

**“B”**

**Revised Recommended Conditions of  
Approval and Final Agency Approval  
Memorandums**

**PLANNING COMMISSION HEARING – JUNE 4, 2025**  
**REVISED RECOMMENDED CONDITIONS OF APPROVAL**

***Wrights Corner Use Permit Major Modification***  
***P22-00241-MOD***  
***4370 (also addressed as 4372 and 4374), Old Sonoma Highway Napa, CA***  
***(APN # 047-110-017-000)***

This Permit encompasses and shall be limited to the project commonly known as **Wrights Corner**, located at **4370 (also addressed as 4372 and 4374) Old Sonoma Highway, Napa, CA 94558**. 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 relevant to construction and the prerequisites for a Final Certificate of Occupancy. 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.

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.

*All revisions are displayed in strike/underline format.*

**PART I**

**1.0 PROJECT SCOPE**

This Permit encompasses and shall be limited to:

- 1.14 Approval of a Major Modification to the previous project approvals (Use Permit U-348283 and Modification P14-00022-MOD) as described above to the following:
1. Converting an existing 2,738 sf three (3) bedroom single-family residence, referred to as 4374 Old Sonoma Highway to an eight (8) room Guest Inn with five (5) new free standing guest units/cottages at 635 sf per unit for a total 3,175 sf;
  2. Convert an existing bike rental/guided tour and luxury tour car staging business, referred to as 4370 Old Sonoma Highway to a beer and wine Tavern with indoor and outdoor seating;
  3. Convert an existing furniture store with art, antique, and retail products, refer to as 4372 Old Sonoma Highway to a mercantile store with wine tastings with indoor and outdoor areas;
  4. Construct a concrete pad for a new concession trailer, known herein as the Coffee Cart for the sale of coffee and morning snacks;
  5. Construct a 397 sf new restroom and storage structure to service the property;
  6. Days and Hours of operation would be as follows:

- a. 4370 Old Sonoma Road – 11:00 am to 7:00 pm, seven (7) days a week for 50 weeks per year
  - b. 4372 Old Sonoma Road – 10:30 am to 6:00 pm, five (5) days a week for 50 weeks per year
  - c. 4374 Old Sonoma Road – would operate 24 hours a day, seven (7) days a week
  - d. Coffee Cart – 5:30 am to 10:30 am seven (7) days a week for 50 weeks per year
7. Increase employees from three (3) full-time employees to eight (8) full-time employees;
  8. Increase the number of existing events from three (3) for the Mercantile store to four (4) events per month with a maximum number 85 people for the Guest Inn only between 11:00 am to 9:00 pm. The Tavern and Mercantile ~~will~~shall not be open during schedule events for the Guest Inn;
  9. Increase parking with 28 new spaces for a total of 36 parking spaces;
  10. Widening of the existing driveway to Napa County Roads and Street Standards;
  11. Grading and site improvements to accommodate new parking areas;
  12. Upgrade to the septic system prior to conversion of the residence to Guest Inn; and,
  13. Onsite landscaping.

The **Use Permit Major Modification** 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 the general public to ensure compliance is achieved. Any expansion of or change in 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 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 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 project:

#### **4.1 GROUND WATER MANAGEMENT – WELLS**

This condition is implemented by the Planning, Building and Environmental Services (PBES) Department:

The permittee shall be required (at the permittee's expense) to record well monitoring data (specifically, static water level no less than quarterly, and the volume of water withdrawn no less than monthly). Such data will be provided to the County, if the Director of Planning, Building, and Environmental Services (PBES Director) determines that substantial evidence<sup>1</sup> indicates that water usage at the project is affecting, or would potentially affect, groundwater supplies or nearby wells. If data indicates the need for additional monitoring, and if the applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gauge potential impacts on the groundwater resource utilized for the project. Water usage shall be minimized by use of best available control technology and best water management conservation practices.

In order to support the County's groundwater monitoring program, well monitoring data as discussed above will be provided to the County if the Director PBES determines that such data could be useful in supporting the County's groundwater monitoring program. The project well will be made available for inclusion in the groundwater monitoring network if the Director of PBES determines that the well could be useful in supporting the program.

In the event that changed circumstances or significant new information provide substantial evidence<sup>1</sup> that the groundwater system referenced in this use permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or

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<sup>1</sup>. Substantial evidence is defined by case law as evidence that is of ponderable legal significance, reasonable in nature, credible and of solid value. The following constitute substantial evidence: facts, reasonable assumptions predicated on facts; and expert opinions supported by facts. Argument, speculation, unsubstantiated opinion or narrative, or clearly inaccurate or erroneous information do not constitute substantial evidence.

revocation of this permit, as necessary to meet the requirements of the County Code and to protect public health, safety, and welfare.

4.2 AMPLIFIED MUSIC

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, buildings.

4.3 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 (6:30 am to 8:00 am and 4:00 to 6:00pm weekdays). 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.

4.4 PARKING

The location 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.

4.5 TENANCY CHANGE

a. Any future change of tenancy within a structure shall require administrative review and approval by the PBES Department prior to occupancy. The permittee shall provide the PBES Department with a written profile of the proposed tenant, including name, present address, phone number, description of proposed use, employees, a list of any hazardous materials, and any other information deemed necessary by the PBES Department. The permittee shall also provide a detailed floor plan of the entire structure identifying the location and square footage of all uses within the structure prior to any new tenancy.

b. RESERVED

4.6 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 or occupancy of an existing building unless the building is made to comply with requirements of the current CBC as for a new building.

4.7 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 allowed per COA No. 1.0 above.

4.8 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM

The installation, operation and maintenance of the any water feature such as 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.

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

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County.
- b. All landscaping shall be permanently maintained in accordance with the landscaping approved by the County.
- c. All outdoor screening, storage, mechanical equipment 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 equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.
- d. The colors used for the roof, exterior walls and built landscaping features of the project 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 color that differs from the approved building permit. Highly reflective surfaces are prohibited.
- e. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.10 NO TEMPORARY SIGNS

Temporary off-site signage, such as "A-Frame" signs are prohibited.

4.11 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. Amended Engineering Services Division operational conditions as stated in their Memorandum dated April 16, 2025.
- b. Revised Environmental Health Division operational conditions as stated in their Memorandum dated May 6, 2025.

- c. Revised Building Division operational conditions as stated in their Memorandum dated May 8, 2025.
- d. Department of Public Works operational conditions as stated in their Memorandum dated May 13, 2024.
- e. Fire Department operational conditions as stated in their Inter-Office Memo dated June 21, 2024.

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.

#### 4.12 RESERVED - OPERATIONAL MITIGATION MEASURES- TRAFFIC DEMAND MANAGEMENT PLAN

- ~~a. Department of Public Works operational conditions as stated in their Memorandum dated May 13, 2024.~~

#### 4.13 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. Traffic Demand Management Plan - Department of Public Works operational conditions as stated in their Memorandum dated May 13, 2024.
- b. Tenant and Event Parking: There shall be no parking within the public right-of-way that is associated with any property activities. All event parking shall be accommodated on-site or through the submittal of an event specific parking plan with is accommodated through valet service and/or shuttle service arranged for guests to park off-site in legally established parking areas located outside AP and AWOS zoning district properties.

#### 4.14 PREVIOUS CONDITIONS

The permittee shall comply with the following previous conditions of approval for the project as consolidated into the attached document as Exhibit A. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent conditions shall control.

### 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. Amended Engineering Services Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated April 16, 2025.
- b. Revised Environmental Health Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated May 6, 2025.
- c. Revised Building Division plan review/construction/preoccupancy conditions as stated in their Memorandum dated May 8, 2025.
- d. Department of Public Works plan review/construction/preoccupancy conditions as stated in their Memorandum dated May 13, 2024.
- e. Fire Department plan review/construction/preoccupancy conditions as stated in their Inter-Office Memo dated June 21, 2024.

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**

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 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 or site improvements must comply with the CBC accessibility requirements, as well as, American with Disabilities 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

- b.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.b 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 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.

### 6.4 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 (Chapter 18.118 of the County Code) 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.
- b. 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.
- c. 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 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 project development/construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.

- d. Evergreen screening shall be installed between the industrial portions of the operation (e.g., tanks, crushing area, parking area, etc.) and any off-site residence from which these areas can be viewed.
- e. All landscaped areas and sidewalks shall be separated from parking and drive aisle areas by a minimum 6-inch raised concrete curb.

#### 6.5 COLORS

The colors used for the roof, exterior walls and built landscaping features of the project 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 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 be made virtually invisible from the subject roadway.

#### 6.7 MECHANICAL EQUIPMENT

- a. Roof mounted equipment shall be screened by a parapet wall of equal or greater height than the highest piece of roof mounted equipment or vent. Equipment may be screened by a separate roof screen that is architecturally integrated with the building 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 located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

#### 6.8 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 minimum enclosure requirements established by staff and the franchised hauler, which shall be included in the building permit submittal.

#### 6.9 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.

#### 6.10 HISTORIC RESOURCES

All permitted work performed on any historic resources shall follow the latest edition of the Secretary of Interior's Standards 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.

#### 6.11 RESERVED - DEMOLITION ACTIVITIES

#### 6.12 RESERVED - VIEWSHED – EXECUTION OF USE RESTRICTION

#### 6.13 RESERVED - PERMIT PREREQUISITE MITIGATION MEASURES

#### 6.14 RESERVED - PARCEL CHANGE REQUIREMENTS

#### 6.15 RESERVED - FINAL MAPS

6.16 ~~RESERVED~~ OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

- a. The permittee shall not implement any increases beyond existing conditions to new building, employees, visitors, and/or events, as described in COA 1.0 noted above, prior to installation of a Transient Non-Community Water System as noted in COA 6.1(b) (Environmental Health memorandum). The permittee shall obtain any and all other required Local, State and Federal permits necessary to implement this Project.

**7.0 PROJECT CONSTRUCTION**

Permittee shall comply with the following during project construction:

**7.1 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. 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 tracked 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 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/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 Engineering Services Division, and the State 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 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 only shall occur daily between the hours of 8:00 AM to 5:00 PM.

7.4 RESERVED - CONSTRUCTION MITIGATION MEASURES

7.5 RESERVED - OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL

**8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES**

A Temporary Certificate of Occupancy (TCO) may be granted pursuant to the County Code to allow specific limited use of the **Mercantile and Tavern** prior to completion of all project improvements. Permittee shall comply with the following before a TCO is granted:

8.1 TEMPORARY OCCUPANCY

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 the occupancy of hospitality buildings and shall not exceed the maximum time allowed by the County Code 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.

**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

Detailed plans, including elevations, materials, color, and lighting for any project identification or directional signs shall be submitted to the Department for administrative review and approval prior to installation. 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 the County Code. Any off-site signs allowed shall be in conformance with the County Code.

9.3 GATE/ENTRY STRUCTURES

Any gate installed at the project entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows 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 pursuant 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.

9.4 LANDSCAPING

Landscaping shall be installed in accordance with the approved landscape plan.

9.5 RESERVED - ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS

9.6 RESERVED - DEMOLITION ACTIVITIES

9.7 GRADING SPOILS

All spoils piles shall be removed in accordance with the approved grading permit and/or building permit.

9.8 RESERVED - MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

9.9 RESERVED - OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY

## EXHIBIT A

Wrights Corner Use Permit Modification  
Application Number P22-00241-MOD  
4370, 4372 and 4374 Old Sonoma Highway, Napa  
APN 047-110-017

### PREVIOUS CONDITIONS

4.14 The permittee shall comply with the following previous conditions of approval for the project as consolidated into the attached document as Exhibit A. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent conditions shall control.

A. Use Permit U-348283 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

~~COA 1. The permit be limited to : A furniture salesroom and workroom within the existing structure plus 16 feet addition to the barn as shown on the attached plot plan.~~

~~COA 2. Submission of detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, methods 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.~~

~~COA 3. Provisions for a minimum 8 off street parking spaces on a dust free, all weather surface approved by Public Works (for antique furniture business).~~

~~COA 4 Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement~~

COA 5. RESERVED

COA 6. RESERVED

COA 7. RESERVED

COA 8. RESERVED

COA 9. Compliance with all applicable building codes, zoning standards and requirement of various County departments and agencies.

~~COA 10 Restoration of structures to retain their historic character.~~

~~COA 11 Any outdoor lighting be directed downward and away from adjacent roads properties and nearby residences.~~

~~COA 12 No open or outside storage of equipment or merchandise.~~

COA 13 No outside display of merchandise.

~~COA 14 No auctions or arts fairs or other similar public or private events shall be held on the premises.~~



B. Use Permit Modification No. P14-00022-MOD

COA No. 1 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

~~Approval of a Use Permit Modification to Use Permit U-348283 to allow conversion of the 1,448 square foot antique furniture store warehouse and shop building to the following uses:~~

- ~~A. A 340 square foot Art Gallery (display and for sale art);~~
- ~~B. A 788 square foot Bike Rental/Guided Tour/Luxury Car Staging business;~~
- ~~C. A 331 square foot shared storage area for all three businesses (art gallery, bike rental, furniture store);~~
- ~~D. Ancillary retail sales of riding gear, pre-packaged food and convenience items for the Bike Rental/Guided Tour business;~~
- ~~E. No changes to the existing 1,900 square foot main furniture store building, and no changes to the approved 2,860 square foot single family residence (Use Permit U-348283);~~
- ~~F. Update of Use Permit U-348283 Conditions of Approval #14 to allow a maximum of three marketing events annually with a maximum of 50 guests in attendance (see condition 2.B below).~~

Associated site improvements include:

- ~~G. Shared employee/visitor restrooms located in the main furniture sales structure;~~
- ~~H. Construction of a +24 square foot trash enclosure;~~
- ~~I. Rehabilitation of four existing parking spaces at the front corner of Old Sonoma Road and Old Sonoma Highway;~~
- ~~J. Upgrade of front parking spaces to meet current Napa County Road and Street Standards adjacent to the Art Gallery/Bike Rental building;~~
- ~~K. Amendment of prior Public Works Department Conditions of Approval requiring onsite parking improvements and reflect current to the project; and~~
- ~~L. Deletion of prior Public Works Department Condition of Approval requiring a dedicated and improvement of public right-of-way area along Old Sonoma Road and Old Sonoma Highway.~~

~~The Art Gallery and Bike Rental Business shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submitted materials and shall comply with all requirements of the Napa County Code (County Code). It is the responsibility of the applicant to communicate 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 by the approval in accordance with County Code Section 18.124.130 Code and may be subject to the Use Permit modification process.~~

COA No 2 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

PROJECT SPECIFIC CONDITIONS

~~Should any of the Project Specific Conditions below conflict with any of other, standard conditions included in this document, the Project Specific Conditions shall supersede and control.~~

- ~~A. Previously adopted conditions of approval #12 and 13 from Use Permit U-348283 remain in full force and effect except. All storage of equipment and display of merchandise shall occur indoors.~~
- ~~B. Previously adopted conditions of approval #14 from Use Permit U-348283 is hereby modified to allow auctions, art fairs or similar temporary events no greater than 3 times per year for 50 persons or less in attendance are permitted between 9 a.m. and 6 p.m.,~~
- ~~C. Drop-in retail sales for all uses are permitted between 9 a.m. and 6 p.m. daily. Retail sales outside these hours shall be conducted on a by prior appointment basis only.~~
- ~~D. No building, grading, or sewage disposal permit shall be issued, nor shall benefit of occupancy be granted until all accrued planning permit processing fees have been paid in full.~~
- ~~E. Prior to the issuance of a final certificate of occupancy, circulation signage shall be installed to aid in a safe path of travel for entering and exiting the site.~~
- ~~F. A parking expansion may be authorized at a staff level, if the parking demand exceeds what is anticipated under the current approval.~~

COA No 3 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

#### COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES

~~Project conditions of approval include all of the following County, Division, Departments and Agency(ies) requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agency(ies) 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 here:~~

- ~~A. Engineering Services Division as stated in their Memorandum dated February 26, 2014~~
- ~~B. Environmental Health Division as state in their Memorandum dated April 23, 2015~~
- ~~C. Building Division as state in their Memorandum dated June 16, 2024~~
- ~~D. Fire Department as state in their Memorandum dated March 13, 2014.~~

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

COA No 4 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

#### SIGNS

~~Prior to installation of any project identification or directional signs, detailed plans, including elevations, materials, color and lighting, shall be submitted to the Planning, Building and Environmental Services Department for administrative review and approval. Administrative review and approval is not required if signatge4 to be installed is consistent with signage plans submitted, reviewed and approved a part of the this use permit approval. All signs shall meet the design standards as set forth in County Code Chapter 18.116.~~

COA No 5 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

#### LIGHTING

~~All exterior lighting, including landscape lighting, shall be shielded and directed downward, shall be located as low to the ground as possible, shall be the minimum necessary for security, safety, or operations, and shall incorporate the use of motion detection sensors to the greatest extent practical. No flood lighting or sodium lighting of the building is permitted, including architectural highlighting and spotting. Low-level lighting shall be utilized in parking areas as opposed to elevated high-intensity light standards.~~

~~Prior to issuance of any building permit pursuant to this approval, two copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval. All lighting shall comply with the California Building Code.~~

COA No 6 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

#### LANDSCAPING

~~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 the approval. The plan shall be prepared pursuant to the County's Water Efficient Landscape Ordinance (WELO) (County Code Chapter 18.118), as applicable, and shall indicate the names and location of all plant materials to be used along with their method of maintenance.~~

~~Plant materials shall be purchased locally when practical. The Agricultural Commission's office (707-253-4357) shall be notified of all impending deliveries of live plants with points of origin outside of Napa County~~

~~No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. 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 work undertaken in connection with project construction. In no case shall construction material, debris or vehicles be stored in the fenced tree protection area.~~

~~Landscaping shall be completed prior to issuance of a final certificate of occupancy, and shall be permanently maintained in accordance with the landscaping plan.~~

COA No 7 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

#### OUTDOOR STORAGE/SCREENING/UTILITIES

~~All outdoor storage and ground mounted equipment shall be screened from the view of residence of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage 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 the public roads and adjacent roads.~~

~~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 in an equivalent manner be made virtually invisible from the subject roadway.~~

COA No 9 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

#### COLORS

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

COA No 10 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

#### SITE IMPROVEMENTS AND ENGINEERING SERVICES-SPECIFIC CONDITIONS

Please contact (707) 253-4417 with any questions regarding the following:

##### A. GRADING AND SPOILS

~~All grading and spoils generated by construction of the project facilities, including cave spoils, shall be managed per Engineering Services direction. All spoils shall be removed prior to issuance of a final certificate of occupancy.~~

##### B. TRAFFIC

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

##### C. 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.~~

##### 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 State Regional Water Quality Control Board (SRWQCB).

##### E. PARKING

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

##### F. GATES/ENTRY STRUCTURES

Any gate installed at the winery entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows 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 pursuant 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.

COA No 11 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

#### ENVIRONMENTAL HEALTH-SPECIFIC CONDITIONS

~~Please contact (707) 253-4471 with any questions regarding the following:~~

##### A. WELLS

~~The permittee may be required (at the permittee's expense) to provide well monitoring data if the PBES Director determines that water usage at the winery is affecting, or would potentially affect, groundwater supplies or nearby wells. Data requested could include, but would not necessarily be limited to, water extraction volumes and static well levels. If the applicant is unable to secure monitoring access to neighboring wells, onsite monitoring wells may need to be established to gauge potential impacts on the groundwater resource utilized for the project proposed. Water usage shall be minimized by use of best available control technology and best water management conservation practices.~~

~~In the event that changed circumstances or significant new information provided substantial evidence that the groundwater system referenced in the use permit would significantly affect the groundwater basin, the PBES Director shall be authorized to recommend additional reasonable conditions on the permittee, or revocation of this permit, as necessary to meet the requirements of the Napa County Groundwater Ordinance and protect public health, safety, and welfare. That recommendation shall not become final unless and until the PBES Director has provided notice and the opportunity for hearing in compliance with the County Code Section 13.15.070(G-K).~~

##### B. 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 between the hours of 8 AM to 5 PM. Exterior mechanical equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the County Code. There shall be no amplified sound system or amplified music utilized outside of approved, enclosed buildings.~~

COA No 12 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

#### ARCHEOLOGICAL FINDINGS

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 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.~~

COA No 13 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

#### ADDRESSING

All project site addresses shall be determined by the PBES Director, and be reviewed and approved by the United States Postal Office, prior to issuance of any building permit. 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 property identification and sequencing of numbers. For multi-tenant or multiple structure projects, this includes building permits for later building modifications or tenant improvements.

COA No 14 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

#### INDEMNIFICATION

~~If an indemnification agreement has not already been signed and submitted, one shall be signed and return to the County within twenty (2) days of the granting of this approval using the Planning, Building and Environmental Services Department's standard form.~~

COA No 15 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

#### AFFORDABLE HOUSING MITIGATION

~~Prior to County issuance of a building permit, the applicant shall pay the Napa County Affordable Housing Mitigation Fee in accordance with the requirements of County Code Chapter 18.107.~~

COA No 16 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

#### PREVIOUS CONDITIONS

As applicable, the permittee shall comply with any previous conditions of approval U-348283, except as they may be explicitly modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control.

COA No 17 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

#### MONITORING COSTS

~~All staff cost associated with monitoring compliance with these conditions, previous permit conditions and project revision shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measure that require monitoring, including investigation of complaints, other than those costs related to the 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 that shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until grant of 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 Commission at some time in the future, the Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation hearings in accordance with County Code Section 18.124.120.~~

COA No 18 [Entitlements and Conditions of Approval have been shown as strike out and replaced by recommended Conditions of Approval P22-00241-MOD]

#### TEMPORARY AND FINAL OCCUPANCY

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



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Brian D. Bordona  
Director

## MEMORANDUM

To: Kelli Cahill Planning Division	From: Alexei Belov, PE Engineering Division
Date: April 16, 2025	Re: P22-00241 Wright's Corner Technical Adequacy Conditions of Approval APN: 047-110-017-000

The Engineering Division ("Engineering") has reviewed the Use Permit Major Modification, P22-00241, for Wright's Corner located on assessor's parcel number 047-110-017. Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following:

### TECHNICAL ADEQUACY

1. The Engineering Division has reviewed the Water Availability Analysis (WAA) dated June 17, 2024, prepared under the direction of Matthew J. Earnshaw, PG, CEG, CHG, QSD, of EBA Engineering. The analysis has been evaluated based on information provided by the applicant, project location, and available geologic and hydrologic information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA is technically adequate as it relates to Napa County's water use criteria, well and spring interference, and groundwater/surface water interaction pursuant to Napa County's WAA Guidelines, Napa Valley Subbasin Groundwater Sustainability Plan, Governor's Executive Orders N-7-22/N-3-23/N-3-24, and the Public Trust Doctrine.

### RECOMMENDED APPROVAL CONDITIONS:

### PREREQUISITES FOR ISSUANCE OF PERMITS

1. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall meet the requirements as outlined in the latest edition of the Napa County Road and Street Standards for Commercial development at the time of Building Permit Submittal. The property owner shall obtain a **Grading Permit** for all proposed roadway improvements.
2. The applicant shall obtain an **Encroachment Permit** from the Napa County Department of Public Works for any work performed in the County Right-of-Way.



## SITE IMPROVEMENTS

3. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, and parking and driveways, 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 grading permit documents at the time of permit application. A plan check fee will apply.
4. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
5. Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.
6. **Prior to issuance of a development permit** (i.e. building permit and/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 document, dated December 2014.
7. **Prior to issuance of a development permit**, as determined by the area of new or replaced impervious surfaces, the owner shall prepare and/or update a Regulated Project 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.
8. Any construction activity that equals or exceeds one acre of total disturbed area shall prepare a Stormwater Pollution Prevention Plan (SWPPP) in accordance with the regulations of Regional Water Quality Control Board (RWQCB) and shall file a Notice of Intent (NOI) prior to commencement of any construction activity. The completed SWPPP shall be submitted to the Napa County PBES Department Engineering Division for review.

## CONSTRUCTION SITE RUNOFF CONTROL REQUIREMENTS:

9. All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with Napa County Stormwater Ordinance 1400 and the latest adopted state regulations. Best Management Practices (BMPs) shall also be implemented to minimize dust at all times.

10. All hazardous materials stored and used on-site during construction that could cause water pollution (e.g. motor oil, cleaning chemicals, paints, concrete, etc.) shall be stored and used in a manner that will not cause pollution, with secondary containment provided. Such storage areas shall be regularly cleaned to remove litter and debris. Any spills shall be promptly cleaned up and appropriate authorities notified.
11. All trash enclosures must be covered and protected from rain, roof, and graded to preclude surface runoff.

#### **POST-CONSTRUCTION RUNOFF MANAGEMENT REQUIREMENTS:**

12. Refuse areas shall be covered, graded, and paved to prevent run-on and runoff. Drains within a refuse area shall be connected to the sanitary waste system.
13. All roofs, gutters, and/or downspouts shall discharge to landscaping or other pervious surface designed and maintained appropriately to prevent soil erosion.
14. Processing areas, including but not limited to wine grape crushing/pressing, juice fermentation, blending and fining, filtration and bottling, shall be paved and performed indoors or under approved cover.

#### **PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY**

15. All necessary access, road, and parking improvements shall be constructed prior to Final Occupancy.
16. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.
17. An Operation and Maintenance agreement for the proposed stormwater treatment facilities shall be submitted and recorded prior to Final Occupancy.

**Any changes in use or design may necessitate additional review and approval.**

If you have any questions regarding the above items please contact Alexei Belov from Napa County PBES Department Engineering Division at (707) 299.2177 or via e-mail at [Alexei.Belov@countyofnapa.org](mailto:Alexei.Belov@countyofnapa.org).



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**Brian Bordona**  
Director

**MEMORANDUM**

To: Kelli Cahill, Planner	From: Maureen Bown, Senior Environmental Health Specialist
Date: 4/15/2024 (Revised 5/6/25)	Re: Wright's Corner 4370 Old Sonoma Hwy. Napa Assessor Parcel # 047-110-017 Permit# P22-00241

Environmental Health staff has reviewed the application for Use Permit P22-00241, as described and depicted in the application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to issuance of building permits:

1. Plans for the proposed sanitary waste subsurface drip sewage treatment system as described in the Onsite Wastewater Disposal Feasibility Study dated 2/2/2023 shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and submitted for review accompanied by complete design criteria based upon local conditions and plan check fees. No building clearance for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division. Note, the areas designated for the onsite wastewater dispersal system, as described in the Onsite Wastewater Disposal Feasibility Study, must remain unencumbered and available for the alternative wastewater system.
2. Permits to construct the sanitary waste subsurface drip sewage treatment system must be secured from this Division prior to approval of a building permit for any structure that generates wastewater to be disposed of by these systems.
3. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by the Consumer Protection Team of this Division to issuance a clearance of any building permits for said areas. An annual food permit will be required.
4. The kitchen in the Inn must comply with provisions of Division 104, Part 7, of the California Health and Safety Code, California Retail Food Code, including section 113893 Restricted food service facility. An annual operating permit will be required.

5. Submit complete plans for each new mobile cart to the Consumer Protection Team of this Division for review. The plans shall include proof of Housing and Community Development (HCD) Insignia, finish schedule for all floors, walls and ceilings, specification sheets for all equipment, a full operations plan that outlines safe food preparation and transport, as well as potable water and wastewater management. Mobile food facilities shall be operated in conjunction with an approved commissary. Indicate which facilities will be used for the commissary and indicate adequate dry storage space for the increased operations.
6. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits or implementation of uses authorized by this entitlement. The technical report must be completed by a licensed engineer with experience in designing water systems. The preliminary technical report must be submitted to the Regional Water Quality Control Board staff a minimum of six (6) months prior to beginning any water-related improvement in accordance with the California Health and Safety Code, Section 116527. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Division. The applicant must comply with all required monitoring and reporting.
7. Adequate area must be provided for collection of recyclables. 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 access needed for the collection site. The garbage and recycling enclosure must meet the enclosure requirements provided during the use permit process and be included on the building permit submittal. The designated area shall remain available and be properly maintained for its intended use.

Prior to granting final occupancy:

8. An annual alternative sewage treatment system monitoring permit must be obtained for the sanitary wastewater subsurface drip onsite wastewater treatment system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.
9. An annual water system operating permit must be obtained for the small public water system prior to this Division issuing a final for the project.
10. An Annual Bed and Breakfast permit must be secured from the Consumer Protection Team of this Division for the 8-bedroom Inn.
11. 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.

Upon final occupancy and thereafter:

12. Proposed food service for events will be catered; therefore, all food must be prepared and served by a Napa County permitted caterer. If the caterer selected does not possess a valid Napa County Permit to operate, refer the business to this Division for assistance in obtaining the required permit prior to providing any food service.
13. The use of the onsite wastewater dispersal area(s) and reserve area(s) shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the areas of the onsite wastewater system include tents, equipment storage, traffic, parking, pavement, etc.
14. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.



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**Brian D. Bordona**  
Director

### MEMO

**Building Department Requirements  
P22-00241-4374 - Old Sonoma Hwy. Napa CA 94559  
APN #047-110-017**

**DATE:** 05/8/2025  
**TO:** Kelli Cahill  
**FROM:** Adam Mone  
**RE:** WRIGHT CORNER USE PERMIT MODIFICATION

Note: The California Building Code Defines "Change of Occupancy" as "any change in the occupancy classification of a building or structure" or "any change in the purpose of, or a change in the level of activity within, a building or structure".

The general scope of California Building Code's accessibility requirements extends outside of the building envelope, from site arrival points to all improvements requiring a building permit.

**1. Proposed alterations or new improvements to 4370 Old Sonoma Hwy. – 4372 Old Sonoma Hwy. - 4374 Old Sonoma Hwy. – and 4374 Old Sonoma Hwy. Cottages**

Change of occupancy and increase in parking shall require additional accessible parking spaces.  
Change of occupancy and increase in parking may require EV capable parking spaces.  
Change of occupancy and increase in parking may require EVCE parking spaces.  
Change of occupancy and increase in parking may require EVCE accessible parking spaces.  
Building permits are required for all changes of occupancy, alterations and new improvements.

**2. Proposed Mobile Concession Trailer**

This proposed concession trailer will require HCD certification and approval or shall be a permanent accessory structure with a foundation and permanent utilities.  
Building permits are required for all changes of occupancy, alterations and new improvements.

**3. Proposed Restroom Building**

The Proposed Restroom Building Shall provide accessible toilets per the 2022 CBC.  
Building permits are required for all changes of occupancy, alterations and new improvements.

**4. Tavern Tasting Bar**



Building permits are required for all changes of occupancy, alterations and new improvements.

Scope of general accessibility requirements will extend to all seating types and facilities with like for like accommodations.

Change of occupancy to a group A-2 may require Life and Fire safety upgrades to include kitchen ventilation hoods, means of egress and Fire Suppression as determined by the Fire Marshal's Office.

#### **5. Inn And Cottages**

Building permits are required for all changes of occupancy, alterations and new improvements.

General accessibility requirements will extend to all common use areas of the Inn, one guest room within the inn and one Cottage.



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**Department of Public Works**

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Main: (707) 253-4351  
Fax: (707) 253-4627

**Steven Lederer**  
Director

## MEMORANDUM

To: PBES Staff	From: Anna Vickroy, P. E., T.E. TJKM Transportation Consultants
Date: May 13, 2024	Re: Wright's Corner, P22-00241 Conditions of Approval

This memorandum is prepared at the request of Planning, Building, and Environmental Services (PBES) staff to review the Transportation Impact Study for the Wright's Corner Use Permit Modification, dated April 30, 2024 prepared by W-Trans. The project is located at 4370 Old Sonoma Highway, (APN 047-110-017-000), in Napa County, CA.

To prepare this memorandum, the following documents were reviewed:

- Final Transportation Impact Study (TIS) dated April 30, 2024 prepared by W-Trans
- First submittal review document dated March 15, 2024 prepared by TJKM
- Response to review comments dated April 29, 2024 prepared by W-Trans

After review of the above mentioned submitted documents, we have determined that the Final TIS report provides sufficient information to develop conditions of approval for the project.

**The Department of Public Works established the following conditions of approval related to the Use Permit Application Number P22-00241:**

### **Landscaping Maintenance**

1. Landscaping adjacent to the project driveway shall be designed and maintained to not interfere with sight lines required for safe stopping distance on the public right-of-way. No items that are wider than 18 inches can be taller than 30 inches other than street trees and traffic control devices. Street trees should be deciduous and have branches lower than 6 feet in height removed once the tree is established.

### **Bicycle Racks**

2. The applicant shall provide a minimum of ten bicycle racks at the project site for employees and guest use.



### **Transportation Demand Management**

3. The project/applicant shall implement the following TDM measures. Measures are subject to revision upon annual review with County Staff:
  - a. The project will appoint a staff person designated as the TDM Program coordinator. The role of the coordinator will be to facilitate employees reducing solo vehicle commuting and to report to County staff on January 15th of each year (annual basis) on the status of the strategies implemented. It is important to continually monitor and adjust the TDM Program.
  - b. Financial incentives should be provided for employees to participate in carpools and vanpools.
  - c. Electric car charging stations should be provided to serve employees and guests.
  - d. Employee work hours should be staggered to the extent possible in order to avoid congestion during the peak traffic hours.
  - e. Remote location and work-at-home opportunities should be offered to the extent possible.
  - f. Deliveries should be scheduled, to the extent possible, during times that avoid peak hour traffic on State Lane.
  - g. The project shall enroll in "Napa Valley Forward," a program aimed at reducing traffic along major roads in the Napa Valley. This should be accomplished by the promotion of carpooling, vanpooling, bicycle commuting and the use of public transit systems as available.
  - h. The project shall enroll in the "Bay Area Commuter Benefits Program," where employees report their carpooling activities and receive company-paid subsidies.
  - i. The project shall prepare an Annual Performance Review and provide to Napa County.
  - j. There shall be no parking within the public right-of-way that is associated with any of the special event activities. All parking shall be accommodated on-site or shuttles shall be provided from off-site legal parking areas.

### **On Street Parking**

4. Parking within the public right-of-way is prohibited during visitation, large marketing and/or temporary events.

### **Encroachment Permit**

5. An encroachment permit will be required for any improvements in the County's Right-of-Way. For the application submittal process contact the Roads Division at 707-944-0196. The improvements shall be constructed in compliance with the Napa County Road & Street Standards. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. Completion of improvements and certification shall be completed prior to occupancy or establishment of use. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process. Any improvements located on Caltrans Right-of-Way will require a separate coordination and permitting process.

If you have any questions or concerns on this matter, please contact Ahsan Kazmi, P. E. at [ahsan.kazmi@countyofnapa.org](mailto:ahsan.kazmi@countyofnapa.org) or call (707) 259-8370 if you have any questions.



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A Commitment to Service

**Napa County Fire Department  
Fire Marshal's Office**

951 California Blvd  
Napa, CA 94559  
www.countyofnapa.org  
Main: (707) 299-1464

**Jason W. Downs**  
Fire Marshal

## Napa County Fire Department Conditions of Approval

<b>TO:</b>	Planning Department	<b>DATE:</b>	6/21/2024
<b>FROM:</b>	Jason Downs, Fire Marshal	<b>PERMIT #</b>	P22-00241
<b>SUBJECT:</b>	Wrights Corner	<b>APN:</b>	047-110-017-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above-proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.
3. Where conditions listed in 2022 California Fire Code Section 105 are proposed, separate permits will be required before Building Permit issuance for:
  1. Automatic fire-extinguishing systems
  2. Fire alarm and detection systems and related equipment
  3. Fire pumps and related equipment
4. 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
5. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
6. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.



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## **Napa County Fire Department Conditions of Approval**

7. Roadways shall be a minimum of 20 feet in width with a 2-foot shoulder and 15-foot vertical clearance.
8. Grades for all roadways and driveways shall not exceed 16 percent. The roadway grade may exceed 16 percent, not to exceed 20 percent, provided the provisions outlined in the NCRSS are met.
9. Roadway radius shall not have an inside radius of less than 50 feet. An additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.
10. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5 and the Napa County Road & Street Standards, and CA Fire Safe Regulations for projects within SRA.
11. Commercial - Water storage (for buildings not served by a public water system) and fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16 licensed contractor, or registered engineer indicating compliance with California Fire Code Appendix B and the Napa County Municipal Code.
12. Commercial - Approved pressurized hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested, and maintained per NFPA 24.
13. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.
14. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains



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## **Napa County Fire Department Conditions of Approval**

15. An automatic fire sprinkler system shall be installed by provisions outlined 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.
16. 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.
17. Provide 100 feet of defensible space around all structures.
18. Provide 10 feet of defensible space for fire hazard reduction on both sides of all roadways of the facility.

Please note the conditions of approval noted above are based on the 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](http://www.countyofnapa.org/firemarshal). Should you have any further questions please contact me at (707) 299-1467 or email me at [jason.downs@countyofnapa.org](mailto:jason.downs@countyofnapa.org)