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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 1st day of February 2023, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

Erickson Residence – Use Permit Exception to the Conservation Regulations #P21-00067; Exception to the Napa County Road and Street Standards (RSS); Viewshed Application #P22-00276; and Grading Permit Application #ENG22-00059

Location: Assessor’s Parcel No. 022-070-023; State Highway 29, St. Helena, CA. 94574

Zoning and General Plan: Agricultural Watershed (AW) and Agricultural, Watershed, and Open Space (AWOS)

Request: Consideration of a Use Permit Exception to the Conservation Regulations (P21-00067), Exception to the Napa County Road and Street Standards (RSS), Viewshed Application (P22-00276), and Grading Permit Application #ENG22-00059, to allow the construction of a new 2,400 square foot two-story residence, a 1,200 square-foot accessory dwelling unit (ADU), a new access road/driveway, and associated infrastructure improvements. The property is accessed via a shared driveway, which passes through the following parcels: (APN #022-080-024, APN #022-080-025, APN # 022-080-026, APN# 022-070-032, APN # 022-070-028, APN # 022-070-046, APN # 022-070-047, APN# 022-070-024, and APN # 022-070-023).

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 area of biological resources. 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 that 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, Suite 210, Napa, California. Scheduling appointments to review documents is encouraged. Application materials are also available at: www.countyofnapa.org/2876/Current-Projects-Explorer.

Written and verbal comments regarding this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Comments should be directed to Curtis Sawyer, Planner II, Napa County Department of Planning, Building and Environmental Services, 1195 Third Street, Suite 210, Napa, California or via email at curtis.sawyer@countyofnapa.org and must be received before **4:45 p.m. on January 31, 2023**.

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 time lines and submittal requirements set forth in Chapter 2.88 of the County Code.

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

DATED: December 28, 2022

Brian Bordona
Interim Director of Planning, Building, and Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: December 30, 2022 - Napa Valley Register

**BILL TO: Napa County Planning Department
1195 Third Street, Suite 210
Napa, Ca. 94559**

Invoice # CDP-06452