

## 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  
Planning Division  
1600 First Street  
Napa, California 94559

Soscol Square Shopping Center 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 Soscol Square Project (Project).

**Public Review Period:** The Draft IS/MND is being circulated for a 30-day review period beginning **July 16, 2021 to August 16, 2021** pursuant to Section 15105 of the CEQA Guidelines. 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 16<sup>th</sup>**.

---

**City of Napa**  
**Planning Division**

E-mail: [emorris@cityofnapa.org](mailto:emorris@cityofnapa.org)

1600 First Street  
Napa, California 94559  
Attn: Erin Morris,  
Planning and Code Enforcement Manager

---

**Project Location:** The 7.03-acre Project site is located at 333 and 407 Soscol Avenue, Napa, California, specifically north of Tulocay Creek, west of Soscol Avenue (State Route 121), and east of Gasser Drive at Assessor's Parcel Numbers (APN[s]) 046-190-024 and 046-190-054.

---

**Project Description:** 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.

---

**Public Hearing Date:** A public hearing date for the City of Napa Planning Commission to review the IS/MND and Project has been scheduled for **August 19, 2021 at 5:30 pm** in the Council chambers, City Hall, City of Napa, 955 School Street.

---

**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.

The Draft IS/MND and all related analysis are on file and available for review at the Community Development Department located at 1600 First Street, Napa, CA 94559.

---

**PREPARED BY:**



Michael Allen, Senior Planner

July 15, 2021

Date