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PUBLIC NOTICE

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Kateley Residence Access Road – Grading Permit #ENG15-00086 and Road and Street Standards Exception Request

Location: APN: 034-030-061; Napa, CA 94558

Zoning and General Plan Designation: Agricultural Watershed (AW) zoning district and Agriculture, Watershed, and Open Space (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. Mitigation measures are proposed for the areas of aesthetics, air quality, biological resources, cultural resources, and noise. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The proposed Mitigated Negative Declaration is 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:

[Current Projects Explorer | Napa County, CA \(countyofnapa.org\)](http://countyofnapa.org)

Request: Approval of a Grading Permit to allow the construction of a new 2,400-foot long 14-foot wide driveway access road leading to a previously approved, not-yet constructed, single-family home, garage, and 384-square-foot Accessory Dwelling Unit (ADU). Grading spoils will be stored at the adjacent parcel to the north. The project also includes a request for an exception to the Napa County Road and Street Standards (NCRSS). The request proposes an exception to the roads and street standards to accommodate steep terrain and ground slopes to allow for a short segment of non-compliant slope at a single location.

The project also includes a request for an exception to the Napa County Road and Street Standards (RSS). The NCRSS allows a maximum longitudinal driveway slope of 20 percent. To make the slope of this segment compliant would require extensive grading on the steep hillside that is adjacent to the driveway. The applicant is requesting an exception to the maximum length requirements for a driveway having 18-20 percent grade. The NCRSS specifies a maximum slope length of 300 feet for roadway segments with 18-20 percent slopes. The plan proposes 20 percent grade for approximately 545 feet in length. The required 100-foot preceding and ensuing sections having no more than 10 percent grade would be installed. The driveway width would also be expanded to 20 feet for the first 300 feet, which includes the section where the exception is requested. A total of 41 trees, consisting of Live Oak, Cypress, and Bay Laurel, are proposed for removal. To mitigate this impact, the applicant will replant on a 3:1 ratio, replanting a total of 36 Live Oak trees each 5 gallons in size. Replacement trees will be located near the south east section of the new road, near Dry Creek Road.

The proposed Mitigated Negative Declaration is available for inspection, along with copies of all documents which relate to the above described project, between the hours of 8:00 a.m. and 4:45 p.m. Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California.

Written and verbal comments regarding the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Written comments must be presented during the public review period, which runs from March 25, 2022 through April 25, 2022. Comments should be directed to Curtis Sawyer, Planner II, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1361 or curtis.sawyer@countyofnapa.org and must be received before 4:45 p.m. on April 25, 2022.

Appeals to decisions of the Planning Commission must be filed in writing with the Clerk of the Board of Supervisors, 1195 Third Street, Suite 305, Napa, California, in accordance with the timelines and submittal requirements set forth in Chapter 2.88 of the County Code.

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: March 23, 2022

David Morrison
Director of Planning, Building, & Environmental Services