

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: Kelli Cahill, Planner III PHONE: 707-2325- kelli.cahill@countyofnapa.org

STATE CLEARING HOUSE NUMBER: 2023100763

PROJECT TITLE: Inglenook Residence, Use Permit Exception to the Conservation Regulations (P22-00404)

PROJECT LOCATION: APN: 027-200-017-000 AND 027-210-032-000

PROJECT LOCATION – CITY (NEAREST): ST. HELENA PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: The Napa County Planning Division has received a request for a Conservation Regulation (P22-00404) to allow the widening of a non-contiguous 880 feet of an existing roadway to encroach into the minimum required 45- to 55- foot creek setback from the top of bank of Bear Creek. The proposed roadway widening includes approximately 2,275 feet of improvements to Beerstecher Road from its intersection with Niebaum Lane, along an existing vineyard avenue to a private driveway that serves residences and agricultural structures. The proposed project is about 3,800 feet 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 # 027-210-032-000 and APN #027-200-017-000). The project is located on an approximately 133.73-acre site within the AW (Agricultural Watershed) zoning district with a General Plan designation of Agriculture, Watershed, and Open Space (AWOS) and Agricultural Resource (AR), no situs address, St. Helena; St. Helena, APN: 027-200-017-000.


COUNTY PERMIT (S): Conservation Regulation (P22-00404)

APPLICANT NAME: Gordon Wang
ADDRESS: P.O. Box 208 Rutherford, CA 94573
REPRESENTATIVE: Adobe Associates, Inc.
ADDRESS: 1220 N. Dutton Avenue, Santa Rosa, CA 95401 PHONE: 707-541-2300

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 21, 2023 TITLE: Planner III
Name: Kelli Cahill

Date received for filing and posting at OPR: October 26, 2023