



ENVIRONMENTAL INFORMATION FORM

PLANNING APPLICATION FORM ATTACHMENT

SUBMIT TO: PLANNINGDEPARTMENT@CITYOFNAPA.ORG

Mailing Address:
PO Box 660
Napa, CA 94559

Planning Division
1600 First Street
707.257.9530

PURPOSE

The purpose of this form is to inform the City of the basic components of the proposed project and the characteristics of the project site. This information will assist staff in assessing the project application pursuant to the City's policies, ordinances, guidelines and as required by the California Environmental Quality Act (CEQA). In order to avoid delays in the application process, it is important that the information provided in this form and in other application materials is complete and accurate. This form must be submitted with any project application. Responses to the following questions may be submitted on attachment sheets as needed to provide adequate information. Please type or print.

SITE INFORMATION

Address(es) 585-601 First Street & 933 Water Street
APN(s) 003-242-004; -005; -006; -007; & -008

CONTACT INFORMATION

Applicant Oxbow Holdings, LLC & 933 Water, LLC
Address 180 Grant Avenue, Suite 1400
City Oakland **State** CA **ZIP** 94610
Phone (707) 812-3809 **Email** poconnell@harvestproperties.com
Engineer/Architect RSA Engineers
Address 1515 4th Street
City Napa **State** CA **ZIP** 94558
Phone _____ **Email** _____
Person Completing Form Oxbow Holdings, LLC & 933 Water, LLC
Address 180 Grant Avenue, Suite 1400
City Oakland **State** CA **ZIP** 94610
Phone (707) 812-3809 **Email** poconnell@harvestproperties.com

CERTIFICATION

PERSON COMPLETING FORM CERTIFICATION

I certify that the information provided in the questionnaire accurately represents the conditions of the project site and the details of my proposed project.

Signature P O'Connell Date Apr 24, 2023

APPLICANT CERTIFICATION

I certify that the information provided in the questionnaire accurately represents the conditions of the project site and the details of my proposed project.

Signature P O'Connell Date Apr 24, 2023

1 PROJECT DESCRIPTION

Describe the project development, site changes required and proposed uses, including any phases of the project. Attach additional sheets if necessary.

Please see attached 3. Written Project Description 04-19-23.

2 PROJECT LOCATION & SETTING

Briefly describe the project's location and surroundings. Submit a context map and photographs to support this description.

Please see the attached 3. Written Project Description 04-19-23.

3 PROJECT LOCATION & SETTING

a	Size of project site (acres or square feet) 6.7 acres	b	Size of each building footprint Please see 3a. Summary of Proposed Uses.
c	Total gross square footage of building area (all floors) 496,211 sf	d	Number of floors Varies per building.
e	Breakdown of types of uses per square footage if commercial and/or office Please see 3a. Summary of Proposed Uses.		
f	Existing uses and improvements on site (changes proposed) Parking and storage will be replaced.		
g	Number of dwelling units proposed (if residential) 130	h	Type of dwelling units proposed (if residential) townhomes and condominiums

3 PROJECT LOCATION & SETTING

i	Number of off street parking spaces proposed (provide breakdown of covered and non-covered parking)	
	362	
j	Number of employees when project complete	k Hours of operations
	TBD	TBD
l	Frequency and type of truck and other deliveries	
	TBD	
m	Type of construction proposed	
	TBD	
n	Grading Quantities - yards moved on site, yards exported and or imported to site (Specify all locations off-site where soil materials will be obtained, or delivered)	
	TBD- net import is offset by vibro-column cubic yardage.	
o	Construction Equipment to be used (type, number, size etc – Please specify if cranes will be used)	
	TBD	
p	Length of time anticipated for construction of project / desired schedule for beginning and ending construction.	
	TBD	
q	Specify roadway or sidewalk closures that will be necessary during project construction	
	TBD	
R	Reports and Studies prepared for site and/or proposed project (list with date and submit copies with your application)	
	See attached Soils-Geotech Report.	
s	Other project data	

4 PROJECT LOCATION & SETTING

a Existing Native Trees; Indicate all existing trees on the property and specifically indicate whether any Valley Oak, Coast Live Oak, Black Oak, Blue Oak, Coast Redwood, California Bay, or Black Walnut trees exist on the property. Describe each tree, its species, size (trunk diameter 4.5 feet above natural grade), drip line area (extent of canopy), and location on the site or on adjacent property near the project property line. Indicate the trees that are proposed to be removed or trimmed in order to enable the proposed development (show on plans and provide written statement). An arborist report is required if the project proposes to remove or has the potential to impact existing trees. If any of the Native Trees identified above exist on the property, the applicant shall consult with the Planning Department and obtain and review the requirements of Chapter 12.45 of the Napa Municipal Code.

RSA has surveyed the existing trees, however a more detailed plan will be done after the design review process confirms locations of the improvements, in addition to a deeper study of the River Trail.

b Existing vegetation (other): Indicate whether other existing vegetation exists on the project site, identify the location, species and extent of coverage (also show on project plans). Describe any proposed modification to existing vegetation.

The river frontage is lined with non-significant trees that mostly will be removed. Significant trees will be preserved, except one conflict.
The large grove of trees on the Copia side of the site are planned to be removed and gardens relocated or preserved as much as possible.

c Creeks/River (on or adjacent to site) : Please identify any creeks, drainage ways, swales, ponds or other surface water related features that exist on or adjacent to the project site and indicate whether the project will modify these features

The Napa River is located along the southern border of project, and partially the east and west sides of the site.

d Distance of proposed development from Creeks/River (Note: The creek and river required setback distances are regulated by City ordinance and by the California Department of Fish and Wildlife, the applicant should inquire regarding these regulations if the project is near a creek or the Napa River)

The project plan has been coordinated with agencies to comply with setbacks.

e Existing Wetlands: If there is the possibility of wetlands exist on the site, the applicant should hire a qualified biologist to prepare a wetland delineation and obtain a jurisdictional determination from the US Army Corps of Engineers to be submitted with the project application

No.

4 PROJECT LOCATION & SETTING

f	Any proposed modification to wetlands & distance of new development from wetlands No.
g	Slope/gradient of site - lowest and highest elevation on site The difference in elevation between the highest and lowest point is approximately 3 feet.
h	Proposed changes to existing grade of site To elevate the project above 1' above 100 year flood level, the entire project will be lifted and the soil treated to stabilize the existing soil.
i	Other natural features None.

**5 WHAT EXISTING MAN-MADE FEATURES, STRUCTURES, IMPROVEMENTS EXIST ON THE SITE?
DESCRIBE THE CHANGES TO THESE FEATURES PROPOSED WITH THE PROJECT.**

a	Existing structures and or buildings; location, number, type, age and condition. Non-significant, CMU buildings exist on on the corporation yards side of the site.
b	Removal, or other changes proposed for existing structures or buildings. (Note: The City maintains a listing of properties that are subject to a tiered level of review requirements based on their potential historic status or their potential to contribute to the historic aesthetics of a neighborhood. The applicants should consult with the Planning Division to determine the status of existing buildings and any additional permit requirements prior to submittal of a project application.) The entire site will be cleared to allow for the soil stabilizing and fill.
c	Any fences, walls, water towers, signs, etc. and their planned removal or incorporation into the project? Balconies and townhomes have outdoor decks and semi-private areas.

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WHAT ARE THE PROJECT ACTIVITIES THAT COULD RESULT IN CHANGES TO THE SITE, THE SURROUNDING AREA, AND TO THE SUPPORT SYSTEMS OF THE CITY?

a	<p>Are there outdoor activities and/or storage proposed or contemplated with the proposed uses of the site?</p> <p style="text-align: center;">Yes.</p>
b	<p>Are uses anticipated that will create greater than average solid waste? What measures are proposed to address adequate solid waste storage and disposal for the project.</p> <p style="text-align: center;">No.</p>
c	<p>What is the anticipated demand for domestic water (Gallons per day) ? Will the used water be discharged into the sanitation drain or the storm drain?</p> <p style="text-align: center;">TDB</p>
d	<p>Will the construction activity involve disturbance of one acre or greater total land area or is the project part of a plan of development that disturbs one acre or greater total land area? (Note: Projects involving disturbance of 1 acre or greater are subject to permit requirements from the California Regional Water Quality Control Board; the applicant is advised to contact the Public Works Department for details):</p> <p style="text-align: center;">Project will involve disturbance of greater than one acre.</p>
e	<p>Does the use involve the discharge of smoke, odors, or other airborne materials that could expose the public to substantial pollution concentrations, be considered objectionable, and/or potentially violate BAAQMD standards? Please specify and provide quantified details; provide detailed information in an attached sheet if necessary.</p> <p style="text-align: center;">No.</p>
f	<p>Do any of the anticipated uses involve the use, storage or discharge of hazardous and/or toxic materials including pesticides, herbicides, fuels, oils, solvents, and other flammable liquids and gasses? Please specify and indicate storage and use details. (Attach hazardous materials inventory sheet if necessary).</p> <p style="text-align: center;">No.</p>

g Do any of the anticipated uses and/or activities involve noise that will be audible beyond the property lines? (Note: A noise analysis is required for commercial/industrial projects located near land designated for residential use and/or any other use that is noise sensitive, when the project will generate noise in excess of the City noise thresholds.)

Normal construction noise.

h Is the proposed project located on a City Crucial Corridor? If yes, a daily trip generation analysis is required. (Note: Developer is advised to consult the Public Works Department's Policy Guidelines: Traffic Impact Analysis for Private Development Review to guide the trip generation analysis. Consultation with the Development Engineering Division is recommended. If a daily trip generation analysis is required, the results shall be submitted with the application.)

Traffic Study specific to the project and CEQA analysis shall address traffic.

i Will the project generate traffic in excess of 50 vehicle-trips in a critical peak hour? (Note: Developer is advised to consult the Public Works Department's Policy Guidelines: Traffic Impact Analysis for Private Development Review to determine the scope of any traffic study or analysis that may be necessary. Consultation with the Development Engineering Division is recommended. If a traffic study is required, the traffic study scope of work shall be submitted with the application.)

No.

12. Environmental Information Form[44]

Final Audit Report

2023-04-25

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"12. Environmental Information Form[44]" History

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