

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

September 7, 2005

1. Call to Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN REGULAR SESSION, WEDNESDAY, SEPTEMBER 7, 2005 AT 9:00 A.M. THE MEETING WAS CALLED TO ORDER BY CHAIR FIDDAMAN AT 9:01 A.M.
2. Roll Call.
THE FOLLOWING MEMBERS WERE PRESENT: CHAIR BOB FIDDAMAN, COMMISSIONERS RICH JAGER, TERRY SCOTT, DAVID GRAVES AND JIM KING.
3. Pledge of Allegiance.
LAURA ANDERSON LED THE SALUTE TO THE FLAG
4. Citizen Comments and Recommendations.
NONE
5. Approval of Minutes.
NONE
6. Director's Report / Deputy Director's Report.
HILLARY GITELMAN, DIRECTOR, CONSERVATION, DEVELOPMENT AND PLANNING REPORTED ON THE CODE ENFORCEMENT REPORT PRESENTED TO THE BOARD OF SUPERVISORS.
MS. GITELMAN ALSO REPORTED ON THE WORK WITH STAFF IN OTHER COUNTY DEPARTMENTS ON THE 9111 REPORTS RELATED TO THE PROPOSED INITIATIVES TO BE ON THE BALLOT SOMETIME IN THE FUTURE. THESE REPORTS WERE PRESENTED TO THE BOARD OF SUPERVISORS AND ARE CURRENTLY ON THE COUNTY'S WEBSITE FOR VIEWING.
SHE ALSO REPORTED THAT NO ACTION HAS BEEN TAKEN YET ON THE HOUCK CASE WHICH WAS CONTINUED TO SEPTEMBER 13, 2005.
SHE FURTHER REPORTED ON THE RECENT MEETING OF THE GENERAL PLAN STEERING COMMITTEE. THERE IS ANOTHER MEETING THIS SATURDAY.
SHE REPORTED THAT THE BOARD APPROVED THE CONTRACT WITH THE CONSULTANT, PACIFIC MUNICIPAL CONSULTANTS, FOR THE GENERAL PLAN UPDATE.
7. Agenda Review.
AGENDA REVIEWED – NO CHANGES.

8. Items to be Decided without Additional Testimony.
NONE

9. **METRO PCS / SILVERADO SUSCOL, LLC. - USE PERMIT REQUEST
P05-0041-UP**

CEQA Status: Categorically Exempt pursuant to Section 15303 (d) of the California Environmental Quality Act. (Class 3 - New Construction or Conversion of Small Structures.) Request: Approval of a Use Permit to establish a new unmanned telecommunication facility on an existing PG&E transmission tower to include: increasing the height of the tower by six (6) feet; adding three panel antennas at the top of the extended tower; and, installing ground-mounted equipment at the base of the tower. A Use Permit is required to waive the requirements of Section 118.119.190 of the Napa County Code that requires telecommunication facilities to provide a minimum 24-hour continuous back-up power supply. The project site is located on a 143.26 acre parcel on the east side of Napa-Vallejo Highway (State Highway 221), approximately 200 feet south of its intersection with Anderson Road within an AW:AC (Agricultural Watershed: Airport Compatibility) combination zoning district. (Assessor's Parcel #046-400-042), 500 (M) Soscol Creek Road, Napa.

PUBLIC HEARING HELD – TESTIMONY PRESENTED.

THE COMMISSION ADOPTS THE USE PERMIT P05-0041-UP AND THE PROJECT IS A CLASS 3 EXEMPTION FROM CEQA PURSUANT TO SECTION 15303(d) OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVED USE PERMIT REQUEST #P05-0041.

JK-TS-RJ-DG-BF

10. **MATTHEW F. SCHALLER / JESS GUPTA TRUST - USE PERMIT REQUEST
P05-0194 AND VIEWSHED PERMIT REQUEST # P05-0198**

CEQA Status: Negative Declaration Prepared. According to the proposed Negative Declaration, the proposed project would have no potentially significant environmental impacts. Request: Approval of: (1) a Use Permit for an exception pursuant to County Code Section 18.108.040 (A) of the Conservation Regulations to allow construction of a 9,570 square foot single family residence garage and swimming pool for a total development area of 13,287 square feet on an average slope of 32%, which exceeds the 30% maximum slope established by County Code Section 18.108.060; and (2) review and approval of a viewshed permit under County Code section 18.106.050 of the Viewshed Protection Program for construction of a 9,570 square foot single family residence, garage and swimming pool for a total development area of 13,287 square feet on a minor ridgeline. The project is located on a 20.14 acre parcel located on the south side of Yountville Cross Road approximately ½ mile southeast of its intersection with State Lane within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #031-220-020) 1467 Yountville Cross Road, Yountville.

PUBLIC HEARING HELD – TESTIMONY PRESENTED.

THE COMMISSION ADOPTED THE NEGATIVE DECLARATION AND APPROVED THE USE PERMIT #P05-0194 AND #P05-0198 WITH THE ATTACHED CONDITIONS OF APPROVAL AS MODIFIED.

TS-RJ-JK-DG-BF

11. City Referrals.
NONE

12. Viewshed Ordinance Review.
REVIEW PRESENTED AND DISCUSSION HELD REGARDING THE JOINT MEETING WITH THE BOARD OF SUPERVISORS SCHEDULED FOR OCTOBER 11, 2005.

13. Discussion of Items for the September 21, 2005 Meeting.
**TWO ORDINANCES TO BE BROUGHT BEFORE THE COMMISSION TO IMPROVE PROCESSING.
APPLICATION FOR COMPREHENSIVE SIGN PROGRAM FOR AIRPORT INDUSTRIAL PARK.
PARCEL MAP SPLITTING AN AGRICULTURAL PARCEL IN THE RUTHERFORD CROSSROADS AREA FOR MR. MCDONALD.
SPANO HELICOPT PAD.
NEW TILLEY WINERY, HISTORICA GHOST WINERY.
ARNS PROJECT, ADDITION TO HOME ON A STREAM SETBACK.
SPECIAL MEETING OF THE AIRPORT LAND USE COMMISSION.**

14. Commissioner Comments.
COMMISSIONER SCOTT ANNOUNCED HE WILL BE OUT OF STATE ON OCTOBER 5, 2005. CHAIR FIDDAMAN ALSO STATED HE WILL NOT BE AVAILABLE SEPTEMBER 21, 2005 AND OCTOBER 5, 2005.

15. Zoning Administrator Actions for August 2005.
REFER TO PACKET.

16. Future Agenda Items.
 - #02082-UP, 1 Year After Opening
 - #03457-UP, 1 Year After Opening
 - #03318-UP, 1 Year After Opening
 - #03409-UP, May 17, 2006
 - #P04-0551-UP 6 Months After Opening
 - Ordinance definition of marketing events, October 5, 2005
 - Hugh Davies, Napa Valley Vintners Association presentation

17. Adjournment.
ADJOURNED TO THE REGULAR MEETING OF THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION, WEDNESDAY, SEPTEMBER 21, 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