

NOTICE OF AVAILABILITY AND INTENT TO ADOPT AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION



To: Public Agencies, Organizations and Other Interested Parties

From: City of Napa Planning Division 1600 First Street, Napa, California 94559

RE: Browns Valley Subdivision Project – Draft Initial Study and Mitigated Negative Declaration

Notice is hereby given that the City of Napa, acting as Lead Agency under the California Environmental Quality Act (CEQA), is releasing for review and comment to all agencies, organizations and interested persons, a Draft Initial Study and Mitigated Negative Declaration (IS/MND) for the Browns Valley Subdivision Project (Project).

Public Review Period: The Draft IS/MND is being circulated for a 30-day review period beginning **September 16, 2022, to October 17, 2022**, pursuant to Section 15105 of the CEQA Guidelines. Members of the public who are interested in reviewing the document and associated appendices may access it at the Community Development Department located at 1600 First Street, Napa, CA 94559, or on the City of Napa’s Development Projects page at <http://www.cityofnapa.org/716/Projects>, and at the State Clearinghouse at <https://ceqanet.opr.ca.gov>.

Persons responding are urged to submit their comments in writing. Comments should be mailed or emailed to the City, at the addresses listed below, by no later than **5 p.m. on October 17th**.

City of Napa Planning Division

1600 First Street

Napa, California 94559

Attn: Michael Allen, Senior Planner

E-mail: mallen@cityofnapa.org

Project Location: The 3.77-acre project site is located at 3090 Browns Valley Road, specifically north of, east of Thompson Avenue, and west of State Route 29 at Assessor’s Parcel Numbers (APN) 041-170-009.

Project Description: The project applicant, Edenbridge Homes, proposes to construct 11 new single-family homes with landscaping and a new public cul-de-sac street with driveways on a 3.77-acre residential infill site. All existing structures and pavement would be demolished in conjunction with the new project.

In order to implement the proposed project, the following permits/approvals are required:

- Annexation to City and Napa Sanitation District (City, NapaSan and Local Agency Formation Commission [LAFCo] approval)
- Tentative Subdivision Map–Vesting
- Design Review Permit–Subdivision and Homes
- Use Permit–Small Lot Development
- Design Exception Request for the proposed attached sidewalk and cross slope of the new street
- CDFW and RWQCB review or permitting approval of the proposed stormwater detention system within the edge of the project’s riparian vegetation

Public Hearing Date: A public hearing date for the City of Napa Planning Commission to review the IS/MND and Project has been scheduled for **October 20, 2022, at 5:30 pm** in the Council chambers, City Hall, City of Napa, 955 School Street.

CEQA Project Status: A Draft Initial Study and Mitigated Negative Declaration have been prepared for this Project pursuant to the provisions of CEQA. The Draft IS/MND prepared for this Project demonstrates that the Project will not have any significant or unmitigable effects on the environment. As a result of the adoption of this document and the implementation of the proposed mitigation measures, the Project will not have any significant or unmitigable effects on the environment.