

Subject: FW: Elusive Zucker Report

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Subject: Re: Elusive Zucker Report

Date: December 6, 2015 2:11:52 PM PST

Here is the Section from the old Compliance Policy and Procedures Manual.

560.20 Relief from requirement that operations cease.

If all of the activity(ies) occurring on the parcel(s) in question can be validated by obtaining the required permit(s) or approval(s) and the activity(ies) in question are not of a nature that require immediate compliance they may be permitted to continue to operate pending the decision on the issuance of the permits(s) or approval(s) if all of the following conditions have been met:

- (1) The use has been in operation for more than one (1) year or the use commenced after the property was purchased from an individual who had been in business for more than one (1) year; and
- (2) The use poses no significant environmental concerns which might require the preparation of an EIR prior to consideration of the needed permit(s) or approval(s); and
- (3) An amendment to the general plan is not required as a precondition to the issuance of the needed permit(s) or approval(s); and
- (4) An amendment to the zoning district regulations is not needed prior to the issuance of the needed permit(s) or approval(s). Rezoning of the parcel upon which the use exists from one zoning district to another is not considered an amendment to a zoning district regulation for purposes of these policies and procedures.
- (5) The unlawful activity(ies) are not so clearly out of character with the surrounding area as to make the approval of the needed permit(s) or approval(s) extremely unlikely.

If all of the conditions set forth in this section are met and circumstances requiring immediate compliance are not present the use shall be permitted to continue for a period not to exceed six (6) months provided that applications for all required permits are filed with the Department within ten (10) days or such longer period of time as may be permitted by the Director.

If, at any point during the application process, an EIR is required, or it is determined that a general plan amendment or amendment to the zoning regulations of the county is required before the permit(s) or approval(s) can be issued, the activity(ies) shall cease until the required permit(s) or approval(s) are obtained.

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