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PUBLIC NOTICE

NOTICE OF ZONING ADMINISTRATOR HEARING AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On Friday morning, the 6th day of August, 2021, at 9:00 a.m., in the County Administration Building, 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Zoning Administrator regarding the project identified below. All interested persons are invited to attend the hearing and be heard. However, please note in accordance with new COVID-19 Guidance from the State of California as of 12/03/2020, in-person attendance at Zoning Administrator meeting is temporarily not permitted. Please see instructions the following instructions for virtual/telephonic attendance:

<https://countyofnapa.zoom.us/j/92615423689>

KALLWEIT RESIDENCE - VIEWSHED PERMIT NO. P20-00100

Location: Oakville Ridge Road, approximately two miles from the intersection of Oakville Ridge Road and Oakville Grade; APN: 027-340-024

Zoning and General Plan Designation: AW (Agricultural Watershed) zoning district and Agriculture, Watershed, and Open Space Resources (AWOS) General Plan land use designation

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures (or MM's). MM's are proposed for the following area: Biological Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

REQUEST: Approval of a a Viewshed Permit for the construction of an approximately 3,000 square foot single-family residence, an approximately 1,132 square foot detached four car garage, an approximately 620 square foot residential accessory structure (including a gym, art studio and restroom), a garden shed, infinity pool, hot tub, and associated infrastructure. Two water tanks would be installed just east of the residential driveway, southeast of the residence, including one 5,000 gallon tank for fire prevention and irrigation purposes and a second 5,000 gallon water tank for domestic water use. The project would also include construction of an access driveway and approximately two (2) miles of improvements to Oak Ridge Road, beginning at the Oak Ridge Road access onto Oak Ridge Grade and ending at the driveway of the Kallweit residence. The road improvements would include construction of 18 emergency vehicle turnouts, and a road exception has been requested to allow variances in the requirements for the length, width and distance between turnouts.

The Mitigated Negative Declaration and related documents are available for inspection, along with copies of all documents which relate to the above described project, between the hours of 8:00 AM. and 4:30 PM Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Second Floor, Napa, California. Scheduling appointments to review documents is encouraged. Application materials are also available on the Department's Current Projects Explorer at:

<http://napacounty.maps.arcgis.com/apps/opsdashboard/index.html#/5cb8ac8a5291487f88d3c15798d8a46f>

Comments regarding this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Comments should be directed to Melanie Jackson, Planner III, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 259-8194 or melanie.jackson-couch@countyofnapa.org, and must be received before 4:45 p.m. on August 5, 2021.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: June 30, 2021

DAVID MORRISON
Director of Planning, Building, & Environmental Services
