



Action Minutes

Napa County Zoning Administrator Meeting

Brian Bordona, Zoning Administrator
Michael Parker, Planning Manager
Laura Anderson, County Counsel
Alexandria Quackenbush, Meeting Clerk
Angie Ramirez Vega, Meeting Clerk

Wednesday, September 4, 2024

11:00 AM

Board of Supervisors Chambers
1195 Third Street, Third Floor

1. **AGENDA REVIEW**

Brian Bordona gave the agenda review.

2. **PUBLIC HEARING ITEMS**

A. **JERYL HILLEMAN & WILLIAM ALBRIGHT / 1183 STATE LANE
CERTIFICATE OF THE EXTENT OF LEGAL NONCONFORMITY
APPLICATION (P23-00354)**

This item was continued from Wednesday, August 28th to give both the Applicant and interested neighbors the ability to submit additional evidence into the administrative record. Staff has received additional information from the Applicant that has been included as attachments E and F. At the time of this publication no new additional information has been submitted from the neighbors. The information provided is currently under review by staff and will be presented at the Wednesday, September 4th hearing

CEQA Status: General Rule. It can be seen with certainty that there is no possibility the request for determination of the extent of legal nonconformity would have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines for the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)]. Furthermore, operation, repair, maintenance or minor alteration of the existing structures in conformance with the determined extent would be exempt pursuant to Categorical Exemption Class 1 ("Existing Facilities") CCR §15301. [See also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B]. This project site is not included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5.

Request: The Napa County Planning Division has received a request from Jeryl Hilleman

& William Albright for a Certificate of the Extent of Legal Nonconformity to recognize the historic use of an existing privacy wall and pool which are both located within required road and front yard setbacks. The parcel included the existing wall and pool at the time of the establishment of Napa County Zoning Ordinance. The nonconforming use is located on an approximately 1.4-acre property on APN: 031-170-013 within the AP (Agricultural Preserve) zoning district and has a General Plan land use designation of AR (Agricultural Reserve).

Staff Recommendation: Find the project exempt from CEQA and approve the Certificate of Legal Nonconformity (CLN) Application as described.

Staff Contact: Curtis Sawyer, Planner II, (707) 299-1361, or curtis.sawyer@countyofnapa.org

Applicant Contact: Jeryl Hilleman & William Albright, (707) 578-4525, or balbright@sbcglobal.net

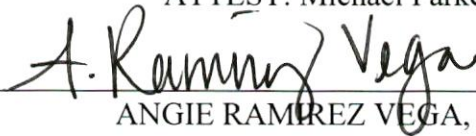
Curtis Sawyer presented the staff report and recommendation. The applicant was present. (1) One public comment was heard. The Zoning Administrator decided to find that the project is not subject to CEQA based on Findings 1-3 in Attachment A; and; issue a Certificate of the Extent of Legal Non-Conformity No. P23-00354-CLN based on recommended Findings 4-7 in Attachment A.

3. ADJOURNMENT

Meeting adjourned September 04, 2024, at 11:19am.



BRIAN BORDONA, Zoning Administrator
ATTEST: Michael Parker, Planning Manager



ANGIE RAMIREZ VEGA, Clerk of the Meeting