

“B”

**Recommended Conditions of Approval
and Final Agency Approval Memos**

RECOMMENDED CONDITIONS OF APPROVAL

Carneros Resort and Spa
Use Permit Modification Application No. P15-00190-MOD
4048 Sonoma Highway, Napa
APN's #047-100-062, 047-110-003, 047-110-027, 047-110-028, 047-400-(01-28 SFAP)

This Permit encompasses and shall be limited to the project commonly known as the Carneros Resort and Spa, located at 4048 Sonoma Highway. 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 the general public to ensure compliance is achieved.

Where conditions are not applicable or relevant to this project, they shall be noted as "Reserved" and, therefore, have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

This Permit encompasses and modifies, in relevant part, the terms of Use Permit Nos. 98511-UP, 98290-MOD, 00097-MOD, 03308-MOD, and P06-00092-MOD, and shall be limited to:

- 1.1 Approval of an Exception to the Napa County Road and Street Standards (RSS) to allow widths of less than 22-feet (20-foot wide road with 22-feet of unobstructed horizontal clearance) for the existing internal private roadway/driveway system. All new driveway and parking drive aisles shall comply with the 2019 RSS.
- 1.2 Approval of a Use Permit Modification to the Carneros Resort and Spa (Carneros Resort) previous approvals, as follows:
 - a. relocation of the main entryway and installation of a new entry structure and signage;
 - b. installation of off-site roadway landscape improvements within Caltrans and County right-of-ways;
 - c. replacement of the existing wood fence along Old Sonoma Road with a decorative masonry wall;
 - d. relocation of the Boon Fly Café restaurant to The Market location and use of the existing Boon Fly Café location for storage and staff needs;
 - e. relocation of The Market space to a smaller, existing office space in the adjacent building;
 - f. relocation of six existing recreational vehicle spaces to the Hilltop location;

- g. alteration and enhancement of the existing Hilltop pool area;
- h. relocation of the kitchen gardens located on the flag lot to the farm area;
- i. Carneros Inn Mutual Water Company's (Mutual Water Company) installation of a private waterline from the terminus of an existing Congress Valley Water District waterline to the Property so that the City of Napa can supply water to the Mutual Water Company, thereby eliminating groundwater use at the site;
- j. installation of two pickle ball courts;
- k. use of the adjoining CL zoned parcel (APN 047-110-027) as overflow parking for the Carneros Resort;
- l. abandonment of the southerly portion of the Old Sonoma Highway and re-use as kitchen gardens;
- m. conveyance to the County of one-acre of Carneros Resort land on Old Sonoma Road for use as a future new fire facility; and,
- n. relocation of the existing fire facility from the 0.2-acre parcel to the Old Sonoma Road location including the construction of a concrete pad and connection to the Mutual Water Company waterline, or if the fire facility is not relocated payment of an in-lieu fee towards the construction of a new fire facility equivalent to the cost of constructing a pad and relocating the existing fire facility.

The Carneros Resort 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 (the County Code). It is the responsibility of the permittee 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 of or change in use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

3.0 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 of approval 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 to the property owner or permittee. 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 issuance of a Final Certificate of 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 a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the

program at the permittee'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 proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

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

4.1 **GROUND WATER MANAGEMENT – WELLS [RESERVED]**

4.2 **AMPLIFIED MUSIC**

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, buildings.

4.3 **TRAFFIC**

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times 4:00 PM to 6:00 PM weekdays; 1:00 PM to 3:00 PM Saturdays and Sundays. 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.

4.4 **PARKING [RESERVED]**

4.5 **BUILDING DIVISION – USE OR OCCUPANCY CHANGES**

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made in the use or occupancy of an existing building unless the building is made to comply with requirements of the current CBC as for a new building.

4.6 **FIRE DEPARTMENT – TEMPORARY STRUCTURES [RESERVED]**

4.7 **NAPA COUNTY MOSQUITO ABATEMENT PROGRAM [RESERVED]**

4.8 **GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, MECHANICAL EQUIPMENT, AND TRASH ENCLOSURE AREAS**

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County.
- b. All landscaping shall be permanently maintained in accordance with the landscaping approved by the County.
- c. All outdoor screening, storage, mechanical equipment and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items

shall exceed the height of the screening. Exterior equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.

- d. The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint color that differs from the approved building permit. Highly reflective surfaces are prohibited.
- e. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.9 NO TEMPORARY SIGNS

Temporary off-site signage, such as "A-Frame" signs are prohibited.

4.10 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated June 4, 2019.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated June 19, 2019.
- c. Building Division operational conditions as stated in their Memorandum dated June 15, 2018.
- d. Department of Public Works operational conditions as stated in their Memorandum dated June 11, 2015.
- e. Fire Department operational conditions as stated in their Inter-Office Memo dated June 27, 2019.

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 County 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 this permit.

4.11 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.12 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. There shall be no groundwater pumping at the Carneros Resort site once the Mutual Water Company's privately owned waterline connection is complete and operational. The on-site wells shall be capped and remain capped for so long as the City's water supply continues except in case of an emergency. The PBES Director shall have the right to inspect the wells to confirm that they have been capped as determined by the PBES Director.
- b. There shall be no trucking of water to the project site except in case of an emergency once the Mutual Water Company's privately owned waterline connection is complete and operational. An "emergency" is defined as any time that the City is unable to provide the required supply, pressure, and/or the water is contaminated. In such an event, the Mutual Water Company may use a standby source. A standby source may not be used for more than the duration of the emergency. The Planning Building and Environmental Services (PBES) Director shall be notified by the permittee or Mutual Water Company within 24 hours of using a standby source. Notification shall include the reason for the use and estimated duration. The State Water Resources Control Board shall be notified within 72 hours per Title 22 of the California Code of Regulations Section 64414.
- c. The permittee shall rigorously implement the existing water conservation measures identified in Exhibit A and shall operate the Carneros Resort in the most water efficient and sustainable manner possible consistent with reasonable commercial practice.
- d. The Mutual Water Company shall operate and maintain its state-of-the-art recycled water plant.
- e. If the permittee is unable to obtain all Final Project Approvals within two (2) years from the Effective Date of the Development Agreement or as may be reasonably extended by the PBES Director, then the permittee shall not pump more than 26.96 acre-feet of groundwater per year on the Property.
- f. The Boon Fly Café shall be limited to 49 seats, indoors and outdoors.
- g. There shall be no new residential units (R occupancy per the CBC) constructed on the project site.
- h. There shall be no direct access to the project site from Old Sonoma Road.
- i. Any gardens planted in the flag portion of APN 047-100-062 shall not be open to the public.

- j. The location of visitor 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.
- j. The permittee and/or designee shall obtain a tent permit from the Fire Department for any temporary structures utilized for any permitted or temporary events.

4.13 PREVIOUS CONDITIONS

The permittee shall comply with the following previous conditions of approval for the project as consolidated into the attached document as Exhibit B. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent condition shall control.

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

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:

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' 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. Engineering Services Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated June 4, 2019.
- b. Environmental Health Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated June 19, 2019.

- c. Building Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated June 15, 2018.
- d. Department of Public Works plan review/construction/preoccupancy conditions as stated in their Memorandum dated June 11, 2015.
- e. Fire Department plan review/construction/preoccupancy conditions as stated in their Inter-Office Memo dated June 27, 2019.

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 County 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 permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

Please contact the Building Division with any questions regarding the following:

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the CBC or any State or local amendment adopted thereto
- b. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities, a separate demolition permit shall be required from the Building Division prior to removal. The permittee shall provide a “J” number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.
- c. All areas of newly designed and newly constructed buildings, facilities and or site improvements must comply with the CBC accessibility requirements, as well as, American with Disabilities Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL

- a. 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 Planning Division review and approval. All lighting shall comply with the CBC.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward; located as low to the ground as possible; the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. 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.

6.4 LANDSCAPING – PLAN SUBMITTAL

- a. 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 permit. The plan shall be prepared pursuant to the Water Efficient Landscape Ordinance (Chapter 18.118 of the County Code) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.
- b. Plant materials shall be purchased locally when practical, and, to the greatest extent possible, the plant materials shall be the same native plants found in Napa County. The Agricultural Commissioner’s office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.
- c. No trees greater than 6” diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio and shown on the landscaping plans for the Planning Division’s review and approval. 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 development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.
- d. Evergreen screening shall be installed between the industrial portions of the operation (e.g., tanks, crushing area, parking area, etc.) and any off-site residence from which these areas can be viewed.
- e. All landscaped areas and sidewalks shall be separated from parking and drive aisle areas by a minimum 6-inch raised concrete curb.

6.5 COLORS

The colors used for the roof, exterior walls and built landscaping features of the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division in conjunction with building permit review and/or prior to painting the building. Highly reflective surfaces are prohibited.

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

- a. Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall 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.

- b. 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 the County Code) shall be placed underground or be made virtually invisible from the subject roadway.

6.7 MECHANICAL EQUIPMENT

- a. Roof mounted equipment shall be screened by a parapet wall of equal or greater height than the highest piece of roof mounted equipment or vent. Equipment may be screened by a separate roof screen that is architecturally integrated with the building if screening by a parapet wall is not feasible or is architecturally undesirable. When separate roof screens are used, roof equipment should be organized into major groups screening a smaller number of units rather than multiple areas. The PBES Director may approve exceptions for solar equipment. All screening is subject to review and approval by the PBES Director. Any skylights shall be subject to review and approval by the PBES Director prior to the issuance of building permits.
- b. The term "equipment" includes roof mounted equipment or vents, electrical equipment, gas meter, communication antennas, irrigation valves, storage tanks, or other mechanical equipment. The manner of screening shall be as follows: Communications equipment, including microwave equipment, may remain unscreened if visually integrated with the building design through color, location, and construction; all building mounted equipment, including but not limited to louvers, pipes, overhead doors or service doors, access ladders, downspouts, conduit, and electrical/service boxes, shall be painted consistent with the color scheme of the building.
- c. Ground mounted equipment shall be screened by walls or landscaping to the satisfaction of the PBES Director.
- d. Exterior equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.8 TRASH ENCLOSURES

Adequate area must be provided for collection and loading of garbage and recyclables generated by the project. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the pedestrian and vehicle access needed for the collection site. The garbage and recycling enclosure shall meet the minimum enclosure requirements established by staff and the franchised hauler, which shall be included in the building permit submittal.

6.9 ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office. The PBES 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.

- 6.10 HISTORIC RESOURCES **[RESERVED]**
- 6.11 DEMOLITION ACTIVITIES **[RESERVED]**
- 6.12 VIEWSHED – EXECUTION OF USE RESTRICTION **[RESERVED]**
- 6.13 PERMIT PREREQUISITE MITIGATION MEASURES **[RESERVED]**
- 6.14 PARCEL CHANGE REQUIREMENTS **[RESERVED]**
- 6.15 FINAL MAPS **[RESERVED]**
- 6.16 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS **[RESERVED]**

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENT

Please contact Engineering Services with any questions regarding the following:

a. GRADING & SPOILS

All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. Alternative locations for spoils are permitted, subject to review and approval by the PBES Director, when such alternative locations do not change the overall concept, and do not conflict with any environmental mitigation measures or conditions of approval.

b. 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 when average wind speeds exceed 20 mph.

c. AIR QUALITY

During all construction activities the permittee shall comply with the most current version of BAAQMD Basic Construction Best Management Practices including but not limited to the following, as applicable:

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.
2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.

3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
4. Remove all visible mud or dirt tracked onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ http://www.arb.ca.gov/portable/perp/perpfaq_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

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 State Regional Water Quality Control Board.

7.2 **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 PBES 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 project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner 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 permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 CONSTRUCTION NOISE

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall be staged, loaded, and unloaded on the project site, if at all practicable. 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 only shall occur daily between the hours of 8:00 AM to 5:00 PM.

7.4 CONSTRUCTION MITIGATION MEASURES [RESERVED]

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL [RESERVED]

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES

A Temporary Certificate of Occupancy (TCO) may be granted pursuant to the County Code to allow specific limited use of the project recreational vehicle units prior to completion of all project improvements. Permittee shall comply with the following before a TCO is granted:

8.1 TEMPORARY OCCUPANCY

All life and safety conditions shall be addressed prior to issuance of a TCO by the County Building Official. TCOs shall not be used for the occupancy of hospitality buildings and shall not exceed the maximum time allowed by the County Code which is 180 days. In special circumstances, Departments and/or Agencies with jurisdiction over the project are authorized as part of the TCO process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence:

9.1 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.

9.2 SIGNS

Detailed plans, including elevations, materials, color, and lighting for any project identification or directional signs shall be submitted to the Department for administrative review and approval prior to installation. Administrative review and approval is not required if the signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this permit approval. All signs shall meet the design standards as set forth in the County Code. Any off-site signs allowed shall be in conformance with the County Code.

9.3 GATE/ENTRY STRUCTURES

Any gate installed at the project entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows 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 pursuant 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 permit approval.

9.4 LANDSCAPING

Landscaping shall be installed in accordance with the approved landscape plan.

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

9.7 GRADING SPOILS

All spoils piles shall be removed in accordance with the approved grading permit and/or building permit.

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

All project improvements and conditions of approval, including compliance with prior conditions of approval in Exhibit B, shall be completed prior to issuance of a final certificate of occupancy.

Exhibit A

**Carneros Resort and Spa
Use Permit Modification Application No. P15-00190-MOD
4048 Sonoma Highway, Napa
APN's #047-100-062, 047-110-003, 047-110-027, 047-110-028, 047-400-(01-28 SFAP)**

Summary of Water Conservation Measures Taken Carneros Resort and Spa

Domestic Water:

- Since the project opened in 2004, guest cottage hot water is provided through a central hot water plant. In the cottages hot water is available instantly. This eliminates the waste that often occurs as one waits for the water to heat up. This central plant is also much more efficient than having many satellite hot water heaters.
- 2.5 max GPM shower heads installed at all guest units.
- Low flow 1.0 GPM aerator installed at all guest units.
- 1.0 GPF urinals installed in all public areas.
- Low flow 1.6 gallon/flush toilets installed in all public areas.
- Project was originally outfitted with low flow toilets throughout. In 2014, Ultra Low flow 1.0 gallon/flush Toto Drake II toilets installed in all guest units.
- Smart booster pumps installed in 2016 to provide domestic water pressure to the property. These units have sensors to detect leaks or high flow conditions and will shut the systems down to conserve water in the event of a large leak or rupture.

Waste Water Recycling:

- The Carneros Inn has a state-of-the-art water recycling plant, constructed at great cost, and all of our domestic waste water is recycled onsite. This water is stored and used to irrigate the grounds and to provide water for fire protection. All of the properties' sewage treatment takes place in a state-of-the-art Zenon membrane bioreactor, or MBR. All of the waste on the property gravity drains to 2 below-grade, equalization basins that provide emergency storage potential and allow us to meter the flows and process waste at off-peak energy consumption hours. From these tanks the waste is pumped into the MBR plant located in Barn 2. The tertiary treatment process uses ultra-filtration membranes submerged in deep tanks to reduce the footprint of the structure. No need for large settling tanks, ponds and clarifiers. The entire plant capable of producing ~80,000 gallons per day of the highest quality (California Title 22 certified) recycled water takes up less than 4000 square feet. From the plant the recycled water is pumped to seasonal storage ponds where it is used to irrigate all the plant material and charge the fire protection lines.

Irrigation:

-All irrigation on property (with the current exception of the culinary garden) is irrigated with recycled waste water produced by our MBR plant described above. Prior to 2015, the landscape areas of the 24 private homes on the property were irrigated with domestic water. In April 2015, we converted the irrigation systems for all homes to recycled water. The final available conversion from domestic to recycled water...of the kitchen gardens...is currently in process and expected to be completed in 2016.

-Aside from turf areas, all irrigation at the property is performed via drip irrigation.

Exhibit B

**Carneros Resort and Spa
Use Permit Modification Application Number P15-00190
4048 Sonoma Highway, Napa
APN's #047-100-062, 047-110-003, 047-110-027, 047-110-028, & 047-400-(01-28 SFAP)**

PREVIOUS CONDITIONS

The previous entitlements and conditions that have been superseded or replaced have been struck through. Annotations indicate where older permits or conditions have been replaced or superseded by more recent permits or if the improvements have been completed. Those previous conditions that have been struck through but have not been annotated were generally satisfied or required to be completed prior to issuance of final occupancy or finaling a building permit.

- 4.13 The permittee shall comply with the following previous conditions of approval for the facility as consolidated in this document. To the extent there is a conflict between a previous condition of approval identified in this document and the Recommended Conditions of Approval, the more stringent condition shall control (*Text shown in italics has been added by staff.*)

THE FOLLOWING USE PERMITS AND MODIFICATIONS ARE ASSOCIATED WITH APN's 047-110-027 & 028:

A. USE PERMIT NO. U-417172 (KING)

[Use Permit] to operate a trailer and recreation vehicle storage yard on a six (6) acre parcel of land located on the north side of State Route 121 approximately 2000 feet east of Old Sonoma Road. ***[The use(s) entitled by this permit has been discontinued and superseded.]***

~~COA No. 1 The use permit be limited to a three-year period on Stage 1 (approximately 3 acres) of the overall development, with options for renewal.~~
Superseded by U-527374.

~~COA No. 2 Use of the property shall be limited to the storage of travel trailers, mobile homes, pick-up campers, and motorhomes. Any sales, maintenance, repair, or dismantling operations are to be prohibited.~~
Superseded by 98511-UP.

~~COA No. 3 Submission of a landscape plan for review and approval by the Department. Said plan to show the method of screening the trailers when viewed from State Route 121 and Old Sonoma Road.~~
Replaced by P15-00190-MOD Condition of Approval 6.4.

~~COA No. 4 The site be kept in a clean and orderly condition at all times.~~
Replaced by P15-00190-MOD Condition of Approval 4.8.

~~COA No. 5 The trailer storage area be approved by the County Engineer to provide a dust-free, all weather surface.~~

~~COA No. 6 — The issuance of this permit be contingent upon approval of the proposed rezoning of the property to a PD District by the Board of Supervisors.~~

~~COA No. 7 — Compliance with all applicable building codes and requirements of the Division of Environmental Quality Control, the Engineering Department and the Flood Control and Water Conservation District.~~

B. USE PERMIT NO. U-527374 (KING)

[Use Permit] to continue operating a trailer and recreational vehicle storage yard and to develop the remaining 3-acre portion of land located on a 6.0 acre parcel north of State Highway 121 east of Old Sonoma Rd in a PD (Planned Development) District. **[The use(s) entitled by this permit has been discontinued and superseded.]**

~~COA No. 1 — Exhibit “A” be considered as the general Development Plan for this property.~~

~~COA No. 2 — Use of the property shall be limited to the storage of travel trailers, mobile homes, pick-up campers, and motorhomes. Any sales, maintenance, repair, or dismantling operations are to be prohibited.~~
Superseded by 98511-UP.

~~COA No. 3 — The site be kept in a clean and orderly condition at all times.~~
Replaced by P15-00190-MOD Condition of Approval 4.8.

~~COA No. 4 — The trailer storage area be provided with a dust-free, all weather surface to the satisfaction of Public Works.~~

~~COA No. 5 — Any signs to be approved by the Department for design, area, height and placement.~~
Replaced by P15-00190-MOD Condition of Approval 9.2.

~~COA No. 6 — Compliance with all applicable building codes, zoning regulations and requirements of the Public Works, Environmental Health, Flood Control and Water Conservation District and the State Division of Forestry.~~

C. USE PERMIT NO. U-287677 (KING)

[Use Permit] to expand an existing recreational vehicle storage business with the addition of the adjacent three (3) acre parcel located on the north side of Old Sonoma Road within a PD District. **[The use(s) entitled by this permit has been discontinued and superseded.]**

~~COA No. 1 — Exhibit “A” be considered as the general Development Plan for this property pending approval of a specific plan.~~

~~COA No. 2 — Use of the property shall be limited to the storage of 100 travel trailers, mobile homes, pick-up campers, and motorhomes. Any sales, maintenance, repair, or dismantling operations, or additional residences are prohibited.~~
Superseded by 98511-UP.

- COA No. 3 — ~~The site be kept in a clean and orderly condition at all times.~~
Replaced by P15-00190-MOD Condition of Approval 4.8.
- COA No. 4 — ~~The trailer storage area be provided with a dust-free, all weather surface approved by Public Works.~~
- COA No. 5 — ~~Any signs to be approved by the Department for design, area, height and placement.~~
Replaced by P15-00190-MOD Condition of Approval 9.2.
- COA No. 6 — ~~Compliance with all applicable building codes, zoning regulations and requirements of the Public Works, Environmental Health, Flood Control and Water Conservation District and the State Division of Forestry.~~
- COA No. 7 — ~~The permit expire on June 5, 1979 to coincide with the expiration date of Use Permit #U-527374 for the existing facility located on an adjacent parcel to the east. The property owner may seek renewal.~~
Superseded by U-17980.
- COA No. 8 — ~~Landscaping to be in accordance with “Exhibit B” and maintained in a healthy condition.~~

D. USE PERMIT NO. U-17980 (KING)

[Use Permit] to renew an existing permit and to utilize an existing structure to service recreational vehicles located on two (2) parcels on Old Sonoma Rd. within a PD (Planned Development) District. *[Note: numbering scheme below follows approval letter format]*
[The use(s) entitled by this permit has been discontinued and superseded.]

- COA No. 1 — ~~The permit be limited to: the storage of recreational vehicles and the use of an existing structure to service recreational vehicles stored on the property.~~
Superseded by 98511-UP.
- COA No. 4 — ~~Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.~~
Replaced by P15-00190-MOD Condition of Approval 9.2.
- COA No. 9 — ~~Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.~~
- COA No. 10 — ~~Trailer storage area to maintain a dust-free, all weather surface approved by Public Works.~~
- COA No. 11 — ~~Landscaping to be maintained in accordance with approved landscaping plans for the property.~~
Replaced by P15-00190-MOD Condition of Approval 4.8.
- COA No. 12 — ~~Submission of an updated General Development Plan for the property.~~

E. USE PERMIT NO. 98511-UP (CARNEROS PARTNERS)

COA No. 1 This permit is limited to the establishment of a resort lodging complex with accessory facilities as identified herein, integrated in a single design scheme:

- A. ~~A 25-unit lodge, consisting of cottage style units, and associated administrative and recreational amenities;~~
Superseded by P06-0092-MOD.
- B. 172 improved parking spaces, as identified on site plan (25 spaces for employees)
- C. A 100-seat restaurant/bar;
- D. 2,500 sq. ft. of retail space, plus a 500 sq. ft. Post Office, to be occupied by retail uses as specified in the Zoning Code for the CL District;
- E. 5,000 sq. ft. of meeting/banquet space, constructed and operated as part of the lodge and/or restaurant; and,
- F. A 10,000 sq. ft. "Public Square", including a bocce court.

The project shall be in substantial conformance to the conceptual site plan submitted to the County dated ~~10/21/02~~ **Superseded by the Illustrative Master Plan dated 6/21/2019 as part of P15-00190-MOD**. If a disagreement between these conditions of approval and the site plan arises, the text of these conditions of approval shall control. Any changes to uses or designs will be submitted to the Department for review and determination of the appropriate approval process pursuant to County standards, policies, and ordinances.

COA No. 2 Use by the Lodge Complex of recreational, water supply, sewage treatment, and access amenities associated with the approved Carneros Inn complex on the adjacent parcel under common ownership, wherever those facilities may be located, is recognized and permitted. ~~pursuant to these conditions.~~

COA No. 3 ~~A final landscape plan for the project will be submitted for Department review and approval prior to installation. Along with the internal areas of the project, the landscaping plan shall include the entire project perimeter, including on and in front of any sound walls installed. Landscaping shall also be installed to shield from the view the sound walls from Hwy 12/121. This landscaping shall include new trees interspersed with the existing trees that exist between Old Sonoma Highway and Hwy 12/121. Caltrans encroachment permits will be sought where necessary. Landscaping installation shall be substantially complete prior to opening of the Lodge.~~
Language struck through replaced by P15-00190-MOD Condition of Approval 6.4.

COA No. 4 ~~No signs are included in project approval, and any project signage visible from off site will require prior approval of the Department.~~
Replaced by P15-00190-MOD Condition of Approval 9.2.

- COA No. 5 In order to ensure that project water supply remains adequate, and continues to minimize or eliminate effects on surrounding groundwater users, the project shall implement the following measures:
- A. See Department of Public Works and Department of Environmental Management Conditions.
 - B. Materials distributed to lodge guests shall include advice that it is the policy of the Lodge to conserve water use.
[On-going]
 - C. Permittee will participate, proportionate to its groundwater extraction, in basin-wide conservation measures when and if such measures are adopted by the Board of Supervisors.
- ~~COA No. 6 Project lighting shall be focused on security and minimal identification needs, and shall be designed and/or managed to minimize potential effects on ambient night sky light levels.
Replaced by P15-00190-MOD Condition of Approval 6.3.~~
- ~~COA No. 7 The permittee shall pay a housing fee in accordance with Napa County Ordinance section 15.60.100.
[Completed]~~
- ~~COA No. 8 Permittee shall comply with applicable building codes, zoning standards, and requirements of various County Departments and other agencies as set forth in the following:~~
- ~~• Public Works comments dated November 13, 2002~~
 - ~~• Fire Department comments dated June 7, 1999~~
 - ~~• Building Division comments dated May 7, 1999~~
 - ~~• Environmental Management comments dated September 19, 2002~~
 - ~~• Caltrans comments dated September 26, 2002~~
- ~~COA No. 9 All staff costs associated with monitoring compliance with these conditions and project revisions 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.
Replaced by P15-00190-MOD Condition of Approval 3.0.~~
- ~~COA No. 10 Permittee shall comply with Mitigation Measures identified in the Carneros Lodge Revised Final Environmental Impact Report as certified by the Board of Supervisors, as duplicated on the attached pages.~~
- ~~COA No. 11 Deleted **[As appears in original approval letter.]**~~
- COA No. 12 The project applicant shall prepare a binding agreement for the approval of the Planning Department to limit on-site meetings so that they do not end

during the p.m. peak commute period. All full day or afternoon meetings would be sold "bundled" with a reception event on-site during or after the p.m. commute hour.

- COA No. 13 The project applicant shall manage employee shift schedules to minimize employee turnover during the a.m. and p.m. commute hours.
- COA No. 14 Maximum capacity of the meeting/conference facilities shall be 175 persons/day. These facilities shall only be used by groups that have some members who are also staying at the Lodge. A log shall be maintained, which is available for County review, detailing the number of persons using the facility on a daily basis.
- COA No 15 The spa and pool facilities shall be used by persons staying at the Lodge and their personal friends only. They are not to be rented or used by the general public.
- COA No. 16 All project parking shall be accommodated on the project site. No parking is authorized along the shoulders of any State or County road to support the project. In the event parking lots are ever filled to capacity the Lodge shall establish off-site parking at a legal parking facility and a shuttle service shall be established to handle the overflow.
- ~~COA No. 17 In consideration of the Lodge being allowed to use the access road on the Carneros Inn parcel to get to the common reception center, a Lot Line Adjustment shall be performed to place said access road entirely onto the parcel that contains the Carneros Inn. The LLA shall be limited to the portion needed for the driveway -- or -- a deed restriction, in a form acceptable to County Counsel, shall be recorded to prohibit the remainder of the former access parcel from being used as an access to Old Sonoma Road or to support the Carneros Inn or Lodge in any manner (except for disposal of treated wastewater).
[Deed recorded November 12, 2003.]~~
- ~~COA No. 18 A signed indemnification agreement, in a form acceptable to County Counsel, shall be signed prior to issue of any permits.
[Completed]~~
- COA No. 19 A deed restriction shall be placed on the Carneros Inn and Carneros Lodge parcels requiring that all parcels be sold together.

F. USE PERMIT NO. P05-0315-MOD (CARNEROS LODGE, LLC)

This approval applies only to the changes proposed in the submittal of August 29, 2005. In summary, the approved changes are as follows:

- COA No. 1 ~~Replace the originally approved 25 cottages with 20 cottages, arranged per the submitted site plan occupying the same total square footage as the original 25 cottages.
Superseded by P06-0092.~~

~~COA No. 2 Construct a structure, in substantial conformance with the submitted drawings, over the existing pumping station.
[Completed]~~

G. USE PERMIT NO. P05-0316-MOD (CARNEROS LODGE, LLC)

COA No. 1 Scope: **[The following improvements identified in COA No. 1 (A-C) have been completed.]**

~~Construction of roadway improvements generally described below and in substantial conformance with the submitted engineering drawings:~~

- ~~A. Highway 12/121 intersection with Old Sonoma Highway: deletion of the requirement to install left turn lanes in and out of this intersection, and installation of tapers to facilitate right turns only in and out of the intersection.~~
- ~~B. Highway 12/121 intersection with Old Sonoma Road: installation of a traffic signal, installation of dedicated left and right turn lanes southbound on Old Sonoma Road, and improvements of turn lanes from the highway in both directions onto Old Sonoma Road.~~
- ~~C. Old Sonoma Highway: improvements to shoulders to facilitate safe pedestrian access along the complete length of Old Sonoma Highway.~~

~~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 substantial project changes, which are necessitated by the requirements of other department or agencies, are subject to further County approval.~~

~~COA No. 2 Signs~~

~~The applicant shall develop a detailed signage plan (for County approval), as well as written materials for guests, which directs guests from Highway 12/121, to Old Sonoma Road, to Old Sonoma Highway, to the project entrance (and the same route on exit). The signage plan will be designed to discourage trips toward the City of Napa on Old Sonoma Road east of the Old Sonoma Highway intersection. Detailed plans for any signs shall be submitted to the Planning Department and either Caltrans or the Department of Public Works as applicable for administrative review with regards to design, materials, area, height, and placement. Signage shall ~~[be] complete[d]~~ prior to certificate of occupancy.
[Completed]~~

~~COA No. 3 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:~~

~~The applicant shall comply with all applicable building codes, zoning standards and requirements of various County departments and Caltrans including the following:~~

- ~~A. Department of Public Works memo dated October 4, 2005 (revised)~~

~~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.~~

~~COA No. 4 — LANDSCAPING:~~

~~Any required landscaping shall be coordinated with Caltrans. Any required 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.~~

Replaced by P15-00190-MOD COA 6.4.

~~COA No. 5 — 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, ~~bed~~, and unloaded on the project site.~~

Replaced by P15-00190-MOD COA 7.3.

~~COA No. 6 — 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. Construction activities shall not occur during windy periods.~~

Replaced by P15-00190-MOD COA 7.1.

~~COA No. 7 — 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 Department will be contacted for further guidance, which will likely include the requirement for the applicant 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.~~

Replaced by P15-00190-MOD COA 7.2.

~~COA No. 8 — STORMWATER 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. 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.~~

~~**Replaced by P15-00190-MOD COA 7.1.**~~

~~COA No.9 — 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.~~

~~**[Completed]**~~

~~COA No. 10 — 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 (\$116.00/hour as of January, 2004). 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 the County Code.~~

~~**Replaced by P15-00190-MOD COA 3.0.**~~

~~COA No. 11 — Mitigation Measure Compliance:~~

~~The applicant shall comply with all mitigation measures and previous conditions of approval (except where modified herein) contained in the original project Environmental Impact Report and project approval.~~

~~COA No. 12 Fair Share for Future Improvements:
Should Caltrans or the County undertake a road improvement project at the creek crossing on Highway 12/121 to the west of Old Sonoma Road the permittee shall be responsible to pay their fair share towards construction of that project.
[Completed]~~

~~COA No. 13 Construction Schedule:
Construction schedule for the work at Highway 12/121 and Old Sonoma Road shall be developed to ensure ingress/egress to the Madonna Estates winery is not impacted. The schedule shall be provided to the winery and the County at least three weeks prior to start of construction to allow the winery time to provide comments.
[Completed]~~

~~COA No. 14 Temporary Post Office Location:
The temporary post office location proposed in the applicant's letter of November 15, 2005 is approved as proposed.
[Completed]~~

~~COA No. 15 Construction Completion:
Roadway improvements approved via this proposal shall be completed prior to a temporary or permanent certificate of occupancy for any structures on the Carneros Lodge (aka Carneros Inn Phase II) parcels.
[Completed]~~

H. USE PERMIT NO. P06-0092-MOD (CARNEROS INN, LLC)

This approval applies only to the changes proposed in the submittal of March 2, 2006. In summary, the approved changes are as follows:

COA No. 1 Replace the currently approved 20 cottages with 17 cottages, arranged per the submitted site plan occupying substantially the same total square footage as the original 25 cottages.
[Note: The cottages referred to in this condition are identified as “The Orchard” on the Illustrative Master Plan, dated 6/21/2019, as part of P15-00190-MOD.]

No other changes were requested or approved. All previous conditions of the use permit except as modified herein remain in full effect. Appropriate building permits must be obtained prior to conducting any work.

THE FOLLOWING USE PERMITS AND MODIFICATIONS ARE ASSOCIATED WITH APN 047-100-062:

I. USE PERMIT NO. 5-62 (NORTON)

A Use Permit is hereby granted for the following:

- To establish a trailer court on Sonoma Highway (17 spaces)

[The use(s) entitled by this permit has been discontinued and superseded by 98290-MOD.]

J. USE PERMIT NO. 25-66 (ZOPFI)

~~[Use Permit] to establish 19 additional trailer spaces at the Los Carneros Trailer Park, located on the north side of Sonoma Highway west of Los Carneros Road extended in a CL District; subject to the development plan for the park as submitted by the applicant.~~

[The use(s) entitled by this permit has been discontinued and superseded by 98290-MOD.]

K. USE PERMIT NO. 48-67 (ZOPFI)

~~[Use Permit] to establish sanitation oxidation ponds and appurtenant facilities for the Carneros Mobile Home Park on the southwest corner of a 29.9 acre parcel of land fronting Old Sonoma Road (Assessor's 47-100-28 now 047-100-062) in a R-1:A District [now in an AW (Agricultural Watershed) District.]~~

[The use(s) entitled by this permit has been discontinued and superseded by 98290-MOD.]

L. USE PERMIT NO. U-89-20 (ZOPFI)

COA No. 1 The permit ~~[shall]~~ be limited to construction of a 96-space recreational vehicle park, including a 12,000 sq. ft., two-story recreation building, storage reservoir and sewage pond.

Superseded by 98290-MOD.

Any expansion or changes to the Development Plan shall be by separate Use Permit submitted for Commission consideration or site plan review approval by the Planning Director.

~~COA No. 2 Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan shall include upgrading of the parcel's Highway 12/121 frontage. Said plan to be submitted prior to issuance of the Building Permit. Landscaping, fencing and parking to be completed prior to issuance of a Certificate of Occupancy or use of the site for any purpose authorized by this permit. Landscaping shall be permanently maintained in accordance with the approved landscape plan.~~

Replaced by P15-00190-MOD COA 6.4.

~~COA No. 3 Landscaped buffer zones around the perimeter of the RV park shall be increased from 10 feet to 20 feet to comply with zoning requirements.~~

- COA No. 4 ~~Provision for a minimum of 96 off-street parking spaces on a dust free all weather surface approved by Public Works.~~
[Completed]
- COA No. 5 ~~Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.~~
Replaced by P15-00190-MOD COA 9.2.
- COA No. 6 ~~All open storage shall be screened from view of adjacent properties by a visual barrier. No open storage to exceed height of screening.~~
Replaced by P15-00190-MOD COA 6.6.
- COA No. 7 ~~Reduction in the number of RV storage spaces from 12 to 10 to meet zoning regulations.~~
- COA No. 8 ~~All RV park lighting shall be equipped with shields to direct illumination downward and away from adjacent mobile homes and nearby residences and properties and public or private roads.~~
Replaced by P15-00190-MOD COA 6.3.
- COA No. 9 ~~Noise generated by the RV park shall be kept to levels consistent with the County Noise Ordinance (Section 5810, et seq. or a subsequently adopted section).~~**(Now Chapter 8.16 - Noise Control Regulations).** Use of outdoor electrical amplification equipment is prohibited.
- COA No. 10 ~~Submission of an exterior building color scheme to the Department for review and approval prior to issuance of the Building Permit.~~
Replaced by P15-00190-MOD COA 6.5.
- COA No. 11 ~~Submission of a revised General Development Plan to the Department for review and approval. Said Plan to include all changes required by these conditions. The revised Plan shall replace the submitted General Development Plan dated February 22, 1987, and amended on August 14 and September 27, 1989.~~
- COA No. 12 ~~Compliance with all applicable building codes, zoning standards and requirements of various County departments and other agencies.~~
- COA No. 13 ~~Compliance with Mitigation Measures #1 thru #35 contained in the Project Revision Statement.~~
- COA No. 14 ~~Except as specifically provided for by County ordinance, or approved as part of this permit, no outside social activities, including picnicking, outside dining, wine tasting, live music, outdoor festivals or other activities of a similar nature.~~
Superseded by #03308-MOD.
- COA No. 15 ~~General Development Plan required by Condition #11 above shall detail the specific location of the access way linking this parcel to Assessor's Parcel #47-110-01. The applicant shall enter into an agreement acceptable to the County to utilize this access point, allow for reciprocal use and~~

~~construct improvements necessary to facilitate its use. Such an agreement shall be recorded with the deed of this parcel.~~

M. USE PERMIT NO. 98290-MOD (CARNEROS PARTNERS)

COA No. 1 This permit is limited to:

- A. The modification of the development plan approved by Use Permit #U-89-20 (establishing a 96-space recreational vehicle park on this site) to redesign the layout of the approved 96-space recreational vehicle park in accordance with the attached site plan; and *[Note: The 96-space recreational vehicle park referred to in this condition is identified as "The Cottages" on the Illustrative Master Plan, dated 6/2/2019, as part of P15-00190-MOD.]*
- B. The modification of Use Permits #5-62 and #25-66 (establishing a 36-space mobile home park) to redesign the layout of the mobile home park and convert the mobile home park into a 24-space mobile home park, in accordance with the approved site plan.
- C. The redesign and relocation of the proposed 12,000 ft² two-story rec[r]eation building to result in three smaller structures: a 2,684 ft² reception building, a 9,068 ft² recreation/health structure, and a 300 ft² pool house. The total area of the three structures shall not exceed 12,000 ft² and shall be located in compliance with the approved site plan and constructed in accordance with the approved floor plan and elevation drawings.
- ~~D. The redesign and relocation of a legally nonconforming 49-seat restaurant, with dining areas limited to within the 1,700 ft² floor area of the restaurant, located in accordance with the approved site plan and constructed in compliance with the approved floor plan and elevation drawings. The proposed 760 ft² terrace shall not be used for dining or social activities, in accordance with Condition #14 of Use Permit #U-89-20, and Sec. 18.132.030(A) of the Napa County Code.
Superseded by P15-00190-MOD~~
- ~~E. The removal of existing and proposed sewage storage ponds, and the relocation of the proposed water storage pond in accordance with the approved site plan.
[Completed]~~
- ~~F. The construction of an enclosed 1120 ft² water treatment plant and 3450 ft² sewage treatment plan[t] in accordance [with] the attached site plan, floor plans and elevations.
[Completed]~~

~~Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.~~

~~COA No. 3 The Permittee shall submit four (4) copies of a detailed landscaping, fencing, and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location and number of all off-street parking spaces. Fencing plans for the northwestern portion of the site shall be coordinated with the owners of APN 047-110-018. Said plan is to be submitted prior to issuance of any building permit. Landscaping, fencing, and parking to be completed prior to final occupancy. Landscaping shall be permanently maintained in accordance with the approved landscape plan.~~

Replaced by P15-00190-MOD COA 6.4

~~COA No. 4 The Permittee shall comply with all applicable conditions and measures which were included in the previously approved use permit #U-89-20. Any conditions that are in conflict with the requirements of this permit shall be null and void.~~

~~COA No. 5 The Permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies, including but not limited to:~~

- ~~• The Department of Environmental Management as stated in their letter of January 20, 1999.~~
- ~~• The Department of Public Works as stated in their letter of December 1, 1989.~~
- ~~• The County Fire Department as stated in their memo of January 18, 1999.~~
- ~~• The Building Division as stated in their memo of December 30, 1998.~~

~~COA No. 6 All staff costs associated with monitoring compliance with these conditions and project revisions 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.~~

Replaced by P15-00190-MOD COA 3.0.

COA No. 7 The redesigned mobile home spaces shall comply with the provisions of Title 25 of the State Code (The Mobile Home Parks Act) and with all County code regulations established by Article II of Chapter 15.40 of the Napa County Code. Prior to issuance of any building permits, the Permittee shall submit to the Building Codes Administrator, a mobile home lot identification site plan prepared in compliance with Title 25 of the State Code.

COA No. 8 The permittee shall sign a standard "Right-to-Farm" statement prior to installation of any park-model Recreational Vehicle, or any change in tenancy of a mobile home, whichever comes first. Permittee shall provide a copy of this statement to each park-model and new mobile home tenant thereafter.

N. USE PERMIT NO. 00097-MOD (CARNEROS PARTNERS)

COA No. 1 This permit is limited to modifications of Use Permits #U-89-20 and 98290-MOD to:

A. Modify the internal road networks, location of Recreational Vehicle Sites, mobile home sites, and relocate wastewater treatment facility and ~~nonconforming restaurant~~ as outlined in the approved site plan;

Superseded by P15-00190-MOD.

B. Modifications to the uses of approved buildings, building elevations, floor plans, and landscaping plans as shown in the approved floor plans and elevation drawings submitted; and,

C. Clarification of Item 17 of the Project Revision statement to indicate that the required westbound right turn improvements to the State Highway shall consist of those improvements requested by Caltrans, but at least the installation of right turn "tapers."

[Completed]

~~Any expansion or changes in use, or project changes which are necessitated by the requirements of other department or agencies, are subject to further County approval. Should Caltrans require right turn improvements which are less than tapers, the project is subject to further Commission review.~~

COA No. 2 ~~The Permittee shall comply with all applicable conditions and measures which were included in the previously approved use permits #U-89-20 Permit and #98290-MOD. The layout, uses, and associated approved plans referred to in #1A and B above shall supersede all prior plans and render prior plans null and void. Any permit conditions that are in conflict with the requirements of this permit shall be null and void.~~

COA No. 3 ~~The Permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies, including but not limited to:~~

- ~~• The Department of Environmental Management as stated in their letter of September 13, 2000.~~
- ~~• The Department of Public Works as stated in their letter of August 24, 2000.~~
- ~~• The County Fire Department as stated in their memo of September 4, 2000.~~
- ~~• The Building Division as stated in their memo of August 22, 2000.~~

COA No. 4 ~~All staff costs associated with monitoring compliance with these conditions and project revisions 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.

Replaced by P15-00190-MOD COA 3.0.

O. USE PERMIT NO. 02470-MOD (CARNEROS PARTNERS)

~~This approval applies only to the project as described in the proposal of October 18, [2002] (movement of 3 units and various internal roadway changes) as shown in the plans submitted with your letter. Permits shall be obtained for all work as required by County Codes. All previous Conditions of Approval for the Inn, except as modified herein, remain in full effect.~~

[Completed]

P. USE PERMIT NO. 03308-MOD (CARNEROS PARTNERS)

COA No. 1 This use permit modification is for the purpose of adding the following conditions of approval to the existing Inn Use Permit (and its subsequent modifications). ~~All previous conditions, except as modified herein, remain in full effect.~~ References to the Carneros Lodge project relate to Use Permit #98511-UP on the adjacent parcels.

- A. The kitchen/seating area identified in the Inn's site plan is to be used for the preparation and serving of food, wine, and alcoholic beverages and is limited to the exclusive use of registered guests or unit owners of the Inn/Lodge only and their guests;
- B. Since the kitchen and seating area is accessory to the Inn, maximum seating shall be limited to be consistent with the expected maximum guest load (defined here as the number of approved rooms X an average 1.2 persons/room). It is recognized that the above mentioned activities may also occur on the terrace and courtyard areas adjacent to the inside seating area. Noise from these external activities shall be carefully managed to control noise levels at the property line to ensure compliance with the County noise ordinance (Section 8.16). No amplified music shall be allowed. The permittee is responsible to conduct noise surveys as needed if noise problems are identified. Outside activities will be modified and restricted as needed to ensure the decibel levels required by the County Code are complied with.
- ~~C. Water usage at the area shall be included in the overall site groundwater extraction cap at the Inn/Lodge projects established by the Board in the Carneros Lodge Use Permit. Groundwater monitoring for the Inn shall commence prior to Certification of Occupancy (COO) of Inn, and the water usage cap for the combined Inn/Lodge projects shall become effective at this time as well. See paragraph 2 of the Department of Public Works (DPW) letter dated November 13, 2002.~~
Superseded by P15-00190-MOD COA 4.12(a).

- D. No signage, advertising (including the internet) or any other external communication which is intended to attract non-registered guests to the facility is permitted.

[On-going]

~~COA No. 2 — A final landscape plan for the project will be submitted for Department review and approval prior to installation. Along with the internal areas of the project, the landscaping plan shall include the entire project perimeter, including on and in front of any sound walls installed. Perimeter landscaping for the project shall be complete prior to certification of occupancy. The landscaping shall provide substantial screening of the reception complex from adjacent dwellings. Final building heights shall not exceed limits as set forth in accordance with the County Code. Landscaping shall also be installed to shield from view the sound walls from Hwy 12/121. Caltrans encroachment permits will be sought where necessary.~~

[Completed]

COA No. 3 In order to ensure that project water supply remains adequate, and continues to minimize or eliminate effects on surrounding groundwater users, the project shall implement the following measures:

A. See Condition 1 above.

B. Materials distributed to lodge guests shall include advice that it is the policy of the Lodge to conserve water use.

[On-going]

C. Permittee will participate, proportionate to its groundwater extraction, in basin-wide conservation measures when and if such measures are adopted by the Board of Supervisors.

[Superseded by P15-00190-MOD COA 4.12(a).]

~~COA No. 4 — Project lighting shall be focused on security and minimal identification needs, and shall be designed and/or managed to minimize potential effects on ambient night sky light levels.~~

Replaced by P15-00190-MOD COA 6.3.

~~COA No. 5 — All staff costs associated with monitoring compliance with these conditions and project revisions 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.~~

Replaced by P15-00190-MOD COA 3.0.

~~COA No. 6 — A signed indemnification agreement, in a form acceptable to County Counsel, shall be signed prior to certification of occupancy.~~

[Completed]

~~COA No. 7 The road improvements under County jurisdiction specified by the Lodge project for the Highway 121/Old Sonoma Highway intersection, and the entrance area to the Lodge, as well as the road across the Lodge parcel to the Inn, must be completed prior to COO of the Inn. An encroachment application and plans for the road improvements at Highway 121/Old Sonoma Highway which are under Caltrans jurisdiction shall be submitted to Caltrans prior to COO, and the permittee agrees to expeditiously pursue approval of these plans and completion of construction with all practical haste. Road improvements shall be designed in conformance with the design requirements contained in the Carneros Lodge Use Permit. The County DPW shall assist with Caltrans in these efforts. See paragraph 1.a of DPW letter dated November 13, 2002.~~

~~**[Completed]**~~

COA No. 8 Since the Carneros Inn project relies on the Carneros Lodge parcel for well water and access, a deed restriction shall be placed on the Carneros Inn and Carneros Lodge parcels requiring that all parcels be sold together., or in the event the Lodge project is not constructed and the Lodge parcel(s) sold, an irrevocable easement, in a form satisfactory to County Counsel, shall be completed prior to the sale of the Lodge parcel(s) to ensure continued access and water availability. In the event parcels are sold, the maximum water use shall be reduced by 1 acre-ft/year for each acre sold.

COA No. 9 A Lot Line Adjustment shall be performed to place the access road to the reception center (which enters the Inn parcel through the Lodge parcels) onto the parcel that contains the Carneros Inn. The LLA shall be limited to the portion needed for the driveway -- or -- a deed restriction, in a form acceptable to County Counsel, shall be recorded to prohibit the remainder of the former access parcel from being used as an access to Old Sonoma Road or to support the Carneros Inn or Lodge in any manner (except for disposal of treated wastewater).

~~**[Deed recorded November 12, 2003]**~~

Q. USE PERMIT NO. 04145-MOD (CARNEROS PARTNERS)

~~This approval allows construction of an exercise room and associated bathroom for guest use. This approval is subject to the attached Environmental Management conditions, as well as any Fire Department conditions imposed on the building permit. All previous Conditions of Approval for the Inn, except as modified herein, remain in full effect.~~

~~**[Completed]**~~

R. USE PERMIT NO. P06-0007-MOD (CARNEROS INN, LLC)

This approval applies only to the changes proposed in your submittal of January 9, 2006. In summary, the approved changes are as follows:

~~COA No. 1 Make improvements to the deck attached to the existing spa building per the submitted site plan in order to make the deck usable for conducting massages.~~

~~**[Completed]**~~

~~No other changes were requested or approved. All previous conditions of your use permit except as modified herein remain in full effect. Appropriate building permits must be obtained prior to conducting any work.~~



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

MEMORANDUM

To: Sean Trippi, Planning	From: Jeannette Doss, Engineering <i>gd</i>
Date: June 4, 2019	Re: Carneros Inn Use Permit Mod – Engineering CoA 4048 Sonoma Highway, Napa, CA P15-00190 APNs 047-110-027/28, 047-110-003, & 047-100-060

The Engineering Division received a referral for comment on a modification to an existing use permit, generally requesting the following:

To relocate several of the existing services and structures along with several onsite improvements. The project also proposes off-site roadway and landscape improvements within Caltrans and Napa County right of ways.

Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. All roadway, access drive, and parking area improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification.

PREREQUISITES FOR ISSUANCE OF PERMITS

2. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.

3. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, and Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
4. **Prior to issuance of a building or grading permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.
5. **Prior to issuance of a building or grading permit** the owner shall demonstrate on the plans that all roadway construction associated with this application shall conform to the Road Exception Evaluation composed by this Division, dated June 4, 2019 and enclosed herein, and per the accepted construction and inspection practices defined in Federal, State and Local codes. Any roadway, proposed new or reconstructed, not included in the above mentioned Road Exception Evaluation shall meet the requirements for a Commercial Driveway as outlined in the 2019 Napa County Road and Street Standards (RSS).
6. **Prior to issuance of a building or grading permit** the owner shall prepare a Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

7. All roadway and parking improvements shall be completed **prior to issuance of any temporary certificate of occupancy** for any building or grading permits issued for site improvements requested as part of this entitlement.

**** If no temporary occupancy is requested, then the above become a requirement prior to final occupancy.**

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

8. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items, please contact Jeannette Doss from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707)259-8179 or by email at Jeannette.Doss@countyofnapa.org



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

MEMORANDUM

To: Sean Trippi, Planning Division	From: Jeannette Doss, Engineering Division <i>JD</i>
Date: June 4, 2019	Re: Caneros Inn Evaluation of Napa County Road and Street Standards Exception Request 4048 Sonoma Highway, Napa, CA P15-00190 APN 047-110-027-000

Road Modification Request

The Engineering Division received a request (the request) by Summit Engineering, dated January 29, 2019 for an exception to the commercial driveway design criteria as outlined in the latest edition of the Napa County Road and Street Standards (RSS), Revised Revised April 23, 2019 {Resolution 2019-053} as part of an application for a modification to an existing Use Permit. Access to the subject property is off of Sonoma Highway. The existing site consists of several internal roadways connecting the various lodging units. The applicant is seeking an exception to width of these internal roadways. All other portions of the proposed and existing roadways will be improved to minimum design standards for commercial access, per the 2019 RSS. The nature and constraints for the road exception are as follows:

EXCEPTION #1 ROADWAY WIDTH:

The RSS requires a commercial driveway to have a 20 foot wide road with 22 feet of unobstructed horizontal clearance. The existing internal roadways generally vary in width from 17 feet to 19 feet. These existing roadways are bounded by the numerous lodging units and other structures that make up the resort. The applicant is proposing to provide clear space around all fire hydrants, provide fire lane signage and/or striping adjacent to the existing hydrants, and provide additional fire lane/no parking signage at the main ingress roadways.

Engineering Division Evaluation and Recommendation:

Engineering Division staff has reviewed the Request noted above and has made the following determination:

- The exception request has provided the necessary documentation as required by RSS Section 3. The request is in connection with a use permit application, and has received the appropriate environmental review from the Planning Division, therefore the approving body shall be the Planning Commission.

- The project site is located entirely within the Local Responsibility Area (LRA) according to the Cal Fire Fire Hazard Severity Zones Map. The property is also not designated as being in a Very High Fire Hazard Severity Zone (VHFHSZ).
- In accordance with Section 5 and Section 3 of the RSS, the Request has demonstrated that the project as proposed will provide measures which provide safe access for emergency apparatus, safe civilian evacuation, and the avoidance of delays in emergency response based on the demands of the property.

The determinations stated above are based on existing site conditions and previous approvals. The Engineering Division supports the approval of the exception request as proposed with the following conditions that are in addition to any and all conditions previously placed on the project as part of the discretionary application. All roadway improvements shall be completed prior to execution of any new entitlement or final on all new development proposed:

1. Access road shall meet the road surfacing requirements as described in the RSS for the entire length of the roadway.
2. All portions of commercial driveway not identified herein shall fully comply with the 2019 Napa County Road and Street Standards.
3. The private drive surface and structures shall be periodically maintained by the property owner to assure sufficient structural section for loading conditions equivalent support apparatus weighing 75,000 pounds, and the design Traffic Index.
4. The property owner shall also install clear address signage at the entrance to the main driveway and all internal roadways. The address signage shall be consistent with California Department of Forestry and Fire Protection requirements and shall be a minimum 6 inch letter height, .75 inch stroke, reflectorized, contrasting with the background color of the sign.
5. The roadway improvements shall be constructed and maintained to the approved condition prior to any new commercial use and/or occupancy. Maintenance of the roadway shall continue throughout the life of the parcel and its proposed use. The County may require future road design changes if changes in use or intensity are proposed in the future.
6. Any/all future road design changes or changes in use of this roadway beyond the existing use shown on the above noted request dated January 29, 2019 shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.

EXHIBIT A
CARNEROS INN
ROAD EXCEPTION REQUEST

January 29, 2019

Patrick Ryan
Napa County Planning, Building, and
Environmental Services
1195 Third Street
Room 210
Napa, CA 94559

RE: Driveway Exception Request Letter
 Carneros Resort & Spa
 4048 Sonoma Highway, Napa, California
 Permit # P15-00190, Summit Project No. 2018118

Dear Patrick:

The Carneros Resort & Spa hereby requests an exception to the Napa County Road and Street Standards (NCRSS), Section 13, for driveways or roadways serving the interior portions of the Resort.

The project involves a major use permit modification to facilitate various site improvements, including the relocation of six existing cottage structures, reconfiguration of the existing outdoor pool area, relocation of the existing Boon Fly Café into another building, and parking and landscaping improvements near the facility's main entrance. According to use permit documentation, there is no increase in traffic, guests, employees or other intensification of use associated with the permit modification. The site is located within the Local Responsibility Area (LRA) and is not in a Very High Fire Hazard Severity Zone. The driveways or roadways that are the subject of this request are utilized only by resort staff and patrons, and do not provide access to other parcels or properties.

In comments dated June 18, 2018, Jeannette Doss of the Engineering and Conservation Division notes that some of the Resort's internal roadways do not meet the 22-foot width requirement under the current Napa County Road and Street Standards ("NCRSS"). Existing roadways are bounded by numerous lodging units, residences and other structures that make up the Resort and cannot be widened without demolishing the development. The Resort is therefore requesting an exception to allow the continued use of existing roadways which, as Ms. Doss notes, have a width of approximately 17 to 19 feet.

On December 14, 2018, representatives of Calfire, Napa County, Carneros Resort, and Summit participated in a site visit for the purpose of discussing the road exception request and reviewing alternative measures to ensure adequate fire apparatus access to existing fire hydrants. As a result of the on-site review, Carneros Resort and Spa proposes the following improvements:

- Provide clear space around hydrants where necessary to facilitate access. Parked vehicles in some areas near the cottages are currently limiting hydrant access.
- Provide additional fire lane signage and/or striping adjacent to some existing fire hydrants.

- Provide additional fire lane/no parking signage at main ingress roadways.

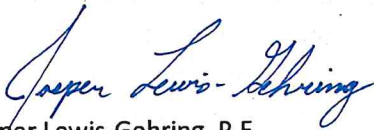
Improvements necessary to achieve required hydrant and roadway access, as agreed with Calfire, will be implemented prior to completion of the project. It is our understanding that, when fully implemented, these improvements will provide the same overall level of emergency apparatus access and fire safety as NCRSS. We propose that Calfire, Carneros Resort, and Summit representatives conduct a site walk following the commencement of construction to determine the location of specific fire hydrants and roadways throughout the site where access improvements are needed.

Per Section 5 of the NCRSS, exceptions to the road standards may be permitted for properties located within the LRA if measures are proposed to provide safe access for emergency apparatus, safe civilian evacuation, and the avoidance of delays in emergency response. The proposed access improvements meet that standard for the following reasons:

- Driveway shoulders are flat and clear and, although unpaved, can readily be used as a short-term driving, passing, or parking surface. This allows for concurrent vehicle passing, or concurrent civilian evacuation and emergency vehicle staging.
- Improvements to specific fire hydrant's access and emergency apparatus access will be identified in consultation with County fire officials, and implemented during construction, subject to final approval by Calfire.

We ask that the requested road-width exception be approved on grounds that the none of the use permit modifications will increase delays in emergency evacuation or response, that the existing driveways and surrounding areas allow for concurrent civilian egress and emergency personnel ingress, and that the Resort will provide clear access to existing fire hydrants on site as recommended by fire officials.

Sincerely,



Jasper Lewis-Gehring, P.E.

Civil Division Manager

cc: Kevin Block, Block & Block LLP
Greg Flynn, GF Carneros Holdings, LLC
Matt Rush, Pound Management Inc.
Amy Mortimore, Pound Management Inc.



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

MEMORANDUM

To: Sean Trippi, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: June 19, 2019	Re: Use Permit – Carneros Inn Major Mod APN 047-110-027, -028, -003, 047-100-060 File P15-00190

Environmental Health Division staff has reviewed the revised application requesting approval to relocate existing approved uses including the Boon Fly Café and six RV sites, realign the hilltop pool and connect to the City of Napa water supply among other items described in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Upon Use Permit approval:

1. The parcel(s) must be connected to the City of Napa water system.

Prior to building permit issuance:

2. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Division prior to issuance of any building permits for said areas. An annual food permit will be required.
3. The relocation of the RV units must comply with Title 25 California Code of Regulations. Setbacks shall be identified on building plans submitted to this Department for review and approval.
4. Complete plans for the swimming pool and/or spa must be submitted to this Division for review and approval prior to approval of building permits. An annual pool permit will be required.

During construction and prior to final occupancy:

5. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located for all wastes generated during project development, unless applicant transports their own

waste. If the applicant transports their own waste, they must use the appropriate landfill or solid waste transfer station for the service area in which the project is located.

6. Applicant shall obtain operating permits for relocated food facility and swimming pool.

Upon final occupancy and thereafter:

7. The well(s) no longer in use must be in compliance with Napa County Code, specifically maintained without defects in construction which would cause pollution or contamination to the ground water by surface water, covered with a safe well cover, marked so as to be clearly seen, and the ground area surrounding the well(s) be sloped away from the casing and kept clear of brush and debris.

If the existing well(s) is to be destroyed, a well destruction permit must be obtained from this Division by a licensed well driller. If this well is not destroyed, it must be properly protected and an approved backflow prevention device installed according to the Water System's specifications.

8. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.



A Tradition of Stewardship
A Commitment to Service

Planning, Building, & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4417
Fax: (707) 253-4336

David Morrison
Director

To: Sean Trippi, Project Planner	From: Marie Taylor, Building Inspector
Date: June 15, 2018	Re: Use Permit – Carneros Inn File # P15-00190 Address: 4048 Sonoma Highway Napa, Ca. 94558 APN: 047-110-027

Building Inspection Division; Planning Use Permit Review Comments

The plans provided for the Use Permit application P15-00190 do not provide enough information in sufficient detail to determine code requirements. A complete plan check will be performed at the time of application and plan submittal to the building division for required permits. The following are provided to prepare the applicant for some standard submittal requirements for the plan review of the building permit process.

Any existing structures and/or buildings on the property that will be demolished require a separate demolition permit issued by The Napa County Building Division prior to demolition. The applicant will be required to provide a J number form Bay Area Air Quality Management District at the time of application for the permit.

The site and associated buildings are required to be accessible to persons with disabilities. This includes but not limited to, parking, accessible path of travel from parking to all buildings and areas on site that are available to employees and the public. Plans must also include all accessibility features for the interior work. An Accessible Upgrade Worksheet must be submitted with plans as a part of the permit process.

Occupant load will determine occupancy types, exiting requirements, and restroom facilities.

Any change in occupancy or use will require building to comply with the requirements of the California Building Code for a new occupancy or use.

Should you have any questions, please contact Marie Taylor at (707) 299-1359



A Tradition of Stewardship
A Commitment to Service

Department of Public Works

1195 Third Street, Suite 101
Napa, CA 94559-3092
www.countyofnapa.org/publicworks

Main: (707) 253-4351
Fax: (707) 253-4627

Steven Lederer
Director

MEMORANDUM

To: PBES Staff	From: Rick Marshall Deputy Director of Public Works
Date: June 11, 2015	Re: Carneros Inn P15-00190

Thank you for the opportunity to review the subject permit application. I offer the following comments from the Department of Public Works:

Encroachment Permit required. The plans indicate a new or revised driveway connection to Old Sonoma Highway, a County-maintained road. An encroachment permit will be required during the building permit phase. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process.

More information on this is available at our website:
<http://www.countyofnapa.org/publicworks/roads/>

Other. I have reviewed the report, "Analysis of Potential Changes in Site Trip Generation Associated with Proposed Phase III Building and Circulation Improvements," dated May 6, 2015, by Peter Galloway of Omni-Means. I concur with the assumptions made, the methods used and the conclusions reached in the analysis. I recommend that the project be conditioned to require placement of a Stop sign at the point where the realigned project driveway will connect with Old Sonoma Highway, and that an additional plaque be added which reads, "Traffic from highway does not stop."

Please contact me at Rick.Marshall@countyofnapa.org or call (707) 259-8381 if you have questions or need additional information.



A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1463

James Bales
Deputy Fire Marshal

MEMORANDUM

TO:	Planning Department	DATE:	6/27/2019
FROM:	James Bales, Fire Captain	PERMIT #	P19-00190
SUBJECT:	Carneros Inn	APN:	047-110-027-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above proposed project. The Fire Marshal approves as submitted and requires the following conditions to be incorporated as part of permit issuance.

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of Building Permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested and finalized.
3. The permittee and/or designee shall obtain a permit from the Fire Department for any temporary structures/canopies/tents utilized for authorized events.
4. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Road Exception Evaluation dated June 4, 2019.
5. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
6. Parking prohibited within 15' in either direction of hydrant and shall have approved red striping and/or signage.
7. All buildings shall comply with California Building Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware and exit illumination.
8. Provide 100 feet of defensible space around all structures.



A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1463

James Bales
Deputy Fire Marshal

MEMORANDUM

9. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.

Please note that the comments noted above are based on a Fire Marshal's Office review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Should you have any questions of me, contact me at (707)299-1463 or email at james.bales@countyofnapa.org.