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**Planning, Building & Environmental Services**

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[www.countyofnapa.org](http://www.countyofnapa.org)

**David Morrison**  
Director

**NEW PROJECT SUBMITTAL COURTESY NOTICE**

**DATE:** June 4, 2018

**SUBJECT:** P18-00199-DA & P18-0192-MM; Vineland Vista Mobilehome Park  
341 St. Helena Highway, St. Helena; APN 027-130-005 & APN 027-130-006

On May 17, 2018, the Napa County Planning Division received a request for a Development Agreement & Use Permit Minor Modification. The property is located at 341 St. Helena Highway/State Highway 29 and is zoned Planned Development (APN 027-130-005) and Agricultural Preserve (APN 027-0130-006) Districts.

The project involves the processing of a Development Agreement P18-00199-DA and Use Permit Minor Modification to the existing mobilehome Use Permit (UP No. 38-61) approved in 1961 to convert the four "stick built" rental units into mobilehome spaces on which to locate more modern manufactured homes governed by the California Mobilehome Park Act and California Manufactured Housing Act. The project does not change the number of housing units but rather creates a uniform housing stock within the Park; therefore, the 22 space park does not change the overall intensity of use of the property. All of the recreational vehicle spaces would be located on APN 027-130-005. Other components of the project are located on APN 027-130-006. The property for which the project is proposed is owned by Hall Vista, LLC and Hall Vineland, LLC. The project representative is Scott Greenwood-Meinert, Coblentz Patch Duffy & Bass LLP, at (415) 772-5741 or by email address at [sgreenwood-meinert@coblentzlaw.com](mailto:sgreenwood-meinert@coblentzlaw.com).

The Planning Division has commenced review and processing of the application referenced above. During that time, County Staff will work with the applicant on documenting and analyzing the project's potential to result in environmental impacts, as well as evaluating the project for consistency with the County General Plan, Zoning Code, and applicable ordinances. Once County Staff has completed review the proposal will be scheduled for a public hearing before the Planning Commission and the Board of Supervisors. If you have received this courtesy notice by direct mail from County Staff, you will be included in the mailing of the formal notice of public hearing to consider this application.

Additional information about this proposed application is available for review at the Planning, Building and Environmental Services Department located on the second floor of the County Administration Building, 1195 Third Street, Napa. Information can also be viewed online at the Planning Division's current projects webpage: <https://www.countyofnapa.org/591/Current-Projects>.

If you have any questions regarding the application or the process, please contact David Morrison, PBES Director, by telephone at (707) 253-4417 or by e-mail at [david.morrison@countyofnapa.org](mailto:david.morrison@countyofnapa.org).