

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

March 22, 2006

1. Call to Order.
THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION OF THE COUNTY OF NAPA MET IN SPECIAL SESSION, WEDNESDAY, MARCH 22, 2006 AT 1:30 P.M. THE MEETING WAS CALLED TO ORDER BY CHAIR JAGER AT 1:33 P.M.
2. Roll Call.
THE FOLLOWING MEMBERS WERE PRESENT: CHAIR RICH JAGER, COMMISSIONERS BOB FIDDAMAN, TERRY SCOTT, DAVID GRAVES AND JIM KING.
3. Pledge of Allegiance.
TOM CAREY LED THE SALUTE TO THE FLAG.
4. Citizen Comments and Recommendations.
NONE
5. Closed Session.
 - A. Conference with Legal Counsel – Significant Exposure to Litigation Pursuant to (GC § 54956.9 (b) (1 case)
CLOSED SESSION HELD - NO REPORTABLE ACTION

Public Hearing

6. **CONSIDERATION OF REVOCATION OF WINERY USE PERMIT #P04- 0551-UP ISSUED ON JULY 20, 2005 TO JAYSON WOODBRIDGE AND ONE TRUE VINE, LLC**

1:30 pm On July 20, 2005, the Commission approved a 19,000 gallon per year winery and; 1) use of 10,985 square feet of caves for winery production activities, crushing, fermentation, barrel aging and storage, bottling, case good storage, administration offices and laboratory for a winery totaling 10,985 square feet; 2) two full-time employees; 3) two parking spaces; 4) installation of a waste disposal system including a hold and haul program with vineyard application for processed wastewater; and, 5) improvements to the project access road, widening and paving on a 40-acre parcel located on the west side of Crystal Springs Road approximately one mile southeast of its intersection with Silverado Trail within an AW (Agricultural Watershed) zoning district, Napa County Assessor's Parcel Number 021-072-044, 565 Crystal Springs Road, St. Helena.

Revocation of Use Permit No. P04-0551-UP is requested on the grounds that a person making use of the use permit is violating or has violated conditions thereof; the use for which the use permit was granted is being, or has been, exercised contrary to the terms or conditions of such approval; and the use for which the approval was granted is being exercised as to be detrimental to the public health, safety or general welfare. The purpose of the revocation hearing before the Napa County Conservation, Development and Planning Commission is

6. Continued.

to give staff, the permittee and members of the public an opportunity to present evidence as to whether or not the Commission should revoke the use permit or take other action it deems appropriate including, but not limited, to adopting new conditions of approval or modifying existing conditions on the Project.

CEQA Status: Categorically Exempt pursuant to Sections 15302 and 15304 of the California Environmental Quality Act. (Class 2 - Replacement or Reconstruction) [See Guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15302; and (Class 4 - Minor Alterations to Land) [See Guidelines for the implementation of the California Environmental Quality Act at 14 CCR §15304; see also Napa County’s Local Procedures for Implementing the California Environmental Quality Act, Appendix B.] (Continued from February 1, and March 15, 2006)

PUBLIC HEARING HELD – TESTIMONY PRESENTED

MOVED TO CONTINUE DISCUSSION PAST 5:00 P.M.

DG-JK-BF-TS-RJ

MOTION BY COMMISSIONER SCOTT TO KEEP RECOUPMENT OF PRODUCTION QUANTITIES AS WRITTEN IN THE REVISED CONDITIONS OF APPROVAL DIED FOR LACK OF A SECOND.

THE COMMISSION FOUND THAT THE PROPOSED REVISED CONDITONS OF APPROVAL WERE CATEGORICALLY EXEMPT FROM CEQA PURSUANT TO STATE CEQA GUIDELINES SECTION 15302 (REPLACEMENT OR RECONSTRUCTION OF EXISTING STRUCTURES) AND SECTION 15304 (MINOR ALTERATIONS TO LAND).

DG-TS-JK-RJ-BF

THE COMMISSION ADOPTED THE PROPOSED REVISED CONDITIONS OF APPROVAL #1 THROUGH #30, AS AMENDED.

DG-JK-TS-RJ-BF

7. Other Business.

NONE

8. Adjournment.

ADJOURNED TO THE REGULAR MEETING OF THE CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION, WEDNESDAY, APRIL 5, 2006 AT 9:00 A.M.

TERRY SCOTT, Chair

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