



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 1/21/2009

Agenda Placement: 10C

Napa County Planning Commission Board Agenda Letter

TO: Napa County Planning Commission
FROM: John McDowell for Hillary Gitelman - Director
Conservation, Development & Planning
REPORT BY: John McDowell, Deputy Director - 299-1354
SUBJECT: One True Vine - Jayson Woodbridge Winery Quarterly Compliance Report

RECOMMENDATION

JAYSON WOODBRIDGE / ONE TRUE VINE - WINERY USE PERMIT #P04-0551-UP QUARTERLY COMPLIANCE REPORT

Request: Status report regarding compliance with Use Permit P04-0551-UP located at 565 Crystal Springs Road, St. Helena, CA. APN #021-072-044.

Staff Recommendation: Staff requests a motion in support of conducting the next quarterly report on April 1, 2009.

Staff Contact: John McDowell 299-1354

EXECUTIVE SUMMARY

Proposed Action:

1. That the Planning Commission schedules the next compliance report to occur at the regular Commission meeting of April 1, 2009.

Discussion: Attached is the current quarterly compliance report from the independent project monitor. The report indicates that no new issues have occurred since the previous quarterly report, and essentially all that remains to be completed is creek landscaping. It appears that the permittee is actively proceeding with the final step and it should be completed before the next quarterly report. All other improvements are complete. Operations appear to be occurring within use permit parameters. The last neighbor complaints occurred in early October 2008, consisting of complaints of loud music played by winery employees working on the crush pad, and trucks using Cystal Springs Road. County Staff contacted winery representatives and it appears that the issues were addressed immediately.

This quarterly report was supposed to occur in December, but Staff moved the item to this meeting as a result of difficulties maintaining communication with the independent monitor. The project conditions of approval require quarterly compliance reports to occur until April 2009. There is a provision that after one year (April 2007), if all of the improvements are complete, then the compliance reports can occur at a 6 month intervals. Given that only one project completeness item remains, and that less than 4 months remain until the last scheduled quarterly report, Staff is proposing only one additional quarterly report occur at the first Commission meeting in April. If the Commission agrees with the Staff recommendation, a motion and support by a majority of the Commission is necessary.

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The status report 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

See attached status report for complete background details. The Commission is being provided only with the compliance report and not the appendix containing the Federal grape source sheets (702 Forms and weight tags sheets). Please refer to the electronic version contained on the County website to access the appendix.

SUPPORTING DOCUMENTS

A . One True Vine Quarterly Report

Napa County Planning Commission: Approve

Reviewed By: John McDowell