

MINUTES OF THE MEETING OF THE
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
COUNTY OF NAPA

June 1, 2005

1. Call to Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, JUNE 1, 2005 AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY CHAIR FIDDAMAN AT 9:03 A.M.

2. Roll Call.
THE FOLLOWING MEMBERS WERE PRESENT: CHAIR BOB FIDDAMAN, COMMISSIONERS RICH JAGER, DAVID GRAVES AND JIM KING. COMMISSIONER TERRY SCOTT WAS EXCUSED.

3. Pledge of Allegiance.
HILLARY GITELMAN, DIRECTOR, CONSERVATION, DEVELOPMENT AND PLANNING, LED THE SALUTE TO THE FLAG.

4. Citizen Comments and Recommendations.
NONE

5. Approval of Minutes.
NONE

6. Director's Report.
HILLARY GITELMAN PROVIDED AN UPDATE OF THE GENERAL PLAN STATING JUNE 6, 2005 WAS THE DEADLINE FOR PEOPLE INTERESTED IN PARTICIPATING ON THE STEERING COMMITTEE TO SUBMIT APPLICATIONS. A NUMBER OF APPLICATIONS HAVE ALREADY BEEN RECEIVED. JUNE 20, 2005 IS THE DEADLINE FOR CONSULTANTS WHO ARE INTERESTED IN WORKING WITH STAFF ON THE Environmental Impact Report (EIR) AND THE GENERAL PLAN TO HAVE PROPOSALS SUBMITTED. STEERING COMMITTEE APPOINTMENTS ARE EXPECTED TO BE MADE BY THE BOARD OF SUPERVISORS ON JUNE 28, 2005 AND THE SELECTION OF A CONSULTANT IS TO TAKE PLACE ON JULY 7, 2005. WHEN THE STEERING COMMITTEE MEETS FOR THE FIRST TIME ON JULY 27, 2005, A FULLY FORMED STEERING COMMITTEE AND CONSULTANT SHOULD BE IN PLACE. THE FOCUS AT THIS MEETING WILL BE ON HOUSEKEEPING, SCHEDULES, BY-LAWS, THE BROWN ACT, AND OTHER ISSUES WHICH MAKE-UP A PUBLIC AGENCY ADVISORY GROUP. THE SECOND MEETING TO BE HELD IN AUGUST WILL FOCUS ON THE BASELINE DATA REPORT

6. Continued.

AND EXISTING CONDITIONS. IN SEPTEMBER, THE STEERING COMMITTEE WILL CONVENE FOR AN ALL DAY MEETING TO BEGIN DISCUSSION OF ALTERNATIVES. HOPEFULLY, AFTER THIS MEETING, A JOINT MEETING OF THE PLANNING COMMISSION AND THE SUPERVISORS CAN BE PLANNED AND THE COMMITTEE CAN REPORT TO THE BOARD AND PROVIDE A CHECK-IN FOR THE EARLY STAGES OF THE GENERAL PLAN UPDATE PROCESS. TWO DATES BEING CONSIDERED ARE SEPTEMBER 27, 2005 AND OCTOBER 11, 2005.

7. Agenda Review.
AGENDA REVIEWED – NO CHANGES

8. Items to be decided without additional testimony.
NONE

Public Hearings

9. **BALLOONS ABOVE THE VALLEY, INC. / CATHY SMITH – USE PERMIT MODIFICATION REQUEST #03476-MOD**
California Environmental Quality Act (CEQA) Status: CEQA Status: Mitigated Negative Declaration Prepared and Adopted. A Mitigated Negative Declaration was previously adopted by the Planning Commission on July 21, 2004. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, a potentially significant environmental impact in the following area: noise.
Request: Approval to allow continued balloon launch operations by extending the approval of the subject use permit from July 31, 2005 to October 13, 2005. No other changes are requested. The project is located on a 3.5 acre parcel on the west side of Solano Avenue immediately south of its intersection with Oak Knoll West Avenue within a CL (Commercial Limited) zoning district. (Assessor’s Parcel #035-031-009) 5091 Saint Helena Highway, Napa.
PUBLIC HEARING HELD – TESTIMONY PRESENTED

THE COMMISSION FOUND THAT THE MITIGATED NEGATIVE DECLARATION ADOPTED BY THE COMMISSION ON JULY 21, 2004 FOR THIS PROJECT WAS STILL APPLICABLE TO THIS PROJECT.

**DG-JK-TS-RJ-BF
X**

THE COMMISSION HAS REVIEWED THE INFORMATION PROVIDED BY THE APPLICANT AND NEIGHBORS AND DETERMINED TO EXTEND THE USE PERMIT TO OCTOBER 13, 2005.

**DG-JK-TS-RJ-BF
X**

Other Business

10. City Referrals:
NONE

11. Discussion of items for the June 15, 2005 meeting.
STEVE LEDERER, DEPUTY PLANNING DIRECTOR, ADVISED OF THE FOLLOWING:

JOSEPH A. GONSALVES – USE PERMIT EXCEPTION REQUEST #P04-0388-UP

ONE TRUE VINE, LLC. - USE PERMIT REQUEST #P04-0551

JOHN & MAGGIE KONGSGAARD / KONGSGAARD WINERY, LLC. / KONGSGAARD WINERY / – USE PERMIT REQUEST #P05-0110-UP

SCOTT DUNCAN – FINAL MAP AMENDMENT REQUEST #W05-00222

12. Commissioner Comments.
CHAIR FIDDAMAN COMMENTED THAT THE COMMISSION WAS ASKED TO PROVIDE TWO PLANNING COMMISSIONERS TO ASSIST WITH PART OF THE CONSULTANT SCREENING PROCESS FOR THE GENERAL PLAN ALONG WITH SUPERVISORS MARK LUCE AND BILL DODD, HILARY GITELMAN AND HOWARD SIEGEL. CHAIR FIDDAMAN APPOINTED HIMSELF AND COMMISSIONER GRAVES TO INTERVIEW APPLICANTS ON JULY 7, 2005.

COMMISSIONER KING STATED, BRIDGEFORD AND THE NAPA PILOTS ASSOCIATION, HAVE OFFERED FLIGHTS TO ANY COMMISSIONERS WANTING TO VIEW THE AIRPORT. INCLUDED IN THAT OFFER, THEY WILL ALSO FLY COMMISSIONERS OVER POINTS OF INTEREST IN THE COUNTY. CONTACT HAL AT BRIDGEFORD OR WANDA FOR MORE INFORMATION.

13. Director's Report.
STEVE LEDERER REPORTED THE BOARD OF SUPERVISORS DID NOT MEET ON MAY 31, 2005, BUT IN THE PREVIOUS MEETING, APPROVED THE CONTRACT FOR DAVID DEETS TO CONTINUE HIS WORK WITH THE AIRPORT LAND USE COMMISSION (ALUC) TO ANALYZE THE LOCATIONS OF THE CONCENTRIC FLIGHT PATTERN LINES.

THE BOARD ALSO HEARD THE APPEAL OF BART BARTHOLOMEI'S PARCEL MAP REQUEST WHICH THE COMMISSION DENIED. THE BOARD UPHELD THE COMMISSION'S DECISION AND DENIED THE APPEAL.

14. Board of Supervisors Actions.
NONE

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15. Compliance Report.
STEVE LEDERER REQUESTED DIRECTION AS TO THE DATE THE COMMISSION WOULD LIKE TO HEAR THE VIEWSHED ORDINANCE. JUNE 15 AND JULY 6, 2005 ARE TWO FEASIBLE AGENDA DATES. THE PREFERENCE WAS JULY 6, 2005.
16. Other Department Activities.
NOT DISCUSSED
17. Zoning Administrator Actions for May 2005.
NONE
18. Future Agenda Items.
- #02082-UP, 1 YEAR AFTER OPENING
DEL DOTTO
 - #03457-UP, 1 YEAR AFTER OPENING
TWO SISTERS/PECOTA
 - #03318-UP, 1 YEAR AFTER OPENING
JOHN CALDWELL & VINEYARDS, LLC
 - VIEWSHED ORDINANCE REVIEW
 - #03409-UP, MAY 17, 2006
MATCH WINERY ROAD IMPROVEMENT REVIEW

Adjournment.

**ADJOURNED TO THE REGULAR MEETING OF THE CONSERVATION, DEVELOPMENT
AND PLANNING COMMISSION, WEDNESDAY, JUNE 15, 2005 AT 9:00 A.M.**

JIM KING, Chairperson

ATTEST:

HILLARY GITELMAN
Secretary-Director

GLADYS I. COIL, Clerk

Key

Vote: DG = David Graves; JK = Jim King; TS = Terrence Scott; RJ = Rich Jager; BF = Bob Fiddaman;

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