

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Western Meadows Subdivision

Lead Agency: <u>City of Napa</u>	Contact Person: <u>Steven Rosen</u>
Mailing Address: <u>PO Box 660</u>	Phone: <u>(707) 257-9530</u>
City: <u>Napa</u> Zip: <u>94559</u>	County: <u>Napa</u>

**Project Location:** County: Napa City/Nearest Community: Napa

Cross Streets: North end of Borrette Lane, north of Patrick Road and Borrette Lane Zip Code: 94558

Longitude/Latitude (degrees, minutes and seconds): 38 ° 18 ' 49.2 " N / 122 ° 20 ' 49.5 " W Total Acres: 7.56

Assessor's Parcel No.: 041-700-016 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 29 Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: See Additional Page

**Document Type:**

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

**Development Type:**

<input checked="" type="checkbox"/> Residential: Units <u>12</u> Acres <u>7.56</u>	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

**Project Issues Discussed in Document:**

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>GHG</u>

**Present Land Use/Zoning/General Plan Designation:**

Single-Family Residential, 0-2 dwellings per acre, minimum lot size 20,000sf

**Project Description:** *(please use a separate page if necessary)*

See additional page

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
 If you have already sent your document to the agency please denote that with an "S".

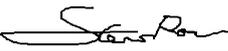
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                         | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency                 | <input type="checkbox"/> Parks & Recreation, Department of                   |
| <input type="checkbox"/> California Highway Patrol                              | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input type="checkbox"/> Caltrans District # _____                              | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u>                 |
| <input type="checkbox"/> Caltrans Planning                                      | <input type="checkbox"/> Resources Agency                                    |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                            | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                             | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                               | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>               | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                        | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                         | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                        |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date May 28, 2021 Ending Date June 28, 2021

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: <u>Borrette Lane Estates LLC, attn Donald J Logan</u>
Address: _____	Address: <u>2350 First Street</u>
City/State/Zip: _____	City/State/Zip: <u>Napa, CA 94559</u>
Contact: _____	Phone: <u>(707) 257-8100</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 5/27/2021

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

**Western Meadows Subdivision**  
**Lead Agency: City of Napa**

**Schools within two miles:**

Browns Valley Elementary, West Park Elementary, Pueblo Vista Magnet, Redwood Middle, Northwood Elementary, Justin Siena High (Private), Nature's Way Montessori (Private)

**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.