

NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPT.
1195 THIRD STREET, SUITE 210, NAPA, CA 94559
(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Napa County Clerk
900 Coombs St.
Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services Dept.

CONTACT PERSON: Charlene Gallina, Supervising Planner PHONE: 707. 299-1355; charlene.gallina@countyofnapa.org

STATE CLEARING HOUSE NUMBER: 2017062038

PROJECT TITLE: Oak Knoll Hotel

PROJECT LOCATION: 5091 St. Helena Highway, Napa, Napa County

PROJECT LOCATION - CITY (NEAREST): Napa PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Use Permit Application No. P14-02215-UP, encompassing demolition of existing vacant commercial structures, and construction and operation of a new 50-room resort hotel, 100-seat restaurant, and 1,280-square foot art gallery/retail space on a 3.54-acre parcel located at 5091 Solano Avenue/St. Helena Highway, Napa, in unincorporated Napa County, Assessor's Parcel No. 035-031-009.

COUNTY PERMIT (S): Use Permit P14-00215-UP

APPLICANT NAME: Oak Knoll Resort, LLC; c/o Greg Pitts
ADDRESS: 835 Fifth Ave., San Rafael, CA 94901

PHONE: (707) 967-1150


REPRESENTATIVE: Brian Russell, Napa Land Law
ADDRESS: 1485 Main Street, #205, St. Helena, CA 94574

PHONE: (707) 294-2775

This is to advise that the Napa County Planning Commission as Lead Agency Responsible Agency approved the above-described project on March 4, 2020 and made the following determinations:

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 this 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 is available to the General Public at:
Napa County Planning, Building, & Environmental Services Planning Department
1195 Third Street, Suite 210; Napa, CA 94559

SIGNATURE:  DATE: March 4, 2020 TITLE: Supervising Planner
Charlene Gallina

Governor's Office of Planning & Research

Date received for filing and posting at OPR:

MAR 05 2020

STATE CLEARINGHOUSE