

**(OTHER PROJECT NON-RESIDENTIAL/RESIDENTIAL APPLICATIONS)**

**PLANNING COMMISSION HEARING – (DATE)  
CONDITIONS OF APPROVAL**

**(Project Name)  
(Application Number(s) PXX-XXXX)  
(Project Address)  
(APN #XXX-XXX-XXX)**

**1.0 PROJECT SCOPE**

The permit encompasses and shall be limited to: **OR**  
**[If applicable, insert the following for Modifications:** This permit encompasses and replaces the terms of Use Permit (or Use Permit Modification) \_\_\_\_\_ and shall be limited to:]

1.1 **(If applicable, insert Other Detailed Request Description – Variance)**

1.2 **(If applicable, insert Other Detailed Request Description - Road Modification/ Tentative Parcel Map)**

1.3 **(If applicable, insert Other Detailed Request Description - Viewshed)**

1.4 **(If applicable, insert Other Detailed Request Description – Conservation Regulation Exception)**

1.5 (Insert Detailed Use Permit Request Description - Commercial, Institutional, or Residential)

The \_\_\_\_\_ **(PROJECT TYPE)** 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 (County Code). It is the responsibility of the permittee to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved. Any expansion or changes in use shall be approved in accordance with County Code Section 18.124.130 Code and may be subject to the permit modification process.

The Final Parcel Map shall be in substantial compliance with the tentative parcel map consisting of a \_\_\_\_\_ subdivision on a \_\_\_\_\_ acre parcel. **(Add - held in common ownership if applicable.)**

Alternative locations for spoils and fire suppression tanks are permitted, subject to review and approval by the Director of Planning, Building, and Environmental Services (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.

**2.0 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES**

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:

- 2.1 Engineering Services Division as stated in their Memorandum dated \_\_\_\_\_.
- 2.2 Environmental Health Division as stated in their Memorandum dated \_\_\_\_\_.
- 2.3 Building Division as stated in their Memorandum dated \_\_\_\_\_.
- 2.4 Department of Public Works as stated in their Memorandum dated \_\_\_\_\_.
- 2.5 Fire Department as stated in their Inter-Office Memo dated \_\_\_\_\_.
- 2.6 [NOTE OTHER AGENCY(IES)] as stated in their letter dated \_\_\_\_\_.

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.

**3.0 PAYMENT OF FEES AS PREREQUISITE FOR ISSUANCE OF PERMITS**

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.

**4.0 PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR BUILDING PERMIT**

Permittee shall comply with the following with the submittal of a Grading and/or Building Permit Application:

**4.1 BUILDING DIVISION – GENERAL CONDITIONS**

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

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code or any State or local amendment adopted thereto, and all fees associated with plan check and building inspections, and associated development impact fees established by County Ordinance or Resolution shall be paid prior to issuance of a building permit.
- 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. **[Applicable to Non-Residential Projects Only]** The site and associated buildings shall be accessible to persons with disabilities. This shall include, but not limited be to, a van accessible parking stall, accessible path of travel from the parking stall to all buildings and areas on the site that are available to employees and the public.

#### 4.2 LIGHTING

- a. All exterior lighting, including landscape lighting, shall be shielded and directed downward; located as low to the ground as possible; the minimum necessary for security, safety, or operations; on timers; and shall incorporate the use of motion detection sensors to the greatest extent practical. All lighting shall be shielded or placed such that it does not shine directly on any adjoining 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.
- b. 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 California Building Code.

#### 4.3 LANDSCAPING – PLAN SUBMITTAL

- a. Two (2) copies of a detailed final landscaping and irrigation plan, including parking details, shall be submitted with the building permit application package for the Planning Division's review and approval prior to the issuance of any building permit associated with this Permit. The plan shall be prepared pursuant to the Water Efficient Landscape Ordinance (WELO) requirements in effect at the time of building permit application submittal, as applicable, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.
- a. Plant materials shall be purchased locally when practical, and, to the greatest extent possible, the plant materials shall be the same native

plants found in Napa County. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.

- b. No trees greater than 6" diameter at breast height shall be removed, except for those identified on the submitted site plan. Any Oak trees removed as a result of the project shall be replaced at a 2:1 ratio on the project site and shown on the landscaping plans for the Planning Division's review and approval. Trees to be retained shall be protected during construction by fencing securely installed at the outer most dripline of the tree or trees. Such fencing shall be maintained throughout the duration of the work undertaken in connection with \_\_\_\_\_ **(Identify project)** development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.
- c. Evergreen screening shall be installed between the portions of the project (e.g., loading areas, trash collection areas, parking areas, etc.) and any off-site residence from which these areas can be viewed.
- d. **[Applicable to Non-Residential Projects Only]** All landscaped areas and sidewalks shall be separated from parking and drive aisle areas by a minimum 6-inch raised concrete curb.

#### 4.4 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.

#### 4.5 **[Applicable to Non-Residential Projects Only]** OUTDOOR STORAGE/SCREENING UTILITIES [

- a. Details of outdoor storage areas and structures shall be included on the building and landscape plans. All outdoor storage of equipment shall be screened from the view of residences of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No stored item shall exceed the height of the screening. Water and fuel tanks, and similar structures, shall be screened to the extent practical so as to not be visible from public roads and adjacent parcels.
- b. New utility lines required for this project that are visible from any designated scenic transportation route (see Community Character Element of the General Plan and County Code Chapter 18.106) shall be placed underground or be made virtually invisible from the subject roadway.

#### 4.6 **[Applicable to Non-Residential Projects Only]** MECHANICAL EQUIPMENT

- a. Roof mounted equipment shall be screened by a parapet wall of equal or greater height than the highest piece of roof mounted equipment or vent.

Equipment may be screened by a separate roof screen that is architecturally integrated with the building if screening by a parapet wall is not feasible or is architecturally undesirable. When separate roof screens are used, roof equipment should be organized into major groups screening a smaller number of units rather than multiple areas. The PBES Director may approve exceptions for solar equipment. All screening is subject to review and approval by the PBES Director. Any skylights shall be subject to review and approval by the PBES Director prior to the issuance of building permits.

- b. The term "equipment" includes roof mounted equipment or vents, electrical equipment, gas meter, communication antennas, irrigation valves, storage tanks, or other mechanical equipment. The manner of screening shall be as follows: Communications equipment, including microwave equipment, may remain unscreened if visually integrated with the building design through color, location, and construction; all building mounted equipment, including but not limited to louvers, pipes, overhead doors or service doors, access ladders, downspouts, conduit, and electrical/service boxes, shall be painted consistent with the color scheme of the building.
- c. Ground mounted equipment shall be screened by walls or landscaping to the satisfaction of the PBES Director.
- d. Exterior equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the County Code.

4.7 **[Applicable to Non-Residential Projects Only] TRASH ENCLOSURES**  
Adequate area must be provided for collection and loading of garbage and recyclables generated by the project. The applicant must work with the franchised garbage hauler for the service area in which they are located, in order to determine the area and the pedestrian and vehicle access needed for the collection site. The garbage and recycling enclosure shall meet the enclosure requirements provided during permit process and shall be included in the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.

4.8 **ADDRESSING**  
All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Post Office. The PBES Director reserves the right to issue or re-issue an appropriate situs address at the time of issuance of any building permit to ensure proper identification and sequencing of numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

4.9 **AFFORDABLE HOUSING FEE**  
The permittee shall pay the Napa County Affordable Housing Mitigation Fee in accordance with the requirements of County Code Chapter 18.107.

4.10 **(INSERT IF APPLICABLE) HISTORIC RESOURCES**

All permitted work performed on any historic resources shall follow the latest edition of the Secretary of Interior's standard for Historic Preservation and Guidelines for Treatment of Historic Properties (Standards). Written verification that such work meets the Standards shall be submitted by a qualified historic architect for review and approval by the PBES Department prior to issuance of any grading or building permit.

4.11 **(INSERT IF APPLICABLE) DEMOLITION ACTIVITIES**

- a. Final demolition plans of the \_\_\_\_\_ **(Description of buildings/utilities to be removed)** shall be submitted for building permit issuance. A site plan prepared by a qualified professional shall denote streams, stream setbacks, existing and proposed improvements and slopes. No new construction or earthmoving activities that have not been proposed or approved within established stream setbacks as part of this permit unless specifically enumerated in COA 1.0 (Scope), above. As determined by the PBES Director or designee, temporary construction fencing shall be placed at the stream setback line to prevent unauthorized encroachments. If applicable, a "J" number from the BAAQMD shall also be provided at the time the permittee applies for a demolition permit.
- b. A landscape plan for the demolition area (existing residential and accessory structures) shall be submitted showing how the area will be restored back to its natural vegetation state to the extent feasible. Said landscape plan shall be approved by the PBES Director or designee prior to installation.

4.12 **(INSERT IF APPLICABLE) VIEWSHED – EXECUTION OF USE RESTRICTION**

The property owner shall execute and record in the county recorder's office a use restriction, in a form approved by County Counsel, requiring \_\_\_\_\_ **[SPECIFY APPLICABLE DESCRIPTION - building exteriors, water tanks, and existing and proposed covering vegetation, as well as any equivalent level of replacement vegetation]** to be maintained by the owner or the owner's successor so as to maintain conformance with County Code Section 18.106.050(C).

4.13 **(INSERT IF APPLICABLE) MITIGATION MEASURES**

The permittee shall comply with all mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project, inclusive of the following:

- a. [Insert measure]  
Method of Monitoring:  
Responsible Agency(ies):
- b. [insert measure]  
Method of Monitoring:  
Responsible Agency(ies):

- 4.14 **(INSERT IF APPLICABLE) PARCEL CHANGE REQUIREMENTS**
- a. **PARCEL MERGER**  
The \_\_\_\_\_ parcels shall be combined prior to the issuance of building permits.
  - b. **LOT LINE ADJUSTMENTS**  
The lot line adjustment ( \_\_\_\_\_ **Permit Number**) shall be recorded prior to the issuance of building permits.
  - c. **EASEMENTS**  
Required easements shall be recorded prior to issuance of building permits.
- 4.15 **(INSERT IF APPLICABLE) FINAL MAPS**
- a. **(Applicable to Tentative Parcel Maps) COUNTY SURVEYOR**  
The subdivider shall submit a Final Parcel Map to the Department of Public Works for review and approval by the County Surveyor. The subdivider shall pay the map checking fee as established by resolution of the Napa County Board of Supervisors in effect at the time of submittal of the Final Parcel Map.
  - b. **(Applicable to Tentative Parcel Maps) CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS)**  
Prior to recording the Final Map, the subdivider shall submit the final Conditions, Covenants and Restrictions (CC&Rs) to the PBES Director and County Counsel for review and approval. The CC&Rs shall indicate all improvements and features to be maintained by the owners association, and the method of maintenance and financing of those commonly owned site and building improvements and features.
- 4.16 **(INSERT IF APPLICABLE) OTHER CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL**

## **5.0 PROJECT CONSTRUCTION**

Permittee shall comply with the following during project construction:

- 5.1 **SITE IMPROVEMENT**  
Please contact Engineering Services with any questions regarding the following:
- a. **GRADING & SPOILS**  
All grading and spoils generated by construction of the project facilities shall be managed per Engineering Services direction. All spoils piles shall be removed prior to issuance of a Final Certificate of Occupancy.
  - 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 BAAQMD Basic Construction Best Management Practices, as provided in Table 8-1, May 2011 Updated CEQA Guidelines:

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. All exposed surfaces (e.g., parking areas, staging areas, soil piles, grading areas, and unpaved access roads) shall be watered two times per day.
3. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
4. All visible mud or dirt tracked out onto adjacent public roads shall be removed 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 equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of 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 needs either a California Air Resources Board (ARB) registration Portable Equipment Registration Program (PERP) or a BAAQMD permit. For general information regarding the certified visible emissions evaluator or the registration program, visit the ARB FAQ [http://www.arb.ca.gov/portable/perp/perpfaq\\_04-16-15.pdf](http://www.arb.ca.gov/portable/perp/perpfaq_04-16-15.pdf) or the PERP website <http://www.arb.ca.gov/portable/portable.htm>.

d. STORM WATER CONTROL

The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County



5.2 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, by law, 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 nearest tribal relatives as determined by the State Native American Heritage Commission shall be contacted by the permittee to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Public Resources Code Section 5097.98.

5.3 CONSTRUCTION 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 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 daily between the hours of 8:00 AM to 5:00 PM daily.

5.4 **(INSERT IF APPLICABLE) CONSTRUCTION MITIGATION MEASURES**

The permittee shall comply with all mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project, inclusive of the following:

a. [Insert measure]  
Method of Monitoring:  
Responsible Agency(ies):

b. [insert measure]  
Method of Monitoring:  
Responsible Agency(ies):

5.5 **(INSERT IF APPLICABLE) OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL**

**6.0 PRIOR TO AUTHORIZATION OF A TEMPORARY CERTIFICATE OF OCCUPANCY**

Permittee shall comply with the following before a Temporary Certificate of Occupancy (TCO) is granted:

**6.1 TEMPORARY OCCUPANCY**

A TCO may be granted pursuant to County Code Section 15.08.070(B) to allow specific limited use of the project (\_\_\_\_\_) (**Specify which limited use of the project may be allowed**) prior to completion of all project improvements. All life and safety conditions shall be addressed prior to issuance of a TCO by the County Building Official. TCOs shall not be used for general public occupancy of buildings and shall not exceed the maximum time allowed by the Napa County Code Section 15.08.070(B) which is 180 days. In special circumstances, Departments and/or Agencies with jurisdiction over the project are authorized as part of the TCO process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

**7.0 PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY**

Permittee shall comply with the following before a Final Certificate of Occupancy is granted:

**7.1 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 prior to issuance of a Final Certificate of Occupancy by the County Building Official, which, upon granting, authorizes all use permit activities to commence.

**7.2 SIGNS**

Prior to installation of any project identification or directional signs, detailed plans, including elevations, materials, color, and lighting, shall be submitted to the PBES Department for administrative review and approval. Administrative review and approval is not required if the signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this Permit approval. All signs shall meet the design standards as set forth in County Code Chapter 18.116. The only off-site signs allowed shall be in conformance with the County Code Chapter 18.116. Temporary off-site signage, such as "A-Frame" signs are prohibited under County Code Section 18.116.065(E).

**7.3 GATE/ENTRY STRUCTURES**

Any gate installed at the project entrance shall be reviewed by the PBES Department and the Napa County Fire Department to assure that it is designed to allow large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required according to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this Permit approval.

7.4 LANDSCAPING

Landscaping shall be completed prior to issuance of a Final Certificate of Occupancy, and shall be permanently maintained in accordance with the landscaping plan.

7.5 (INSERT IF APPLICABLE) ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS

The permittee shall construct \_\_\_\_\_ prior to the issuance of a Final Certificate of Occupancy by the Building Division. The design of the \_\_\_\_\_ shall be submitted to the Public Works Department for review and approval. The \_\_\_\_\_ shall be designed in substantial conformance with the submitted site plan, and other submittal materials and shall comply with all requirements of the County Code and Napa County Road and Street Standards.

7.6 (INSERT IF APPLICABLE) DEMOLITION ACTIVITIES

Prior to the issuance of a final certificate of occupancy for the project, all demolition activities associated with the \_\_\_\_\_ (**Description of structures**) included in this application shall be completed, landscaping installed, and debris cleared from the subject parcel.

7.7 (INSERT IF APPLICABLE) MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

The permittee shall comply with all mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project, inclusive of the following:

a. [Insert measure]  
Method of Monitoring:  
Responsible Agency(ies):

b. [insert measure]  
Method of Monitoring:  
Responsible Agency(ies):

7.8 (INSERT IF APPLICABLE) OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

8.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

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

8.1 GROUND WATER MANAGEMENT – WELLS

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

a. The permittee shall (at the permittee’s expense) maintain data regarding monthly well monitoring and the total annual groundwater pumped. Such data shall include water extraction volumes and static well levels of the well. All monitoring shall commence within six months of the issuance of this Permit, or immediately upon commencement of the expansion

authorized by this Permit, whichever occurs first, and shall be submitted not later than January 31st every calendar year thereafter and available upon the County's request at any other time.

Water usage shall be minimized by use of best available control technology and best water management conservation practices.

- b. No new on-site or off-site water sources (other than those evaluated or approved as part of this Permit) proposed to be used for the \_\_\_\_\_ **(Specify project)**, including but not limited to wells, imported water, new or existing ponds/reservoir(s) or other surface water impoundments, to serve the \_\_\_\_\_ **(Specify project)**, shall be allowed without additional environmental review, if necessary, and may be subject to a modification to this permit. A new Water Availability Analysis shall be required prior to approval of any new water source(s) on the property.
- c. Permittee shall limit groundwater use for the \_\_\_\_\_ **(Specify project)** to \_\_\_\_\_ acre-ft. per year. Any exceedance of this amount in a calendar year is a material breach of this permit.
- d. If water use for the \_\_\_\_\_ **(Specify project)** from the well exceeds \_\_\_\_\_ acre-ft. per year in a calendar year by 10% or more (a significant exceedance), the permittee shall both immediately notify the County and cease any activity causing the exceedance, shall begin daily well monitoring, and shall promptly prepare a report to be submitted to the PBES Director regarding the reasons for the significant exceedance and the measures immediately taken and to be taken to bring the significant exceedance into compliance with this condition.

The PBES Director may set this Permit for a revocation or modification hearing before the Planning Commission within 60 calendar days of discovery of the significant exceedance for possible modification, revocation, or suspension.

- e. If the water use from the well exceeds \_\_\_\_\_ acre-ft. in a calendar year by less than 10%, the permittee shall notify the County, and promptly provide a report of the following:
  - 1. water volume used;
  - 2. the reason for exceedance;
  - 3. the plan the project has for reducing water use so as not to exceed the allocation the following year; and
  - 4. other information that may be affecting water use.

If after two calendar years of reporting the monitoring shows that the annual water allocation identified above continues to be exceeded by less than 10%, the PBES Director shall schedule the Permit for review by this Planning Commission and possible modification, revocation or suspension.

f. The permittee shall be required to include the well in the County's Groundwater Monitoring program upon the County's request.

8.2 **[Applicable to Non-Residential Projects Only] AMPLIFIED MUSIC**

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, buildings. Please contact Environmental Health with any questions.

8.3 **[Applicable to Non-Residential Projects Only] TRAFFIC**

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (\_\_\_\_\_ weekdays; \_\_\_\_\_ Saturdays; and \_\_\_\_\_ Sundays). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

8.4 **[Applicable to Non-Residential Projects Only] PARKING**

The location of and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any).

Parking shall be limited to approved parking spaces only and shall not occur along access or public roads or in other locations except during authorized events. For authorized events, overflow parking may occur in the areas allowed per COA No. 1.0 above. In no case shall parking impede emergency vehicle access or public roads.

8.5 **[Applicable to Non-Residential Projects Only] BUILDING DIVISION – USE OR OCCUPANCY CHANGES**

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

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

8.6 **[Applicable to Non-Residential Projects Only] FIRE DEPARTMENT – TEMPORARY STRUCTURES**

Please contact the Fire Department with any questions regarding the following:

The permittee and/or designee shall obtain a tent permit from the Fire Department for any temporary structures utilized for authorized events set forth in COA 1.0 above.

8.7 **(INSERT IF APPLICABLE) NAPA COUNTY MOSQUITO ABATEMENT PROGRAM**

The installation, operation and maintenance of the \_\_\_\_\_ **[Identify applicable large water feature such as ponds, reservoirs, and fountains, etc.]** shall be in conformance with the Napa County Mosquito Abatement District's program for eliminating mosquito sources and managing mosquito-breeding areas in order to reduce mosquitoes to a tolerable and healthful level.

8.8 **(INSERT IF APPLICABLE) OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT**

8.9 **(INSERT IF APPLICABLE) MITIGATION MEASURES APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT**

The permittee shall comply with all mitigation measures identified in the adopted Initial Study/Mitigated Negative Declaration and Project Revision Statement/Mitigation Monitoring and Reporting Program prepared for the project, inclusive of the following:

a. [Insert measure]  
Method of Monitoring:  
Responsible Agency(ies):

b. [insert measure]  
Method of Monitoring:  
Responsible Agency(ies):

## 9.0 MISCELLANEOUS

9.1 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.

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

9.3 **[OPTIONAL TO BE USED ONLY IF A MAJOR MODIFICATION] PREVIOUS CONDITIONS**

The permittee shall comply with the following previous conditions of approval, including revisions where so indicated, for the winery use. Original language to remain is shown unchanged, original language to be removed is shown in strikethrough, and proposed language is underlined:

- a. **[Carry over previous applicable non-construction and/or operational conditions. Reference Use Permit and/or Modification number, as well as, applicable condition number, and provide a brief explanation of any proposed changes to the condition.]**

DRAFT