



NOTICE OF DETERMINATION

Mailing Address:
PO Box 660
Napa, CA 94559

Planning Division
1600 First Street
707.257.9530

TO: County Clerk - County of Napa
900 Coombs Street, Room 116
Napa, CA 94559

Office of Planning & Research
1400 Tenth Street, Room 131
Sacramento, CA 95814

STATE CLEARING HOUSE NUMBER:		N/A	
Project Name:	Old Sonoma Road Mixed Use Development	File Number:	PL23-0002
Site Address:	2344 Old Sonoma Road	APN:	004-291-015
City & County:	City of Napa & County of Napa		
Applicant/Property Owner	Napa Community Real Estate Fund 608 North Fair Oaks Avenue, #126 Pasadena, CA 91103	Phone:	626.403.4663, Ext. 111
		Email:	cloveman@heritagehousingpartners.org
Staff Manager:	Michael Allen	Phone:	707.257.9530
		Email:	mallen@cityofnapa.org

PROJECT DESCRIPTION:

A Zoning Amendment to create the Old Sonoma Road Mixed-Use Master Plan (MP: OSR-MU) district and rezone the Site from Public, Quasi-Public to MP: OSR-MU, (2) a Tentative Subdivision Map to subdivide the Site into twenty (20) parcels, eight (8) of which would be used for single family homes, six (6) of which would be further subdivided to create one-hundred fifty-four (154) condominium units, and six (6) of which would be used for common areas and amenities to serve the project; and (3) a Design Review Permit for the mixed-use project consisting of 162 mixed-income for sale residential units and approximately 9,575 square feet of commercial uses, located on an approximately 8.6-acre site at 2344 Old Sonoma Road (Site), the former site of County Health and Human Services, APN: 004-291-015.

ENVIRONMENTAL SETTING:

The Project site is located on an approximately 8.6-acre site at 2344 Old Sonoma Road and bound by single-family residential and the Napa Christian Campus of Education to the north, single-family residential to the east, Old Sonoma Road to the south, and Walnut Street and the County Juvenile Hall to the west. The site currently consists of eleven structures (11), and six (6) modular units. Three of the structures along the arc of the crescent-shaped driveway, along with the crescent-shaped driveway and lawn area itself along Old Sonoma Road, are historical structures and considered “contributors” to a Local Landmark. The property was listed in the National Register in 2018. In addition to the approximately 8.6-acre site, the Project proposes to include an additional approximately 2,911 square foot parcel of unimproved real property owned by the County of Napa (“Sliver”) which is immediately adjacent to the site.

This is to advise that the City of Napa has approved the above-described project on May 3, 2023 and has made the following determination regarding the above-described project:

The Project is consistent with the development density established by the 2040 General Plan, for which the City certified the City of Napa General Plan Update Final EIR (SCH #2021010255) (the “2040 General Plan EIR”), and that no additional environmental review is required because the Project meets the requirements of Section 21083.3 of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000–21189.70.10) and Section 15183 of the its implementing regulations (the “CEQA Guidelines”) (California Code of Regulations §§ 15000–15387), and the requirements of Section 15168(c)(2) of the CEQA Guidelines. The findings and substantial evidence to support this determination are documented in that certain 2344 Old Sonoma Road Mixed Use Initial Study and Consistency Checklist

CERTIFICATION:

This is to certify that the 2344 Old Sonoma Road Mixed Use Initial Study and Consistency Analysis and record of project approval are available to the General Public at the Community Development Department located at 1600 First Street, Napa, CA 94559.

PREPARED BY:



May 3, 2023

Michael Allen, Senior *Planner*
for Vin Smith, *Community Development Director*

Date



JOHN TUTEUR
 Assessor-Recorder-Co. Clerk
 1127 1st Street, Suite A
 Napa, CA 94559-2922
 (707)253-4247

Mail To:
 955 SCHOOL STREET
 PO BOX 660
 NAPA, CA 94559

Requested by: CITY OF NAPA

Comments:

Napa Recorder-Co. Clerk Office		
Invoice		
Date: 10/19/2022	Transaction # 2022101900038	Time: 11:21:49AM
Product - Description	Charge	Amount
1 FISH/GAME ADMIN FEE City of Napa General Plan Update		\$50.00
1 FISH/GAME NEGATIVE DECLARATION		\$2,548.00
TOTAL CHARGES		\$2,598.00
ACCOUNTS RECEIVABLE		\$2,598.00

10/19/2022 11:18 AM PDT
 NAPA COUNTY RECORDER
 1127 FIRST STREET
 SUITE A
 NAPA, CA 94559

ORDER# 151621533

PURCHASE

COUNTER PAYMENT \$2598.00
 AGENCY SUBTOTAL: \$2598.00
 LEXISNEXIS SERVICE FEE: \$2.50
 TOTAL USD: \$2600.50

 CARD #: 5171 VISA
 PAYMENT: CREDIT CHIP READ-CONTACT
 MODE: ISSUER
 AUTH CODE: 076769
 VAL CODE: LGHR
 TRAN REF #: 382292659125909
 REC #: 0002
 APP LABEL: VISA CREDIT
 CVM: NO SIG REQUIRED
 AID: A00000003101001
 ARQC: DE404FB00646AE70
 AMOUNT: \$2600.50
 *** CARD APPROVED ***

AMOUNT PAID:
\$2600.50

I AGREE TO PAY ABOVE TOTAL AMOUNT
 ACCORDING TO CARD ISSUER AGREEMENT
 (MERCHANT AGREEMENT IF CREDIT VOUCHER)

PLEASE USE COPY FOR
 STATEMENT VERIFICATION

CUSTOMER COPY



JOHN TUTEUR
Assessor-Recorder-Co. Clerk
1127 1st Street, Suite A
Napa, CA 94559-2922
(707)253-4247

Mail To:
955 SCHOOL STREET
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State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 28 — 10/19/2022 — 127
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2021010255

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Napa	LEAD AGENCY EMAIL	DATE 10/19/2022
COUNTY/STATE AGENCY OF FILING Napa	DOCUMENT NUMBER 2022-127	

PROJECT TITLE

City of Napa General Plan Update

PROJECT APPLICANT NAME City Of Napa	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 257-9530
PROJECT APPLICANT ADDRESS 955 School Street PO Box 660	CITY Napa	STATE CA
		ZIP CODE 94559

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|----------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$3,539.25 | \$ | 0.00 |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | 2,548.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 0.00 |


- Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input checked="" type="checkbox"/> Other Receipt Number 2022101900038 | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,598.00

SIGNATURE  Lawrence Rodriguez <small>Digitally signed by Lawrence Rodriguez Date: 2022.10.19 15:33:25 -07'00'</small>	AGENCY OF FILING PRINTED NAME AND TITLE Napa County Clerk L. Rodriguez Deputy County Clerk
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Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Napa
Address: 1195 Third Street
Napa, CA 94559

From:

Public Agency: City of Napa
Address: 955 School Street
PO BOX 660, Napa, CA 94559
Contact: Michael Walker
Phone: 707-257-9530

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021010255

Project Title: City of Napa General Plan Update

Project Applicant: City of Napa, 955 School Street PO BOX 660, Napa, CA 94559

Project Location (include county): Citywide, Napa County

Project Description:

The Project involves a comprehensive update to all elements of the General Plan except for the Housing Element, which is not being presently updated. Preparation of the Draft General Plan has been completed, including a Draft Land Use Plan and goals, policies, and implementation programs. Significant community input has been gathered through community meetings and workshops, and online surveys. Information on work completed to date, community input gathered, along with the Draft Land

This is to advise that the City of Napa has approved the above (Lead Agency or Responsible Agency)

described project on 10/18/2022 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

1600 First Street, Napa CA 94559 and www.napa2040.com

Signature (Public Agency): Title: Senior Planner

Date: 10/19/2022 Date Received for filing at OPR: