

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 First Street Ste A
Napa, CA 94559

From:

Public Agency: City of Napa
Address: 1600 First Street
Napa, CA 94559
Contact: Michael Allen, Interim Planning Manager
Phone: 707.257.9590

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): 2025080319

Project Title: Zinfandel Subdivision Project

Project Applicant: Randy Gularte

Project Location (include county): 1583 and 1687 El Centro Avenue, City of Napa, Napa County

Project Description:

The proposed project would develop a 51-lot subdivision containing 51 single-family homes, 12 accessory dwelling units (ADUs), 10 junior ADUs, and related improvements on approximately 9.56 acres. The existing single-family dwelling, the detached garage, and the private pedestrian bridge on the project site would be demolished. Additionally, the existing vineyards on the project site would be removed, as well as 42 trees.

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

described project on February 3, 2026 and has made the following determinations regarding the above
(date)
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.
☒ A Negative Declaration 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:

City of Napa Community Development Department, 1600 First Street Napa, CA 94559

Signature (Public Agency):  Title: Interim Planning Manager

Date: February 4, 2026 Date Received for filing at OPR: _____