

NAPA COUNTY

FIRESAFE AG WATERSHED DEVELOPMENT INITIATIVE

DRAFT

May 16, 2020

SUPPLEMENTAL CONDITIONS OF APPROVAL FOR COMMERCIAL USES

WHEREAS:

- *The AW is a highly fire prone area accessed via primarily substandard roads.*
- *Increased numbers of visitors, workers and heavy equipment enhance the likelihood of fire and restrict the unimpeded flow of traffic.*
- *Panic mass evacuations require unimpeded access via county, standards-compliant primary and secondary escape routes.*
- *Firefighting equipment and first responder personnel must enjoy unimpeded public county road standards access concurrent with panic evacuation routes.*

IN ADDITION TO ANY OTHER NAPA COUNTY IMPOSED CONDITIONS,

New Commercial Uses or Enhanced Modifications of Existing Ones Shall Comply with the Following Conditions:

- Provide two accesses leading in alternate directions to different segments of the general public road network via continuous, unimpeded public roads of minimum compliance with Napa County Minor Road Standard.
- Access via a cull de sac shall be via a continuous, unimpeded public road of minimum compliance with Napa County Minor Road Standard and a maximum distance of one-half mile from the general public road network.
- The size of production of any agricultural commercial processing operation shall be limited by the size of the agricultural crop strictly grown on site plus an amount equal to 25 per cent grown elsewhere solely for wine blending thereof.
- Visitors shall be by appointment only via maximum 7-passenger vehicles and visitor numbers shall be determined by a formula (to be determined) linked to the size of production.
- No events shall be allowed except for two during the Napa Valley Wine Auction with the number of attendees determined by a formula (to be determined) linked to the size of production but none during Red Flag weather conditions.
- No out of compliance use modifications shall be granted.
- Neighbor notification radius shall be one-half mile from the property perimeter.
- All use permits shall be granted following full public hearings rather than through administrative action.

EXEMPTIONS:

- All existing permits shall be grandfathered.
- Properties with a minimum 200 feet frontage on Highway 29 or the Silverado Trail.
- Home rentals as permitted by Napa County Code.