

1 **NAPA COUNTY CONSERVATION, DEVELOPMENT AND**
2 **PLANNING COMMISSION**

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5 **IN RE: ITEM 9C Napa Redevelopment Partners, LLC./Napa**
6 **Pipe Project-General Plan Amendment P07-00230. Public**
7 **Hearing on the Draft Environmental Impact Report.**

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9 **TRANSCRIPT OF AUDIOTAPED PROCEEDINGS**
10 MEETING OF DECEMBER 16, 2009
11 9:00 a.m.

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16 **PRESENT:**

17 Bob Fiddaman, Chairperson
18 Heather Phillips, Vice-Chairperson
19 Michael Basayne, Commissioner
20 Matt Pope, Commissioner
21 Terry Scott, Commissioner

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28 **Transcribed by: Kathryn Johnson**

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1 JOHN MCDOWELL: Chair Fiddaman, if I could interrupt once
2 again, for the next item on Napa Pipe, myself and Ron Gee are
3 acting in our capacities of Staff to the Airport Land Use
4 Commission on the Napa Pipe Proposal, so we have not been
5 involved on the processing of the Planning Department, the
6 Planning Division's review of that application, so I need to
7 step away from the table.

8 CHAIRPERSON FIDDAMAN: Well, we'll miss you.

9 VICE-CHAIRPERSON PHILLIPS: We'll still be able to see your
10 tie, though, across the room.

11 COMMISSIONER BASAYNE: I like Sean's tie better.

12 [Inaudible.]

13 CHAIR FIDDAMAN: Does Sean's tie--does that show up on the
14 TV monitor? Can they zoom in on that?

15 Okay, that brings us to Public Hearing Item 9C Napa
16 Redevelopment Partners, LLC. Napa Pipe Project-General Plan
17 Amendment P07-00230. This is a public hearing. Are we--are these
18 hearings all continued, or are these separate public hearings?

19 CLERK: I think they're all separate.

20 CHAIR FIDDAMAN: They seem to be.

21 [Inaudible.]

22 CHAIR FIDDAMAN: Okay, so this is a Public Hearing on the
23 Draft Environmental Impact Report.

24 COMMISSIONER BASAYNE: Take it away, Daffy.

25 [Inaudible.]

26 SEAN TRIPPI: I wish I could talk in that voice, but I
27 can't. Thank you Chair Fiddaman, Commissioners. This is the
28 second of three public hearings to receive comment on the Draft

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1 Environmental Impact Report prepared for the Napa Pipe proposal.
2 The third will be held this evening at 6:00 p.m. at the Office
3 of Education at 2121 Imola. All that information is in the Staff
4 Report and in the Agenda.

5 At the close of your last hearing on this item you had
6 extended the public comment period to January 21, 2010. As Mr.
7 McDowell mentioned earlier this morning, that decision has been
8 appealed, and I believe will be heard by the Board on January
9 12th.

10 At the close of the public comment period, whenever that
11 may occur, Staff and the Consultant will prepare a written
12 response to all substantial comments received regarding the EIR
13 and prepare the Final Environmental Impact Report, and carry
14 that forward back to the Commission and Board sometime in the
15 middle of next year.

16 With that said, again this is simply a hearing to receive
17 public comment. And if you have any questions of me I would be
18 happy to answer those.

19 CHAIR FIDDAMAN: Any questions? [Inaudible.]

20 VICE-CHAIR PHILLIPS: Not at this time.

21 CHAIR FIDDAMAN: Okay. Okay, we will open the public
22 hearing and look for comments. Don't all jump up at once. Sandy,
23 I thought you were going to come up and say something, but
24 you're not. So.

25 VICE-CHAIR PHILLIPS: Just tricked us.

26 COMMISSIONER SCOTT: We've drained them of information.

27 CHAIR FIDDAMAN: You don't have to, it's all right. I'm not
28 twisting your arm.

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1 SANDY ELLIS: Sandy Ellis 811 Jefferson Street in Napa for
2 the Napa County Farm Bureau. At this point I would just like to
3 thank the County for extending the comment period, and also to
4 thank Staff for uploading on the website the information about
5 the various documents and how deep they are. So that definitely
6 helps in reviewing the materials. And we will be back next week
7 with more.

8 CHAIR FIDDAMAN: They're pretty deep, weren't they? You're
9 not under water. Thank you, Sandy.

10 Okay, well if no one is prepared to speak at this public
11 hearing, I am going to close it. And it looks like we're going
12 to get out of here earlier than we thought today. And we'll hope
13 that we have some further comment this evening.

14 Sean has--I've got one question for you. Has the schedule
15 been adjusted for--I mean has there been another public hearing
16 scheduled considering the fact that we did extend the comment
17 period?

18 MR. TRIPPI: No, we felt that--that the three opportunities
19 would be adequate. We anticipate that the bulk of the comments
20 we will receive will be in writing, and you know, right around
21 the close of the comment period. It's fairly typical with EIRs.

22 CHAIR FIDDAMAN: So, tonight is really the last opportunity
23 for oral comment, and then there will be written comments
24 received up until January 21st.

25 MR. TRIPPI: 21st. Correct.

26 CHAIR FIDDAMAN: Okay, I might remind--Hillary did suggest
27 that Commissioners, if they've got comments, be prepared to make
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1 them today, this evening would be fine, unless anybody wants to
2 make some comment at this point.

3 VICE-CHAIR PHILLIPS: I'll make some.

4 CHAIR FIDDAMAN: Okay, well Commissioner Scott actually
5 beat you to it.

6 COMMISSIONER SCOTT: Actually, I didn't really want to make
7 my comments here--was saving them for tonight. But I was
8 questioning--my concern is that if we're extending the public
9 comment period for 30 days and yet not having a public hearing
10 to allow them to comment, recognizing that most of the comments
11 will be in written form, concerns me a little bit that we're not
12 potentially meeting a need. Now, obviously, based on the
13 comments that we had today, which were kind of coerced, brief as
14 they were, we may not have more. But it just seems a little bit
15 incongruous that we extend the public input period, but don't
16 have an additional public hearing for them to speak in. Are we
17 okay with that? I mean, Laura, perhaps that's a legal question.

18 LAURA ANDERSON: That's fine. You're not really required to
19 have another hearing.

20 COMMISSIONER SCOTT: Okay.

21 CHAIR FIDDAMAN: Well, we--you know--right now we're not
22 scheduled to have our first meeting in January, right? That's--
23 I've forgotten what the date was for that.

24 MS. ANDERSON: Sixth.

25 CHAIR FIDDAMAN: Sixth. So then the next meeting would be
26 the...

27 [MR. MCDOWELL]: 20th.
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1 CHAIR FIDDAMAN: Is that the date that it's currently
2 scheduled to close?

3 MR. TRIPPI: The next day, January 21st.

4 CHAIR FIDDAMAN: 21st. So, Sean--why don't you--you might
5 talk to John and see what the agenda looks like for the 20th, and
6 whether we can include some brief opportunity for public comment
7 at that point. But I don't have strong feelings about that
8 myself one way or another. Okay, Commissioner Phillips.

9 VICE-CHAIR PHILLIPS: It looks like we're going to wait
10 until this evening with our comments, so I can wait until then.

11 CHAIR FIDDAMAN: Okay.

12 MS. ELLIS: Then we have to come back to hear the
13 Commissioner's comments?

14 CHAIR FIDDAMAN: Well I know I wasn't planning to make
15 my own comments until this evening. I've sort of assumed that
16 was...

17 [COMMISSIONER]: I agree.

18 CHAIR FIDDAMAN: ...when we would have most public comment
19 occurring. Sorry about that.

20 Okay, I think that concludes that topic.

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1 STATE OF CALIFORNIA

2 COUNTY OF SOLANO

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4 I, Kathryn F. Johnson, do hereby certify and believe:

5 That the foregoing pages are a true and correct transcript
6 of the proceedings before the Napa County Conservation,
7 Development and Planning Commission, Napa, California, except as
8 noted with the comments: "[Inaudible]," or with other words
9 placed in [brackets] to the best of my ability. Speech
10 disfluencies, discourse markers and pause fillers have been
11 deleted, except when deemed a function word.

12 I further certify that I am not interested in the outcome
13 of said matter or connected with or related to any of the
14 parties of said matter or to their respective counsel.

15 Dated this 29th day of December, 2009, at Vacaville,
16 California.

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18 Kathryn F. Johnson
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