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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING & NOTICE OF INTENT TO ADOPT CATEGORICAL EXEMPTIONS

On Wednesday morning, the 18th day of September 2019, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested persons are invited to attend the hearing and be heard.

Bremer Family Winery – Use Permit Exception to the Conservation Regulations #P19-00153-UP

CEQA Status: Consideration and possible adoption of Categorical Exemptions Class 1, 2, 3, 4, 33 and General Rule Exemption: It has been determined that this type of project does not have a significant effect on the environment and is exempt from the California Environmental Quality Act. [See Section 15301, Class 1 Minor Alterations to Existing Facilities; Section 15302, Class 2 Replacement or Reconstruction; Section 15303, Class 3 New Construction or Conversion of Small Structures; Section 15304, Class 4 Minor Alterations to Land; and Section 15333, Class 33 Small Habitat Restoration Projects] which may be found in the guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15301, §15302, §15303, §15304, and §15333. This project has also been determined to be exempt pursuant to CCR §15061 in that the recognition, retention, and maintenance of existing site improvements, and the restoration of habitat, has no possibility of causing a significant effect. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a request for an exception to the Napa County Conservation Regulations, Napa County Code (NCC) Chapter 18.108, in the form of a Use Permit, in order to maintain in their current configuration the following existing site improvements, or portions thereof, that encroach into the minimum required stream setbacks pursuant to Napa NCC Section 18.108.025(B) ranging from 45 feet to 65 feet from the top of bank of an unnamed blue-line stream, as depicted in the Bremer Family Winery Stream Setback Exhibit 2 (RSA+, June 26, 2019): 1) an approximate 2,200 square foot agricultural storage building and associated water tank, 2) an approximate 200 square foot ground story/floor remodel of a winery building, 3) an approximate 800 square foot pad and associated walls attached to the winery, 4) an approximate 150 square foot ground floor/story addition and second floor/story deck to the farmhouse/office building, 5) an approximate 100 square foot freestanding restroom, 6) an approximate 1,000 square foot carport, 7) approximately 13,800 square feet of internal access drive (+7,982 square feet paved and +5,820 square feet gravel surfaced), 8) approximately 3,740 square feet of landscaping, 9) approximately 1,210 lineal feet of rock walls, and 10) three pedestrian bridges over a blue-line stream. This project also includes the implementation of an Intermittent Channel Enhancement Plan along an approximate 400 foot stretch of the blue-line stream, covering approximately 0.33-acres (±14,375 square feet), to offset existing setback encroachments.

The project is located on an approximate 47.1-acre holding located at 975 Deer Park Road: APNs 021-400-002 and 021-420-027. The property's General Plan land use designation is Agriculture, Watershed and Open Space (AWOS), and zoning designation is Agricultural Watershed (AW).

The proposed application is available for inspection, along with copies of all documents which relate to the above described project, between the hours of 8:00 AM. and 4:45 PM Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 210, Napa, California.

Written and verbal comments regarding this project and the adequacy of the proposed Categorical Exemptions are solicited. Comments should be directed to Donald Barrella, Planner III, Napa County Planning, Building &

Environmental Services Department, 1195 Third Street, Suite 210, Napa, California; (707) 299-1338 or donald.barrella@countyofnapa.org and must be received before 4:45 p.m. on September 17, 2019.

If you challenge the particular proceeding in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the public hearing.

DATED: September 5, 2019

David Morrison
Director of Planning, Building, & Environmental Services