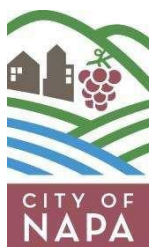


NOTICE OF AVAILABILITY AND INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



To: Public Agencies, Organizations, and Other Interested Parties

From: City of Napa Planning Division 1600 First Street, Napa, California 94559

RE: The Grange Campground 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 Grange Campground Project (Project).

Public Review Period: The Draft IS/MND is being circulated for a 30-day review period beginning **September 5, 2024, to October 5, 2024**, 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 Community Development Department located at 1600 First Street, Napa, CA 94559, or on the City of Napa's Development Projects page at <http://www.cityofnapa.org/716/Projects>, 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 October 5th**.

City of Napa Planning Division

1600 First Street

Napa, California 94559

Attn: Ryder Dilley, Associate Planner

E-mail: rdilley@cityofnapa.org

Project Location: The 12.5-acre project site is on the western side of Silverado Trail (State Route 121) between Stonecrest Drive and Hagen Road at Assessor's Parcel Numbers (APN) 052-010-011.

Project Description: 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.

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 **October 17, 2024, 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.