

CONDITIONS OF APPROVAL

Agenda Items: #8

MEETING DATE: July 15, 1987

USE PERMIT #:U-628687

1. The permit shall be limited to the establishment of a 500,000 gal/yr. winery totaling 136,700 sq. ft. to be built in phases with tours and tasting and related waste disposal ponds in accordance with attached plot plan and associated materials.

Any expansion or changes in use to be by separate Use Permit submitted to the Department for Commission consideration.
2. Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan to be submitted prior to issuance of the Building Permit. Landscaping, fencing and parking to be completed prior to finalization of Building Permit. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
3. Provisions for a minimum of 91 off-street parking spaces on a dust free all weather surface approved by Public Works.
4. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
5. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
6. Compliance with Mitigation Measures #1 thru #13 contained in the attached Negative Declaration
7. Except as permitted by County ordinance, no outside social activities including picnicking, outside dining, wine tasting, live music, outdoor festivals, or other activities of a similar nature.
8. Retail sales shall be limited to wine produced and bottled by the winery. Retail sales may commence following the construction of the winery.
9. Tours and tasting shall not commence until after the winery has been constructed and is in operation.
10. The winery design shall not exceed the maximum 35' height limitation (Sec. 12406(a) except for towers, chimneys and similar architectural features (Sec. 12406(b)).

ATTACHMENT 1

Mitigation Measures for Domaine Mumm, Inc. Use Permit (#U-628687)

HYDROLOGY, WATER QUALITY:

1. Restriction of all ground disturbing activities (i.e., grading) to the dry season between April 15 and October 15. If ground disturbing activities occur at other times, Attachment B shall be complied with.
2. Replanting of all areas disturbed by grading and construction activities prior to the beginning of the rainy season (by mid-October) to the satisfaction of the Resource Conservation District. It is recommended that topsoil be stockpiled to be redistributed on cut and fill slopes for more successful revegetation efforts.
3. Work in the channel shall be done in the period of least flow, and all disturbed channel sides shall be stabilized by revegetation or other means prior to the rainy season (Oct. 15) to minimize erosion and siltation.
4. Water shall not be allowed to flow over cut and fill slopes. Drainage shall be intercepted and diverted away from cut and fill slopes by use of up slope berms or interceptor ditches and energy dissipation structures shall be installed when necessary.
5. Sediment catch basins shall be installed to contain the sediment runoff and keep it from moving into water channels beyond the property boundaries.
6. Erosion Conditions for grading in wet season (Oct. 15 to Apr. 15).

Erosion control measures shall include the following:

- A. Revegetation of all disturbed sites in accordance with item (1)(h) of Erosion Control and Revegetation Plan.
- B. All disturbed areas shall have straw mulch applied and anchored in place or jute netting installed as a temporary erosion control measure.
- C. Construction activity (including grading) occurring during the dry season could remove Measure 2.
- D. Erosion control be provided to dispose of any concentrated run-off from all buildings constructed on parcel, in compliance with all buildings codes in effect at time of building permit issuance.
- E. Water shall not be allowed to flow over cut and fill slopes. Drainage shall be intercepted and diverted away from cut and fill slopes by use of up slope berms or interceptor ditches and energy dissipation structures shall be installed when necessary.

7. Sediment catch basins should be installed to contain the sediment in the run-off and keep it from moving into water channels beyond the property boundaries.

NOISE:

8. Limitation of all construction activities on the proposed project to weekdays between Monday and Saturday when they will cause the least amount of annoyance (i.e., between 7:30 AM and 7:30 PM).
9. All construction equipment shall be properly and adequately muffled at all times.
10. Place noisy stationary equipment such as compressors, chillers, and pumps away from developed areas off-site and/or the provision of acoustical shielding around such equipment.

AESTHETICS:

11. All exterior construction lighting shall be shielded and directed away from residences and roadways off-site.

CULTURAL:

12. Placement in the specifications covering this project of a stipulation binding the applicant, his employees, and/or contractor(s) to stop all work within 35 feet if buried archaeological or historic materials (e.g., worked stone, greasy soil, bone, charcoal, building foundations, historic dumps, etc.) are encountered. A qualified professional archaeologist shall be employed to collect the artifacts uncovered, evaluate their significance, and make recommendations to reduce any damage that would be involved to a non-significant level. All such recommendations shall, with the concurrence of the County Planning Director, be implemented.

PUBLIC HEALTH:

13. Compliance with Napa County Dept. of Public Works, Dept. of Environmental Health, Mosquito Abatement District and California Dept. of Forestry requirements.

I understand and explicitly agree that with regards to all CEQA and Permit Streamlining Act (i.e., GCS 93620-63962) processing deadlines, this revised application will be treated as a new project. The new date on which said application will be considered complete is the date this project revision statement is received by the Napa County Conservation, Development and Planning Department.

I AGREE TO INCLUDE THE ABOVE MITIGATION MEASURES IN THIS PROJECT.

DOMAINE MUMM, INC.



Guy M. Devaux, Executive Vice President and General Manager

June 24, 1987


Paul F. Stremel, Treasurer

June 24, 1987