



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 12/2/2009

Agenda Placement: 8A

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: RONALD GEE, PLANNER III - 707.253.4417
SUBJECT: Berryessa Peak Trail - Use Permit # P09-00472-UP

RECOMMENDATION

NAPA COUNTY REGIONAL PARK & OPEN SPACE DISTRICT / JOHN & JUDY AHMANN - BERRYESSA PEAK TRAIL USE PERMIT # P09-00472-UP

CEQA Status: Negative Declaration has been prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. The project site is not on any of the the lists of hazardous waste sites enumerated under Government Code Section 65962.5

Request: Approval to allow construction and operation of an approximately 0.5-mile trail within a public right-of-way along the Blue Ridge, over Running Deer Ranch property, and to provide a pedestrian link between existing public land managed by the Bureau of Land Management & Department of Fish and Game. The project is located at 11080 Berryessa-Knoxville Road, across three parcels, 160.00, 27.68 and 520.00 acres in size, approximately 9,800 feet (1.85 miles) northeast of the intersection at Berryessa-Knoxville Road and Eastside Road, within the AW (Agricultural Watershed) zoning district, (Assessor's Parcel Numbers: 015-250-006, 015-260-004 and - 010) Napa.

Staff Recommendation: Open public hearing and continue item to December 16, 2009 regular meeting.

Staff Contact: Ronald Gee, 707-299-1351, or ronald.gee@countyofnapa.org

TO BE CONTINUED TO DECEMBER 16, 2009

EXECUTIVE SUMMARY

Proposed Action:

1. (After opening the public hearing) That the Planning Commission continue the Berryessa Peak Trail Use Permit

(P09-00472-UP) to the December 16, 2009 Commission meeting.

Discussion:

The Napa County Regional Park and Open Space District-sponsored project will utilize a trail easement donated in early 2008 by the owners of the subject properties (Ahmanns) to connect landlocked BLM lands with DFG land. The Berryessa Peak Trail (aka Running Deer Ranch Public Trail Easement) will extend from Knoxville-Berryessa Road to Berryessa Peak, located approximately two miles to the south of the proposed segments.

Staff will be recommending approval of the proposed Use Permit, but additional time is needed to prepare required findings and conditions of approval.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project will not have any potentially significant environmental impacts. The public review period for the draft Negative Declaration runs between November 2, 2009 through December 1, 2009. The project site is not on any of the lists of hazardous waste sites enumerated under Government Code Section 65962.5.

BACKGROUND AND DISCUSSION

Additional time is required to complete the draft findings and conditions of approval. Staff is therefore requesting that the Commission open the public hearing and continue the item to the next regular Commission meeting of December 16, 2009.

SUPPORTING DOCUMENTS

None

Napa County Planning Commission: Approve

Reviewed By: John McDowell