

“C”

Previous Conditions

August 8, 1966

Mr. Edward A. Keith
225 Kearny Street
San Francisco, California

Dear Mr. Keith:

77-66

approved

to operate a children's summer camp at the Bar-49 Ranch located upon
249 acres on the south side of Chiles Valley Road in an AWR District.

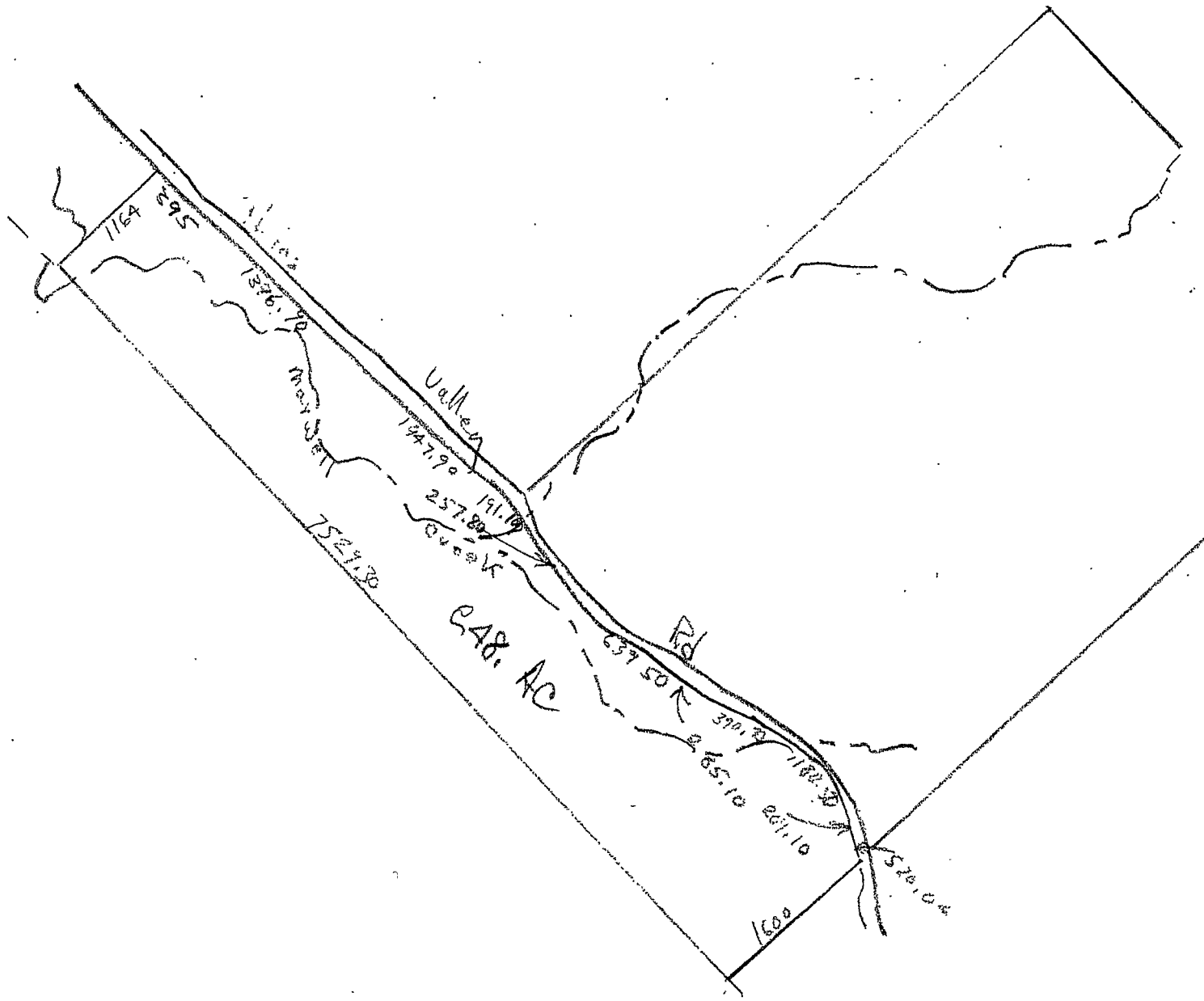
August 1, 1966

VSC,

VSC:kb

Enc.

No 8636





NAPA COUNTY

JAMES H. HICKEY
Secretary-Director

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

1195 THIRD STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

February 21, 1984

Mr. Malcolm A. Mackenzie
1211 Division Street
Napa, CA 94559

Dear Mr. Mackenzie:

Please be advised that on February 15, 1984, the Conservation, Development and Planning Commission, by the attached resolution, revoked Bar 49 Ranch Use Permit #77-66.

Very truly yours,

A handwritten signature in cursive script, appearing to read "James H. Hickey".

JAMES H. HICKEY
Secretary-Director

JHH:pm

cc: Edward A. Keith

ORIGINAL

RESOLUTION NO. 84-1

A RESOLUTION OF THE NAPA COUNTY CONSERVATION,
DEVELOPMENT AND PLANNING COMMISSION REVOKING
THE USE PERMIT OF THE BAR 49 RANCH.
(Permit # 77-66)

WHEREAS, Section 12806(b) of the Napa County Code provides that the Commission may revoke any use permit upon a finding by the Commission that the conditions set forth in the use permit have been violated or that the use has ceased for one year; and

WHEREAS, the Commission has held a public hearing on the following dates: October 5, 1983, December 7, 1983, and January 18, 1984, upon notice given in accordance with Section 12873 of this Code and said public hearing is now closed; and

WHEREAS, the Commission has examined and considered all of the evidence, both written and oral from the proponents, opponents, and the relevant public agencies.

NOW THEREFORE, the Commission hereby declares revoked that certain use permit #77-66 to operate a childrens summer camp at the Bar 49 Ranch located upon 249 acres on the south side of Childs Valley Road in the AW District as approved by the Conservation, Development and Planning Commission on August 1, 1966. The revocation is based upon the following findings of fact and conclusions of law:

FINDINGS OF FACT

1. The original use permit as issued on August 1, 1966 was to operate a childrens camp during the summer months only.

2. Numerous violations have occurred over the years and some conditions of approval have not been met and correction of some deficiencies have not yet been accomplished. The letter dated June 27, 1978 from the Chief Building Inspector and the Director of Environmental Health, addressed to the Napa County Grand Jury and consisting of four pages sets forth numerous violations. The facts set forth in the letter of June 27, 1978 are found to be true and correct and are adopted as findings of fact and incorporated into this resolution as Exhibit "A".

3. The camp has not been in operation since the summer of 1977.

CONCLUSIONS OF LAW

THEREFORE the Conservation, Development and Planning Commission finds that as a matter of law:

1. The conditions set forth in the use permit of August 1, 1966 have been repeatedly violated and there presently exists numerous violations that are sufficient within the meaning of Napa County Code Section 12806(b) to constitute grounds for this revocation.

2. The use has ceased for a period of at least six (6) years constituting a further and separate basis for revocation pursuant to Napa County Code Section 12806(b).

The foregoing resolution was duly and regularly adopted by the Conservation, Development and Planning Commission of the County of Napa, State of California, at a regular meeting of said Commission held on the 15th day of February, 1984, by the following vote:

AYES: COMMISSIONERS

Barber, Haven, Denton, Lewis

NOES: COMMISSIONERS

-

ABSENT: COMMISSIONERS

Corley

ATTEST:

NAPA COUNTY CONSERVATION, DEVELOPMENT
AND PLANNING COMMISSION

BY:

ROBERT LEWIS, VICE-CHAIRMAN



NAPA COUNTY

CONSERVATION • DEVELOPMENT and PLANNING COMMISSION

Jeffrey Redding
Secretary-Director

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

July 27, 1998

Assessor's Parcel #25-020-023

Edward A. Keith
575 Lincoln Avenue, Suite 100
Napa, CA 94559

Dear Mr. Keith:

Please be advised that **Use Permit Application #97484-UP** has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions. (SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

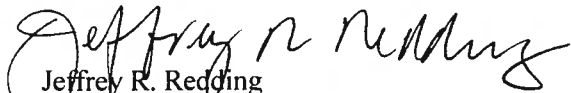
APPROVAL DATE: July 22, 1998 EXPIRATION DATE: August 1, 1999

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 Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

Pursuant to Section 18.124.080 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 and provided that any modification of the permit has become final. A request for an extension of time is subject to payment of the required filing fee in effect at the time the request for extension is made.

This letter serves as the only notice you will receive regarding the expiration date of your permit or procedures for extensions. Please note that additional fees will be assessed if a landscape plan or erosion control plan is required by this approval.

Very truly yours,


Jeffrey R. Redding
Director

cc: John Tuteur, County Assessor
Gary Brewen, Building Codes Administrator
Dave Keith

c:dm:97484-up Keith approval ltr

CONDITIONS OF APPROVAL

Use Permit #97484-UP (Edward Keith/Catacula Lake Winery)

1. This permit is limited to the construction of a 23,662 sq.ft. winery with a production capacity of 59,000 gallons per year, with tours and tastings by appointment only, and retail sales. No public tours, tastings or outdoor picnic area are allowed.

The project shall conform to the approved site plan, floor plan, building elevations, application information sheet, and supplemental information sheet for winery uses, including typical hours of operation. Any expansion of production capacity, changes in use, or changes in construction shall be subject to approval by the County.

2. Visitor traffic generated by the winery, private tours and tastings, and marketing activities shall be scheduled to avoid the 5:00 PM to 6:00 PM peak traffic period.
3. The marketing of wine shall be as defined in Section 18.08.370 of the Napa County Code and shall include:

Limiting those attending to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a pre-arranged basis;

Limiting the activity to the education and development of the persons or groups listed above; and,

Shall not include cultural and social events unrelated to such education and development.

- a. Private tours and tastings by prior appointment for wine trade personnel: 10 per day average with not more than 30 persons per day on weekends. 110
- b. Private promotional meals for the wine trade and invited guests up to 75 persons per event and a maximum of one event per quarter.

The property owner shall maintain a visitor log book for public inspection.

4. Wine production shall average no more than 59,000 gallons per year over any consecutive three (3) year period, and shall not exceed 65,000 gallons in any given year. The winery owner shall report to the planning department by January of each

year the number of gallons of wine produced during the preceding year. (BATF annual reporting forms will meet this reporting requirement). No custom production is authorized under this use permit.

5. The applicant shall comply with all building codes, zoning standards and requirements of various County Departments and other agencies, including the following:
 - a. Public Works memorandum of April 9, 1998
 - b. Environmental Management memorandum of April 28, 1998
 - c. Napa County Fire Department memorandum of July 12, 1998
 - d. Napa County Building Division comments of April 9, 1998
6. The wastewater system shall be designed and built to accommodate the peak wine production of 65,000 gallons.
7. Retail sales by appointment only shall be limited to wine as specified in Napa County Code Section 18.20.030(H)(5)(c). No accessory items may be sold.
8. Except as may be specifically authorized pursuant to the Temporary Event Ordinance, no outdoor marketing activities shall involve amplified music.
9. No winery facilities, or portions thereof, including but not limited to offices, barrel storage areas, and warehousing space shall be rented, leased or used by entities other than the on-site winery, except as may be specifically authorized pursuant to the Temporary Events Ordinance.
10. Plans for any outdoor signs shall be submitted to the Planning Department for administrative review and approval and shall specifically state tours and tasting by appointment.
11. Any outdoor lighting shall be shielded and directed downward and away from adjacent properties.
12. The property owner shall obtain all necessary approvals and permits from the State Department of Alcoholic Beverage Control and the Federal Bureau of Alcohol, Tobacco and Firearms.

13. No outdoor storage tanks, barrels, or outdoor use or activity shall be permitted, except as specifically authorized by this permit.
14. The winery shall be located at least 600 feet from the centerline of Chiles-Pope Valley Road and 500 feet from Catacula Lake.
15. Submission of a detailed landscaping and parking plan for department review and approval prior to issuance of any building permits. The parking area shall be reduced to accommodate a maximum of 30 spaces.
16. The well supplying water to the winery shall be metered. The property owner shall submit an annual report of water use in January.
17. The applicant's engineer shall provide the Department of Environmental Management with a detail on the diversion unit which will be installed at the facility to appropriately direct storm water and winery process waste water. This detail shall be provided prior to issuance of a sewage permit.
18. All staff costs associated with monitoring compliance with these conditions 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 Resolution #95-77 or as such Resolution may be amended from time to time.



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Jeffrey Redding
Director

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

April 9, 1999

David Keith
114 Main St., Suite 310
Jackson, CA 95642

RE: Use Permit Modification #98354-MOD
(Catacula Lake Winery Wastewater Facility)
APN 025-020-023

Dear Mr. Keith:

Your request to modify the use permit for the establishment of the Catacula Lake Winery to substitute a wastewater pond with spray disposal field for the underground wastewater system previously permitted, at 4105 Chiles-Pope Valley Road, came before the Zoning Administrator for action on April 9, 1999. The requested use permit modification was **APPROVED WITH THE ATTACHED CONDITIONS**

Conditions of approval may be appealed to the Board of Supervisors within ten working days of the decision in accordance with Chapter 2.88 of the Napa County Code.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Michael Miller".

Michael Miller
Zoning Administrator

cc. John Tuteur
Christine Secheli, DEM
Russ Bergholz, DPW
Wesley Maffei, Mosquito Abatement District
Ken MacNab, Project Planner

mmp29

CONDITIONS OF APPROVAL
Catacula Lake Winery (Keith) Wastewater Pond
98354-MOD

1. This modification is limited to the construction of a new 74,450 sq.ft. wastewater treatment and fire protection pond and spray disposal system in lieu of the underground wastewater system approved in #97484-UP. The location and use of the facility shall conform to the site plans and application materials received by Napa County on February 3, 1999. Any expansion of, or changes to, the uses described above shall be made by separate use permit submitted for Commission or Zoning Administrator consideration.
2. The permittee shall comply with all applicable conditions of Use permit #97484-UP, except as modified herein.
3. The existing oak trees located in the 100 ft. between the Chiles-Pope Valley Road right-of-way and the edge of the spray field shall be preserved, and shall not be adversely impacted by the spray field. Evidence of adverse impact shall result in relocation of the spray field.
4. If any excavated materials are still being stockpiled on site during the rainy season (October 15 to April 1, the owner/permittee shall cover the stockpiled soils with tarps and install temporary erosion and sediment control measures around the outer perimeter of the stockpile area. Measures shall consist of standard temporary erosion and sediment control measures as outlined in the Napa County Conservation Regulations.
5. All applicable building codes, zoning standards and requirements of various County Departments and other local, state and federal agencies that are not in conflict with these conditions shall be fully complied with. Said requirements shall include, without limitation, those requirements contained in the following documents:
 - Public Works Department comments of February 8, 1999;
 - Environmental Management Department comments of March 5, 1999;
 - Mosquito Abatement District comments of February 23, 1999.
6. All staff costs associated with monitoring compliance with these conditions and project revisions and all previously imposed conditions related to this project shall be borne by the permittee 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 Resolution #95-77 or as such Resolution may be amended from time to time.



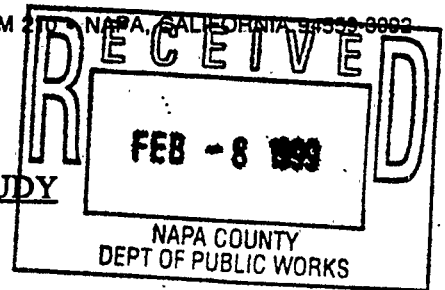
NAPA COUNTY RECEIVED

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING Director

FEB 9 - 1999

1195 THIRD STREET, ROOM 207 NAPA, CALIFORNIA 94559-0002 AREA CODE 707/253-4416



NAPA CO. CONSERVATION DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Public Works KEITH

APPLICATION TITLE: CATACULA LAKE WINERY FILE #: 98354-MOD

RESPONSE REQUEST DATE: 2-9-99 RESPONSE RETURN DATE: 2-24-99 FINAL REQUEST DATE: FINAL RESPONSE DATE:

This application (see enclosed project description and/or maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project [X] Yes [] No If yes, indicate required permits: SEE MEMO DATED 4/9/98, ITEMS #5 + #7

2. Indicate areas of environmental concern and availability of appropriate technical data: NONE

3. Do you recommend: [] Negative Declaration [] Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed): SEE MEMO DATED 4/9/98. Use permit Modification items shall be reviewed concurrently with original use permit conditions. Per Item #2, submitted improvement plans shall satisfy both files # 97484-UP AND 98354-MOD.

5. Have you previously reviewed an application on any portion of this project? [] Yes [X] No

6. Name of contact person: Ross Bergholz Telephone: 253-4851

Response Prepared by: Ross Bergholz Title: ASSOCIATE ENGINEER Date: 2-8-99



MEMORANDUM

March 5, 1999

RECEIVED

TO: Napa County Planning Department, Jeff Redding, Director

MAR 8 - 1999

FROM: Napa County Environmental Management Department,
Christine Secheli, R.E.H.S., Senior Environmental Health Specialist

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

SUBJECT: Use Permit Modification Application for Catacula Lake Winery
Located at 4105 Chiles Pope Valley Road
Assessor Parcel # 25-020-23
File # 98354-MOD

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. Previous recommendations and conditions of approval shall apply and be included in this project.
2. Plans for the proposed private sewage disposal system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions and shall be subject to approval by the Department of Environmental Management prior to issuance of any permits.
3. The applicant shall maintain regular monitoring of the above ground waste water system as required by the Department of Environmental Management and submit quarterly reports. An annual operating permit is required for the waste water system.

cc: Dave Keith, 114 Main Street, Suite 310, Jackson, CA 95642

KM



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

RECEIVED

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

FEB 23 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

RECEIVED FEB 10 1999

TO: Mosquito Abatement District
KEITH

APPLICATION TITLE: CATACULA LAKE WINERY FILE #: 98354-MOD

RESPONSE REQUEST DATE: 2.9.99 RESPONSE RETURN DATE: 2.24.99
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

This application (see enclosed project description and/or maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project Yes No
If yes, indicate required permits: _____

2. Indicate areas of environmental concern and availability of appropriate technical data:
Public Health - mosquito breeding in ponds

3. Do you recommend: Negative Declaration Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed):
Access roads and levees minimum 10' wide for vehicular access. Inside of pond levees to be free of vegetation. Access roads and levees to be all-weather - allowing month access to ponds

5. Have you previously reviewed an application on any portion of this project?
 Yes No

6. Name of contact person: Wesley A. Maffei Telephone: (707) 258-6044
Response Prepared by: Wesley A. Maffei
Title: Manager
Date: 23 Feb 99



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Charles Wilson
Director

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

September 24, 2002

Edward Keith
Catacula Lake Winery
1475 4th Ave.
Napa, CA 94559

Re: Request for Permit (#02354-Mod) for Modification of Use Permit #97484-UP to utilize a cave for wine storage (APN 025-020-023)

Dear Ed:

Please be advised that your request to modify the subject Use Permit for Catacula Lake Winery has been administratively **APPROVED**.

The permit becomes effective On October 17, 2002 unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. If an appeal is filed by others, you will be notified. Pursuant to Section 18.124.080 of the Napa County Code, this approval must be activated within two years from the approval date, or it shall automatically expire and become void.

This approval applies only to the project as described in your proposal (use of a 14, 995 square foot cave, currently under construction, in the location and configuration described in your proposal of August 7, 2002). Permits shall be obtained for all work as required by County Codes (such as, but not limited to, building, electrical, plumbing, and mechanical). A grading permit for placement of the cave spoils shall be coordinated with the Public Works Department. The County requires that all cave spoils be removed from the project site prior to considering Certification of Occupancy of the caves. The applicant will coordinate with and obtain approval from CDF to ensure all Fire Department requirements are met prior to Certification of Occupancy of the caves. Wastewater systems shall be designed per the attached Environmental Management comments.

The County also requires that the landscaping committed to in your letter on September 12, 2002 be installed prior to Certification of Occupancy. If any lighting is planned for the cave entrance, the lighting to be used shall be minimized to that required for safety and security, shall be pointed downward and shielded, shall not provide a source of glare, and shall be turned off when the winery is closed. Lighting shall be inspected prior to Certification of Occupancy.

All previous Conditions of Approval for the winery, except as modified herein, remain in full effect. Should you have any questions, please contact me at slederer@co.napa.ca.us or at (707) 253-4416.

Sincerely,


Steven E. Lederer
Deputy Planning Director

Attachment

cc: file (w)
John Tuteur, Assessor (w/o)
Gary Brewen, Building Codes Administrator (w/o)
Anna Maria Martinez, Public Works (w/o)
Barbara Easter, Napa County Fire Department (w/o)
Christine Secheli, Environmental Management (w)
John Shook, Norby Wine Caves, 3009A Coffey Lane, Santa Rosa, CA 95403(w)



MEMORANDUM

August 28, 2002

TO: Napa County Planning Department, Charley Wilson, Director

FROM: Napa County Environmental Management Department,
Christine Secheli, R.E.H.S., Environmental Health Manager *CMS*

SUBJECT: Use Permit Application for Catacula Lake Winery
Located at Chiles Valley Road
Assessor Parcel 25-020-23
File # 02354-MOD

RECEIVED

AUG 29 2002

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

We have reviewed the revised proposal and recommend approval of the application provided the following are included as conditions of approval:

1. All wastewater generated inside the caves must be appropriately directed to the proper wastewater disposal systems prior to connection of the caves to the wastewater system, a proposed plan must be submitted to and approved by this department and a sewage permit must be secured.

cc: Mr. Edward A. Keith, Catacula Lake Winery, 1475 Fourth St., Napa, CA 94559



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Charles Wilson
Director

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

July 31, 2003

Edward Keith
Catacula Lake Winery
4105 Chiles Pope Valley Road
St. Helena, CA 94574

Re: Request for Permit (#03224-Mod) for Modification of Use Permit #97484-UP to allow for custom crush activities (APN 025-020-023)

Dear Ed:

Please be advised that your request to modify the subject Use Permit for Catacula Lake Winery has been administratively **APPROVED**.

The permit becomes effective unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. If an appeal is filed by others, you will be notified. Pursuant to Section 18.124.080 of the Napa County Code, this approval must be activated within two years from the approval date, or it shall automatically expire and become void.

This approval applies only to the project as described in your proposal (custom crush activities utilizing 6,500 gallons of the winery's existing total permitted annual production, including crushing, fermentation, barrel aging, bottling, and case goods storage). No other changes to the winery operations are requested or authorized.

The County notes that during reviews for this permit modification a number of unapproved signs at the winery entrance and along the main road were identified. These signs have since been removed. The County will take stern and appropriate action should those or similar signs reappear at some future date.

All previous Conditions of Approval for the winery, except as modified herein, remain in full effect. Should you have any questions, please contact me at slederer@co.napa.ca.us or at (707) 253-4416.

Sincerely,


Steven E. Lederer
Deputy Planning Director

cc: file
John Tuteur, Assessor
Christine Secheli, Environmental Management
Elaine Wellesley, Beer & Wine Services, 211 Wapoo, Suite 202, Calistoga, CA 94515
John Shook, Norby Wine Caves, 3009A Coffey Lane, Santa Rosa, CA 95403(w)



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

July 20, 2016

Maxville Lake Winery
4105 Chiles Pope Valley Road
St. Helena, CA 94574

Re: Maxville Lake Winery Use Permit-Very Minor Modification Application No. P16-00294
4105 Chiles Pope Valley Road, St. Helena, CA 94574- APN 025-020-023

Dear Applicant,

Please be advised that Use Permit Very Minor Modification Application No P16-00293 was APPROVED by the Napa County Planning, Building, and Environmental Services on July 20, 2016. The request allows for installation of a fire suppression system, consisting of two 34,000 gallon water storage tanks on a 30'x42' concrete pad. Additionally, the existing pump and diesel pad for the fire pond will be dismantled and relocated to the new fire suppression system location. No other changes are proposed or approved as part of this permit. Please be advised that your request has been APPROVED by the Zoning Administrator subject to the conditions of approval attached as Exhibit A, and as follows:

The proposed project is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to State Section 15303, New Construction.

This permit becomes effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You have the right to appeal the conditions of approval and you will be notified should an appeal be filed by another.

EXPIRATION DATE: July 20, 2017

Pursuant to Government Code §66020(d)(1), you are hereby further notified that the ninety day period in which to protest the imposition of any fees, dedications, reservations, or other exactions which may have been adopted as conditions of approval has begun.

Pursuant to Napa County Code §18.124.080, the modification must be activated within two (2) years of the approval date, or it will automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of your permit. Prior to commencing construction, Building Permits must first be obtained.

If you have any questions about this letter please feel free to contact the project planner Shaveta Sharma at 707.299.1358 or via email at shaveta.sharma@countyofnapa.org

Sincerely,

Shaveta Sharma for

John McDowell
Zoning Administrator and Deputy Planning Director

Cc: chron; file; applicant

**CONDITIONS OF APPROVAL
EXHIBIT A
Maxville Lake Winery
4105 Chiles Pope Valley Road
Pllication #P16-00294-VMM
APN: 023-020-023**

1. SCOPE:

The permit shall be limited to:

- a) The installation of a fire suppression system, consisting of two 34,000 gallon water storage tanks on a 30'x42' concrete pad;
- b) Dismantling and relocation of the existing pump and diesel pad for the fire pond to the new fire suppression system location;
- c) No other improvements or modification;
- d) The site improvements shall be designed in substantial conformance with the submitted site plan, except as modified by these conditions of approval. It is the responsibility of the applicant 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. 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 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.

3. PREVIOUS CONDITIONS:

As applicable, the permittee shall comply with any previous conditions of approval for the winery use except as they may be explicitly modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control.

4. 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.