

“E”

Previous Project Conditions



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

RMR Vineyards
c/o Clifford S. Adams
655 Montgomery St. Suite 500
San Francisco, California 94111

Assessor's Parcel #

31-020-04 001
31-020-05 001

Please be advised that **Use Permit Application Number #U-88889**
has been approved by the Napa County Conservation, Development and Planning
Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: February 1, 1989 **EXPIRATION DATE:** February 15, 1990

The use permit becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Title XIII of the Napa County Code. In the event an appeal is made to the Board, you will be notified.

Pursuant to Section 12806 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date. A request for an extension of time is subject to payment of a \$190.00 filing fee.

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

Very truly yours,

Handwritten signature of Jeffrey R. Redding in cursive.

JEFFREY R. REDDING
Deputy Planning Director

JHH:ml:1

cc: Bill L. Hall, Building Codes Administrator
~~Assessor~~
John Tuteur, County Assessor

Rev. 1/88

**CONDITIONS OF APPROVAL
(RMR Vineyards Winery Use Permit #U-88889)**

Agenda Item # 11

- 1) The permit shall be limited to construction of an 82,000 gallons per year winery with tours and tasting by appointment only within a proposed 60,000 square foot structure, as indicated on the attached plot plan and elevations.

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, indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan to be submitted to and approved by the Department prior to the issuance of the building permit. Landscaping, fencing and parking to be completed prior to issuance of a Certificate of Occupancy. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
- 3) Provisions for 56 off-street parking spaces on a dust free all weather surface approved by Public Works.
- 4) Plans for any outdoor signs shall be submitted to the Department for review and approval with regard to design, area, height and placement.
- 5) Compliance with Mitigation Measures #1 through #44 contained in the attached Negative Declaration.
- 6) Except as permitted by County ordinance, only private tours and tastings shall be permitted. Private tours and tastings shall mean tours and tastings that are limited to members of the wine trade, persons invited by the winery who have pre-established business with the winery or its owners, and persons who have made unsolicited prior appointments for tours or tastings. Tours or tastings that are available to the general public or are advertised as open to the general public by any means of communications are expressly prohibited. No tasting shall be conducted in conjunction with or prior to retail sales unless it constitutes a private tasting. Except as permitted by County Ordinance, the sale of merchandise of any kind other than wine is expressly prohibited.

The winery owner/operator may elect not to install a sign or identify in any way the existence of the winery. However, if any sign is installed on-site to identify in any way the existence of the winery, the applicant shall install a sign at the winery entrance from the public roadway to the winery reading "Tours and Tastings By Appointment Only". The sign shall be commercially made by a sign contractor and comply with the following standards:

- Type:** Free-standing double-sided sign.
- Location:** The sign shall be installed perpendicular to the public roadway at the Winery entrance.
- Height:** Not less than 3 nor more than 5 feet off the ground.
- Size:** 12" x 36"
- Sign Lettering:** A minimum of 3" high.
- Sign Color:** White weatherized lettering on a dark-green background or such other color as may be approved by the Planning Director that will accomplish the intent of this requirement.
- Placement:** Tours and Tasting By Apointment Only sign shall be installed prior to finalization of any building permit issued by the County in connection with this Use Permit.

The sign shall be permanently installed and maintained in a readable condition.

- 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 construction of the winery.
- 9) Tours and tastings by appointment only shall not commence until after the winery has been constructed, received a Certificate of Occupancy, and is in operation.
- 10) The conditions listed in Exhibit "A" shall govern uses and alterations within the riparian gallery and habitat along the Napa River. For purposes of these conditions, the Napa River riparian gallery and habitat shall be defined as those areas 100 feet from the top of the bank of the Napa River as it is located as of February 1, 1989. The applicant shall provide to the Department a map prepared by a licensed land surveyor or other licensed professional showing the location of the river bank and the 100-foot setback.

- 11) A southbound left-turn lane with associated acceleration and deceleration tapers shall be constructed on State Highway 29 at the proposed main visitor entrance prior to occupancy of the winery.
- 12) In order to comply with Agricultural Preserve setback requirements and place the winery entirely within a single parcel a lot line adjustment shall be completed between APN 31-020-04 and 31-020-05 prior to issuance of a Certificate of Occupancy.
- 13) Compliance with all applicable building codes, zoning standards and requirements of various County departments and other agencies.
- 14) Since the proposed water supply is present on a proposed separate parcel from the facility it is to serve, an agreement to grant a water easement must be filed with the Department of Environmental Management prior to issuance of sewage permits.

NAPA COUNTY

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

1195 Third Street, Room 210, Napa, California 94556 (707) 253-4416

5

APPLICATION FOR USE PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT: AW

FILE NO: # 11-88889

REQUEST: Add approximately 20,000 square feet enclosed grape crusher, fermenting and wine storage and production area to existing 60,000+ square foot structure. No increase in production.

Date Submitted: 1-26-90

Date Complete: 1-26-90

Date Published: _____

ZA CDPC BS APPEAL

Hearing 2-21-90

Action _____

TO BE COMPLETED BY APPLICANT (please print or type)

Applicant's Name: RMR Vineyards Telephone #: (415) 391-3355
c/o Clifford S. Adams
Address: 655 Montgomery Street, Suite 500, San Francisco, CA 94111
(mail) No Street City State Zip Code

Status of Applicant's Interest in Property: Owner

Property Owner's Name: RMR Vineyards Telephone #: (415) 391-3355
c/o Clifford S. Adams
Address: 655 Montgomery Street, Suite 500, San Francisco, CA 94111
No Street City State Zip Code

Site Address (if any): N/A Assessor's Parcel #: 31-020-007
No Street City 31-020-008

Use Requested: see attached Supplemental Information Sheet Winery

I certify that all the information contained in this application, including but not limited to the supplemental information sheet, water supply/waste disposal information sheet, site plan, plot plan, floor plan, building elevations, water supply/waste disposal system plot plan and toxic materials list, is complete and accurate to the best of my knowledge.

RMR Vineyards
Clifford S Adams
Signature of Applicant

RMR Vineyards
Clifford S Adams
Signature of Property Owner

TO BE COMPLETED BY CONSERVATION DEVELOPMENT AND PLANNING DEPARTMENT

\$700.00 Received by:
Receipt Number _____

Conservation, Development & Planning Department



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Richard C. Wilson
Director

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

October 2, 2002

OPUS ONE WINERY
Peter Ventura & Douglas Morton
7900 St. Helena Highway
Oakville, California

RE: Request for Use Permit Modification #U-88889
APN #031-020-007 & 009

Dear Mr. Ventura & Mr. Douglass:

Please be advised that the above-referenced **Use Permit Modification** was **APPROVED** by the Napa County, Development & Planning Commission on October 2, 2002 based on the attached conditions, and became effective on October 12, 2002.

Pursuant to Section 18.124.080 of the Napa County Code, the use permit modification must be activated within one year and ten calendar days from the approval date, or it shall automatically expire and become void on **October 12, 2003**.

An extension of time in which to activate the permit may be granted for a maximum of 12 months, upon application at least 30 days prior to expiration, and payment of fees in effect at the time of application.

This letter is your only notice regarding expiration and procedures for extension of this permission.

Very truly yours,

A handwritten signature in black ink, appearing to read "Patrick Lynch".

Patrick Lynch, AICP
Assistant Director
Conservation, Development and Planning Department

cc. John Tuteur, Assessor
Napa County Building Department, Gary Brewen
Napa County Public Works Department, Larry Bogner
Napa County Environmental Management Department, Christine Secheli
Napa County Fire Department, Barbara Easter

COUNTY OF NAPA
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
1195 THIRD ST., ROOM 210
NAPA, CA 94559
(707) 253-4417
Initial Study Checklist
(reference CEQA, Appendix G)

1. **Project title:** Opus One Winery/Modification # 02373
2. **Property owner:** Opus One Winery
3. **Contact person and phone number:** Patrick Lynch (707) 253-4416
4. **Project location and APN:** 031-020-007 & 009; 7900 St. Helena Highway, Oakville, California
5. **Project sponsor's name and address:** Opus One Winery, 7900 St. Helena Highway, Oakville, California
6. **General Plan description:** Open Space AR (Agriculture Resource)
7. **Zoning:** AP (Agriculture Preserve)
8. **Description of Project.** Increase in production from 82,000 gallons per year to 110,000 gallons per year.

Site Development:

The project site is on 98.65 acres (APN's 031-020-007 & 009). The existing winery, as approved on February 1, 1989 and modified on February 21, 1990 will not change. The project is an increase in the three-year average wine production from 82,000 gallons to 110,000 gallons per year. The site is developed with the winery +/- 80,000 square foot building and associated infrastructure. The parking lot and access roads are all paved. Access to the existing winery is along a paved entrance off Highway 29, there will be no infrastructure work associated this the increase in production.

9. **Describe the environmental setting and surrounding land uses.**

The project site is on 98.65 acres. Access to the existing winery is along a paved entrance off State Highway 29. Additionally, there is a paved service road off the Oakville Cross Road that serves as entrance for employees and deliveries. The site is adjacent to the Napa River on the east, Highway 29 to the west, the Oakville Cross Road to the south and vineyard to the north. Additionally, there is a paved service road off the Oakville Cross Road that serves as an entrance for employees and deliveries. The site has slopes that are predominantly less than 5% and drains generally from southeast to northwest. The site is adjacent to the Napa River on the east, Highway 29 to the west, the Oakville Cross road to the south and vineyard to the north. Turnbull Vineyards is located approximately ¼ mile and Robert Mondavi Winery is located across Highway 29 to the northwest. A review of the Napa County Environmental Resource Maps showed no areas of significant archaeological or historic resources. No special status, threatened, or endangered species were identified on the property. Additionally, no areas of biologic concern were identified on the property. No landslides or area of geologic concerns were found on the property. The project site has been in agricultural use for several years. The project site currently consists of vineyards and the winery.

10. **Other agencies whose approval is required** (e.g., permits, financing approval, or participation agreement).
NA

JURISDICTIONAL BACKGROUND: Public Plans and Policies

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



October 2, 2002

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer *AM*

SUBJECT: Opus One Winery, Oakville
APN# 031-020-009 and 007, File #02373-MOD

The applicant requests a modification to expand an existing 82,000 gallon per year winery to 110,000 gallons per year. The parcel is located on the east side of Highway 29 northeast of its intersection with Oakville Cross Road.

RECOMMENDED CONDITIONS:

1. We have reviewed the phase one, water availability analysis for the proposed project. The two parcels totaling 98.65 acres are located in the "valley floor" area, with a water threshold of 1.0 AF/Acre, resulting in a total threshold volume of 98.65 AF/Year. The estimated water demand of 66.7 AF/Year (for both parcels combined) is below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

If you have any questions regarding the above items please contact Larry Bogner or Annamaria Martinez at 253-4351.

EXHIBIT B - CONDITIONS OF APPROVAL

NAPA COUNTY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT CONSERVATION & DEVELOPMENT PLANNING COMMISSION

OPUS ONE FARM MANAGEMNT FACILITY USE PERMIT #P07-00745-UP July 16, 2008

1. **SCOPE:** The permit shall be limited to:

- (a) construction of a 14,324 square foot building;
- (b) establishing a farm management facility with accessory office areas;
- (c) on-site parking for four (4) vehicles; and,
- (d) up to 23 full and part time employees, with 3 to 4 employees utilizing the building and the remaining employees working in the vineyards.

No alterations to the existing winery on the project site are proposed or approved with this action.

The building 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 guests of the winery 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. **ADDITIONAL LIMITATIONS:**

- (a) all machinery, equipment, vehicles and supplies used and stored on this site shall be owned or leased by the farm manager/business operator.
- (b) a minimum of 75% of the acres under management of this facility shall be located within Napa County.
- (d) the farm manager/business operator shall possess all applicable local, state and federal permits and licenses.
- (e) documentation that verifies compliance with the requirements of Condition 2.(a-c) shall be provided to the Conservation, Development and Planning Department upon request, but shall be considered proprietary information not available to the public.

3. **SIGNS:**

Prior to installation of any identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the Planning 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 County Code.

4. **GATES/ENTRY STRUCTURES:**

Any gate installed at any entrance shall be reviewed by the Conservation, Development and Planning Department, Public Works Department and the Napa County Fire Department to ensure that it is designed to allow large vehicles, such as delivery trucks, 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. 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.

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 Department review and approval. All lighting shall comply with Uniform Building Code (UBC).

6. **LANDSCAPING/PARKING:**

Two (2) copies of a detailed landscaping plan, including parking details, shall be submitted for review and approval prior to issuance of building permits. The plan shall indicate the names and locations of all plant materials to be used along with the 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.**

The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any). Landscaping and parking shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan.

No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. Any trees that are removed shall be replaced elsewhere on the property on a 2 for 1 basis of equivalent caliper. Replaced trees shall be identified on the landscaping plan. Trees to be retained shall be protected during construction.

Evergreen screening shall be installed between the industrial portions of the operation (e.g. outdoor storage, tanks, parking area, etc.) and off-site residences that can view these areas. Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations except during harvest. In no case shall parking impede emergency vehicle access or public roads. If any event is

held which will exceed the available on-site parking, the applicant shall arrange for off-site parking and shuttle service to the winery.

7. OUTDOOR STORAGE/SCREENING/UTILITIES:

All outdoor storage of farm management 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 Chapter 7 of the General Plan and Chapter 18.106 of the Napa County Zoning Ordinance for designated roads) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.

8. RENTAL/LEASING:

No farm management facilities, nor portions thereof, including but not limited to offices, storage areas, equipment bays, and vehicle and equipment maintenance areas, shall be rented, leased, nor used by entities other than persons employed by the farm manager/business operator.

9. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

Department of Environmental Management as stated in their letter of December 3, 2007.

Department of Public Works as stated in their letters of March 6, 2008.

County Fire Department as stated in their letter of December 12, 2007.

Building Division as stated in their letter of December 9, 2007.

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. WELLS:

The permittee may be required (at the permittee's expense) to provide well monitoring data if it the Director of Environmental Management determines that water usage at the winery is affecting, or would potentially affect groundwater supplies or nearby wells. Data requested could include, but may not be limited to, water extraction volumes and static well levels. If applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gage 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 environmental management 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 County Code section 13.15.070.G-K.

12. 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. If project terrain or access road condition 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 farm management equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed building(s).

13. COLORS:

The colors used for the roof, exterior walls and built landscaping features of the facility shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation and the applicant shall obtain written approval by the Conservation, Development and Planning Department prior to painting the building. Highly reflective surfaces shall be prohibited.

14. 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.

15. 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 Conservation, Development and Planning 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.

16. TRAFFIC

Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors will not occur during peak (4-6 PM) travel times to the maximum extent possible. All road improvements on private property required per the Department of Public Works shall be maintained in good working condition.

17. ADDRESSING

All project site addresses shall be determined by the Conservation, Development and Planning Director, and reviewed and approved by the U.S. Post Office, prior to issuance of any building permit. The Conservation, Development and Planning 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.

18. 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.

18. INDEMNIFICATION

An indemnification agreement, in the form attached hereto, shall be signed and returned to the County within twenty (20) days of the granting of this approval (submitted and on file).

19. 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 County Code Chapter 15.60 or as may be amended by the Board of Supervisors.

20. 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 Board Resolution in accordance with the hourly consulting rate established at the time of the monitoring. Violations of conditions of approval or mitigations measures caused by the permittee's contractors, employees, and 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 Planning Commission at some time in the future, the Planning 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 it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.

21. TEMPORARY AND FINAL OCCUPANCY:

All project improvements, including compliance with all applicable codes, conditions and requirements from 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, Tours and Tastings are not typically authorized until grant of Final Occupancy, but exceptions can be requested due to extenuating circumstances and are subject to review and approval by the County Building Official and the Director of Conservation, Development and Planning. 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.