



**COMPLIANCE MONITORING OF USE  
PERMIT #P04-0551-UP  
565 CRYSTAL SPRINGS ROAD  
ST. HELENA, CALIFORNIA**

**Kleinfelder Project: 71503**

September 3, 2008

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A Report Prepared for:

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County of Napa  
Conservation, Development and Planning Department  
1195 Third Street, Suite 210  
Napa, California 94559

cc: Mr. Jayson Woodbridge  
One True Vine LLC  
565 Crystal Springs Road  
St. Helena, California

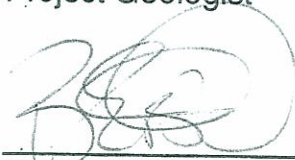
**COMPLIANCE MONITORING  
USE PERMIT #P04-0051-UP  
FINAL REPORT  
565 CRYSTAL SPRINGS ROAD  
ST. HELENA, CALIFORNIA**

Kleinfelder Job No: 71503  
September 3, 2008



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## APPENDICES

A – Site Photographs



## 1. EXECUTIVE SUMMARY

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This report summarizes Kleinfelder's final third party compliance monitoring in accordance with the scope given within our proposal No. 40-YP6-045 dated April 14, 2006. The purpose of this assessment is to ensure that each of the provisions given within the use permit is in compliance with the County of Napa requirements. Kleinfelder's findings and conclusions are presented below. These conclusions and a summary of our findings are discussed in greater detail in Chapter 5. This report is subject to the limitations explained in Chapter 6.

The majority of the conditions of approval have been completed at the Hundred Acre Winery located at 656 Crystal Springs Road. The following are outstanding completion items found during the site visit conducted on August 6, 2008:

- Kleinfelder contacted Mr. Rocky Thompson of Circuit Riders on August 12, 2008, to obtain information concerning plantings taking place onsite in the planned restoration area. Mr. Thompson stated that he had submitted a proposal to Mr. Tom Carey at DP&F on June 5, 2008, and had not yet received any authorization to proceed.
- Kleinfelder left a voicemail for Mr. Carey at DP&F on August 12, 2008, to receive an update on Mr. Thompson's proposal, and to find out if planting had begun, possibly under a different subcontractor. Kleinfelder has not yet received any information on this matter.
- Kleinfelder emailed Mr. John McDowell on August 12, 2008, to ask if he had any additional items to add to this report, and to ask if he wanted quarterly reporting to continue. At this time, Kleinfelder has not yet received a response. Since this quarter is the final monitoring quarter in our contract, Kleinfelder will consider this project completed, unless directed otherwise.

## 2. INTRODUCTION

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Mr. Jayson Woodbridge retained Kleinfelder to conduct a compliance monitoring of the winery area of 565 Crystal Springs Road in St. Helena, California; referred to herein as the "site." The purpose of the compliance monitoring is to ensure that the provisions given within the use permit are in compliance with regulatory agencies' requirements. Kleinfelder performed the compliance monitoring in accordance with the scope identified in the issued proposal No. 40-YP6-045 and the consultation with the County of Napa on this issue.

### 2.1 REPORT FORMAT

The following sections describe Kleinfelder's work scope:

- Section 3, **Site Setting**, is a compilation of information concerning the site's location and physical setting.
- Section 4, **Site Visit**, describes Kleinfelder's site observations of the specified in the conditions of approval.
- Section 5, **Findings and Conclusions**, is a presentation of our findings and conclusions regarding the information in Chapters 3 and 4 and presents our opinion on the level of compliance with the provisions within the use permit.
- Section 6, presents our **Limitations**.

### 3. SITE SETTING

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This section describes the condition of the site at the time the site visit was conducted.

#### 3.1 SITE DESCRIPTION

The subject site is located at 565 Crystal Springs Road in St. Helena, California. The winery facility, the portion of the property under compliance monitoring, is located adjacent to the west of Conn Creek. In addition, the vineyard and main residence road are located to the west of the winery facility. The facility itself consists of a 10,985 square foot cave, a crush pad and hammerhead turnaround, mechanical pad, two parking spaces, and a 120 square foot employee restroom. The access road from Crystal Springs Road has been paved. The surrounding areas consist of varied topography with slopes ranging from 2% near the creek terrace to 75% on the hillsides. The natural drainage is toward Bell Canyon Creek.



## 4. SITE VISIT

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Kleinfelder representative, Joe Jolley, conducted a site visit on August 6, 2008, to assess present site conditions associated with the required compliance monitoring. Color photographs of the site are shown on Appendix A, Plate 1. Site conditions discussed below are limited to readily apparent environmental conditions observed on the date of the site visit.

### 4.1 ON-SITE OBSERVATIONS

The winery cave is constructed and in operation. An additional stairway was completed within the cave. The outdoor crush pad and hammerhead turnaround are completed. The mechanical pad has been poured and an electrical panel and a propane tank are present on the pad. The employee restroom has been completed. PG&E has installed permanent power for the winery facility; pole-mounted transformers were observed. The winery access road has been paved with asphalt.

The bridge access to the winery has been completed. Storm drain protection was in place and drain rock was in place within the drainage areas.

During the site visit, one winery employee was observed at the site, no visitors were observed. No traffic was observed.

## 5. FINDINGS AND CONCLUSIONS

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Kleinfelder performed the required third party compliance monitoring in accordance with the scope given within our proposal No. 40-YP6-045 dated April 14, 2006. The purpose of this assessment is to ensure that each of the provisions given within the use permit is in compliance with the County of Napa requirements. In addition to the site visit, Kleinfelder reviewed the applicable information for the outstanding items listed below. Kleinfelder also spoke with the Applicant and its representatives, and County staff to obtain the required information. Kleinfelder's findings and conclusions are presented below.

### 5.1 FINDINGS

#### 5.1.1 Waste Water System

During this quarter there is no waste water being processed at this site.

#### 5.1.2 Storm Water Inspection and Drainage Improvements

Kleinfelder has reviewed the Storm Water Prevention Pollution Plan (SWPPP) dated May 22, 2006, completed by Delta Consulting & Engineering, Inc. for the winery facility. Kleinfelder conducted storm water monitoring for the areas of the winery that require installed Best Management Practices (BMPs) as specified in the SWPPP. At the time of the site visit, heavy equipment was not present within the winery area. There were no hazardous material storage areas observed. There was no evidence of concrete washout areas or evidence of discoloration of soil (i.e. oil, grease or hydrocarbons) in the area. The winery site was clear of litter. Silt screens, fiber rolls, and gravel bags were not present within the culverts because this quarterly is within the "dry season."



### 5.1.3 Winery Operation Compliance

Kleinfelder monitored winery operations as were apparent during the site visit conducted on May 7, 2008. Kleinfelder observed the following:

- There was one full time employee observed on site.
- Kleinfelder did not observe winery traffic entering or exiting the facility during the site visit.
- Kleinfelder did not observe any unauthorized visitors at the winery facility.
- The winery hours are 7:00am to 5:00pm.
- Because this quarter is not during crush season, weight tags are not applicable at this time.

### 5.1.4 Construction Improvements

The following construction improvements were completed at the site during this quarter monitoring as per the COA:

- As required by the COA, the access road was paved and widened.
- As required by the COA, the access bridge on Crystal Springs Road has been completed.
- Permanent power has been installed at the site.
- The mechanical pad has been poured. The rock wall has not been constructed at this time. A Permit Modification was requested for phasing of the project to allow installation of the equipment at a later time. This request was in the letter to the County issued by DP&F dated August 8, 2006. Following the installation of the equipment and wall, Kleinfelder will retain a third party noise consultant to complete the noise study after the power and equipment are in place.

- The employee restroom has been completed.
- The two parking spaces have been installed.

#### 5.1.5 Grape Source (75% Rule)

Because this quarter is not within crush season, grape source information is not applicable.

#### 5.1.6 Implementation of the Restoration Plan

Kleinfelder contacted Mr. Rocky Thompson of Circuit Riders on August 12, 2008, to obtain information concerning plantings to take place onsite in the planned restoration area. Mr. Thompson stated that he had submitted a proposal to Mr. Tom Carey at DP&F on June 5, 2008, and had not yet received any authorization to proceed.

#### 5.1.7 Noise Analysis

Following the installation of the equipment and wall, Kleinfelder will retain a third party noise consultant to complete the noise study after the power and equipment are in place.

### 5.2 CONCLUSIONS

The following are outstanding completion items found during the site visit conducted on May 7, 2008.

- Kleinfelder contacted Mr. Rocky Thompson of Circuit Riders on August 12, 2008, to obtain information concerning plantings taking place onsite in the planned restoration area. Mr. Thompson stated that he had submitted a proposal to Mr. Tom Carey at DP&F on June 5, 2008, and had not yet received any authorization to proceed.
- Kleinfelder left a voicemail for Mr. Carey at DP&F on August 12, 2008, to get an update on Mr. Thompson's proposal, and to find out if planting had begun, possibly under a different subcontractor. Kleinfelder has not yet received any information on this matter.
- Kleinfelder emailed Mr. John McDowell on August 12, 2008, to ask if he had any additional items to add to this report, and to ask if he wanted quarterly reporting to continue, as this is our last quarter. At this time, Kleinfelder has not yet received a response. Since this quarter is the final monitoring quarter in our contract, Kleinfelder will consider this project completed, unless directed otherwise.



## 6. LIMITATIONS

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Compliance monitoring is non-comprehensive by nature and is unlikely to identify all environmental problems or eliminate all risk. The attached report is a qualitative assessment. Kleinfelder offers a range of investigative and engineering services to suit the needs of our clients, including more quantitative investigations. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help you understand and better manage your risks. Since such detailed services involve greater expense, we ask our clients to participate in identifying the level of service that will provide them with an acceptable level of risk. Please contact the signatories of this report if you would like to discuss this issue of risk further.

The scope of work on this project was presented in our proposal and subsequently approved by Mr. Jayson Woodbridge. Please be aware our scope of work was limited to those items specifically identified in the proposal. Environmental issues, not specifically addressed in the proposal or this report, are beyond the scope of our work and not included in our evaluations.

Kleinfelder performed this environmental site assessment in general accordance with the guidelines set forth in the requirements given to Kleinfelder by the County of Napa and the requirements expressed in the Conditions of Approval for Use Permit #P04-0551-UP. No warranty, either expressed or implied is made.

Land use, site conditions (both on-site and off-site) and other factors will change over time. Since site activities and regulations beyond our control could change at any time after the completion of this report; our observations, findings and opinions can be considered valid only as of the date of the site visit. This report should not be relied upon after 180 days from the date of its issuance.

This report may be used only by the client and only for the purposes stated, within a reasonable time from its issuance, but in no event later than 1 year from the date of the report. Land or facility use, on and off-site conditions, regulations, or other factors may change over time, and additional work may be required with the passage of time. Based on the intended use of the report, Kleinfelder may require that additional work be performed and that an updated report be issued. Non-compliance with any of these requirements by the client or anyone else will release Kleinfelder from any liability resulting from the use of this report by any unauthorized party and client agrees to defend, indemnify, and hold harmless Kleinfelder from any claim or liability associated with such unauthorized use or non-compliance.







Photo 1: New Crystal Springs bridge.



Photo 4: Fire hydrant installed.

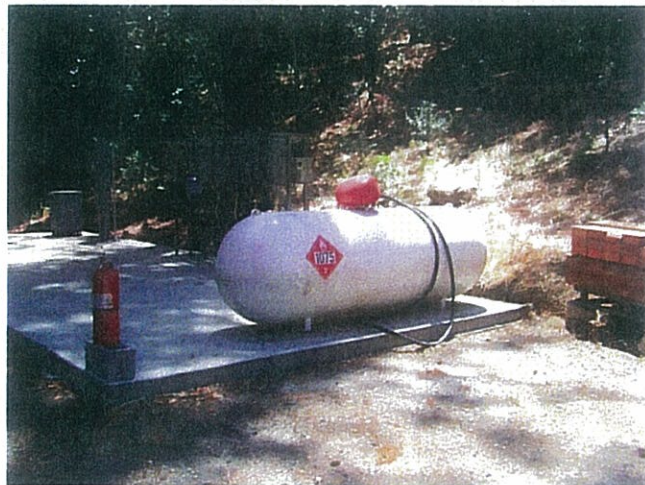


Photo 7: Propane tank, water heaters on concrete pad.





Photo 2: Entry road to the winery site.



Photo 3: Rock-lined drainage ditch along road.

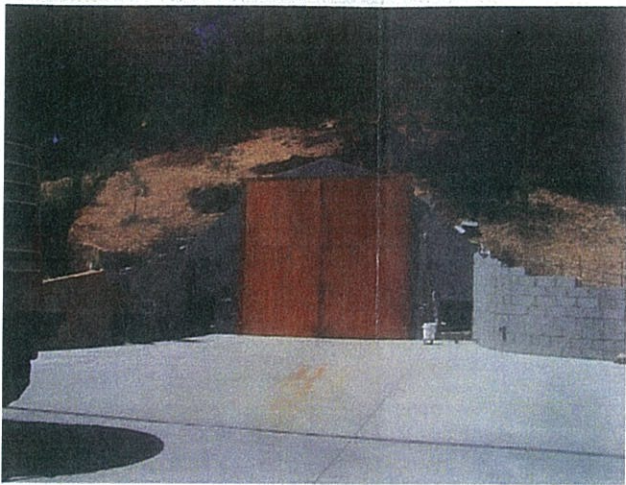


Photo 5: Entry to wine cave.

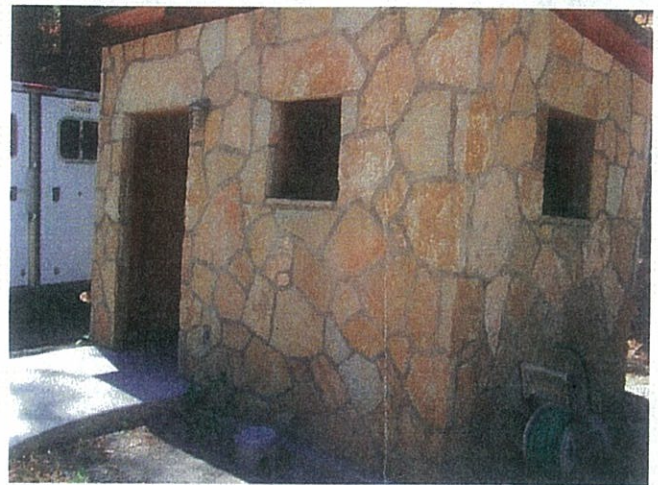


Photo 6: Completed restroom.



Photo 8: New trees above propane tank.



Photo 9: Lone employee loading metal storage tanks



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Proj. No: 71503

Graphic By: S. Kalika

Graphic Date: 8/11/08

Checked By: S. Kalika

File Name: photolog.fh11

#### AUGUST 2008 PHOTOS

One True Vine  
565 Crystal Springs Road  
St. Helena, California