

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: 2022120696

PROJECT TITLE: Erickson Residence, Use Permit Exception to the Conservation Regulations (P21-00067), Exception to the Napa County Road and Street Standards, Viewshed Application (P22-00276), and Grading Application (ENG22-00059)

PROJECT LOCATION: APN: 022-070-023-000

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

PROJECT DESCRIPTION: The Napa County Planning Division has received a request for a Conservation Regulation (P21-00067), an Exception to the Napa County Road and Street Standards (RSS), a Viewshed Application (P22-00276), and a Grading Permit Application (ENG22-00059) to allow the construction of a new 2,400 square-foot two-story residence, a new 1,200 square-foot Accessory Dwelling Unit (ADU), a new access road/driveway, associated infrastructure improvements, and a new well. The proposed homesite is about 7,075 feet (by road) from the nearest public road, State Highway 29 (St. Helena Hwy). 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). The project is located on an approximately 30-acre site within the AW (Agricultural Watershed) zoning district with a General Plan designation of Agriculture, Watershed, and Open Space (AWOS) and is addressed as 3285 St. Helena Highway; St. Helena, APN: 022-070-023.

COUNTY PERMIT (S): Conservation Regulation (P21-00067), an Exception to the Napa County Road and Street Standards (RSS), a Viewshed Application (P22-00276), and a Grading Permit Application (ENG22-00059)

APPLICANT NAME: Osborn Erickson

ADDRESS: 235 Montgomery Street, 27th floor, San Francisco, CA. 94104

REPRESENTATIVE: Joel Dickerson, Project Consultant, Madrone Engineering

ADDRESS: 1485 Main Street Suite 302, Saint Helena, CA. 94574

PHONE: 707-302-6280


This is to advise that the Napa County Planning Commission as Lead Agency Responsible Agency approved the above-described project on November 15, 2023, 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: November 18, 2023 TITLE: Planner II
Name: Curtis Sawyer

Date received for filing and posting at OPR: December 29, 2022