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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & INTENT TO ADOPT MITIGATED DECLARATION

On Wednesday morning, the 15 day of November, 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.

Inglenook Residence Use Permit Exception to the Conservation Regulations P22-00404

Location: Parcel is at the terminus of Niebaum Lane at APN 027-200-017-000 encompassing 133.73 acres
Zoning and General Plan Designation:

CEQA STATUS: Consideration and possible adoption of Mitigated Negative Declaration. The project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

PROJECT DESCRIPTION: The proposed project is a request for an exception to the Napa County Conservation Regulations, in the form of a Use Permit, in order to allow widening an existing 2,275 foot driveway beginning on private road named Beerstecher, to a private driveway providing existing access to agricultural barns on the subject project. Approximately 880 feet of the private driveway is located within the stream setback where widening would occur on the opposite side of the existing driveway from Bear Creek, with the exception of a portion of a required pull out.

Application materials, including the draft environmental determination and staff report are available on the Department's Current Projects Explorer at: [Current Projects Explorer | Napa County, CA \(countyofnapa.org\)](https://www.countyofnapa.org/current-projects-explorer)

Copies of documents and other information relating to the project described above may be examined between 8:00 AM and 4:00 PM Monday through Friday at the office of the Planning, Building, and Environmental Service Department, Napa County Administration Building, 1195 Third St, Ste 210, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical printing of documents. While drops-in may be accommodated to the extent possible on a case-by-case basis, we strongly encourage you to schedule an appointment for document review.

Written and verbal comments regarding this project and comments regarding the environmental effects of this project and the adequacy of the proposed Mitigated Declaration are solicited. Comments or appointment requests to review documents should be directed to Kelli Cahill, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 265-2325 or kelli.cahill@countyofnapa.org. Comments must be received before Noon on Tuesday, November 14, 2023.

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: October 19, 2023

Brian D. Bordona
Director of Planning, Building, & Environmental Services

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: **Thursday, October 26, 2023** - Napa Valley Register
BILL TO: Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210
Napa, Ca. 94559
Invoice # **CDP-06502**