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CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
NAPA COUNTY

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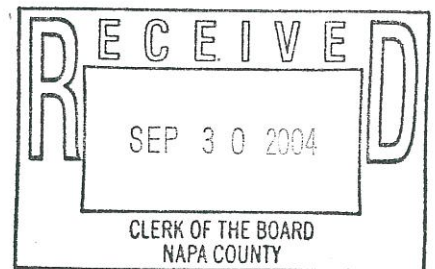
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IN RE: ITEM 8 - SILVERADO NAPA CORPORATION

TRANSCRIPT OF PROCEEDINGS
MEETING OF SEPTEMBER 15, 2004

PRESENT:

TERRY SCOTT, Chairperson
BOB FIDDAMAN, Vice Chairman
DAVID GRAVES, Commissioner
JOHN DICKSON, Commissioner
JIM KING, Commissioner



ALL BOS RECEIVED
cc R. Westmeyer (R. Paul)
S. Lederer
Applicant Rep.
Appellant Rep.

Transcribed by: JOHN A. ZANDONELLA, CSR No. C-795



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3 CHAIRMAN SCOTT: Item Number 7. I will recuse
4 myself from this item, and Vice Chairman Fiddaman will
5 run this particular application.

6 VICE CHAIR FIDDAMAN: Okay. Item Number 7,
7 Silverado Napa Corporation tentative parcel map
8 request, Number 04147-PM.

9 CEQA status, mitigated negative declaration
10 prepared. According to the mitigated negative
11 declaration, the proposed project would have, if
12 mitigation measures are not included, potentially
13 significant environmental impacts in the following
14 areas: aesthetics, air quality, biological resources,
15 geology and soils, hydrology and water quality and
16 noise.

17 This is a request for approval to divide a 455,
18 plus or minus, acre site into two parcels consisting of
19 215 acres, Parcel 1, and 240 acres, Parcel 2.

20 The site is generally located to the east of the
21 Silverado subdivision, south of Atlas Peak Road and
22 north of Monticello Road, within the AW, agricultural
23 watershed zoning district.

24 The Napa County Planning Commission had approved
25 this project on July 7th, 2004. However, due to

1 incomplete noticing the Planning Commission rescinded
2 the project approval and a new hearing has been
3 scheduled. No changes to the project have occurred
4 since the previous hearing.

5 Can we have a staff report.

6 MR. TRIPPI: Yes. Thank you, Vice Chair Fiddaman,
7 Commissioners.

8 Sean Trippi, project planner.

9 As you noted, this project was originally approved
10 in July, and due to improper noticing was rescinded and
11 rescheduled for today. So as of this hearing, all
12 property owners within 300 feet have been notified.

13 The request is to split a 455-acre property into
14 two parcels. This project site is located to the east
15 of the Silverado communities. And right now it
16 currently is comprised of two parcels that were split
17 for assessment purposes but it's one legal lot.

18 The proposed parcels would be of 215 acres and 240
19 acres, Parcel 1 and Parcel 2 respectively. The
20 tentative map shows potential homesites as well as an
21 access road to those homesites.

22 The terrain of the property preclude approximately
23 200 -- or allow development on approximately 20 acres
24 of Lot 1 and 146 acres of Lot 2. As noted on this
25 diagram, the hatched area would be those areas that