

CONDITIONS OF APPROVAL

**Darioush Winery
Use Permit Very Minor Modification # P12-00197-VMM
4240 Silverado Trail, Napa, CA 94558
Assessor's Parcel # 039-400-084**

1. **SCOPE:** The use permit shall be limited to:

Amending the approved winery site and development plan of the Darioush Winery facility and accessory structures in Use Permits # U-547879, # 99008-UP, and # 02301-UP with:

- **Installation of a new wastewater treatment system; and**
- **New landscape screening improvements for treatment system equipment;**

No other changes to existing Use Permits are requested or approved. There will be no increase in the production capacity (100,000 gallons per year), number of employees (14 total), visitors (maximum 2,000 persons per week) or hours of operation.

The new winery wastewater treatment system shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials, **Delta Consulting & Engineering, Darioush Winery Very Minor Use Permit, 5/29/12**, and shall comply with all requirements of the Napa County Code. It is the responsibility of the applicant 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 changes in use shall be by the approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.

2. **COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES**

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

3. 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 including 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.

4. LANDSCAPING

Two (2) copies of a detailed final landscaping plan, including parking details, shall be submitted for Planning Division review and approval prior to the issuance of any building permit associated with this approval. The plan shall indicate the names and locations of all plant materials to be used along with the method of maintenance. Where applicable, the plan shall be prepared pursuant to the County's Water Efficient Landscape Ordinance (WELO), Chapter 18.118 of the Napa County Code, and shall indicate the names and locations of all plant materials to be used along with their method of maintenance.

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

The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage (if any). Landscaping and parking shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan.

No trees greater than 6" DBH shall be removed, except for those identified on the submitted site plan. Any trees that are removed not shown on the submitted site plan shall be replaced elsewhere on the property on a 2 for 1 basis of equivalent caliper. Replaced trees shall be identified on the landscaping 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 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.

Evergreen screening shall be installed between the industrial portions of the operation (e.g., tanks, crushing area, parking area, etc.) and off-site residence that can view these areas.

5. OUTDOOR STORAGE/SCREENING/UTILITIES

All outdoor storage of winery equipment shall be screened from the view of adjacent properties by a visual barrier consisting of fencing or dense landscaping. No item in storage is to 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.

New utility lines required for this project that are visible from any designated scenic transportation route (see Chapter 18.106 of the Napa County Code) shall be placed underground or in an equivalent manner be made virtually invisible from the subject roadway.

6. 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 and the applicant shall obtain the written approval of the Conservation, Development, and Planning Department prior to painting the building. Highly reflective surfaces are prohibited.

7. 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 Conservation, Development, and Planning 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 the development, all work in the vicinity must be, by law, halted, and the Napa County Coroner informed, so that he 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 would be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity, as required under Section 5097.98 of the Public Resources Code.

8. **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 Chapter 15.60 of the Napa County Code or as may be amended by the Board of Supervisors.

9. **PREVIOUS CONDITIONS**

As applicable, the permittee shall comply with any previous conditions of approval (Use Permits # U-547879, # 99008-UP, and # 02301-UP) for the winery use 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.

10. **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 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. 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. 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 Conservation, Development, and 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 Section 18.124.120 of the Napa County Code.

11. **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 Certificate of Final 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, such as commencement of production activities, 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. Consistent with Board of Supervisors Resolution No. 2010-48, "Temporary Certificates of Occupancy are generally not to be used to allow production of wine for more than one year."

CONDITIONS OF APPROVAL
Darioush Winery #02301-MOD
APN: #039-400-075

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

- Modification of Use Permit #U-547879 and #99008-MOD to:
 - 1) Add a marketing plan to include 15 dinners per month, 20 lunches per month, and 8 release events (see Marketing Plan for maximum number of people), and by prior appointment, tours and tasting activity without meals served, with no more than 400 total visitors/day including marketing activities (this is an addition to the public tours/tasting. Section #4);
 - 2) Relocate previously approved parking and add 30 parking spaces for a total of 45 spaces;
 - 3) Increase full-time employees from 6 to 14, part-time employees 5 to 6;
 - 4) Revise floor plan to include replacement of Office #2 with Lab area, Storage Room with an Office;
 - 5) Revise parking plan to include relocation of Employee parking to area denoted as "Future Production Building", relocation of parking area for residence (not part of winery) and remove Phase #3 parking area.
- The above project shall be consistent with the approved application materials. Any other changes will require review and approval of a use permit modification by the County.

2. REFERRALS: The permittee shall comply with all building codes, zoning standards and requirements of County Departments and agencies at the time of use of this use permit, including but not limited to comments by:

- a. Napa County Public Works Department, dated October 29, 2002;
- b. Napa County Fire Department, dated July 25, 2002;
- c. Napa County Department of Environmental Management, dated November 6, 2002;
- d. Napa County Building Department, dated July 18, 2002.

3. MARKETING: Marketing events shall be limited as follows:

- a. Private Promotional tastings with meals:
Frequency: 20 lunches per month
Number of Persons: 8 people maximum
Time of day: 11:00 to 4:00
- b. Private Promotional tastings with meals:
Frequency: 15 dinners per month
Number of Persons: 12 people maximum
Time of day: 5:30 to 10:00
- c. Release Events
Frequency: 8 per year
Number of Persons: 150 people maximum
Time of day: 4 events 9:00 to 4:00
4 events 5:30 to 10:00

Marketing activities are limited to members of the wine trade, persons who have a 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 pre-arranged basis. All activity, including cleanup, shall cease by 10:00 PM. Start and finish time of activities shall be scheduled to minimize those persons arriving or leaving between the hours of 4:00 PM and 5:30 PM. Large events are to occur within the winery and/or on the north side grass area and amphitheatre only, as delineated on the site plan.

4. **TOURS AND TASTING:** A sign that reads "Private Tours and Tasting by Appointment Only" shall be displayed to designate this area from the area designated for "Public Tours and Tasting". Public tours and tasting activity shall not be permitted outside the existing designated area and shall be completed by 6:00 PM. Retail sale of wines shall be limited to only those fermented and bottled on-site by the winery operator. A log book (or similar record) shall be maintained which documents the number of visitors, including public and by prior appointment, to the winery and the dates of their visit. This record of visitors shall be made available to the Department on a yearly basis. Shuttling attendees will be required for large events to address any overflow parking.
5. **WELLS:** The permittee may be required (at the permittee's expense) to provide well monitoring data if evidence is provided that water usage at the winery is potentially affecting groundwater supplies or nearby wells. Data requested could include, among other items, water extraction volumes and static well levels. Water usage shall be minimized by use of best available control technology and best water management conservation practices. **At this time, October well water level measurement shall be taken yearly and provided to the Napa County Department of Public Works.**
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 Zoning Administrator, pursuant to the requirements of Napa County Code Section 18.116.035. Plans for any outdoor signs shall include the proposed design, area, height, colors, materials, and placement/location.
7. **RENTAL/LEASE:** No winery facilities, nor portions thereof, including but not limited to offices, kitchens, barrel storage areas, and warehousing space shall be rented, leased, or used by entities other than the on-site winery itself and its custom producers except as specifically authorized by a temporary event license issued pursuant to the Napa County Temporary Events Ordinance, (Section 5.36.010 of the Napa County Code).
8. **LANDSCAPING/PARKING:** A revised detailed landscaping plan, including revised parking details, shall be submitted for review and approval prior to issuance of building permits. The plan shall indicate the names and locations of all plant materials to be used along with the method of maintenance. **Plant materials shall be purchased locally when practical. The Agricultural Commissioner's office shall be notified of all impending deliveries of live plants with points of origin outside of Napa County.** The location of employee and visitor parking and truck loading zone areas shall be identified along with proposed circulation and traffic control signage. Landscaping and parking shall be completed prior to occupancy, and shall be permanently maintained in accordance with the landscaping plan. Evergreen screening shall be installed between the industrial portions of the operation (e.g. tanks, crushing area, parking area, etc.) and off-site residences that can view the structures. Parking shall be limited to approved parking spaces only and shall not occur along access roads or in other locations except during harvest or approved marketing events. In no case shall parking impede emergency vehicle access or public roads. During large events, all parking shall occur within designated parking areas.

9. **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.
10. **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.
11. **PREVIOUS CONDITIONS:** The permittee shall comply with all applicable conditions and measures which were included in the previously approved use permit #U-547879 and #99008-MOD. (Any conditions that are in conflict with the requirements of this permit shall be null and void). **Phase 3 (as delineated in #99008-MOD) and mitigation measures 1-2 as part of use permit #U-547879 must be completed prior to the commencement of tours/tasting and marketing events in the winery. The residence is considered separate from winery and shall not be used for marketing or lodging purposes.**
12. **COSTS:** All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance, which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

Charles Wilson
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-4
AREA CODE 707/253-4416

RECEIVED

PERMIT APPLICATION AND INITIAL STUDY 2002 REQUEST FOR COMMENTS

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: Building Inspection Division

APPLICATION TITLE: DARIOUSH KHALEDI Winery LLC FILE #: 02301-MOD

RESPONSE REQUEST DATE: 7/18/02

039-400-075
RESPONSE RETURN DATE: 8/2/02

FINAL REQUEST DATE: _____

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: CRAVING, BUILDING, PLUMBING, ELECTRICAL, MECHANICAL

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 NO. 1 ABOVE

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: LARRY W. CREWEN

Title: BUILDING CODES ADMIN.

Date: 7-18-02



MEMORANDUM

November 5, 2002

RECEIVED

NOV 6 2002

TO: Napa County Planning Department, Charley Wilson, Director

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

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

SUBJECT: Application for Darioush Khaledi Winery LLC
Located at 4240 Silverado Trail
Assessor Parcel 39-400-75
File # 02301-MOD

We have reviewed the proposal and have considered the revised site plan showing the kitchen location. In addition, we have reviewed the report prepared by the applicant's engineer dated October 28, 2002. This report addresses the proposed additional wastewater flows that would result from the addition of kitchen facilities and a marketing plan. We recommend approval of the application provided the following are included as conditions of approval:

1. 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.
2. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Negative Declaration Response form shall be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management.
3. 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. **This was included as a condition of approval of on the previous request #99008-MOD and has not been complied with.** The requirements of a regulated water system are such that water sources (wells) must be provided with a minimum 50' sanitary seal. If your water wells do not meet this new requirement, a new water source will likely be required. The applicant should contact Stacey Harrington on this matter.

cc: Mr. Charles Meibeyer, Meibeyer Law Group, 1001 Second St., Suite 333, Napa, CA 94559
Darioush Winery, 4240 Silverado Trail, Napa, CA 94558



INTER-OFFICE MEMO

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

FROM: Barbara Easter, Fire Department

DATE: July 25, 2002

SUBJECT: Darioush Winery Modification Comments
Apn: 039-400-075 02301-Mod

Site Address: 4250 Silverado Trail, Napa

The Napa County Fire Marshal staff has reviewed the above modification application. We recommend that the following items shall be incorporated as project conditions or mitigation measures if the commission approves the project.

1. This modification shall comply with the fire department written comments dated February, 2000 that were address an approved on March 15, 2000 for use permit 99008-Mod.

If there are any questions please feel free to contact Barbara Easter at (707) 963-3601 ext. 129 (Monday thru Thursday).

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 DEPARTMENT

Charles Wilson
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

RECEIVED

OCT 10 2002

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: _____

APPLICATION TITLE: Darioush Khaledi Winery LLC FILE #: 02301-MOD

RESPONSE REQUEST DATE: 7/18/02

039-400-075
RESPONSE RETURN DATE: 8/2/02

FINAL REQUEST DATE: _____

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: _____

See Below

2. Indicate areas of environmental concern and availability of appropriate technical data: _____

See Below

3. Do you recommend: ☐ Negative Declaration ☐ Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed): _____

Previous conditions still applicable, however, as no Phase One
Water analysis is on file, an approved Phase One is required
prior to approval. (A letter has been sent to the applicant
requesting the Phase One... PW will comment on it upon receipt.)

5. Have you previously reviewed an application on any portion of this project?

☐ Yes ☐ No

6. Name of contact person: Annamaria Martinez Telephone: 254-8378

Response Prepared by: Annamaria

Title: Assistant Engineer

Date: OCTOBER 9, 2002

**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



October 29, 2002

TO: Conservation Development and Planning Department

FROM: Annamaria Martinez, Assistant Engineer *ANNAMARIA*

SUBJECT: Darioush Winery LLC, 4240 Silverado Trail
APN# 039-400-075, File #02301-MOD

RECEIVED

OCT 29 2002

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

This application will allow the applicant to add kitchen facilities to an approved winery complex and to increase winery visitation. The parcel is located on Silverado trail between Soda Canyon and Oak Knoll Roads.

RECOMMENDED CONDITIONS:

We have reviewed the phase one, water availability analysis for the proposed project. The 24.5-acre parcel is located in the valley floor area, with a groundwater extraction threshold of 1.0 AF/Acre, resulting in a total threshold of 24.5 AF/Year. The estimated water demand of 16.18 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.

39-400.52
084



NAPA COUNTY

CONSERVATION—DEVELOPMENT AND PLANNING COMMISSION

Leah B. Hawkley
~~W. Scott Sweeney~~
CHAIRMAN

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

January 11, 1980

George Altamura
3050 Jefferson St.
Napa, CA 94558

Dear Mr. Altamura:

Your Use Permit Application Number U-547879 to establish a 100,000 gallon winery with public tours and tasting

located on a 45.13 ac. parcel on Silverado Tr. within an AP Dist (AP#39-400-48) has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions: 075 084

(SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

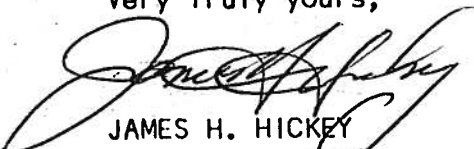
APPROVAL DATE: January 9, 1980

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

NOTE: Commission approval is based upon compliance with Conditions contained in Exhibit A and Attachment 1.

JHH:jg

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

EXHIBIT "A"

CONDITIONS OF APPROVAL

#4-547879 Altamura

Agenda Item: 6Meeting Date: January 9, 1980

- ☒ 1. The permit be limited to: a winery facility including public tours & tasting within a proposed $\pm 21,252$ 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 finalization of the Building Permit.
- ☒ 3. Provisions for 45 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. See Attachment #1 for mitigation measures included as part of project.

1. The first part of the document is a letter from the President of the United States to the Congress, dated January 3, 1862. It is a very long letter, and it contains a great deal of information about the state of the country at that time. The President talks about the war with Mexico, and about the situation in the South. He also talks about the economy, and about the need for more money. The letter is written in a very formal style, and it is full of references to the Constitution and to the laws of the country.

2. The second part of the document is a report from the Secretary of the Treasury, dated January 3, 1862. It is a very long report, and it contains a great deal of information about the state of the country's finances. The Secretary talks about the amount of money that the government has spent, and about the amount of money that it has received. He also talks about the need for more money, and about the ways in which the government can get more money. The report is written in a very formal style, and it is full of references to the Constitution and to the laws of the country.

3. The third part of the document is a report from the Secretary of the Interior, dated January 3, 1862. It is a very long report, and it contains a great deal of information about the state of the country's land and resources. The Secretary talks about the amount of land that the government owns, and about the amount of land that it has sold. He also talks about the need for more land, and about the ways in which the government can get more land. The report is written in a very formal style, and it is full of references to the Constitution and to the laws of the country.

4. The fourth part of the document is a report from the Secretary of the War, dated January 3, 1862. It is a very long report, and it contains a great deal of information about the state of the country's military. The Secretary talks about the number of soldiers that the government has, and about the amount of money that it has spent on the military. He also talks about the need for more soldiers, and about the ways in which the government can get more soldiers. The report is written in a very formal style, and it is full of references to the Constitution and to the laws of the country.

5. The fifth part of the document is a report from the Secretary of the Navy, dated January 3, 1862. It is a very long report, and it contains a great deal of information about the state of the country's navy. The Secretary talks about the number of ships that the government has, and about the amount of money that it has spent on the navy. He also talks about the need for more ships, and about the ways in which the government can get more ships. The report is written in a very formal style, and it is full of references to the Constitution and to the laws of the country.

Attachment # 1

Mitigation Measures Included As Part of
the Altamura Winery I Project (#U-547879)

- 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) Adherence in constructing the proposed combination irrigation/wastewater disposal reservoir to the Napa County Mosquito Abatement District's "Recommended Guidelines For Mosquito Prevention, Weed Control, and Maintenance in Wastewater Ponds".
- 6) Installation of plantings around the proposed parking lot and any outdoor use or storage areas of sufficient height and density to completely screen these areas from view from adjoining properties.
- 7) 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.).
- 8) Selection of existing construction techniques, staging plans, and equipment designed to produce a minimum amount of noise during waking hours.
- 9) Requiring proper maintenance of the construction equipment, including mufflers.
- 10) Placement of noisy stationary construction equipment, such as compressors, away from developed areas off-site and/or providing shielding for such equipment.
- 11) Installation of at least a 45 space parking lot.

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

USE PERMITS

DEPARTMENT REPORT AND RECOMMENDATION

Meeting of January 9, 1980

Agenda Item: 6

APPLICATION DATA:

APPLICANT: George Altamura #U-547879 Filed: March 21, 1979

REQUEST FOR: To establish a 100,000 gallon per year winery
with public tours and tasting located on
a 45.18 acre parcel

LOCATION: On the northeast side of Silverado Trail approx.
3800 feet northwest of Soda Canyon Road within
an AP District. (Assessor's Parcel # 39-400-48) 075

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) The applicant proposes public tours and tasting in
connection with the winery.
b) The applicant has revised his project to include specific
measures to mitigate adverse environmental effects.
(See Attachment #1)

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.

10/12/78

Meeting Date: January 9, 1980

Use Permit - #U-547879 Altamura

PLANNING AND ZONING ANALYSIS:

- ☒ 8. The procedural requirements for Use Permit outlined in the Zoning Ordinance have been satisfied in regard to this application.
- ☒ 9. The submitted proposal is in general compliance with Ordinance requirements.
- ☒ 10. Approval of this proposal would not result in detrimental effects to the public health, safety or general welfare.
- ☒ 11. The proposal is in conformance with the General Plan designation of Agricultural Resource specified for the property.
- ☐ 12. The property is within the district boundary and/or the Sphere of Influence of the following districts:

American Canyon County Water District ☐ Within district ☐ Within Sphere
(See attached map).

American Canyon Fire Protection District ☐ Within district ☐ Within Sphere
(See attached map).

_____ ☐ _____ ☐ _____

- ☐ 13. This proposal should be denied pursuant to findings contained in the attached Exhibit
- ☒ 14. There is no indication of the total number of employees required or the extent of the proposed phasing of the Winery.
- ☒ 15. There are two other winery proposals in the general vicinity of this project. (see attached map)

RECOMMENDATION:

- ☐ Continue to meeting of _____
- ☒ Action pending discussion with Commission

ENVIRONMENTAL:

- ☐ None Required.
- ☐ Issue a Negative Declaration.
- ☐ Certify Final EIR as adequate.

PLANNING:

- ☐ DENIAL based on Finding #13.
- ☐ APPROVAL with Findings and subject to the attached Conditions of Approval.



NAPA COUNTY

HARRY D. HAMILTON
Director of Public Works

County Surveyor — County Engineer
Road Commissioner

RECEIVED
NOV 19 1979

DEPARTMENT OF PUBLIC WORKS

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

November 20, 1979

Napa County Conservation,
Development and Planning
Commission
1127 First Street
Napa, California 94558

RE: Silverado Trail
Altamura Winery
U-547879

Commissioners:

This Department and the Napa County Flood Control and Water Conservation District have reviewed the referenced use permit application and the following items apply.

Please note that our recommendations are based upon that data supplied to us with the use permit application.

Right of way widening to 42' from the centerline of Silverado Trail along the frontage of the subject parcel is to be granted in easement to Napa County for roadway and utility right of way purposes.

A left turn lane is to be constructed on the Silverado Trail to channelize traffic turning into the facility.

The roadway which extends from Silverado Trail to the winery is to be constructed to the status of a dust free all weather surface, i.e., a minimum 20 foot paved roadway consisting of 2 inches of asphalt concrete on 5 inches of Class II aggregate base.

The proposed parking area and any additional parking required by the Commission is to be improved to a dust free all-weather surface, i.e., 2 inches of asphalt concrete on 5 inches of Class II aggregate base.

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

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.


A turn around facility which meets County Standards is required at the end of the access road.

The Napa County Flood Control and Water Conservation District has no comments.

Any work performed within the right of way of the Silverado Trail is to be done under an Encroachment Permit.

Very truly yours,

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

by 
William J. Bennett
Assistant Civil Engineer

WJB/fmt



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JAMES H. HICKEY
Director

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

RECEIVED
NOV 15 1979

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

Napa County Conservation,
Development & Planning Commission

TO: Environmental Health

APPLICATION TITLE: Altamura Winery I FILE # V-547879 AP# 39-400-48 ⁰⁷⁵

RESPONSE REQUEST DATE: Nov. 1, 1979 RESPONSE RETURN DATE: Nov. 13, 1979

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, sewage disposal and food handling.

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 Cave, R.S. Telephone: 253-4471

Response Prepared by: [Signature]
Title: Land Use Specialist
Date: November 13, 1979

February 8, 1978

#3

That the applicant secure a discharge requirement, or waiver of same, from the Regional Water Quality Control Board.

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

That a permit be secured from the Division of Environmental Health to supply domestic water to the project.

That plans be submitted to the Division of Environmental Health for review and approval prior to issuance of a building permit.

That a permit for the sewage disposal systems be secured from the Division of Environmental Health. This will require the submission of plans prepared by a qualified individual.

That all liquid wastes be stored, treated and disposed of in a manner to prevent nuisances or health threats from insects, vector and odors.



NOV 5 1979

QUALITY CONTROL BOARD

NAPA COUNTY

Napa County Conservation,
Development Commission
AND PLANNING DEPARTMENTJAMES H. HICKEY
Director1121 FIRST STREET • NAPA, CALIFORNIA 94555
AREA CODE 707/253-4416RECEIVED
NOV 19 1979PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTSTO: S.F. Bay Regional Water Quality Control BoardAPPLICATION TITLE: ALTAMURA WINERY 'I' FILE #: 11-547879RESPONSE REQUEST DATE: 1 Nov. '79 RESPONSE RETURN DATE: 13 NOVEMBER 1979

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);

If sanitary waste is used for irrigation the
discharger will be required to comply with State
Health wastewater-reclamation regulations specified
in Title 22, Division 4 of the California Administration
Code - Copy enclosed.

- It may be economically desirable for the discharger
to investigate separating the sanitary - see next page
4. Are you a responsible agency? ☒ Yes ☐ No. If yes, indicate required permits: Napa Co. Health Dept. approval will suffice, but
waste discharge requirements will be adopted if
recommended by Health Dept. or if flow increases
 5. Indicate areas of environmental concern and availability of appropriate technical data: Potential effects on surface or ground-
water and public health.

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: Robert K Baker Telephone: (415) 464-0379Response Prepared by: Robert K Baker
Title: Area Engineer

Use Permit Application
Altamura Winery I

File U-547879
November 15, 1979

Page 2

Item 3. (continued)

waste from the industrial waste by discharging
the sanitary waste to a septic tank with leach
lines.

Proposed project should not impair water quality
or be a hazard to public health.



NAPA COUNTY

JAMES H. HICKEY
Director

RECEIVED
NOV 8 1979
CONSERVATION — DEVELOPMENT
AND PLANNING DEPARTMENT

Development & Planning Commission
1121 FIRST STREET • NAPA, CALIFORNIA 94559
AREA CODE 707/253-4416

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: Napa Co. Mosquito Abatement District

APPLICATION TITLE: ALTAMURA WINERY 'T FILE #: U-547879

RESPONSE REQUEST DATE: 1 Nov. '79 RESPONSE RETURN DATE: 13 NOVEMBER 1979

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 [XX] No
2. Do you recommend: [] Approval [] Denial [XX] No Recommendation
3. Recommended conditions-of-approval (use additional page if needed);
Please see attachment

4. Are you a responsible agency? [] Yes [XX] No. If yes, indicate required permits:

5. Indicate areas of environmental concern and availability of appropriate technical data:

6. Do you recommend: [] Negative Declaration [] Environmental Impact Report
7. Have you previously reviewed an application on any portion of this project?
[] Yes [XX] No
8. Name of contact person: KEN CARDEN Telephone: 226-3915

Response Prepared by: KEN CARDEN
Title: FOREMAN

RECOMMENDED GUIDELINES FOR MOSQUITO PREVENTION,
WEED CONTROL AND MAINTENANCE IN WASTEWATER PONDS.

- A. Access To Ponds For Maintaining Mosquito Control, Weed Control, and Aquatic Midge (Gnats) Control
 - 1. Good access road to ponds
 - 2. All levees wide enough for vehicular traffic (minimum 15 ft.)
 - 3. Keys to locks or place for Mosquito Abatement District lock on any gate to ponds
 - 4. Fences on outside of levees enough to facilitate vehicular traffic
- B. Weed Control
 - 1. Property owners shall furnish soil sterilant (Aatrex, Krovar, etc.)
 - 2. Mosquito Abatement District will apply on yearly basis
- C. Aquatic Midge Control
 - 1. Be able to launch boat in ponds (or lakes) for midge control

NOTE: Any pond, lake, reservoir, is a good potential midge source



NAPA COUNTY

RECEIVED
NOV 6 1979

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: Department of Alcohol & Beverage Control

APPLICATION TITLE: ALTAMURA WINERY 'T FILE #: U-547879

RESPONSE REQUEST DATE: 1 Nov. '79 RESPONSE RETURN DATE: 13 NOVEMBER 1979

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):

RECEIVED

NOV 5 1979

Dept. of Alcohol & Beverage Control
Santa Rosa

4. Are you a responsible agency? ☒ Yes ☐ No. If yes, indicate required permits: Winegrower license
5. Indicate areas of environmental concern and availability of appropriate technical data: _____
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: Glen Davis Telephone: 707 545 0406

Response Prepared by: G. Davis



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING COMMISSION

Jeffrey Redding
Secretary-Director

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

March 15, 2000

Darioush Khaledi
4250 Silverado Trail
Napa, Ca 94558

RE: Request for Use Permit # 99008-MOD

(Assessor Parcel No. 39-400-075)

084

Dear Mr. Khaledi:

Please be advised that **Use Permit Modification Application #99008-MOD** was **APPROVED** by the Napa County Conservation, Development and Planning Commission on MARCH 15, 2000 based on the attached 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 an appeal is filed by another, you will be notified.

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within one year and ten calendar days from the approval date, or it shall automatically expire and become void.

EXPIRATION DATE: MARCH 25, 2001

An extension of time in which to activate the use permit may be granted for a maximum of 12 months, upon application at least 30 days prior to expiration, and payment of fees in effect at the time of application, and provided that any approved modification of the permit has become final. This letter is your only notice regarding expiration and procedures for extension of this permit.

You are hereby further notified, pursuant to Government Code Sec.66020(d)(1), that the 90-day period in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun.

Very truly yours,

Jeffrey R. Redding
for

Jeffrey R. Redding
Director

cc. John Tuteur, Assessor

CONDITIONS OF APPROVAL
Darioush Khaledi
Use Permit Modification #99008-MOD
APN: 039-400-075

CDPC Meeting: March 15, 2000

1. This permit is limited to the modification of Use Permit #U-547879 *where phase 1 has been completed with a used production capacity of 25,000 gallons per year, the construction of a 4,961 ft² winery building and a 1716± ft² crush pad, and public tours and tasting for 100 visitors per day was established.* Phase 2 and Phase 3 are outlined below:
 - A. Phase 2 shall be limited to:
 - i. The operation of a 66,667 gallon/year winery and construction of wastewater facilities for a 66,667 gallon/year winery in compliance with the conditions of the Department of Environmental Management regarding the phasing and construction of the wastewater facilities;
 - ii. The construction of the 12,650 ft². winery building delineated as "winery expansion" on the approved site plan.
 - iii. The construction of 1716± ft² crush pad cover.
 - iv. The temporary installation of 1440 ft² modular unit to be used for offices, wine tasting and sales during the construction of the subject winery structure.
 - v. The construction of an "entry structure" as delineated on the approved site plan.
 - B. Phase 3 shall be limited to:
 - i. The operation of a 100,000 gallon/year winery and the construction of a wastewater facility for a 100,000 gallon per year winery in compliance with the conditions of the Department of Environmental Management regarding the phasing and construction of the wastewater facilities;
 - ii. The construction of a 3,641 ft². structure delineated as "future production building expansion" on the approved site plan for a total winery square footage of 21,252 ft².
- Any expansion or changes in use shall be submitted to the County for consideration. No signs have been approved by this use permit. Any proposed signs shall considered upon submission of a sign use permit application.
2. The applicant shall comply with all applicable conditions and the mitigation measures which were included in the previously approved use permit #U-547879. Any conditions that are in conflict with the requirements of this permit shall be null and void.
3. Visitor numbers are restricted to 100 for the busiest day, 350 visitors for a weekly average. An annual report of all visitors per day and per week is required to be filed with the Department by January 31.
4. Provide maximum 15 on-site parking spaces on a dust-free all-weather surface approved by the Public Works Department.

CONDITIONS OF APPROVAL

Darioush Khaled;

Use Permit Modification #99008-MOD

CDPC Meeting: March 15, 2000

Page 2

5. Submit three (3) copies of the detailed landscaping, irrigation and parking plan to the Department for review and shall indicate botanical names, size and locations of plant materials, method of maintenance and the location and numbering of all off-street parking spaces. Said plan is to be submitted prior to issuance of the building permit. Landscaping and parking are to be completed prior to final occupancy. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
6. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies, including but not limited to:
 - The Department of Environmental Management as stated in their letter of January 24, 2000.
 - The Department of Public Works as stated in their memorandum of January 21, 2000.
 - The County Fire Department as stated in their memo of February 14, 2000.
 - The Building Division as state in their memo of January 19, 2000.
7. All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.
8. The residence delineated on the site plan is not a part of the winery. Signs shall be installed indicating "Private Residence" at the driveway entrance to the residence guest parking lot. Said parking lot shall not be used for winery visitors.
9. All exterior lighting shall be shielded and directed downward, shall be located as low to the ground as possible, and shall be the minimum necessary for security, safety or operations. No flood-lighting of the building is permitted. Prior to issuance of any building permit for construction of the winery, a detailed Lighting Plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for review and approval by the Department.
10. The 1440 ft² modular unit to be used for offices, wine tasting and sales during the construction of the subject winery structure, shall be removed from the site within 30 days after issuance of the certificate of occupancy for the winery offices, wine tasting and sales areas of the winery.



MEMORANDUM

January 24, 2000

TO: Napa County Planning Department, Jeff Redding, Director

FROM: Napa County Environmental Management Department,
Christine Secheli, R.E.H.S., Environmental Management Coordinator

Application for Darioush Winery
Located at 4250 Silverado Trail
Assessor Parcel # 39-400-75
File # 99008-MOD

RECEIVED

JAN 27 2000

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

We have reviewed the above proposal and recommend approval of the application providing the following are included as conditions of approval:

1. That the proposed construction improvements and wastewater system improvements be phased according to the outline below:
 - a. That completed Phase 1 shall be limited to the operation of a 33,333 gallon per year winery;
 - b. That Phase 2 (this project) shall be limited to the operation of a 66,667 gallon per year winery. Furthermore, building permits for the Phase 2 construction (12,650 square foot winery expansion) shall not be issued until the wastewater system improvements for the total Phase 2 project (production and sanitary waste) are complete and that the existing phase 1 septic system is properly abandoned;
 - c. That Phase 3 (this project) shall be limited to the operation of a 100,000 gallon per year winery. Furthermore, Phase 3 production capacity shall not be allowed until such time as phase 3 septic system improvements are complete. Building permits for phase 3 construction (proposed 3641 square foot production building expansion) shall not be issued until such time as a permit for the associated septic system improvements is secured.
2. Plans for the proposed private sewage disposal system (as per the phasing outlines above) shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be accompanied by complete design criteria based upon local conditions and shall be subject to approval by the Department of Environmental Management prior to issuance of any permits.
3. Within 60 (sixty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business Plan or a Negative Declaration Response form shall be submitted and approved by the Hazardous Materials Section of the Napa County Department of Environmental Management.

4. That if any uncovered outdoor crush or process areas are a part of the project, the applicant must submit a letter from their engineer which addresses proper diversion of storm water and process waste water. If a diversion valve (or equivalent) is needed, a detail on same must be submitted. This letter and detail must be received prior to issuance of sewage permits.
5. That all solid waste be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
6. All diatomaceous earth/bentonite must be disposed of in an approved manner.
7. That the water supply system comply with the California Safe Drinking Water Act and Related Laws. This will require a plan review and an annual operating permit from the Department of Environmental Management.
8. That the temporary trailer be connected to approved water supply and sewage disposal systems. Upon termination of use of this trailer, all utilities shall be disconnected.

cc: Mr. Darioush Khaledi, 4250 Silverado Trail, Napa, CA



NAPA COUNTY RECEIVED

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

JAN 24 2000

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO:

Revised Plan - and change in comments?
Public Works

APPLICATION TITLE: *Winery Dargoush Revised Plan* FILE #: *99008-M411*

RESPONSE REQUEST DATE: *1/19/2000* RESPONSE RETURN DATE: *2/2/2000*

FINAL REQUEST DATE: _____ 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: *SEE MEMO DATED 11/20/79*

2. Indicate areas of environmental concern and availability of appropriate technical data: _____

3. Do you recommend: ☐ Negative Declaration ☐ Environmental Impact Report

4. If the project is approved, recommend conditions-of-approval (use additional page if needed): _____

SEE MEMO DATED 11/20/79. Disregard comments on the previous file #99008 dated 7/21/79.

5. Have you previously reviewed an application on any portion of this project?

☒ Yes ☐ No

6. Name of contact person: *Russ Begholz* Telephone: *253-4351*

Response Prepared by: *T.B.*

Title: *Assoc. Eng.*

Date: *1-21-00*

INTER-OFFICE MEMO



RECEIVED

FEB 23 2000

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

TO: Jeffery Redding, Director
Conservation – Development and Planning Department

FROM: Barbara Easter, Fire Department

DATE: February 14, 2000

SUBJECT: Winery Darioush Modification Comments (Revised)
Apn: 039-400-075 99008-Mod

Site Address: 4250 Silverado Trail, Napa

The Fire Department (NCFD) has reviewed the revised plans for the Winery Darioush modification application to construct/relocate 11512 square feet of new winery building and proposed to construct 8661 square feet of residence. The following items to 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 applicable standards, regulations, codes and ordinances.
2. All on site fire department apparatus access roads, water mains and fire hydrants shall be installed and operational prior to any combustible materials being brought onto the construction site. All buildings under construction shall comply with article 87 of the Napa Fire Code 1999 edition.
3. All plans for built-in fire protection systems and equipment, water supply for fire protection systems and fire department access shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance.
4. All fire and life safety conditions-of-approval shall be installed, tested and inspected prior to Fire Department authorizing the Building Department to grant final occupancy.
5. Fire department access shall be provided in accordance with article 9 of the Napa County Fire Code 1999 edition:
 - a. Fire apparatus access roads shall be provided in accordance with section 901 and 902.2 for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of

the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility.

- b. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.
 - c. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities.
 - d. Approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background.
6. Water supplies for fire protection shall be provided by compliance with the Napa County Fire Code 1999 edition:
- a. Water mains and required fire flow shall be in accordance with Appendix III-A.
 - a. Hydrant number and spacing shall be in accordance with Appendix III-B.
 - b. If a fire pump is required to pressurize the fire protection system it shall be installed and maintained to appropriate NFPA standards.
7. Built-in fire protection shall be provided by compliance with the Napa County Fire Code 1999 edition if applicable:
- a. An automatic sprinkler system with alarm supervision by an approved central, or remote station installed and maintained to appropriate NFPA standards;
 - b. An automatic fire alarm system with alarm supervision by an approved central or remote station installed and maintained to appropriate NFPA standards.
 - c. An automatic fire extinguishing system shall be provided for commercial cooking operations and shall be supervised by an approved central or remote station and maintained to appropriate NFPA standards.
8. A Fire Department/Sheriff Office "Rapid Entry System" storage cabinet shall be installed prior to construction for emergency and rescue information storage.
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 (CFC section 103.1.1) upon request from the County Fire Marshal for the following circumstances:
- a. Independent peer review of alternate methods proposals.
10. If the project is designed without direct compliance to the applicable construction requirements, alternate methods proposals (NCFC 103.1.2) will be required from the applicant and technical assistance may be requested for review and compliance inspection.
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).

If there are any question please do not hesitate to contact Barbara Easter at Napa County Fire Department Headquarters (707) 963-3601 ext. 129.

Byron J. Carniglia
Fire Chief

By: *Barbara E. Easter*

Barbara Easter
County Fire Inspector

BJC/BE/be

CC: Applicant, D1404-Loveless,
B1414 Barclay, CFM File, Chron



NAPA COUNTY

CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING
Director

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
AREA CODE 707/253-4416

PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Bldg

Revised plan - and change in comments?

APPLICATION TITLE: Winery Darbush Revised Plan FILE #: 99008-M411

RESPONSE REQUEST DATE: 1/19/2000 RESPONSE RETURN DATE: 2/2/2000
FINAL REQUEST DATE: _____ 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: GRADING, BUILDING, ELECTRICAL,
PLUMBING, MECHANICAL
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. SECURE PERMITS AS NOTED IN ITEM NO. 1 ABOVE
2. WINERY EXPANSIONS REQUIRE APPROVAL FROM CITY AREA AIR QUALITY DISTRICT PRIOR TO PERMIT ISSUANCE
5. Have you previously reviewed an application on any portion of this project?
☒ Yes ☐ No
6. Name of contact person: [Signature] Telephone: 253-4416
Response Prepared by: GARY W. BRENNEN
Title: BUILDING CODES ADMIN.
Date: 1-19-00

CONDITIONS OF APPROVAL

#4-547879 Altamura

Agenda Item: 6

Meeting Date: January 9, 1980

- ☒ 1. The permit be limited to: a winery facility including public tours & tasting within a proposed ±29,252 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 finalization of the Building Permit.
- ☒ 3. Provisions for 45 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. See Attachment #1 for mitigation measures included as part of project.
- _____
- _____
- _____

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

DESCRIPTION OF PROPOSED USE:

USE: Plant vineyard, construct a winery in phases.

PRODUCT OR SERVICE PROVIDED: wine

FLOOR AREA: EXISTING STRUCTURES -0- SQ. FT. NEW CONSTRUCTION 11,827 1st fl/sq. FT.
9,425 2nd Floor

NEW CONSTRUCTION:

TYPE OF CONSTRUCTION: Stucco, wood stone, brick tile

FENCING: TYPE wood LOCATION _____ HEIGHT _____

MAX. HEIGHT (FT.): EXISTING STRUCTURES -0- PROPOSED STRUCTURES 31'

AVERAGE OPERATION:

HOURS OF OPERATION 6:00 A.M. TO 6:00 P.M. DAYS OF OPERATION 7

NUMBER OF SHIFTS: 1 or 2 EMPLOYEES PER SHIFT: Unk. FULL TIME _____ PART TIME _____

NUMBER OF DELIVERIES OR PICK-UPS: Unknown PER DAY

NUMBER OF VISITORS ANTICIPATED: 50+ PER DAY 350+ PER WEEK

ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON ATTACHED PAGE

LANDSCAPING AND PARKING:

EXISTING LANDSCAPING: As shown

PROPOSED LANDSCAPING: As shown

PARKING SPACES: EXISTING SPACES -0- EMPLOYEE _____ CUSTOMER _____
PROPOSED SPACES 30 EMPLOYEE _____ CUSTOMER _____

UTILITIES:

WATER SUPPLY SOURCE: well METHOD OF SEWAGE DISPOSAL: septic

LICENSES OR APPROVALS REQUIRED:

Wine general license - basic producers and blender permit

DISTRICT whatever license is necessary REGIONAL _____
STATE _____ FEDERAL _____

WINERY OPERATION:

X CRUSHING X FERMENTATION X STORAGE/AGING X BOTTLING/PACKING
X SHIPPING: VIA _____: X ADMINISTRATIVE: X TOURS/PUBLIC TASTING
OTHER: normal winery use

GALLONS OF WINE TO BE PRODUCED: 25,000 INITIAL OR CURRENT PRODUCTION 25,000 GALLONS/YEAR
100,000 ULTIMATE PRODUCTION 100,000 GALLONS/YEAR

6/10/77

Attachment # 1

Mitigation Measures Included As Part of
the Altamura Winery I Project (#U-547879)

- 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) Adherence in constructing the proposed combination irrigation/wastewater disposal reservoir to the Napa County Mosquito Abatement District's "Recommended Guidelines For Mosquito Prevention, Weed Control, and Maintenance in Wastewater Ponds".
- 6) Installation of plantings around the proposed parking lot and any outdoor use or storage areas of sufficient height and density to completely screen these areas from view from adjoining properties.
- 7) 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.).
- 8) Selection of existing construction techniques, staging plans, and equipment designed to produce a minimum amount of noise during waking hours.
- 9) Requiring proper maintenance of the construction equipment, including mufflers.
- 10) Placement of noisy stationary construction equipment, such as compressors, away from developed areas off-site and/or providing shielding for such equipment.
- 11) Installation of at least a 45 space parking lot.

