

NOTICE OF AVAILABILITY AND INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



To: Public Agencies, Organizations, and Other Interested Parties

From: City of Napa, Utilities Department, P.O Box 660, Napa, California 94559

RE: Napa Hidden Glen Remediation Project - Draft Initial Study and Mitigated Negative Declaration

Notice is hereby given that the City of Napa, acting as Lead Agency under the California Environmental Quality Act (CEQA), is releasing for review and comment to all agencies, organizations and interested persons, a Draft Initial Study and Mitigated Negative Declaration (IS/MND) for the Napa Hidden Glen Remediation Project (Project).

Public Review Period: The Draft IS/MND is being circulated for a 30-day review period beginning **July 10, 2025, to August 8, 2025**, pursuant to Section 15105 of the CEQA Guidelines. Members of the public who are interested in reviewing the document and associated appendices may access it at the Utilities Department located at 1700 Second Street, Suite 100, Napa, CA 94559, or on the City of Napa's Development Projects page at <https://www.cityofnapa.org/DocumentCenter/View/14624/Napa-Hidden-Glen-Remediation-Public-Review-Draft-Initial-Study-July-2025>, and at the State Clearinghouse at <https://ceqanet.opr.ca.gov>.

Persons responding are urged to submit their comments in writing. Comments should be mailed or emailed to the City, at the addresses listed below, by no later than **5 p.m. on August 8, 2025**.

City of Napa Utilities Department

P.O Box 660

Napa, California 94559

Attn: Chris Jones, Senior Engineer

E-mail: chrisjones@cityofnapa.org

Project Location: The City-owned property is 2.18-acres which includes the former Hidden Glen Dump listed in the CalRecycle Solid Waste Information System (SWIS) database and assigned SWIS NO. 28-AA-0028 (the "Project site"). The Project site (APN #045-411-022-000) is near the intersection of Pascale Place and Glory Court in Napa, CA. The parcel is zoned RS 10 (Single Family Residential – Minimum Lot Size 10,000 Square Feet [Sq Ft]) and is designated Open Space & Parks in the City of Napa 2040 General Plan.

Project Description: The City of Napa (the Project Sponsor and Lead Agency) is proposing to conduct remedial action activities on City-owned property (the "Project") to meet State Minimum Standards and comply with Title 27 of the California Code of Regulations (CCR). The Project site contains waste-impacted soil and debris in shallow soils from when it was operating as the former Hidden Glen Dump and requires remedial action. On November 26, 2019, the County of Napa Environmental Health, Solid Waste Local Enforcement Agency (LEA) issued a letter to the City of Napa requiring submittal of a workplan to ensure that State Minimum Standards are addressed at the City-owned parcel and in compliance with Title 27 of the CCR. To comply with State Minimum Standards, the letter requires the City to remove and/or cover waste-impacted soil along the flag section and the buffer zone.

A Remedial Action Plan (RAP) was prepared by Ninyo & Moore in October 2024 and approved by the LEA on December 20, 2024. Under the RAP (and the Project), waste-impacted soil around the perimeter of the landfill cap would be excavated to bedrock where feasible, to depths of approximately 10 to 20 inches. The depth of excavation would be reduced if bedrock is encountered at shallower depths. Conversely, the depth of excavation may extend

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beyond 20 inches if wastes are deeper to reach bedrock or the excavation may terminate in wastes in which case the wastes would be covered with 2 feet of clean imported soil. Where waste removal may not be possible due to access, stability and/or other restrictions, wastes remaining in place would be covered with two 2 feet of clean imported soil to meet state minimum standards. The waste-impacted soil to be removed would be reconsolidated onsite and covered with a minimum of two feet of clean fill essentially capping it. Alternatively, the waste-impacted soil may be hauled offsite to an appropriate landfill for disposal.

The planned remedial action activities would be conducted on City-owned property. However, the City is in negotiations to accept waste-impacted soil from the adjacent residential properties and the RAP (and the Project) includes the possibility of accepting waste-impacted soil from adjacent properties.

CEQA Project Status: A Draft Initial Study and Mitigated Negative Declaration have been prepared for this Project pursuant to the provisions of CEQA. The Draft IS/MND prepared for this Project demonstrates that the Project will not have any significant or unmitigable effects on the environment. As a result of the adoption of this document and the implementation of the proposed mitigation measures, the Project will not have any significant or unmitigable effects on the environment.