



A Tradition of Stewardship
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COUNTY OF NAPA
DEPARTMENT OF PLANNING, BUILDING AND ENVIRONMENTAL SERVICES
1195 3rd Street, Suite 210
Napa, CA 94559
707.253.4417

Notice of Intent to Adopt a Negative Declaration

1. Project Title & Number: Infinite Leisure LLC Grading Permit, 1301 Grandview Drive and 1200 Grandview Drive, Napa
Grading Permit Application #ENG23-00020
2. Property Owner(s): Infinite Leisure LLC Care of: Cynthia Calderon
3. County contact person: Wendy Atkins, Planner II, (707) 259-8757, wendy.atkins@countyofnapa.org
4. Project location and APN: 1301 Grandview Drive and 1200 Grandview Drive, Napa, CA 94558, APNs 043-061-019, 043-061-020
5. Project Sponsor: Infinite Leisure LLC Care of: Cynthia Calderon, 1390 N. McDowell Blvd. #G177, Petaluma, CA 94954. Email: cynthia@transcendweatlhpartners.com
6. General Plan designation: Agriculture, Watershed & Open Space (AWOS)
7. Zoning: Agricultural Watershed (AW)
8. Brief Description of the Project: The proposal would allow a total cut and fill of 5,165 cubic yards of soil to be disturbed to construct building pads and a driveway for a new single-family dwelling, accessory dwelling unit, and a guest cottage associated with a Grading Permit application. Portions of driveway sections, main residence, and accessory dwelling unit are located on slopes that exceed 10 percent. No trees are proposed to be removed as part of the project.
9. The project site is not located on the lists enumerated under Section 65962.5 of the Government Code, including, but not limited to lists of hazardous waste facilities.

PRELIMINARY DETERMINATION:

The Napa County Director of the Department of Planning, Building and Environmental Services has tentatively determined that the project analyzed in the attached initial study checklist would not have a significant effect on the environment provided mitigation measures are included, and the County intends to adopt a mitigated negative declaration. Copies of the proposed mitigated negative declaration and all documents referenced are available for review at the offices of the Napa County Department of Planning Building and Environmental Services, 1195 Third St., Suite 210, Napa, CA 94559 between the hours of 8:00 AM and 5:00 PM Monday through Friday (excepting holidays), or at <https://pbes.cloud/index.php/s/ejboFYGjRWcsDq9>

May 30, 2024
DATE OF THIS NOTICE

BY: Wendy Atkins

WRITTEN COMMENT PERIOD: May 30, 2024 through June 29, 2024

Planning Division
(707) 253-4417

Building Division
(707) 253-4417

Engineering & Conservation
(707) 253-4417

Environmental Health
(707) 253-4471

Parks & Open Space
(707) 299-1355

*Please send written comments to the attention of Wendy Atkins at 1195 Third St., Suite 210, Napa, CA. 94559
or via e-mail to wendy.atkins@countyofnapa.org*