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:	Franklin Station II	**File Number:**	PL25-0068
Site Address:	1251/1351 Second Street, 820 Randolph Street, & 801/809 Coombs Street Unit A, B, C, & D	**APNs:**	003-212-001, 003-208-001, 003-300-015, -016, -017, -018, -019, -020, -021, -022, -023, & -024
City & County:	City of Napa & County of Napa		
Applicant/ Property Owner	James Keller P.O. Box 546 Napa, CA 94559	**Phone:** **Email:**	707-333-1184 Jfkeller33@icloud.com
Property Owner	1351 Second Street, LLC P.O. Box 546 Napa, CA 94559	**Phone:** **Email:**	707-333-1184 Jfkeller33@icloud.com
Property Owner	Young Building, LLC P.O. Box 10606 Napa, CA 94581	**Phone:** **Email:**	707-333-1184 Jfkeller33@icloud.com
Property Owner	Keller Yountville Vineyard, LLC, A Delaware Limited Liability Company 1210 Darms Lane Napa, CA 94558	**Phone:** **Email:**	707-333-1184 Jfkeller33@icloud.com
Staff Manager:	*Ryder Dilley, Planning Manager*	**Phone:** **Email:**	707.257.9530 rdilley@cityofnapa.org

PROJECT DESCRIPTION:
The approximately 1.44-acre Project site is located in the downtown core of the City of Napa, in Napa County, California. The Project consists of multiple entitlements (PL25-0068), including a Development Agreement, a Zoning Amendment amending the Planned Development Overlay (PD-37) District, a Tentative Parcel Map, a Certificate of Appropriateness, and a Design Review Permit, and related approvals, to provide for the redevelopment of an approximately 1.44-acre property, including two new buildings and the preservation of the Franklin Station Post Office building.

The Project maintains the rehabilitation and adaptive reuse of the historic Franklin Station Post Office building as a five-story upper-upscale hotel with up to 120 hotel rooms and other amenities, including a rooftop café and bar, restaurant, and event and meeting spaces (APN: 003-208-001) (collectively, the "Post Office Redevelopment") and includes the redevelopment of the parking lot parcel with a five-story building with up to 37 For-Sale Hotel Units (such units are commonly referred to as "branded residential" and that may be occupied by owner), shared amenities, and ground-floor retail; and integrates 3 existing condominium units as For-Sale Hotel Units in the adjacent Young Building for a total of 40 For-Sale Hotel Units with on-site parking facilities and retail on the ground level (APNs: 003-212-001, 003-300-015, -016, -017, -018, -019, -020, -021, -022, -023, & -024 (collectively, the "Mixed Use Development").

The Certificate of Appropriateness would authorize major alterations to the Franklin Station Post Office, which is designated as a Local Landmark and on the National Register of Historic Properties.

The Project is located at 1251/1351 Second Street, 820 Randolph Street, and 801/809 Coombs Street Unit A, B, C, & D (APNs: 003-212-001, 003-208-001, 003-300-015, -016, -017, -018, -019, -020, -021, -022, -023, & -024) (collectively, "Project Site").

The City prepared the Franklin Station II Project Addendum dated June 24, 2026, 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 1.44-acre Project site is located in the City of Napa, in Napa County, California, and is within the Downtown II Zone of the DNSP. The City is located in the southern portion of Napa County and is bordered by 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.

The project site is divided into two sections on the corner of Second Street and Randolph Street encompassing the Post Office Parcel, Parking Lot Parcel, Wine Valley Box Unit Parcel, and Young Building Parcel, as depicted in Exhibit 3 (Existing Conditions). The Post Office Parcel is located on the western side of Randolph Street, while the remaining parcels are located on the eastern side of Randolph Street. The approximately 1.44-acre project site includes 0.66 acre of off-site improvements associated with underground utility connections immediately adjacent to the project site on Second and Randolph Streets that result in an overall disturbance area of no greater than 2.10 acres. Regional access to the site would be provided by State Route (SR) 121 and SR-29. Local access would be provided via Second Street, Randolph Street, and Franklin Street. The project site is 0.11 mile west of Third Street at Brown Street bus stop.

Existing Land Use Activities

Project Site
The Project site is currently developed with the historic Franklin Station Post Office building, as well as a 55-space parking lot and the Young Building, which contains commercial uses on the first floor and residential condominiums on the second floor.

Surrounding Land Uses
The Project site is surrounded by a surface level parking lot, restaurants, and several clothing stores to the north, commercial uses and parking lots to the south, as well as a church with an attached school further south, the Napa Valley Hotel and Suites, restaurants, and the Napa County Civil Courthouse to the east, and several offices, restaurants, and a multi-family residential building to the west.

This is to advise that the City of Napa has performed the second reading of the ordinance and approved the above-described project on August 4, 2026, and has made the following determinations regarding the above-described project:

Pursuant to the CEQA Guidelines, the City prepared the Franklin Station II Project Addendum dated June 24, 2026, for the Project, to determine whether, under CEQA Guidelines section 15168(c)(1)-(2), the Project would have effects that were not examined in the DNSP EIR whether no subsequent EIR would be required pursuant to section 15162 of the CEQA Guidelines, and whether the Project is within the scope of the development program evaluated by the DNSP EIR ("Section 15168 Analysis and Addendum").

Pursuant to CEQA Guidelines sections 15162 and 15168, the Addendum finds that the Project would not have effects that were not examined in the DNSP EIR, that the Project is within the scope of the development program analyzed in the DNSP EIR, and that no subsequent EIR is required because (1) no substantial changes are proposed in the Project and no substantial changes occurred with respect to the circumstances under which the Project is undertaken which will require major revisions of the DNSP EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the DNSP EIR was certified shows the Project will have one or more significant effects not discussed in the DNSP EIR; (3) no significant effects previously examined will be

substantially more severe than shown in the DNSP EIR; (4) no mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the Project; and (5) there are no mitigation measures or alternatives which are considerably different from those analyzed in the DNSP EIR which would substantially reduce one or more significant effects on the environment.

Based on the whole record before it, including the Section 15168 Analysis and Addendum, the administrative record, and all other written and oral evidence, the Council finds that 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 finds 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 finds that the Section 15168 Analysis and Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent and analysis of the City Council.

CERTIFICATION:

This is to certify that the DNSP EIR, Franklin Station II Project Addendum, and the full record of project approval are available to the General Public at the Community Resources and Development Department (formerly "Community Development Department") located at 1600 First Street, Napa, CA 94559.

PREPARED BY:



Ryder Dilley, Planning Manager

August 5, 2026

Date