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Previous Project Conditions



COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

PLANNING DIVISION

March 13, 2006

HILLARY GITELMAN
Director

PATRICK LYNCH, AICP
Assistant Director

STEVE LEDERER
Deputy Director

JOHN MCDOWELL
Project Manager

ROBERT NELSON
Supervisor

HEATHER MCCOLLISTER
Principal Planner

SEAN TRIPPI
Principal Planner

BARBARA ABATE
Planner

TRISH HORNISHER
Planner

NAOMI BEATTIE
Planner

NANCY JOHNSON
Planner

SUZIE GAMBILL
Planning Technician

C. RENEE LEDERER
Planning Administrative Specialist

Wilson F. Wendt
Miller Starr & Regalia
1331 North California Blvd.
PO Box 8177
Walnut Creek, CA 94596

Re: Request for Use Permit Modification (#P06-0092-MOD) for the Carneros Inn (Former Carneros Lodge (APN 047-100-062) *028*)

Dear Bill:

Please be advised that your request to modify Use Permit #98511-UP for the Carneros Inn has been administratively **APPROVED**. The CEQA status of this action is categorically exempt, Class 1 (Minor changes to existing operations).

The permit becomes effective unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. If an appeal is filed by others, you will be notified.

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

1. Replace the currently approved 20 cottages with 17 cottages, arranged per the submitted site plan occupying substantially the same total square footage at the original cottages.

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.

Should you have any questions, please contact me at slederer@co.napa.ca.us or at (707) 253-4417.

Sincerely,

Steven E. Lederer
Deputy Planning Director

Cc: file

1195 THIRD STREET
SUITE 210

NAPA, CALIFORNIA
94559

TELEPHONE:
707-253-4417

FAX:
707-253-4336

WWW.CO.NAPA.CA.US



COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

PLANNING DIVISION

HILLARY GITELMAN
Director

PATRICK LYNCH, AICP
Assistant Director

STEVE LEDERER
Deputy Director

JOHN MCDOWELL
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Planner

NAOMI BEATTIE
Planner

NANCY JOHNSON
Planner

SUZIE GAMBILL
Planning Technician

C. RENEE' LEDERER
Planning Administrative Specialist

February 2, 2006

Wilson F. Wendt
Miller Starr & Regalia
1331 North California Blvd.
PO Box 8177
Walnut Creek, CA 94596

Re: Request for Use Permit Modification (#P06-0007-MOD) for the Carneros Inn (APN 047-100-062)

Dear Bill:

Please be advised that your request to modify the Use Permit for the Carneros Inn has been administratively **APPROVED**. The CEQA status of this action is categorically exempt, Class 1 (Minor changes to existing operations).

The permit becomes effective unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. If an appeal is filed by others, you will be notified.

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

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.

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.

Should you have any questions, please contact me at slederer@co.napa.ca.us or at (707) 253-4417.

Sincerely,

Steven E. Lederer
Deputy Planning Director

Cc: file

1195 THIRD STREET
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INTER-OFFICE MEMO

TO: Hilary Gitelman, Director
Conservation, Development, and Planning Department

FROM: Mike Wilson, Fire Department

DATE: January 23, 2006

SUBJECT: Carneros Inn Use Permit Modification Comments
Apn: 047-100-062 P06-0007

Site Address: 4048 Sonoma Highway, Napa

The Napa County Fire Marshal staff has reviewed the above referenced application for use permit modification.

An approved automatic fire sprinkler system will be required if the addition results in the roof covered area of the building being over 3,600 square feet. The fire sprinkler system shall be installed and maintained in accordance to the *National Fire Protection Standard #13 (Installation of Sprinkler System, 1999 edition)*.

If there are any questions please feel free to contact the Napa County Fire Marshal's Office at (707) 967-1428 to discuss any other fire protection issue you may have regarding your project.

Ernie Loveless
Fire Chief

By: *Mike Wilson*

Mike Wilson
Assistant Fire Marshal

cc: CFM Files, Chron



COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

PLANNING DIVISION

December 5, 2005

HILLARY GITELMAN
Director

PATRICK LYNCH, AICP
Assistant Director

STEVE LEDERER
Deputy Director

JOHN MCDOWELL
Project Manager

ROBERT NELSON
Supervisor

HEATHER
MCCOLLISTER
Principal Planner

SEAN TRIPPI
Principal Planner

BARBARA ABATE
Planner

TRISH HORNISHER
Planner

NAOMI BEATTIE
Planner

NANCY JOHNSON
Planner

SUZIE GAMBILL
Planning Technician

C. RENEE LEDERER
Planning Administrative
Specialist

Wilson Wendt
Miller, Starr & Regalia
1331 North California Blvd.
PO Box 8177
Walnut Creek, CA 94596

Re: Request for Use Permit Modification (#P05-0316-MOD) for the Carneros Lodge/Inn
(APN 047-110-025/026)

Dear Bill:

Please be advised that your request to modify the Use Permit for the Carneros Inn/Lodge was **APPROVED** by the Conservation, Development, and Planning Commission on November 16, 2005. No appeal has been timely filed, so the Commission's action is now final.

This approval applies only to your proposed changes, as summarized in the attached conditions of approval. No other changes were requested or approved. All previous conditions, and those specified by other agencies through this use permit modification and subsequent building permits, remain in full effect. Caltrans encroachments permits shall be obtained prior to construction.

Should you have any questions, please contact me at slederer@co.napa.ca.us or at (707) 253-4417.

Sincerely,

A handwritten signature in black ink, appearing to read "St Lederer".

Steven E. Lederer
Deputy Planning Director

Cc: file

Robert Peterson, Director of Public Works

1195 THIRD STREET
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COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

PLANNING COMMISSION

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

CONDITIONS OF APPROVAL

USE PERMIT – CARNEROS INN, LLC, FILE #P05-0316-MOD

APN: #-047-110-025, 026

Commissioner
DAVID GRAVES
District #1

Vice-Chairperson
JIM KING
District #2

Chairperson
BOB FIDDAMAN
District #3

Commissioner
TERRY SCOTT
District #4

Commissioner
RICH JAGER
District #5

+

HILLARY GITELMAN
Secretary-Director

PATRICK LYNCH, AICP
Assistant Secretary-
Director

GARY BREWEN
Building Codes
Administrator

STEVEN LEDERER
Deputy Director
Planning

R. PATRICK LOWE
Deputy Director
Conservation

LAURA ANDERSON
Commission Counsel

PAMELA MILLER
Commission Clerk

1195 THIRD STREET
SUITE 210

+

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94559

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1. SCOPE:

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.

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 complete prior to certificate of occupancy.

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.

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.

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, loaded, and unloaded on the project site.

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.

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.

8. STORM WATER CONTROL

For any construction activity that results in disturbance of greater than one acre of total land area, permittee shall file a Notice of Intent with the California Regional Water Quality Control Board (SRWQCB) prior to any grading or construction activity. All hazardous materials stored and used on-site that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified. 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.

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.

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 18.124.120 of the County Code.

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.

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.

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.

14. Temporary Post Office Location:

The temporary post office location proposed in the applicant's letter of November 15, 2005 is approved as proposed.

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.



COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

PLANNING DIVISION

September 21, 2005

HILLARY GITELMAN
Director

PATRICK LYNCH, AICP
Assistant Director

STEVE LEDERER
Deputy Director

JOHN MCDOWELL
Project Manager

ROBERT NELSON
Supervisor

HEATHER MCCOLLISTER
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SEAN TRIPPI
Principal Planner

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Planner

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Planner

SUZIE GAMBILL
Planning Technician

C. RENEE LEDERER
Planning Administrative
Specialist

Wilson F. Wendt
Miller Starr & Regalia
1331 North California Blvd.
PO Box 8177
Walnut Creek, CA 94596

Re: Request for Use Permit Modification (#P05-0315-MOD) for the Carneros Inn (Former Carneros Lodge (APN 047-110-047))

Dear Bill:

Please be advised that your request to modify Use Permit #98511-UP for the Carneros Inn has been administratively **APPROVED**. The CEQA status of this action is categorically exempt, Class 1 (Minor changes to existing operations).

The permit becomes effective unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. If an appeal is filed by others, you will be notified.

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

1. Replace the originally approved 25 cottages with 20 cottages, arranged per the submitted site plan occupying the same total square footage at the original 25 cottages
2. Construct a structure, in substantial conformance with the submitted drawings, over the existing pumping station.

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.

Should you have any questions, please contact me at slederer@co.napa.ca.us or at (707) 253-4417.

Sincerely,

Steven E. Lederer
Deputy Planning Director

Cc: file

1195 THIRD STREET
SUITE 210
NAPA, CALIFORNIA
94559

TELEPHONE:
707-253-4417

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NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Charles Wilson
Director

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

March 23, 2004

Mr. Keith Rogal
Carneros Partners
5 Third Street, Suite 700
San Francisco, CA 94103

Re: Request for Modification (#04145-MOD) of Use Permit for Carneros Inn to allow construction of an exercise room and associated bathroom for guest use within the existing water treatment building (APN 047-100-034) *062*

Dear Keith:

Please be advised that your request to modify the Use Permit for the Carneros Inn has been administratively **APPROVED**.

The permit becomes effective unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. If an appeal is filed by others, you will be notified.

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.

Should you have any questions, please contact me at slederer@co.napa.ca.us or at (707) 253-4416.

Sincerely,

A handwritten signature in black ink, appearing to read "S. Lederer".

Steven E. Lederer
Deputy Planning Director

cc: file
John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Gabe Avina, Napa County Fire/CDF
Christine Secheli, Environmental Management



COUNTY of NAPA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

TRENT CAVE, R.E.H.S.
Director

TO: Napa County Planning Department, Charley Wilson, Director

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

SUBJECT: Use Permit Modification Application for Carneros Partners
Located at 4048 Sonoma Hwy.
Assessor Parcel 47-100-34

DATE: March 16, 2004

RECEIVED

MAR 17 2004

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

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

1. All wastewater from the added toilet room must be properly routed to the waste water system. A sewer line permit will be required if a sewer connection was not available in the building.

cc: Carneros Partners, 4048 Sonoma Hwy., Napa, CA 94558



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Charles Wilson
Director

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

August 18, 2003

Mr. Keith Rogal
Carneros Partners
5 Third Street, Suite 700
San Francisco, CA 94103

Re: Request for Modification (#03308-MOD) of Use Permit for Carneros Inn to add additional Conditions of Approval
(APN 047-100-034) *062*

Dear Keith:

Please be advised that your request to modify the Use Permit for the Carneros Inn has been administratively **APPROVED**.

The permit becomes effective unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. If an appeal is filed by others, you will be notified.

These new conditions, as attached, are consistent with those proposed in my letter of August 6, 2003, and were confirmed in your letter of August 11, 2003. Subsequent to completion of the appeal period, these conditions shall become a part of the Carneros Inn Use Permit. All previous Conditions of Approval for the Inn, except as modified herein, remain in full effect.

Should you have any questions, please contact me at sleder@co.napa.ca.us or at (707) 253-4416.

Sincerely,

Steven E. Lederer
Deputy Planning Director

cc: file
John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Anna Maria Martinez, Public Works

CONDITIONS OF APPROVAL #03308-MOD (Carneros Inn)

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

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.
 - 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.
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.
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.
6. A signed indemnification agreement, in a form acceptable to County Counsel, shall be signed prior to certification of occupancy.
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.

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.
 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).
-



NAPA COUNTY

CONSERVATION, DEVELOPMENT and
PLANNING DEPARTMENT

Charles Wilson
Director

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

December 10, 2002

Carneros Partners
The Hearst Building
Suite 700, 5 Third Street
San Francisco, CA 94103

Re: Carneros Lodge, APNs # 047-110-025, 047-110-026
Use Permit # 98511-UP

Please be advised that Use Permit #98511-UP has been approved by the Napa County Board of Supervisors based upon the following conditions. (SEE ATTACHED LIST OF CONDITIONS OF APPROVAL AND MITIGATION MONITORING PLAN)

APPROVAL DATE: November 12, 2002

EXPIRATION DATE: November 12, 2004

The use permit is effective immediately. Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within two (2) years from the approval date or the use permit shall automatically expire and become void. No extensions are possible.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "S. Lederer".

Steven E. Lederer
Deputy Director
Napa County Conservation, Development and Planning Department

Cc. John Tuteur, Assessor
Robert Peterson, Public Works
Christine Secheli, Environmental Management
Barbara Easter, County Fire Department

CONDITIONS OF APPROVAL
#98511-UP (Carneros Lodge)

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;
 - 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
 - e. 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. 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.

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.
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.

4. No signs are included in project approval, and any project signage visible from off site will require prior approval of the Department.
 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.
 - 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.
 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.
 7. The permittee shall pay a housing fee in accordance with Napa County Ordinance section 15.60.100.
 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
 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.
 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.
-

11. Deleted
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.
13. The project applicant shall manage employee shift schedules to minimize employee turnover during the a.m. and p.m. commute hours.
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.
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.
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.
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).
18. A signed indemnification agreement, in a form acceptable to County Counsel, shall be signed prior to issue of any permits.
19. A deed restriction shall be placed on the Carneros Inn and Carneros Lodge parcels requiring that all parcels be sold together.

NOV 14 2002

PUBLIC WORKS DEPARTMENT INTER-OFFICE MEMO



November 13, 2002

TO: Steve Lederer, Deputy Planning Director
FROM: *for* Bob Peterson, Director of Public Works
SUBJECT: **REVISED:** Carneros Partners; File # 98511-UP
APN# 047-110-025 and 047-110-026

A handwritten signature in black ink, appearing to read "All Right".

These conditions have been revised to reflect the project approved by the Board of Supervisors on November 12, 2002 and supercedes all preceding recommendations from the Department of Public Works

The project approved by the Board of Supervisors will allow the applicant to establish a hotel facility with 25 units, 2,500 sq. ft. of retail space, a 100 seat restaurant, and a 500 sq. ft. post office on two parcels located along Highway 121 and Old Sonoma Highway, also known as Assessors Parcel #'s 047-110-025 and 047-110-026. Access for the proposed facility, as well as the neighboring Carneros Inn, has been relocated from Old Sonoma Road (OSR) to Old Sonoma Highway (OSH), and as such, the traffic related conditions herein are deemed necessary to provide for the overall impact of the traffic from both projects combined.

EXISTING CONDITIONS:

1. Old Sonoma Road is a paved 36-foot wide County maintained road with three-foot aggregate base shoulders on both sides. Direct access from Old Sonoma Road is no longer proposed with the revised project.
2. Old Sonoma Highway is a paved 30-foot wide County maintained road. All project traffic along with the majority of the Carneros Inn traffic will come and go from this road.
3. No left turn lane pocket exists on SR 12-121 for left turn traffic entering Old Sonoma Highway. Additionally, no left or right turn acceleration and deceleration lanes exist at the Old Sonoma Highway and SR 12-121 intersection.
4. A left turn lane exists on SR 12-121 for turns onto Old Sonoma Road, however, no left or right turn acceleration and deceleration lanes exist at the intersection for turning traffic.
5. The traffic count for Old Sonoma Road 30 yards north of the intersection with Old Sonoma Highway was 3,938.
6. No traffic counts have been made on Old Sonoma Highway, but it is estimated that the traffic load is under 1000 trips per day.

7. The Caltrans Average Annual Daily Traffic (AADT) for SR12-121 at Old Sonoma Road was 30,000.

RECOMMENDED CONDITIONS:

1. Traffic related conditions. In addition to the new uses approved with the Use Permit for the Carneros Lodge, the Use Permit also approved the rerouting of the majority of traffic generated by a previously approved, but not yet constructed, neighboring project known as the Carneros Inn. By allowing the rerouting of Carneros Inn traffic through the Carneros Lodge project, the impacts of this traffic on the supporting roadway infrastructure are different and will require different improvements. These conditions have considered the infrastructure needs of the combined traffic from both the Lodge and the Inn. In addition to the traffic information provided in the Lodge EIR, two additional traffic evaluations were prepared by Whitlock & Weinberger Transportation, Inc. to determine the traffic mitigations needed as a result of various changes to the project. The first evaluation considered the applicant's proposed reduction in project size to 50 rooms and relocating the point of access to Old Sonoma Highway. The second evaluation considered the project that was approved by the Board, which further reduced the project to 25 rooms. The traffic consultant's suggestions, along with the Board of Supervisors direction to staff, are incorporated into the following conditions:
 - a. The intersection of Old Sonoma Highway and SR 12-121 is to be modified as follows: The southbound approach of Old Sonoma Highway shall be widened as needed and striped to provide separate dedicated right turn and left turn lanes. SR 12-121 shall be widened to provide a dedicated left turn lane for traffic turning onto Old Sonoma Highway, a center acceleration lane for traffic turning left from Old Sonoma Highway onto SR12/121 and acceleration and deceleration tapers for right turns into and out of Old Sonoma Highway.
 - b. The project owner shall pay to the County 38% of the project cost of the following improvements at the intersection of Old Sonoma Road and SR 12-121: widening and striping of the southbound approach of Old Sonoma Road to accommodate separate dedicated left and right turn lanes and widening of SR 12-121 to add a right turn acceleration lane. These improvements were found to be needed to mitigate the cumulative traffic impacts of both this project and the neighboring approved, but not yet completed Carneros Inn project. The cost contribution reflects the percentage of traffic that is attributed to the Lodge project only. The Carneros Inn project was approved years ago but is currently being revised to take its access through the Lodge project. It is not being charged for these improvements because its traffic levels are not changing from what was approved previously.

- c. The field inspection of the site indicated a sight distance problem for cars entering SR 12-121 from the Old Sonoma Highway due to extensive vegetation fronting the site. Existing vegetation along the frontage of the site shall be trimmed to improve sight distance at the intersection.
 - d. Because the driveway entrance into the project from A-1 Market easterly is on County owned right-of-way, the developer shall enter a license agreement, or other mechanism satisfactory to the County, to properly improve and maintain the area and indemnify the County of all liability related to use of that portion of the right-of-way by the public. There shall be no license fee other than what is necessary for the County to recover its costs to prepare and execute the agreement and to renew it periodically.
 - e. The applicant shall provide funds to the County to pay for a proportionate share of a future traffic signal at the Old Sonoma Road and SR 12-121 intersection. The proportion shall be the ratio of project traffic to total traffic using the intersection.
2. Water related conditions. We have reviewed the phase one, water availability analysis for the proposed project and other attendant uses. The three parcels totaling 26.96 acres including the Carneros Inn site and the Carneros Lodge site are located in the "valley floor" area, with a threshold extraction of 1.0 AF/Acre, resulting in a total groundwater extraction threshold for the both projects of 26.96 AF/Year. The estimated water demand for the Carneros Lodge parcels at 80% occupancy is only slightly below the established threshold for the combined acreage. The approved project with 25 units and reduced retail space is less intensive for the parcel acreage and therefore, the projected water use for the project should not have a significant impact on static water levels of neighboring wells. However, because the safe yield of the groundwater aquifer is unknown and not easily determined, the following conditions shall apply:
- a. The applicant shall agree to standard monitoring of its groundwater use. This includes the installation of meters on all wells supplying water for both projects (the Inn and the Lodge) and depth to water measurements for each well. The configuration of the meter installation shall conform to a drawing prepared by the applicant and reviewed and approved by the Public Works Director. The applicant shall both read the meters and the static water levels in all wells at the beginning of each month and provide this data to the Public Works Director during the first weeks of January, April, July and October of each year. The applicant shall convey to the Public Works Director, or his designated representative, the right to access and verify the operation and readings of the meters and well levels at any time.
 - b. In the event that groundwater usage exceeds the Phase 1 standard during any one year period for both the Lodge and Inn projects combined, ~~the applicant shall provide a~~ report to the Public Works Director which commits and provides details on how to

reduce usage by an equal amount below the Phase 1 standard for the coming year. If the applicant fails to achieve the commitment at the completion of the second year, a report shall be submitted by this Department to the Planning Director who will determine how project operations shall be modified to bring the project's water use into compliance.

- c. After three seasons of reporting, the applicant may submit a written request to the Public Works Director to reduce the frequency of recording readings. The Public Works Director shall, based upon the results of interpreting the existing data from the wells and any additional information that has become available on the aquifer and neighboring wells, determine if a reduction in the frequency of recording readings will still yield satisfactory data, and shall specify the frequency to be employed in the future. Additional reductions may be requested in successive years. Any changes in the frequency shall require a use permit modification.
 - d. The cumulative water use records from all wells serving both the Lodge and the Inn shall be used in considering the water impacts of any future expansion proposals on the Lodge parcels.
 - e. Water use information for the combined Lodge and Inn projects shall be public information and made available upon request.
3. As a part of the improvement plan review process the department will review all hydrologic design calculations and measures submitted as a part of the use permit application. As stated in the report, drainage will be configured such that peak flows of the 100-year storm event shall not increase as part of this project.
 4. Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".
 5. All access roads and parking areas proposed by the applicant or required by the Planning Commission as a condition of this use permit must have a minimum structural section equivalent to two inches asphalt concrete surface on five inches of Class II aggregate base.
 6. Parking lot details shall conform to the requirements of the latest edition of the Napa County Road and Street Standards.
 7. All necessary storm drainage improvements shall conform to the latest "Napa County Road and Street Standards. New regulations designed to reduce the pollution from storm water runoff will be implemented in early 2003. All projects shall implement best management practices in the design of their on-site drainage facilities to the extent practicable.

8. Improvements shall be constructed according to plans prepared by a registered civil engineer, which are to be reviewed and approved by this office. A plan check fee in the amount of 3% of the estimated cost of the proposed construction will be paid to Napa County Public Works prior to approval of these plans.
9. Applicant shall obtain an Encroachment Permit from the Public Works Department for any work in the County right-of-way and an encroachment permit from Caltrans for any work performed within the State right-of-way. The portion of the public right-of-way that will be exclusively used by the applicant for access shall be covered by a license agreement or other mechanism satisfactory to the applicable agency.
10. Prior to the issuance of any grading or building permit, or the signing of improvement plans, the permittee and County shall survey and document the condition of County roads before construction begins, and then reevaluate conditions at the end of construction. Prior to occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval. If you have any questions regarding the above items please contact our office at 253-4351.

cc: Carneros Partners, 5 Third St., San Francisco, CA 94103



MEMORANDUM

RECEIVED

September 19, 2002

SEP 23 2002

TO: Napa County Planning Department, Charles Wilson, Director

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

SUBJECT: Use Permit Application for Carneros Partners-Carneros Lodge
Located at Old Sonoma Hwy.
Assessor Parcel # 47-110-25,26
File # 98511-UP

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

We have reviewed the above proposal and have the following revised conditions of approval:

1. Complete plans containing equipment layout, finish schedule and plumbing plans for the food and beverage facilities and employee restrooms, be submitted for review and approval by the County Department of Environmental Management prior to issuance of any building permit for projects containing those food preparation or food service areas. Upon final of construction, an annual food permits for each food service and/or food preparation area will be required.
2. Complete plans for the swimming pool and spa including decking and accessory restroom facilities, must be submitted to the County Department of Environmental Management for review and approval prior to clearance to the building department for building permits. This requirement applies to each of the spa facilities at the suites as well as to the pool and spa facilities in the recreation area. Upon final of construction, annual pool and spa permits will be required for each individual facility.
3. The applicant must secure a discharge requirement from the Regional Water Quality Control Board for the proposed waste water system.
4. Construction plans for the proposed private wastewater system shall be designed by a licensed Civil Engineer and be accompanied by construction drawings and complete design criteria based upon local conditions. These plans are subject to approval by the Department of Environmental Management prior to issuance of any permits. Said plans must also be reviewed and approved by the Regional Water Quality Control Board (RWQCB) and a copy of the Regional Boards approval must be forwarded to this department prior to issuance of construction permits.
5. A permit for the installation of the waste water treatment system must be secured from the Department of Environmental Management prior to issuance of a building permit.
6. Since the proposed wastewater system will utilize portions of a treatment system and irrigation area on a separate parcel(s) from the facilities it will serve, an agreement to grant a sewage easement or an approved sewage easement must be filed with the Department of Environmental Management prior to issuance of sewage permits. This agreement is subject to the approval of County Counsel prior to recordation.

7. The applicant shall comply with the wastewater monitoring program which will be based on the requirements in the discharge permit issued by the Regional Water Quality Control Board (RWQCB) as well as those local monitoring requirements imposed by the Department of Environmental Management. The initial frequency of monitoring will be monthly but may be adjusted (increased or decreased) as determined necessary by the Department of Environmental Management or the RWQCB. The applicant shall comply with the requirements of the RWQCB for operation of the water and wastewater system by a qualified professional. An annual operating permit issued by the Department of Environmental Management is required for the waste water system.
8. The water supply system must comply with the California Safe Drinking Water Act and Related Laws. This will require a plan review (if not already done) and an annual operating permit from the Department of Environmental Management. If there are no easements for the water system or existing easements are not adequate, these will have to be executed prior to issuance of a clearance for building permits. These easements are subject to approval of this department and County Counsel.
9. Any hazardous wastes produced on the site must be stored and disposed of in a manner consistent with Division 20, Chapter 6.5 of the California Health and Safety Code and with Title 22, Division 4, Chapter 30 of the California Code of Regulations.
10. A Hazardous Materials Business Plan or Negative Declaration Response Form must be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management. This must be submitted within 60 days of receiving the use permit unless the applicant submits a letter stating the hazardous materials will not be brought on site until a specified future date. In this case, the Business Plan or Negative Declaration must be submitted within 30 days of bringing the Hazardous Materials on site.
11. All solid waste must be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
12. During the construction/demolition/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.
13. Adequate area must be provided for collection of recyclables. The applicant must contact the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.

cc: Careros Partners, 5 Third St., San Francisco, CA 94103
Sheldon Sapoznik, REHS, Napa County Environmental Management
John Kara, REHS, Napa County Environmental Management

DEPARTMENT OF TRANSPORTATION

P. O. BOX 23660
OAKLAND, CA 94623-0660
(510) 286-4444
(510) 286-4454 TDD



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SEP 26 2002

September 26, 2002

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.NAP121/12/133
NAP-121/12-2.63

Mr. Steve Lederer
Napa County Planning Department
1195 Third Street, Room 210
Napa, CA 94559

Dear Mr. Lederer:

CARNEROS LODGE – FINAL ENVIRONMENTAL IMPACT REPORT

Thank you for continuing to include the California Department of Transportation (Department) in the environmental review process for the Carneros Lodge project. The following comments are based on our review of the Final Environmental Impact Report (FEIR) dated August 9, 2002.

Improvements

Project improvements affecting State Route (SR) 12/121, including, but not limited to, left- and right-turn lanes on Old Sonoma Highway, the left-turn lane and acceleration/deceleration lanes on SR 12/121, shall be consistent with the Caltrans Highway Design Manual. Please see the link below for more information:
<http://www.dot.ca.gov/hq/oppd/hdm/hdmtoc.htm>

Right of Way

Work that encroaches onto the State right-of-way (ROW) requires an encroachment permit that is issued by the Department. To apply, a completed encroachment permit application, environmental documentation, and five (5) sets of plans, clearly indicating State ROW, must be submitted to the address below.

Sean Nozzari, District Office Chief
Office of Permits
California DOT, District 4
P.O. Box 23660
Oakland, CA 94623-0660

Please feel free to call or email Patricia Maurice of my staff at (510) 622-1644 or patricia_maurice@dot.ca.gov with any questions regarding this letter.

Sincerely,

TIMOTHY C. SABLE
District Branch Chief
IGR/CEQA

INTER-OFFICE MEMO



TO: Jeffery Redding, Director
Conservation – Development and Planning Department

FROM: Barbara Easter, Fire Department

DATE: June 7, 1999

SUBJECT: Carneros Partners Use Permit Comments:
Apn: 047-110-001,019,002 98511-UP

7660 Recommended Fire Safety Standards
9200 Fire Protection Engineer
4280 & 4300 Old Sonoma Hwy, Napa
4300 Old Sonoma Road

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JUN 8 - 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

The Fire Department (NCFD) has reviewed the Carneros Partners Use Permit application to establish a hotel facility with 56 individual cottage units; 44 hotel units; 10,000 square feet of retail space and 12,926 square feet of meeting rooms with banquet space in addition to 3,240 square feet of health facilities with a 3,000 square pool house. We recommend that the following items be incorporated as project conditions or mitigation measures if the commission approves the project.

1. All construction and use of the facility shall comply with applicable standards, regulations, and codes in effect at the time of building permit issuance including (as a minimum): Napa County Fire Protection Standards (County FPS); The adoption of the Napa County Fire Code which may go into affect on Aug 2, 1999; Napa County Road and Street Standards (R&SS); California Fire Code (CFC with State amendments); and appropriate fire protection system standards (e.g. NFPA 13, 20, 24, 72, etc.).
2. All building undergoing construction, alteration or demolition shall be in accordance with California Fire Code article 87 and specifically:
 - a. Fire department access roads shall be established and maintained in accordance with CFC section 902.
 - b. Water mains and hydrants shall be installed and operational in accordance with CFC section 903.

- c. Combustible debris shall not be accumulated within buildings. Combustible debris rubbish and waste material shall be removed from buildings as often as practical.
 - d. Access to the building for the purpose of firefighting shall be provided. Construction material shall not block access to buildings, hydrants or fire appliances.
3. Fire department access shall be provide by compliance with County FPS section IV.9 & CFC section 902 and specifically:
 - a. Fire apparatus access roads shall be provided in accordance with section 901 and 902.2 every facility, building or portion of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility.
 - b. Fire apparatus access roads shall be have an unobstructed width of not less than 20 feet.
 4. Water supplies for fire protection shall be provided by compliance with County FPS section IV & V, CFC section 903 and specifically:
 - a. Water mains and required fire flow in accordance with County FPS section IV and V.1-4
 - b. Hydrant number and 300' spacing in accordance with County FPS section V.1-4 and UFC Table III-B.
 5. Built-in fire protection shall consist of that required by applicable codes and the following:
 - a. an automatic sprinkler system with alarm supervision by an approved central, or remote station installed and maintained to appropriate NFPA standards;
 - b. An automatic fire alarm system with alarm supervision by an approved central or remote station installed and maintained to appropriate NFPA standards.
 - c. An automatic commercial hood and duct fire protection system installed and maintained to appropriate NFPA standards.
 6. Fire fighter safety and operations measures shall be provided by the following:
 - a. A "Knox" data storage cabinet (model series #1220 or 1300) in accordance with NCFD specifications for on-site storage of building access keys, and hazardous contents information.
 - b. Co-location of the FDC (fire department sprinkler) with the "Knox" data storage cabinet, fire alarm control panel or remote annunciator.
 - c. If building design includes more than two fire protection systems a graphical facility site display annunciator panel with LED monitoring for control of fire protection systems shall be provided co-located as above with the FDC.
 7. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at no charge to the County (CFC section 103.1.1) for the following circumstances:
 - a. if the project is designed without direct compliance to the CFC, alternate methods proposals (CFC section 103.1.2) will be required with technical assistance for review and compliance inspection for the proposals;

8. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Fire Department and appropriate authorities having jurisdiction (e.g. State Fire Marshal) for review and approval prior to building permit issuance and /or as described above.
9. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established deposit basis plus project consultation time at the hourly rate of \$59 per hour (Napa County Resolution 92-65).

Discussion

Large or specialized facilities such as proposed in this project can have emergency incidents which would significantly impact fire fighter safety and the ability of the Fire Department to provide emergency services. Incorporation of the above recommendations will reduce to maximum extent reasonable the labor, time, and resources required for the Fire Department to manage emergency incidents at the facility.

If you should have any question please do not hesitate to contact Barbara Easter at (707) 963-3601 ext. 129 to discuss any other fire protection issue you may have regarding your project.

Byron J. Carniglia
Fire Chief

By: *Barbara E. Easter*

Barbara Easter
County Fire Inspector

CC: Applicant, Streblew - B1416, Loveless - D1404
NCFD/File, Chron



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

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

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MAY 7 - 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Building Inspection Division

APPLICATION TITLE: Carneras Partners Use Permit FILE #: 98511-UP

RESPONSE REQUEST DATE: 5-8-99 RESPONSE RETURN DATE: 5-21-99
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

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

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

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

1. Do you have jurisdiction by law over this project Yes No
If yes, indicate required permits: GRADING; BUILDING; PLUMBING;
MECHANICAL; ELECTRICAL

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

3. Do you recommend: Negative Declaration Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed):
1. SECURE PERMITS AS NOTED IN ITEM NO. 1

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

6. Name of contact person: [Signature] Telephone: 253-4416
Response Prepared by: GARY W. BREWEN
Title: BUILDING CODES ADMIN
Date: 5-7-99

EXHIBIT "A"

PROPOSED MITIGATION MONITORING AND REPORTING PROGRAM(CARNEROS LODGE)

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name / Date)
<p>Land Use</p> <p>4.1.2 Applicant shall remove the Gazebo-bicycle-rental facility from the portion of the development plan located on APN 047-10-190 and either eliminate the facility from the project or relocate to another portion of the project.</p>	<p>1. County required amendment to eliminate bicycle gazebo rental facility and access via Old Sonoma Rd.</p>	<p>Not Applicable</p>	<p>Not Applicable</p>	
<p>4.1.3a Applicant shall sign a standard right-to-farm statement prior to occupancy of any Lodge or cottage units by a guest/tenant. A copy or summary of the provisions of this statement shall be provided to each guest/tenant thereafter.</p>	<p>1. County requires as a condition of Use Permit</p>	<p>1. Planning Department</p>	<p>1. Prior to issuance of Certificate of Occupancy for the lodge, Project Planner shall obtain signed statement for the project file, shall review summary to be provided to guests, and shall ensure at least 1000 copies are available. During the first year of operation three (3) spot visits shall be conducted at the site to ensure the summaries are being distributed to guests as required.</p>	
<p>4.1.3b Applicant shall install fencing on the perimeter of the project of sufficient height to discourage trespass upon adjacent properties.</p>	<p>1. County requires as a condition of Use Permit.</p>	<p>1. Planning Department</p>	<p>1. Project Planner will walk fence line prior to issuance of Certificate of Occupancy for the lodge.</p>	
<p>4.1.4a Cumulative Effects. Applicant shall sign a standard right-to-farm statement prior to occupancy of any cottage units. A copy or summary of the provisions of the statement shall be provided to each guest or tenant thereafter.</p>	<p>1. County requires as a condition of Use Permit.</p>	<p>1. Planning Department</p>	<p>1. Covered by 4.1.3a</p>	<p>1. None Required</p>
<p>4.1.4b Cumulative Effects. All promotional (advertising) material for Carneros Inn or Lodge (or separately operated commercial area) shall contain a prominent reference to the agricultural setting of the project and to the fact that Napa County finds agriculture to be the highest and best use of land in the Carneros Area.</p>	<p>1. County requires as a condition of Use Permit.</p>	<p>1. Planning Department</p>	<p>1. Applicant shall submit all advertising material to the Planning Department prior to the opening of the lodge. If the applicant revises the advertising material to delete or revise the right to farm language, that change shall be submitted to the Planning Department for its review and approval.</p>	

EXHIBIT "A"
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name / Date)
<p>4.1.4c Cumulative Effects. Applicant shall install fencing on the perimeter of the Cameros Inn property, as well as the Cameros Lodge, of sufficient height to discourage trespass upon adjacent agricultural properties.</p>	<p>1. County requires as a condition of Use Permit.</p>	<p>1. Planning Department</p>	<p>1. Covered under 4.1.3b. Inspect at six (6) months and twelve (12) months. Verify completion prior to issuance of Certificate of Occupancy for the lodge.</p>	<p>1. None required after installation verified.</p>
<p>Traffic and Circulation</p>	<p>1. This issue is covered by DPW COA No. 1(b)</p>	<p>Not applicable</p>	<p>Not applicable</p>	<p>1. None required after agreement submitted and installation of improvements verified.</p>
<p>4.2.3b Applicant shall prepare a binding agreement for approval of the Planning Department to limit on-site meetings so they do not end during the p.m. peak commute period. All full-day or afternoon meetings must be sold "bundled" with a reception event on-site during or after the p.m. peak commute hour.</p> <p>Applicant shall widen the southbound approach of Old Sonoma Highway as needed and stripe to provide separate dedicated right turn and left turn lanes.</p> <p>Applicant shall widen SR 12/121 to provide a dedicated left turn lane for eastbound traffic turning onto Old Sonoma Highway, a center acceleration lane for traffic turning left from Old Sonoma Highway onto eastbound SR 12/121, and acceleration and deceleration tapers for right turns into and out of Old Sonoma Highway.</p>	<p>1. Binding agreement submitted prior to certificate of occupancy being issued.</p> <p>2. Applicant shall install improvements to satisfaction of Department of Public Works prior to certificate of occupancy being issued.</p>	<p>1. Department of Public Works</p>	<p>1. DPW shall verify receipt of binding agreement.</p> <p>2. DPW shall inspect and verify improvements completed prior to issuance of Certificate of Occupancy for the lodge.</p>	<p>1. None required after agreement submitted and installation of improvements verified.</p>
<p>4.2.4a Applicant shall trim vegetation and foliage as necessary to provide a minimum of 600 feet of sight distance to the west and east along SR 12-121 at the intersection with Old Sonoma Highway.</p>	<p>Public Works Condition #1(e) (Letter dated October 16, 2002)</p>	<p>1. Department of Public Works</p>	<p>1. DPW shall inspect and verify pruning completed prior to issuance of Certificate of Occupancy for the lodge.</p>	<p>1. None required</p>
<p>4.2.4b Applicant will design and fund improvements for the widening of SR-12-121 at Old Sonoma Highway to include a separate eastbound traffic refuge lane for traffic turning left from the southbound Old Sonoma Highway approach (subject to approval by Caltrans) or (if Public Works opposition to refuge lane is accepted) the alternate mitigation shall be:</p>	<p>1. Not required as a mitigation measure as improvements to the intersection were included as part of the approved project.</p> <p>See Section 4.2.3b</p>	<p>1. None required</p>	<p>1. None required</p>	<p>1. None required</p>
<p>Applicant will post a sign prior to the exist of the</p>				

EXHIBIT "A"
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name / Date)
<p>Carmes/Lodge properly informing guests that no left turn is advisable from the Old Sonoma Highway approach to SR 12/121 during the p.m. peak hour.</p>				
<p>4.2.5 Applicant will design and fund improvements for the widening of SR 12-121 as it approaches Old Sonoma Highway to include a separate eastbound left-turn lane into Old Sonoma Highway (subject to approval by CalTrans)</p>	<p>1. County requires as a condition of Use Permit. See Section 4.2.3b</p>	<p>1. Department of Public Works</p>	<p>1. DPW shall inspect and verify improvements completed prior to issuance of Certificate of Occupancy for the Lodge.</p>	
<p>4.2.8a Cumulative Impacts. Applicant shall reduce the project's retail component to 2,500 sq ft, including 2,000 sq ft of retail space and a 500 sq ft post-office (as described in the Alternative section as the "Local Poes Alternative")</p>	<p>1. None required, the revised project as approved by the Board includes only 2,500 square feet of retail space</p>	<p>1. None required</p>	<p>1. None required</p>	<p>1. None required</p>
<p>4.2.8b Cumulative Impacts. Applicant shall prepare a binding agreement for approval of the Planning Department to limit on-site meetings so 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. peak commute hour.</p>	<p>1. Not required as a mitigation measure due to the reduced size of the approved project. Still included as a Condition of Approval. Binding agreement submitted prior to certificate of occupancy being issued.</p>	<p>1. Department of Public Works</p>	<p>1. DPW shall verify receipt of binding agreement.</p>	<p>1. None required after agreement submitted.</p>
<p>Applicant shall pay its fair share to widen the southbound approach of Old Sonoma Highway as needed and striped to provide dedicated right and left turn lanes, to widen eastbound SR 12/121 to provide a dedicated left turn lane onto Old Sonoma Highway, a center acceleration lane for traffic turning left out of Old Sonoma Highway onto SR 12/121, and acceleration and deceleration tapers for right turns into and out of Old Sonoma Highway.</p>	<p>2. County requires as condition of occupancy</p>	<p>2. Department of Public Works</p>	<p>2. DPW shall verify receipt of fair share prior to issuance of Certificate of Occupancy for the Lodge.</p>	

EXHIBIT "A"
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name / Date)
<p>Air Quality</p> <p>4.3.1 Applicant shall require the contractors to reduce particulate emissions by complying with the recommended dust control measures developed by the BAAQMD. Construction contracts shall include the following measures:</p> <ul style="list-style-type: none"> • Water all active construction areas at least twice daily; • Water or cover stockpiles of debris, soil, sand or other materials that can be blown by the wind; • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least 2 feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer); • Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites during dry weather; • Sweep daily (preferably with water sweepers) if visible soil material is carried onto adjacent public streets; • Install sandbags or other erosion control measures to prevent silt runoff to public roadways; and, • Replant vegetation in disturbed areas as quickly as possible. 	<ol style="list-style-type: none"> 1. County requires as a condition of Use Permit. 2. Applicant places mitigation into the contracts of all subsequent preparation and development activities. 3. Applicant will implement during construction. 	<ol style="list-style-type: none"> 1. Planning Department 2. Public Works Department 3. Public Works Department 	<ol style="list-style-type: none"> 1. Draft condition and incorporate prior to Use Permit approval. 2. Prior to issuance of grading permit. 3. Inspect property during construction. 	
<p>Noise</p> <p>4.4.1 Applicant shall submit a construction noise mitigation plan for approval by the County Department of Environmental Health prior to issuance of a building permit. The plan will include measures to comply with the County's Construction Noise standard and may include the following measures:</p> <ul style="list-style-type: none"> • Construction of temporary noise barriers around noisy construction equipment. • Use of quieter equipment. • Construction of an 8 foot barrier wall along the west property line prior to commencement of general construction activities on the remainder of the site. • Restriction of construction activities between 7:00 a.m. and 7:00 p.m. daily. 	<ol style="list-style-type: none"> 1. County requires as a condition of Use Permit. 2. Applicant submits plan for approval by County Department of Environmental Health 3. Applicant places mitigation into the contracts of all subsequent preparation and development activities. 	<ol style="list-style-type: none"> 1. Planning Department 2. Environmental Health Department 3. Public Works Department 	<ol style="list-style-type: none"> 1. Draft condition and incorporate prior to use permit approval. 2. Verify submitted plan is adequate prior to clearing any permits. 3. Review contracts prior to issuance of grading permits. 	

EXHIBIT "A"
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name / Date)
4.4.2a Install an 8 foot tall wall along the west property line to reduce sound transfer from parking lots to existing residences.	1. County requires as a condition of Use Permit.	1. Planning Department	1. Project planner to inspect wall in place prior to commencement of construction activity.	
4.4.2b Incorporate noise control measures into the project design necessary to reduce noise from mechanical equipment to the Noise Ordinance standard of 50 dBA during daytime and 45 dBA during the night on nearby existing residences. These measures may include sound absorptive barriers and acoustical louvers.	1. County requires as a condition of Use Permit.	1. Environmental Management	1. Review plans/design to assure compliance with measure. 2. Inspect to assure compliance with plans/design.	
4.4.2c Restrict loading and unloading operations (including garbage collection) to the hours of 6:00 a.m. to 10:00 p.m. as required by the Noise Ordinance. Locate loading docks and garbage collection as far as possible from existing homes to the west.	1. County requires as a condition of Use Permit.	1. Planning Department	1. Review locations of loading docks and garbage areas on site plans prior to issuing building permits.	
4.4.2d The project applicant shall submit an events management plan to the Department of Conservation, Development and Planning for approval prior to issuance of a building permit. This plan would restrict outdoor events with amplified sound that would cause the Noise Ordinance to be exceeded at the nearest residential area. Measures may include required noise monitoring and specified allowable types and hours of events.	1. County requires as a condition of Use Permit.	1. Planning Department	1. Review plans and verify completeness prior to issuance of building permits.	
4.4.4a Indoor Noise. The project applicant shall submit an acoustical report for approval of the Napa County Building Division prior to issuance of a building permit. The report will specify how the project will meet the State of California noise insulation standards to provide an interior L_{dn} of 45 dB or less inside guest rooms. For buildings closest to SR 12-121, this will potentially require sound rated windows, special exterior building wall construction and a proposed property line masonry wall adjacent to SR 12-121 constructed to a height of 12 feet.	1. County requires as a condition of Use Permit.	1. Building Division of Planning Department	1. Review plan and verify adequacy prior to issuance of building permits.	

EXHIBIT "A"
MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Measure	Implementation Procedure	Monitoring Responsibility	Monitoring/Reporting Action and Schedule	Monitoring Compliance Record (Name / Date)
<p>4.4.4b Outdoor Noise. The project applicant shall submit an acoustical report to the Department of Conservation, Development and Planning for approval prior to issuance of a building permit. The report shall demonstrate how small courtyard areas associated with project cottages can achieve outdoor noise levels of L_{dn} 60 or less. Mitigations may include a proposed property line masonry wall adjacent to SR12-121 constructed to a height of 12 feet.</p>	<p>1. County requires as a condition of Use Permit.</p>	<p>1. Planning Department</p>	<p>Same as 4.4.2.6</p>	

047-100-062
02470/00



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Charles Wilson
Director

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

October 21, 2002

Mr. Keith Rogal
Carneros Partners
5 Third Street, Suite 700
San Francisco, CA 94103

Re: Request for Modification of Use Permit for Carneros Inn to relocate 3 units and realign and modify the internal circulation network of roadways (APN 047-100-034) *062*

Dear Keith:

Please be advised that your request to modify the Use Permit for the Carneros Inn has been administratively **APPROVED**.

The permit becomes effective unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. If an appeal is filed by others, you will be notified.

Pursuant to Section 18.124.080 of the Napa County Code, this approval must be activated within two years from the approval date, or it shall automatically expire and become void. No extensions are possible. This letter is your only notice regarding expiration and procedures for extension of this permit.

This approval applies only to the project as described in your proposal of October 18 (movement of 3 units and various internal roadway changes) and 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.

Should you have any questions, please contact me at slederer@co.napa.ca.us or at (707) 253-4416.

Sincerely,

A handwritten signature in black ink, appearing to read "St. Lederer".

Steven E. Lederer
Deputy Planning Director

cc: file
John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Anna Maria Martinez, Public Works



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Jeffrey Redding
Director

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

October 20, 2000

KEITH ROGAL
CARNEROS PARTNERS
FIVE THIRD STREET, STE 700
SAN FRANCISCO, CA 94103

RE: Request for Minor Use Permit Modification #00097-MOD
Site Plan Revisions in "Carneros Inn" RV and Mobilehome Park
APN 047-100-034

Dear Mr. Rogal:

The above request came before the Zoning Administrator for action on October 13, 2000. The modification would revise the layout of the "used" but incomplete project approved by #U-89-20 and clarify the language of one mitigation measure included with the environmental determination for that project. The site consists of 16.43 acres on the north side of State Highway 12/121 (Carneros Highway) at its intersection with Los Carneros Avenue. The modification was APPROVED with the attached conditions.

The approval may be appealed to the Board of Supervisors by 5 PM on October 27 in accordance with the procedures in Chapter 2.88 of the Napa County Code. The appeal fee in this matter is \$125.00.

Although one use permit being modified (#U-89-20) has already been "used;" the other (98290-MOD) has not. The approved modification thus carries the expiration date of the latter (March 1, 2001). No extensions of the period for "use" are possible.

Please contact Wynpress Balcher, Project Planner, if you have any further questions.


Michael Miller
Zoning Administrator

cc. John Tuteur, Assessor
Gary Brewen, Building Codes Administrator
Christine Secheli

**CONDITIONS OF APPROVAL
USE PERMIT MODIFICATION #00097-MOD
(Carneros Inn RV and Mobilehome Park Layout Revisions)**

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, mobilehome sites, and relocate wastewater treatment facility and nonconforming restaurant as outlined in the approved site plan; and
 - 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."

Any expansion or changes in use, or project changes which are necessitated by the requirements of other departments 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.

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 #1 A 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.
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.
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.



NAPA COUNTY

047-100-062
98290-MOD/APVC
CONSERVATION, DEVELOPMENT and
PLANNING DEPARTMENT

Jeffrey Redding
Director

1195 Third Street, Room 210 • Napa, CA 94559-2092
Telephone 707/253-4416 FAX 707/253-4336

February 23, 1999

Keith H. Rogal
CARNEROS PARTNERS
The Hearst Building
Five 3rd St., Suite 700
San Francisco, CA 94103

RE: Use Permit Modification #98290-MOD
APN 047-100-034062

Dear Mr. Rogal:

Your request to reconfigure an existing 36-unit mobile home park into a 24-unit park, to reconfigure an approved, "used", but unconstructed 96-space RV Park, to remodel and relocate an existing legally nonconforming 49-unit restaurant, and to construct a package wastewater treatment plant in place of the approved wastewater ponds came before the Zoning Administrator for action on February 19, 1999. The requested use permit modification was **APPROVED WITH THE ATTACHED CONDITIONS.**

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

The revised configuration must be installed and completed with compliance with the conditions prior to **March 1, 2000**, or this modification will expire. The right to use the modification may be extended for a maximum of twelve additional months upon application and payment of fees prior to expiration. Since the proposal is not "phased," any one of the following actions may constitute "use" of the modified permit: (a) construction and completion of the package treatment plant; (b) construction and completion of a foundation for the remodeled restaurant (however, restaurant use on the site may not cease for a period of six months under any circumstances, or that use will be deemed "abandoned" and cannot be restarted;); (c) construction and completion of a foundation for the revised "health & recreation" building; or (d) construction and completion of a foundation for the revised "reception & administration" building. Once used as noted above, the additional parts of the modification may be completed at any indefinite time.

CARNEROS PARTNERS

#98290-MOD

February 23, 1999

page 2

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael Miller", with a long horizontal line extending to the right.

Michael Miller
Zoning Administrator

cc. Gary Brewen
John Tuteur
David and Peggy Dowling, 5266 Old Sonoma Rd., Napa 94559
Wyntress Balcher, Project Planner

mmp28

CONDITIONS OF APPROVAL
Carneros Mobile Home/R.V.Park/Restaurant
#98290-MOD
(modifies #U-89-20)

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
 - B. The modification of Use Permits #5-62 and #25-66 (establishing a 36-space mobilehome park) to redesign the layout of the mobilehome park and convert the mobilehome park into a 24-space mobilehome park, in accordance with the approved site plan.
 - C. The redesign and relocation of the proposed 12,000 ft² two-story recreation building to result in three smaller structures: a 2,684 ft² reception building, a 9068 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 1700 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.
 - 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.
 - F. The construction of an enclosed 1120 ft² water treatment plant and 3450 ft² sewage treatment plan in accordance the attached site plan, floor plans and elevations.

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

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.

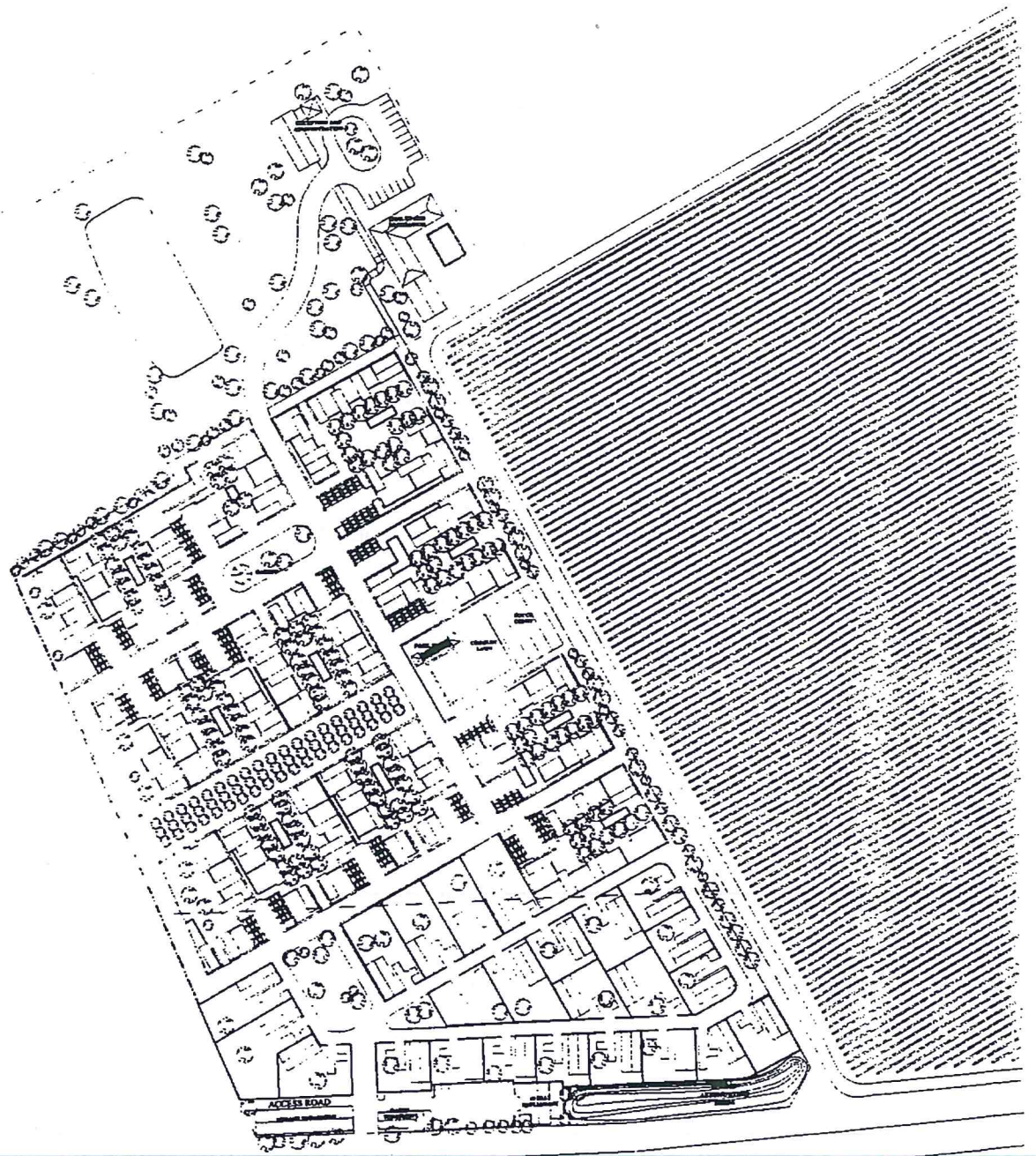
The County Fire Department as stated in their memo of January 18, 1999.

The Building Division as state in their memo of December 30, 1998.

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.
7. The redesigned mobilehome 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 mobilehome lot identification site plan prepared in compliance with Title 25 of the State Code.
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.

MODIFICATION PLAN
Option 1

December 14, 1998



STATE HIGHWAY 12-121

CARNEROS INN AND BUNGALOWS

LLC Manager:
Rogal & Associates
San Francisco, CA



MEMORANDUM

RECEIVED

January 20, 1999

JAN 21 1999

TO: Napa County Planning Department, Jeff Redding, Director

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

SUBJECT: Use Permit Modification Application for Los Carneros RV Resort
Located at 4048 Carneros Highway
Assessor Parcel #47-100-34
File # 98290-MOD

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT

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

1. That prior to issuance of any building permits, complete plans containing equipment layout, finish schedule and plumbing plans for the food and beverage facilities and employee restrooms, be submitted for review and approval by the County Department of Environmental Management. An annual food permit will also be required.
2. A Hazardous Materials Business Plan or Negative Declaration Response Form must be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management. This must be submitted within 60 days of receiving the use permit unless the applicant submits a letter stating the hazardous materials will not be brought on site until a specified future date. In this case, the Business Plan or Negative Declaration must be submitted within 30 days of bringing the Hazardous Materials on site.
3. That complete plans for the swimming pool and/or spa including decking and accessory restroom facilities, be submitted to the County Department of Environmental Management for review and approval prior to issuance of building permits. An annual pool permit will also be required.
4. That the applicant comply with all Regional Water Quality Control Board requirements for plan submittal, construction, operation and monitoring of the waste water system.
5. That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
6. During the construction/demolition/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.

7. Adequate area must be provided for collection of recyclables. The applicant must contact the franchised garbage hauler for the service area in which they are located, in order to determine the area and the access needed for the collection site.
8. That the water supply system comply with the California Safe Drinking Water Act and Related Laws. This will require a plan review and an annual operating permit from the Department of Environmental Management.

cc: Keith H. Rogal, Manager, Carneros Partners, The Hearst Bldg., Five third St., Suite 700, San Francisco, CA 94103-3202



NAPA COUNTY

DEPARTMENT OF PUBLIC WORKS

1195 THIRD STREET • ROOM 201 • NAPA, CALIFORNIA 94559-302
AREA CODE 707/253-4351

HARRY D. HAMILTON
Director of Public Works

County Surveyor — County Engineer
Road Commissioner

December 1, 1989

Napa County Department of
Conservation, Development and
Planning
1195 Third Street - Room 210
Napa, California 94559

ROAD: Highway 121 at
Los Carneros Avenue
U-89-20
Recreational Vehicle Park
IS# 3228

Commissioners:

This application is to construct a Recreation Vehicle Park for 96 Recreational Vehicles, including a 12,000 sq. ft. Recreational Building, and an additional waste water pond.

Regarding Goodrich Traffic Group's Traffic Impact Analysis we offer a comment that Recommendation No. 5 (Extend Old Sonoma Highway to Zophi west entrance) will most likely be considered when additional development occurs along Old Sonoma Highway.

THE FOLLOWING REQUIREMENTS APPLY:

1. Westbound right turn acceleration and deceleration lanes be provided in Hwy 121, per Goodrich Traffic Group (GIG) recommendation No. 3.
2. The on-site western (main) driveway approach to the highway be realigned per GIG recommendation No. 1.
3. The main access road serving the proposed addition be a minimum width of 24 feet and consist of a minimum structural section equivalent to 5 inches of Class II Aggregate Base plus 2 inches of asphalt concrete.
4. The driveway access serving the RV spaces have a minimum structural section equivalent to 5 inches of Class II Aggregate Base plus 2 inches of asphalt concrete. Said pavement be painted to indicate direction of traffic flow.
5. RV Parking areas shown on the site plan and any additional areas required by the commission have a minimum structural section equivalent to 5 inches of Class II Aggregate Base plus a double seal coat.
6. Any necessary storm drainage improvements be constructed.

Page 2
December 1, 1989

7. All the above improvements be constructed according to plans prepared by a registered civil engineer and reviewed and approved by this department. A plan check and inspection fee in an amount equal to 3% of the estimated cost of construction of the above improvements be paid this department.

8. Any work performed within the right of way of Hwy 121 be done under an encroachment permit issued by Caltrans.

9. On site grading be accomplished so as to avoid the diversion or concentration of storm water runoff onto adjacent properties.

Very truly yours,

HARRY D. HAMILTON, P.E.
Director of Public Works

by:


J.B. KLEIN, P.E.
Civil Engineer

cc: John Zophi

JBK:trs
12/89:6

DEC 1989

Traffic Impact Analysis
for the
Proposed
Wine Valley Mobile Estates
and
Los Carneros RV Resort

RECEIVED

NOV 9 1989

Dept of Public Works

October, 1989

Prepared For:
Mr. John "Pete" Zopfi

Prepared By:
Goodrich Traffic Group
300 Taraval Street
San Francisco, CA 94116
(415) 665-2646

GTG

Recommendations

1. The project's western (main) driveway approach to the highway should be redesigned to improve roadway delineation and allow for more stacking distance between the highway and the intersection of the three project driveway branches. The two existing driveway branches extending to the west and east should be secondary to the proposed RV access extending to the north. The recommended reconfiguration of the western driveway is shown in Figure 3.

2. The existing eastern access should be closed and gated at the property boundary to allow for secondary emergency access only. The gate should be located so as to restrict access to the site while allowing continued access to the adjacent property to the east. To completely eliminate potential safety problems at this location, access to the adjacent property should be directed through the project site (via the western driveway) and the eastern driveway intersection with State Route 12/121 eliminated completely. Alternatively, this driveway could be gated at the highway to provide secondary emergency access only to both properties.

In the event closure of this access is not feasible at or near the highway, a gate should be located on the eastern access between the existing mobile homes and proposed RV resort area to provide secondary emergency access only.

3. Right-turn deceleration and acceleration lanes should be provided in the westbound direction on State Route 12/121 at the western project access. Left-turn acceleration lanes have proven ineffective because motorists do not utilize them properly. In fact, LOS methodology does not give credit for provision of a left-turn acceleration lane, and therefore, computed service level operation would not be improved. Therefore, provision of an eastbound left-turn acceleration lane at this intersection would not be beneficial.

4. As part of tour and shuttle bus information distributed to project users, the project sponsor should also distribute a handout which includes a map directing project users to turn right and use Old Sonoma Road when traveling to the Napa area. An effective program for distributing this information to all project users could help reduce the number of left-turn movements. This map should clearly delineate the route between the end of Old Sonoma Road (at Jefferson Street) and State Route 29.

INTER-OFFICE MEMO



TO: Jeffery Redding, Director
Conservation – Development and Planning Department

FROM: Barbara Easter, Fire Department

DATE: January 18, 1999

SUBJECT: Los Carneros RV Resort Modification Comments:
Apn: 047-100-034 98290-MOD

RECEIVED

JAN 20 1999

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

7660 Recommended Fire Safety Standards
9200 Fire Protection Engineer
4048 Carneros Highway, Napa

The Fire Department (NCFD) has reviewed the Los Carneros RV Resort modification to replace a 1,676 square foot restaurant, to modified 12,052 square feet of builds and 4,570 square feet on outdoor equipment enclosure. The following items are recommendation to be incorporated as project conditions or mitigation measures if the commission approves the project.

1. All construction and use of the facility shall comply with applicable standards, regulations, and codes in effect at the time of building permit issuance including (as a minimum): Napa County Fire Protection Standards (County FPS); Napa County Road and Street Standards (R&SS); Uniform Fire Code (UFC with State amendments); and appropriate fire protection system standards (e.g. NFPA 13, 20, 24, 72, 231, 231C etc.).
2. Building undergoing construction, alteration or demolition shall comply with Article 87 of the Uniform Fire Code and specifically:
 - a. Fire department access roads shall be established and maintained in accordance with UFC Section 902 and County FPS.
 - b. Water mains and hydrants shall be installed and operational in accordance with UFC Section 903 and County FPS.

- c. Combustible debris shall not be accumulated within the buildings. Combustible debris, rubbish and waste material shall be removed from building as often as practical. Combustible debris, waste material and trash shall not be burned on the site.
 - d. Access to buildings for the purpose of firefighting shall be provided. Construction material shall not block access to buildings, hydrants or fire appliances.
3. Fire department access shall be provide by compliance with County FPS section IV.9 & UFC section 902 and specifically:
 - a. Fire department access road shall be within any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 from fire apparatus access as measured by an approved route around the exterior of the building.
 - b. Fire apparatus access roads shall have an unobstructed width of not less 20 feet and an unobstructed vertical clearance of not less than 14 feet.
 - c. Fire apparatus access roads shall be designed and maintained to support 40,000 pounds of fire apparatus and shall be a surface so as to provide all-weather driving capabilities.
 - d. All gates shall be provided with Fire Department/Sheriff Office "Rapid Entry System" key switches or padlocks for access through locked gates.
 - e. Fire apparatus access to the fire pump house shall be provided meeting County standards.
4. Water supplies for fire protection shall be provided by compliance with County FPS section IV & V, UFC section 903 and specifically:
 - a. Required fire flow in accordance with County FPS section IV .3-6 is estimated at 1300 to 750 gallons per minute (at 20 psi residual pressure) for one hour.
 - b. Number and spacing of hydrants in accordance with UFC appendix III-B (County FPS section IV .5).
 - c. Water storage capacity dedicated for fire protection in accordance with County FPS section IV .3-6 is estimated at 78,000 to 45,000 in addition to other needs. (i.e. fire sprinkler system, domestic use).
5. Built-in fire protection shall consist of that required by applicable codes and the following:
 - a. an automatic sprinkler system with alarm supervision by an approved central, or remote station installed and maintained to appropriate NFPA standards;
 - b. An automatic fire alarm system with alarm supervision by an approved central or remote station installed and maintained to appropriate NFPA standards.
 - c. An automatic fire-extinguishing system shall be provided for the protection of commercial-type cooking equipment and shall be installed and maintained to appropriate NFPA standards.

6. Fire fighter safety and operations measures shall be provided by the following:
 - a. A "Knox" data storage cabinet (model series #1220 or 1300) in accordance with NCFD specifications for on-site storage of building access keys, and hazardous contents information.
7. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at no charge to the County (UFC section 103.1.1) for the following circumstances:
 - a. If the project is designed without direct compliance to the UFC, alternate methods proposals (UFC section 103.1.2) will be required with technical assistance for review and compliance inspection for the proposals;
8. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Fire Department and appropriate authorities having jurisdiction (e.g. State Fire Marshal) for review and approval prior to building permit issuance and /or as described above.
9. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established deposit basis plus project consultation time at the hourly rate of \$59 per hour (Napa County Resolution 92-65).

Discussion

Large or specialized such as proposed in this project can have emergency incidents which would significantly impact fire fighter safety and the ability of the Fire Department to provide emergency services. Incorporation of the above condition will reduce to the maximum extent reasonable the labor, time, and resources required for the Fire Department to manage emergency incidents at the facility.

If you should have any question please do not hesitate to contact Barbara Easter at (707) 963-3601 ext. 129 to discuss any other fire protection issue you may have regarding your project.

Byron J. Carniglia
Fire Chief



By: Barbara Easter
County Fire Inspector



NAPA COUNTY

CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

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

RECEIVED

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

DEC 30 1998

NAPA COUNTY CONSERVATION,
DEVELOPMENT & PLANNING DEPT.

TO: Building Inspection

APPLICATION TITLE: Los Carneros RV Resort Modification FILE #: 98290-MOD

RESPONSE REQUEST DATE: 1.28.98 RESPONSE RETURN DATE: 1.14.99
FINAL REQUEST DATE: _____ FINAL RESPONSE DATE: _____

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

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

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

1. Do you have jurisdiction by law over this project Yes No
If yes, indicate required permits: BUILDING; PLUMBING; ELECTRICAL; MECHANICAL

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

3. Do you recommend: Negative Declaration Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed):
1. SECURE PERMITS AS NOTED IN ITEM NO. 1 FOR APPLICABLE SITE UTILITIES AND SITE BUILT STRUCTURES.
2. ALL FACILITIES MUST MEET REQUIREMENTS OF PART 2.1 HEALTH AND SAFETY CODE

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

6. Name of contact person: [Signature] Telephone: 252-9446

Response Prepared by: LARRY W. BREVEN

Title: BUILDING CODES ADMIN.

Date: 12-31-98



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

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

October 30, 1990

John P. Zopfi
1290 El Capitan
Napa, CA 94558

RE: Use Permit #U-89-20 -- Assessor's Parcel #47-100-34-062

Dear Mr. Zopfi:

Please be advised that on October 2, 1990, the Napa County Board of Supervisors upheld your appeal to a decision by the Conservation, Development & Planning Commission denying Use Permit #U-89-20 proposing to construct a 96-space recreational vehicle park, including a 12,000 square foot two-story recreation building, storage reservoir and additional sewage pond on a 13.79 acre portion of an 18.13 acre parcel located on the north side of State Highway 12/121 at its intersection with Los Carneros Road. In upholding your appeal, the Board of Supervisors approved Use Permit #U-89-20 subject to the attached conditions of approval (Exhibit "A"). The Board of Supervisors also conditioned the permit to be effective only when the accompanying Rezoning Request #R-58889 was effective (i.e. November 29, 1990). This use permit shall expire on November 29, 1991 unless activated pursuant to Section 12806 of the Napa County Code.

Use Permit #U-89-20 may be extended for an additional year provided that a written request if made thirty (30) days prior to the expiration date. The written request must be accompanied by the required filing fees.

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

Sincerely,

A handwritten signature in cursive script that reads "Jeffrey Redding".

JEFFREY REDDING
Director

JRR:jm.6g

cc: Robert Westmeyer, County Counsel
John Tuteur, County Assessor
Bill Hall, Building Codes Administrator
Joseph G. Peatman, Esquire

CONDITIONS OF APPROVAL
Zopfi Use Permit #U-89-20

- 1) The permit 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.

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.

- 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.
 - 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.
 - 4) Provision for a minimum of 96 off-street parking spaces on a dust free all weather surface approved by Public Works.
 - 5) Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
 - 6) All open storage shall be screened from view of adjacent properties by a visual barrier. No open storage to exceed height of screening.
 - 7) Reduction in the number of RV storage spaces from 12 to 10 to meet zoning regulations.
 - 8) All RV park lighting shall be equipped with shields to direct illumination downward and away from adjacent mobilehomes and nearby residences and properties and public or private roads.
-

Page two
Conditions of Approval
Zopfi Use Permit #U-89-20

- 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). Use of outdoor electrical amplification equipment is prohibited.
- 10) Submission of an exterior building color scheme to the Department for review and approval prior to issuance of the Building Permit.
- 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.
- 12) Compliance with all applicable building codes, zoning standards and requirements of various County departments and other agencies.
- 13) Compliance with Mitigation Measures #1 thru #35 contained in the Project Revision Statement.
- 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.
- 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.

JRR:jm.6g

PROJECT REVISION STATEMENT
Zopfi Recreational Vehicle Park

#U-89-20

I hereby revise my proposal to construct a 96-space recreational vehicle park on Assessor's Parcel 47-100-34 (i.e. Use Permit U-89-20) to include the measures specified below:

Hydrology: (Runoff, Sedimentation and Erosion)

1. On-site grading shall be performed to prevent diversion or concentration of storm water runoff onto adjacent properties.
2. Applicant shall install properly sized and shall maintain debris and sediment catch basins to reduce sediment flows to adjacent properties.
3. Grading shall occur only between April 15 and October 15.
4. All graded and disturbed areas shall be revegetated prior to October 15.
5. The faces of the sewage ponds shall be seeded using annual grass and legume mix approved by the Resource Conservation District.

Air Quality: (Dust Annoyance)

6. Dust shall be controlled during grading/construction activities by regular watering or other comparable means.

Noise: (Construction Phase)

7. All construction equipment shall be properly muffled. Muffler systems shall be adequately maintained.
8. All site preparation and construction activities shall be limited to weekdays only between 7:30 AM and 4:30 PM.

Cultural: (Archaeology)

9. In the event that concentrated amounts of either historic or prehistoric materials are encountered during excavation, grading or construction activities, all work within a 10 meter (30 foot) radius shall cease until a qualified archaeologist has examined the find and recommended mitigation measures. A report shall be filed with the Conservation, Development and Planning Department and the mitigation measures shall be implemented.
-

Aesthetic: (View enhancement and Litter)

10. Trees, shrubs, berms and lawn shall be installed and permanently maintained at strategic on-site locations to screen parking and paved areas from view from adjacent properties and roadways. Tree species and locations shall be acceptable to and approved by the Napa County Conservation, Development and Planning Department.
11. The property shall be kept in a clean and orderly condition at all times.

Roads: (Traffic circulation and Improvements)

12. The applicant shall provide acceleration and deceleration tapers in accordance with Figure 405.7 of the State Highway Design Manual (40 foot radius on the returns) prior to any use of the RV park.
 13. The applicant shall install a stop sign with pavement markings at the connection of the on-site driveways with State Highway 12/121 prior to any use of the RV park.
 14. The applicant shall provide a minimum of 50 feet of stripping at the State Highway connection in conformance with Caltrans Standard Plans (Detail 22).
 15. The existing eastern driveway intersection shall be closed and gated for emergency access only.
 16. An encroachment permit from Caltrans shall be obtained prior to any work performed in the State right-of-way.
 17. A westbound right-turn deceleration and acceleration lane shall be constructed on State Highway 12/121 at the western project access prior to any use of the RV park.
 18. The on-site western (main) driveway approach to the State Highway shall be realigned in accordance with Recommendation #1 of the Goodrich Traffic Group report dated October 1990 prior to any use of the RV park.
-
19. The main access road serving the proposed RV park shall be a minimum width of 24 feet and consist of a minimum structural section equivalent to 5 inches of Class II Aggregate Base plus 2 inches of asphalt concrete.

20. The driveway access serving the RV spaces shall have a minimum structural section equivalent to 5 inches of Class II Aggregate Base plus 2 inches of asphalt concrete. Said pavement to be painted to indicate direction of traffic flow.
21. RV parking areas shown on the site plan and any additional areas required by the Commission shall have a minimum structural section equivalent to 5 inches of Class II Aggregate Base plus a double seal coat.
22. All road improvements be constructed according to plans prepared by a registered civil engineer and reviewed and approved by Public Works or Caltrans, as required.
23. The design of the park and the placement of improvements shall not preclude the possibility of a future extension of Old Sonoma Highway easterly to connect with the RV park western access to State Highway 12/121.

Public Health: (Fire Safety, Water Availability and Waste Disposal)

24. Applicant shall comply with subsections IV and VI of the Napa County Structural Fire Protection Standards relative to water system and access requirements for moderate occupancy and access roads to residential building sites.
 25. Base fire flow shall be 1000 gpm at 20 psi residual.
 26. Applicant shall provide for a one hour water storage of 60,000 gallons
 27. A minimum of five (5) hydrants shall be provided at locations approved by the Napa County Fire Warden. Each hydrant shall provide at least 500 gpm at 20 psi residual.
 28. The recreational building shall be equipped with a sprinkler system approved by the State Fire Marshal and meet NFPA 13. Fire department connection locations shall be approved by the Napa County Fire Warden. The system shall be monitored 24 hours per day at the Napa County Fire Department ECC.
 29. All structures shall be protected by a smoke detector system/systems NFPA approved. The system shall be monitored 24 hours per day by an alarm company or at the Napa County Fire Department ECC.
-

30. Any gate shall have a lock or box system approved by the Napa County Fire Warden for fire/rescue access.
 31. Fire roads shall be provided on two (2) sides of all structures.
 32. All elevators shall have fire department keyed override. A knox box with elevator key shall be provided at each elevator on the ground floor.
 33. The applicant shall provide an approved private sewage disposal system and obtain all necessary permits prior to any use of the RV park.
 34. The water supply system shall comply with applicable provisions of the California Safe Drinking Water Act. This will require an annual permit from the Department of Environmental Management. A plan review of the water system will also be required.
 35. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
-

I further commit myself and my successors-in-interest to communicate the above specified requirements in writing to any future purchasers of the property prior to transfer of title.

Finally, I understand and explicitly agree that with regards to all California Environmental Quality Act (CEQA), Permit Streamlining Act, and Subdivision Map Act Section 66452.1 & 2 processing deadlines, this revised project shall be deemed complete on the date a signed copy of this project revision statement is received by the Napa County Conservation, Development and Planning Department. For purposes of Section 66474.2 of the Subdivision Map Act, the date of application completeness shall remain the date this project was originally found complete.


Signature of Property Owner

John P. Zepf
Print Name

2/21/90
Date



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

W. Scott Snowden
CHAIRMAN

1121 FIRST STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

047-110-027
U-17980-UP/APVL

September 24, 1979

C.B. King
4230 Sonoma Hwy.
Napa, CA 94558

Dear Mr. King:

Your Use Permit Application Number #U-17980 to renew an existing permit
and to utilize an existing structure to service recreational vehicles

located on 2 parcels on Old Sonoma Rd. within a PD District (AP#47-110-01 and 021)
has been approved by the Napa County Conservation, Development and Planning Com-
mission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: September 19, 1979

Your Use Permit becomes effective ten (10) working days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors, you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,

JAMES H. HICKEY
Secretary-Director

JHH:jg

cc: Donald W. Jonas
Building Codes Administrator
County of Napa

CONDITIONS OF APPROVAL

#D-17879, C.B. King

Agenda Item: 10

Meeting Date: Sept. 19, 1979

1. The permit be limited to: The storage of recreational vehicles on the use of an existing structure to service recreational vehicles stored on the property.
Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.
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 to be submitted prior to finalization of the Building Permit.
3. Provisions for _____ off-street parking spaces on a dust free, all weather surface approved by Public Works.
4. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
5. The applicant enter into an agreement with the County not to oppose annexation to an appropriate service district when deemed necessary by the County. The agreement to be reviewed by Environmental Health and approved by County Counsel.
6. Annexation of the property to the following districts:
- American Canyon County Water District
 - American Canyon Fire Protection District
 - _____
7. All open storage of _____ be screened from view of _____ and adjacent properties by a visual barrier. No open storage to exceed height of screening.
8. The permit be limited to a _____ year period.
9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
10. Trailer storage area to maintain a dust free all weather surface approved by Public Works.
11. Landscaping to be maintained in accordance with approved landscaping plans for the property.
12. Submission of an updated General Development Plan for the property.



NAPA COUNTY

HARRY D. HAMILTON
Director of Public Works

County Surveyor — County Engineer
Road Commissioner

Conservation-Development
and Planning Department
1121 First Street
Napa, California 94558

Commissioners:

The Napa County Flood Control & Water Conservation District and this Department have reviewed the use permit application made by C B King to allow continued usage of the trailer storage facility and to use an existing building as a service area for recreational vehicles. We understand that only patrons of the parking facility will be able to use the service facility. Provided that our understanding is correct, we offer the following:

The storage areas and access thereto are to be maintained as a dust free-all weather surface as prescribed by the previous conditions of approval.

Our concern about the service facility is that under constant usage the existing surfacing may break down. We will review the site several months after approval. We recommend that if that inspection reveals that the surfacing is breaking down the applicant be required to upgrade the surfacing to a more permanent dust free-all weather surface. The same would hold true for the access road to the service facility.

The District has no comment on this project.

Very truly yours,

Harry D. Hamilton, P.E.
Director of Public Works

by


John W. Stewart

Associate Civil Engineer

cc: C.B.King
JWS/al

RECEIVED
AUG 13 1979

Napa County Conservation,
Development & Planning Commission
DEPARTMENT OF PUBLIC WORKS

1127 FIRST STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/ 253-4351

August 10, 1979

RE: Old Sonoma Road
King Trailer Storage & Service
CDPD File #U-827879



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
Director

1121 FIRST STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4418

RECEIVED

JUL 30 1979

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Eric Marshall Napa County Conservation,
Development & Planning Commission

APPLICATION TITLE: KING RV STORAGE & SERVICE FACILITY FILE #: U-827879

RESPONSE REQUEST DATE: 20 July '79 RESPONSE RETURN DATE: 3 Aug '79

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

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

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

General Questions

1. Do you have jurisdiction by law over this project [] Yes [] No
2. Do you recommend: [] Approval [] Denial [] No Recommendation
3. Recommended conditions-of-approval (use additional page if needed);

PROVIDE FIRE EXTINGUISHING APPLIANCES SUCH AS FIXED FIRE HOSES, FIXED GARDEN HOSES THROUGH OUT.



4. Are you a responsible agency? [] Yes [] No. If yes, indicate required permits: _____

5. Indicate areas of environmental concern and availability of appropriate technical data: _____

6. Do you recommend: [] Negative Declaration [] Environmental Impact Report
7. Have you previously reviewed an application on any portion of this project? [] Yes [] No

8. Name of contact person: _____ Telephone: _____

Response Prepared by: AJ Ferando
Title: DSFM III
Date: 7-23-79

February 8, 1978



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

FELIX J. VANDERSCHOOT, JR.
CHAIRMAN

1121 FIRST STREET · NAPA, CALIFORNIA 94558
AREA CODE 707/ 253-4416

April 22, 1977

C. B. King
4280 Sonoma Highway
Napa, California 94558

Dear Mr. King:

Your Use Permit Application Number U-287677 to expand an existing
recreational vehicle storage business with the addition of the adjacent 3.0 acre parcel
located on the north side of Old Sonoma Road within a PD District
has been approved by the Napa County Conservation, Development and Planning Com-
mission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: April 20, 1977

Your Use Permit becomes effective ten (10) days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors, you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,

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

JAMES H. HICKEY
Secretary-Director

JHH:jl

cc: Donald W. Jonas
Chief Building Inspector
County of Napa

ZONING ANALYSIS:

6. The proposal is in general compliance with provisions of the PD District.
7. With the proposed expansion, the facility will abut a mobilehome park to the east, a commercial facility to the west and relatively large residential parcels to the north.
8. With proper screening, landscaping and improvements, the proposed expansion can be accommodated on the subject parcel with no detrimental effects to the public health, safety or general welfare.
9. The procedural requirements for use permits outlined in the Zoning Ordinance have been satisfied in regard to this application.
10. Although this proposal involves an expansion of an existing 200 unit facility, it is located on a separate parcel and should be treated independently from Use Permit #527374. The pending permit could be timed to expire with the earlier use permit on June 5, 1979. At that time, the property owner would have the option of renewing a single use permit for both parcels.

PLANNING ANALYSIS:

11. The General Plan designates the property as Open Space-Agriculture and Watershed. In general, a recreational vehicle storage operation does not conform to this designation; however, in this instance, PD zoning was applied to the property in recognition of existing commercial development in this area and to allow detailed review of future development proposals. Previous C-3 zoning of the property permitted certain uses without use permit approval. This proposal to develop the remaining portion of a PD District, which is already 70% developed, would not be in conflict with the General Plan.

RECOMMENDATION:

ENVIRONMENTAL: None - Categorically Exempt.

PLANNING: Approval with findings, subject to the following conditions:

Conditions of Approval Are:

1. "Exhibit A" be considered as the general development plan for this property pending approval of a specific plan.
2. Use of the property be limited to the storage of 100 travel trailers, mobilehomes, pick-up campers and motorhomes. Any sales, maintenance, repair, dismantling operations, or additional residences are prohibited.
3. The site be kept in a clean and orderly condition at all times.
4. The trailer storage area be provided with a dust-free, all weather surface approved by Public Works.

AGENDA ITEM: 7

Page 3
4/20/77

5. Any signs to be approved by the Department for design, area, height and placement.
6. Compliance with all applicable building codes, zoning regulations and requirements of Public Works, Environmental Health, Flood Control and Water Conservation District and the State Division of Forestry.
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.
8. Landscaping to be in accordance with "Exhibit B" and maintained in a healthy condition.



NAPA COUNTY

DEPARTMENT OF PUBLIC WORKS

HARRY D. HAMILTON
DIRECTOR OF PUBLIC WORKS

1127 FIRST STREET - NAPA, CALIFORNIA 94558
AREA CODE 707/226-9991

COUNTY SURVEYOR--COUNTY ENGINEER
ROAD COMMISSIONER

February 7, 1977

Napa County Conservation,
Development and Planning
Commission
1121 First Street
Napa, California 94558

RE: Old Sonoma Road at SR 12
C.B. King-Use Permit
R.V. Storage Area

Commissioners:

The Department has reviewed the use permit application submitted by C. B. King to expand his existing Recreational Vehicle storage business on Assessor's Parcel Number 47-110-02. The following is recommended.

All vehicle parking areas proposed are to be brought up to and maintained at a dust free all weather surface status, i.e., applications of a dust palliative.

The portions of the area which serve as the ingress and egress roadways are to be improved to the status of a dust free all weather surface, i.e. a minimum of 5 inches of class 2 aggregate base and a double sealcoat or equivalent.

The above improvements are to be constructed to the satisfaction of the County Engineer.

The applicant should be aware of the fact that he will be subject to periodic review for compliance by the County or as requested by area residents.

Very truly yours,

HARRY D. HAMILTON, P.E.
Director of Public Works

by *John W. Stewart*
John W. Stewart, P.E.
Associate Civil Engineer

JWS/fmt

cc: C. B. King
Marian I. Van Dyk

047-110-027
U-527374-UP/APVL

COUNTY OF NAPA

CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION

June 10, 1974

Mr. Cleburne B. King
4280 Sonoma Highway
Napa, California. 94558

Dear Mr. King:

Your Use Permit Application Number AU-527374 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 District has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

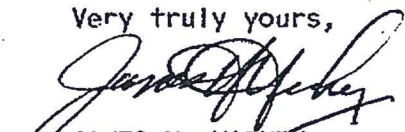
APPROVAL DATE: June 5, 1974

Your use Permit becomes effective ten (10) days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,


JAMES H. HICKEY
Secretary-Director

JHP:jl

cc: Don Jonas
Chief Building Inspector
County of Napa

RECOMMENDATION: Approval With Conditions

Conditions of Approval Are:

1. The permit be limited to a one-year period with options to seek additional one-year renewals.
2. Off-street customer and employee parking continue to be provided on a dust-free, all weather surface to be approved by the Public Works Department.
3. The visual, public portion of the site be kept screened and in a clean and orderly condition at all times.
4. All signs to be approved by the Department for design, area, height and placement.
5. Compliance with all applicable building codes and requirements of Public Works, Environmental Health, Flood Control and Water Conservation District and the State Division of Forestry, and the American Canyon County Fire Protection District.
6. Applicant annex to the American Canyon Fire Protection Dist. To continue operating a trailer and recreation vehicle storage yard and to develop the remaining 3-acre portion of land for this purpose located on a 6.0-acre parcel north of State Highway #121 approximately 2,000 feet east of Old Sonoma Road within a PD District. (Assessor's Parcel #47-110-01)

CLEBURNE B.
KING - USE
PERMIT REQUEST

Findings and a recommendation of conditional approval were presented.

During public hearing, neither proponents nor opponents were present.

Confirming that the applicant was proceeding into the second development phase, Chairman Vanderschoot questioned if all Public Works requirements had been met on the previous Use Permit. Johanson indicated they had, but his Department would like to see the ingress to the property upgraded with seal coat; the balance of the area, however, was acceptable.

Noting that the original use permit had been limited to a 3-year period, Commissioner Ingalls questioned why this permit bore no time limitation.

The Director replied that the original proposal had been so conditioned subject to satisfactory performance. The current proposal had not been so conditioned based upon the Department's determination that satisfactory performance had occurred.

Commissioners confirmed that the subject permit would encompass the entire 6-acre development which included the 3 acres currently subject to the original use permit. They further confirmed that no residential use was being made of the trailers stored on the property.

During further discussion of the feasibility of limiting the permit, Chairman Vanderschoot indicated he was not in favor of leaving it open ended, however he felt the time limitation might be expanded beyond a 3-year period.

Commissioner Ingalls suggested a 5-year period would be reasonable, with the remaining members concurring.

MOTION BY INGALLS, SECONDED BY PELISSA

that the Use Permit Request of Cleburne King be approved subject to the recommendations of the Department with the addition that the permit be granted for a five-year period; further, that no residential use of trailers stored on the property be allowed.

The applicant, Mr. King, then addressed the Commission objecting to the imposition of the 5-year limitation on the basis that it represented a limiting factor on the operation.

Chairman Vanderschoot explained that this was not the intent of the Commission; the use of the time limitation was the only method by which the County could enforce use permit provisions.

Under question by Mr. King as to whether this was the longest period which could be granted, Commissioners again indicated they felt the 5-year limitation to be a reasonable one.

The motion to approve then carried on the following roll call vote;

AYES: Blaufuss, Ingalls, McFarland, Pelissa and
Vanderschoot
NOES: None
ABSENT: None

Findings and recommendations on which the Commission based their approval of this request are as follows:

FINDINGS:

1. On April 3, 1972, the Commission approved stage I (approximately 3-acres) of an overall 6-acre development plan for a trailer storage area on the property. The use permit

- was subsequently appealed to the Board of Supervisors who upheld the Commission's decision.
2. The permit was limited to three (3) years so that the impact of this use might be re-evaluated following installation and operation of this use. An inspection of the facility by the Department on May 21, 1974 indicates a clean and orderly operation in compliance with the existing use permit. No objections to the storage yard have been received by the Department since the Commission hearing April 3, 1972.
 3. The applicant is now requesting to continue operating Phase I and to complete the facility by the addition of Phase II over the balance of the subject property.
 4. Phase I consists of approximately 100 outdoor storage spaces, 90 of which are occupied. Phase II will add an additional 75 spaces.
 5. Landscaping for the entire 6-acre property has been installed in accordance with original use permit conditions.
 6. The submitted Development Plan is in general compliance with PD District requirements.
 7. As no new environmental impacts are anticipated, the Department has issued a negative declaration to this proposal.

RECOMMENDATION: Approval With Conditions

Conditions of Approval Are:

1. Exhibit "A" be considered as the general Development Plan for this property.
2. Use of the property be limited to the storage of travel trailer mobilehomes, pick-up campers and motorhomes. Any sales, maintenance, repair, or dismantling operations are prohibited.
3. The site be kept in a clean and orderly condition at all times.
4. The trailer storage area be provided with a dust-free, all weather surface to the satisfaction of Public Works.
5. Any signs to be approved by the Department for design, area, height and placement.
6. Compliance with all applicable building codes, zoning regulations and requirements of Public Works, Environmental Health, Flood Control and Water Conservation District and the State Division of Forestry.

NAROM DEVELOPMENT
COMPANY - USE
PERMIT REQUEST

To construct a 1,600 square foot office and warehouse for wholesale distribution of plumbing, heating and cooling products located on a 2.6-acre parcel west of State Highway #29 approximately 900 feet south of its intersection with Green Island Road within an "M" District. (Assessor's Parcel #57-090-52)

047-110-027
U-417172-UP/APVL

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
1436 Polk Street
Napa, California
224-8388

April 5, 1972

Cleburne B. King, Jr.
4280 Sonoma Highway
Napa, California

Dear Mr. King:

Your Use Permit Application Number U-417172 to operate a trailer and
recreation vehicle storage yard on a 6 acre parcel of land

located on the north side of State Route 121 approx. 2000' east of Old Sonoma Road
has been approved by the Napa County Conservation, Development and Planning Com-
mission based upon the following conditions:

(See attached sheet)

Approval Date: April 3, 1972

Your Use Permit becomes effective thirty (30) days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance.

The Thirty (30) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

Very truly yours,

JAMES H. HICKEY,
Secretary - Director
cc: Don Jones

7/1/71

Conditions of Approval are:

1. The use permit be limited to a three-year period on Stage I (approximately 3 acres) of the overall development, with options for renewal.
2. Use of the property shall be limited to the storage of travel trailers, mobilehomes, pick-up campers, and motorhome. Any sales, maintenance, repair, or dismantling operations are to be prohibited.
3. Submission of a landscaping 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.
4. The site be kept in a clean and orderly condition at all times.
5. The trailer storage area be approved by the County Engineer to provide a dust-free, all weather surface.
6. The issuance of this use permit be contingent upon approval of the proposed rezoning of the property to a PD District by the Board of Supervisors.
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.

047-100-062
48-67-UP/APVL

March 8, 1967

Mr. and Mrs. John P. Zopfi
1290 El Capitan Way
Napa, California

Dear Mr. and Mrs. Zopfi:

48-67

approved

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) in a R-1:A District.

March 6, 1967

vee

047-100-062
25-66-UP/APNL

October 4, 1965

John P. Zopfi
1290 El Capitan
Napa, California

25-66

approved

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.

October 30, 1965

CL

VSC

047-100-062
5-62-LP/APVL

NAPA COUNTY PLANNING COMMISSION

1436 Polk Street
Napa, California

Phone: Baldwin 4-1918

~~VARIANCE~~
USE PERMIT

Application No: 5-62 Zoning District: CL
NAME: ROBERT H. & BERNICE A. NORTON
ADDRESS: 4048 Sonoma Highway

A VARIANCE USE PERMIT IS HEREBY GRANTED FOR THE FOLLOWING:
to establish a trailer court on Sonoma Highway.

The appeal was denied by the Board of Supervisors on November 7, 1961.

EFFECTIVE DATE: November 7, 1961

Unless otherwise provided, this permit will expire one year from the effective date if the use allowed by this permit is not established within that time.

JOHN W. FONTENOT
Acting Director