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PUBLIC NOTICE

NOTICE OF PLANNING COMMISSION HEARING AND INTENT TO RECOMMEND ADOPTION OF CATEGORICAL EXEMPTIONS

On Wednesday morning, the 6th day of March, 2019, at 9:00 a.m. in the County Administration Building, 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission at which time it will make its recommendations to the Board of Supervisors of Napa County regarding the proposed ordinance identified below. All interested persons are invited to attend the hearing and be heard.

NAPA COUNTY WATER QUALITY AND TREE PROTECTION ZONING ORDINANCE AND TEXT AMENDMENT

CEQA Status: Consideration and possible adoption of Categorical Exemptions Class 7, Class 8, Class 4, Class 5 and the General Rule. 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 Categorical Exemption Class 7 ("Actions by Regulatory Agencies for Protection of Natural Resources") which may be found in the guidelines for the implementation of the CEQA at 14 CCR §15307]; [Categorical Exemption Class 8 ("Actions by Regulatory Agencies for Protection of the Environment") which may be found in the guidelines for the implementation of the CEQA at 14 CCR §15308]; [Categorical Exemption Class 4 ("Minor Alterations to Land") which may be found in the guidelines for the implementation of the CEQA at 14 CCR §15304; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B]; [Categorical Exemption Class 5 ("Minor Alterations in Land Use Limitations") which may be found in the guidelines for the implementation of the CEQA at 14 CCR §15305; see also Napa County's Local Procedures for Implementing the California Environmental Quality Act, Appendix B]; and General Rule in that it can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines For the Implementation of the CEQA 14 CCR 15061(b)(3)]. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: County-sponsored Zoning Ordinance amendment to amend the Conservation Regulations (County Code Chapter 18.108) to prohibit new planting or structures on slopes of 30% or greater, subject to certain existing exemptions; create no development buffers around municipal reservoirs; adopt a definition of wetlands; create minimum setbacks around wetlands; amend the definition of streams to include Class III equivalent streams; create a setback for Class III streams; maintain the existing definition of tree canopy; require 70% tree canopy retention County-wide; require 40% shrub canopy County-wide (excluding grassland retention outside of municipal watersheds); increase the minimum tree mitigation ratio from 2:1 to 3:1 and establish priorities for areas subject to mitigation; continue to exempt vineyard replanting in the same footprint and fire management practices from the new ordinance; exempt reconstruction of residences lost to fire or a natural disaster (up to 125% of the original footprint) from the new ordinance; exempt new vineyards of five acres or less on slopes of less than 15% subject to certain criteria from the new ordinance; and apply the new ordinance to incomplete applications as of the effective date and all and all new applications.

Proposed Ordinance Title: AN ORDINANCE OF THE NAPA COUNTY BOARD OF SUPERVISORS, STATE OF CALIFORNIA, AMENDING SECTIONS 18.108.10 (PURPOSE), 18.108.020 (GENERAL PROVISIONS), 18.108.025 (GENERAL PROVISIONS – INTERMITTENT/PERENNIAL STREAMS), 18.108.027 (SENSITIVE

DOMESTIC WATER SUPPLY DRAINAGES), 18.108.030 (DEFINITIONS), 18.108.040 (EXCEPTIONS), 18.108.050 (EXEMPTIONS), 18.108.060 (SLOPE REGULATIONS – PROHIBITED USES), 18.108.070 (EROSION HAZARD AREAS – USE REQUIREMENTS), 18.108.075 (REQUIREMENTS FOR STRUCTURAL EROSION CONTROL MEASURES), 18.108.080 (AGRICULTURAL EROSION CONTROL PLANS – REQUIREMENTS AND AUTHORIZATION TO PREPARE – FIELD MODIFICATIONS), 18.108.090 (REQUIREMENTS FOR VINEYARD REPLANTING PROGRAMS), 18.108.120 (EXISTING EROSION CONTROL), 18.108.135 (OVERSIGHT AND OPERATIONS), AND 18.108.140 (SECURITY, VIOLATIONS, AND PENALTIES) AND RELATED SECTIONS OF THE CODE AND ADDING A NEW SECTION 18.108.026 (GENERAL PROVISIONS – WETLANDS) TO CHAPTER 18.108 (CONSERVATION REGULATIONS) OF TITLE 18 (ZONING) OF THE NAPA COUNTY CODE.

A hearing will be scheduled before the Board of Supervisors upon receipt of the Planning Commission's recommendation on the proposed ordinance. Notice will be provided at least ten days in advance of the hearing before the Board of Supervisors.

Written and verbal comments regarding the proposed ordinance and the adequacy of the Categorical Exemptions are solicited. Comments should be directed to David Morrison, Napa County Planning, Building and Environmental Services Director, at the Napa County Planning, Building, and Environmental Services Department, 1195 Third Street, Suite 210, Napa, California or David.Morrison@countyofnapa.org and must be received before 4:45 PM on March 5, 2019.

Copies of all documents which relate to the above described ordinance and all supporting documents referred to therein, may be examined at, between 8:00 AM and 4:45 PM Monday through Friday, at the Office of the Planning, Building, and Environmental Services Department, 1195 Third Street, Suite 210, Napa, California.

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: February 20, 2019

DAVID MORRISON
Director of Planning, Building, and Environmental Services