

# NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPT.

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  
P.O. Box 3044  
Sacramento, CA 95812-3044

Napa County Clerk  
900 Coombs St.  
Napa, CA 94559

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

CONTACT PERSON: Curtis Sawyer, Planner II      PHONE: 707-299-1361; curtis.sawyer@countyofnapa.org

STATE CLEARING HOUSE NUMBER: 2022030688

PROJECT TITLE: Kateley Grading Permit Application (ENG15-00086)

PROJECT LOCATION: APN: 034-030-061-000

PROJECT LOCATION – CITY (NEAREST): NAPA PROJECT LOCATION - COUNTY: Napa

**PROJECT DESCRIPTION:** The Napa County Planning Division has received a request for a Grading Permit Application #ENG15-00086 for a property located at APN034-030-061; Napa, CA 94558. The parcel is located within the Agricultural Watershed (AW) zoning district and has a General Plan land use designation of Agriculture, Watershed, and Open Space (AWOS). The approval of this Grading Permit will 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 shall be stored at the adjacent parcel to the north (APN 034-370-038-000). Spoils will be stored out of required stream setbacks. Remaining excess spoils would be transported off-site to a County approved location. 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. Construction activities shall occur on portions of the site previously graded without approval. The County formally opened a code enforcement case in 2014 due to illegal grading between 2009 and 2011. 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 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.

COUNTY PERMIT (S): ENG15-00086

APPLICANT NAME: Jim Kateley

ADDRESS: 1393 Beattie Ct, San Jose, CA. 95120-3806

REPRESENTATIVE: Randy Bryant, Project Consultant, REB Engineering Inc.

ADDRESS: P.O. Box 113, Saint Helena, CA. 95475


PHONE: 707-963-2346

This is to advise that the Napa County Planning Commission as  Lead Agency  Responsible Agency approved the above-described project on May 18, 2022, 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 Planning Department  
1195 Third Street, Suite 210; Napa, CA 94559

SIGNATURE:  DATE: May 18, 2022 TITLE: Planner II  
Name: Curtis Sawyer

Date received for filing and posting at OPR: March 24, 2022