



A Tradition of Stewardship  
A Commitment to Service

Agenda Date: 12/5/2012

Agenda Placement: 10A

## Napa County Planning Commission Board Agenda Letter

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**TO:** Napa County Planning Commission  
**FROM:** Charlene Gallina for Hillary Gitelman - Director  
Planning, Building and Environmental Services  
**REPORT BY:** Charlene Gallina, SUPERVISING PLANNER - 299-1355  
**SUBJECT:** 2012 Standard Conditions of Approval Adoption

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### **RECOMMENDATION**

#### **2012 STANDARD CONDITIONS OF APPROVAL ADOPTION**

**Request:** Adoption of Standard Conditions of Approval for non-winery related projects. These standard conditions will be applied to all new non-winery related projects and to any future modifications. Also included is a minor update to the previously approved winery related standard conditions of approval to reflect the Department's structural reorganization, clarify regulatory intent, and improve overall disclosure for customers.

**Staff Recommendation:** Adopt proposed conditions by simple motion.

**Staff Contact:** Charlene Gallina, 299-1355 or [charlene.gallina@countyofnapa.org](mailto:charlene.gallina@countyofnapa.org)

### **EXECUTIVE SUMMARY**

#### **Proposed Actions:**

That the Planning Commission adopt:

1. The 2012 Other Project Standard Conditions of Approval; and
2. The 2012 Update to the Winery Standard Conditions of Approval.

#### **Discussion:**

Since the mid-1980's, the County has relied upon a template of standard conditions of approval for applying uniform requirements to development approvals consistent with current standards. Since the majority of use permit applications processed by the County pertain to wineries, over time this template has evolved into a set of

standard conditions for wineries. The last update occurred in November 2011.

At this time, staff is proposing that a set of standard conditions be created and adopted for other applications (non-winery related) associated with commercial, residential, institutional, and industrial development. The proposed format is very similar to that of winery related standard conditions. In addition, staff has proposed a minor update to the winery related standard conditions to reflect the Department's structural reorganization, to clarify regulatory intent, and to improve overall disclosure for customers.

Attached are the new other application (non-winery related) proposed set of standard conditions and proposed minor update to the winery related standard conditions. Once again, the new set of standard conditions and minor update to winery related conditions has been prepared with consultation from local private development process professionals including land use planners, attorneys, civil engineers and architects.

This item is not a public hearing, but the Commission should receive testimony from any interested member of the public prior to taking any action.

### **FISCAL IMPACT**

Is there a Fiscal Impact?                      No

### **ENVIRONMENTAL IMPACT**

General Rule. It can be seen with certainty that there is no possibility the proposed action may have a significant effect on the environment and therefore CEQA is not applicable. [See Guidelines For the Implementation of the California Environmental Quality Act, 14 CCR 15061(b)(3)].

### **BACKGROUND AND DISCUSSION**

It is staff's intent that the Planning Commission adopt a set of standard conditions that would apply to all non-winery related projects such as: 1) a use permit for new or modified commercial, residential, institutional, and industrial development; 2) variance related requests; 3) conservation regulation exceptions; 4) viewshed projects; 5) road modifications in conjunction with use permits or a building permit; and 6) tentative parcel map applications. Standard condition language and format proposed generally follows the same format as that of the winery related project standard conditions to be updated and adopted herein.

Minor proposed changes to winery related standard conditions wording are shown in colored underlined or colored strike through text. The changes are summarized as follows:

- Augmented project description scope (Condition #1) to account for project details consistent with the types of accompanying requests and to provide further clarification to staff in preparing such conditions.
- Augmented project specific conditions (Condition #2) to reflect the different types of conditions that may be applicable. It should be also noted that CEQA mitigation measures and monitoring program (formerly Condition #21) has been moved and incorporated under this condition.
- The condition referencing other agency, division, departments' conditions and requirements (Condition #3) has been modified to reflect new titles in conjunction with the recent Department restructure activities.
- Augmented condition referencing temporary and final occupancy (Condition #20) to reiterate that marketing

- and/or tours and tastings are not typically authorized until final occupancy has been granted for the winery.
- Lastly, miscellaneous revisions have been made to the entire document to correct General Plan and Napa County Code citations, reference other regulatory sources, and to reflect recent Department restructure activities.

At this time, staff is requesting the Planning Commission review and discuss the standard conditions presented herein and adopt as recommended by staff. In the near future, staff proposes to come back with a comprehensive update to these standard conditions which will likely include a "laundry list" of conditions generated by the Engineering and Conservation, Environmental Health, and Building Divisions, as well as, the Department of Public Works, and any other agency that actively participates in the development permitting process.

### **SUPPORTING DOCUMENTS**

- A . Proposed Other Project Standard Conditions of Approval
- B . Proposed Winery Standard Conditions of Approval
- C . Adopted 2011 Winery Standard Conditions of Approval

Napa County Planning Commission: Approve

Reviewed By: Charlene Gallina