



**City of St. Helena
NOTICE OF AVAILABILITY**

Hunter Subdivision Project

Draft Environmental Impact Report SCH # 2018032014

To: Public Agencies and Concerned
Citizens/Interested Parties

From: City of St. Helena
Planning Department
1572 Railroad Avenue
St. Helena, CA 94574

Notice: Notice is hereby given that the City of St. Helena (City), acting as Lead Agency under the California Environmental Quality Act (CEQA), has released a Draft Environmental Impact Report (EIR) prepared for the Hunter Subdivision Project (Proposed Project) for a 45-day review and public comment period. A Planning Commission public hearing to receive verbal comments on the EIR will be held via Zoom on November 2, 2021 at 6:00 p.m. <https://us02web.zoom.us/j/84517301810>. The 45-day public review period will begin on September 23, 2021 and end at 5:00 pm on November 8, 2021. It is highly recommended all comments be submitted to the City in writing.

**Written comments on the Draft EIR must be received by the end of the review period,
November 8, 2021 at 5:00 p.m.**

**Submit comments to Maya DeRosa, Planning & Building Director
City of St. Helena, Planning Department
1572 Railroad Avenue, St. Helena, California 94574
or mderosa@cityofstheleena.org
(707) 967-2783**

Project Description: The Proposed Project includes a Tentative Map to subdivide the 16.9-acre parcel into 51 single-family lots, a 3.4-acre multi-family parcel, a 0.06-acre remainder parcel, and 0.04-acre parcel to contain an existing agricultural well. Although the only entitlement being sought at this time is a Tentative Map, the applicant intends to build 51 single-family and 11 accessory dwelling units on the lots created by the proposed Tentative Map. The applicant also intends to construct 25 multi-family units on the 3.4-acre parcel. An agricultural well on the 0.04-acre parcel is proposed to remain in place to supply water for all onsite landscaping and other outdoor uses. The Project also includes grading of the site, construction of the extensions of Adams Street and Starr Avenue, construction of local residential streets and installation of utility lines.

The Draft EIR considers the impacts of the project as described above. Future discretionary approvals, including an Affordable Housing Agreement, design review, and a conditional use permit will be required before development of the Project can proceed.

Project Location: The Project site is located in the northeast portion of the City, at the eastern terminus of Adams Street, three blocks east of downtown and State Route 29 (SR 29), and west of the Napa River. The site's Assessor Parcel Number is 009-030-057.

Potential Environmental Impacts: The following are potentially significant environmental effects anticipated as a result of the Project: aesthetics and light and glare, agricultural resources, biological resources, cultural and paleontological resources, geology, soils and seismicity, hazards and public safety, noise and vibration, and transportation and traffic.

Location Where the Document can be Reviewed: The Draft EIR for the Project is available for review at (1) the St. Helena Public Library, 1492 Library Lane, St. Helena, CA 94574; (2) St. Helena Planning Department, 1572 Railroad Avenue, St. Helena, CA 94574; and (3) on the City's website at www.CityofStHelena.org.