

“C”

Previous Project Conditions



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

Leah C. Hawley
~~W. Scott Snowden~~
CHAIRMAN

1121 FIRST STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

May 27, 1980

Ray Signorello
6744 Washington
Yountville, CA 94599

Dear Mr. Signorello:

Your Use Permit Application Number U-587879 to ~~establish a 20,000~~
~~gallon per year winery on a 108.42 acre parcel~~

~~located on Silverado Trail within an AP District (APN 39 400 49)~~
has been approved by the Napa County Conservation, Development and Planning Com-
mission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: May 21, 1980

Your Use Permit becomes effective ten (10) working days from the approval date, provided all conditions of approval are met or assurances made to guarantee compliance. The ten (10) day waiting period is required to provide sufficient time for anyone wishing to appeal the action of the Commission in approving your Use Permit. In the event an appeal is made to the Board of Supervisors, you will be notified.

Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,

JAMES H. HICKEY
Secretary-Director

JHH:jg

cc: Donald W. Jonas
Building Codes Administrator
County of Napa
Bob Keenan

NOTE ADDED CONDITIONS:

1. No public tours or tasting for the winery.
2. Septic system be ○moved southerly from its submitted location.

*see attached Mod of Aug 6, 1985
Allowing 2nd Storey within 8000 sq. ft.*

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
SUPPLEMENTAL INFORMATION SHEET
USE PERMIT APPLICATION

1. DESCRIPTION OF PROPOSED USE:

USE: Winery
PRODUCT OR SERVICE PROVIDED: Producing Wine
FLOOR AREA: EXISTING STRUCTURES None SQ. FT. NEW CONSTRUCTION 8000 SQ. FT.

2. NEW CONSTRUCTION:

TYPE OF CONSTRUCTION: Frame & Stone
FENCING: TYPE W/ve LOCATION R HEIGHT 4'
MAX. HEIGHT (FT.): EXISTING STRUCTURES _____ PROPOSED STRUCTURES 22'±

3. AVERAGE OPERATION:

HOURS OF OPERATION 7 A.M. TO 6± P.M. DAYS OF OPERATION 6
NUMBER OF SHIFTS: 1 EMPLOYEES PER SHIFT: 4 FULL TIME 4 PART TIME _____
NUMBER OF DELIVERIES OR PICK-UPS: 2 PER DAY
NUMBER OF VISITORS ANTICIPATED: 20 PER DAY 120 PER WEEK

ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON ATTACHED PAGE

4. LANDSCAPING AND PARKING:

EXISTING LANDSCAPING: none
PROPOSED LANDSCAPING: See drawings
PARKING SPACES: EXISTING SPACES _____ EMPLOYEE _____ CUSTOMER _____
PROPOSED SPACES 20 EMPLOYEE 5 CUSTOMER 15

5. UTILITIES:

WATER SUPPLY SOURCE: Well METHOD OF SEWAGE DISPOSAL: Septic

6. LICENSES OR APPROVALS REQUIRED:

DISTRICT _____ REGIONAL _____
STATE _____ FEDERAL _____

7. WINERY OPERATION:

CRUSHING FERMENTATION STORAGE/AGING BOTTLING/PACKING
 SHIPPING: VIA _____ : ADMINISTRATIVE: TOURS/PUBLIC TASTING
OTHER: _____ by appointment only

GALLONS OF WINE TO BE PRODUCED: 10M INITIAL OR CURRENT PRODUCTION _____ GALLONS/YEAR
20M ULTIMATE PRODUCTION _____ GALLONS/YEAR

6/10/77

CONDITIONS OF APPROVAL

#U-587980, Signorello

Agenda Item: 4Meeting Date: May 7, 1980

1. The permit be limited to: a 20,000 gal/year winery within a \pm 8,000 sq. ft. structure.
Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.
2. Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method 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.
3. Provisions for 20 off-street parking spaces on a dust free, all weather surface approved by Public Works.
4. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
5. The applicant enter into an agreement with the County not to oppose annexation to an appropriate service district when deemed necessary by the County. The agreement to be reviewed by Environmental Health and approved by County Counsel.
6. Annexation of the property to the following districts:
- American Canyon County Water District
 - American Canyon Fire Protection District
 -
7. All open storage of _____ be screened from view of _____ and adjacent properties by a visual barrier. No open storage to exceed height of screening.
8. The permit be limited to a _____ year period.
9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
10. The design and color of the proposed structure shall be compatible with the rural surroundings.
11. Compliance with mitigation measures #1 thru #8 contained in attached exhibit 'A'.

ATTACHMENT

Mitigation Measures Included As Part of
the Signorello Winery Project

- 1) Installation of a south-bound left-turn lane on Silverado Trail at this winery's entrance.
- 2) Installation of acceleration and deceleration tapers on the east side of Silverado Trail at said entrance.
- 3) Installation of shields on the proposed lights to direct all the illumination produced downward and away from nearby residences and Silverado Trail.
- 4) Installation of a dust free all weather surface on the proposed site entranceway, parking lot and any outdoor storage or use areas developed.
- 5) Limitation of all construction activities proposed to that portion of the day when they will cause the least amount of annoyance (i.e., between 7:30 A.M. and 4:30 P.M.).
- 6) Selection of existing construction techniques, staging plans, and equipment designed to produce a minimum amount of noise during waking hours.
- 7) Requiring proper maintenance of the construction equipment, including mufflers.
- 3) Placement of noise stationary construction equipment, such as compressors, away from developed areas off-site and/or providing shielding for such equipment.

39-400-57

August 6, 1985

Note to file:

Signorello to modify approved plans to include additional story on winery. additional square footage to be within approved square footage of use permit.

agreed to at meeting on August 5, 1985 between Bill Hall, Phil Crundall, Jim Hickey, Mr. Signorello.



NAPA COUNTY

CONSERVATION • DEVELOPMENT and PLANNING DEPARTMENT

Charles Wilson
Director

1195 Third Street, Room 210 • Napa, California 94559-3092
Telephone 707/253-4416 FAX 707/253-4336

July 31, 2003

Ray Signorello
4500 Silverado Trail
Napa, CA 94558

RE: Request for Use Permit Modification #02269-MOD (Assessor Parcel No. 39-400-072)

Dear Mr. Signorello:

Please find attached an amended condition of approval regarding Marketing Events. After reviewing the Planning Commission Meeting notes, the Planning department found that the time reflected for Wine Auction Events Thursday/Friday Dinner was incorrect. The correct time should state "11:00 AM to 11:00 PM".

Should you have any questions, please contact the undersigned at (707) 253-4417.

Sincerely,

A handwritten signature in black ink, appearing to read "Naomi Beattie".

Naomi Beattie
Planner I

CC: File
Robert Nelson, Supervising Planner
Kevin Teague, DP&F



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING COMMISSION

Charles Wilson
Secretary-Director

1195 Third Street, Room 210 • Napa, CA 94559-3092
Telephone 707/253-4416 FAX 707/253-4336

July 21, 2003

Ray Signorello
4500 Silverado Trail
Napa, CA 94558

RE: Request for Use Permit Modification #02269-MOD (Assessor Parcel No. 39-400-072)

Dear Mr. Signorello:

Please be advised that **Use Permit Modification Application #02269-MOD** has been **APPROVED** by the Napa County Conservation, Development and Planning Commission on July 16, 2003 based on the attached amended conditions.

The permit becomes effective ten (10) working days from the approval date unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You may appeal the conditions of approval. If another files an appeal, you will be notified.

EXPIRATION DATE: July 16, 2005

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within two (2) years from the approval date, or it shall automatically expire and become void.

Should you have any questions, please contact Naomi Beattie at (707) 253-4417.

Very truly yours,

A handwritten signature in black ink, appearing to read "S. Lederer".

Steven E. Lederer
Deputy Planning Director

cc. Robert Nelson, Supervising Planner
Christine Secheli, Environmental Health Manager
Larry Bogner, Public Works

**AMENDED
CONDITIONS OF APPROVAL
Signorello Winery # 02353-MOD
APN: #39-400-072**

1. **SCOPE:** The approval is limited to the following:

- Modification of Use Permit #U-587879 to add a ±325 sq. ft. kitchen and storage area within the existing winery (first floor) with no change in existing square footage of 2,320 sq. ft.
- Establish a Marketing plan as discussed below

The project shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, constructors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved Use Permit modification process.

2. **MARKETING:** Marketing events shall be limited as follows:

- a. Private promotional tasting with meals (prepared onsite and catered):
Frequency: 12 times per year / Maximum of 2 per month
Number of persons: 20 maximum
Time of Day: 11:00 AM to 10:00 PM
- b. Wine Auction Events
Frequency: Auction week only
Number of persons: 80 maximum / 1 luncheon/dinner (Thursday or Friday)
175 maximum / "Open House" (Sunday)
Time of Day: 11:00 AM to 11:00 PM (Thursday or Friday luncheon/dinner)
11:00 AM to 4:00 PM (Sunday "Open House")

"Marketing of wine" means any activity of a winery identified in this paragraph which is conducted at the winery and is limited to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine which can be sold at the winery on a retail basis, and may include food service without charge except to the extent of cost recovery when provided in association with such education and development, but shall not include cultural and social events unrelated to such education and development. (Ord. 1104 § 11, 1996; Ord. 947 § 9 (part), 1990; prior code § 12071). All activity, including cleanup, shall cease by 10:00 PM. Start and finish time of activities shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 5:30 PM. **Neighbors shall be noticed prior to all marketing events.**

3. **TRAFFIC:** Reoccurring and scheduled vehicle trips to and from the site for employees, deliveries, and visitors shall not occur during peak (4-6 PM) travel times to the maximum extent possible.

4. **COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:** The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

Department of Environmental Management as stated in their letter of March 3, 2003

Department of Public Works as stated in their letter of April 29, 2003

County Fire Department as stated in their letter of July 2 2002

Building Division as stated in their letter of July 5, 2002

5. **NOISE:** Construction noise shall be minimized to the extent practical. Construction equipment muffling and hours of operation shall be in compliance with County Code Section 8.16. Exterior winery equipment shall be enclosed or muffled and maintained so as not to create a noise disturbance in accordance with the Code. **There shall be no amplified sound system or amplified music utilized outside of approved, enclosed winery buildings unless approved as part of a temporary event.**
6. **SIGNS:** No winery signs are included in this permit. Any winery signs shall require the submittal of a Comprehensive Sign Permit (CSP) request to the Planning Department pursuant to the requirements of Napa County Code Section 18.126.040. Plans for any outdoor signs shall include the proposed design, area, height, colors, materials, and placement/location. **At least one sign, located at the entrance to the winery, must legibly include wording stating "Tours and Tasting by Prior Appointment Only".**
7. **RENTAL/LEASE:** No winery facilities, nor portions thereof, including but not limited to offices, barrel storage areas, and warehousing space shall be rented, leased, or used by entities other than the on-site winery itself.
8. **WELLS:** The applicant may be required (at the applicant's expense) to provide well monitoring data if it is judged that water usage at the winery is, or would potentially affect groundwater or affect groundwater supplies or nearby wells. Data requested could include, but may not be limited to, water extraction volumes and static well levels. If 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.
9. **PREVIOUS CONDITIONS:** The permittee shall comply with all applicable conditions and measures that were included in the previously approved **Use Permit #U-587879**. (Any conditions that are in conflict with the requirements of this permit shall be null and void). **Mitigation measures #1 (installation of the left hand turn lane) and #2 (installation of acceleration/deceleration tapers), part of Use Permit #U-587879 must be completed prior to the commencement of marketing events in the winery. The applicant shall have nine (9) months to complete the required mitigation measure. Failure to complete these actions shall result in the County initiating the process for Use Permit revocation. The residence is considered separate from the winery and shall not be used for marketing or for short-term lodging (29 days or less).**
10. **MONITORING COSTS:** All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the applicant and/or property owner. Generally costs associated with planning review for building plan clearance and certification of occupancy are not to be charged per this condition. However, costs associated with

conditions and mitigation measures that require monitoring outside of those two processes, 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. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time, or in accordance with the hourly consulting rate established by the Department at the time of the monitoring (\$88.00/hour as of December, 2002). Violations of conditions of approval or mitigations measures caused by the applicant's contractors, employees, and guests are the responsibility of the applicant.



NAPA COUNTY

CONSERVATION — DEVELOPMENT
AND PLANNING DEPARTMENT

Charles Wilson
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-
AREA CODE 707/253-4416

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Building Inspection Division

APPLICATION TITLE: SIGNORELLO WINERY FILE #: 02269-MO

RESPONSE REQUEST DATE: 6-25-02
FINAL REQUEST DATE: _____

039-400-072
RESPONSE RETURN DATE: 7/11/02
FINAL RESPONSE DATE: _____

This application (see enclosed project description and/or maps) is being sent to you for your review and comment.

With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

1. Do you have jurisdiction by law over this project Yes No
If yes, indicate required permits: BUILDING; PLUMBING; MECHANICAL
ELECTRICAL

2. Indicate areas of environmental concern and availability of appropriate technical data: NONE

3. Do you recommend: Negative Declaration Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed):
1. APPLY FOR AND SECURE PERMITS AS NOTED IN ITEM

5. Have you previously reviewed an application on any portion of this project?
 Yes No

6. Name of contact person: [Signature] Telephone: 253-4417
Response Prepared by: GARY W. EREVEN

Title: BUILDING CODES ADMIN
Date: 7-5-02



MEMORANDUM

March 3, 2003

TO: Napa County Planning Department, Charles Wilson, Director

FROM: Napa County Environmental Management Department
Christine Secheli, R.E.H.S., Environmental Health Manager *CMS*

SUBJECT: Application for Signorello Winery Modification
Located at 4500 Silverado Trail
Assessor Parcel 39-400-72
File # 02269-MOD

RECEIVED

MAR 04 2003

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

On July 11, 2002 this department sent an incomplete memo on this proposal and requested a wastewater feasibility report. This department received a report from Mahorney and Associates dated February 19, 2003 (copy attached). Considering the information in this report, we recommend approval of the application with the following conditions of approval:

1. The water supply system must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to issuance of building permits. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from the Department of Environmental Management. All required monitoring and reporting must be complied with.
2. Complete plans and specifications containing equipment layout, finish schedule and plumbing plans for the food and/or beverage facilities and employee restrooms, must be submitted for review and approval by the County Department of Environmental Management prior to issuance of any building permits for said areas. An annual food permit will also be required.
3. An annual sewage permit must be obtained for the engineered sewage disposal system prior to issuance of a final on the project. The septic system monitoring, as required by this permit must be fully complied with. The owners are requesting that a large outdoor grease trap not be installed at this time, but rather that they monitor the system to determine if such a grease trap is necessary. This is acceptable as a part of the monitoring program however the owners will have to sign and submit an acknowledgement on this matter, which will be kept with the annual operating permit.

cc: Signorello Winery, 4500 Silverado Trl., Napa, CA 94558

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



April 29, 2003

TO: Conservation Development and Planning Department
FROM: Annamaria Martinez, Assistant Engineer
SUBJECT: Signorello Winery, Silverado Trail
APN# 039-400-072, File #02269-MOD

This application will allow the applicant to increase winery square footage and add a marketing plan. The parcel is located on Silverado Trail.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. The 57 acre parcel is located in the "hillside" area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 28.5 AF/Year. The estimated water demand of 19.8 AF/Year is below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

INTER-OFFICE MEMO



TO: Charles Wilson, Director
Conservation, Development, and Planning Department

FROM: Barbara Easter, Fire Department

DATE: July 2, 2002

SUBJECT: Signorello Winery Modification Comments
Apn: 039-400-072 02269-Mod

RECEIVED

JUL 05 2002

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Site Address: 4500 Silverado Trail, Napa

The Napa County Fire Marshal staff has reviewed the above modification application to allow the construction of a kitchen within the existing winery. We recommend that the following items be incorporated as project conditions or mitigation measures if the commission approves the project.

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances.
2. The request for beneficial occupancy will not be consider until all fire and life safety issues have been installed, tested and final.
3. A ventilating hood and duct system shall be provided for commercial-type food heat-processing equipment that produces grease-laden vapors.
4. An approved automatic fire-extinguishing system shall be provided for the protection of commercial-type cooking equipment.
5. Automatic fire-extinguishing systems shall be interconnected to the fuel or current supply for cooking equipment. The interconnection shall be arranged to automatically shut off all cooking equipment and electrical receptacles which are located under the hood when the system is actuated.
6. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation

drawings contained within the building plan submittal. The address numbers shall be a minimum of 10" in height, contrasting in color with their background and shall be illuminated.

7. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address. Such signs shall be clearly visible and legible from the street fronting the project.
8. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
9. Technical assistance in the form of a fire protection engineer or consultant acceptable, and reporting directly, to the NCFD shall be provided by the applicant at no charge to the County (California Fire Code section 103.1.1) for the following circumstances:
 - a. Independent peer review of alternate methods proposals.
10. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.
11. "Fire Plan Review and Inspection" fees shall be paid to the Fire Department for all applicable plan review and inspection work at the established deposit basis plus project consultation time at the hourly rate of \$59 per hour (Napa County Resolution 92-65).

BYRON J. CARNIGLIA
Fire Chief

By: *Barbara Easter*

Barbara Easter
County Fire Inspector

BJC/be/be

cc: Applicant, CFM Files, Chron

drawings contained within the building plan submittal. The address numbers shall be a minimum of 10" in height, contrasting in color with their background and shall be illuminated.

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BYRON J. CARNIGLIA
Fire Chief

By: *Barbara Easter*

Barbara Easter
County Fire Inspector

BJC/be/be

cc: Applicant, CFM Files, Chron



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

Leah C. Hawkey
~~W. Scott Snowden~~
CHAIRMAN

1121 FIRST STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

May 27, 1980

Ray Signorello
6744 Washington
Yountville, CA 94599

Dear Mr. Signorello:

Your Use Permit Application Number U-587879 to establish a 20,000
gallon per year winery on a 108.42 acre parcel

located on Silverado Trail within an AP District (APN 39-400-49)
has been approved by the Napa County Conservation, Development and Planning Com-
mission based upon the following conditions:

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: May 21, 1980

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Should this Use Permit not be used within one (1) year after the date of approval, it shall be null and void without further action by the Commission or Department.

If you intend to request any time extension for your approved Use Permit, please note that any such request must be submitted to the Conservation, Development and Planning Department at least 30 days prior to the expiration of the present permit.

Very truly yours,

JAMES H. HICKEY
Secretary-Director

JHH:jg

cc: Donald W. Jonas
Building Codes Administrator
County of Napa
Bob Keenan

NOTE ADDED CONDITIONS:

1. No public tours or tasting for the winery.
2. Septic system be moved southerly from its submitted location.

*see attached Mod of Aug 6, 1985
Allowing 2nd Story within 8000 sq ft.*

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

USE PERMITS

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of May 7, 1980

Agenda Item: 4

APPLICATION DATA:

APPLICANT: Ray Signorello # U-587980 (Filed April 3, 1977)

REQUEST FOR: Construction of a 20,000 gal./year winery
on a 108.42 ac. parcel

LOCATION: on the northeast side of Silverado Trail
approx. 300 feet south of Oak Knoll Ave.
within an AP District (Assessor's Parcel # 39-400-⁶²~~51~~_{TT})

FINDINGS: [All checked (X) Items Apply to This Application]

SPECIAL INFORMATION:

- 1. Details of the proposal are contained in the attached supplemental information sheet.
- 2. Comments and recommendations from various County departments and other agencies are attached.
- 3. a) This application is in general compliance with provisions of the small winery ordinance (# 629.) except for public tastings.
b) The applicant proposes public tours and tastings.
c) The applicant has agreed to a 60 day extension of the AB 884 one year deadline to June 3, 1980.

ENVIRONMENTAL ANALYSIS:

- 4. General Rule (Not Subject to CEQA).
- 5. Categorically Exempt pursuant to the California Environmental Quality Act (Class # _____).
- 6. Final Environmental Impact Report # _____ prepared by:

- (See Agenda Item # _____).
- 7. The project is not anticipated to result in significant environmental effects, either individually or cumulatively. There are no unique or rare biological or physical resources that will be adversely effected. A Negative Declaration is recommended. Applicant has revised his project to include the mitigation measures contained in Exhibit A.

10/12/78

CONDITIONS OF APPROVAL

0-537980, Signorello

Agenda Item: 4

Meeting Date: May 7, 1980

- 1. The permit be limited to: a 20,000 gal/year winery within a ± 8,000 sq. ft. structure.
Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.
- 2. Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method 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 finalization of building permit.
- 3. Provisions for 20 off-street parking spaces on a dust free, all weather surface approved by Public Works.
- 4. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
- 5. The applicant enter into an agreement with the County not to oppose annexation to an appropriate service district when deemed necessary by the County. The agreement to be reviewed by Environmental Health and approved by County Counsel.
- 6. Annexation of the property to the following districts:
 - American Canyon County Water District
 - American Canyon Fire Protection District
 -
- 7. All open storage of _____ be screened from view of _____ and adjacent properties by a visual barrier. No open storage to exceed height of screening.
- 8. The permit be limited to a _____ year period.
- 9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- 10. The design and color of the proposed structure shall be compatible with the rural surroundings.
- 11. Compliance with mitigation measures #1 thru #8 contained in attached exhibit 'A'.

ATTACHMENT

Mitigation Measures Included As Part of
the Signorello Winery Project

EXCEPT FOR TURNING LANE - MEASURES RELATE TO
CONSTRUCTION/LIGHTING

- 1) Installation of a south-bound left-turn lane on Silverado Trail at this winery's entrance.
- 2) Installation of acceleration and deceleration tapers on the east side of Silverado Trail at said entrance.
- 3) Installation of shields on the proposed lights to direct all the illumination produced downward and away from nearby residences and Silverado Trail.
- 4) Installation of a dust free all weather surface on the proposed site entranceway, parking lot and any outdoor storage or use areas developed.
- 5) Limitation of all construction activities proposed to that portion of the day when they will cause the least amount of annoyance (i.e., between 7:30 A.M. and 4:30 P.M.).
- 6) Selection of existing construction techniques, staging plans, and equipment designed to produce a minimum amount of noise during waking hours.
- 7) ~~Requiring~~ proper maintenance of the construction equipment, including mufflers.
- 3) Placement of noisy, stationary construction equipment, such as compressors, away from developed areas off-site and/or providing shielding for such equipment.



NAPA COUNTY

RECEIVED

ams

Conservation
Development & Planning Commission
**CONSERVATION — DEVELOPMENT
AND PLANNING DEPARTMENT**

JAMES H. HICKEY
Director

1121 FIRST STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/253-4416

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: Environmental Health

APPLICATION TITLE: Signorello Winery FILE #: U-587879 AP#39-400-49

RESPONSE REQUEST DATE: Jan. 15, 1980 RESPONSE RETURN DATE: Jan. 29, 1980

This application (see enclosed project description and/or maps) is being sent to you for your review and comment. With respect to environmental analysis, the County is assuming Lead Agency status for the project and will be preparing the necessary environmental documents.

Please advise us as to which of your permits is required, your environmental concerns, and whether you recommend that a Negative Declaration or an Environmental Impact Report be prepared on this project. Due to the provisions of AB 884, it is essential that we receive your comments within the next 10 days.

General Questions

1. Do you have jurisdiction by law over this project Yes No
2. Do you recommend: Approval Denial No Recommendation
3. Recommended conditions-of-approval (use additional page if needed);

SEE ATTACHED

4. Are you a responsible agency? Yes No. If yes, indicate required permits: Water supply and sewage disposal.

5. Indicate areas of environmental concern and availability of appropriate technical data: None

6. Do you recommend: Negative Declaration Environmental Impact Report

7. Have you previously reviewed an application on any portion of this project?
 Yes No

8. Name of contact person: Trent Cavé, R.S. Telephone: 253-4471

Response Prepared by: *[Signature]*

Title: Land Use Specialist
Date: January 28, 1980

Comments to Planning
Signorello Winery
U-587879 AP#39-400-49
Page -2-

#3 That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.

That the water supply system comply with the California Safe Drinking Water Act. This will require a permit from the Division of Environmental Health.

That a permit for the sewage disposal system be secured from the Division of Environmental Health prior to issuance of a building permit.

That plans for the proposed special sewage disposal system shall be designed by a civil engineer or registered sanitarian, shall be accompanied by complete design criteria based upon local conditions and shall be subject to the prior approval of the Division of Environmental Health.

Comments to Planning
Signorello Winery
U-587879 AP#39-400-49
Page -2-

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NAPA COUNTY

DEPARTMENT OF PUBLIC WORKS

HARRY D. HAMILTON
Director of Public Works

County Surveyor — County Engineer
Road Commissioner

1127 FIRST STREET • NAPA, CALIFORNIA 94558
AREA CODE 707/ 253-4351

February 11, 1980

RECEIVED
FEB 11 1980

Napa County Conservation,
Development and Planning
Commission
1121 First Street
Napa, California 94558

RE: Silverado Trail
Signorello
Winery
U-587879
Napa County Conservation,
Development & Planning Commission

Commissioners,

Right of way widening to 42 feet from the centerline of the Silverado Trail as it crosses over the subject parcel is to be granted in easement to Napa County for roadway and utility purposes.

The proposed winery parking area and any additional parking area required by the Commission is to be improved to the status of a dust free all weather surface, i.e., a minimum of 2 inches of Asphalt Concrete on 5 inches of Class II Aggregate Base.

The roadway which extends from the Silverado Trail to the proposed winery is to have the same minimum structural section as the above parking area and a minimum width of 16 feet with a 4 foot graded shoulder on one side.

A left turn lane is required on the Silverado Trail to channalize southerly bound traffic into the proposed facility.

Work performed within the right of way of the Silverado Trail is to be done under an Encroachment Permit available at this office.

A fee equal to 3% of the cost of construction of the required improvements is to be submitted to this Department to cover the cost of Plan Checking and Inspection.

The above improvements are to be constructed according to plans prepared by a Registered Civil Engineer and reviewed and approved by the County Engineer.

Very truly yours,

EJC/fmt
cc: Ray Signorello

HARRY D. HAMILTON, P.E.
Director of Public Works

by 
Ernest J. Cabral, P.E.
Assistant Civil Engineer

August 6, 1985

Note to file:

Signorello to modify approved plans to include additional story or wing. additional square footage to be within approved square footage of use permit.

agreed to at meeting on August 5, 1985 between Bill Hall, Phil Crundall, Jim Hickey, Mr. Signorello.

8-8-90 copy of
this (UP approval)
mailed to Signorello
2130 Jackson St
Suite 303
SF 94115



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Main: (707) 253-4417
Fax: (707) 253-4336

David Morrison
Director

March 28, 2019

Donna Oldford
Plans4Wine
2620 Pinot Way
St. Helean, CA 94574

**Re: SIGNORELLO ESTATE WINERY
Use Permit, Minor Modification (P18-00359-MOD)
4500 Silverado Trail, Napa, APN: 039-400-080**

Dear Donna:

Your application for a Minor Modification (P18-00359) to the previous approvals has been reviewed by the Planning, Building and Environmental Services Director. The project consists of reconstructing and relocating the winery building and associated improvements that were lost in the 2017 fires. Please be advised that your request has been **APPROVED** by the Zoning Administrator subject to the attached conditions of approval, Napa County division and departmental and reviewing agency comments, and applicable County regulations.

The Zoning Administrator has determined the project to be Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Napa County's Local Procedures for implementing the California Environmental Quality Act Appendix B, Class 1(3) - Very Minor and Minor modifications of existing use permits in conformance with Section 18.124.130 of the Napa County Code.

This action is effective immediately unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You may appeal the conditions of approval. If an appeal is filed by anyone, you will be notified.

Pursuant to Sections 18.124.080 and 8.80.150 of the Napa County Code, the Use Permit Modification must be activated within three (3) years of the approval date, or it shall automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration of your permit.

USE PERMIT EXPIRATION DATE: March 28, 2022

You are hereby further notified, that the ninety day period, established by California Government Code Sec. 66020 (d)(1), in which to protest imposition of any fees, dedications, reservations, or other exactions which may have been adopted as conditions of approval, has commenced.

If you have any questions about this letter, please contact me by telephone at (707) 299-1353 or by email at sean.trippi@countyofnapa.org.

Sincerely,



David Morrison
Zoning Administrator

CONDITIONS OF APPROVAL

**Signorello Estate Winery
Use Permit Modification Application No. P18-00359-MOD
4500 Silverado Trail
APN 039-400-080**

This permit encompasses and shall be limited to the project commonly known as Signorello Estate Winery, located at 4500 Silverado Trail, Napa. 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 guests of the winery 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.

PART I

1.0 PROJECT SCOPE

The permit encompasses and shall be limited to:

- 1.1 Approval to modify an existing 20,000 gallon per year winery, previously approved under Use Permit No. U-587879, as modified by Use Permit Modification No. 02269, to allow the following:
 - a. construction of a one-story 7,969 s.f. winery building;
 - b. construction of a 1,440 s. f. covered crush pad;
 - c. construction of enclosed mechanical and electrical rooms;
 - d. construction of a fenced outdoor mechanical yard;
 - e. construction of a covered trash enclosure, fire pump room and water treatment room with a fenced area for a transformer;
 - f. two 10,000 gallon water storage tanks;

- g. on-site parking for 10 vehicles; and,
- h. No changes to production, visitors or number of employees.

The winery 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 guests of the winery to ensure compliance is achieved. Any expansion or change in winery 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 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 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 winery:

4.1 GENERAL PROVISIONS [RESERVED]

4.2 TOURS AND TASTINGS/VISITATION [RESERVED]

4.3 MARKETING [RESERVED]

4.4 ON-PREMISES CONSUMPTION [RESERVED]

4.5 RESIDENCE OR NON-WINERY STRUCTURES

Unless specifically authorized by this permit or a previously approved permit, the existing single-family residence, cabana, and three agricultural storage buildings shall not be used for commercial purposes or in conjunction with the operation and/or visitation/marketing program for the winery. If the residence is rented, it shall only be rented for periods of 30 days or more, pursuant to the County Code.

4.6 GRAPE SOURCE [RESERVED]

4.7 COMPLIANCE REVIEW

Permittee shall obtain and maintain all permits (use permits and modifications) and licenses from the California Department of Alcoholic Beverage Control (ABC) and United States Tax and Trade Bureau (TTB), and California Department of Food and Agriculture (CDFA) Grape Crush Inquiry data, all of which are required to produce and sell wine. In the event the required ABC and/or TTB permits and/or licenses are suspended or revoked, permittee shall cease marketing events and tours and tastings until such time as those ABC and/or TTB permits and licenses are reinstated.

Visitation log books, visitor reports, custom crush client records, and any additional documentation determined by Staff to be necessary to evaluate compliance may be requested by the County for any code compliance. The permittee (and their successors) shall be required to participate fully in the winery code compliance review process.

- 4.8 RENTAL/LEASING
No winery facilities, or portions thereof, including, without limitation, any kitchens, barrel storage areas, or warehousing space, shall be rented, leased, or used by entities other than persons producing and/or storing wine at the winery, such as alternating proprietors and custom producers, except as may be specifically authorized in this Permit or pursuant to the Temporary Events Ordinance (County Code Chapter 5.36).
- 4.9 GROUND WATER MANAGEMENT – WELLS **[RESERVED]**
- 4.10 AMPLIFIED MUSIC
There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, winery buildings.
- 4.11 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 (4:00 to 6:00 p.m. on weekdays and 1:00 to 3:00 p.m. on Saturdays and Sundays). 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.
- 4.12 PARKING
The location of 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 harvest activities and approved marketing events. In no case shall parking impede emergency vehicle access or public roads.
- 4.13 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 of occupancy of an existing building unless the building is made to comply with the requirements of the current CBC for a new building.
- 4.14 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 marketing events allowed per COA No. 4.3 above.

4.15 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM **[RESERVED]**

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

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

4.17 NO TEMPORARY SIGNS

Temporary off-site signage, such as “A-Frame” signs, is prohibited.

4.18 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. Engineering Services Division operational conditions as stated in their Memorandum dated December 19, 2018.
- b. Environmental Health Division operational conditions as stated in their Memorandum dated March 28, 2019.
- c. Building Division operational conditions as stated in their Memorandum dated October 23, 2018.
- d. Fire Department operational conditions as stated in their Inter-Office Memo dated December 21, 2018.

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.

4.19.1 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.20 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

The permittee shall comply with the previous conditions of approval for the winery. To the extent there is a conflict between a previous condition of approval and these conditions, the more stringent condition shall control.

4.21 PREVIOUS CONDITIONS **[RESERVED]**

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. Engineering Services Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated December 19, 2018.
- b. Environmental Health Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated March 28, 2019.
- c. Building Division plan review/construction/ preoccupancy conditions as stated in their Memorandum dated October 23, 2018.
- d. Fire Department plan review/construction/ preoccupancy conditions as stated in their Inter-Office Memo dated December 21, 2018.

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

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the California Building Code (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 on-site improvements must comply with the CBC accessibility requirements, as well as, American with Disability 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

- 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. 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; 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. Lighting utilized during harvest activities is exempt from this requirement.

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 Use Permit. The plan shall be prepared pursuant to the County’s 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 the winery 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.

6.5 COLORS

The colors used for the roof, exterior walls and built landscaping features of the winery 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 winery 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 in an equivalent manner be made virtually invisible from the subject roadway.
- c. Exterior winery equipment shall be located, enclosed or muffled so as not to exceed noise thresholds in the County Code.

6.7 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.

6.8 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.

6.9 HISTORIC RESOURCES **[RESERVED]**

6.10 DEMOLITION ACTIVITIES **[RESERVED]**

6.11 VIEWSHED – EXECUTION OF USE RESTRICTION **[RESERVED]**

6.12 PERMIT PREREQUISITE MITIGATION MEASURES **[RESERVED]**

6.13 PARCEL CHANGE REQUIREMENTS **[RESERVED]**

6.14 FINAL MAPS **[RESERVED]**

6.15 OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

The exterior colors shall be consistent with the colors approved by the Director as depicted in the e-mail dated March 25, 2019.

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENTS

Please contact Engineering Services with any questions regarding the following.

a. GRADING AND 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 traced 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 by 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/perpfact_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 California 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 normally 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 shall only occur daily between the hours of 8 am to 5 pm.

7.4 CONSTRUCTION MITIGATION MEASURES [RESERVED]

7.5 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL [RESERVED]

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY - PREREQUISITES

A Temporary Certificate of Occupancy (TCO) may be granted pursuant to the County Code to allow the commencement of production activities 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. 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 winery 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 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. At least one legible sign shall be placed at the property entrance with the words “Tours and Tasting by Prior Appointment Only” to inform the public of same. Any off-site signs allowed shall be in conformance with the County Code.

9.3 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.

9.4 LANDSCAPING

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

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS [RESERVED]

9.6 DEMOLITION ACTIVITIES [RESERVED]

9.7 GRADING SPOILS

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

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**



A Tradition of Stewardship
A Commitment to Service

David Morrison
Director

MEMORANDUM

To: Sean Trippi, Planning	From: Jeannette Doss, Engineering <i>JD</i>
Date: December 19, 2018	Re: P18-00359 Signorello Estate Winery Use Permit Mod 4500 Silverado Trail, Napa, CA 94558 P18-00359 APN: 039-400-080-000

The Engineering Division received a referral for comment on a modification to an existing use permit, generally requesting the following:

To reconstruct the winery building, covered crush pad and associated driveway and parking lot improvements to replace the winery facilities lost in the 2017 fire.

Based upon the information provided in the application, Engineering finds the application **complete** and recommends the following conditions of approval:

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. All roadway, access drive, and parking area improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification.

PREREQUISITES FOR ISSUANCE OF PERMITS

2. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, 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 building and/or grading permit documents at the time of permit application. A plan check fee will apply.
3. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, and Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.

4. **Prior to issuance of a building 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 for Applicant and Review Staff dated December 2014.
5. **Prior to issuance of a building or grading permit** the owner shall demonstrate on the plans that all roadways, access driveways, and parking areas serving the project either currently meet the requirements and/or how they will be improved to meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development at the time of approval of this application (P18-00359).
6. **Prior to issuance of a building or grading permit** the owner shall prepare a 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.
7. **Prior to issuance of a building permit**, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the “Operation and Maintenance Agreement”, approved by the Engineering Division in PBES.

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

8. All roadway and parking improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification [P18-00359].

**** If no temporary occupancy is requested, then the above become a requirement prior to final occupancy.**

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

9. Operations and Maintenance Agreement for any required post-construction Stormwater facilities must be legally recorded.
10. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items, please contact Jeannette Doss from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707)259-8179 or by email at Jeannette.Doss@countyofnapa.org



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Planning, Building & Environmental Services

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David Morrison
Director

MEMORANDUM

To: Sean Trippi, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: March 28, 2019	Re: Signorello Winery 4500 Silverado Trail, Napa APN: 039-400-080 Project #: P18-00359

Handwritten initials: KDW

This Division has reviewed an application requesting approval to rebuild a winery production building burned during the 2017 Napa Fire Complex. The applicant has not requested an increase in production, employees or visitation. This Division has no objection to approval of the application with the following conditions:

Prior to building permit issuance:

1. A commercial food facility is not included in this project. The architectural plans submitted with the use permit application show an employee break room located within the proposed facility. This break room is approved for employee use only and must be designed considering this use. If the proposed break room includes components typical of a commercial kitchen facility the applicant will be required to redesign the break room or apply for a use permit modification for approval of a commercial kitchen meeting all applicable requirements.
2. The architectural plans submitted with the use permit application includes floor drains in rooms labeled as mechanical, water treatment and fire pump. Floor drains are not permitted in rooms housing hazardous materials or chemicals that may leak and drain into the onsite wastewater treatment system.
3. Plans for the proposed process wastewater alternative sewage treatment system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions. No building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system will be approved until such plans are approved by this Division.

Please be advised-requirements for process wastewater treatment systems in Napa County are being reviewed and may be modified to comply with Regional Water Quality Control Board (RWQCB) minimum standards.

4. A permit to construct the proposed process wastewater treatment system must be secured from this Division prior to approval of a building clearance (or issuance of a building permit) for any structure that generates wastewater to be disposed of by this system.
5. 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 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.

During construction and/or prior to final occupancy being granted:

6. 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.
7. An annual alternative sewage treatment system monitoring permit must be obtained for the alternative sewage treatment system /private sewage disposal system prior to issuance of a final on the project. The septic system monitoring, as required by this permit, must be fully complied with.

Upon final occupancy and thereafter:

8. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit, file an approved Hazardous Materials Business Plan to <http://cers.calepa.ca.gov/>, and be approved by this Division within 30 days of said activities.
9. The use of the absorption field/drain field area 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 area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.
10. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
11. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.

12. The proposed water system to serve this project is not currently required to be regulated as a small public water system by this Division under California Code of Regulations, Title 22, or Napa County Code. Therefore, we have no comment as to its adequacy at this time. The applicant will be required to provide minimal information on the water system prior to approval of a building permit, and may wish to retain the services of a consultant in this matter.



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David Morrison
Director

To: Sean Trippi, Project Planner	From: Marie Taylor, Building Inspector
Date: October 23, 2018	Re: Use Permit – Signorello Winery File # P18-00359 Address: 4500 Silverado Trail Napa, Ca. 94558 APN: 039-400-080

Building Inspection Division; Planning Use Permit Review Comments

The plans provided for the Use Permit application P18-00359 do not provide enough information in sufficient detail to determine code requirements. A complete plan check will be performed at the time of application and plan submittal to the building division for required permits. The following are provided to prepare the applicant for some standard submittal requirements for the plan review of the building permit process.

Any existing structures and/or buildings on the property that will be demolished require a separate demolition permit issued by The Napa County Building Division prior to demolition. The applicant will be required to provide a J number form Bay Area Air Quality Management District at the time of application for the permit.

The site and associated buildings are required to be accessible to persons with disabilities. This includes but not limited to, parking, accessible path of travel from parking to all buildings and areas on site that are available to employees and the public. Plans must also include all accessibility features for the interior work. An Accessible Upgrade Worksheet must be submitted with plans as a part of the permit process.

Occupant load will determine occupancy types, exiting requirements, and restroom facilities.

Any change in occupancy or use will require building to comply with the requirements of the California Building Code for a new occupancy or use.

Should you have any questions, please contact Marie Taylor at (707) 299-1359



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Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
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Office: (707) 299-1461

Garrett Veyna
Fire Marshal

MEMORANDUM

TO: Planning Division	DATE: 12/21/2018
FROM: Chase Beckman Fire Department	
SUBJECT: Signorello Estate Winery P18-00539	APN: 039-400-080-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above proposed project. The Fire Marshal approves as submitted and requires the following conditions to be incorporated as part of permit issuance.

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at 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. Separate submittals required for Underground Fire Lines, Fire Pump, Automatic Fire Sprinklers, Fire Alarm Systems, Kitchen Hood Extinguishing Systems, High Piled Storage (any combustible stored over 12 feet in height).
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 2017 Napa County Road & Street Standards.
5. 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.
6. 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 Table B105.2 through Table 105.4 of the Napa County Code Amendments.



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7. Commercial - Approved steamer 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 2016 edition.
8. 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.
9. An automatic fire sprinkler system shall be installed in accordance with provisions set forth 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. This shall include the proposed covered crush pad
10. 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.
11. Provide 100 feet of defensible space around all structures.
12. Provide 10 feet of defensible space fire hazard reduction on both sides of all roadways of the facility.
13. Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.

Please note that the comments noted above are based on a 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. Should you have any questions of me, contact me at (707)299-1462 or email at chase.beckman@fire.ca.gov

Best regards,

Chase Beckman
Deputy Fire Marshal