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A Commitment to Service

Bremer Family Winery Appeal of Planning Commission Action on P19-00153-UP Exception to Stream Setbacks

Board of Supervisors
March 17th 2020

Appeal Record #P19-00447-UP

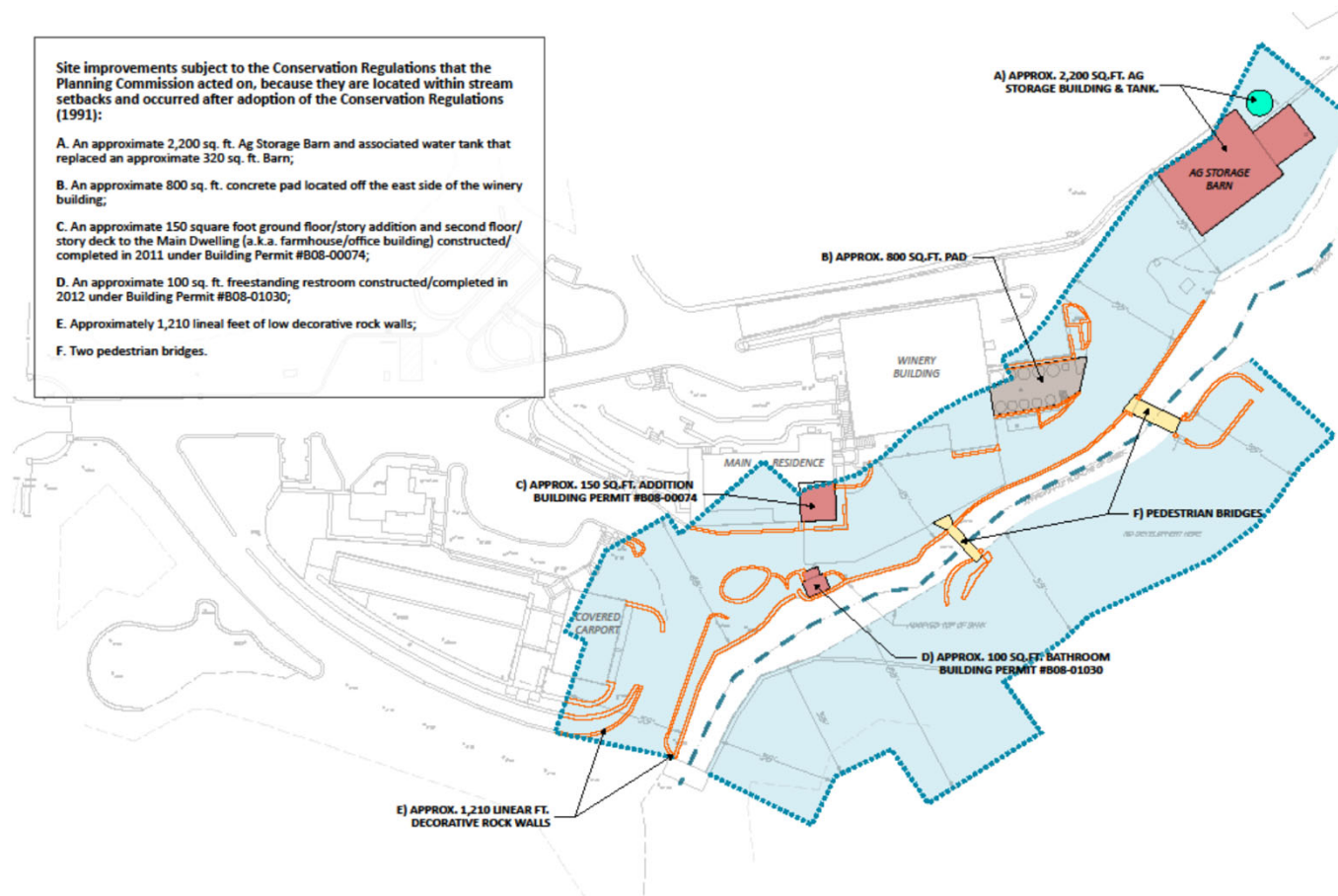


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Areas of Exception Request

Site improvements subject to the Conservation Regulations that the Planning Commission acted on, because they are located within stream setbacks and occurred after adoption of the Conservation Regulations (1991):

- A. An approximate 2,200 sq. ft. Ag Storage Barn and associated water tank that replaced an approximate 320 sq. ft. Barn;
- B. An approximate 800 sq. ft. concrete pad located off the east side of the winery building;
- C. An approximate 150 square foot ground floor/story addition and second floor/story deck to the Main Dwelling (a.k.a. farmhouse/office building) constructed/completed in 2011 under Building Permit #B08-00074;
- D. An approximate 100 sq. ft. freestanding restroom constructed/completed in 2012 under Building Permit #B08-01030;
- E. Approximately 1,210 lineal feet of low decorative rock walls;
- F. Two pedestrian bridges.



SITE IMPROVEMENTS - Bremer Use Permit Exception (PC approved)



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2002



2018





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2018





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2002



2018





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2002



2013





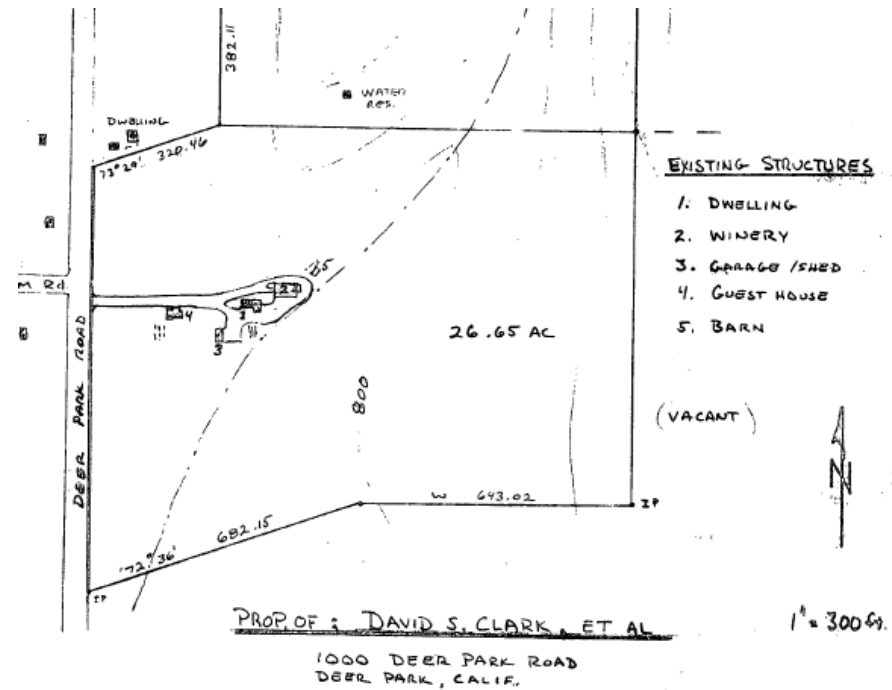
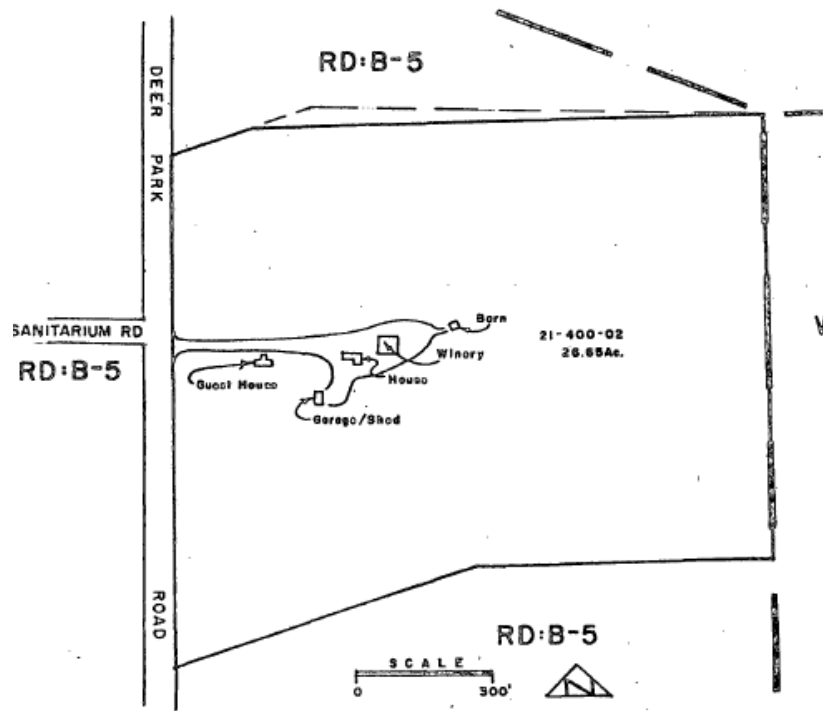
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Use Permit #U-697879 Site Plans

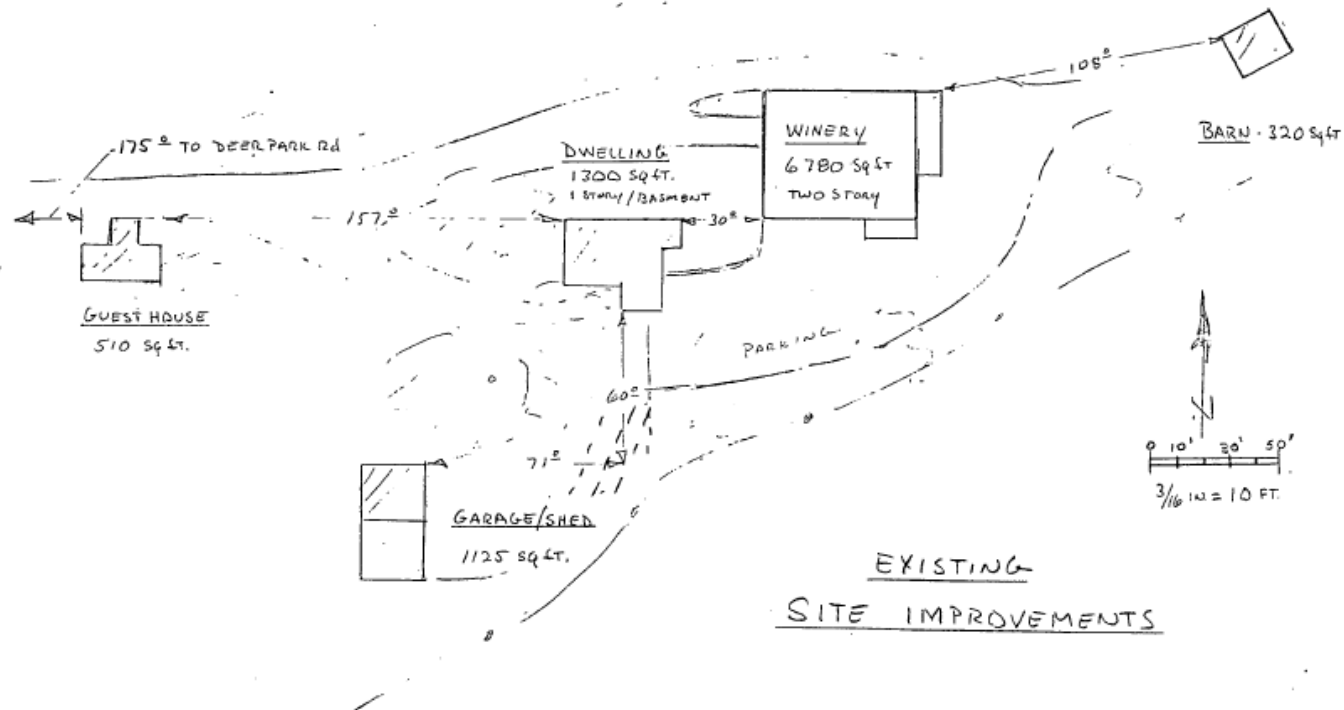




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Use Permit #U-697879 Site Plans

Attachment to Application For Land Use Permit; DAVID S CLARK et al





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Findings: Exception to the Conservation Regulations In the form a Use Permit

USE PERMIT: Napa County Code §18.124.070

1. The Commission or Board has the power to issue a Use Permit under the Zoning Regulations in effect as applied to property.
2. The procedural requirements for a Use Permit set forth in Chapter 18.124 of the Napa County Code (zoning regulations) have been met.
3. The grant of the Use Permit, as conditioned, will not adversely affect the public health, safety or welfare of the County of Napa.
4. The proposed use complies with applicable provisions of the Napa County Code and is consistent with the policies and standards of the Napa County General Plan and any applicable specific plan.

EXCEPTION: Napa County Code § 18.108.040(A)

5. Roads, driveways, buildings and other man-made structures have been designed to complement the natural landform and to avoid excessive grading.
6. Primary and accessory structures employ architectural and design elements which in total serve to reduce the amount of grading and earthmoving activity required for the project including the following elements: a) multiple-floor levels which follow existing, natural slopes; b) foundation types such as poles, piles, or stepping levels which minimize cut and fill and the need for retaining walls; c) fence lines, walls, and other features which blend with the existing terrain rather than strike off at an angle against it.
7. The development project minimizes removal of existing vegetation, incorporates existing vegetation into the final design plan, and replacement vegetation of appropriate size, quality and quantity is included to mitigate adverse environmental effects.
8. Adequate fire safety measures have been incorporated into the design of the proposed development.
9. Disturbance to streams and watercourses shall be minimized, and the encroachment if any, is the minimum necessary to implement the project.
10. The project does not adversely impact threatened or endangered plant or animal habitats as designated by state or federal agencies with jurisdiction and identified on the County's environmental sensitivity maps.
11. An erosion control plan, or equivalent NPDES stormwater management plan, has been prepared in accordance with Section 18.108.080 and has been approved by the Director or designee.