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PUBLIC NOTICE

NOTICE OF ZONING ADMINISTRATOR HEARING & INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 22nd day of October, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Zoning Administrator regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

80 Clear Creek Road, Viewshed Protection Program Application P22-00182-VIEW

Location: 80 Clear Creek Road., Oakville, CA 94562. The project site is located on an approximately 123-acre parcel approximately .65 miles north of the intersection of Dry Creek Road and Clear Creek Road. APN 027-310-032 & APN 027-310-043.

Zoning and General Plan Designation: Agricultural Watershed (AW) zoning district and an Agriculture, Watershed and Open Space (AWOS) General Plan Designation

CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Biological Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

REQUEST: Review and approval of an application under the Viewshed Protection Program, as defined in Chapter 18.108 of the Napa County Code, for the expansion of an existing single-family residence and the construction of an underground storage structure, accessory structure with interior ADU and a ground mounted solar array. The project footprint will require the removal of 15 native Oak trees and approximately .13 acres of tree canopy. The applicant is requesting exception from the Napa County Road and Street Standards for five (5) driveway segments with longitudinal slopes between 18 – 20 percent along the centerline

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 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 the environmental effects of this project and the adequacy of the proposed Mitigated Negative Declaration are solicited. Comments or appointment requests to review documents should be directed should be directed to Trevor Hawkes, Project Planner, Napa County Planning, Building & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 253-4388 or trevor.hawkes@countyofnapa.org. Comments must be received by Noon on October 20th, 2025.

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 Zoning Administrator at, or prior to the public hearing.

DATED: September 18, 2025

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

PLEASE DO NOT PUBLISH BELOW THIS LINE. THANK YOU

PUBLISH: ***[DATEOF PUBLISHING]*** **- Napa Valley Register**
BILL TO: Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210
Napa, Ca. 94559
Invoice # CDP _____