



Notice of Exemption

Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210, Napa, CA 94559

Submitted To

Governor's Office of Land Use And Climate Innovation Via CEQA Submit Portal
Napa County Clerk, 1127 First Street, Suite A, Napa, CA 94559

Lead Agency

Napa County (Planning, Building and Environmental Services)
Lead Agency Contact: Hannah Spencer, (707) 253-4018, Hannah.spencer@countyofnapa.org

Project Information

Project Title: Hoffman Lane Replacement Residence

County Permit(s): ENG26-00003

Project Location: 2149 Hoffman Lane, Napa, CA 94558; approximately 0.4 miles west of the Hoffman Lane and St. Helena Highway intersection.

Project APN: 034-160-026

Project Location - County: Napa

Project Location - Nearest City: Yountville

Project Description: The project propose to grade and disturb approximately 1.4 acres of a 3.05-acre parcel zoned Agricultural Preserve (AP) to prepare for the following site improvements: a replacement Single Family Dwelling; a new Accessory Dwelling Unit; other new residential accessory uses including a tennis court, pool, patios, terraced rock wall modifications, water storage tanks, domestic septic system, etc.; a replacement Barn; and a new secondary driveway approximately 220-feet in length, as approved by Napa County PBES Director, on June 15, 2026.

Project Applicant Name: Eric Nyhus, (415) 377-3522

Project Applicant Address: 1555 Bayshore Highway, Ste 120, Burlingame, CA 94010

Exempt Status

Categorical Exemption: Sections 15304(a) and 15302.

Reasons why the project is exempt: The project proposes 5,120 cubic yards of gross grading and 1.4 acres of disturbance to build a replacement home, accessory structures, and infrastructure. Specifically, grading is limited to gentle slopes of 2% to 8% and will not occur on any slopes over 10%. Furthermore, the property contains no streams or sensitive habitats. To prevent runoff, sediment, and pollutants from leaving the site, the project includes site-specific erosion control measures that follow the Napa Countywide Stormwater Pollution Prevention Program; as a result, the project will not cause discharge or concentrated runoff within stream setbacks. In addition, these minor alterations will not remove any healthy, mature, or scenic trees, nor is the project site located within a mapped severe geologic hazard area.

Regarding the project's scope, it will replace a single-family home, garage, and barn in the same general location as the original buildings. The new structures will serve the same purpose and capacity with negligible expansion because the primary use of the property remains a single-family residence. According to the Napa County GIS Map Biological and California Natural Diversity Database (CNDDB) layers, the project site does not contain any known sensitive habitats and sits outside the range of any documented special-status species. This is because most construction will occur on land previously disturbed by residential and agricultural uses. As a result, while the project adds to local development, its modest single-family nature will not cause significant cumulative impacts.

Regarding existing site conditions, the property contains an active groundwater well and disturbed areas from the demolition of the previous single-family home and accessory structures in 2024. Proposed grading will occur mostly within these previously disturbed areas and entirely outside of stream setbacks. The project will not have a significant effect on the environment due to unusual circumstances. First, construction is limited to previously disturbed areas outside of stream setbacks, and the property will remain in single-family residential use. Second, the project incorporates standard environmental design features to address air quality and the accidental discovery of archaeological resources. Because these features eliminate any reasonable possibility of a significant environmental impact, the unusual circumstances exception does not apply. Additionally, the property is not a listed hazardous waste site.

Finally, the property is accessed via Hoffman Lane, which is not a designated state scenic highway. Because it does not contain scenic rock outcroppings or historical resources, the project will not impact any local scenic or historical resources. No exceptions under Section 15300.2 apply.

Signature

A handwritten signature in cursive script that reads "Hannah Spencer". The ink is a dark brown or black color.

Signed by Lead Agency Contact: Hannah Spencer, Planner III

Date: June 30, 2026