



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 4/1/2009
Agenda Placement: 10A

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 that the Commission find that there is no need for further quarterly compliance reports from the independent third party monitor.

Staff Contact: John McDowell 299-1354, jmcdowell@co.napa.ca.us

EXECUTIVE SUMMARY

Proposed Action:

1. That the Planning Commission find that there is no need for further quarterly compliance reports from the independent third party monitor on the One True Vine Winery Use Permit.

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 once Fish and Game authorization to proceed is granted. All other improvements are complete except for an outside mechanical equipment area that the applicant has omitted from the final project design. 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 Crystal Springs Road. County Staff contacted winery representatives and it appears that the

issues were addressed immediately.

The project conditions of approval require quarterly compliance reports to occur until April 2009. There is a provision that quarterly reports can continue if compliance issues remain. Staff recommends that the Commission find that the quarterly compliance reports are no longer necessary, and that the outstanding landscape issue can be monitored by Staff. Alternatively, some form of compliance report to the Commission can continue until the landscaping is completed.

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.

SUPPORTING DOCUMENTS

A . April 2009 Compliance Report

Napa County Planning Commission: Approve

Reviewed By: John McDowell