

**NAPA COUNTY CONSERVATION, DEVELOPMENT & PLANNING  
DEPARTMENT**

**CONSERVATION & DEVELOPMENT PLANNING COMMISSION**

**CONDITIONS OF APPROVAL  
CCBJ PROPERTIES LLC / JEFF VENESS  
USE PERMIT # P09-00002-UP  
APN # 024-163-010**

**1. SCOPE:**

a) The use permit is limited to:

- Conversion and remodel of an existing, approximately 3,600 square feet auto repair/auto body repair building to a commercial/office space with approximately 841 square feet of office and 2,330 square feet of storage area subject to applicable Building Codes and requirements;
- Installation of 7 parking spaces with additional space available in the south side driveway;
- Installation of landscape improvements and on-site drainage facilities;
- Connection to the Howell Mountain Mutual Water Company; and
- Dental laboratory use for fabrication of orthodontic materials and devices in 1,500 square feet of area and novelty/gift shop (specialty trays) use in 2,080 square feet of area.

b) The building shall be designed in substantial conformance with the submitted site plan, floor plan, elevation drawings, and other submittal materials. It is the responsibility of the permittee to communicate the requirements of these conditions to all designers, contractors, and employees to ensure compliance is achieved. Any expansion or change in use, or project changes, which are necessitated by the requirements of other department or agencies, are subject to further County approval.

**2. COLORS:**

Exterior finishes and colors of the building, roof, parking lot and walkways shall be subject to approval by the CDPD, prior to the issuance of a Building Permit. Highly reflective surfaces and materials will not be permitted.

**3. SIGNS:**

Detailed plans for any identification and/or directional outdoor signs shall be submitted to the CDPD for administrative review with regards to design, materials, area, height, and placement, in accordance with the Zoning Ordinance.

#### 4. GATES/ENTRY STRUCTURES:

Any gates installed at the project entrance shall be reviewed by the CDPD, Public Works Department and the Napa County Fire Department to assure that it is designed to allow large vehicles to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required according to the County Code.

#### 5. LIGHTING:

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety, or operations and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Prior to issuance of any building permit for construction of the winery, two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for CDPD review and approval. All lighting shall comply with the Uniform Building Code (UBC).

#### 6. LANDSCAPING:

- a) Two (2) copies of a detailed landscaping plan shall be submitted for review and approval prior to issuance of building permits. The required landscape plan shall indicate plant location, species, size at planting, quantity of each, method of planting, underground automatic sprinkler system, and similar landscape design information. The minimum size of shrubs shall be five (5) gallon. The minimum tree size shall be fifteen (15) gallon (3/4" to 1" trunk caliper). **Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office (707-253-4357) shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.**
- b) All landscaped areas and sidewalks shall be separated from parking and drive aisle areas by a minimum 6 inch raised concrete curb.
- c) The irrigation system shall utilize reclaimed water when it is made available in the vicinity.

## **7. PARKING/ACCESS/TRAFFIC:**

All parking, driveways, and internal roadways shall comply with the Napa County Road and Street standards. Two feet of required parking stall depth may overhang into non-required landscape planters and sidewalks. Standard sized parking stalls are required to have a minimum depth of 19 ft., and compact stalls may be 16 feet. A maximum of 35% of the parking stalls may be compact.

## **8. OUTDOOR STORAGE/SCREENING:**

No outdoor storage is permitted as part of this action. Any proposal for outdoor storage is subject to separate review and approval by CDPD.

## **9. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:**

The permittee shall comply with applicable development standards of the 1986 Airport Industrial Area Specific Plan and the Industrial Park: Airport Combining (IP: AC) zoning regulations and all other applicable building codes, zoning standards and requirements of various County departments and other agencies including the following:

- a) Department of Environmental Management memo dated June 26, 2009.
- b) Department of Public Works memo dated July 23, 2009.
- c) County Fire Department comments dated July 27, 2009.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Departments and Agencies shall be determined by those Departments or Agencies. The inability to substantially comply with the requirements of other County Departments and Agencies may result in the need to modify the approved use permit.

## **10. GRADING AND SPOILS:**

All grading and spoils generated by construction of the project facilities shall be disposed of per Public Works direction. All spoils piles shall be removed prior to occupancy.

## **11. NOISE:**

Construction noise shall be minimized to the maximum extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance with County Code Chapter 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. All activities associated with this project shall be in compliance with Section 18.40.200D, for sound.

## **12. DUST CONTROL:**

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur during windy periods.

## **13. ADDRESSING**

All project site addresses shall be determined by the CDPD Director, and reviewed and approved by the U.S. Post Office, prior to issuance of any building permit. The CDPD Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

## **15. STORM WATER CONTROL**

For any construction activity that results in disturbance of greater than one acre of total land area, permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified. Parking lots shall be designed to drain through grassy swales, buffer strips, or sand filters prior to any discharge from the impervious surface into a watercourse. If any discharge of concentrated surface waters is proposed in the any "Waters of the State," the permittee shall consult with and secure any necessary permits from the State Regional Water Quality Control Board. All trash enclosures must be covered and protected from rain, roof, and surface drainage.

## **16. MECHANICAL EQUIPMENT:**

- a) Roof mounted equipment shall be screened by a parapet wall of equal or greater height than the highest piece of roof mounted equipment or vent. Equipment may be screened by a separate roof screen that is architecturally integrated with the building, and when screening by a parapet wall is not feasible or is architecturally undesirable. When separate roof screens are used, roof equipment should be organized into major groups screening a smaller number of units rather than multiple areas. The CDPD Director may approve exceptions for solar equipment. All screening is subject to review and approval by the CDPD Director. Any skylights will be subject to review and approval by the CDPD Director prior to the issuance of building permits.

The term "equipment" includes roof mounted equipment or vents, electrical equipment, gas meter, communication antennas, irrigation valves, storage tanks, or other mechanical equipment. The manner of screening shall be as follows: Communications equipment, including microwave equipment, may remain unscreened if visually integrated with the building design through color, location, and construction; all building mounted equipment, including but not limited to louvers, pipes, overhead doors or service doors, access ladders, downspouts, conduit, and electrical/service boxes, shall be painted consistent with the color scheme of the building.

- b) Ground mounted equipment shall be screened by walls or landscaping to the satisfaction of the CDPD Director.

#### **18. TRASH ENCLOSURES:**

- a) The developer shall provide one or more trash enclosures (decorative masonry or equivalent), the design of which shall be compatible with the architecture of the project. The enclosure shall be reasonably accessible to employees. A minimum 8' x 10' thickened paving section shall be provided in front of each enclosure. The CDPD Director shall approve the design and location of each enclosure. All trash bins shall be stored within approved trash enclosures. The enclosure shall also include a separate pedestrian walk-in access.
- b) The developer shall provide adequate, accessible, and convenient areas for the collection and loading of recyclable materials. Collection and loading areas shall be located adjacent to trash enclosures when practical and shall contain adequate area to accommodate the recyclable waste generated by the development. All recyclable materials areas shall be accessible by collection vehicles. The CDPD Director shall approve the design and location of each collection and loading area.

#### **19. AFFORDABLE HOUSING MITIGATION:**

Prior to County issuance of a building permit, the applicant shall pay the Napa County Affordable Housing Trust Fund Mitigation Fee in accordance with the requirements of County Code Chapter 15.60 or as may be amended by the Board of Supervisors.

#### **20. INDEMNIFICATION**

If not already completed, a County-standard indemnification agreement shall be signed and returned to the County within twenty (20) days of the granting of this approval.