



A Tradition of Stewardship
A Commitment to Service

AGENDA

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

**Wednesday, December 07, 2011
9:00 AM**

COMMISSION MEMBERS

<i>COMMISSIONER</i> <i>Heather Phillips</i> <i>District # 1</i>	<i>VICE-CHAIR</i> <i>Michael Basayne</i> <i>District # 2</i>	<i>COMMISSIONER</i> <i>Terry Scott</i> <i>District # 4</i>	<i>COMMISSIONER</i> <i>Bob Fiddaman</i> <i>District # 3</i>	<i>CHAIR</i> <i>Matt Pope</i> <i>District # 5</i>
<i>COMMISSION COUNSEL</i> <i>Laura Anderson</i>		<i>SECRETARY-DIRECTOR</i> <i>Hillary Gitelman</i>		<i>COMMISSION CLERK</i> <i>Melissa Gray</i>

The Commission welcomes you to its meeting which is regularly scheduled the first and third Wednesday of the month. The Commission meets at 1195 Third Street, Suite 305, Napa. The following information is provided to ensure your understanding and participation in the Commission's meeting and decision making process. Your comments and participation in the meeting are invited and would be welcomed. It is our desire to give everyone an opportunity to speak and be heard in a timely manner and within an atmosphere of respect and diplomacy. These procedures are meant to foster an atmosphere of respect. Assistive listening devices are available for the hearing impaired from the office of the Clerk of the Board. If an ASL interpreter or any other special arrangement is required, please provide the Clerk of the Commission with 24-hour notice by calling 253-4417.

ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY:

Items listed under this section on the agenda are regular items which are recommended for approval or continuance by staff with the applicant's consent concerning conditions of approval, when the applicant has signed any required project revision statement and when no member of the Commission or public indicates a desire to comment or ask questions about the item. These items regardless of their agenda assigned number will be acted upon by the Commission in one motion at the beginning of the meeting. Applicants having items so listed need not speak unless they disagree with the staff recommendation or wish to comment. If an Item requires discussion, it will be heard in the numerical order listed on the agenda.

PERSONS WISHING TO SPEAK CONCERNING AN AGENDA ITEM:

If you wish to speak on an item on the Agenda and under discussion by the Commission, you may do so upon receiving recognition from the Chairperson. After being recognized by the Chairperson, please step to one of the microphones and state your name and address and make your presentation. No comment or testimony shall be shouted from the audience. All comments are to be directed to the Commission, including inquiries requiring staff response. Time limitations shall be at the discretion of the Chair or Commission.

APPEAL PROCEDURE:

If you do not agree with the Commission's decision or the conditions that may have been imposed by the Commission in approving an agenda item, you may appeal the Commission's action to the Napa County Board of Supervisors. Appeal must be filed within ten (10) working days from the date of the Commission's

action. Appeals may be limited to those issues raised at the public hearing relating to the agenda item or to written correspondence delivered to the Planning Commission at or prior to the public hearing. For additional information concerning the County's Ordinance requirements for filing an appeal or to obtain the required forms to file an appeal, please stop at the front counter in the County Executive Office/Clerk of the Board, 1195 Third Street, Suite 310 in Napa. If you have any question concerning the appeals procedure, please call (707) 253 4580 and request assistance.

All materials relating to an agenda item for an open session of a regular meeting of the Planning Commission which are provided to a majority or all of the members of the Commission by Commissioners, staff or the public within 72 hours of but prior to the meeting will be available for public inspection, at the time of such distribution, in the office of the Clerk of the Planning Commission, 1195 Third Street, Suite 210, Napa, California 94559, Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m., except for County holidays. Materials distributed to a majority or all of the members of the Commission at the meeting will be available for public inspection at the public meeting if prepared by the members of the Commission or County staff and after the public meeting if prepared by some other person. Availability of materials related to agenda items for public inspection does not include materials which are exempt from public disclosure under Government Code sections 6253.5, 6254, 6254.3, 6254.7, 6254.15, 6254.16, or 6254.22.

Agenda available on line at www.countyofnapa.org

1. CALL TO ORDER / ROLL CALL**2. PLEDGE OF ALLEGIANCE****3. CITIZEN COMMENTS AND RECOMMENDATIONS**

The Commission invites Citizen comments and recommendations concerning current problems and future prospects of a planning nature which are within the jurisdiction of the Conservation, Development & Planning Commission. Anyone who wishes to speak to the Commission on such a matter, if it is not on the agenda, may do so at this time.

4. APPROVAL OF MINUTES

Minutes of October 19, 2011

5. DIRECTOR'S REPORT

- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW**7. DISCLOSURES****8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY**

None.

9. PUBLIC HEARING ITEMS**A. VISTA CORPORATION - ROBERT PESTONI / CLOVER FLAT RESOURCE RECOVERY PARK - USE PERMIT MAJOR MODIFICATION # P09-00511-MOD**

CEQA Status: Mitigated Negative Declaration has been prepared. According to the proposed mitigated negative declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following areas: Agriculture & Forest Resources, Biological Resources. The project is not considered a hazardous waste site enumerated under Government Code Section 65962.5.

Request: Approval for a Use Permit Major Modification to modify existing landfill and recycling operations, add a new biomass power generator, extend the lifetime of the Clover Flat Landfill and convert the facility to a Resource Recovery Park. Proposed operational changes include but are not limited to: 1) Relocation/expansion of the gate operations and recycling area from 1.4 acres to 2.1 acres; 2) Increase the permitted Solid Waste Facility boundary by 1.0 acre (79.0 acre total); 3) Permit grading in the proposed gate operations area of 70,000 cubic yards of cut material to create the proposed 2.1 acre area; 4) Amend the Final Fill Plan (landfill design) to retain an existing concrete operations pad; 5) Extend the landfill closure date from 2021 to 2047; 6) Decrease the permitted landfill capacity from 5.1 million cubic yards to 4.9 million cubic yards; 7) Allow use of new inert alternative daily cover (ADC) material types including glass chards and diatomaceous earth; 8) Relocate the material recovery facility; 9) Expand in-vessel food waste composting and recycling operations; and 10) Add a landfill gas power generator and a separate biomass power generation plant using 40 tons per day of wood waste. Other than expansion of the existing gateway and recycling operations area, no other physical changes to the Clover Flat Landfill are proposed as part of this Use Permit application as there will be minor or no changes to the following operations:

tonnage amount or waste types; traffic counts; employees; operating hours; or disposal footprint of the landfill. The project involves modification of operations within an approximately 2.14 acre area at the southeast portion of the existing 78 acre Clover Flat Landfill, located on a 179.97 acre parcel, approximately 0.38 mile (2,000 feet) north of Silverado Trail and 1.0 mile east of Dunaweal Lane, within the AW (Agricultural Watershed) zoning district. (Assessor's Parcel Numbers: 020-120-020 and -021) 4380 Clover Flat Road, Calistoga, CA 94515.

Recommendation: Adopt the Mitigated Negative Declaration and approve the requested use permit as conditioned.

Staff Contact: Ronald Gee, 707.299.1351, ronald.gee@countyofnapa.org

CONTINUED FROM THE SEPTEMBER 21, 2011 REGULAR MEETING

B. DI ROSA PRESERVE - RENE & VERONICA DI ROSA FAMILY FOUNDATION - USE PERMIT MAJOR MODIFICATION - P11-00314 – MOD

CEQA Status: This project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1 - Existing Facilities, and Section 15305, Class 5 - Minor Alterations in Land Use Limitations. The proposed modification to the use permit does not result in expansion of the existing facility or new development. The project site is not on any of the lists of hazardous sites enumerated under Government Code section 65962.5.

Request: Modification to Use Permit U-91-8 amending the permitted visitation for the existing di Rosa Preserve Park and Rural Recreation Use by: 1) modifying the hours of operation to: open between the hours of 10:00 a.m.- 4:00 p.m. four days per week during the winter months (November-March), from 10:00 a.m.- 6:00 p.m. four days per week during the summer months (April-October), and from 10:00 a.m.-9:00 p.m. one day per week, year round to allow for evening visitors; 2) continuing educational programs, such as art demonstrations, conducted during regular hours of operation; 3) modifying events to allow 36 (maximum) public and/or private events per year (an average of three per month) with a maximum of 250 persons per event; 4) modifying temporary event condition of approval to allow unlimited temporary events upon issuance of a temporary events application permit; and, 5) allowing visitors to arrive in standard sized buses. The 52.54 acre project site is located on the north side of State Route 121 (Sonoma Hwy), approximately 0.52 miles west of Old Sonoma Road, within the AW - Agricultural Watershed zoning district (Assessor's Parcel Number: 047-080-059) 5200 State Route 121, Napa.

Staff Recommendation: Approve the use permit modification as conditioned.

Staff Contact: Linda St. Claire, 299.1348 or linda.stclaire@countyofnapa.org

10. ADMINISTRATIVE ITEMS

A. NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM PRESENTATION

Request: Information item demonstrating current features of the County's geographic information system.

Staff Contact: John McDowell, 299-1354 or john.mcdowell@countyofnapa.org or Jeff Sharp, 259-5936 or jeff.sharp@countyofnapa.org

B. ADOPTION OF 2012 PLANNING COMMISSION MEETING CALENDAR

Staff Recommendation: Adopt regular meeting schedule for 2012.

Staff Contact: John McDowell 299-1354 or john.mcdowell@countyofnapa.org

C. COMMISSION AD HOC AND STANDING COMMITTEE APPOINTMENTS FOR CALENDAR YEAR 2012

Request: Annual appointments and reappointments of Commission members to ad hoc subcommittees and standing committees.

Staff Contact: John McDowell, 299-1354 or john.mcdowell@countyofnapa.org

D. ELECTION OF 2012 PLANNING COMMISSION OFFICERS

Staff Recommendation: Elect Chairperson and Vice-Chairperson for 2012 calendar year.

Staff Contact: John McDowell 299-1354, john.mcdowell@countyofnapa.org

11. DEPUTY DIRECTOR'S REPORT

- DISCUSSION OF ITEMS FOR THE *JANUARY 18, 2012* MEETING
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS
- OTHER PENDING PROJECTS' STATUS

12. COMMISSIONER COMMENTS / COMMITTEE REPORTS

13. FUTURE AGENDA ITEMS

- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P09-00185-UP, 1 year after opening - Ca'Nani Wnery
- #P10-00123-MOD, 1 year after opening MJA Vineyard
- #P10-00206-UP, 1 year after opening for visitation - Caravan Serai Winery
- #P10-00177-MOD, 1 year after final - Kelham Winery

14. ADJOURNMENT

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT THE NAPA COUNTY ADMINISTRATIVE BUILDING, 1195 THIRD STREET, NAPA, CALIFORNIA ON NOVEMBER 30, 2011 BY 4:00 P.M. A HARDCOPY SIGNED VERSION OF THE CERTIFICATE IS ON FILE WITH THE CLERK OF THE COMMISSION AND AVAILABLE FOR PUBLIC INSPECTION.

Sarah Minahen (By e-signature)
Sarah Minahen, Acting Clerk of the Commission