4,972 square feet in size, 21'-10.5" tall, and have three bedrooms, a three-car garage, and a lot coverage of 24.8% on a 0.46-acre lot.
- House #11 would be 3,790 square feet in size, 20'-10.5" tall, and have three bedrooms, a two-car garage, and a lot coverage of 18.9% on a 0.46-acre lot.
- House #12 would be 5,535 square feet in size, 21'-10.5" tall, and have three bedrooms, a three-car garage, and a lot coverage of 22.7% on a 0.56-acre lot.

The street would serve the 12 proposed lots and two existing lots developed with one house each. It would be 863.42' long. It would access Borrette Lane, a public street, via an easement across a neighboring parcel. The street would be 23 feet wide and have a sidewalk four feet wide with a four-foot wide landscape strip on one side for its whole length. Three lots would access the new street via a driveway 328.2 feet in length. Three lots would access the new street via a driveway 331.1 feet in length.

### ENVIRONMENTAL SETTING:

The 7.56-acre project site is located on the north side of an existing private driveway extending east from north end of Borrette Lane. The project site is 275 feet from the Rural/Urban Limit at its closest approach and is adjacent to a developed single-family subdivision on its east and north sides, large-lot single-family houses on the south side,

and a small vineyard and winery on the west and north sides. On the southern boundary of the parcel is Llama Creek. The site is located within a residentially zoned area containing all necessary utilities.

The parcel ranges in elevation between 255 feet in the north and 200 feet in the southeast, and is situated on a south-facing slope. Browns Valley Creek, located 640 feet south of the site, flows from northwest to southeast. Several wetlands and seeps occur on the northern portion of the property. On the southern boundary of the parcel is Llama Creek, a tributary to Browns Valley Creek, which is identified as a blue line creek on the topographic map. A reservoir is located upstream on the tributary, approximately 3,465 feet away.

Three vegetation communities, comprising four wildlife habitat types, occur within the entire study area. The vegetation communities are Phalaris aquatica Semi-Natural Herbaceous Stands or Harding grass swards, which is a non-native grassland type; potential seasonal wetland associated with the drainage ditch in the north; and Umbellularia californica Forest Alliance or California bay Riparian Forest that occurs along the Llama Creek.

**PUBLIC COMMENT PERIOD:**

The City will receive comments on the Initial Study and proposed Mitigated Negative Declaration for a 30-day period, commencing on May 28, 2021 through June 28, 2021. Such comments may be submitted to the City of Napa, Community Development Department, Planning Division, Attention Steven Rosen, PO Box 660, Napa, CA 94559. Due to the COVID-19 pandemic, members of the public who are interested in reviewing the document may access it on the City of Napa’s web page at the following location: <http://www.cityofnapa.org/716/Projects> and at the State Clearinghouse at <https://ceqanet.opr.ca.gov> or by contacting Associate Planner Steven Rosen at [srosen@cityofnapa.org](mailto:srosen@cityofnapa.org).

A public hearing on the proposed IS/ MND and project is tentatively scheduled for July 1, 2021 at 5:30pm. The meeting will be conducted by teleconference at the following location:  
URL: <https://us02web.zoom.us/j/83603694766>

**DOCUMENT AVAILABILITY:**

Copies of the Initial Study and the proposed Mitigated Negative Declaration are on file and available for review at the Community Development Department located at 1600 First Street, Napa, CA 94559.

**PREPARED BY:**



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Steven Rosen, *Associate Planner*

May 26, 2021

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Date

For: Vincent Smith, *Community Development Director*