

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
MINUTES

JULY 1, 2009

1. CALL TO ORDER / ROLL CALL

Meeting was called to order by Chair Bob Fiddaman
Commissioners Scott, Basayne, Pope, Fiddaman present.
Commissioner Phillips was excused.

2. PLEDGE OF ALLEGIANCE

Melissa Gray led the salute to the flag.

3. CITIZEN COMMENTS AND RECOMMENDATIONS (10 minutes)

None.

4. APPROVAL OF MINUTES

April 22, 2009 Minutes were approved as presented.

TS-MP-HP-MB-BF

X

May 19, 2009 Minutes were approved as presented.

MP-HP-MB-BF-TS

X

May 20, 2009 Minutes were approved as presented.

TS-MP-HP-MB-BF

X

5. DIRECTOR'S REPORT

No report was given.

- BOARD OF SUPERVISORS ACTIONS
- OTHER DEPARTMENT ACTIVITIES

6. AGENDA REVIEW

John McDowell gave the review.

7. DISCLOSURES

Commissioners reported.

8. PUBLIC HEARING ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY

None.

9. PUBLIC HEARING ITEMS

- A. NAPA VALLEY COUNTRY CLUB 12 AF RESERVOIR / NAPA VALLEY COUNTRY CLUB, LLC. – USE PERMIT MAJOR MODIFICATION P08-00381-MOD**

CEQA Status: Subsequent Mitigated Negative Declaration Prepared – According to the proposed Subsequent Mitigated Negative Declaration, if mitigation measures are not included, the proposed project would have potentially significant environmental impacts in the following area: Biological Resources, Cultural Resources, Hazards and Hazardous Materials, and Hydrology and Water Quality.

The project site is not on any of the lists of hazardous waste sites enumerated under Government Code section 65962.5.

REQUEST: Approval of a Use Permit Major Modification (P08-00381) to modify a prior Use Permit (U-58687), as amended, to add the following improvements to the Napa Valley Country Club Golf Course: 1) construction of a new 12 acre foot reservoir in the northwest corner of APN 052-130-041 to store groundwater for use in irrigating the Front Nine with no increase in the amount of groundwater extracted for golf course irrigation; and 2) the replacement and upgrade of the existing irrigation system for both the Front and Back Nine. The proposed project is located on a 183.58 acre holding on the south side of Hagen Road, approximately 0.30 miles east of its intersection with 3rd Avenue within an Agricultural Watershed (AW) zoning district, with general plan designations of Agriculture, Watershed, and Open Space (AWOS) and Rural Residential (RR). (Assessor's Parcel #s, 052-130-041 and 052-170-044). 3385 Hagan Road,

Staff Recommendation: Adopt the subsequent Mitigated Negative Declaration and approve the Use Permit Major Modification subject to mitigation measures and conditions of approval.

CONTINUED FROM THE JUNE 17, 2009, REGULAR COMMISSION MEETING

Commission voted to adopt the Mitigated Negative Declaration and Mitigation Monitoring and reporting Program for the Napa Valley County Club Reservoir Project, based on findings 1-6 of Exhibit A; and approve Major Modification P08-00381-MOD based on findings 7-11 of Exhibit A and subject to the recommended conditions of approval (Exhibit B) as revised.

TS-MB-MP-BF-HP

X

B. SYAR INDUSTRIES INCORPORATED - NAPA QUARRY PROJECT - SURFACE MINING PERMIT P08-00337-SMP

CEQA Status: A Notice of Preparation (NOP) of an EIR was issued June 15, 2009. Members of the public and public agencies are invited to provide comments in writing as to the scope and content of the proposed EIR. The 30-day public comment period on the NOP closes July 14, 2009.

Request: That the Planning Commission receive public testimony and provide Commission comments on items to be addressed in the project specific Environmental Impact Report (EIR). The purpose of the proposed project is to provide for an approximate 291-acre expansion of the surface mining and reclamation plan associated with aggregate processing, production, and sales, as currently permitted by UP-128182 and UP-27374 of the existing 472-acre Syar Napa Quarry which includes: 1) a 35 year term, 2) an increase in the mining depth from 150 feet above mean sea level to 0 feet mean sea level, and 3) an increase in sales of aggregate and aggregate related materials from current levels of approximately 1 million tons per year up to approximately 2 million tons per year. Other activities associated with the proposed project include the relocation and improvement of two Skyline Wilderness Park's trails (Buckeye Trail and Skyline Trail), that were originally constructed on the quarry property, back onto Skyline Park lands. The approximate 870-acre Syar Napa Quarry holding is located in the southern portion of Napa County on the east side of State Highway 221 (Napa-Vallejo Highway) at its intersection with Basalt Road. The site has the following zoning designations, Industrial (I), Agricultural Watershed (AW), and Agricultural Watershed: Airport Compatibility Combination District (AW:AC); with the

following General Plan designations, Industrial (I), Agricultural Watershed, Open Space (AWOS), Public Institutional, Open Space (PI), and Mineral Resource overlay. Assessor's Parcel Numbers: 045-360-005, 046-370-012, -013, -015, -022, 025, 046-390-002, -003, and 046-450-057.

Staff Recommendation: No formal action required. Staff requests that the Commission receive and provide comments.

[Don Barrella gave the report. No action taken.](#)

C. ROMBAUER VINEYARDS / RANCHO ALTO VINEYARDS INC. - TENTATIVE PARCEL MAP #P08-00608-PM

CEQA Status: Mitigated Negative Declaration prepared. According to the proposed Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following areas: Hydrology and Water Quality. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: The project consists of a request to subdivide a ±87.86-acre site into two parcels of approximately 41.59 acres (Parcel 1) and ±46.27 acres (Parcel 2). The site is one legal parcel that is currently developed with vineyards and an existing single family dwelling (proposed to remain on Parcel 2). A two acre building envelope is identified that could include, by right, a future single-family dwelling and a guest cottage on Parcel 1. The proposed project is located within the Agricultural Preserve (AP) Zoning District, approximately 1,500 feet north of the intersection of Bennett Lane and Tubbs Lane, and approximately 3,500 feet east of Bennett Lane's intersection with State Highway 128. Assessor's Parcel Number 017-130-027, 3250 Bennett Lane, Calistoga.

Staff Recommendation: Adoption of the proposed Mitigated Negative Declaration and Mitigation Monitoring and Reporting plan and approval the Tentative Parcel Map with conditions of approval.

[Commission voted to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan for the Rombauer Tentative Map, based on findings 1-6 of Exhibit A \(attached\) and approve the Tentative Parcel Map P08-00608 based on findings 7-13 of Exhibit A attached as revised.](#)

TS-MB-MP- BF-HP

X

D. BUSBY WINE PRODUCTION FACILITY / DAVID BUSBY - USE PERMIT #P08-00654-UP

CEQA Status: Mitigated Negative Declaration prepared. According to the proposed Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following areas: Biological Resources and Transportation/Traffic. This project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

Request: The project consists of a request to approve a Use Permit to establish a new winery with a production capacity of 50,000 gallons per year within a ±18,162 sq. ft. building. Access to the proposed winery would be from a new driveway on Technology Way and via an existing shared driveway with the property to the south. On-site parking for 26 vehicles, landscaping, and a freestanding sign are also included with the proposal. The winery is proposed to be open five (5) days a week, from 7:00 a.m. until 6:00 p.m. Staffing for the winery is expected to include three (3) full-time employees and eight (8)

part-time employees for crush and bottling. No tours and tasting or marketing events are proposed. The proposed project is located on a 1.28 acre parcel on the west side of Technology Way, approximately 250 south of Morris Court and 560-feet east of the

Napa County Airport within an Industrial Park: Airport Compatibility (IP:AC) zoning district. (Assessor's Parcel #057-250-023). Napa.

Staff Recommendation: Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve the Use Permit subject to the proposed conditions of approval.

Commission voted to adopt the Mitigated Negative Declaration and Mitigation Monitoring Reporting Program for the Busby Wine Production Facility, based on findings 1-6 of Exhibit A (attached); and approve Use Permit P08-00654 based on findings 7-14 of Exhibit A and subject to the conditions of approval (Exhibit B) as revised.

TS-MB-MP-BF-HP

X

10. DEPUTY DIRECTOR'S REPORT

John McDowell gave the report.

- DISCUSSION OF ITEMS FOR THE **JULY 15, 2009 CDPC** MEETING
 - ▶ Carver-Sutro Winery
 - ▶ Annual Wine Audit
 - ▶ Conflict of Interest Code
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS

11. COMMISSIONER COMMENTS / COMMITTEE REPORT

12. FUTURE AGENDA ITEMS

- #00388-UP, 1 year after opening - Caldwell Winery
- #03457-UP, 1 year after opening - Kendall Jackson (formerly Pecota) Winery
- #P06-01426-UP, 1 year after opening - Pavitt Winery
- #P06-01511-UP, August 2009 - Napa-Vallejo Flea Market
- #02082-UP, September 2010 - Alpha Omega Winery
- #P06-0102-MOD, December 2010 - Frank Family Winery

13. ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning Commission

meeting

July 15, 2009.

BOB FIDDAMAN, Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director

MELISSA GRAY, Clerk

Key

Vote: MB = Mike Basayne, MP=Matt Pope; BF = Bob Fiddaman; TS = Terry Scott; HP = Heather Phillips;

The maker of the motion and second are reflected respectively in the order of the recorded vote.

Notations under vote: N = No; A = Abstain; X = Excused