

2019-104

**NOTICE OF DETERMINATION**

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES  
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  Napa County Clerk  
P.O. Box 3044 900 Coombs St  
Sacramento, CA 95812-3044 Napa, CA 94559

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

CONTACT PERSON: Jason R. Hade, Planner III PHONE: (707) 259-8757

STATE CLEARING HOUSE NUMBER: 2019079071

PROJECT TITLE: Anda Residence Viewshed Permit No. P15-00420

PROJECT LOCATION: The project is located on an approximately 17.4 acre site within the AW (Agricultural Watershed) zoning district at 4129 Dry Creek Road; APN: 035-390-001.

PROJECT LOCATION - CITY (NEAREST): Napa

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Approval of a Viewshed Permit to allow the following: (a) Construction of a 4,653 square foot residence; 1,193 square foot second living unit; 612 square foot carport; and pool; (b) Improvement of the existing access driveway (on and off-site) to County standards except for the request noted below; (c) Installation of a wastewater system and associated infrastructure consistent with County Code; and (d) Construction of one (1) 10,000 gallon water storage tank.

The project also includes a request for an exception to the Napa County Road and Street Standards (RSS). The request proposes an exception to the State Responsibility Area Fire Safe Regulations for the driveway segment (Common Road STA 6+50 to STA +88) Anda Driveway (STA 12+88 to STA 18+67) to permit a maximum slope of 20 percent for a driveway greater than 300 feet in length without an ensuing 100 foot driveway section at a maximum slope of 10 percent because of unique features of the natural environment which includes, but not limited to natural watercourses, steep slopes, geological features, heritage oak trees or other trees at least 6" dbh. The RSS exception has been requested to preserve mature native trees on steeply sloping hillsides, minimize the need for grading on steep slopes, and to abide by the limitations of the existing access easement.

The project includes approximately 9,750 cubic yards of cut and approximately 5,080 cubic yards of fill. Approximately 1,249 cubic yards of spoils would be permanently kept on site as shown on the project plans while the remaining excess spoils would be transported off-site to a County approved location.

COUNTY PERMIT (S): Viewshed Permit P15-00420

APPLICANT NAME: Randal E. Bryant, REB Engineering, Inc.  
ADDRESS: P.O. Box 113, St. Helena, CA 94574

PHONE: (707) 963-8638

This is to advise that the Napa County Planning, Building, & Environmental Services Department as Lead Agency Responsible Agency has approved the above-described project on September 3, 2019 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 Mitigated Negative Declaration is available to the General Public at:  
Napa County Planning, Building, & Environmental Services Department  
1195 Third Street, Suite 210  
Napa, CA 94559

Governor's Office of Planning & Research

SIGNATURE: Jason R. Hade J. Hade for: DATE: September 4, 2019 TITLE: Director David Morrison

SEP 04 2019

STATE CLEARINGHOUSE

**ENDORSED**  
SEP 04 2019  
JOHN TUTEUR  
Napa County Recorder / County Clerk  
By [Signature]  
DEPUTY RECORDER - CLERK