

PLANNING COMMISSION HEARING – July 16, 2014
EXHIBIT B – CONDITIONS OF APPROVAL

Raymond Winery
USE PERMIT MAJOR MODIFICATION #P11-00156-MOD
849 Zinfandel Lane, St. Helena
(Assessor's Parcel No. 030-270-013)

1. SCOPE

The permit shall be limited to:

Approval of Use Permit Major Modification #P11-00156 requesting the following changes to the existing Raymond Vineyard Winery Use Permit, File No. U-89-46:

- A. Increase daily tours and tastings from 400 to 500 visitors (400 public and 100 by-appointment-only visitors);
- B. Adoption of a revised marketing plan to allow 50 total events, not to exceed 8 events per month:
 - (1) 2 events per year for up to 500-people;
 - (2) 4 events per year for up to 250-people;
 - (3) 6 events per year for up to 150-people;
 - (4) 12 events per year for up to 100-people;
 - (5) 26 events per year for up to 50-people; and
 - (6) One weekend per month in May through October to not include an event exceeding 100 persons.
- C. No change in annual wine production of 750,000 gallons per year (averaged over 3 years not to exceed 900,000 gals in any one year);
- D. Expansion of the domestic wastewater treatment system;
- E. Construction of 50 additional parking spaces for a total of 130 parking spaces;
- F. Inclusion of food pairing as part of wine tastings and tours;
- G. Construction and use of an outdoor demonstration kitchen as part of the tours and tastings experience;
- H. Construction of a left-hand turn lane on Zinfandel Lane;
- I. Recognition and remodeling of an existing 855 sq. ft. pool house used for private tastings;
- J. Construction of a vineyard viewing platform;
- K. Increase daily tours and tastings hours of operation from 10 am to 4 pm to 10 am to 6:30 pm;
- L. Increase wine production hours of operation from 6 am to 6 pm to 6 am to 11 pm;
- M. Increase the number of employees by 66 from 24 to 90;
- N. Interior modifications, including the conversion of 10,670 sq. ft. of production space to accessory space, including relocating an entitled commercial kitchen from building "C" to building "A";
- O. Modify the existing conditions of approval to allow for outdoor events;
- P. Conversion of the existing residential swimming pool to landscaping;
- Q. Recognition of an existing dog run and structures for use by visitor's pets;
- R. Allowance of outdoor consumption of wine produced and purchased on-site within the outdoor visitation area between Building A and the existing residence, consistent with AB 2004 (Evans), and
- S. Display of public art within one-acre of landscape.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved. Any expansion or changes in use shall be by the approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.

2. PROJECT SPECIFIC CONDITIONS

Should any of the Project Specific Conditions below conflict with any of the other, standard conditions included in this document, the Project Specific Conditions shall supersede and control.

- A. Evans Consumption – Consistent with Assembly Bill 2004 (Evans) and the Planning, Building, and Environmental Services Director’s July 17, 2008 memo, “Assembly Bill 2004 (Evans) & the Sale of Wine for Consumption On-Premises,” on-premise consumption of wine purchased from the winery may occur solely within the Hospitality Area and/or Outdoor Patio as specified in the application. Any and all visitation associated with on-premise consumption shall be subject to the tours and tastings visitation limitations and/or applicable limitations of permittee’s marketing plan.
- B. Roadway Improvements – Prior to implementing daily visitation exceeding 400 visitors per day, or conducting any marketing event greater the 100 persons, the permittee shall complete all roadway improvements approved and/or required pursuant to this use permit including the left turn lane on Zinfandel Lane.
- C. Existing Residence - The existing residential dwelling (located immediately east of the outdoor visitation area) cannot be used for commercial purposes or in conjunction with the operation and/or visitation/marketing program for the winery. If the residence is rented, the residence shall only be rented out for periods of 30 days or more, pursuant to Napa County Code Section 18.104.410, Transient Commercial Occupancies of Dwelling Units Prohibited.
- D. Code Enforcement – Prior to September 1, 2014, the permittee shall submit building permit applications to convert the residential pool house to a commercial tasting room (the JCB Lounge); to recognize the tasting room improvements made within Building A (the Red Room and other improvements); to fill in the residential swimming pool adjoining the outdoor visitation area; and to recognize the accessory buildings constructed in the Theater of Nature (aka ‘Frenchie Winery’). The permittee shall diligently pursue building permit applications to issuance, and complete any and all required improvements and/or corrections within 6 months of issuance of a building permit. Employees and the public are not permitted in these areas until such time that a Certificate of Occupancy has been granted. The County Building Official is authorized to grant extensions to these deadlines in the event of extenuating circumstances beyond the control of the permittee.
- E. Signage Program - Prior to implementing increased visitation signage shall installed/upgraded that the Zinfandel entrance to include language that tours and tastings between the hours of 4-6:30 p.m. are by prior appointment only. Final design of signage shall be subject to review and approval by the Director of Planning, Building and Environmental Services.

F. Stormwater Pollution Prevention – In accordance with County Code Section 16.28, prior to January 1, 2015 the permittee shall submit construction permits to the Engineering Division to cover all crush and outdoor production areas where winery waste water has the potential to enter the storm drain facilities. Any manual diverter assemblies between the septic system and storm drain system shall be eliminated or replaced with assemblies complying with the requirements of County Code Section 16.28. All required Stormwater Pollution Prevention improvements shall be completed prior to September 1, 2015. The County Engineer is authorized to grant extensions to these deadlines in the event of extenuating circumstances beyond the control of the permittee.

G. Mitigation Measures:

The permittee shall comply with all mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project, inclusive of the following:

Mitigation Measure XI.1 Prior to issuance of construction permits for the parking lot expansion, the permittee shall submit a final stormwater runoff management plan (SRMP) which shall be designed by a licensed civil engineer. All stormwater from the new parking lot shall be retained on-site in accordance with County and State Regional Water Quality Control Board standards, subject to review and approval by the County Engineer. The County Engineer shall inspect the parking lot and stormwater retention facilities prior to grant of occupancy for the space and commencement of use.

Method of Monitoring: To occur through building permit and field inspection process

Responsible Agency: – County Engineer

Mitigation Measure XVI.1 - Prior to the increase visitation or marketing requested with use permit modification P11-00156-MOD, the permittee shall install a left hand turn lane on Zinfandel Lane at Wheeler Lane. The turn land shall be constructed and installed as per Napa County Roads and Street Standards, and shall be subject to review, approval and inspection by the County Engineering.

Method of Monitoring: To occur through building permit and field inspection process

Responsible Agency – County Engineer

Mitigation Measure XVI.2 - Prior to the increase employee levels, visitation or marketing requested with use permit modification P11-00156-MOD, the permittee shall implement the follow transportation demand management programs, subject to review and approval by the Director of Planning, Building and Environmental Services:

- A. Implementation of a program to inform employees of the traffic congestion issue at State Route 29 / Zinfandel and education/encourage employees to utilize Silverado Trail to access Zinfandel Lane.
- B. Implementation of measures, such as signage, tasting room information handouts, education of tasting room staff, internet content, etc. to inform/educate/encourage visitors to utilize Silverado Trail to access Zinfandel Lane.
- C. Mandatory scheduling of commencement and conclusion of by-appointment visitation to occur outside of peak traffic periods between 4:00 and 6:00 p.m. weekdays, and noon to 2:00 p.m. on Saturdays.

- D. Scheduling of employee work shifts to commence and conclude outside of peak periods between 4:00 and 6:00 p.m. weekdays, and noon to 2:00 p.m. on Saturdays.
- E. To reduce single occupant vehicle trips, winery will require carpooling and/or van pool for employees.
- F. Schedule marketing event set up, arrival and departure to occur outside of weekday and Saturday peak traffic periods.
- G. Placement of signage at the entrance of the facility when the maximum daily limit of drop-in visitation has been reached which indicates that daily visitation limit has been reached.
- H. Use of off-site shuttle service to occur for events larger than 150 persons.

Method of Monitoring: To occur through building permit and field inspection process
Responsible Agency: – Planning Division/County Zoning Administrator

3. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES

Project conditions of approval include all of the following County, Divisions, Departments and Agency(ies) requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- A. Environmental Health Division as stated in their Memorandum dated February 7, 2012.
- B. Engineering Services Division and Public Works Department as stated in their Memorandum dated June 12, 2012.
- C. Fire Department as stated in their Inter-Office Memo dated November 7, 2012.

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

4. VISITATION:

Consistent with Sections 18.16.030 and 18.20.030 of the Napa County Code, marketing and tours and tastings may occur at a winery only where such activities are accessory and “clearly incidental, related, and subordinate to the primary operation of the winery as a production facility.” Marketing and/or Tours and Tastings are not typically authorized until grant of Final Occupancy, but exceptions where extenuating circumstances exist and are subject to review and approval by the County Building Official, County Fire Marshal, and the Director of Planning, Building, and Environmental Services.

Permittee shall obtain and maintain all permits and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB) required to produce and sell wine, including minimum levels of crush and fermentation. In the event permittee loses required ABC and/or TTB permits and licenses, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are re-established.

A log book (or similar record) shall be maintained which documents the number of visitors to the winery (be they tours and tastings or marketing event visitors), and the dates of their visit. This record of visitors shall be made available to the Department upon request.

A. TOURS AND TASTING

Tours and tastings are limited to the following:

1. Frequency: 7 days per week, Monday through Sunday.
2. Maximum number of persons per day: 400 Sunday through Thursday; 400 Friday and Saturday no appointment necessary and 100 by prior appointment.
3. Maximum number of persons per week: 3,100
4. Time of operation: 10:00 AM to 4:00 PM no appointment necessary; 4:00 PM to 6:30 PM by prior appointment only
5. Visitation shall not occur on days when events greater the 150 persons in attendance are occurring.

“Tours and tastings” for the 100 additional daily visitors approved with this permit means tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings.

Tours and tastings may include food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery and is incidental to the tasting of wine. Food service may not involve menu options and meal service such that the winery functions as a café or restaurant. (Ord. 1340, 2010; Ord. 947 § 9 (part), 1990; prior code § 12070).

Start and finish time of tours and tastings shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 6:00 PM, and shall be limited to those wines set forth in Napa County Code 18.16.030(G)(5)(c) – AP Zoning.

B. MARKETING

Marketing events are limited to the following:

1. Small Events
Twenty-four (26) per year
Number of persons: 50 maximum
Meals: Catered or prepared on-site
Time of Day: Between 10:00 AM to 10:00 pm
2. Intermediate Sized Events
Twelve (12) per year
Number of persons: 100 maximum
Meals: Catered or prepared on-site
Time of Day: Between 10:00 am to 10:00 pm
3. Intermediate Sized Events;
Six (6) per year
Number of persons: 150 maximum

Meals: Catered or prepared on-site
Time of Day: Between 10:00 am to 10:00 pm

4. Large Events;
Four (4) per year
Number of persons: 250 maximum
Meals: Catered or prepared on-site
Time of Day: Between 10:00 am to 10:00 pm
5. Large Events;
Two (2) per year
Number of persons: 500 maximum
Meals: Catered or prepared on-site
Time of Day: Between 10:00 am to 10:00 pm
6. Participation in Auction Napa Valley
7. One weekend per month in May through October shall not include an event exceeding 100 persons. For the purpose of this requirement, a weekend day shall constitute Friday, Saturday or Sunday.

There shall be no greater than 8 events in any month.

"Marketing of wine" means any activity of a winery which is conducted at the winery on a prearranged basis for the education and development of customers and potential customers with respect to wine which can be sold at the winery on a retail basis pursuant to Chapters 18.16 and 18.20 of the Napa County Code. Marketing of wine may include cultural and social events directly related to the education and development of customers and potential customers provided such events are clearly incidental, related and subordinate to the primary use of the winery. Marketing of wine may include food service, including food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery.

Business events are similar to cultural and social events, in that they will only be considered as "marketing of wine" if they are directly related to the education and development of customers and potential customers of the winery and are part of a marketing plan approved as part of the winery's use permit. Marketing plans in their totality must remain "clearly incidental, related and subordinate to the primary operation of the winery as a production facility" (subsection (G)(5) of Sections 18.16.030 and subsection (I)(5) of 18.20.030 of the Napa County Code). To be considered directly related to the education and development of customers or potential customers of the winery, business events must be conducted at no charge except to the extent of recovery of variable costs, and any business content unrelated to wine must be limited. Careful consideration shall be given to the intent of the event, the proportion of the business event's non-wine-related content, and the intensity of the overall marketing plan. (Ord. 1340, 2010; Ord. 1104 § 11, 1996; Ord. 947 § 9 (part), 1990; prior code § 12071).

All activity, including cleanup, shall cease by 10:00 PM. Start and finish time of activities shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 6:00 PM. If any event is held which will exceed the available on-site parking, the applicant shall have prepared an

event specific parking plan which may include, but not be limited to, off-site parking and shuttle service to the winery.

5. GRAPE SOURCE

At least 75% of the grapes used to make the winery's wine shall be grown within the County of Napa. The permittee shall keep records of annual production documenting the source of grapes to verify that 75% of the production is from Napa County grapes. The report shall recognize the Agriculture Commission's format for County of origin of grapes and juice used in the Winery Production Process. The report shall be provided to the Planning, Building & Environmental Services Department upon request, but shall be considered proprietary information not available to the public.

6. RENTAL/LEASING

No winery facilities, or portions thereof, including, without limitation, any kitchens, barrel storage areas, or warehousing space, shall be rented, leased, or used by entities other than persons producing and/or storing wine at the on-site winery, such as alternating proprietors and custom producers, except as may be specifically authorized in this use permit or pursuant to the Temporary Events Ordinance (Napa County Code Chapter 5.36).

7. SIGNS

Prior to installation of any project identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning, Building and Environmental Services Department for administrative review and approval. Administrative review and approval is not required if signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this use permit approval. All signs shall meet the design standards as set forth in Chapter 18.116 of the Napa County Code.

8. LIGHTING

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, 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 spoting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.

Prior to issuance of any building permit pursuant to this approval, two 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 Planning Division review and approval. All lighting shall comply with the California Building Code.

9. LANDSCAPING

Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the Building Permit application package for the Planning Division's review and approval prior to the issuance of any building permit associated with this approval. The plan shall be prepared pursuant to the County's Water Efficient Landscape Ordinance (WELO), as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.

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.

No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with project construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

Evergreen screening shall be installed between the industrial portions of the project (e.g. tanks, crushing area, parking area, etc.) and off-site residence that can view these areas.

Landscaping shall be completed prior to final occupancy, and shall be permanently maintained in accordance with the landscaping plan.

10. OUTDOOR STORAGE/SCREENING/UTILITIES

All outdoor storage and ground mounted equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage is to exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.

New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and Chapter 18.106 of the Napa County Code) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.

11. COLORS

The colors used for the roof, exterior walls and built landscaping features of buildings shall be limited to earth tones that will blend the project into the colors of the surrounding site specific vegetation and the applicant shall obtain the written approval of the Planning, Building & Environmental Services Department prior to painting the building. Highly reflective surfaces are prohibited.

12. SITE IMPROVEMENTS AND ENGINEERING SERVICES-SPECIFIC CONDITIONS

Please contact (707) 253-4417 with any questions regarding the following.

A. GRADING AND SPOILS

All grading and spoils generated by construction of the project facilities, including cave spoils, shall be managed per Engineering Services direction. All spoils piles shall be removed prior to final occupancy.

B. TRAFFIC

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors shall not occur during peak (4-6 PM) travel times to the maximum extent possible. All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

C. 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.

D. STORM WATER CONTROL

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the California Regional Water Quality Control Board (SRWQCB).

E. PARKING

The location of employee and public parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any).

Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations. In no case shall parking impede emergency vehicle access or public roads.

F. GATES/ENTRY STRUCTURES

Any gate installed at the property's entrance shall be reviewed by the Planning, Building & Environmental Services Department, and the Napa County Fire Department to assure that it is designed to allow large vehicles, such as motorhomes, 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 and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this use permit approval.

ENVIRONMENTAL HEALTH-SPECIFIC CONDITIONS

Please contact (707) 253-4471 with any questions regarding the following:

A. WELLS

The permittee may be required (at the permittee's expense) to provide well monitoring data if the Director of Planning, Building and Environmental Services determines that water usage at the winery is affecting, or would potentially affect, groundwater supplies or nearby wells. Data requested could include, but would not necessarily be limited to, water extraction volumes and static well levels. If the applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gauge potential impacts on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices.

In the event that changed circumstances or significant new information provide substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the Director of Planning, Building and Environmental Services shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the

Director has provided notice and the opportunity for hearing in compliance with the Napa County Code §13.15.070 (G-K).

B. NOISE

Construction noise shall be minimized to the greatest extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance with Napa 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. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur between the hours of 8 AM to 5 PM. Exterior mechanical equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Napa County Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, buildings.

14. ARCHEOLOGICAL FINDING

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the Planning, Building and Environmental Services Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that he can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the nearest tribal relatives as determined by the State Native American Heritage Commission would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

15. ADDRESSING

All project site addresses shall be determined by the Planning, Building & Environmental Services Director, and be reviewed and approved by the United States Post Office, prior to issuance of any building permit. The 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.

16. INDEMNIFICATION

If an indemnification agreement has not already been signed and submitted, one shall be signed and returned to the County within twenty (20) days of the granting of this approval using the Planning, Building, and Environmental Services Department's standard form.

17. AFFORDABLE HOUSING MITIGATION

Prior to County issuance of a building permit, the applicant shall pay the Napa County Affordable Housing Mitigation Fee in accordance with the requirements of Napa County Code Chapter 18.107 or as may be amended by the Board of Supervisors.

18. MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until grant of final occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Commission at some time in the future, the Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation hearings in accordance with §18.124.120 of the Napa County Code.

19. TEMPORARY AND FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all departments and agencies with jurisdiction over the project, shall be completed prior to granting of a Certificate of Final Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence. The County Building Official is authorized to grant a Temporary Certificate of Occupancy to allow specified limited use of the project, such as commencement of production activities, prior to completion of all project improvements. Marketing and/or Tours and Tastings are not typically authorized until grant of Final Occupancy, but exceptions where extenuating circumstances exist and are subject to review and approval by the County Building Official, County Fire Marshal, and the Director of Planning, Building and Environmental Services. In special circumstances, departments and/or agencies with jurisdiction over the project are authorized as part of the Temporary Certificate of Occupancy process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements. Consistent with Board of Supervisors Resolution № 2010-48, "Temporary Certificates of Occupancy are generally not to be used to allow production of wine for more than one year."