

**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

SCH #
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**Project Title:** Soscol Square ProjectLead Agency: City of NapaContact Person: Erin MorrisMailing Address: 1600 First StreetPhone: 707-257-9530City: NapaZip: 94559County: Napa**Project Location:** County: NapaCity/Nearest Community: NapaCross Streets: 333 and 407 Soscol Avenue; East of Gasser DriveZip Code: 94559Longitude/Latitude (degrees, minutes and seconds): 38 ° 17 ' 15.67" N / 122 ° 16 ' 32.49" W Total Acres: 7.03Assessor's Parcel No.: 046-190-024 and 046-190-054

Section: \_\_\_\_\_

Twp.: 5NRange: 4W

Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: State Route 121Waterways: Tulocay Creek; Napa RiverAirports: n/aRailways: n/aSchools: Shearer Elementary Sch**Document Type:**CEQA:  NOP Draft EIRNEPA:  NOIOther:  Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) \_\_\_\_\_

 Draft EIS Other: \_\_\_\_\_ Mit Neg Dec

Other: \_\_\_\_\_

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: \_\_\_\_\_**Development Type:** Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_ Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Commercial: Sq.ft. 69,770 Acres \_\_\_\_\_ Employees \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Educational: \_\_\_\_\_ Recreational: Class I bicycle trail within a public access easement Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Other: \_\_\_\_\_**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**Soscol Planning Area, Community Commercial (CC-533) and Mixed Use (MU-532) with Flood Plain Management (FP) and Traffic**Project Description:** *(please use a separate page if necessary)*

The proposed Project includes redeveloping the existing vacant 7.03-acre site with a new retail center including: a 55,000-square foot Kohl's retail store building; a 9,800-square foot future commercial building to be constructed at a later phase; and a 4,970-square foot fast food restaurant with a double lane drive-thru accommodating up to 26 cars. Additional site improvements include: outdoor dining areas, new surface parking lot with delineated pedestrian pathways, bio-infiltration ponds and planters, a 12-foot wide (1-foot shoulder on both sides and 10-foot pavement) Class I bicycle trail within a public access easement along Tulocay Creek with associated fencing, public artwork, and monument signs.

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 an "X".  
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" 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 checked="" type="checkbox"/> Caltrans District #4                | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB #2                         |
| <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 checked="" type="checkbox"/> SWRCB: Water Quality                     |
| <input type="checkbox"/> Energy Commission                              | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region #3               | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                | Other: _____   |
| <input type="checkbox"/> Health Services, Department of                 | Other: _____   |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date July 16, 2021 Ending Date August 16, 2021

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

Consulting Firm: <u>WRA, Inc.</u>	Applicant: <u>City of Napa</u>
Address: <u>5341 Old Petaluma Hwy</u>	Address: <u>1600 First Street</u>
City/State/Zip: <u>Petaluma, CA 94954</u>	City/State/Zip: <u>Napa, CA, 94559</u>
Contact: <u>Geoff Reilly</u>	Phone: <u>707-257-9530</u>
Phone: <u>(707) 238-5666</u>	

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**Signature of Lead Agency Representative:**  **Date:** 07/14/2021

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