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PUBLIC NOTICE

NOTICE OF PROPOSED CONVEYANCE AND REQUEST FOR A PARCEL MAP EXEMPTION AND INTENT TO ADOPT CATEGORICAL EXEMPTIONS

NOTICE IS HEREBY GIVEN, that the Director of Planning, Building, and Environmental Services of the County of Napa (or designee), pursuant to Section 17.06.050.C of the County Code (Parcel Map-Exemptions, Subdivision regulations) has received a request for a map exemption and, will determine whether or not a parcel map shall be required for the following project:

Napa River Estuary Enhancement and Public Access Acquisition Project – P24-00037

Location: APN 043-103-020 is located east of State Route 29 and south of South Jefferson St, just outside the Napa City limits within an unincorporated area of the County of Napa.

Zoning and General Plan Designation: Agricultural Watershed (AW) zoning district and Agriculture, Watershed and Open Space (AWOS) general plan designation.

CEQA STATUS: Consideration and possible adoption of categorical exemptions under the California Environmental Quality Act (CEQA) for Class 16 (Transfer of Ownership of Land in Order to Create Parks) and Class 25 (Transfers of ownership of interests in land in order to preserve natural conditions and historical resources(CEQA Guidelines §§ 15316 (a), 15325 (c) and (f)) and an exemption under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment, otherwise known as the “Common Sense Exemption” (CEQA Guidelines § 15061(b)(3)). It has been determined that this type of project does not have a significant effect on the environment and is exempt from CEQA under the aforementioned exemptions pursuant to Napa County’s Local Procedures for Implementing CEQA and the CEQA Guidelines. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

REQUEST: The Napa County Flood Control and Water Conservation District (the District) proposes to acquire APNs 043-103-020 from the Ailene Pritchett 2020 Revocable Trust. A 0.28 acre portion of APN 043-103-020 containing an irrigation well will be retained by the current landowner, reducing the parcel from 8.48 acres in size to approximately 8.2 acres. In addition, the District will also be acquiring from the landowner APN 043-103-007, 043-103-021, and 043-103-022. The proposed transfer of approximately 57.8 total acres of land is part of the Napa River Estuary Enhancement and Public Access Acquisition Project. The District has applied for grant funds for future wetland restoration and creation of an open space access and passive recreation on these parcels. Until such time, the property will be land banked and managed as a protected resource.

Application materials are available on the Department’s Current Projects Explorer at:
<https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

Copies of documents and other information relating to the project described above may be examined between 8:00 a.m. and 4:00 p.m. 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.

There will be no public hearing on the proposed parcel transfer, however, all interested persons are invited to comment in writing on the proposal for inclusion in the record. Comments or appointment requests to review documents should be directed should be directed to Michael Parker, Napa County Planning, Building, and Environmental Service Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1407 or michael.parker@countyofnapa.org. Comments must be received by Noon on Thursday, April 25, 2024.

After April 25, 2024, the Director shall make the determination and publish notice thereof no less than five days prior to the proposed conveyance.

DATED: Saturday, April 13, 2024

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