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Proposed Outline for Standard
Conditions of Approval, Dated August
3, 2016

PROPOSED OUTLINE

AUG 03 2016

Agenda Item # 10A

(WINERY APPLICATIONS)

PLANNING COMMISSION HEARING – (DATE)
CONDITIONS OF APPROVAL

(Project Name)
(Application Number(s) PXX-XXXX)
(Project Address)
(APN #XXX-XXX-XXX)

This Permit encompasses and shall be limited to the project commonly known as *Project Name*, located at *Project Address*. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a final certificate of occupancy. It is the responsibility of the permittee 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.

PART I

- 1.0 PROJECT SCOPE
- 2.0 STATUTORY AND CODE SECTION REFERENCES (FORMER CONDITION 9.1)
- 3.0 MONITORING COSTS (FORMER CONDITION 9.2)

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the winery:

- 8.1 GENERAL PROVISIONS
- 8.2 TOURS AND TASTINGS/VISITATION
- 8.3 MARKETING
- 8.4 ON-PREMISES CONSUMPTION
- 8.5 RESIDENCE OR NON-WINERY STRUCTURES
- 8.6 GRAPE SOURCE
- 8.7 COMPLIANCE REVIEW
- 8.8 RENTAL/LEASING
- 8.9 GROUND WATER MANAGEMENT – WELLS
- 8.10 AMPLIFIED MUSIC
- 8.11 TRAFFIC
- 8.12 PARKING
- 8.13 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

- 8.14 FIRE DEPARTMENT – TEMPORARY STRUCTURES
- 8.15 **(INSERT IF APPLICABLE)** NAPA COUNTY MOSQUITO ABATEMENT PROGRAM
- ADD GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE
- ADD NO TEMPORARY SIGNS
- ADD COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - OPERATIONAL CONDITIONS (FORMER 2.0)
- ADD **(INSERT IF APPLICABLE)** OPERATIONAL MITIGATION MEASURES
- 8.16 **(INSERT IF APPLICABLE)** OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT
- 9.3 **[OPTIONAL TO BE USED ONLY IF A MAJOR MODIFICATION]** PREVIOUS CONDITIONS

PART III

5.0 PAYMENT OF FEES - PREREQUISITE FOR ISSUANCE OF PERMITS (FORMER CONDITIONS 3.0 AND 4.8)

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition environmental, building and/or other applicable permit applications:

- 2.0 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS
- 4.0 PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR BUILDING PERMIT
 - 4.1 BUILDING DIVISION – GENERAL CONDITIONS
 - 4.2 LIGHTING – PLAN SUBMITTAL
 - 4.3 LANDSCAPING – PLAN SUBMITTAL
 - 4.4 COLORS
 - 4.5 OUTDOOR STORAGE/SCREENING/UTILITIES
 - 4.6 TRASH ENCLOSURES
 - 4.7 ADDRESSING
 - 4.9 **(INSERT IF APPLICABLE)** HISTORIC RESOURCES
 - 4.10 **(INSERT IF APPLICABLE)** DEMOLITION ACTIVITIES
 - 4.11 **(INSERT IF APPLICABLE)** VIEWSHED – EXECUTION OF USE RESTRICTION
 - 4.12 **(INSERT IF APPLICABLE)** MITIGATION MEASURES
 - 4.13 **(INSERT IF APPLICABLE)** PARCEL CHANGE REQUIREMENTS
 - a. PARCEL MERGER
 - b. LOT LINE ADJUSTMENTS
 - c. EASEMENTS
 - 4.14 **(INSERT IF APPLICABLE)** OTHER CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction

ADD General introduction statement regarding compliance with County Codes

- 5.1 SITE IMPROVEMENT
 - a. GRADING & SPOILS
 - b. DUST CONTROL
 - c. AIR QUALITY
 - d. STORM WATER CONTROL
- 5.2 ARCHEOLOGICAL FINDING
- 5.3 CONSTRUCTION NOISE
- 5.4 **(INSERT IF APPLICABLE)** CONSTRUCTION MITIGATION MEASURES
- 5.5 **(INSERT IF APPLICABLE)** OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES (FORMER CONDITION 6.0)

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES (FORMER CONDITION 7.0)

- 7.1 FINAL OCCUPANCY
- 7.2 SIGNS
- 7.3 GATE/ENTRY STRUCTURES
- 7.4 LANDSCAPING
- 7.5 **(INSERT IF APPLICABLE)** ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS
- 7.6 **(INSERT IF APPLICABLE)** DEMOLITION ACTIVITIES
- 7.7 **(INSERT IF APPLICABLE)** MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY
- 7.8 **(INSERT IF APPLICABLE)** OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY