



Agenda Date: 10/17/2006
Agenda Placement: 6G

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors
FROM: Michael Stoltz for Robert Peterson - Director
Roads Department
REPORT BY: Larry Bogner, Civil Engineer, 253-4351
SUBJECT: Notice of Completion-The Anderson Family Trust

RECOMMENDATION

Director of Public Works requests acceptance of the work as complete and authorization for the Chair to sign, and Clerk of the Board to file a Notice of Completion with the Clerk/Recorder for Agreement No. 3198 (The Anderson Family Trust).

EXECUTIVE SUMMARY

This Notice of Completion will acknowledge the completion of public road and drainage improvements by The Anderson Family Trust and release the current property owners from their obligation to the County.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

The S. Anderson Winery was originally approved in March, 1979. It is located on Yountville Cross Road just west of Silverado Trail. Subsequent modifications of the Use Permit, approved in June 1987, July 1988, and January 1992

included a condition that the winery owner construct a left-turn lane in Yountville Cross Road. The County and the winery owner agreed to defer construction of the left turn lane and related drainage improvements until such time as the Napa County Director of Public Works deemed them necessary. The deferral was memorialized by Agreement No. 3198 between the County and the Winery.

The winery is now known as the Cliff Lede Winery. Mr. Lede applied for a modification and variance to the winery in January 2003 increasing production, adding another building, constructing additional caves, and numerous other changes. This modification caused a threshold change on the traffic on Yountville Cross Road along with the traffic estimated to be entering the winery to warrant a left-turn lane. Accordingly, Public Works staff recommended that the modification include a condition requiring the winery to build a left-turn lane. In 2004, Mr. Lede had his consultants design and construct the left-turn lane and related drainage improvements in accordance with County standards. Public Works has regularly inspected the improvements and is satisfied with their condition.

The execution and recordation of the Notice of Completion will release the property owners from their respective obligations to the County and release the affected property from any liens on the title due to the recorded agreement.

SUPPORTING DOCUMENTS

None

CEO Recommendation: Approve

Reviewed By: Andrew Carey