

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 #

Project Title: The Grange Campground Project

Lead Agency: City of Napa Contact Person: Ryder Dilley
 Mailing Address: P.O. Box 660 Phone: (707)257-9225
 City: Napa Zip: 94559 County: Napa

Project Location: County: Napa City/Nearest Community: Napa
 Cross Streets: SR-121/Silverado Trail Zip Code: 94559
 Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 12.5
 Assessor's Parcel No.: 052-010-011 Section: 00 Twp.: 6 North Range: 4 West Base: _____
 Within 2 Miles: State Hwy #: SR-121 Waterways: Milliken Creek
 Airports: N/A Railways: _____ Schools: Mc Pherson Elementary School

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: NOI 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: Zoning Amendment

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: Campground
 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: tribal culutral, energy

Present Land Use/Zoning/General Plan Designation:

Zone Districts: Single-Family Residential (RS 40), Floodplain Management Overlay (FP), Traffic Impact Overlay (TI)/Land Use: Very Low Density Residential

Project Description: *(please use a separate page if necessary)*

The project would construct a permitted "glamping" campground with up to five permanent buildings, up to 100 fixed recreational lodging units, a recreational activity space, and a pervious parking area. Building 1, the Main Office, would consist of guest check-in, a gathering space, and a small market, totaling approximately 4,418 square feet. Building 2, the Meeting Room, would provide approximately 1,440 square feet of indoor/outdoor meeting space. Building 1 and 2 outdoor space would include an outdoor lounge area with a permanent deck (8,000 square feet) and pool area (3,500 square feet, including the pool and pool deck). Buildings 3 through 5 would consist of back-of-house and administration/maintenance space (up to 640 square feet each). The 100 fixed recreational lodging units could be a mix of tent spaces, canvas tents on platforms (yurts), and stationary camper trailers. The recreational activity space would consist of a children's playground, bocce ball courts, an internal trail space, a lawn, and outdoor game areas. The project includes one driveway from Silverado Trail (State Route 121). A pedestrian path would be constructed along the highway frontage, extending pedestrian access from the northern side of the parcel to the south with connections to the internal trail space.

The project would be constructed in two phases. Phase 1 would include construction of the five permanent buildings, 80 fixed recreational lodging units, pool, recreational activity space, and pervious parking area. Phase 2 would include removal of 10 camper trailers (e.g., Airstream units) and installation of approximately 30 luxury tent/yurt spaces. Phase 2 would not involve additional grading or alterations to the drive aisle; however, it would involve alterations to the utilities associated with Phase 1 to connect to the reconfigured recreational lodging units in Phase 2.

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 type="checkbox"/> Air Resources Board | <input 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 checked="" 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 checked="" 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 | |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date 09/05/2024 Ending Date 10/05/2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Harris & Associates</u>	Applicant: <u>Parry Murray</u>
Address: <u>600 B Street, Suite 2000</u>	Address: <u>1055 Hedgeside Avenue</u>
City/State/Zip: <u>San Diego, CA 92101</u>	City/State/Zip: <u>Napa, CA 94558</u>
Contact: <u>Darin Neufeld</u>	Phone: <u>(505)977-0609</u>
Phone: <u>(619)481-5022</u>	

Signature of Lead Agency Representative:  **Date:** 09/05/2024

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