

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: 1127 1st Street Suite A
Napa, CA 94559

From:

Public Agency: City of Napa
Address: 1600 First Street
Napa, CA 94559
Contact: Ryder Dilley
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): 2010042043

Project Title: First Street Napa Phase II Project

Project Applicant: Coombs Street LLC and 300 Venture Group | 3160 Crow Canyon Road, Suite 40, San Ramon, CA 94583

Project Location (include county): 1106, 1116, and 1118 First Street

Napa, Napa County, California 94559

Project Description:

Ordinances of the City Council of the City of Napa, State of California, approving, pursuant to a Section 15168 analysis and addendum to the Downtown Napa Specific Plan Programmatic Environmental Impact Report, multiple entitlements (PL20-0135), including a Zoning/Specific Plan amendment, a Planned Development Overlay District, and a Development Agreement for the development of 161 hotel rooms, 78 branded residential units and 30,000 square feet of commercial space.

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

described project on 7/15/25 and has made the following determinations regarding the above described project.

- 1. The project [will will not] 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 were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] 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

Signature (Public Agency): [Signature] Title: Acting Senior Planner

Date: 7/15/25 Date Received for filing at OPR: