



NAPA COUNTY

CONSERVATION -- DEVELOPMENT AND PLANNING COMMISSION

1195 THIRD STREET, ROOM 210 • NAPA, CALIFORNIA 94559-3092
TELEPHONE 707/253-4416 FAX 707/253-4176

JEFFREY REDDING
Secretary-Director

December 17, 1998

27-260-050
Assessor's Parcel #27-260-050

Clay Gregory
Robert Mondavi Winery
7801 St. Helena Hwy
Oakville, CA 94562

Dear Mr. Gregory:

Please be advised that **Use Permit application # 98071-MOD** has been approved by the Napa County Conservation, Development and Planning Commission based upon the following conditions. (SEE ATTACHED LIST OF CONDITIONS OF APPROVAL)

APPROVAL DATE: December 16, 1998

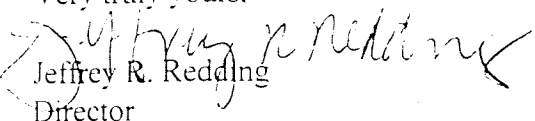
EXPIRATION DATE: December 27, 1999

The use permit becomes effective ten (10) working days from the approval date unless an appeal is filed with the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board b another, you will be notified.

Pursuant to Section 18.124.080 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date **and** provided that any modification of the permit has become final. A request for an extension of time is subject to payment of the filing fee in effect at the time the request for extension is made.

This letter serves as the only notice you will receive regarding the expiration date of your permit or procedures for extensions. Please note that additional fees will be assessed if a landscape plan or erosion control plan is required by this approval.

Very truly yours,


Jeffrey R. Redding
Director

cc: John Tuteur, County Assessor
Gary Brewen, Building Codes Administrator

dm:Mondavi UP approval letter

CONDITIONS OF APPROVAL
Use Permit Modification #98071-MOD (Robert Mondavi Winery)

1. The permit is limited to the Modification of Use Permit # U-208788 to allow the remodel of and the expansion of the existing 1.6 gallon/year winery to result in a 195,377 ft² winery facility with:
 - a. The construction of a new 21,438 ft² red wine fermentation building, maximum 33.75 ft in height.
 - b. The construction of a 18,300 ft² second floor within the existing barrel warehouse, as delineated on the approved site plan, to be used for offices and associated storage.
 - c. The remodel and renovation of the winery with the relocation of the retail sales room, orientation area, tasting rooms, and existing offices into converted existing areas as delineated on the approved site plan and in accordance with the square footage allocation plan. A maximum 550 ft² of the 2,142 ft² retail area shall be permitted for the existing non-wine merchandise retail area. A maximum of 1,250 ft² of area shall be available for public wine tasting; adjacent contiguous public areas shall be prominently signed to prevent tasting activity.
 - d. The relocation of the existing modular office trailers and the addition of one additional temporary office trailer during construction for displaced office employees as delineated on the attached site plan. All trailer offices shall be removed.

Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.

2. The permittee shall submit three (3) copies 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 shall incorporate adequate screening from adjacent properties through the use of fencing or dense evergreen trees. Said plan is to be submitted prior to issuance of any building permit. Landscaping, fencing, and parking to be completed prior to final occupancy. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
3. The maximum number of on-site parking shall be 382, a maximum 169 spaces designated for use by visitors, maintained on dust-free all-weather surfaces approved by the Public Works Department. Employee parking shall be limited to use by employees and signed for such purpose; said parking spaces shall not be used for daily visitor overflow.
4. Plans for any outdoor signs, including parking signs, shall be submitted to the Department for review and approval with regard to design, area, height, and placement.
5. All outdoor storage shall be screened from view of State Highway 29 and adjacent properties by a visual barrier consisting of fencing and/or dense landscaping. No open storage is to exceed the height of the screening.

CONDITIONS OF APPROVAL
Use Permit Modification #98071-MOD (Robert Mondavi Winery)

6. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies, including but not limited to:
 - a. The Department of Environmental Management as stated in their letter of August 26, 1998.
 - b. The Department of Public Works as stated in their letter of August 19, 1998.
 - c. The County Fire Department as stated in their memo of November 5, 1998.
 - d. The Building Division as stated in their memo of August 18, 1998
7. All facilities of the winery, including offices, shall be for the exclusive use of the on-site winery. No portion of the structure shall be rented, leased and the winery facility shall not be used for events hosted by entities other than the winery itself, except those approved for temporary event license pursuant to Chapter 5.36 Napa County Code.
8. 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.
9. The applicant shall comply with all applicable conditions and measures which were included in the previously approved Use Permit #U-208788 (and modifications #93150-MOD; #94241-MOD; #93164-MOD; 96001-MOD; 96660-MOD; 98071-MOD). Any conditions that are in conflict with the requirements of this permit shall be null and void.
10. Marketing activities are limited to the following and in conformance with §18.08.370 of the Napa County Code:
 - a. Miscellaneous trade organization education/promotional events (tasting/seminars/symposia, etc for groups like NVVA, Oakville Winegrowers, Cabernet Society, etc.)

Frequency:	6 times/year
Number of persons:	maximum 400/event
 - b. Private lunches & dinners for Wine Trade & Winery Staff

Frequency:	6 times/week
Number of persons:	30 maximum/event
 - c. Private lunches & dinners for Public (limited and by appointment only)

Frequency:	3 times/week
Number of persons:	50 maximum/event
11. Any future request for an increase in production capacity shall be considered together with this permit for expanded development area in determining whether the 75% rule described in County Code Section 18.104.250 (C) applies.



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Jeffrey Redding
Director

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

December 4, 1998

Glenn Workman
ROBERT MONDAVI WINERY
P.O. Box 106
Oakville, CA 94562


RE: Use Permit Modification #98186-MOD (Employee Parking)

Dear Mr. Workman:

Your request to construct a 19,800 sq.ft. paved employee parking lot with 50 spaces came before the Zoning Administrator for action on December 4, 1998. The requested use permit modification was **APPROVED WITH THE ATTACHED CONDITIONS.**

Conditions of approval may be appealed to the Board of Supervisors within ten working days of the decision in accordance with Chapter 2.88 of the Napa County Code.

Very truly yours,


Michael Miller
Zoning Administrator

cc. Gary Brewen
Larry Bogner
John Tuteur

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CONDITIONS OF APPROVAL
Robert Mondavi Winery
Employee Parking Lot Relocation
#98071-MOD

1. The permit is limited to the construction of a maximum of 19,800 sq.ft. of new paved parking area, and relocation of 50 employee parking spaces to that area as delineated on the approved site plan. At no time event shall the total number of available public+employee parking spaces on site exceed 382.
2. Submit a detailed modified landscaping plan for the new parking area to the Department for review and approval prior to commencement of construction indicating the names and locations of plant materials, and method of planting maintenance. Landscaping shall be completed prior to commencement of use of the parking area, and shall be permanently maintained in accordance with the approved landscape plan.
3. Submit a new parking plan indicating the location(s) of all parking spaces on site, and numbering each space on the plan. Maintain all public and employee parking on a dust-free all-weather surface approved by the Public Works Department.
4. The permittee shall comply with all applicable conditions and mitigation measures which were included in the previously-approved use permit #U-208788 and any other approved use permit modification, specifically #93164-MOD. Any conditions that are in conflict with the requirements of this permit shall be null and void.
5. 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, dated November 6, 1998.
 - County Fire Department, dated November 12, 1998.
 - Department of Public Works, dated August 19, 1998 and November 3, 1998.
6. All staff costs associated with monitoring compliance with these conditions, conditions for existing use permits, 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.
7. Construction of proposed facilities is authorized only upon CDPC approval of use permit modification request #98071-MOD.