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Planning, Building & Environmental Services

1195 Third Street, Suite 210  
Napa, CA 94559  
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**David Morrison**  
Director

## NOTICE OF PREPARATION OF A DRAFT FOCUSED ENVIRONMENTAL IMPACT REPORT

Date: July 27, 2022

To: Agencies and Interested Parties

From: Napa County Planning, Building, and Environmental Services  
Department (PBES)

**Subject: Notice of Preparation of a Draft Environmental Impact Report  
Clover Flat Landfill Use Permit Major Modification, #P19-00385-MOD  
& Viewshed Permit, #P20-00025-VIEW**

Review Period: July 28, 2022 through August 29, 2022

As the Lead Agency under the California Environmental Quality Act (CEQA), the County of Napa (County) will prepare an Environmental Impact Report (EIR) for the Clover Flat Landfill Use Permit Major Modification and Viewshed Project (Proposed Project).

### PURPOSE OF THIS NOTICE OF PREPARATION

In accordance with the California Code of Regulations (CCR) Section 15082, the County has prepared this notice of preparation (NOP) to inform agencies and interested parties that an EIR will be prepared for the above-referenced project. The purpose of an NOP is to provide sufficient information about the project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed (CCR Section 15082[b]).

The project location, description, and potential environmental effects are summarized below.

### PROJECT LOCATION

The Project site is in northern Napa County, at 4380 Silverado Trail, about 3 miles east of Calistoga (see Exhibit 1, *Project Location*, and Exhibit 2, *Project Site*). Clover Flat Landfill lies in a steep canyon in the mountains of the east Napa Valley on lands owned by the Vista Corporation. The Project site is within the County's Agricultural Watershed (AW) zoning district and has a General Plan land use designation of Agriculture, Watershed, and Open Space

(AWOS). The assigned Assessor's Parcel Numbers for the Clover Flat Landfill property are APN 020-120-020 and APN 020-120-021.

## **PROJECT DESCRIPTION**

As requested by the County to correct Citation No. CE19-00167-1, Clover Flat Landfill, Inc. has applied for a Use Permit Major Modification and Viewshed Protection Program permit to expand the Solid Waste Facility Permit (SWFP) boundary to include all ancillary landfill activities such as storage areas, roads, basins, stormwater conveyance systems, and stockpiles. The SWFP boundary would increase from 79 acres to approximately 115 acres, but actual operations would remain the same, except for the addition of operations on Monday with gate hours for self-haulers. The Proposed Project does not propose any increase in accepted waste tonnage, height, shape, volume, or waste types.

Physical improvements would be limited to those that are necessary to resolve the outstanding violations and are anticipated to include construction of a new proposed grade of the soil stockpile that would require cut and fill activities, alignment adjustments to the soil stockpile access road on the new proposed stockpile grade, reconstruction of the main and tributary channels, construction of an offsite swale, Viewshed Corridor landscape screening of upland areas, boulder step pool and boulder cascade channel treatments, implementation of erosion control measures in the vicinity of the road, and revegetation within the setback of an unnamed intermittent stream that runs along the eastern perimeter of the site. Operationally, the Proposed Project would add Mondays to the days when the landfill allows self-haul vehicles from the general public in addition to commercial vehicles. A maximum number of 275 self-haul vehicles would be permitted on Mondays between the hours of 9:00 a.m. and 4:00 p.m.

## **POTENTIAL ENVIRONMENTAL EFFECTS**

The County as the Lead Agency will describe and analyze the potential environmental effects of the Proposed Project. Pursuant to CEQA and California Code of Regulations (CCR) Section 15064, the discussion of potential effects on the environment in the EIR shall be focused on those impacts that the County has determined may be potentially significant. The EIR will also evaluate the cumulative impacts of the project when considered in conjunction with other related past, current, and reasonably foreseeable future projects. The probable effects may include, but are not limited to: adverse effects to the public viewshed during construction and operation; air quality and greenhouse gas emissions from temporary increases in criteria pollutant and greenhouse gas emissions during construction; adverse effects to transportation during construction; potential effects to biological resources, including potential effects to special-status species or their habitat, migratory fish species, and state or federally protected wetlands during construction; potential effects to archeological and historical sites and tribal cultural resources during construction; potential for wildfire hazards during construction; and

potential effects on hydrology and water quality from potential erosion and water quality effects during construction and operations.

CEQA allows a lead agency to limit the detail of discussion of the environmental effects that are not considered potentially significant (PRC Section 21100, CCR Sections 15126.2[a] and 15128). CEQA requires that the discussion of any significant effect on the environment be limited to substantial, or potentially substantial, adverse changes in physical conditions that exist within the affected area, as defined in PRC Section 21060.5 (statutory definition of “environment”). Environmental issue areas scoped out of the focused EIR will include an explanation of why these issues would not result in significant environmental effects and are not required to be evaluated further. Environmental issue areas that may be scoped out of the focused EIR include agriculture and forestry resources, mineral resources, population and housing, public services, recreation, and utilities and service systems.

## **ALTERNATIVES**

In accordance with the State CEQA Guidelines (14 California Code of Regulations Section 15126.6), the EIR will describe a range of reasonable alternatives to the Proposed Project that are capable of meeting most of the project’s objectives, and that would avoid or substantially lessen any of the significant effects of the Proposed Project. The EIR will also identify any alternatives that were considered but rejected by the lead agency as infeasible and briefly explain the reasons why. The EIR will provide an analysis of the No-Project Alternative and will also identify the environmentally superior alternative.

The NOP is also available for public review online at:

<https://www.countyofnapa.org/2876/Current-Projects-Explorer>

## **WRITTEN COMMENTS**

The County of Napa is circulating this notice to solicit the views of interested persons, organizations, and agencies regarding the scope and content of the environmental information in connection with the Proposed Project. The primary purpose of the scoping process is to identify important issues raised by the public and responsible and trustee public agencies related to the issuance of regulatory permits and authorizations and natural resource protection. Written comments from interested parties are invited to ensure that the full range of environmental issues related to the development of the EIR are identified.

As required by the State California Environmental Quality Act (CEQA) Guidelines (Section 15082[b]), within 30 days after receiving this NOP, each responsible agency and trustee agency are encouraged to provide the County with specific detail about the scope of potentially significant environmental issues, reasonable alternatives, and mitigation measures related to

each responsible or trustee agency's area of statutory responsibility that must be explored in the EIR. In their response, responsible and trustee agencies should indicate their respective level of responsibility for the Proposed Project.

This NOP will be circulated for a 30-day public notice period beginning **Thursday, July 28, 2022, and ending Friday, August 29, 2022**. At the end of the public notice period, the County will consider all written comments received from interested persons, organizations, and agencies in preparing the environmental analysis.

In order for your comments to be considered, please submit your written comments to the street or email addresses shown below no later than **4:45 p.m. on Friday, August 29, 2022**, to:

Napa County Department of Planning, Building & Environmental Services  
Attention: Dana Morrison, Planner III

1195 Third Street, Suite 210  
Napa, CA 94559

**Email:** [Dana.Morrison@countyofnapa.org](mailto:Dana.Morrison@countyofnapa.org)

## **CEQA SCOPING MEETING**

As part of a regularly scheduled Planning Commission meeting, PBES will be hosting a public scoping meeting to provide a brief presentation on the Proposed Project with time for the public to provide comments on the scope and content of the EIR. The scoping meeting will be held on Wednesday, **August 17, 2022, at 9 a.m.** Interested parties may attend in person at the location below or virtually using the access link provided below.

Board of Supervisors Chambers  
1195 Third Street, Suite 305  
Napa, CA 94559  
(707) 253-4417  
[planningcommissionclerk@countyofnapa.org](mailto:planningcommissionclerk@countyofnapa.org)

Link to attend virtually: <https://countyofnapa.zoom.us/j/99141906645>

The meeting space is accessible to persons with disabilities. Individuals needing special assistive devices will be accommodated to the County's best ability. Assistive listening devices are available for the hearing impaired from the Clerk of the Board; please call (707) 253-4580 for assistance. If an ASL interpreter or any other special arrangement is required, please provide the Clerk of the Board with 48-hour notice by calling (707) 253-4417.

Figure 1, Project Location (8.5 in. x 11 in., portrait)

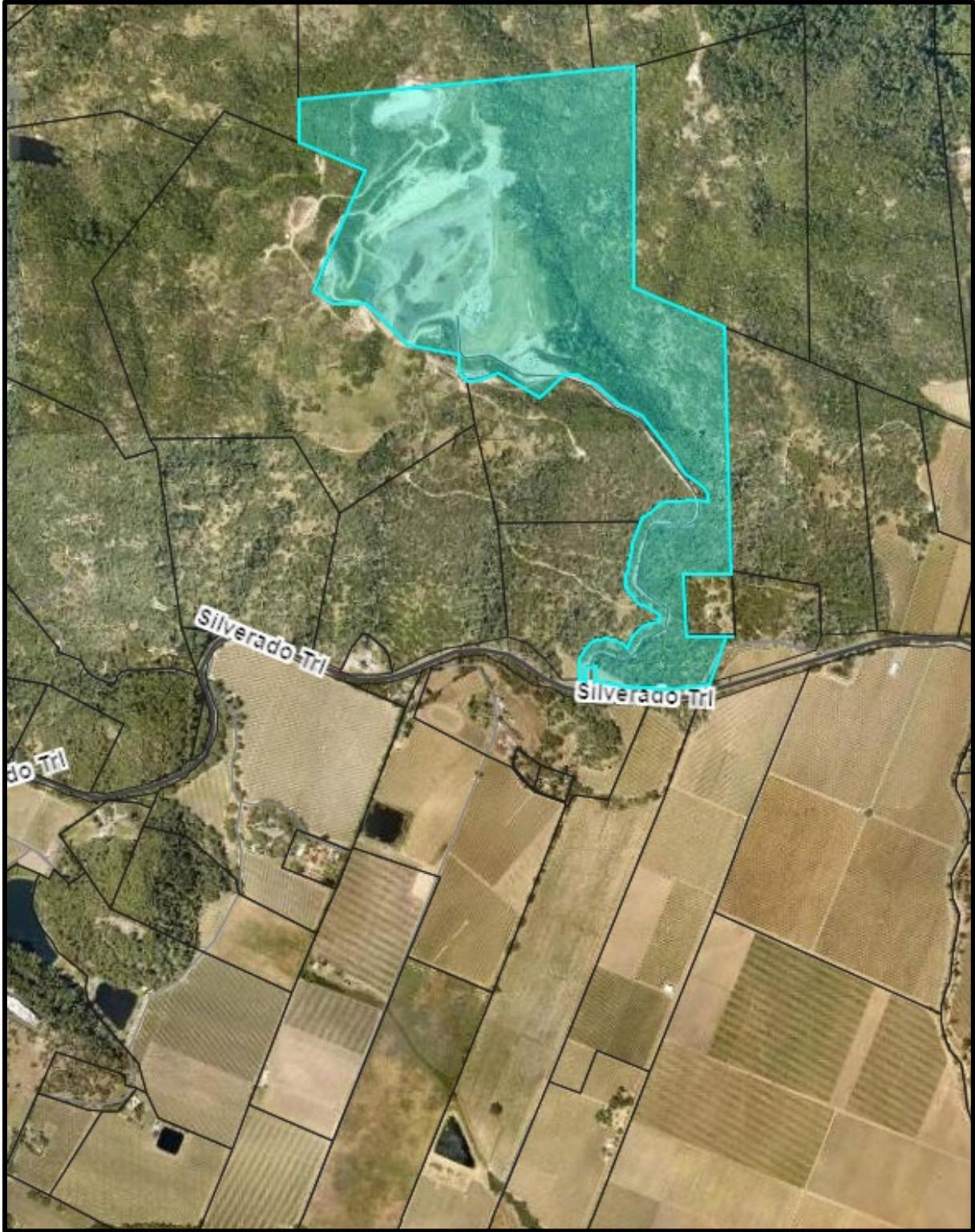


Figure 2, Project Site

