

RESOLUTION R2026-XX

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NAPA, STATE OF CALIFORNIA, APPROVING, PURSUANT TO A SECTION 15168 ANALYSIS, AN ADDENDUM TO THE DOWNTOWN NAPA SPECIFIC PLAN PROGRAMMATIC ENVIRONMENTAL IMPACT REPORT (SCH NO. 2010042043), AND ALTERNATIVELY, TO THE CEQA GUIDELINES SECTION 15332 CATEGORICAL EXEMPTION, FOR THE FRANKLIN STATION II PROJECT LOCATED AT 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 THROUGH 003-300-024)

WHEREAS, James Keller (the “Applicant”) submitted an application for 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 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) (the “Project Site”); and

WHEREAS, the Project consists of the redevelopment of an approximately 1.44-acre property, including two new buildings and the preservation of the Franklin Station Post Office building. The Zoning Amendment would establish use provisions, processing procedures, development standards, use and design guidelines and a development program allowing: (i) a 5-story hotel building, including a basement and rooftop structures and space, with up to 120 rooms, food and beverage uses, and spa, event, and fitness amenities and (ii) a 5-story mixed use building, including rooftop space, with 37 For-Sale Hotel Units (such units commonly referred to as “branded residential” and that may be used for residential purposes) and the use of 3 condo units within the existing Young Building, for a total of 40 For-Sale Hotel Units with on-site parking facilities and retail on the ground-level. Hotel rooms may be included within the condo building as lock offs and a maximum of 12 For-Sale Hotel Units may be constructed within the hotel building as long as the total rooms and units for the project do not exceed 120 hotel rooms and 40 For-Sale Hotel Units. The Design Review Permit and Tentative Parcel Map authorizing the construction of: a development project that consists of (i) a 5-story hotel building, including a basement and rooftop space, with 94 rooms, food and beverage uses, and spa, event, and fitness amenities; (ii) a 5-story mixed use building, including rooftop structure and space, with 25 For-Sale Hotel Units and 3 condo units within the Young Building, for a total of 28 For-Sale Hotel Units with on-site parking facilities and retail unit on the ground-level (collectively, the “Project”); and

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WHEREAS, on May 1, 2012, via Resolution R2012-54, the City of Napa ("City"), as the lead agency under the California Environmental Quality Act ("CEQA"), certified the Downtown Napa Specific Plan Programmatic Environmental Impact Report (State Clearinghouse No. 2010042043) ("DNSP EIR") and approved the DNSP on May 1, 2012; and

WHEREAS, as part of its certification of the DNSP EIR and approval of the DNSP, City adopted Findings of Fact, Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for the DNSP; and

WHEREAS, pursuant to CEQA's implementing regulations ("CEQA Guidelines") section 15168, when a program EIR is used to support approval of activities within the program, the City must examine those activities as they come up for approval to determine whether additional environmental review is required, and if it determines that the activity's environmental effects were examined in the program EIR and that a subsequent EIR would not be required, the agency may approve the activity as being within the scope of the project covered by the program EIR; and

WHEREAS, pursuant to CEQA Guidelines Section 15332, also known as the Infill Development Project exemption, projects within the City that are of no more than 5 acres, consistent with applicable general plan and zoning, substantially surrounded by urban uses, have no value, as habitat for endangered, rare or threatened species, will not result in any significant effects relating to traffic, noise, air quality, or water quality, and can be adequately served by all required utilities and public services are categorically exempt from CEQA; and

WHEREAS, 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");

WHEREAS, 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

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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; and

WHEREAS, the Section 15168 Analysis and Addendum, and the DNSP EIR are on file in the Office of the City Clerk and are incorporated herein by reference; and

WHEREAS, the Section 15168 Analysis and Addendum finds, in the alternative, that the Project is an In-Fill Development Project that is exempt from any additional environmental review under Section 15332 of the CEQA Guidelines and finds that none of the exceptions to the exemption under section 15300.2 of the CEQA Guidelines applies; and

WHEREAS, the Planning Commission of the City of Napa, State of California, held a duly-noticed public hearing on June 30, 2026, where it considered all written and oral testimony submitted to it relating to the Project including a presentation by Staff; and

WHEREAS, the Cultural Heritage Commission of the City of Napa, State of California, held a duly-noticed public hearing on July 9, 2026, where it considered all written and oral testimony submitted to it relating to the Project including a presentation by Staff; and

WHEREAS, on July 21, 2026, the City Council of the City of Napa held a duly-noticed public hearing on the Project where it considered all information related to the Project as presented at the public meetings of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Napa as follows:

Section 1. The City Council hereby finds that the facts set forth in the recitals to this Resolution are true and correct and establish the factual basis for the City Council's adoption of this Resolution.

Section 2. The City Council finds that the Section 15168 Analysis and Addendum has been completed in compliance with CEQA, the CEQA Guidelines, and that the Section 15168 Analysis and supporting materials, taken together, reflect the Council's independent judgment.

Section 3. COMPLIANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT. As a decision-making body for the Project, the City Council has reviewed and considered the information contained in the Section 15168 Analysis and Addendum, comments received, and other documents contained in the administrative record for the Project, including the DNSP EIR. Based on the Council's independent review and

analysis it finds that the Section 15168 Analysis and Addendum and administrative record contain a complete and accurate reporting of the environmental impacts associated with the Project, and that the Section 15168 Analysis and Addendum has been completed in compliance with CEQA and the State CEQA Guidelines.

Section 4. FINDINGS ON ENVIRONMENTAL IMPACTS. 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.

Section 5. ADOPTION OF THE SECTION 15168 ANALYSIS AND ADDENDUM. The City Council hereby approves and adopts the Section 15168 Analysis and Addendum.

Section 6. ADOPTION OF THE MITIGATION MONITORING AND REPORTING PROGRAM. The City Council hereby adopts the following DNSP EIR Mitigation Measures for the Project: MM 4.B-1, MM 4.B-2, MM 4.B-3, MM 4.B-4, MM 4.B-5, MM 4.C-1b, MM 4.C-1c, MM 4.D-1, MM 4.D-2a, MM 4.D-2b, MM 4.D-3, MM 4.D-4, MM 4.I-1a, MM 4.I-1b, and MM 4.I-1c, which are attached hereto and incorporated herein by reference as Exhibit A.

Section 7. LOCATION AND CUSTODIAN OF RECORDS. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at 1600 First Street, Napa, CA 94559. The custodian for these records is the Planning Division. This information is provided in compliance with Public Resources Code Section 21081.6.

Section 8. NOTICE OF DETERMINATION AND EXEMPTION. The City Council hereby directs staff to prepare, execute, and file a Notice of Determination, and, as to the CEQA Guidelines section 15332 categorical exemption, a Notice of Exemption with the County Clerk's office and the Office of Planning and Research within five (5) working days of adoption of this Resolution.

Section 9. Indemnification. To the fullest extent permitted by law, Applicant shall indemnify, defend with counsel of the City's choosing, and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature

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whatsoever which may arise from or in any manner relate (directly or indirectly) to (i) City's approval of the Franklin Station II Project, including but not limited to, the approval of the zoning actions, discretionary permits, maps under the Subdivision Map Act, and/or the City's related determinations or actions under the California Environmental Quality Act, or any alleged failure to act as required by law, and (ii) Applicant's construction, operation, use, or related activity under the Project. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by Applicant, City, and/or the parties initiating or bringing such proceeding. Applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. Applicant shall pay to the City upon demand or, as applicable, to counsel of City's choosing, any amount owed pursuant to the indemnification requirements prescribed in this condition.

I HEREBY CERTIFY that the foregoing Resolution was duly adopted by the City Council of the City of Napa at a public meeting of said City Council held on the 21st day of July 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
City Clerk

Approved as to form:

Christopher Diaz
Interim City Attorney