

“C”

Previous Project Conditions



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

W. Scott Snowden
Chairman

May 24, 1979

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

CONN CREEK WINERY
3222 Ehlers Lane
St. Helena, California 94574

Gentlemen:

Your Use Permit Application Number #U-507879 to establish a winery on
a 6.02 acre parcel

located on the south side of Silverado Trail at its intersection with Conn Creek Road
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)

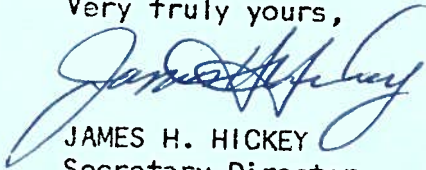
APPROVAL DATE: May 16, 1979

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
Henry and Letha Samuels

CONDITIONS OF APPROVAL

#U-507879, *Conn Creek Winery* Agenda Item: 11

Meeting Date: May 16, 1979

- 1. The permit be limited to: Construction of a winery facility containing \pm 10,000 sq. ft.
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 a min. of 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. No public tours or tasting be allowed.
- 11. Any exterior lighting be directed away from adjacent properties.
- 12. The design and color of the proposed structure shall be compatible with the rural surroundings.



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
Director

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

May 21, 1987

Assessor's Parcel # 30-120=32

Conn Creek Winery, Ltd.
8711 Silverado Trail
St. Helena, Ca. 94574

Please be advised that Use Permit Application Number U-358687 to
expand the existing winery with the construction of a 13,900 sq. ft. addition
to the existing structure, construction of a winery wastewater pond, increase
in the annual production capacity to 260,000 gallons and to conduct public
tours and tastings
located on a 6.02 acre parcel on the south side of Silverado Trail
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: May 20, 1987

The use permit becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Title XIII of the Napa County Code. In the event an appeal is made to the Board, you will be notified.

Pursuant to Section 12806 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date. A request for an extension of time is subject to payment of a \$190.00 filing fee.

Very truly yours,

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

JAMES H. HICKEY
Secretary/Director

JHH:ml:l

cc: Bill L. Hall, Building Codes Administrator

CONDITIONS OF APPROVAL

Agenda Item: 8

MEETING DATE: May 20, 1987
USE PERMIT #U-358687

1. The permit shall be limited to a 14,100 sq. ft. addition to the existing winery, construction of a winery waste pond, annual production capacity increase from 50,000 to 260,000 gal/yr. and the addition of public tours and tasting. All improvements shall be in conformance with the attached plot plan.

Any expansion or changes in use to be by separate Use Permit submitted to the Department 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 issuance of the Building Permit. Landscaping, fencing and parking to be completed prior to finalization of Building Permit. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
3. Provisions for a minimum of 25 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. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
6. Compliance with Mitigation Measures #1 through #12 contained in the attached Negative Declaration.
7. All conditions of the original use permit (#U-507879) shall continue to apply unless superseded by this use permit.
8. Except as permitted by County ordinance, no outside social activities including picnicking, outside dining, wine tasting, live music, outdoor festivals, or other activities of a similar nature.
9. Retail sales shall be limited to wine produced and bottled by the winery.



NAPA COUNTY

CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

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

JEFFREY REDDING
Director

October 8, 1993

Assessor's Parcel # 30-120-32

Conn Creek Winery, Ltd.
c/o Richard Mendelson
DICKENSON, PEATMAN & FOGARTY
809 Coombs Street
Napa, CA 94559

Dear Mr. Mendelson:

Please be advised that **Use Permit Application Number 92463-UP** has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions. (SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: October 6, 1993

EXPIRATION DATE: October 16, 1994

The use permit becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Title XIII of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

Pursuant to Section 12806 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date and provided that any modification of the permit has become final. A request for an extension of time is subject to payment of a \$385.00 filing fee.

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

Very truly yours,

A handwritten signature in cursive script that reads "Michael Miller".

MICHAEL MILLER

Deputy Planning Director

cc: John Tuteur, County Assessor
Gary Brewen, Building Codes Administrator
C.R. Rupp, Chateau Ste. Michelle, One Stimson Lane, Woodinville, WA 98072

mmp11

CONDITIONS OF APPROVAL
Use Permit # 92463-UP (Conn Creek Winery)

1. The Winery Use Permit shall be limited to an increase in the annual production from 260,000 gallons per year to 850,000 gallons per year with the entire increase comprised of bulk wine received and bottled at the winery, with no increase of the size of the production facility or the winery development area.
2. Marketing activities are restricted to those activities approved previously by U-388687. No additional marketing activities are authorized.
3. The floor area of the winery is limited to the previously approved size of 28,500 sq. ft. authorized by U-507879, and U-388687, with a balance of 9200 sq. ft. to be constructed. (4900 sq. ft. of the authorized 14,100 sq. ft. addition per U-388687 has been constructed.)
4. Compliance with all applicable building codes, zoning standards and requirements of various County departments and other agencies including the Department of Environmental Health in their memo dated June 15, 1993, and The Public Works Department in their memo dated September 22, 1993.
5. The applicant shall comply with the two Mitigation Measures contained on the attached Project Revision Statement signed by the applicant on September 28, 1993 (attached).

PROJECT REVISION STATEMENT

September 21, 1993
Mitigation Measures for
Conn Creek Winery

I hereby revise my proposal to increase the annual wine production at Conn Creek Winery from 260,000 gallons per year to 850,000 gallons per year with the entire increase comprising bulk wine received and bottled at the winery, with no increase of the production facility or the winery development area, located on a 6 +/- acre parcel on the southwest side of Silverado Trail at its intersection with Sage Canyon Road, Assessor Parcel # 30-120-32, (Use Permit # 92463) to include the measures specified below:

TRAFFIC IMPACTS

1. Shipment and deliveries associated with the increased production of 590,000 gallons of bulk wine received and bottled at the winery per year shall occur on weekdays outside of the peak traffic hours of 4pm to 6pm during the non-harvest season.
2. In order to assure that truck shipments do not exceed the levels authorized by previous Use Permit, # U-358687, and the additional 590,000 gallons of bulk wine, Conn Creek winery shall submit an annual report to the Conservation, Development and Planning Department by January 30 of each year, for the previous calendar year, (starting in 1994), to include:
 - (a) the actual amount of wine production at the winery per year, separating the bulk wine from wine produced onsite. Production capacity shall not exceed 590,000 of bulk wine, and 260,000 gallons of wine produced onsite;
 - (b) a log of the winery shipments and deliveries related to bulk wine, which includes the number of truck trips to and from the winery.

I further commit myself and, by recording this document, my successors-in-interest to communicate the above-specified requirements in writing to any future purchasers of the parcels subject to this application prior to transfer of title.

applicant and owner:

Conn Creek Winery (A CORPORATION)
By: CR King V.P.

Date

9/28/93

Date

RECEIVED

SEP 30 1993

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT



NAPA COUNTY

CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

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

JEFFREY REDDING
Director

July 22, 1996

Assessor's Parcel # 032-120-032

Villa Mt. Eden Winery
Stimson Lane Wine & Spirits
C.R. Rapp
One Stimson Lane
Woodinville, WA 98072

Dear Mr. Rapp:

Please be advised that **Use Permit Application Number 95532-MOD** 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 19, 1996

EXPIRATION DATE: July 3, 1997

The use permit became effective ten (10) working days from the approval date since no appeal has been filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code.

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date and provided that any modification of the permit has become final. A request for an extension of time is subject to payment of a \$385.00 filing fee.

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

Very truly yours,

Jeffrey Redding
JEFFREY REDDING
Director

cc: John Tuteur, County Assessor
Gary Brewen, Building Codes Administrator
Richard Mendelson, DP&F

CONDITIONS OF APPROVAL

Use Permit # 95532-MOD (Villa Mt. Eden)

1. This approval is limited to :
 - a. the construction of a formal 16,000 sq. ft. garden area attached to the east side of the existing winery and the trellises associated with the garden as identified on the plans dated February 23, 1996, as amended May 29, 1996, and June 13, 1996.
 - b. the construction of a two story 150+/- Sq. ft. vineyard maintenance building designed and incorporated into the garden
 - c. the renovation of the entry gate and associated winery signs
 - d. the construction of a 500+/- sq. ft. loading dock on the western side of the existing winery building
 - e. an increase in full time employees from 9 to 15, and the addition of 8 employee parking spaces, for a total of 36 parking spaces onsite
 - f. additional landscaping improvements around the existing winery structure .
 - g. the use of the formal garden area for limited private marketing events which were approved under Use Permit # U-358687, for up to 85 groups per month with an average of 5 persons per group (a maximum of 20) from 10 am to 8 pm daily. In addition, two groups of 60 per year are authorized as a part of the marketing previously approved. No amplified music shall be played in the garden area associated with the marketing events. The garden area shall not be available for public tours and tasting. Any additional marketing shall be by separate use permit.

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

2. This permit does not change the production capacity or the size of the winery. As indicated in the previous two permits, the winery size including a 9200 sq ft addition which has not yet been constructed is 28,500 sq. ft. Production capacity is 850,000 gallons per year of which 260,000 gallons/yr is crushed and fermented on site and 590,000 gallons is processed and bottled from bulk wine.
3. This permit does not expand the previously approved marketing events. Visitors to the winery are limited to 500 per week as authorized in the previously approved permit which includes public tours and tasting and private marketing events. This permit approval clarifies the extent of the authorized marketing.

4. Any expansion or change in the location of the 9200 sq. ft. previously approved addition shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration. Should the winery pursue construction of the approved 9200 sq. ft. winery addition in the previously approved location, the demolition of the affected garden area will be required, and use of the garden area for marketing purposes will expire.
5. There shall be no advertising of the outdoor garden area for public tours and tasting, and any other winery or non-winery functions.
6. Signage is limited to the signs indicated on the entry structure submitted as a part of this permit. Any additional signs will be required to comply with the sign provisions of the code and will require submittal and review of a sign permit.
7. Prior to issuance of any building permits associated with the project, the applicant shall submit a landscape documentation package per Chapter 18.118 of the Napa County Code to the CDPD Director for review and approval. Landscaping shall be permanently maintained in accordance with the approved landscape plan and approved landscape documentation package.
OK per plan 5-20-97 (CDPD ltr 7-14-97)
8. Prior to issuance of any building permits associated with the project, the applicant shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies, including but not limited to the following:
 - a. the Department of Environmental Management letter of April 26, 1996.
 - b. the Department of Public Works memo dated March 20, 1996.
 - c. Caltrans letter dated April 11, 1996.
9. The applicant shall provide written authorization from PG&E for construction of the loading dock in the proposed location prior to issuance of the building permit.
1-10-97 ltr from PG&E to Greg Bruner
10. 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.
11. Any new outdoor lighting for the new formal garden area shall be low impact lighting directed within the garden area and shall not be directed to project off the site or cause glare to surrounding parcels. The proposed lighting shall be submitted to the CDPD for review prior to issuance of any building permit.
12. All conditions of the previous Use Permits, along with subsequent approved modifications, not in conflict with these conditions, shall remain in effect.



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

June 23, 1997

Villa Mt. Eden Winery
c/o Linda Emerson
DICKENSON, PEATMAN & FOGARTY
809 Coombs St.
Napa, CA 94559

RE: Use Permit Modification #96562-MOD
APN 030-120-032

Dear Ms. Emerson:

Use permit modification #96562-MOD came before the Zoning Administrator for action on June 20, 1997. The modification would amend #U-358687 and #95532-MOD by constructing a new barrel storage/private tasting room and enclosed staircase, enclosing two service areas (without roof) totalling 430 sq.ft., and reducing the size of the existing formal garden at the existing Villa Mt. Eden Winery, 8711 Silverado Trail (at Conn Creek Road), St. Helena. The use permit modification was **APPROVED** with the attached conditions.

The modification must be used by **June 30, 1998** or it will expire without further action. The period for activation may be extended for a maximum of 12 months following the procedures in the Napa County Code, including payment of the Extension fee.

This determination may be appealed to the Board of Supervisors in accordance with Napa County Code Chapter 2.88 within 10 working days of the decision. This is your only notice of conditions of approval, rights of appeal, and expiration.

If you have any questions, please contact Terry Garbarino, Project Planner.

Very truly yours,

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

Michael Miller
Zoning Administrator

cc. Gary Brewen, Building Codes Administrator
Terry Garbarino, Planner III

mmp21

CONDITIONS OF APPROVAL
Villa Mt.Eden Winery Modification
96562-MOD

1. This approval is limited to :
 - a. the construction of a 1,260 sq. ft. barrel storage/ private tasting room attached to the east side of the existing winery ,
 - b. the construction of 295 sq. ft. enclosed staircase on the north side of the new barrel storage / tasting room ,
 - c. the 170 sq. ft. "open to the sky " enclosure of the existing air conditioning unit at the front of the winery,
 - d. the construction of a 260 sq. ft. " open to the sky " service enclosure on the south side of the new barrel storage/ tasting room .
 - e. a reduction in the size of the formal garden to accommodate the approved addition.

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

2. This permit does not change the production capacity of the winery or the previously approved marketing events. No public tours and tasting shall use the new barrel storage/ tasting room. It shall be used for existing private marketing activities only.
3. Prior to issuance of any building permits associated with the project, the applicant shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies, including but not limited to the following:
 - a. the Department of Environmental Management letter of April 24, 1997.
 - b. the Department of Public Works memo dated April 24, 1997.
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.
5. All conditions of the previous Use Permits, along with subsequent approved modifications, not in conflict with these conditions, shall remain in effect.
6. The exterior gate access to the garden and barrel room (east and north sides) shall be locked during public hours or appropriately signed to prevent general public access.



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

REVISION OF OCTOBER 9, 2018 LETTER

October 23, 2018
Brian Jones
5766 Silverado Trail
Napa, ca 94558

Re: #P18-00007-VMM; Conn Creek Winery (Formerly Villa Mt. Eden Winery) Very Minor Modification
8711 Silverado Trail, St. Helena; APN: 030-120-032
Approval Letter

Dear Mr. Jones;

The Napa County Planning, Building, and Environmental Services Department has reviewed your request for a Very Minor Modification, #P18-00007-VMM, submitted on January 3, 2018, to modify Use Permit(s) #U-507879; #U-358687; #95532-MOD; and #96562-MOD. This permit encompasses and shall be limited to: The construction of a canopy over a portion of the existing processing area, resurface the existing AC pavement with concrete, and improve associated drainage infrastructure. There will be no increase in employees, visitors, marketing or production capacity with this approval.

Please be advised that this request has been **APPROVED** by the Director subject to the attached conditions of approval. It should be noted that all previous Use Permit conditions not in conflict with this modification will still apply.

The Department has determined this application to be Categorically Exempt from the provisions of CEQA, the California Environmental Quality Act, pursuant to Section 15301, Appendix B, Class 1(3) (Very Minor and Minor modifications of existing use permits in conformance with Section 18.124.130 of the Napa County Code) of the Napa County's Local Procedures for implementing the California Environmental Quality Act.

The modification is effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

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

Conn Creek Winery Modification
#P18-00007-MOD
October 23, 2018
Page 2

Pursuant to Section 18.124.080 of the Napa County Code, the modification must be activated within three (3) years 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 this permit.

Expiration Date: October 9, 2021

Should you have any questions, please contact Wyntress Balcher, Planner II at (707) 259-8226 or e-mail at wyntress.balcher@countyofnapa.org.

Sincerely,

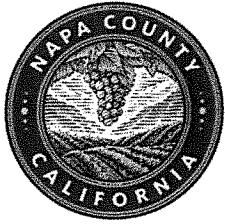
David Morrison
Director



By: Wyntress Balcher, Planner II

Enclosures

cc: Land Use Planned Services, Jeff Redding, 2323 Renfrew St. Napa, CA 94558
Napa County Departments/Divisions: Engineering Services, Environmental Health, Building, Fire,
J. Tuteur (Assessor)
Project Files



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

October 9, 2018

Brian Jones
5766 Silverado Trail
Napa, ca 94558

Re: #P18-00007-VMM; Conn Creek Winery (Formerly Villa Mt. Eden Winery) Very Minor Modification
1500 Los Carneros Ave, APN: 047-212-002
Approval Letter

Dear Mr. Jones;

The Napa County Planning, Building, and Environmental Services Department has reviewed your request for a Very Minor Modification, #P18-00007-VMM, submitted on January 3, 2018, to modify Use Permit(s) #U-507879; #U-358687; #95532-MOD; and #96562-MOD. This permit encompasses and shall be limited to: The construction of a canopy over a portion of the existing processing area, resurface the existing AC pavement with concrete, and improve associated drainage infrastructure. There will be no increase in employees, visitors, marketing or production capacity with this approval.

Please be advised that this request has been **APPROVED** by the Director subject to the attached conditions of approval. It should be noted that all previous Use Permit conditions not in conflict with this modification will still apply.

The Department has determined this application to be Categorically Exempt from the provisions of CEQA, the California Environmental Quality Act, pursuant to Section 15301, Appendix B, Class 1(3) (Very Minor and Minor modifications of existing use permits in conformance with Section 18.124.130 of the Napa County Code) of the Napa County's Local Procedures for implementing the California Environmental Quality Act.

The modification is effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be notified.

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

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

Conn Creek Winery Modification

#P18-00007-MOD

October 9, 2018

Page 2

Pursuant to Section 18.124.080 of the Napa County Code, the modification must be activated within two (2) years 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 this permit.

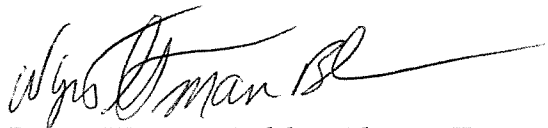
Expiration Date: October 9, 2021

Should you have any questions, please contact Wyntress Balcher, Planner II at (707) 259-8226 or e-mail at wyntress.balcher@countyofnapa.org.

Sincerely,

David Morrison

Director

A handwritten signature in black ink, appearing to read "Wyntress Balcher", with a long horizontal flourish extending to the right.

By: Wyntress Balcher, Planner II

Enclosures

cc: Land Use Planned Services, Jeff Redding, 2323 Renfrew St. Napa, CA 94558
Napa County Departments/Divisions: Engineering Services, Environmental Health, Building, Fire,
J. Tuteur (Assessor)
Project Files

CONDITIONS OF APPROVAL

**Conn Creek Winery
P18-00007-VMM
8711 Silverado Trail, St. Helena 94574
APN: 030-120-032**

This permit encompasses and shall be limited to the project commonly known as Conn Creek Winery (formerly Villa Mt. Eden), located at 8711 Silverado Trail. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring, and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions ±responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved.

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

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

PART I

1.0 PROJECT SCOPE

The permit encompasses and shall be limited to:

- 1.1 Approval of a Use Permit for an existing 260,000 gallon/year winery, previously approved under Use Permits #U-507879; #U-358687, and #95532-MOD and #96562-MOD to allow the following:
 - a. Construction of an ±2,420 ft² canopy over the existing crush pad;
 - b. Demolition of existing above ground utility structure; adjust the elevations of the existing ‘pit’ and adjacent area;
 - c. Abandon existing manual diversion system;
 - d. And modifications to the existing subsurface PD system and storm eater control facilities as necessary.

The winery shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code (the County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or change in winery use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 STATUTORY AND CODE SECTION REFERENCES

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

3.0 MONITORING COSTS

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

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the 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 proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

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

- 4.1 GENERAL PROVISIONS **[RESERVED]**
- 4.2 TOURS AND TASTINGS/VISITATION **[RESERVED]**
- 4.3 MARKETING **[RESERVED]**
- 4.4 ON-PREMISES CONSUMPTION **[RESERVED]**
- 4.5 RESIDENCE OR NON-WINERY STRUCTURES **[RESERVED]**
- 4.6 GRAPE SOURCE **[RESERVED]**
- 4.7 COMPLIANCE REVIEW **[RESERVED]**
- 4.8 RENTAL/LEASING **[RESERVED]**
- 4.9 GROUND WATER MANAGEMENT – WELLS **[RESERVED]**
- 4.10 AMPLIFIED MUSIC **[RESERVED]**
- 4.11 TRAFFIC **[RESERVED]**
- 4.12 PARKING **[RESERVED]**

- 4.13 BUILDING DIVISION – USE OR OCCUPANCY CHANGES
Please contact the Building Division with any questions regarding the following:

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

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

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

4.16 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, AND TRASH ENCLOSURE AREAS

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County. Lighting utilized during harvest activities is exempt from this requirement.
- b. All landscaping and outdoor screening, storage, and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior winery equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.
- c. The colors used for the roof, exterior walls and built landscaping features of the winery shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint colors that differs from the approved building permit. Highly reflective surfaces are prohibited.

4.17 NO TEMPORARY SIGNS **[RESERVED]**

4.18 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES OPERATIONAL- CONDITIONS

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

- a. Engineering Services Division operational conditions as stated in their Memorandum dated October 2, 2018.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated September 14, 2018.
- c. Building Division operational conditions as stated in their Memorandum dated February 28, 2018.
- d. Fire Department operational conditions as stated in their Inter-Office Memo dated September 25, 2018.

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

- 4.19 OPERATIONAL MITIGATION MEASURES **[RESERVED]**
- 4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT **[RESERVED]**
- 4.21 PREVIOUS CONDITIONS **[RESERVED]**

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

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

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

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

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

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Engineering Services Division operational conditions as stated in their Memorandum dated October 2, 2018.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated September 14, 2018.

- c. Building Division operational conditions as stated in their Memorandum dated February 28, 2018.
- d. Fire Department operational conditions as stated in their Inter-Office Memo dated September 25, 2018.

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

6.2 BUILDING DIVISION – GENERAL CONDITIONS

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

6.3 LIGHTING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the CBC.
- b. All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on adjacent properties or impact vehicles on adjacent streets. No flood-lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards. Lighting utilized during harvest activities is exempt from this requirement.

6.4 LANDSCAPING – PLAN SUBMITTAL [RESERVED]

6.5 COLORS

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

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

- a. Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of winery equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.
- b. New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and the County Code) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.
- c. Exterior winery equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.7 TRASH ENCLOSURES [RESERVED]

6.8 ADDRESSING [RESERVED]

6.9 HISTORIC RESOURCES [RESERVED]

6.10 DEMOLITION ACTIVITIES [RESERVED]

6.11 VIEWSHED – EXECUTION OF USE RESTRICTION [RESERVED]

6.12 PERMIT PREREQUISITE MITIGATION MEASURES [RESERVED]

6.13 PARCEL CHANGE REQUIREMENTS [RESERVED]

6.14 FINAL MAPS [RESERVED]

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS [RESERVED]

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

a. **GRADING AND SPOILS**

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

concept, and do not conflict with any environmental mitigation measures or conditions of approval.

b. DUST CONTROL

Water and/or dust palliatives shall be applied in sufficient quantities during grading and other ground disturbing activities on-site to minimize the amount of dust produced. Outdoor construction activities shall not occur when average wind speeds exceed 20 mph.

c. AIR QUALITY

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

1. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. The BAAQMD's phone number shall also be visible.
2. Water all exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) two times per day.
3. Cover all haul trucks transporting soil, sand, or other loose material off-site.
4. Remove all visible mud or dirt traced onto adjacent public roads by using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
5. All vehicle speeds on unpaved roads shall be limited to 15 mph.
6. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting off equipment when not in use or reducing the maximum idling time to five (5) minutes (as required by State Regulations). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator. Any portable engines greater than 50 horsepower or associated equipment operated within the BAAQMD's jurisdiction shall have either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ

http://www.arb.ca.gov/portable/perp/perpfact_04-16-15.pdf or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. **STORM WATER CONTROL**

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the California Regional Water Quality Control Board.

7.2 **ARCHEOLOGICAL FINDING**

In the event that archeological artifacts or human remains are discovered during construction, work shall cease in a 50-foot radius surrounding the area of discovery. The permittee shall contact the PBES Department for further guidance, which will likely include the requirement for the permittee to hire a qualified professional to analyze the artifacts encountered and to determine if additional measures are required.

If human remains are encountered during project development, all work in the vicinity must be halted, and the Napa County Coroner informed, so that the Coroner can determine if an investigation of the cause of death is required, and if the remains are of Native American origin. If the remains are of Native American origin, the permittee shall comply with the requirements of Public Resources Code Section 5097.98.

7.3 **CONSTRUCTION NOISE**

Construction noise shall be minimized to the greatest extent practical and feasible under State and local safety laws, consistent with construction noise levels permitted by the General Plan Community Character Element and the County Noise Ordinance. Construction equipment muffling and hours of operation shall be in compliance with the County Code. Equipment shall be shut down when not in use. Construction equipment shall normally be staged, loaded, and unloaded on the project site, if at all practicable. If project terrain or access road conditions require construction equipment to be staged, loaded, or unloaded off the project site (such as on a neighboring road or at the base of a hill), such activities shall only occur daily between the hours of 8 am to 5 pm.

7.4 **CONSTRUCTION MITIGATION MEASURES [RESERVED]**

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

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES [RESERVED]

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

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

- 9.1 FINAL OCCUPANCY
All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.
- 9.2 SIGNS **[RESERVED]**
- 9.3 GATES/ENTRY STRUCTURES **[RESERVED]**
- 9.4 LANDSCAPING **[RESERVED]**
- 9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**
- 9.6 DEMOLITION ACTIVITIES **[RESERVED]**
- 9.7 GRADING SPOILS
All spoils shall be removed in accordance with the approved grading permit and/or building permit.
- 9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**
- 9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**



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Planning, Building & Environmental Services

1195 Third Street, Suite 210
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www.countyofnapa.org

David Morrison
Director

MEMORANDUM

To: Wyntress Balcher, Planning	From: Jeannette Doss, Engineering <i>JD</i>
Date: October 2, 2018	Re: P18-00007 Conn Creek Winery Use Permit Mod – Engineering CoA 8711 Silverado Trail, St. Helena CA P18-00007 APN: 030-120-032-000

The Engineering Division has reviewed the use permit modification application P18-00007 for Conn Creek Winery located on assessor’s parcel number 036-110-030-000. In general the project proposes the following:

To add a canopy over the existing crush pad and associated changes to the process area pads and drainage.

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

EXISTING CONDITIONS

- Existing access taken from Silverado Trail via an asphalt concrete paved driveway.
- Conn Creek, a major USGS blue line stream is situated to the west of the winery. Conn Creek falls under the Napa County jurisdictional limits for Special Flood Hazard Areas (SFHAs) for regulation of riparian zones and activities therein.
- The site is located entirely within a Federal Emergency Management Agency (FEMA) regulated SFHA associated with the Conn Creek floodplain. The Base Flood Elevation (BFE), the elevation of the flood having 1-percent-chance of being equaled or exceeded in any given year, at the most upstream point of the project is approximately 183.6 feet according to the North American Vertical Datum of 1988 (NAVD88). The Design Flood Elevation (DFE) for the site, the elevation to which FEMA-compliant structures must be floodproofed and/or have finished floor elevations raised to is 184.6 feet NAVD88.

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. Should any of the existing outdoor/uncovered loading/unloading areas and/or processing areas, including but not limited to wine grape crushing/pressing, juice fermentation, blending and fining, filtration and bottling, be modified, expanded and/or improved in the future, Napa County may require these areas to be paved and performed undercover.
2. The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.
3. No person shall deposit or remove any material, excavate, construct, install, alter or remove any structure within, upon or across a Special Flood Hazard Area, nor otherwise alter the hydraulic characteristics of a Special Flood Hazard Area **without first obtaining a floodplain permit** pursuant to Chapter 16.04 of the Napa County Code and in conformance with county Code and 44 CFR Section 60.3.
4. All roadway, access drive, and parking area improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification.

PREREQUISITES FOR ISSUANCE OF PERMITS

5. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.
6. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, and Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
7. **Prior to issuance of a building or grading permit** the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed

development in accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.

8. **Prior to issuance of a building or grading permit** the owner shall demonstrate on the plans that all roadways, access driveways, and parking areas serving the project either currently meet the requirements and/or how they will be improved to meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development at the time of approval of this application (P18-00007).
9. **Prior to issuance of a building or grading permit** the owner shall submit the necessary Structural plans and engineering calculations for the canopy, retaining wall and flatwork-pavement. A soil report or and updated report will need to evaluate the soil for the project.
10. **Prior to issuance of a building, grading permit, or floodplain management permit** the owner shall submit a complete application for a floodplain management permit for the proposed work. A complete submittal shall include, but is not limited to:
 - a) A complete site plan demonstrating the Floodplain and Floodway Boundaries.
 - b) Plans shall include all existing or proposed structures, fill, storage of materials, drainage facilities
 - c) Spot ground elevations at the corners of all structures and at twenty-foot or smaller intervals along the foundation footprint, or one-foot contour elevations throughout the building site;
 - d) Proposed locations of water supply, sanitary sewer facilities, and utilities;
 - e) The base flood elevation from the flood insurance study, and/or FIRM;
 - f) A copy of the No-Rise Certificate for the proposed work within the Floodway and any related studies or exhibits such as illustration that the proposed work qualifies as a small project and falls entirely within the conveyance shadow of the existing structures.
11. **Prior to issuance of a building or grading permit** the owner shall demonstrate on the plans that all existing Stormwater/Process Waste Diversions in the winery processing and loading areas are to be eliminated and the existing plumbing to be modified to drain entirely to the process waste system.
12. **Prior to issuance of a building or grading permit** the owner shall prepare a Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES. The Stormwater Control Plan shall include the water balance analysis for the use of the existing wastewater pond to handle the additional stormwater flows.
13. **Prior to issuance of a building permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the

property owner must legally record the “Operation and Maintenance Agreement”, approved by the Engineering Division in PBES.

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

14. All roadway and parking improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification [P18-00007].
15. The applicant shall submit a written letter to the Napa County PBES Engineering Division from the Engineer of Record stating that the plumbing and drainage have been modified such that no winery process water or loading areas discharge to the storm drain system **prior to issuance** of temporary occupancy of any new and/or remodeled structures.

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

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

16. Operations and Maintenance Agreement for any required post-construction Stormwater facilities must be legally recorded.
17. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use may necessitate additional conditions for approval.

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



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David Morrison
Director

MEMORANDUM

To: Wynpress Balcher, Project Planner	From: Armeda Simpson-Van Dam, Environmental Health	<i>AV</i>
Date: September 14, 2018	Re: Use Permit Modification – Conn Creek Winery APN 030-120-032 File # P18-00007	

Environmental Health staff has reviewed an application requesting approval to modify an existing use permit by constructing a canopy over the crush pad, modifying the wastewater treatment system and waste plumbing under the canopy as described in application materials. Environmental Health has no objection to approval of the application with the following conditions of approval:

Prior to building permit issuance:

1. A permit to modify sewer/storm drain lines from the proposed canopy to the existing wastewater system must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system. Plans clearly showing the sewer line location, materials and fall shall be provided when securing the permit. All site improvements must be shown on the plan.
2. A proposal outlining the plan for the sludge removal from the existing wastewater treatment pond must be approved prior to the issuance of building or environmental permits.
3. The water system must continue to comply with the Safe Drinking Water Act and Related laws. Water line(s) supplying the building must be installed in compliance with Title 22, California Code of Regulations, Chapter 16. A plan showing the utilities (water, sewer, fire, storm) must be submitted to this Division for review and approval and included with the plans submitted for a Building permit.

During construction and/or prior to final occupancy:

4. During the construction, demolition, or renovation period of the project the applicant must use the franchised garbage hauler for the service area in which they are located

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



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David Morrison
Director

To: Graham Hannaford, Project Planner	From: Marie Taylor, Building Inspector
Date: February 28, 2018	Re: Use Permit – Conn Creek Winery File # P18-00007 Address: 8711 Silverado Trail St. Helena, Ca. 94574 APN: 030-120-032

Building Inspection Division; Planning Use Permit Review Comments

The plans provided for the Use Permit application P18-00007 do not provide enough information in sufficient detail to determine code requirements. A complete plan check will be performed at the time of application and plan submittal to the building division for required permits. The following are provided to prepare the applicant for some standard submittal requirements for the plan review of the building permit process.

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

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

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

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

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



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

Office: (707) 299-1461

Garrett Veyna
Fire Marshal

MEMORANDUM

TO: Planning Division	DATE: 9/25/2018
FROM: Chase Beckman Fire Department	
SUBJECT: Conn Creek P18-00007	APN: 030-120-032

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

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of Building Permit issuance.
2. Separate submittals required for Underground Fire Lines, Fire Pump, Automatic Fire Sprinklers, Fire Alarm Systems, Kitchen Hood Extinguishing Systems, High Piled Storage (any combustible stored over 12 feet in height).
3. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards.
4. An automatic fire sprinkler system shall be installed in accordance with provisions set forth in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.
5. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress requirements. Including but not limited to; exit signs, exit doors, exit hardware and exit illumination.



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Napa County Fire Department
Fire Marshal's Office
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Office: (707) 299-1461

Garrett Veyna
Fire Marshal

MEMORANDUM

Please note that the comments noted above are based on a Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Napa County Fire Marshal's Office Development Guidelines can be found @ www.countyofnapa.org/firemarshal. Should you have any questions of me, contact me at (707)299-1462 or email at chase.beckman@fire.ca.gov

Best Regards,

Chase Beckman
Deputy Fire Marshal