

REVISED NOTICE OF AVAILABILITY AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



To: Public Agencies, Organizations, and Other Interested Parties

From: City of Napa, Community Development Department, 1600 First Street, Napa, California 94559

RE: Zinfandel Subdivision Project – Draft 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 Mitigated Negative Declaration (MND) for the Zinfandel Subdivision Project (proposed project).

Public Review Period: The Draft MND is being circulated for a 30-day review period beginning **August 7, 2025, to September 5, 2025**, 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 September 5th**.

City of Napa Community Development Department

1600 First Street

Napa, California 94559

Attn: Michael Allen, Acting Planning Manager

E-mail: mallen@cityofnapa.org

Project Location: The approximately 9.56-acre project site is located at 1583 and 1687 El Centro Avenue, east of State Route (SR) 29 at Assessor's Parcel Numbers (APN) 038-361-009 and 038-361-010. The project site is not on the "Cortese list" of hazardous sites.

Project Description: The project applicant, Randy Gularte, proposes to 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 29 trees.

In order to implement the proposed project, the following permits/approvals are required:

- Approval of the MND
- Tentative Subdivision Map–Vesting
- Design Review Permit–Subdivision and Homes
- Use Permit–Small Lot Development
- Demolition permits
- Grading permits
- Building permits

Public Hearing Date: A public hearing date for the City of Napa Planning Commission to review the MND and proposed project has been tentatively scheduled for **October 16, 2025, at 5:30 pm** in the Council Chambers, City Hall, City of Napa, 955 School Street.

CEQA Project Status: To perform the required examination pursuant to CEQA Guidelines Section 15183, the City prepared a comprehensive environmental analysis for the proposed project in a Consistency Checklist, evaluating all of the potential environmental effects from the proposed project to determine whether it would have any effects that were not identified and adequately addressed in the 2020 General Plan Environmental Impact Report (2020 General Plan EIR; SCH No. 95-03-3060).

The Consistency Checklist concluded that the proposed project was consistent with the development density and zoning established by the City's 2020 General Plan, which was adopted pursuant to a certified Program EIR (SCH No. 95-03-3060). The Consistency Checklist further demonstrated that the proposed project's potential impacts on all environmental factors, except biological resources, have been previously analyzed and mitigated as needed, consistent with the 2020 General Plan and other regulatory frameworks, and the proposed project's environmental impacts are within and/or consistent with the anticipated and analyzed impacts of the 2020 General Plan EIR. Therefore, these topics are exempt from further evaluation under CEQA, and no further review is required for these areas as documented in the Consistency Checklist. The Consistency Checklist also demonstrates that the proposed project does not present impacts that are peculiar to the project or the parcel on which the project would be located, nor does the proposed project present impacts that were not analyzed as significant effects in the 2020 General Plan EIR with which the proposed project is consistent. Additionally, the proposed project does not present any potentially significant off-site impacts or cumulative impacts which were not discussed in the 2020 General Plan EIR. The Consistency Checklist further demonstrated that the proposed project does not present any previously identified significant effects which, as a result of substantial new information which was not known at the time the 2020 General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR. Accordingly, the following analysis is limited to an evaluation of biological resources as mandated by CEQA Guidelines Section 15183.

The Draft MND prepared for the proposed project is consistent with the requirements of CEQA Guidelines Section 15183 and demonstrates that the proposed project would 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 proposed project would not have any significant or unmitigable effects on the environment.