



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 12/17/2014

Agenda Placement: 8B

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission

**FROM:** Charlene Gallina for David Morrison - Director  
Planning, Building and Environmental Services

**REPORT BY:** DONALD BARRELLA, PLANNER III - 707-299-1338

**SUBJECT:** Syar Napa Quarry EIR Public Hearing

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### **RECOMMENDATION**

#### **SYAR NAPA QUARRY EXPANSION PROJECT - SURFACE MINING PERMIT (P08-00337-SMP)**

**California Environmental Quality Act (CEQA) Status:** Consideration and possible adoption of a Final Environmental Impact Report (EIR) prepared for the Syar project. A Draft EIR (State Clearinghouse #2009062054) was prepared and public hearings were held on the Draft EIR during a 90 day public review and comment period. The standard CEQA 45 day review and comment period was extended an additional 45 days by the County at the request of members of the public. Written responses to comments received during the public review and comment period have been incorporated into the Final EIR which consists of the Draft EIR, public and agency comments, responses to comments, and required clarifications and changes to the text of the Draft EIR. The Planning Commission will consider approval or denial of the project following certification of the Final EIR.

**Request:** Approval of a request for a Surface Mining Permit (SMP) to modify the mining and reclamation plan and associated aggregate processing, production and sales as currently permitted under UP-128182, UP-27374, and County Agreement 2225 to allow: a) an approximate 124-acre expansion of the current surfacing mining and reclamation plan for a 35 year term; b) an increase in mining depth from approximately 300 feet and 150 feet above mean sea level (msl) to no greater than 50 feet above msl; c) an increase in production of aggregate materials from approximately 1 million tons per year to 2 million tons per year; d) add Reclaimed Asphalt Pavement (RAP) handling equipment to the existing asphalt batch plant; and e) relocate and improve portions of Skyline Trail that were originally constructed on the quarry property back onto Skyline Wilderness Park lands.

This SMP is intended to replace UP-128182, UP-27374, and County Agreement 2225, and bring existing and expanded mining and reclamation areas and associated aggregate processing, production and sales under one permit.

The project site is located on the east side of State Highway 221 (Napa-Vallejo Highway) at its intersection with Basalt Road east of 2301 Napa-Vallejo Highway, within the unincorporated portion of Napa County (AW -

Agricultural Watershed and I - Industrial Zoning Districts). Assessor's Parcel Numbers (APNs) 045-360-005, 046-370-012, -013, -015, -022, -025, 046-390-002, -003, and 046-450-071.

**Staff Recommendation:** Drop the item from the agenda because the item has been renoticed for the January 7, 2015 Planning Commission Meeting.

**Staff Contact:** Donald Barrella, 707-299-1338 or [donald.barrella@countyofnapa.org](mailto:donald.barrella@countyofnapa.org)

**Applicant Contact:** Jennifer Gomez, 707-259-5728 or [jgomez@syar.com](mailto:jgomez@syar.com)

**TO BE DROPPED FROM THE AGENDA: ITEM HAS BEEN RENOTICED FOR THE JANUARY 7, 2015 COMMISSION MEETING**

**EXECUTIVE SUMMARY**

**Proposed Action:**

That the Planning Commission:

1. Drop the item from the agenda due to renoticing for the Commission meeting of January 7, 2015.

**Discussion:**

The applicant is requesting approval of a request for a Surface Mining Permit (SMP) to modify the mining and reclamation plan and associated aggregate processing, production and sales as currently permitted under UP-128182, UP-27374, and County Agreement 2225 to allow; a) an approximate 124-acre expansion of the current surfacing mining and reclamation plan for a 35 year term; b) an increase in mining depth from approximately 300 feet and 150 feet above mean sea level (msl) to no greater than 50 feet above msl; c) an increase in production of aggregate materials from approximately 1 million tons per year to 2 million tons per year; d) add Reclaimed Asphalt Pavement (RAP) handling equipment to the existing asphalt batch plant; and e) relocate and improve portions of Skyline Trail that were originally constructed on the quarry property back onto Skyline Wilderness Park lands.

The item has been renoticed for the January, 7, 2015 Commission meeting to allow the public additional time to review project documents and provide comments on the proposed project.

**FISCAL IMPACT**

Is there a Fiscal Impact?                      No

**ENVIRONMENTAL IMPACT**

Consideration and possible adoption of a Final Environmental Impact Report (EIR) prepared for the Syar project. A Draft EIR (State Clearinghouse #2009062054) was prepared and public hearings were held on the Draft EIR during a 90 day public review and comment period. The standard CEQA 45 day review and comment period was extended an additional 45 days by the County at the request of members of the public. Written responses to comments received during the public review and comment period have been incorporated into the Final EIR which

consists of the Draft EIR, public and agency comments, responses to comments, and required clarifications and changes to the text of the Draft EIR. The Planning Commission will consider approval or denial of the project following certification of the Final EIR.

### **BACKGROUND AND DISCUSSION**

The applicant is requesting approval of a request for a Surface Mining Permit (SMP) to modify the mining and reclamation plan and associated aggregate processing, production and sales as currently permitted under UP-128182, UP-27374, and County Agreement 2225 to allow; a) an approximate 124-acre expansion of the current surfacing mining and reclamation plan for a 35 year term; b) an increase in mining depth from approximately 300 feet and 150 feet above mean sea level (msl) to no greater than 50 feet above msl; c) an increase in production of aggregate materials from approximately 1 million tons per year to 2 million tons per year; d) add Reclaimed Asphalt Pavement (RAP) handling equipment to the existing asphalt batch plant; and e) relocate and improve portions of Skyline Trail that were originally constructed on the quarry property back onto Skyline Wilderness Park lands.

The item has been renoticed for the January, 7, 2015 Commission meeting to allow the public additional time to review project documents and provide comments on the proposed project. On January 7th, the Commission will be asked to certify the Final EIR and consider denial or approval of the project.

### **SUPPORTING DOCUMENTS**

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell