Planning, Building & Environmental Services



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> > Brian D. Bordona Director

То:	Brian D. Bordona, Director	From:	Michael Parker, Planning Manager
Date:	March 19, 2024	Re:	Napa County Flood Control and Water Conservation's Napa River Estuary Enhancement and Public Access Acquisition Project P24-00037 APN 043-103-020 (and additional evaluation of APNs 043-103-007, 043-103-021, and 043-103-022)

Pursuant to Section 303 of Napa County's Local Procedures for Implementing the California Environmental Quality Act (CEQA), the Planning division has prepared this environmental evaluation for Napa County Flood Control and Water Conservation District's (the District) request for a parcel map exemption for their proposed Napa River Estuary Enhancement and Public Access Acquisition Project. Pursuant to Section 17.06.050 of the County Code (Parcel Map-Exemptions, Subdivision regulations), the Director of Planning, Building, and Environmental Services of the County of Napa (or designee), will make the final determination approving a parcel map exemption.

Existing Setting:

The Napa County Flood Control and Water Conservation District (the District) is pursuing acquisition, through purchase, of APN 043-103-020 from the Ailene Pritchett 2020 Revocable Trust. A 0.28 acre portion of APN 043-103-020 containing an irrigation well will be retained by the current landowner, reducing the parcel from 8.48 acres in size to approximately 8.2 acres. Additionally, the District is pursuing acquisition, through purchase, of APNs 043-103-007, 043-103-021, and 043-103-022 from the same landowner. The proposed transfer of approximately 57.8 total acres of land is requested as part of the Napa River Estuary Enhancement and Public Access Acquisition Project for future wetland restoration and creation of an open space park on these parcels. The parcels are located directly east of California Highway 29 and south of South Jefferson Street just outside of Napa City limits. The properties to be purchased by the District are General Plan designated Agricultural Watershed/Open Space (AWOS) and zoned Agricultural Watershed (AW).

The parcels are on the valley floor, approximately 12 – 18 feet above mean sea level with the majority of the terrain having slopes between 0 to 5%, with minor portions of the parcels having slopes of 5 to 15%. There are approximately 31.5 acres of planted vineyards across parcels 043-103-020, 043-103-021, and 043-103-022. Soils across all four parcels consist of a mix of haire loam and reyes silty clay loam. The haire loam characteristics are alluvium derived from sedimentary rock, while the reyes silty clay loam is characterized by alluvium derived from igneous and sedimentary rock. Existing natural diversity on the site includes the presence of Contra Costa goldfields and the American badger.

The surrounding land uses include 204.78 and 152.96 acres of wetlands to the immediate south and east respectively, with residential housing within the Napa City Limits approximately 50 feet north of parcel 043-103-007. Parcels 043-103-020, 043-103-021, and 043-103-022 are within the boundaries of the 100-year flood zones, while all four parcels are located outside the tsunami hazard areas. Based on the information contained in Napa County's environmental maps, there are no historic sites within one mile of the project site. The project site is not located on any of the lists of hazardous material sites compiled pursuant to Government Code Section 65962.5.

CEQA Exemption Criteria and Analysis:

Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA.

CEQA Guideline Section 15316 (Transfer of Ownership of Land in Order to Create Parks) states: "Class 16 consists of the acquisition, sale, or other transfer of land in order to establish a park where the land is in a natural condition or contains historical or archaeological resources and either: a) The management plan for the park has not been prepared...."

Additionally, CEQA Guideline Section 15325 (Transfers of Ownership in Land to Preserve Existing Natural Conditions and Historical Resources) notes: "Class 25 consists of the transfers of ownership of interests in land in order to preserve open space, habitat, or historical resources. Examples include but are not limited to ... c) Acquisition, sale, or other transfer to allow restoration of natural conditions, including plant or animal habitats."

Based upon the above analysis there is no reasonable possibility that the project or its cumulative impact would have a significant effect on the environment. The Napa County Flood Control and Water Conservation District's request for a parcel map exemption for their proposed Napa River Estuary Enhancement and Public Access Acquisition Project application request meets the criteria for eligibility as a Class 16 and Class 25 Categorical Exemption from CEQA.