

“C”

Previous Conditions of Approval  
P19-00156-MOD



# NAPA COUNTY

## CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

W. Scott Snowden  
Chairman

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

February 2, 1979

James O. and Joann C. Sullivan  
1077 Valley View Street  
St. Helena, California 94574

Dear Mr. and Mrs. Sullivan:

Your Use Permit Application Number #U-107879 to establish a winery on  
a 26.17 acre parcel

located on the northwest side of Galleron Lane 1,000 feet east of State Highway 29  
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: January 24, 1979

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

JHH:jl

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

CONDITIONS OF APPROVAL

#U-107879, Sullivan

Agenda Item: 10

Meeting Date: Jan. 24, 1979

1. The permit be limited to: Construction of a winery facility

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 8 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. Touring and public tasting be by appointment only.

11. The winery structure blend with the rural surroundings

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

December 2nd, 1979

James O. Sullivan  
P.O. Box G  
Rutherford, California  
94573

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

Re: Sullivan Winery  
#U-107879 A.P. #30-070-10

Dear Commissioners:

We currently have a use permit approval to construct a winery with an initial production capacity of 20,000 gallons a year.

The use permit application also indicated an estimated ultimate production capacity of 100,000 gallons per year.

We would like to revise our ultimate capacity figure to 22,500 gallons per year.

Sincerely,

  
James O. Sullivan

RECEIVED  
DEC 17 1979

Napa County Conservation,  
Development & Planning Commission

that the County of Napa through it's Planning Commission ask for a meeting with the City Planning Commission to discuss the Stanley Ranch and proposed modification to the General Plan of the City, as well as the City's Growth Management Plan and how it relates to the number of units per year they allow for and as it relates to the County General Plan.

Fershko added that each jurisdiction is working totally independent of the other. He would like to invite the City Council to attend this meeting as well as the Board of Supervisors. He would like to arrange an evening meeting as soon as possible.

This motion carried on the following vote:

APPROVED

AYES: Beckstoffer, Lilleberg, Fershko, Hawkley  
NOES: None  
ABSTAIN: Snowden  
ABSENT: None

Note: Snowden abstained as the City of Napa is a client of his.

MINUTES OF MEETING  
OF NOVEMBER 7, 1979

Note: The Minutes of November 7, 1979 will be continued to the next meeting, January 9, 1980.

MAJOR FREEWAY AND  
HIGHWAY IMPROVEMENT  
PROJECT PRIORITIES  
FOR THE 1980 FISCAL  
YEAR

CEQC Tape, Track #6

Major freeway and highway improvement project priorities for the 1980 fiscal year.

The Planning Director said the Commission had indicated it's concern they were not given the opportunity to comment on highway facilities. He asked if the Commissioners have any comments to make that can be forwarded to the Board of Supervisors, at their January 8, 1979 meeting. The Commissioners decided that interested members would attend the meeting and make their comments in person.

ADDENDUM

CORRESPONDENCE:  
JAMES O. SULLIVAN  
USE PERMIT U-107879


CEQC Tape, Track #6

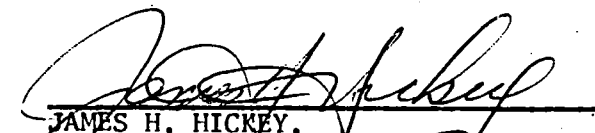
Correspondence from James O. Sullivan dated December 2, 1979, regarding reduction in ultimate production capacity relative to Sullivan Winery Use Permit #U-107879 - reduction to be from 100,000 to 22,500 gallons.

Chairman Snowden directed that the communication be made a part of the file.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:08 P.M.

  
W. SCOTT SNOWDEN,  
CHAIRMAN

  
JAMES H. HICKEY,  
Secretary to the Commission

030-070-010  
u-107879-up/APP

NAPA COUNTY  
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION  
1121 First Street □ Napa, California 94558 □ [707] 253-4416

APPLICATION FOR LAND USE PERMIT

FOR OFFICE USE ONLY

ZONING DISTRICT AP File No.: U-107879

REQUEST: To establish a winery on a 26.17 Date Filled: August 9, 1978  
acre parcel located on the northwest side Date Published: 13 Jan 79  
of Gullerow Lane approx. 1000 ft north-  
east of State Hwy 29. (AP# 30-070-10)

Hearing 24 Jan 79 CDPC BS

Action APPROVED

TO BE COMPLETED BY APPLICANT

Applicant's Name: James O. Sullivan and Jo Ann C. Sullivan Telephone No.: 963-9644

Address: 1077 Valley View Street, St. Helena, CA. Assessor's No.: 30-070-20 10  
NO. STREET CITY STATE Zip Code: 94574

Status of Applicant's Interest in Property: Owners

Property Owner's Name: \_\_\_\_\_

Address: \_\_\_\_\_ Telephone No.: \_\_\_\_\_  
NO. STREET CITY STATE

Reason for Use Permit request: Winery

I certify that the above statements are correct and that the Plot Plan on reverse side is accurate:

[Signature] \_\_\_\_\_ SIGNATURE OF APPLICANT  
 \_\_\_\_\_ SIGNATURE OF PROPERTY OWNER

Submit with a check or money order in the amount of ~~eighty five (\$85.00)~~ dollars, payable to the County of Napa, no part of which shall be refundable, to the Conservation, Development and Planning Department Office (the application fee consists of ~~\$50.00~~ for the Use Permit and ~~\$35.00~~ for an Environmental Impact Assessment of the request).

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT

\$250.00 41851 Received by: Barbara Abate  
 RECEIPT NUMBER CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

NAPA COUNTY  
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT  
SUPPLEMENTAL INFORMATION SHEET  
USE PERMIT APPLICATION

1. DESCRIPTION OF PROPOSED USE:

USE: WINERY  
PRODUCT OR SERVICE PROVIDED: WINE  
FLOOR AREA: EXISTING STRUCTURES \_\_\_\_\_ SQ. FT. NEW CONSTRUCTION 5000 SQ. FT.

2. NEW CONSTRUCTION:

TYPE OF CONSTRUCTION: STONE & WOOD  
FENCING: TYPE REDWOOD LOCATION EAST OF BUILDING HEIGHT 6'  
MAX. HEIGHT (FT.): EXISTING STRUCTURES none PROPOSED STRUCTURES 30'

3. AVERAGE OPERATION:

HOURS OF OPERATION 8 A.M. TO 4 P.M. DAYS OF OPERATION 5  
NUMBER OF SHIFTS: 1 EMPLOYEES PER SHIFT: 5 FULL TIME 2 PART TIME 3  
NUMBER OF DELIVERIES OR PICK-UPS: 1 PER DAY  
NUMBER OF VISITORS ANTICIPATED: \_\_\_\_\_ PER DAY 7 By Appointment \_\_\_\_\_ PER WEEK  
ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON ATTACHED PAGE

4. LANDSCAPING AND PARKING:

EXISTING LANDSCAPING: none  
PROPOSED LANDSCAPING: Vineyards, trees and flowers around the building and the driveway  
PARKING SPACES: EXISTING SPACES \_\_\_\_\_ EMPLOYEE \_\_\_\_\_ CUSTOMER \_\_\_\_\_  
PROPOSED SPACES 8 EMPLOYEE 5 CUSTOMER 3

5. UTILITIES:

WATER SUPPLY SOURCE: well METHOD OF SEWAGE DISPOSAL: Septic

6. LICENSES OR APPROVALS REQUIRED:

DISTRICT \_\_\_\_\_ X \_\_\_\_\_ REGIONAL \_\_\_\_\_ X \_\_\_\_\_  
STATE \_\_\_\_\_ X \_\_\_\_\_ FEDERAL \_\_\_\_\_ X \_\_\_\_\_

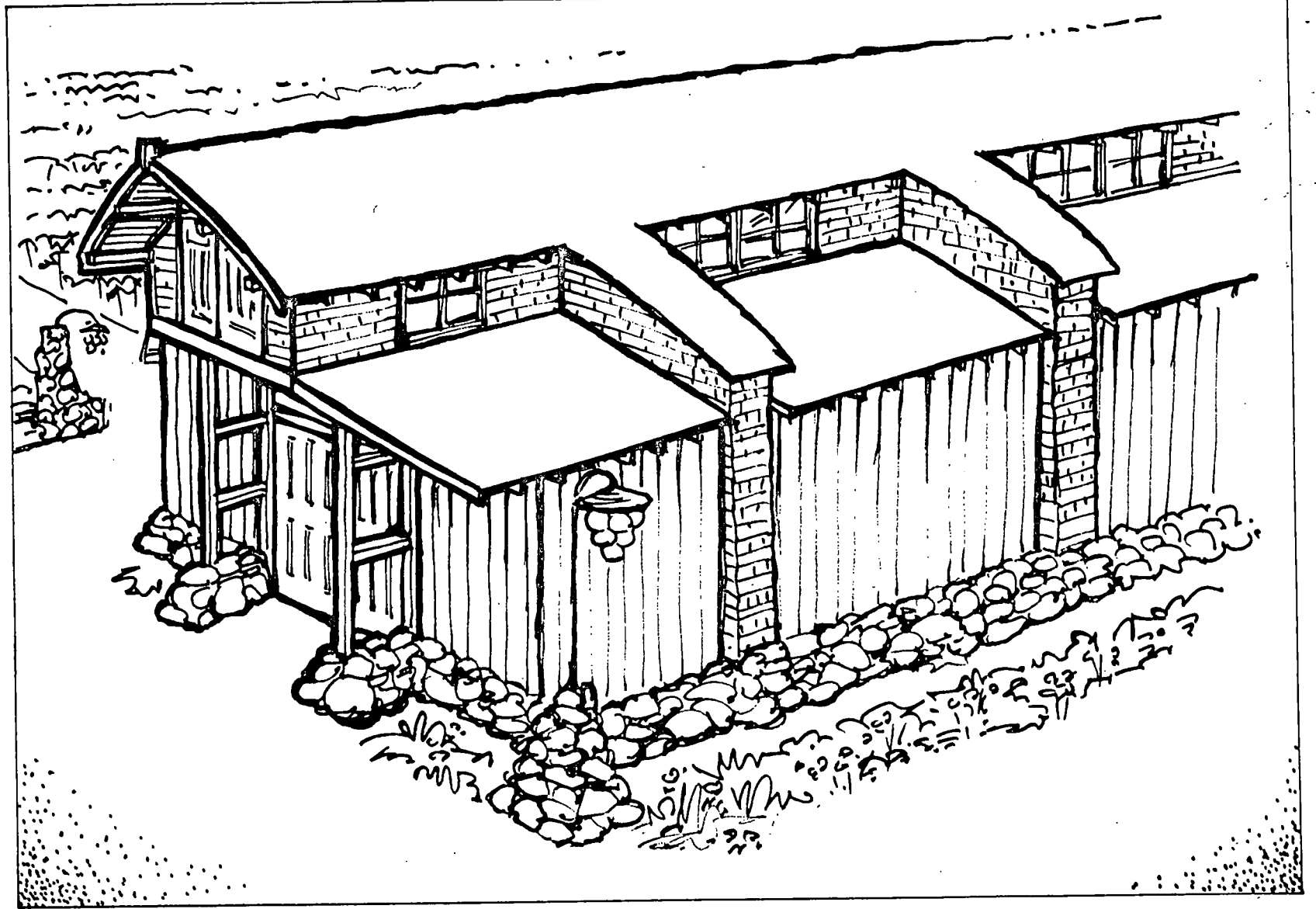
7. WINERY OPERATION:

X CRUSHING X FERMENTATION X STORAGE/AGING X BOTTLING/PACKING  
X SHIPPING: VIA Truck: X ADMINISTRATIVE: \_\_\_\_\_ TOURS/PUBLIC TASTING  
OTHER: \_\_\_\_\_ By Appointment \_\_\_\_\_

GALLONS OF WINE TO BE PRODUCED: \_\_\_\_\_ INITIAL OR CURRENT PRODUCTION 20,000 GALLONS/YEAR  
\_\_\_\_\_ ULTIMATE PRODUCTION 100,000 GALLONS/YEAR

6/10/77

12/19/79 REVISED AT APPLICANT  
REQUEST TO 22,500  
GALLONS PER YEAR.



THE SULLIVAN WINERY



030-070-010  
00147-MOD / -APVL



# NAPA COUNTY

## CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

**Charles Wilson**  
Acting Director

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

April 5, 2001

RICHARD RUFF  
P.O. BOX 708  
HOPLAND, CA 95449

RE: Request for Minor Use Permit Modification #00147-MOD  
Office Loft and Ground Floor Enclosure for General Storage (Sullivan Vineyards Winery)  
APN 030-070-010

Dear Mr. Ruff:

The above request came before the Zoning Administrator for action on March 23, 2001. The modification would add a 297 sq.ft. loft for winery office use, and would enclose 597 sq.ft on the first level of the winery for general (non-winery) storage, at the existing winery on Galleron Lane. The modification was APPROVED with the attached conditions.

The approval may be appealed to the Board of Supervisors by 5 PM on April 6 in accordance with the procedures in Chapter 2.88 of the Napa County Code. The appeal fee in this matter is \$125.00.

The use permit being modified (#U-107879) governs the establishment and all other relevant features of the winery itself and has already been "used." I am consequently deeming the construction of the additions to be a separate use permit that must be "used" within one year of approval. The expiration date of the permit to allow the modifications is **April 2, 2002**. It may be extended upon application and payment of applicable fees not before March 2, 2002. Any of these modifications not completed according to the conditions of approval at the time of permit expiration must obtain a new permit.

Please contact Buzz Kalkowski, Project Planner, if you have any further questions.

A handwritten signature in black ink, appearing to read "Michael Miller".

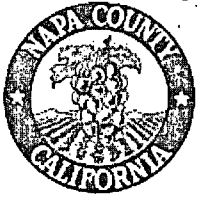
Michael Miller  
Zoning Administrator

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

**CONDITIONS OF APPROVAL**  
**SULLIVAN VINEYARDS WINERY MODIFICATION #00147-MOD**

1. The proposed 297 sq.ft. loft addition and the existing loft area shall be used as "office" and access to the office areas as specified on the proposal and addendum. The proposed 594 sq.ft. ground floor area being enclosed shall only be used for non-wine-related storage.
2. A building permit is required prior to start of construction.
3. The minor modification of Use Permit #U-107879 shall comply with all applicable building codes, zoning standards and requirements of various County departments and other agencies.
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.

030-070-010  
03455-MOD/APVL



# COUNTY of NAPA

## CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

Charles Wilson  
Director

Patrick Lynch  
Assistant Director

December 5, 2003

Brian J.F. Manning  
P.O. Box 535  
Hopland, CA 95449

Re: Request for Use Permit Modification #<sup>03455</sup>~~03447~~-MOD

Dear Mr. Manning:

Please be advised that your request to modify Use Permit #03455-MOD for Sullivan Winery has been administratively **APPROVED** (see attachment).

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 others file an appeal, 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.

This approval applies only to the modifications proposed in your letter and submitted on October 31, 2003. All applicable building permits must be applied for and obtained prior to construction. Additionally, approval from Environmental Management must be obtained and all conditions must be complied with as part of the Building Permit process. All conditions required by the original Use Permit, except as modified herein, remain in full effect.

Should you have any questions, please contact Naomi Beattie at (707) 253-4417.

Sincerely,

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

Steven E. Lederer  
Assistant Deputy Director

Cc: file  
Bob Nelson, Supervising Planner  
Christine Secheli, Environmental Management Department

**Conditions of Approval**  
**Sullivan Vineyards Winery**  
**APN: 30-070-010**  
**#03455-MOD**

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

- Construction of a 2,491 square foot concrete slab to be used as a loading and unloading area only. No processing of grapes shall occur. Refer to comments from the Department of Environmental Management dated November 24, 2003.

The concrete slab shall be in substantial conformance with the submitted site plan and drawings, and other submittal materials. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, constructors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved Use Permit modification process.

2. **PREVIOUS CONDITIONS:** The permittee shall comply with all applicable conditions and measures which were included in the previously approved use permit #U-107879. (Any conditions that are in conflict with the requirements of this permit shall be null and void).



# MEMORANDUM

November 24, 2003

**TO:** Napa County Planning Department, Charley Wilson, Director

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

**SUBJECT:** Use Permit Modification Application for Sullivan Vineyards  
Located at 1090 Galleron Road  
Assessor Parcel 30-070-10  
File # 03455

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

1. If the concrete slab will be used for outdoor processing of grapes, the applicant must submit a plan showing proper connection to the septic system and ability for proper diversion of storm water. This proposal must include a detail on the diversion valve.

cc: Mr. Brian J.F. Manning, Oak Springs Studio, P.O. Box 535, 13225 S. Hwy. 101, Hopland, Ca 95449  
Sullivan Vineyards, 1090 Galleron Rd., Rutherford, CA 94573

030-070-010  
P09-00278- MOD/APRL



A Tradition of Stewardship  
A Commitment to Service

Conservation Development and Planning

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

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

Hillary Gitelman  
Director

July 20, 2009

Mr. Sean Sullivan  
Sullivan Vineyards Partners  
P. O. Box G  
Rutherford, CA 94573

Re: Use Permit Modification # P09-00278-VMM  
1090 Galleron Road, Rutherford, CA 94573  
APN 030-070-010

Dear Mr. Sullivan,

Please be advised that your request for the Sullivan Vineyards Use Permit Very Minor Modification Application # P09-00278-VMM was **APPROVED** by the Zoning Administrator to allow:

- 1) Relocation of the existing winery entrance from the north side to the southeast side of the winery;
- 2) Creation of a new internal winery building corridor access;
- 3) Construction of a new, handicap-accessible restroom;
- 4) Conversion of the approved general storage area on the first floor of the winery to a 499 sq. ft. tasting/retail room and reception area;
- 5) Allow the outdoor concrete slab for wine production area use; and
- 6) Modification of approved winery landscape and site plans to reflect these improvements and landscape enhancements.

No changes to any environmental mitigation measures, the number of employees, existing visitation levels, winery production limits, increase in winery coverage, water usage or wastewater flows are requested or approved.

In approving the above application, the Director of Conservation, Development and Planning found the project to be **Ministerially Exempt** pursuant to Section 15301 of the California Environmental Quality Act and Appendix (B)(3), Very Minor and Minor Modification of Existing Use Permits, of Napa County's Local Procedures for Implementing the California Environmental Quality Act.

As required by Napa County Code Section 18.10.020(A)(13), the Zoning Administrator, in approving Use Permit Very Minor Modification # P09-00278-VMM, has made the required findings that the project is a minor alteration to the previously approved winery project, Use Permits # U-107879 and # 00147-U, and is consistent with Napa County Code, Section 18.124.130. The Conditions of Approval for Use Permits # U-107879 and # 00147-U remain in full force and effect.

Round Pond Winery Time Extension  
Use Permit Very Minor Modification # P09-00278-VMM  
July 20, 2009  
Page 2

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

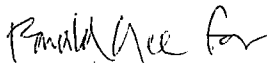
Pursuant to Section 18.124.080 (A) of the Napa County Code, this very minor modification must be activated within one (1) year from the approval date, or it shall automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of your minor modification permit.

**EXPIRATION DATE: July 20, 2010**

*You are hereby further notified, pursuant to Government Code Sec.66020 (d)(1), that the 90-day period, in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun.*

Should you have any questions, please contact Ronald Gee, Project Planner at (707) 253-4417 or e-mail at [ronald.gee@countyofnapa.org](mailto:ronald.gee@countyofnapa.org).

Sincerely,



John McDowell  
Deputy Director

By: Ronald Gee  
Project Planner

cc: Jeffrey Redding, 2423 Renfrew Street, Napa, CA 94558  
Napa County Building Inspection  
Napa County Public Works Department  
Napa County Department of Environmental Management  
Napa County Fire Marshal  
Napa County Assessor

Chron/File

030-070-010  
P14-00234-VMM/APV



A Tradition of Stewardship  
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison  
Director

August 18, 2014

Sullivan Vineyards  
Attn: Jenni Velasquez  
PO Box G  
Rutherford CA 94573

Re: **Sullivan Vineyards**  
Very Minor Modification #P14-00234-VMM  
Assessor's Parcel Number 030-070-010-000

Dear Jenni:

Your request to modify the previously approved Use Permits (#U-107879, #00147-MOD, #03455-MOD, and P09-00278-MOD) has been considered by the Planning, Building and Environmental Services Director. The request consists of installing a temporary cloth covering for the winery crush pad for the upcoming and future harvests, and also allowing picnicking and selling of wine per AB2004. Please be advised that your request has been **APPROVED** by the Director subject to the conditions of approval attached as Exhibit A, and as follows:

The Director has found that the proposed project is Categorically Exempt pursuant to Napa County's Local Procedures for Implementing the California Environmental Quality Act (CEQA), Section 15301, Class 1(3), Existing Facilities, which exempts minor modifications of existing facilities and Section 15301, Class 1, of the California Environmental Quality Act, which exempts interior and exterior alterations to existing facilities and structures.

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

**EXPIRATION DATE: August 18, 2016**

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within two (2) years, or it shall automatically expire and become void on the expiration date noted above. This letter serves as the only notice you will receive regarding the expiration date of your permit.

Planning Division  
(707) 253-4417

Building Division  
(707) 253-4417

Engineering & Conservation  
(707) 253-4417

Environmental Health  
(707) 253-4471

Parks & Open Space  
(707) 259-5933

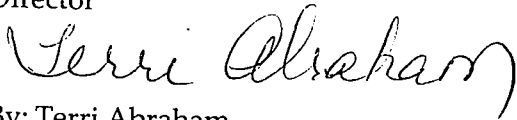


You are hereby further notified, pursuant to Government Code Sec.66020 (d)(1), that the 90-day period, in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun. Please note that additional fees will be assessed if a landscape plan or erosion control plan is required by this approval.

**BUILDING PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY CONSTRUCTION.** Should you have any questions, please contact Terri Abraham, Project Planner at (707) 299-1331 or by e-mail at [terri.abraham@countyofnapa.org](mailto:terri.abraham@countyofnapa.org).

Sincerely,

David Morrison  
Director

A handwritten signature in cursive script that reads "Terri Abraham".

By: Terri Abraham  
Planner I

cc: file  
John Tuteur

**NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPARTMENT**

**Conditions of Approval**

**Sullivan Vineyards**

**Use Permit Modification (P14-00234-VMM)**

**Site address 1090 Galleron Road, Rutherford**

**(APN: #030-070-010-000)**

**1. SCOPE:**

a) This approval is limited to the following:

- To install a temporary shade cover over the winery crush pad for the upcoming and future harvests. The covering is temporary, with the intent to install a permanent structure in the future.
- Picnicking in the designated area, along with the ability to sell a bottle of wine for consumption, per AB2004.

b) The site improvements shall be designed in substantial conformance with the submitted site plan, floor plan, elevation drawings, and other submittal materials. It is the responsibility of the applicant to communicate the requirements of these conditions to all designers, contractors, and employees to ensure compliance is achieved. Any expansion or change in use, or project changes, which are necessitated by the requirements of other department or agencies, are subject to further County approval.

c) The activities/improvements permitted on the site are limited to those shown on the plans and information submitted with the Modification application. Any substantial change in use is subject to review and approval as determined by the PBES Director in accordance with the Zoning Ordinance.

d) The establishment of any use that would involve the storage or use of more than fifty-five gallons or five hundred pounds of hazardous, infectious wastes or any amount of extremely hazardous waste as defined in Health and Safety Code Sections 25115, 25117 and 25117.5, and Title 22, Division 4, Articles 9 and 11 of the California Administrative Code or hazardous material as defined in Health and Safety Code Section 25411(c) shall be subject to written approval by the County Department of Environmental Management and subject to issuance of a use permit by the Planning Commission prior to establishing the use.

e) Plans submitted for building permits shall be in substantial compliance with the plans approved with this action, except as modified by these conditions of approval.

**2. COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:**

The permittee shall comply with applicable development standards of the AP (Ag Preserve) zoning regulations and all other applicable building codes, zoning standards and requirements of various County departments and other agencies including the following:

- a) Fire Department as stated in their Memorandum dated July 10, 2014.

The determination as to whether or not the permittee has substantially complied with the requirements of other County Divisions, Departments and Agencies shall be determined by those Divisions, Departments or Agencies. The inability to substantially comply with the requirements of other County Divisions, Departments and Agencies may result in the need to modify the approved use permit.

**3. SIGNS**

Prior to installation of any signage, detailed plans for monument (ground mounted), directional and building mounted signage shall be submitted to the Planning, Building and Environmental Services Department for administrative review and approval. Administrative review and approval is not required if signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this use permit approval. Building or ground mounted signs may be externally illuminated only. All lighting for wall or ground mounted signs shall be shielded or placed such that it does not shine directly on any adjoining properties or impact vehicles on adjacent streets.

**4. LIGHTING**

All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations, and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Prior to issuance of any building permit pursuant to this approval, two copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the California Building Code.

**5. PARKING/ACCESS/TRAFFIC**

- A. All parking, driveways, and internal roadways shall comply with the Napa County Road and Street standards. Two feet of required parking stall depth may overhang into non-required landscape planters and sidewalks. Standard sized parking stalls are required to have a minimum depth of 19 ft., and compact stalls may be 16 feet. A maximum of 35% of the parking stalls may be compact.
- B. Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations. In no case shall parking impede emergency vehicle access or public roads.
- C. The location of parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any).

D. Reoccurring and scheduled vehicle trips to and from the site for service employees and deliveries, shall not occur during peak (4-6 PM) travel times to the maximum extent possible. All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

**6. OUTDOOR STORAGE/SCREENING/UTILITIES**

No outdoor storage is permitted as part of this action. Any proposal for outdoor storage is subject to separate review and approval by the PBES Director.

**7. MECHANICAL EQUIPMENT**

A. Roof mounted equipment shall be screened by a parapet wall of equal or greater height than the highest piece of roof mounted equipment or vent. Equipment may be screened by a separate roof screen that is architecturally integrated with the building, and when screening by a parapet wall is not feasible or is architecturally undesirable. When separate roof screens are used, roof equipment should be organized into major groups screening a smaller number of units rather than multiple areas. The Planning, Building and Environmental Services Department Director may approve exceptions for solar equipment. All screening is subject to review and approval by the Director. Any skylights will be subject to review and approval by the Director prior to the issuance of building permits.

The term "equipment" includes roof mounted equipment or vents, electrical equipment, gas meter, communication antennas, irrigation valves, storage tanks, or other mechanical equipment. The manner of screening shall be as follows: Communications equipment, including microwave equipment, may remain unscreened if visually integrated with the building design through color, location, and construction; all building mounted equipment, including but not limited to louvers, pipes, overhead doors or service doors, access ladders, downspouts, conduit, and electrical/service boxes, shall be painted consistent with the color scheme of the building.

B. Ground mounted equipment shall be screened by walls or landscaping to the satisfaction of the Planning, Building and Environmental Services Director.

**8. COLORS**

The colors used for the roof, exterior walls and built landscaping features of buildings shall be limited to earth tones that will blend the project into the colors of the surrounding site specific vegetation and the applicant shall obtain the written approval of the Planning, Building & Environmental Services Department prior to painting the building. Highly reflective surfaces are prohibited.

**9. NOISE**

Construction noise shall be minimized to the greatest extent practical and allowable under State and local safety laws. Construction equipment muffling and hours of operation shall be in compliance

with Napa County Code Chapter 8.16. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur between the hours of 8 AM to 5 PM. Exterior mechanical equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Napa County Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, buildings.

**17. AFFORDABLE HOUSING MITIGATION**

Prior to County issuance of a building permit, the applicant shall pay the Napa County Affordable Housing Mitigation Fee in accordance with the requirements of Napa County Code Chapter 18.107 or as may be amended by the Board of Supervisors.

**18. MONITORING COSTS**

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until grant of final occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Commission at some time in the future, the Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation hearings in accordance with §18.124.120 of the Napa County Code.

**19. TEMPORARY AND FINAL OCCUPANCY**

All project improvements, including compliance with applicable codes, conditions, and requirements of all departments and agencies with jurisdiction over the project, shall be completed prior to granting of a Certificate of Final Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence. The County Building Official is authorized to grant a Temporary Certificate of Occupancy to allow specified limited use of the project prior to completion of all project improvements. In special circumstances, departments and/or agencies with jurisdiction over the project are authorized as part of the Temporary Certificate of Occupancy process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.