

**NAPA COUNTY**  
**CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION**  
**MINUTES**

**JANUARY 3, 2007**

1. **CALL TO ORDER**  
Meeting called to order at 9:02 a.m.
2. **ROLL CALL**  
All Present.
3. **PLEDGE OF ALLEGIANCE**  
John McDowell led the salute to the flag.
4. **CITIZEN COMMENTS AND RECOMMENDATIONS**  
None.
5. **APPROVAL OF MINUTES**  
None.
6. **DIRECTOR'S REPORT**  
Hillary Gitelman presented Directors Report:  
\* General Plan meeting on January 10, 2007 at Napa High School.
7. **AGENDA REVIEW**  
Robert Nelson presented agenda review. No Changes.

**Public Hearings:**

8. **ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY - item**   
None.
9. **TRUBODY RANCH, LLC. / JEFFREY & MARY PAGE - TENTATIVE PARCEL MAP REQUEST #P06-01114-PM**  
**CEQA STATUS:** Mitigated Negative Declaration Prepared. According to the Mitigated Negative Declaration, the proposed project would have, if mitigation measures are not included, potentially significant environmental impacts in the following areas: geology & soils, hydrology & water quality, and cultural resources.  
**REQUEST:** Approval to subdivide a 127.0 acre parcel into three (3) parcels of approximately 40.0, 42.6 and 44.4 acres located at the terminus of Trubody Lane approximately 0.5 mile east of its intersection with Washington Street within an AP (Agricultural Preserve) zoning district. (Assessor's Parcel #'s: 036-120-038 SFAP and 036-120-039 SFAP) 5444 Trubody Lane, Napa. **RG**  
Commission voted to adopt the Mitigated Negative Declaration based on findings 1-7.  
BF-TS-HP-JK-RJ  
Commission voted to approve Tentative Parcel Map #P06-01114-PM based on findings 6-14 subject to modified conditions of approval.  
BF-TS- HP-JK-RJ

**Other Business:** (The following matters, unless otherwise noted, may be heard at any time during the meeting at the discretion of the Chairperson).

10. STATUS REVIEW, DISCUSSION AND POSSIBLE ACTION REGARDING COMPLIANCE WITH USE PERMIT FOR JAYSON WOODBRIDGE / ONE TRUE VINE #P04-0551-UP, 565 CRYSTAL SPRINGS ROAD, ST. HELENA CA. APN #021-072-044-000. **(CONTINUED FROM DECEMBER 5, 2006).** **JMc**  
John McDowell presented report. Quarterly reports to continue for 3 years.
11. FARMWORKER OVERSIGHT COMMITTEE APPOINTMENT  
Commission voted to nominate Terry Scott as representative on the Farmworker Oversight Committee.  
BF-JK-TS-HP-RJ
12. **CLOSED SESSION**  
A. Conference with Legal Counsel – Initiation of litigation pursuant to (GC § 54956.9 (c) (3 cases):  
Removed from Agenda.
13. CITY REFERRALS: None.
14. DEPUTY DIRECTOR'S REPORT / DISCUSSION OF ITEMS FOR THE **JANUARY 17, 2007** MEETING  
John McDowell presented Deputy Director's Report:
  - \* WICC Board Presentation.
  - \* Napa Pipe Presentation.
  - \* Env. Management requirements for wineries (storm water/septic system/process waste).
  - \* Standard Conditions of Approval.
  - \* Former Red Hen site – Application received to convert to small resort hotel.
  - \* Specific Plan Amendment to legitimize the Flea Market.
15. ZONING ADMINISTRATOR ACTIONS FOR **DECEMBER 2006**
  - \* Approved small Variance for room addition.
  - \* Revamping the Zoning Administrator process.
16. COMMISSIONER COMMENTS  
Bob Fiddaman – question on the status of past minutes.  
Heather Phillips – Representatives of various Committees need to report back to the Commission on status and activities.
17. FUTURE AGENDA ITEMS
  - #00338-UP, 1 Year after opening – Caldwell Winery
  - #02082-UP, 1 Year after opening – Del Dotto Winery
  - #03457-UP, 1 Year after opening – Pecotta Winery
  - #03409-UP, May, 2007 – Match Winery
  - #U 5-68 March, 2007 – Lewis Auto Dismantling

18.

ADJOURNMENT

Adjourned to the regular meeting of the Conservation Development and Planning Commission meeting of January 17, 2007.

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JIM KING, Chairperson

ATTEST: HILLARY GITELMAN, Secretary-Director

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C. RENEE LEDERER, Clerk

Key

Vote: RJ = Rich Jager; JK = Jim King; BF = Bob Fiddaman; TS = Terry Scott; HP = Heather Phillips;

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