



NOTICE OF DETERMINATION

Mailing Address:
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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:		2010042043	
Project Name:	First Street Napa Phase II	File Number:	PL20-0135
Site Address:	1106, 1116 and 1118 First Street	003-166-010, 003-116-013, 003-116-015, 003-166-016, 003-116-008, 003-166-011, 003-166-17, 003-167-020	
City & County:	City of Napa & County of Napa	APNs:	
Applicant/Property Owner	Coombs Street LLC and 300 Venture Group 3160 Crow Canyon Road, Suite 40 San Ramon, CA 94583	Phone:	925-336-9593
		Email:	kameron@3vg.us
Staff Manager:	<i>Ricky Caperton, AICP, Planning Manager</i>	Phone:	707.257.9530
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PROJECT DESCRIPTION:

The approximately 2.82-acre Project site is located in the downtown core of the City of Napa, in Napa County, California. The project includes multiple entitlements (PL20-0135), including a Zoning/Specific Plan amendment, a Planned Development Overlay District, a Tentative Parcel Map, and a Development Agreement (collectively, the “Project”), to provide for the development of a proposed mixed use project including commercial/retail uses, residential units and a hotel at 1106, 1116 and 1118 First Street (APN’s 003-166-010, 003-166-013, 003-166-015, 003-166-016) and 1151 and 1199 Pearl Street (APN’s: 003-166-008 & 003-166-011) and Dwight Murray Plaza (APN: 003-166-017). The project includes the development of a maximum of (1) 78 units of for-sale, market-rate, branded residential multi-family housing units in a 6-story (approximately 75 feet in height with rooftop features, with an additional approximate 12 feet of Roof Top Activation plus 7 feet for equipment including MEP and Elevator Overruns) building, (2) a 6-story (approximately 75 feet in height with rooftop features, with an additional approximate 12 feet of Roof Top Activation plus 7 feet for equipment including MEP and Elevator Overruns) upper upscale hotel with a maximum of 161 rooms with ancillary retail and related amenities, and (3) up to 30,000 square feet of ground floor and second floor retail.

The City prepared the First Street Napa II Project Addendum dated May 29, 2025, for the Project, which provided the basis to determine, under CEQA Guidelines section 15168, the Project’s potential environmental effects are within the scope of the development program evaluated by the City in the DNSP EIR and that no additional documentation is required (“Section 15168 Analysis and Addendum”).

ENVIRONMENTAL SETTING:

The approximately 2.82-acre Project site is located in the City of Napa, in Napa County, California. The City is located in the southern portion of Napa County and is between the City of Yountville to the north and the City of American Canyon to the south. There are foothills and agricultural lands to the east and west of the City. The foothills of the Mayacamas Mountains are to the west, and the foothills of the Vaca Mountains are to the east. The Project site is located on the Napa, California United States Geological Survey (USGS) 7.5-minute Topographic Quadrangle Map. Regional access to the City is provided by State Route (SR) 121 and SR-29. Local access to the Project site would be provided via First Street, Main Street, Pearl Street, and Coombs Street. The project site encompasses seven parcels, located generally between First Street and Pearl Street and between Coombs Street and the Napa River. The corresponding APNs include the following:

Parking Lot Parcel (APNs: 003-166-011 and 003-166-08), Coombs Street LLC (CS) Parcels (APNs: 003-166-010, 003-116-015, 003-166-016, and 003-166-016), and Dwight Murray Parcel (003-166-017) (Exhibit 5). Additionally,

the proposed Project includes various improvements to the Public Realm that would take place on APN 003-167-020, which is considered an off-site improvement area (Public Realm Parcel).

Existing Land Use Activities

Project Site

The Project site currently contains a vacant department store (recently closed Kohl's), two restaurants, the recently closed Jax White Mule Diner, the Dwight Murray Plaza, which offers a gathering area for visitors with various seating options, and a shared parking lot consisting of approximately 50 parking spaces.

Public Realm

The Public Realm Parcel also includes an existing City parking lot with approximately 36 parking stalls, the 9/11 Memorial Garden, and the Brown Street Corridor.

Surrounding Land Uses

The Project site is surrounded by industrial and commercial buildings to the north, south, east, and west, including the Gordon Building and Allegria Restaurant located in the First National Bank building, First Street Napa Mall, Archer Hotel, and Opera House Plaza. Heritage Park is also located north of the Project site across Pearl Street. Napa Creek is also located north and east of the Project site.

This is to advise that the City of Napa has approved the above-described project on June 24, 2025, and has made the following determinations regarding the above-described project:


Pursuant to the California Environmental Quality Act ("CEQA") and its implementing regulations (the "CEQA Guidelines"), the City prepared the First Street Napa II Project Addendum dated May 29, 2025 for the Project, to determine whether, under CEQA Guidelines section 15168, the Project's potential environmental effects are within the scope of the development program evaluated by the City in the certified Downtown Napa Specific Plan Programmatic Environmental Impact Report (SCH No. 2010042043) ("DNSP EIR"), whether there are Project-specific significant effects peculiar to the proposed Project or the site, whether additional documentation is required and, in the alternative, whether the Project is an In-Fill Development Project that is exempt from any additional environmental review under Section 15332 of the CEQA Guidelines.

Based on the whole record before it, including the Section 15168 Analysis and Addendum ("First Street Napa II Project Addendum"), the administrative record, and all other written and oral evidence, all environmental impacts of the Project are either less than significant or can be mitigated to a level of less than significant under the mitigation measures outlined in the Section 15168 Analysis and Addendum. Alternatively, the Council found that the Project is exempt from CEQA under CEQA Guidelines section 15332 and none of the exceptions in CEQA Guidelines Section 15300.2 have application. The Council adopted the Section 15168 Analysis and Addendum and adopted the MMRP previously adopted for the DNSP EIR as it pertains to the Project.

CERTIFICATION:

This is to certify that the DNSP EIR, First Street Napa II Project Addendum, and the full 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:



Ryder Dilley, Associate Planner
for Ricky Caperton, AICP, Planning Manager

June 24, 2025

Date