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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

MEMORANDUM

To:	Zoning Administrator	From:	Kelli Cahill, Planner III
Date:	September 28, 2022	Re:	P22-00226 - Namini Variance Application Categorical Exemption Determination 1037 Headlands Drive, Napa, CA 94558 Assessor Parcel #019-482-003-000

Background

Pursuant to Section 303 of Napa County’s Local Procedures for Implementing the California Quality Act (CEQA), the Planning Division has prepared this environmental evaluation for the proposed 1037 Headlands Drive variance application (File No. P22-00226-VAR).

The project proposes:

Approval of a variance application to allow the proposed single-family home to encroach into the required front yard setbacks.

Existing Setting

The project is located on a ±0.39-acre parcel in the Berryessa Highlands. The General Plan land use designation is Rural Residential (RR) and is within the Planned Development (PD) zoning district; 1037 Headlands Drive, APN: 019-482-003.

Development on the property includes a reconstructed single-family home.

CEQA Exemption Criteria and Analysis

Article 19 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA Guidelines) establishes a list of classes of projects that are categorically exempt from the provisions of CEQA. The construction of a new single-family home qualifies under Article 19: CCR Section 15303 (Class 3, New Construction or Conversion of Small Structures), which permits one single-family residence in a residential zone to be constructed as an exempt activity from CEQA.

Under CEQA Guidelines Section 15300.2, a Class 3 Categorical Exemption cannot be used if the project substantially affects mapped or designated environmentally sensitive areas or resources. There are no environmentally sensitive resources (source: Napa County Geographic Information System including California Natural Diversity Database layer) on the subject property. According to the County’s resource maps, there are no scenic resources, hazardous waste sites, nor historic resources identified on the site. The project does not result in substantial effects to mapped or designated environmentally sensitive areas or resources. No native trees or native vegetation will be removed to construct the proposed residence.

Based upon the above analysis there is no reasonable possibility that the project would have a significant effect on the environment or damage scenic resources because there will be only minor physical changes to the existing development on the project site. Based on the proposed project as described above, the Namini Variance application request meets the criteria for eligibility as a Class 3 Categorical Exemption from CEQA