

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

**JANUARY 16, 2008**

1. **CALL TO ORDER**  
Meeting called to order at 9:02 am.
2. **ROLL CALL**  
All commissioners present.
3. **PLEDGE OF ALLEGIANCE**  
Mr. Collins led the salute to the flag.
4. **CITIZEN COMMENTS AND RECOMMENDATIONS** (10 minutes)  
Carol Koonzie stated that she found the joint meeting with the Board of Supervisors and Planning Commission on 1-15-08 very useful.
5. **APPROVAL OF MINUTES**  
December 5, 2007 Minutes approved as presented.  
TS-RJ-JK-HP-BF  
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6. **DIRECTOR'S REPORT**
  - ▶ Appeal scheduled for the Morris Ghost Winery, hearing date to be determined.
  - ▶ Sattui appeal scheduled for the Board of Supervisors meeting on February 5, 2008.
  - ▶ Planning Commission staff began Budget Instruction Sessions.
7. **AGENDA REVIEW**  
John McDowell presented Agenda Review.
  - ▶ Continue the Public Hearing from 1-15-08, the joint meeting with the Board of Supervisors and the Planning Commission.
  - ▶ Elections of Officers to take effect 2-6-08.

**Public Hearings:**

8. **ITEMS TO BE DECIDED WITHOUT ADDITIONAL TESTIMONY**  
No items placed on the Consent Agenda.
9. **2008 GENERAL PLAN UPDATE / COUNTY OF NAPA – GENERAL PLAN AMENDMENT REQUEST**  
**CEQA STATUS:** Environmental Impact Report prepared

The Commission will take additional public testimony, and continue the item to a Special Planning Commission hearing on January 30, 2008. When the Planning Commission concludes its public hearing (expected on February 6, 2008), the Commission will make

a recommendation to the Board of Supervisors on the General Plan Update and the Final EIR. The 2008 General Plan Update is the product of several years work by the General Plan Update Steering Committee, staff and consultants, and incorporates substantial input from the Planning Commission, the Board of Supervisors, County residents and other stakeholders gathered between January 2005 and the present. If adopted, the 2008 General Plan Update would result in a General Plan containing the following sections: Introduction, Summary and Vision, Agricultural Preservation & Land Use Element, Circulation Element, Community Character Element, Conservation Element, Economic Development Element, Housing Element, Recreation & Open Space Element, Safety Element, Implementation Plan, and Glossary. Copies of the 2008 General Plan Update are available at the Napa County Department of Conservation, Development and Planning, 1195 Third Street in Napa, or on line at [napacountygeneralplan.com](http://napacountygeneralplan.com). **(Continued from the January 15, 2008, Special Joint Meeting of the Board of Supervisor and Planning Commission.)** **HG**  
An additional Planning Commission meeting is scheduled for the evening of January 30, 2008 which will include discussion of growth projection and bubbles.

A regular scheduled meeting for February 6, 2008 will include discussion on water and the implementation program.

A joint meeting with the Board of Supervisors and the Planning Commission is scheduled for February 26, 2008 where Angwin will be addressed as a separate discussion.

The Commission moved to continue this Public Hearing to the January 30th, 2008 meeting at 6:00 pm at the Yountville Community Hall.

TS-RJ-JK-HP-BF

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

10. ELECTION OF OFFICERS – Commission shall elect a Chairperson and Vice-Chairperson to assume office at the February 6, 2008 regular meeting.  
Commission voted to nominate Terry Scott as Chair.  
HP-RJ-JK-BF-TS

Commission voted to nominate Bob Fiddaman as Vice Chair.  
HP-RJ-JK-BF-TS

11. CITY REFERRALS:  
None.

12. DEPUTY DIRECTOR'S REPORT  
John McDowell gave the report.

- STAFF REPORT FORMAT CHANGES AND POSTING TO COUNTY WEBSITE
- DISCUSSION OF ITEMS FOR THE **JANUARY 30, and FEBRUARY 6, 2008** MEETING
- CODE COMPLIANCE REPORT
- ZONING ADMINISTRATOR ACTIONS

13. COMMISSIONER COMMENTS / COMMITTEE REPORTS  
Commissioner Fiddaman questioned if there was any information on what the Board of Supervisors has done or will do about the Woodbridge Charitable Contribution issue.
14. FUTURE AGENDA ITEMS
- #00338-UP, 1 year after opening – Caldwell Winery
  - #02082-UP, May 2008 – Del Dotto Winery
  - #03457-UP, 1 year after opening – Kendal – Jackson (Formerly Pecota) Winery
  - #P06-0102, 2 years after opening – Frank Family Winery
15. ADJOURNMENT  
Adjourned to the special meeting of the Conservation Development and Planning Commission meeting of January 30, 2008.

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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