



Agenda Date: 6/4/2008  
Agenda Placement: 8A

## Napa County Planning Commission Board Agenda Letter

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**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

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### **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:** No action necessary  
**Staff Contact:** John McDowell 299-1354

### **EXECUTIVE SUMMARY**

Attached is the current quarterly compliance report from the independent project monitor. No issues have occurred since the previous quarterly report, other than neighbors have expressed concerned that a planned June wine auction dinner may occur on the property. Creek landscaping was supposed to have been installed in April, but staff and the independent monitor have not been able to get a response from the revegetation specialist. Operations are occurring within use permit parameters.

**Proposed Action:** Information item, no action 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.

Separate from the status report, Planning Staff received comments from several neighbors over an advertised Woodbridge wine auction event in which the location of the event was not disclosed. Staff contacted the permittee's attorney, Tom Carey, who reported that he believed the event would occur within the residence located on the subject property, but he had not confirmed that it would occur there. There is some possibility that the event would occur at an off-site location, but not within the winery. Staff replied to neighbors that a wine auction event held within the residence is not a violation of the use permit and is allowed by-right under the Temporary Events Ordinance, but that the event must not exceed 50 participants and cannot include amplified music. These wine-maker/winery-owner dinners typically occur within private residences. This event is advertised as having 16 participants and is scheduled for June sixth.

### **SUPPORTING DOCUMENTS**

A . Kleinfelder May 2008 Quarterly Compliance Report

Napa County Planning Commission: Approve

Reviewed By: John McDowell