



# COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

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**DATE OF HEARING:** September 15, 2004

**AGENDA ITEM # 7**

**SUMMARY FOR:** CONSERVATION, DEVELOPMENT & PLANNING COMMISSION

**PROJECT:** File #04147-PM, Parcel Map for Silverado Napa Corporation

**LOCATION:** The project site is generally located east of the Silverado subdivisions, south of Atlas Peak Road, and north of Monticello Road, within the AW (Agricultural Watershed) zoning district.

**PROJECT REQUEST:** To subdivide a 455-acre site into two parcels consisting of 215-acres (Parcel 1) and 240-acres (Parcel 2).

**OWNER:** Silverado Napa Corporation

**APPLICANT/REPRESENTATIVE:** Silverado Napa Corporation, John Kolkhorst

**ZONING:** AW, Agricultural Watershed

**GENERAL PLAN DESIGNATION:** AWOS, Agricultural Watershed & Open Space

**SITE AREA:** ±455-acres

**CASE HISTORY/BACKGROUND:** The Silverado Napa Corporation owns a legal parcel consisting of ±455-acres that had previously been split for assessment purposes. They propose to subdivide the property into two parcels consisting of 215 acres (Parcel 1) and 240 acres (Parcel 2). Minimum lot size in the AW zoning district is 160-acres. Due to steep slopes, approximately 20-acres out of 215-acres on Parcel 1, and 146-acres out of 240-acres on Parcel 2 are developable. A potential home site has been shown for each lot. No house plans have been submitted with this application.

This project was originally scheduled for consideration by the Napa County Planning Commission on June 16, 2004. The Planning Commission continued the project to July 7, 2004 and approved the project on that date. However, due to incomplete noticing, the Planning Commission rescinded the project approval resulting in a new hearing. No changes to the project have occurred since the July 7 hearing. No new information regarding the dispute over project access has been received to date. The June 16, 2004 staff report is attached for your review.

**STAFF RECOMMENDATION:** That the Planning Commission adopt the Mitigated Negative Declaration and APPROVE Parcel Map #04147-PM, subject to the attached Conditions of Approval.





# NAPA COUNTY

## CONSERVATION • DEVELOPMENT and PLANNING DEPARTMENT

Charles Wilson  
Director

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**DATE OF HEARING:** June 16, 2004

**AGENDA ITEM # 10**

**SUMMARY FOR:** CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

**CASE:** Parcel Map # 04147-PM, Silverado Napa Corporation

**LOCATION:** The project site is generally located east of the Silverado subdivisions, south of Atlas Peak Road, and north of Monticello Road, within the AW (Agricultural Watershed) zoning district.  
Assessor's parcels: 0061-040-004 and 061-180-001 (split for assessment purposes)

**REQUEST:** To subdivide a 455-acre site into two parcels consisting of 215-acres (Parcel 1) and 240-acres (Parcel 2).

**OWNER:** Silverado Napa Corporation

**APPLICANT/REPRESENTATIVE:** Silverado Napa Corp. (John Kolkhorst)

**ZONING:** AW (Agriculture Watershed)

**GENERAL PLAN DESIGNATION:** Agriculture, Watershed and Open Space.

**BACKGROUND INFORMATION:** The Silverado Napa Corporation owns a legal parcel consisting of ±455-acres that had previously been split for assessment purposes. They would like to subdivide the property into two parcels consisting of 215 acres (Parcel 1) and 240 acres (Parcel 2). Minimum lot size in the AW zoning district is 160-acres. Due to steep slopes, only approximately 20-acres out of 215-acres on Parcel 1, and 146-acres out of 240-acres on Parcel 2 are developable.

Proposed building area envelopes and access road/driveways have been identified on each parcel. The building area envelopes show that each proposed lot has at least one viable home site, but do not represent actual building footprints, which will likely be smaller. The building area envelopes are approximately 1,000-ft. east of the nearest homes in the Silverado residential community.

Access is proposed from Alta Mesa Place, a private street within the Silverado Highlands subdivision, pursuant to an Easement Grant Deed between the Highlands at Silverado Owner's Association and the property owner. No other development plans have been submitted or are associated with the proposed land division. Subsequent construction plans for development on the proposed lots will be subject to Napa County regulations in effect at the time of development including but not limited to the Zoning Ordinance, Uniform Building, Plumbing, Electrical and Mechanical Codes and the Uniform Fire Code.

### **STAFF RECOMMENDATION:**

Adoption of mitigated negative declaration and approval of Parcel Map # 04147-PM subject to the attached conditions of approval.