City of St. Helena
St. Helena Meeting Notification
Monday, March 12, 2018 @ 6:00 PM
St. Helena Fire Department, 1480 Main Street, Railroad Avenue Entrance, St. Helena CA

Page

- **NOTICE OF PREPARATION FOR THE HUNTER SUBDIVISION PROJECT ENVIRONMENTAL IMPACT REPORT MEETING**

  The meeting time and location are as follows:

  March 12, 2018
  6:00 p.m. to 7:30 p.m.
  City of St. Helena Fire Department
  1480 Main Street
  [Use Railroad Avenue Entrance]
  St. Helena, CA 94574

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NOTICE OF PREPARATION
FOR THE HUNTER SUBDIVISION PROJECT
ENVIRONMENTAL IMPACT REPORT
COMMENT PERIOD: March 6, 2018 through April 9, 2018.

All persons and public agencies are invited to submit written comments as to the scope and content of the EIR.

This Notice of Preparation (NOP) initiates the environmental review process in accordance with the California Environmental Quality Act (14 California Code of Regulations [CCR] Section 15082) for a land development project in the City of St. Helena (City). The City will be the Lead Agency and will commission the preparation of an Environmental Impact Report (EIR) for the Hunter Subdivision project (proposed project). The purpose of an NOP is to provide sufficient information about the proposed project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and contents of the EIR, including mitigation measures that should be considered and alternatives that should be addressed (State CEQA Guidelines 14 CCR Section 15082[b]).The project description, location, and probable environmental effects of the proposed project are briefly described below.

Providing Comments

The City is soliciting comments from responsible and trustee public agencies, private organizations, and individuals regarding the scope and content of the EIR for 30 days. Because of time limits mandated by State law, comments should be provided no later than 5:00 PM on **April 9, 2018**. Please send all comments to:

Noah Housh, Planning and Community Improvement Director
City of St. Helena, Planning & Community Improvement Department
1480 Main Street
St. Helena, CA 94574
Email: NHoush@cityofsthelena.org

Agencies that will need to use the EIR when considering permits or other approvals for the proposed project should provide the name of a contact person, phone number, and email address in their comment. Each responsible and trustee agency must also provide the City with specific detail about the scope and content of the environmental information related to the responsible or trustee agency's area of statutory responsibility that must be included in the EIR. (CEQA Guidelines, § 15082, subd. (b).)

Comments provided by email should include “Hunter Subdivision Project NOP Scoping Comment” in the subject line, and the name and physical address of the commenter in the body of the email.

Public Scoping Meeting

A public scoping meeting will be held by the City to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. Following a brief presentation of the project description and an overview of the CEQA process the floor will be opened to citizens, agency representatives and other individuals to provide comments directly to staff and the consultant team regarding the scope of the EIR. Additionally comment cards will be available to provide written comments to staff and consultants and will be accepted both at the meeting and afterward at City Hall.

The meeting time and location are as follows:

March 12, 2018
6:00 p.m. to 7:30 p.m.
City of St. Helena Fire Department
1480 Main Street
St. Helena, CA 94574

The meeting space is accessible to persons with disabilities. Individuals needing special assistive devices will be accommodated to the City’s best ability. For more information, please contact Noah Housh (at the contact information above) at least 48 hours before the meeting.

Project Location

The project site is located in the northeast portion of the City, at the eastern terminus of Adams Street, north of Starr Avenue and west of the Napa River (Assessor’s Parcel 009-030-057), see Figure 1, Project Location.

Project History

The environmental review process for the proposed project started in June 2011 when a NOP was prepared and circulated. The Draft EIR was released for public review in May 2012 and the City’s Planning Commission held hearings in July and August 2012 to take comments on the adequacy of the EIR. A Final EIR was prepared in September 2013, but due to new project information and a request from the applicant representative, the City opted to continue the item. From 2013-2016 the Draft EIR was updated to include some new information however the revised draft was never completed and therefore the revised Draft EIR was not released for public review or comment. Due to the age of the overall document and analysis, staff recommended that the project be reanalyzed through a new EIR process, and this NOP is intended to inform the public a new EIR analysis has been initiated.

Separately, the City completed the construction of the Flood Protection Project in 2011, which consisted of river channel improvements, a levee, and floodwall construction along the Napa River adjacent to the project site. On November 5, 2012, the Federal Emergency Management Agency (FEMA) accepted the Flood Protection Project and revised the Flood Insurance Rate Map (FIRM), such that the project site is no longer located within a 100-year flood zone.

Project Description

The proposed project includes a request to approve a Tentative Map to subdivide the existing 16.9-acre parcel into 51 single-family lots, one 3.4-acre parcel, and a 0.06-acre remainder parcel. The 51 single-family lots would typically range in size from 7,000 to 8,000 square feet, with some larger corner and cul-de-sac lots. The single-family lots could be developed with single-family market-rate housing and may include, under City and state housing law, the construction of an Accessory Dwelling Unit (ADU).[1] In order to meet the minimum density requirements for the site, at least 87 dwelling units must be built as a part of the project. Information from the applicant identifies 51 single family homes, and at least 11 ADUs are proposed to be built on the single-family lots, with the remaining 25 required units proposed to be constructed on the 3.4 acre parcel, as a multifamily development likely in the form of duplex units. This combination of single-family homes, ADUs and multifamily homes is proposed to meet the 87 total units required to be constructed in by projects' Medium Density Residential (MDR) General Plan and Medium Density Residential (MR) zoning designations.

Properties designated as MDR by the General Plan typically are used for residential purposes, for example, single-family attached and detached homes, secondary residential units, and similar and compatible uses. This designation permits densities of 5.1 to 16.0 dwelling units per acre (du/acre). The project proposes the minimum allowable density of 5.1 du/acre, although the maximum density allowed on the site 16.0 du/ac, allowing up to 270 dwelling units based on the 16.9 acre parcel size. The City is in the process of updating its General Plan, however the project will be evaluated under the City's adopted 1993 General Plan, based on the timing of the application.

The project site is zoned MR. The MR district is consistent with the M D R General Plan land use designation. This district provides for single-family detached homes, ADUs, supportive and transitional housing, and other similar uses found consistent with the General Plan and MR district, as permitted land uses. Conditional land uses include single-family housing where the minimum density would otherwise require two units or more and new attached duplex and/or triplex units.

The project design also includes onsite water, sewer and storm drain infrastructure to tie into the City's existing system and the extension of Adams Street and Starr Avenue to connect to the City's roadway system, in keeping with the City's 1993 General Plan Circulation Element.

[1] Accessory Dwelling Units are also known as granny flats, in-law units, or secondary units.

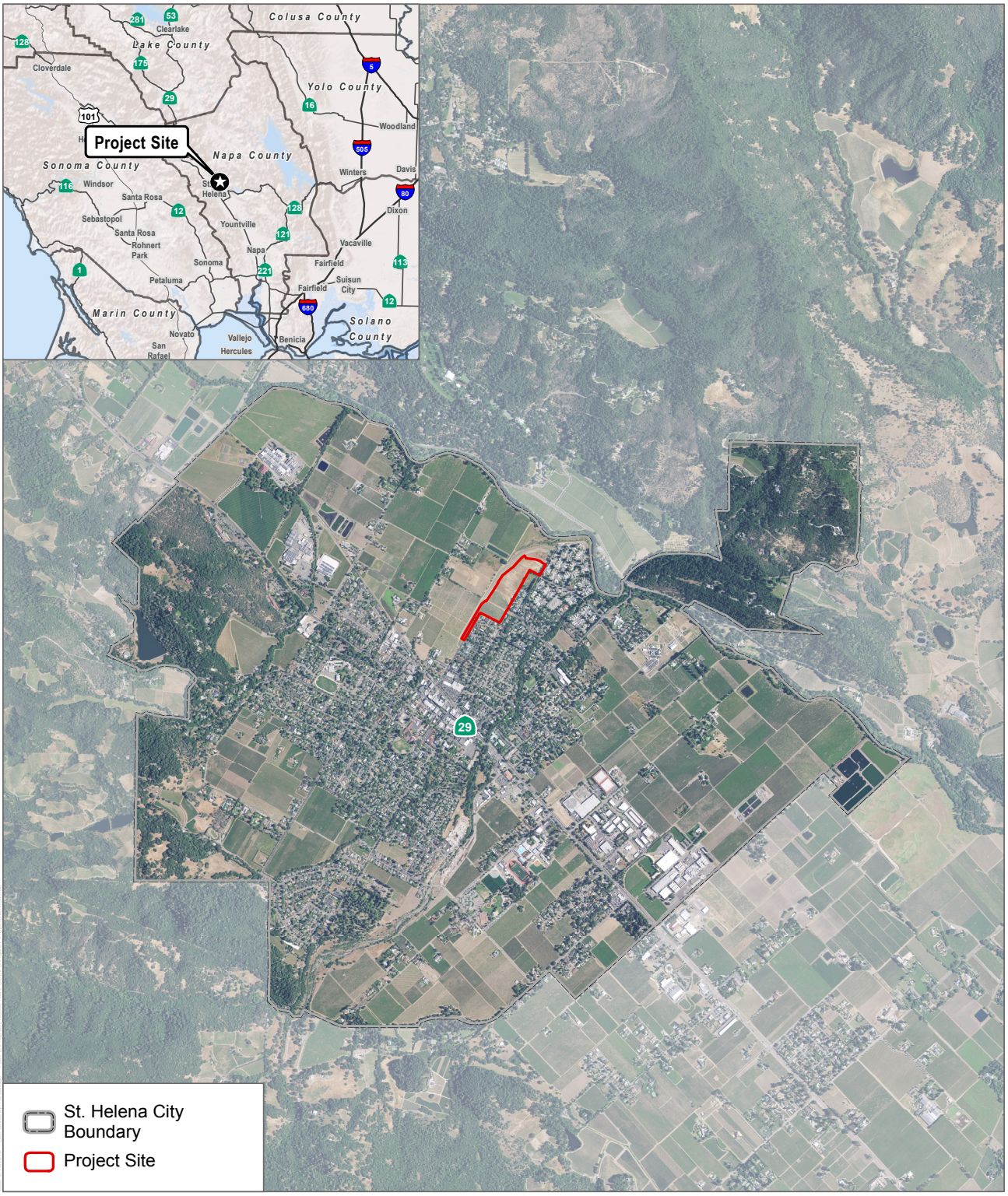
Anticipated project approvals required to construct all units proposed in the project include: Tentative Map, Final Subdivision Map, Conditional Use Permit, Design Review, and Allocations under the City's Growth Management System.

To date, the applicant has filed a Tentative Map application requesting that the City subdivide the existing 16.9 acre parcel into 52 individual residential lot including 51 single-family residential lots and one 3.4 acre parcel for 25 multifamily homes. The applicant has indicated an intent to create affordable units on the 3.4-acre parcel and provide an Affordability Agreement.

Potential Environmental Effects

The EIR will describe the reasonably foreseeable and potentially significant adverse effects of the proposed project (both direct and indirect). The EIR will also evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The City anticipates that the proposed project could result in potentially significant environmental impacts in the following topic areas, which will be further evaluated in the EIR:

Aesthetics
Air Quality
Agricultural Resources
Biological Resources
Cultural/Paleontological/Tribal Resources
Greenhouse Gas Emissions
Geology, Soils and Seismicity
Hazards and Public Safety
Hydrology and Water Quality
Land Use/Demographics
Noise and Vibration
Public Utilities/Energy
Public Services/Recreation
Transportation



SOURCE: USDA NAIP Imagery (2016); Napa County GIS (2015)

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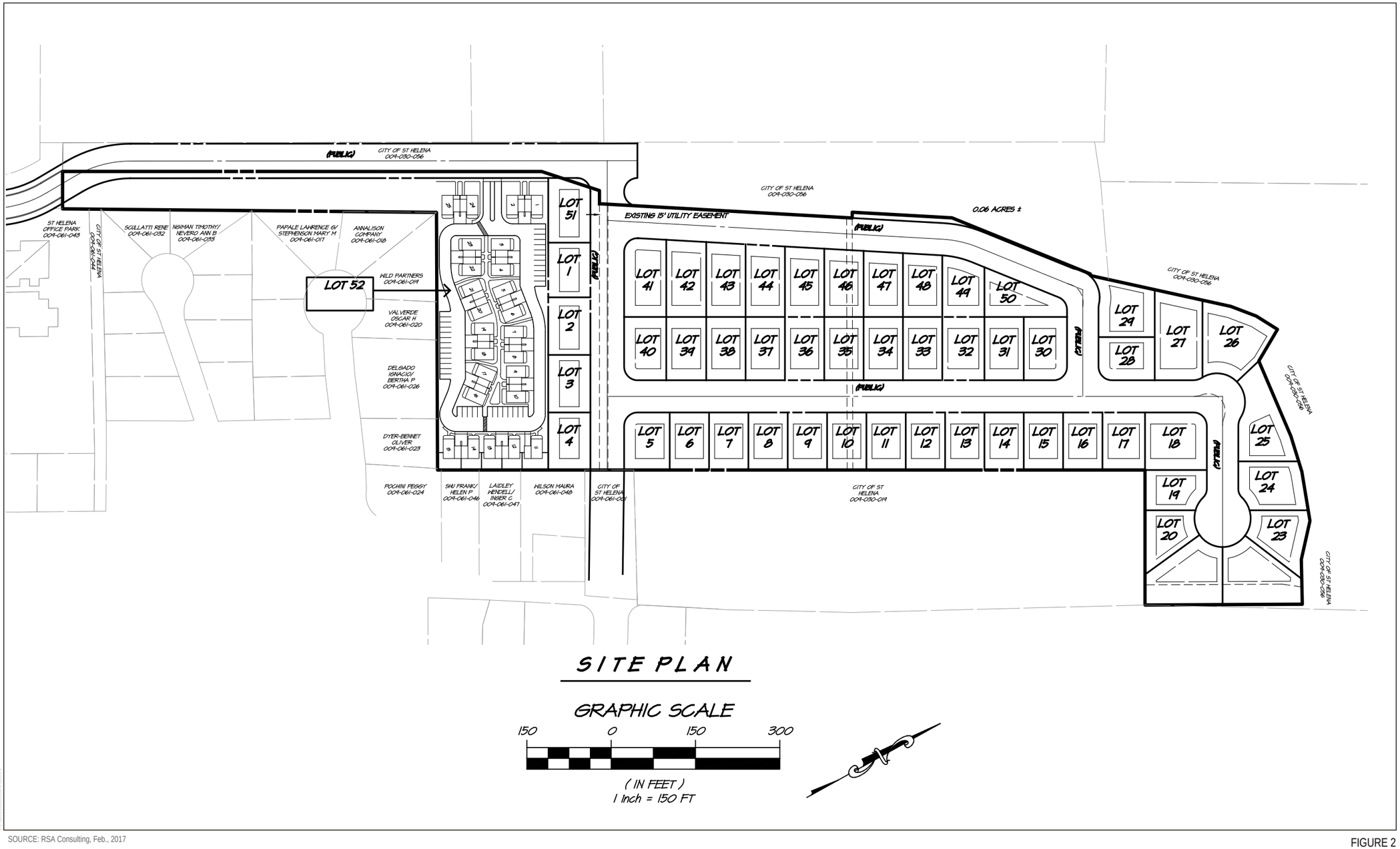
0 0.25 0.5 Miles

FIGURE 1

Project Location

Hunter Subdivision Project



SOURCE: RSA Consulting, Feb., 2017

FIGURE 2
Site Plan
Hunter Subdivision Project

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