

NOTICE OF EXEMPTION

NAPA COUNTY PLANNING, BUILDING, AND 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

Project Title: Padis Residence Viewshed

Project Applicant: Steve Padis

Project Location – The project site is located at 3023 Dry Creek Road, Napa, near the intersection of Linda Vista Ave on a 12.68-acre parcel zoned AW (Agricultural Watershed) (APN: 035-470-044-000 / 38°19'56.34"N 122°20'53.56"W).

Project Location - City: N/A

Project Location - County: Napa

Description of Nature, Purpose and Beneficiaries of Project:

The project consists of a request to approve a Viewshed Protection Program application to reconstruct and expand an existing single-family residential structure that was significantly damaged in a structure fire. The proposed new structure is 6,750 square feet and includes a 1,370 square-foot second floor that was not part of the previously existing structure. A landscape plan will screen approximately 61 percent of the proposed structure.

Name of Public Agency Approving Project: County of Napa

Name of Person or Agency Carrying Out Project: Steve Padis

888 Brannan St, Unit 128, San Francisco, CA 94104; (415)505-6411

Exempt Status: (check one):

- Ministerial (Sec. 15268 & 15022(a));
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. It has been determined that the Napa Valley Museum project will not have a significant effect on the environment and is exempt from the California Environmental Quality Act pursuant to Appendix B of Napa County's Local Procedures for Implementing CEQA (Additional Categorically Exempt Projects in Napa County).

Reasons why project is exempt: The project is categorically exempt from CEQA under Section 15302 and 15304. Please see attached CEQA Exemption Memorandum for more details.


Area Code/Telephone/Extension: (707) 253-4307

Lead Agency

Contact Person: Andrew Amelung

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature:  Date: January 29, 2024 Title: Planner II

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Revised 2011

Class 2: Replacement or Reconstruction [California Code of Regulations (CCR) §15302]

Consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

Class 4: Minor Alterations to Land [California Code of Regulations (CCR) §15304]

Consists of minor public or private alterations in the condition of land, water, an/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry and agricultural purposes.

Examples include:

- (b) New gardening or landscaping, including the replacement of existing conventional landscaping with water efficient or fire-resistant landscaping.

The scope of the project is limited to the replacement and reconstruction of a fire-damaged residential structure with the addition of a 1,370 square-foot second floor, which is located on the same footprint as the previously existing structure. As a residential structure the property will have substantially the same purpose and capacity as the structure replaced. The proposed landscaping that is designed to shield at least 50 percent of the structure from Dry Creek Road, a county viewshed road, does not involve the removal of healthy, mature, scenic trees, and as a condition of approval the applicant will be required to submit a landscaping and irrigation plans for review and approval by the Planning Division prior to the issuance of any building permits associated with this permit.

Conclusion:

The project is categorically exempt from CEQA under Section 15302 and Section 15304.