



Legislation Details

File #: 22-948 **Version:** 1

Type: Public Hearing **Status:** Agenda Ready

File created: 4/27/2022 **In control:** Planning Commission

On agenda: 5/4/2022 **Final action:** 12/31/2023

Title: JAY GARDNER / MEYERS WATER COMPANY / USE PERMIT NO. P21-00091-UP

CEQA Status: Consideration and possible adoption of Categorical Exemptions Class 1, 3, and 4. 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 15303, Class 3 New Construction or Conversion of Small Structures; and Section 15304, Class 4 Minor Alterations to Land.] Furthermore, this project is exempt from the requirements of CEQA under Section 15269 Emergency Projects, subsection (b) emergency repairs to publicly or privately owned facilities necessary to maintained service essential to the public health and safety, or welfare. This project is not on any lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: Approval of a request from Meyers Water Company (MWC) for a Use Permit (No. P21-00091) to continue operation of a small community water system/Quasi-Public use (for the community of Edgerly Island) in unincorporated Napa County west of the Napa River. The requested Use Permit includes emergency repair of MWC's small community water system through 1) The use of an existing new well drilled on the site; and 2) Relocation and development of a water distribution system including water pumps and filters and six (6) 5,000-gallon water tanks. The water distribution system, water storage tanks, equipment, and materials to support the small community water system would be located in a proposed new two-story mixed use in an approximately 3,260 sf building. The ground level garage area totaling 1,647 sf would be used by MWC for the water distribution system and the second floor would be developed with a 3-bedroom, 1,611 sf manufactured single-family residence, including two uncovered parking spaces. The single-family residence is an allowed use and is not subject to the requested use permit. The project is located on a 0.113-acre parcel within the Residential Single - Airport Compatibility (RS-AC) zoning district and Agriculture, Watershed, & Open Space (AWOS) general plan designation at 1794 Milton Road, Napa; Assessor's Parcel No. 048-042-028.

Staff Recommendation: Find the project categorically and state exempted from CEQA and approve the Use Permit as conditioned.

Staff Contact: Charlene Gallina, Supervising Planner, 707-299-1355; or email charlene.gallina@countyofnapa.org

Applicant: Jay Gardner; phone 707-974-3803 or email jay@adventurecat.com

Sponsors:

Indexes:

Code sections:

Attachments: 1. A - Recommended Findings, 2. B - Recommended Conditions of Approval & Agency Memos, 3. C - Revised CEQA Memo, 4. D - General Plan Consistency Memo, 5. E - Use Permit Application, 6. F - Water System Permit Amendment Report, 7. G - Public Comments, 8. H - Graphics

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------