

HolmanTeague

real estate law • land use law • business law • climate change law

October 17, 2011

Linda St. Claire
1195 Third Street, Suite 210
Napa, CA 94559

RE: Very Minor Modification – Palmaz Vineyards

Dear Linda,

This firm represents Palmaz Vineyards (Palmaz) located at 4029 Hagen Road. I am writing to request a very minor modification to the winery's use permit. Enclosed please find a check payable to Napa County in the amount of \$2,770.31 for fees associated with this application.

Your Department's Use Determination dated September 27, 2011 concluded "[a]ll forms of signage visible from Hagen Road and North Third Avenue are presently disallowed. Off site blue directional signage is permissible, but only if such signs are not visible from Hagen Road or North Third Avenue." This request seeks modification of the Palmaz use permit to allow off-site blue directional signs¹ and agricultural association signs² for the winery to be visible from Hagen Road and/or North Third Avenue. Palmaz wishes to retain the existing limitation in its use permit for any winery related signs other than directional signs and agricultural association signs.

Regarding directional signs, Palmaz sees a substantial difference between small blue directional signs and winery monument signs that can be up to 30 square feet.³ We feel that allowing small blue directional signs is a benefit to both Palmaz and neighbors in that it prevents winery guests from becoming lost in this rural area.

Regarding agricultural association signs, Palmaz is located within the proposed Coombsville American Viticultural Area (AVA), which recognizes this area's historic and distinctive character for premium winegrapes.⁴ Should the U.S. Alcohol and Tobacco Tax and Trade Bureau follow through with its proposed rulemaking to recognize this AVA, agricultural association signs affiliated with a non-profit organization would identify this AVA's vineyards while being small, discrete and uniform throughout the AVA.

¹ Limitations for off-site blue directional signs are provided by Napa County Code §18.116.055.

² Limitations for agricultural association signs are provided by Napa County Code §18.116.040.

³ Palmaz felt that the existing use permit condition was intended to limit only winery monument signs, but we understand that a possible (though more conservative) interpretation is to apply the limit to all "signs" rather than just "winery signs" as defined by Napa County Code §18.116.060.

⁴ See Notice of Proposed Rulemaking at Federal Register Vol. 76 page 30052, May 24, 2011.

No other change to the winery's permitted activities is requested. Accordingly, we think this application qualifies as a very minor modification to the winery's use permit pursuant to Napa County Code § 18.124.130. Additionally, we this project qualifies for a Class 1 categorical exemption from CEQA.⁵

Please contact me with any questions or concerns regarding this request. Thank you.



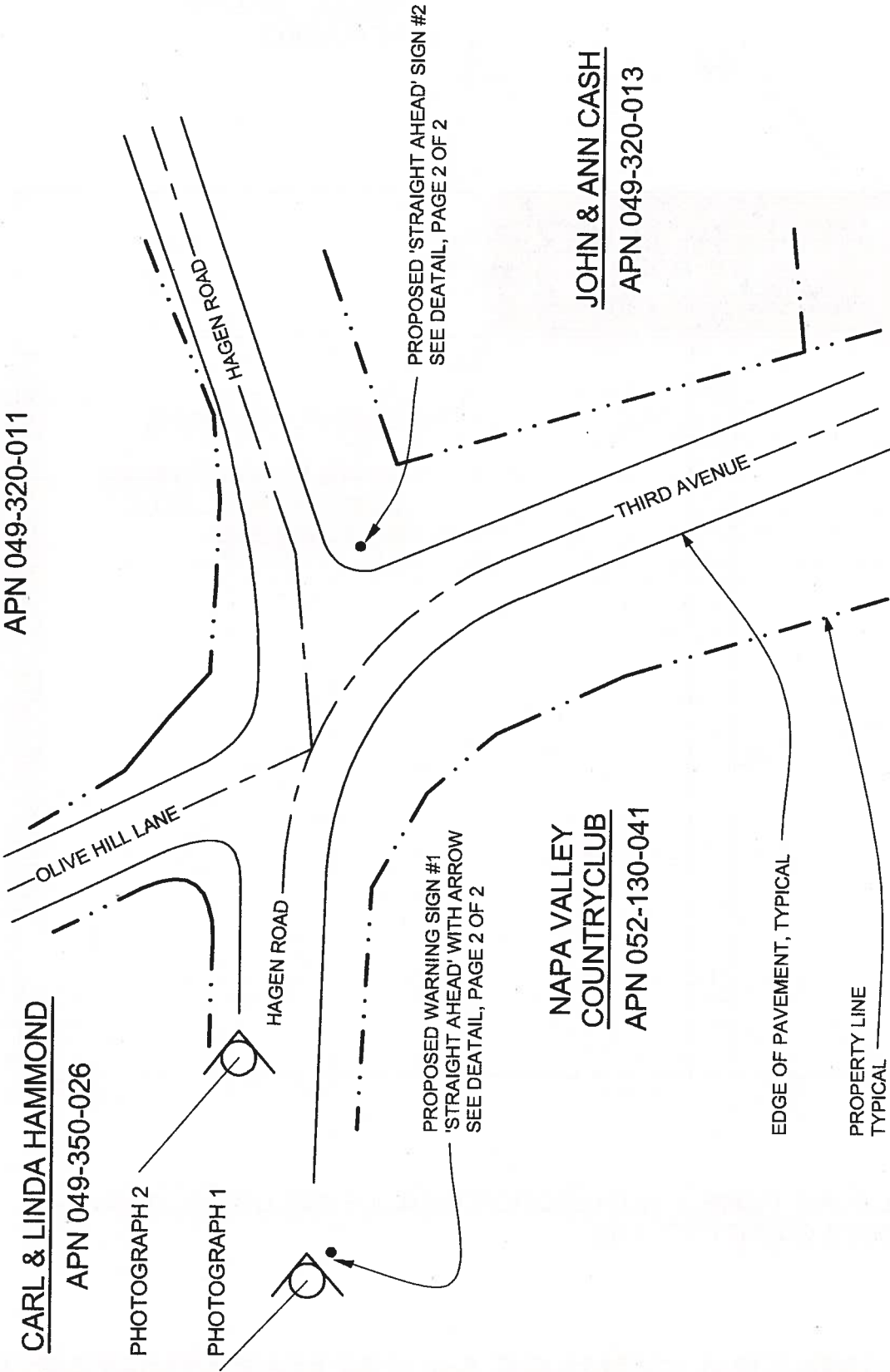
Rob Anglin

cc: Amalia Palmaz

⁵ Napa County Local Procedures for Implementing CEQA, Appendix B, #3. Other exemptions may apply as well.

DAVID EASTON
CYNTHIA WRIGHT
APN 049-320-011

CARL & LINDA HAMMOND
APN 049-350-026

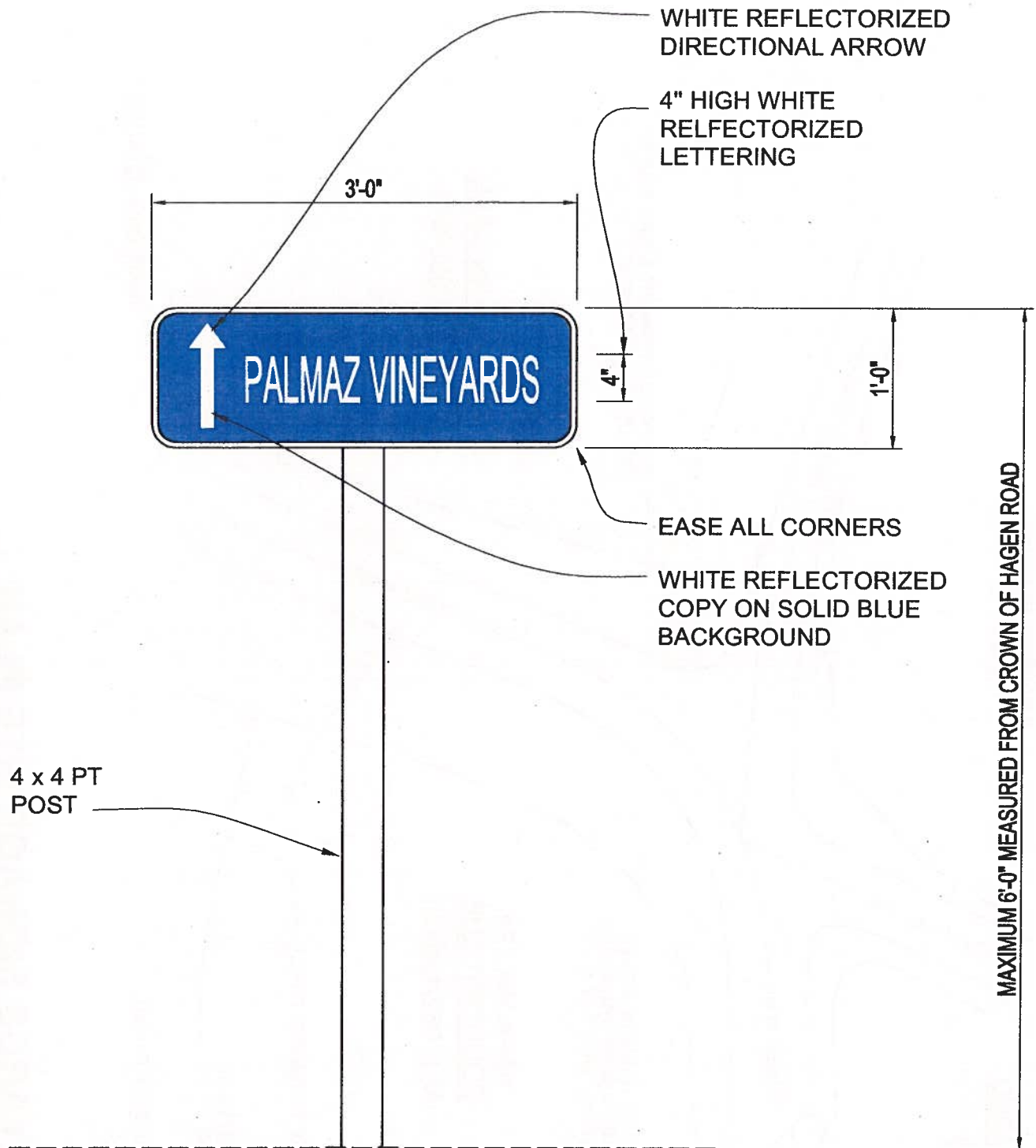


NOTE:
MOUNTING DISTANCES FROM EDGE OF PAVING
AND TURN TO BE DETERMINED.

APN 049-320-020

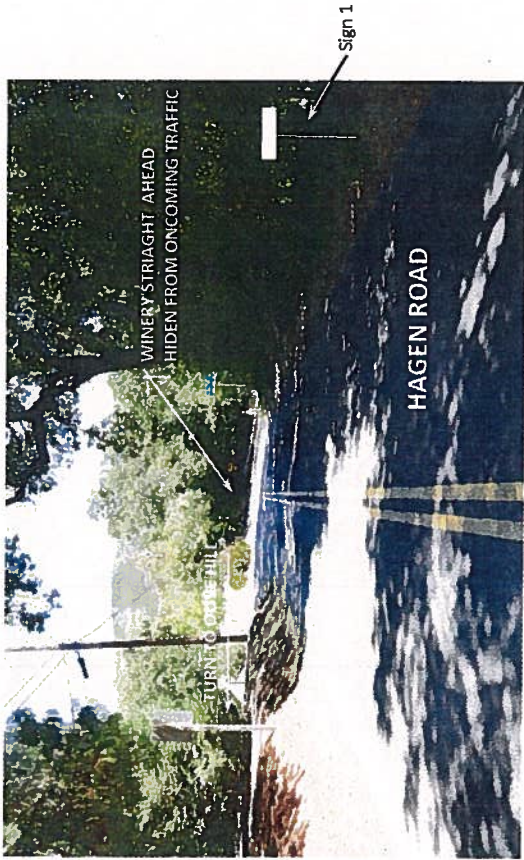
PALMAZ VINEYARDS SIGNAGE SITE PLAN

PREPARED BY: WARD ARCHITECTS, INC., PH 707-224-2005



NOTE: SIGNAGE SHALL COMPLY WITH SECTION 18.116.055 DIRECTIONAL SIGNS OF THE NAPA COUNTY TITLE 18.

HAGEN ROAD WINERY SIGNAGE for PALMAZ VINEYARDS



1) Hagen Road facing East



2) Hagen Road facing East at approximately 75 feet from intersection

Notes:

1. Signs locations shown are not intended to represent actual distances from intersection.
2. Signs shall be 1' high x 3' wide white copy on blue background winery signs per county ordinance.
3. See site plan page 1 of 2 for directional arrows.
4. See sign detail page 2 of 2.

Site Photographs

Prepared by:



2948 Devita Drive, Napa, CA 94558
707-224-2005 ph 707-320-4035 fax

Winery Road Sign Application for:

Palmaz Vineyards

4029 Hagen Road
Napa, CA 94558