



NAPA COUNTY

CONSERVATION • DEVELOPMENT and PLANNING DEPARTMENT

Charles Wilson
Director

1195 Third Street, Room 210 • Napa, California 94559-3092
Telephone 707/253-4416 FAX 707/253-4336

November 4, 2003

Wolf Family Trust
William & Roxanne Wolf
6595 Gordon Valley Road
Napa Ca 94558

Re: Request for Home Occupation Use Permit #03397-HO
APN 033-160-018-000

Please be advised that **Use permit request # 03397-HO** has been Administratively approved by the Napa County Conservation, Development and Planning Department based upon the following conditions. (SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: November 4, 2003 EXPIRATION DATE: November 4, 2005

The use permit becomes effective unless an appeal is filed. You may appeal the conditions of approval in accordance with the procedures in Chapter 2.88 of the Napa County Code. If an appeal is filed by others, you will be notified.

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within two (2) years from the approval date or the use permit shall automatically expire and become void.

This letter serves as the only notice you will receive regarding the expiration date of your permit or procedures for extensions.

Please contact Suzie Gardner at 253-4417 if you have any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Lederer".

Steve Lederer
Deputy Planning Director
Napa County Conservation, Development and Planning Department

Cc: John Tuteur, County Assessor
Mike Korson, ABC

CONDITIONS OF APPROVAL
(Wolf)

November 4, 2003

Home Occupation #03397-HO

APN 019-180-015-000

1. The permit is limited to the use of ± 155 square foot portion of the existing $\pm 2,145$ square foot residence as an office for order taking and record keeping in association with wholesale and retail wine sales as a home occupation in compliance with Section 18.08.310 and 18.104.090 of the Napa County Code. (Attached)
2. All office activities shall be by telephone, fax, computer or mail only. There shall be no on-site sale or storage associated with the home occupation. All pickup and delivery of wine shall occur at the wine storage location and not at the home occupation location.
3. With the exception of the designated office, all other areas of the dwelling unit shall be used for residential purposes only.
4. No persons other than regular residents on the premises shall be engaged in this Home Occupation.
5. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation.
6. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood, and any need for parking shall be met off the street and other than in a required front yard.
7. Any wine distributed hereunder that has been produced or stored (after acquisition by the permittee) in unincorporated Napa County shall be reported to the department by January 31 of the year after distribution, including the volume(s) and location(s) involved. All such production and/or storage shall be at facilities licensed by the State of California and permitted by the County of Napa for such activity.
8. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies.
9. The use of the drain field area be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. This includes equipment storage, traffic, parking, livestock, etc, over the system.
10. All staff costs associated with monitoring compliance with the conditions of this and prior permits shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Board of Supervisors' Resolution 95-77 as hereafter amended and/or replaced.