



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To:	Dana Morrison, Planning	From:	Maureen Bown, Environmental Health
Date:	May 23, 2022	Re:	Robert Mondavi Minor Mod P22-00106 APN: 027-280-066, -067

Environmental Health staff has reviewed an application requesting approval of the referenced Use Permit Minor Modification and found it to be INCOMPLETE. The following information is needed to complete our review of the application:

1. A wastewater system feasibility report must be submitted to our division. The report must be prepared by a qualified professional and demonstrate how the proposed wastewater system(s) changes, to the existing wastewater ponds and sanitary dispersal field will meet current code and is suitable for the existing use. A comprehensive plan detailing all proposed changes to the wastewater systems, including the reconfiguration of the wastewater ponds, the new building within the footprint of the pond, the "filtration pond", and the "Pollinator Garden" proposing to install decomposed granite pathways within the sanitary dispersal field, must be submitted. Include a site map detailing all existing and proposed wastewater components. A list of qualified professionals is available on the Napa County website, <https://www.countyofnapa.org/Site-Evaluation-Professional-List>.
2. Provide more detail about the "re-envisioned commercial kitchen", and menu (please identify any changes).



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Dana Morrison, Planner III	From: Maureen Bown, <i>MBS</i> Environmental Health Specialist
Date: November 22, 2022	Re: Robert Mondavi 7801 State Highway 29, Napa CA APN: 027-280-067-000 P22-00106- Minor Modification

This Division has reviewed an application for winery renovations as described and depicted in application materials. This Division has no objection to approval of the application with the following conditions of approval:

Prior to issuance of building permits:

1. The applicant shall maintain regular monitoring of the wastewater treatment system as required by this Division which includes submitting quarterly monitoring reports. An annual operating permit is required for the wastewater system.
2. An annual alternative sewage treatment system monitoring permit must be obtained for the alternative sewage treatment system / Pressure Distribution sewage disposal system. The septic system monitoring, must be fully complied with.
3. Complete plans and specifications for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by this Division prior to issuance of any building permits for said areas. A modification to the annual food permit may be required.
4. Plans for the proposed changes to the existing process wastewater ponds, as described in the revised Wastewater Feasibility Study dated September 27, 2022, shall be designed by a licensed Civil Engineer, and be accompanied by complete design criteria based upon local conditions with plan check fees for review and approval. No building clearance for any structure that generates process wastewater, to be disposed of by this system, will be approved until such plans are approved by this Division. If the capacity of process wastewater pond is insufficient, additional storage will be required.

5. Permits to alter or construct the 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 these systems.
6. All proposed changes must comply with the General Winery Order and Napa County. General Waste Discharge Requirements for Winery Process Water were adopted by the State Water Quality Control Board in January 2021.
7. The applicant shall enroll for coverage under the General Waste Discharge Requirements for Process Water by submitting the Notice of Intent, Technical Report and Application to the San Francisco Regional Water Quality Control Board or Napa County.
8. Pollinator Garden: The use of the process waste dispersal field shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration.

During construction and/prior to granting final occupancy:

9. 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.
10. The use of the wastewater 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 system include equipment storage, parking, etc.

Upon final occupancy and thereafter:

11. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business shall be submitted to <http://cers.calepa.ca.gov/> and approved by this Division.
12. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors, and odors.
13. 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.



A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1464

Fire Marshal's Office

MEMORANDUM

TO: Planning	DATE: 5/6/2022
FROM: Jason Downs, Deputy Fire Marshal	
SUBJECT: P21-00106 Robert Mondavi	027-280-067-000

The Napa County Fire Marshal's Office has reviewed the submittal package for the above proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

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. Where conditions listed in 2019 California Fire Code Section 105.7 are proposed, separate permits will be required prior to Building Permit issuance for: Automatic fire extinguishing systems, Fire alarm and detection systems and related equipment, Fire pumps and related equipment, and gates and barricades across fire apparatus access roads.
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 Napa County Road & Street Standards
5. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
6. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.
7. Roadways shall be a minimum of 20 feet in width with a 2 foot shoulder and 15 foot vertical clearance.



A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1464

Fire Marshal's Office

MEMORANDUM

8. Turnouts shall be a minimum of 12 feet in width, 30 foot in length and 25 foot taper on each end.
9. Turnarounds are required on driveways and dead end roadways.
10. 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.
11. 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 California Fire Code Appendix B and the Napa County Municipal Code.
12. 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.
13. 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.
14. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains
15. 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.
16. 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.
17. Provide 100 feet of defensible space around all structures.



A Tradition of Stewardship
A Commitment to Service

Napa County Fire Department
Fire Marshal's Office
Hall of Justice, 2nd Floor
1125 3rd Street
Napa, CA 94559

Office: (707) 299-1464

Fire Marshal's Office

MEMORANDUM

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)299-1466 or email at adam.mone@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

Brian Bordona
Interim Director

MEMORANDUM

To: Dana Morrison, Planning Division	From: Daniel Hornett, Engineering Division
Date: November 29, 2022	Re: Robert Mondavi Winery Minor Mod Evaluation of Napa County Road and Street Standards Exception Request 7801 State Highway 29, Napa, CA 94558 P22-00106 APN: 027-280-067-000

Road Modification Request

The Engineering Division received a request (the request) by Summit Engineering, Inc., dated October 14, 2022 for an exception to the commercial road design criteria as outlined in the latest edition of the Napa County Road and Street Standards (RSS), Revised January 1, 2021 {Resolution 2020-133} as part of an application for a Minor Modification to the use permit for a redesign of the winery site. Access to the subject property is off of California State Highway 29. The applicant is seeking an exception to the horizontal clear width along an access road to the Mayacamas tasting pavilion (Pavilion). All other portions of the proposed roadway will be improved to minimum design standards for commercial access, per the 2021 RSS. The nature and constraints for the road exception are as follows:

EXCEPTION #1 ROADWAY WIDTH EXCEPTION:

The RSS requires that commercial driveways shall be constructed to provide 22 feet of travel way and unobstructed vertical clearance of 13 feet, 6 inches along its entire length. The travel way shall consist of two 10-foot wide all-weather surfaced travel lanes with 1 feet of drivable shoulder on each side. This project proposes an access road to the Mayacamas pavilion which shall be 14' wide for approximately 2000' with three turnouts spaced between 484' to 575' apart. The access road is constrained by existing established vineyards. The applicant is proposing to install signage which restricts public access to the access road, so the access road to the Pavillion shall only be used by shuttles, employees, and emergency vehicles to ensure the proposed design will minimize the potential for emergency response delay.

Engineering Division Evaluation and Recommendation:

Engineering Division staff has reviewed the Request noted above with the Fire Marshal's office, and has made the following determination:

- The exception request has provided the necessary documentation as required by RSS Section 3. The request is in connection with an application for a use permit minor modification, and has received the appropriate environmental review from the Planning Division, therefore the approving body shall be the Zoning Administrator.
- The project site is located entirely within the Local Responsibility Area (LRA) according to the Cal Fire Fire Hazard Severity Zones Map. The property is also not designated as being in a Very High Fire Hazard Severity Zone (VHFHSZ).
- In accordance with Section 5 and Section 3 of the RSS, the Request has demonstrated that the project as proposed will provide measures which provide safe access for emergency apparatus, safe civilian evacuation, and the avoidance of delays in emergency response based on the demands of the property.

The determinations stated above are based on existing site conditions and previous approvals. The Engineering Division supports the approval of the exception request as proposed with the following conditions that are in addition to any and all conditions previously placed on the project as part of the discretionary application. All roadway improvements shall be completed prior to execution of any new entitlement or final on all new development proposed:

1. The roadway shall be constructed and maintained to the approved condition prior to issuance of permanent or temporary certificate of occupancy for the new winery facilities and throughout the life of the use approved by this action (winery Use Permit minor modification).
2. Applicant shall improve the existing roadway consistent with the approved plans titled Improvement Plans for Robert Mondavi Winery dated October 13, 2022.
3. Any/all future road design changes proposed by the property owner or changes in use of this roadway beyond the existing use shown on the above noted request shall require re-evaluation of the roadway to comply with the requirements of adopted codes, standards and regulations and may require additional conditions.

EXHIBIT A
ROBERT MONDAVI WINERY
ROAD EXCEPTION REQUEST AND EXHIBIT

October 14, 2022

David Morrison
Napa County PBES
1195 Third Street
Napa, CA 94559

RE: Robert Mondavi Winery – Road Exception Request
 Project Number 2021201

Dear Mr. Morrison:

Constellation Brands intends to renovate the Robert Mondavi Winery facility, which consists of production and hospitality improvements. The Pavilion, located on the western portion of the property, is one of the proposed improvements and is intended to provide a unique tasting experience.

The Pavilion is proposed to be located within the footprint of the existing process wastewater ponds, which are currently accessed by a combination of an asphalt and vineyard gravel road ranging in width of approximately 14 ft to 20 ft. The existing asphalt access road currently meets Napa County Road and Street Standards (NCRSS) up to the west parking lot.

Due to existing vineyard site constraints, the portion of the access road from the west parking area to the turn to access the Pavilion is proposed to remain as 14 ft wide and a total of three turnouts are proposed spaced apart between 484 ft to 575 ft, per sheet UP1. The property line is approximately in the center of the existing vineyard road. To provide the 14 ft access road and required turnouts, either the existing access road will be shifted so that the required access is provided entirely on the subject property, or an easement will be provided at the time of building permit application for the Pavilion. A Napa County fire truck turnaround is proposed at the Pavilion and a hydrant and sprinkler system will be designed to protect the Pavilion against fire. See enclosed sheets UP1 and UP3.6.

On September 22, 2022, Summit Engineering met with the Napa County Fire and Engineering Divisions to review the proposed access to the Pavilion and County staff requested that an exception request to the NCRSS be submitted for reduced road width for a commercial driveway (section 13 in the NCRSS) along the 2,000 ft length of road between the two vineyard blocks. The property falls within the Local Responsibility Area (LRA) and the NCRSS indicates that exceptions may be granted by the County if the design “provides safe access for emergency apparatus, safe civilian evacuation, and the avoidance of delays in emergency response based on the demands of the property as determined by the County Engineer and Fire Marshall”.

During the site meeting, it was discussed that the addition of turnouts and fire protection infrastructure to protect the Pavilion would provide safe fire access and safe civilian evacuation. Since the access road

to the Pavilion will not be used for public traffic but only shuttles, employees, and emergency vehicles will utilize this road, the proposed design will minimize the potential for emergency response delay.

Please review and contact us if you have any questions or require additional information.

Sincerely,

Tania Schram, P.E.
Associate

cc: Jason Downs, Napa County Fire Department
Daniel Hornett, Napa County Engineering Division

THIS DOCUMENT AND THE DATA AND DESIGN INFORMATION HEREIN ARE THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.

ABBREVIATIONS:

AC	ASPHALT CONCRETE	FD	FIRE HYDRANT
AD	AREA DRAIN	GS	GRASS
APN	ASSESSOR'S PARCEL NUMBER	LDF	LOW IMPACT DEVELOPMENT FACILITY
BASMAA	BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION	LL	LOWER LEVEL
BFE	BASE FLOOD ELEVATION	LD	LOWER LEVEL
BLDG	BUILDING	PIB	PLANTER DRAIN
C	CENTERLINE	PIV	POST INDICATOR VALVE
CONC	CONCRETE	PW	PROCESS WASTE
DI	DRAIN INLET	SS	SETBACK
DS	DOWNSPROUT	SD	STORM DRAIN
DC	DECOMPOSED GRANITE	SSD	SHANTY SANITARY SEWAGE STANDOFF
(E)	EXISTING	TD	TRENCH DRAIN
EV	ELECTRIC VEHICLE	TI	TRAFFIC INDEX
FDG	FIRE DEPARTMENT CONNECTION	TY	TYPICAL
FF	FINISH FLOOR	UA	UPPER LEVEL

NOTES:

- STORMWATER RUNOFF FROM THE WASTEWATER SYSTEM ENCLOSURE ROOF SHALL BE DIRECTED TO THE VINEYARDS. VINEYARD SHALL PROVIDE INFILTRATION AND TREATMENT.
- THE EXISTING DRIVEWAY AND PARKING MEET THE 2021 NAPA COUNTY ROAD AND STREET STANDARDS FOR SLOPE SURFACING, WIDTH AND RADII.
- EXCESS SOILS WILL BE OFF-HAULED TO AN APPROVED SITE.
- FIRE HYDRANTS SHALL BE LOCATED THROUGHOUT THE SITE IN A LOCATION ACCESSIBLE BY A FIRE TRUCK AND CONFORMING TO NAPA COUNTY CODE.
- PERVIOUS DRIVEWAY AND PARKING AREA SHALL MEET CRITERIA FOR PERVIOUS PAVEMENT PER BASMAA POST-CONSTRUCTION MANUAL SECTION 4-6.
- PROPOSED SELF-RETAINING AREAS SHALL MEET CRITERIA PER BASMAA POST-CONSTRUCTION MANUAL.
- ACCESS DRIVE STRUCTURAL PAVEMENT SECTION SHALL BE BASED ON A MINIMUM TI OF 6.0 & APPROPRIATE TR VALUE. PROPOSED PAVEMENT SECTIONS PROVIDED BY THE GEOTECHNICAL ENGINEER SHALL MEET OR EXCEED NAPA COUNTY ROAD AND STREET STANDARDS.
- DRIVEWAYS SHALL BE DESIGNED TO HAVE A VERTICAL CLEARANCE OF 13.5' MIN

PARKING TABLE	
NUMBER	TYPE
283	STANDARD SPACE
-	COMPACT SPACE
10	STANDARD ACCESSIBLE SPACE
2	VAN ACCESSIBLE SPACE
12	EV SPACE
2	EV ACCESSIBLE SPACE
2	EV VAN ACCESSIBLE SPACE
6	BUS PARKING SPACES
317	TOTAL SPACES

OWNER:
CONSTELLATION BRANDS
U.S. OPERATIONS, INC
DBA: ROBERT MONDAVI WINERY
7801 ST. HELENA HIGHWAY
OAKVILLE, CA 94562

APPLICANT:
SUMMIT ENGINEERING, INC
463 AVIATION BLVD STE 200
SANTA ROSA, CA 95403

SUMMIT
 Summit Engineering, Inc.
 463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403
 707-527-0775 • www.summit-ei.com

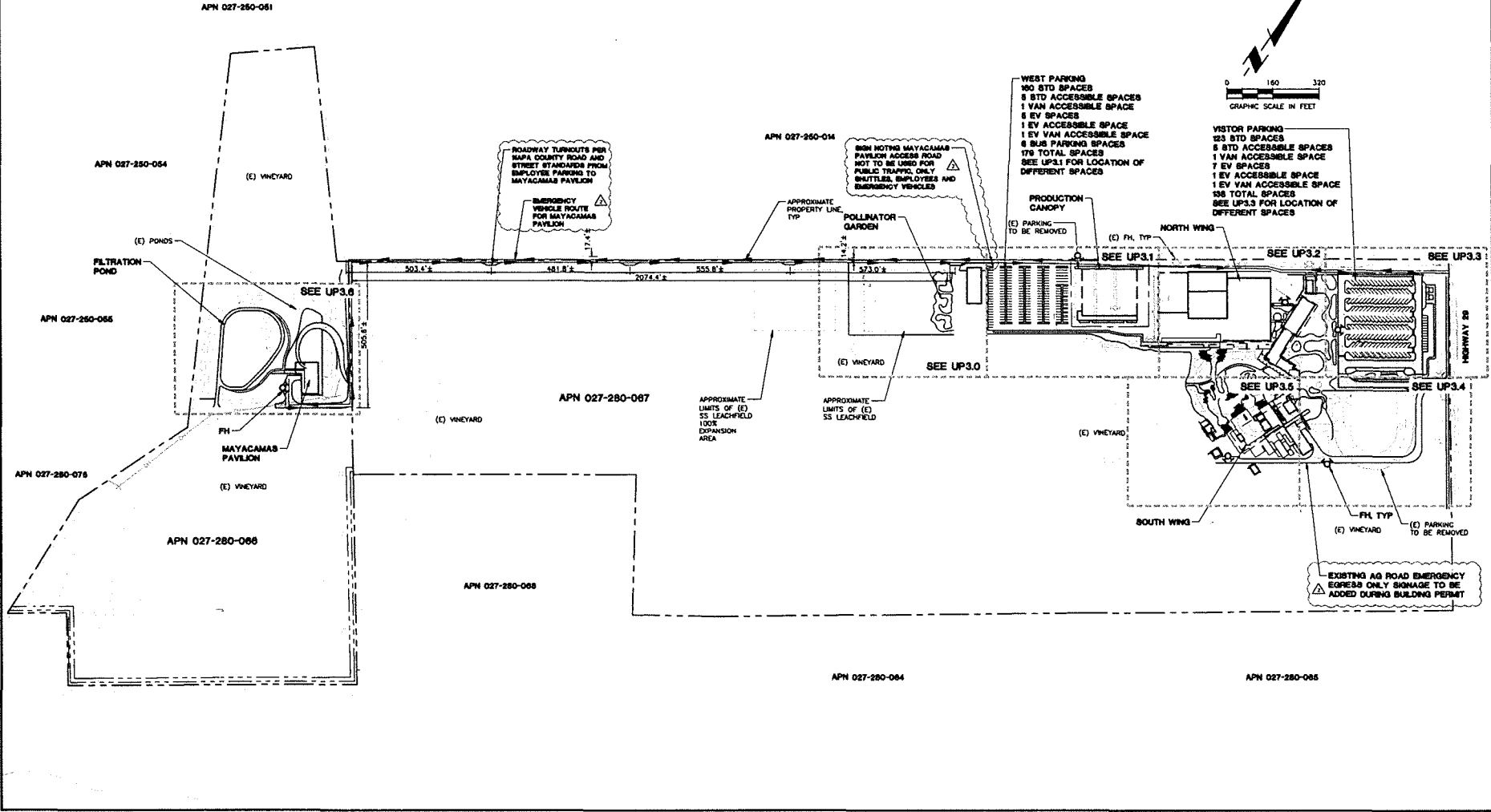
ROBERT MONDAVI WINERY
7801 ST. HELENA HIGHWAY
OAKVILLE, CA 94562
 APN 027-280-086 & 087

ROBERT MONDAVI USE PERMIT
OVERALL SITE PLAN

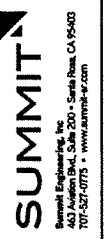
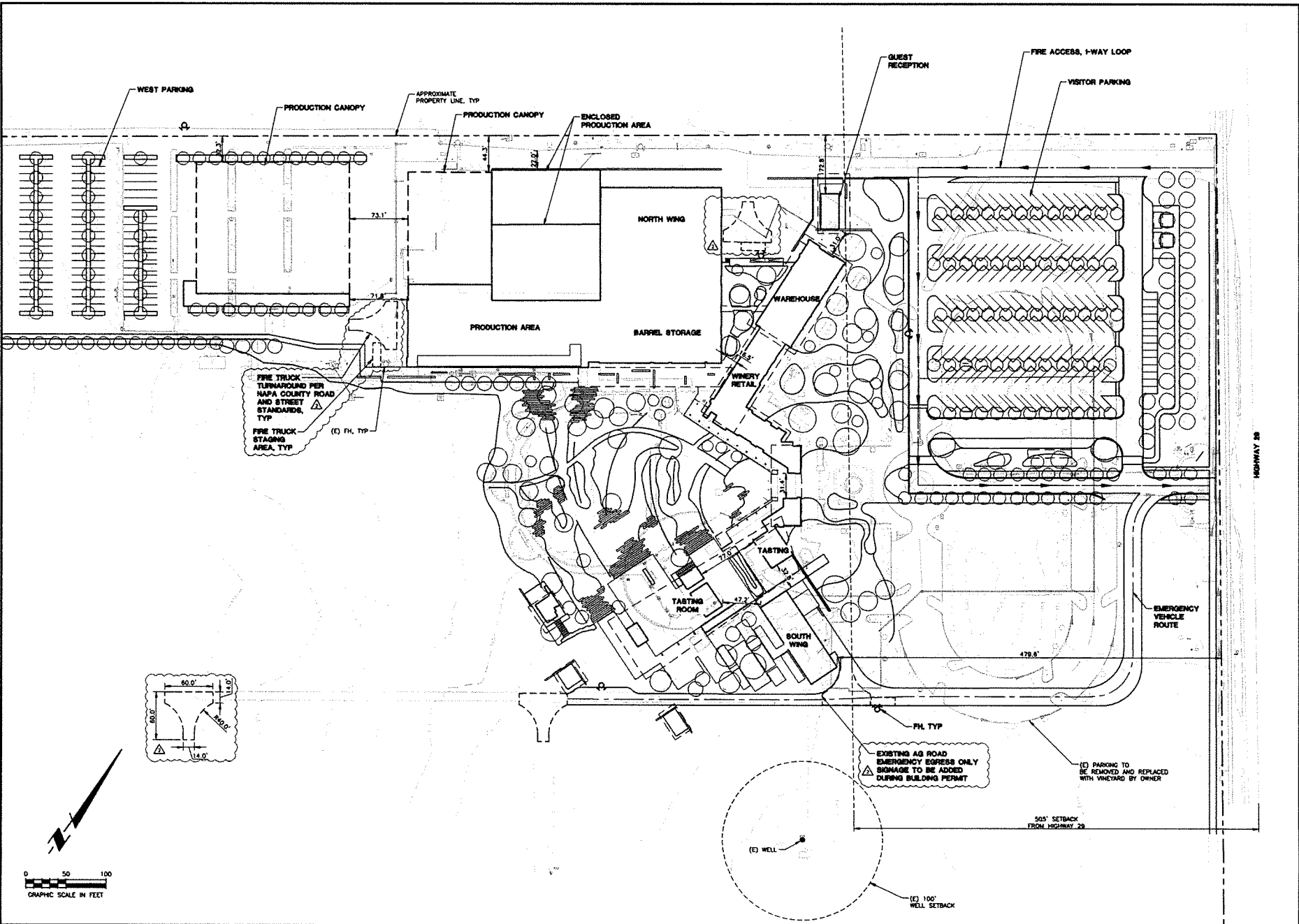
2022-03-21	PERMIT SUBMITTAL
2022-07-19	PERMIT RESUBMITTAL
2022-08-27	PERMIT RESUBMITTAL

DATE: 2022-10-13
 JOB NO: 2021201
 SCALE: AS SHOWN
 DRAWN: BC
 CHECKED: DR

SHEET **UP1**
 OF 14



THE DOCUMENT, AND THE EXIST AND DESIGN INFORMATION HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.



ROBERT MONDAVI WINERY
7801 ST. HELENA HIGHWAY
OAKVILLE, CA 94662
APH 037-280-008 & 047

ROBERT MONDAVI USE PERMIT
WINERY SITE PLAN

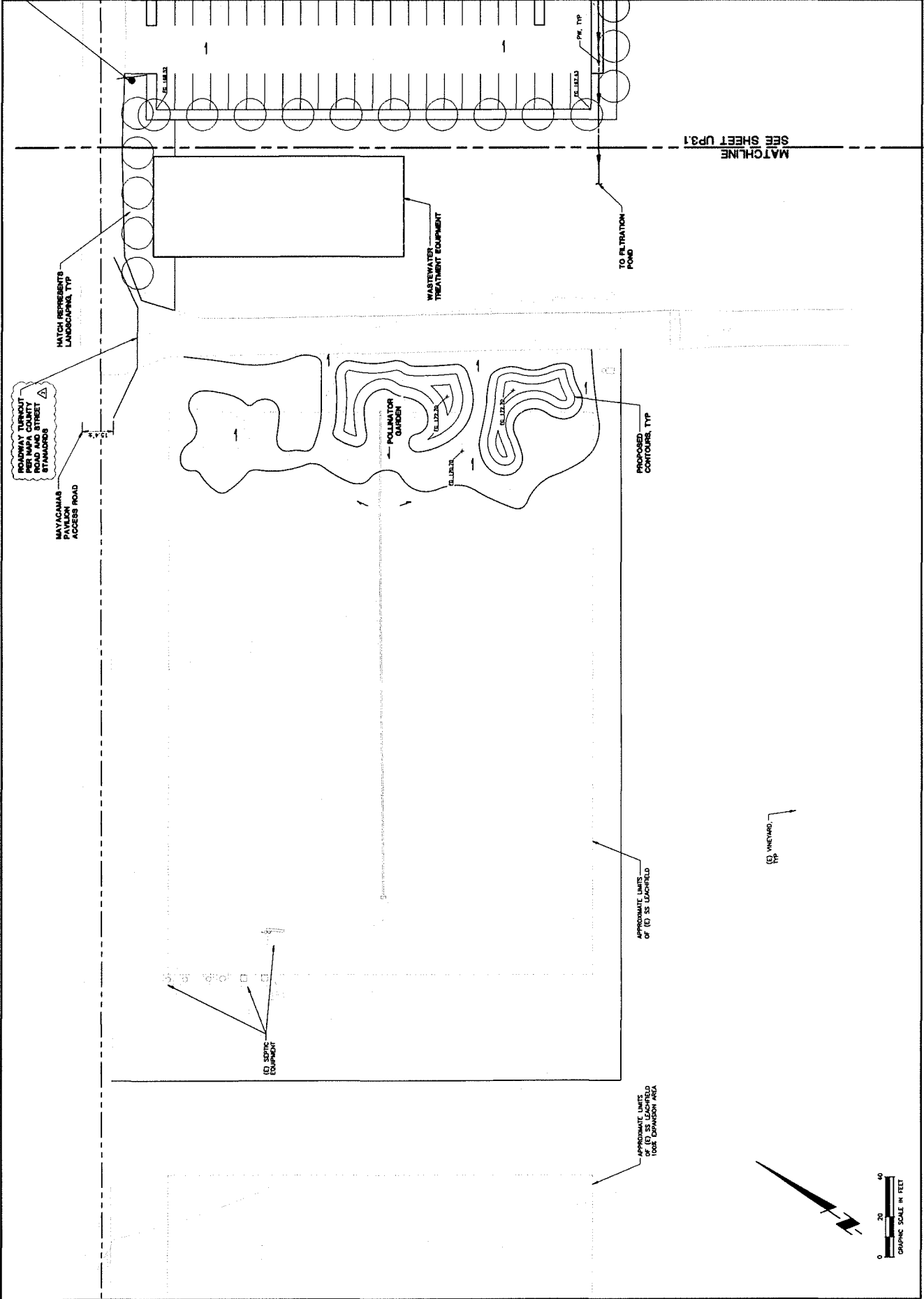
2022-03-31	PERMIT SUBMITTAL
2022-07-19	PERMIT RESUBMITTAL
2022-09-27	PERMIT RESUBMITTAL

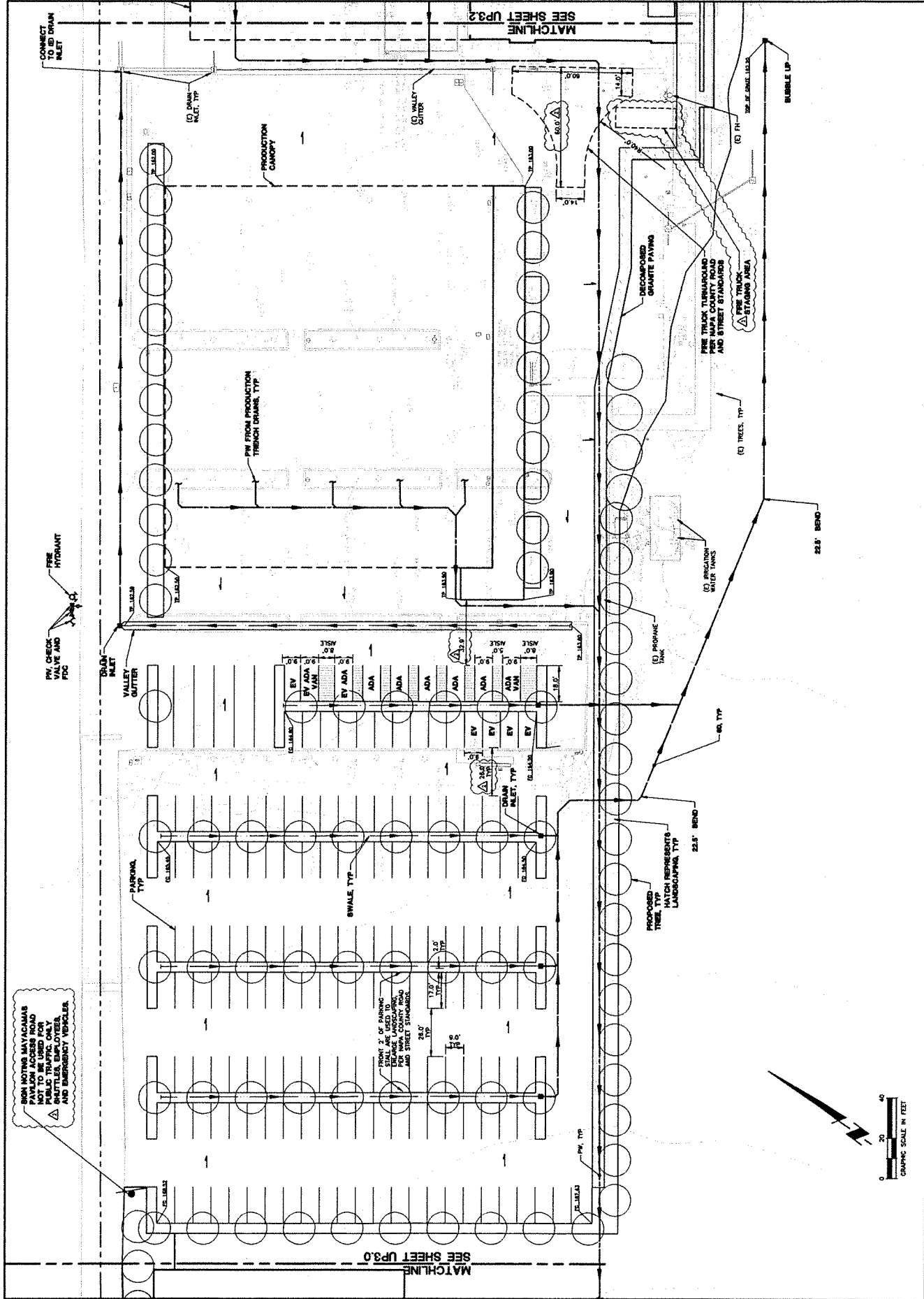
(E) PARKING TO BE REMOVED AND REPLACED WITH VINEYARD BY OWNER

DATE: 2022-10-06
JOB NO: 2021201
SCALE: AS SHOWN
DRAWN: DC
CHECKED: DR
SHEET



DATE: 2022-10-04	2022-10-11	2022-10-11
JOB NO: 2021201	2022-10-11	2022-10-11
SCALE: AS SHOWN	PERMIT REQUIRED	PERMIT REQUIRED
DRAWN: BC	PERMIT REQUIRED	PERMIT REQUIRED
CHECKED: DR	PERMIT REQUIRED	PERMIT REQUIRED
SHEET: 03	PERMIT REQUIRED	PERMIT REQUIRED

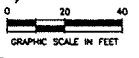
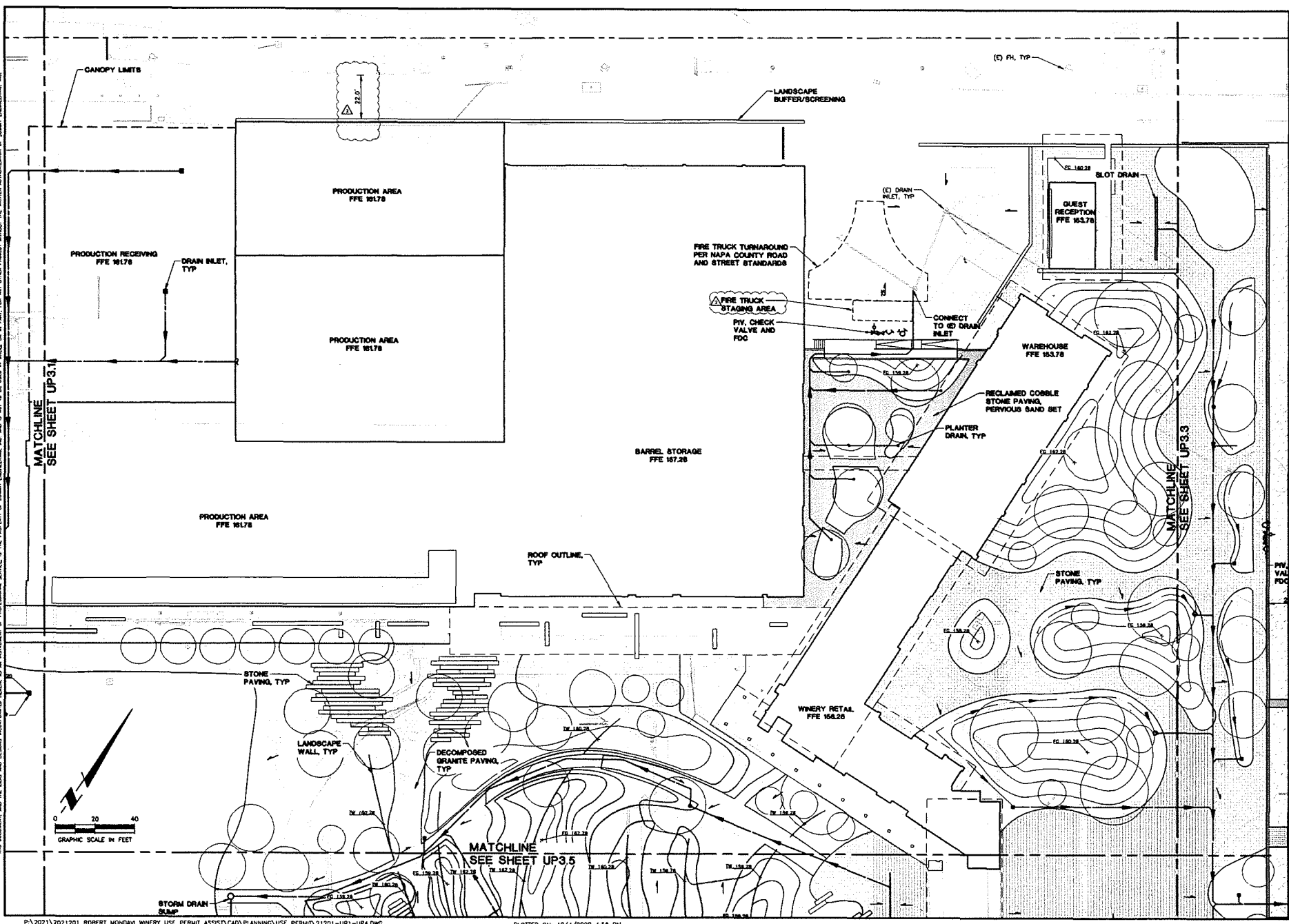




SHOW NOTING MAYACAMAS
 NOT TO BE USED FOR
 PUBLIC TRAFFIC. ONLY
 SHUTTLE EMPLOYEES
 AND CONTRACTORS

ALL OF THE
 SHALL BE USED TO
 EXCHANGE LANDSCAPING
 AND STREET SIGNAGE

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN ARE AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.



SUMMIT
 Summit Engineering, Inc.
 453 Allison Blvd., Suite 200 • Santa Rosa, CA 95403
 707-537-0775 • www.summit-ei.com

ROBERT MONDAVI WINERY
 7801 ST. HELENA HIGHWAY
 OAKVILLE, CA 94562
 APN 027-280-006 & 007

ROBERT MONDAVI USE PERMIT
 PRELIMINARY GRADING & DRAINAGE PLAN

2023-03-21	PERMIT SUBMITTAL
2023-07-19	PERMIT RECOMMITTAL
2023-09-27	PERMIT RECOMMITTAL

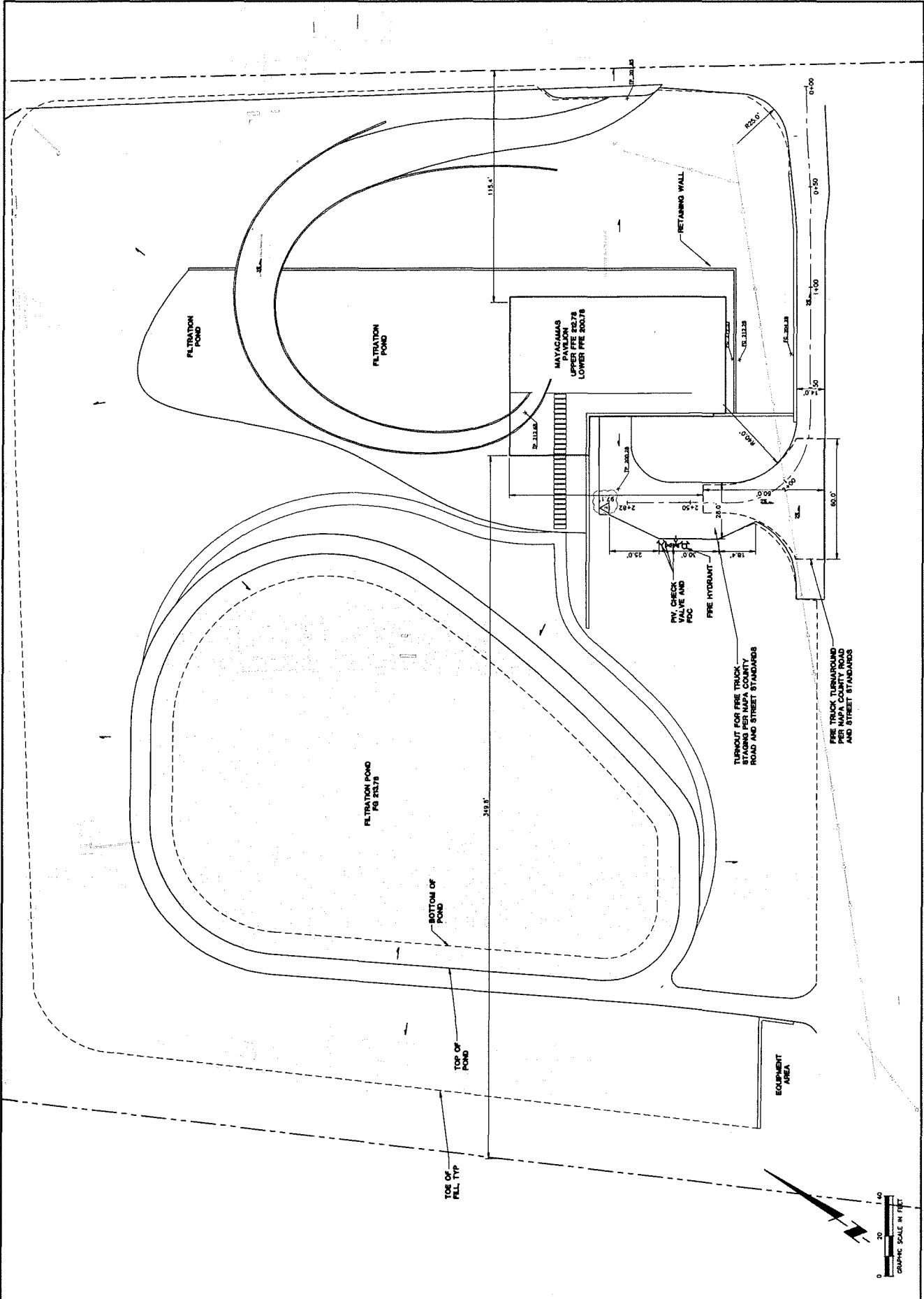
DATE: 2023-09-30
 JOB NO: 2021201
 SCALE: AS SHOWN
 DRAWN: BC
 CHECKED: DR
 SHEET: UP3.2
 3 OF 13

DATE: 2022-09-30
 JOB NO: 2021201
 SCALE: AS SHOWN
 DRAWN: BC
 CHECKED: DR
 SHEET: **UP 36**
 2021.13

ROBERT MONDAVI USE PERMIT
 PRELIMINARY GRADING & DRAINAGE
 PLAN

ROBERT MONDAVI WINERY
 7801 ST. HELENA HIGHWAY
 OAKVILLE, CA 94562
 APN 027-280-066 & 067

SUMMIT
 Summit Engineering, Inc
 423 Aviston Blvd., Suite 200 • Santa Rosa, CA 95403
 707-527-0775 • www.summit-e.com



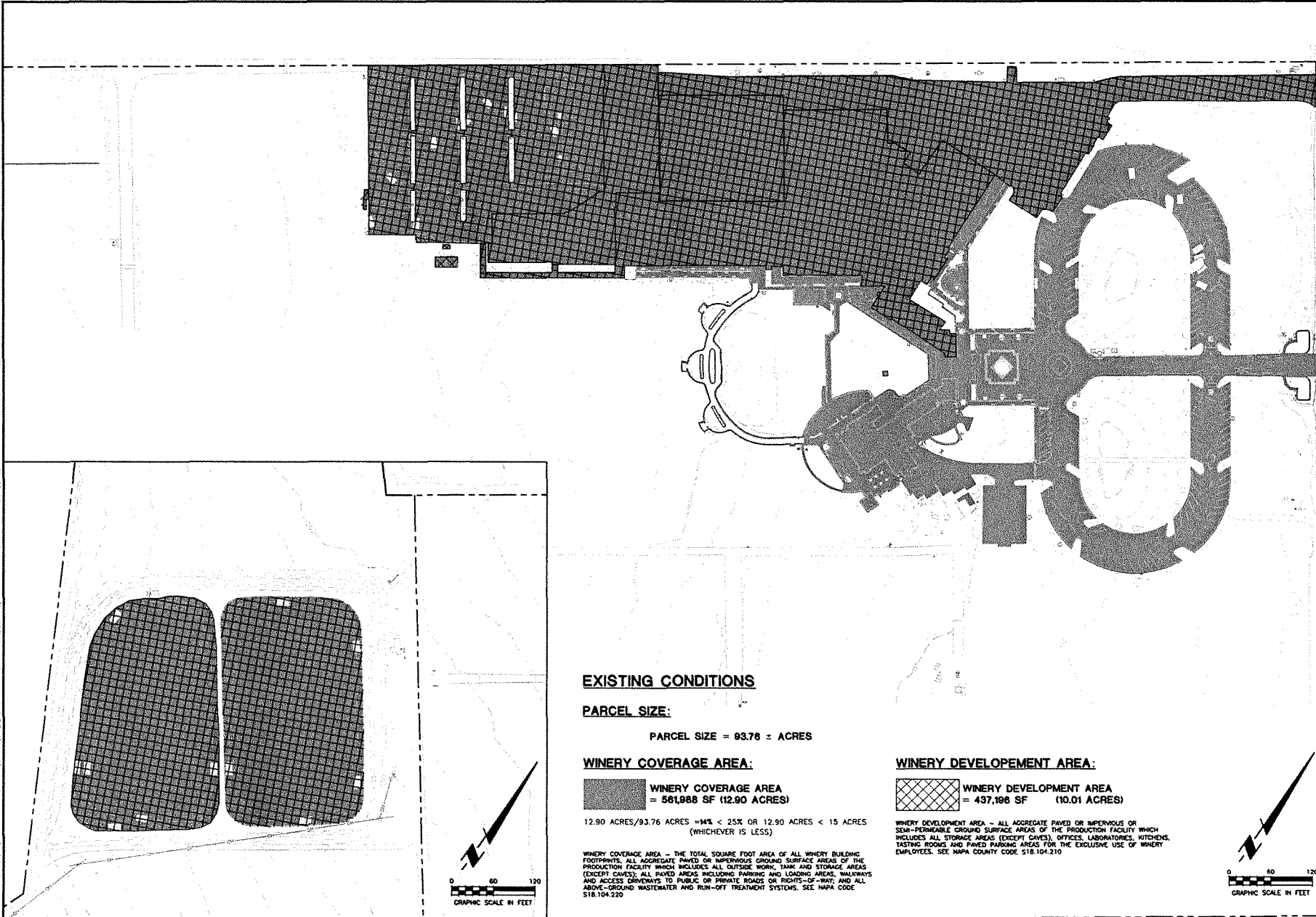
PLOTTED ON: 9/30/2022 4:10 PM

P:\2021\2021201 ROBERT MONDAVI WHISKEY USE PERMIT ASSISTANT\PLANNING\USE PERMIT\21201-UP-14-PA.DWG



THIS DOCUMENT AND THE DATA AND DESIGN INFORMATION HEREON IS AN INSTRUMENT OF PROFESSIONAL SERVICE IN THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.



POND SITE PLAN
SCALE: 1"=60'

1

EXISTING CONDITIONS

PARCEL SIZE:

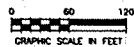
PARCEL SIZE = 93.78 ± ACRES

WINERY COVERAGE AREA:

WINERY COVERAGE AREA
= 561,988 SF (12.90 ACRES)

12.90 ACRES/93.76 ACRES = 14% < 25% OR 12.90 ACRES < 15 ACRES
(WHICHEVER IS LESS)

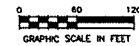
WINERY COVERAGE AREA - THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK, AND STORAGE AREAS (EXCEPT CANES); ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY; AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE MAPA CODE 518.104.220



WINERY DEVELOPMENT AREA:

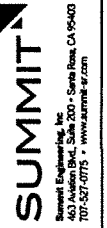
WINERY DEVELOPMENT AREA
= 437,186 SF (10.01 ACRES)

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CANES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE MAPA COUNTY CODE 518.104.210



WINERY SITE PLAN
SCALE: 1"=60'

2



ROBERT MONDAVI WINERY
7801 ST. HELENA HIGHWAY
OAKVILLE, CA 94562
APN 027-280-008 & 007

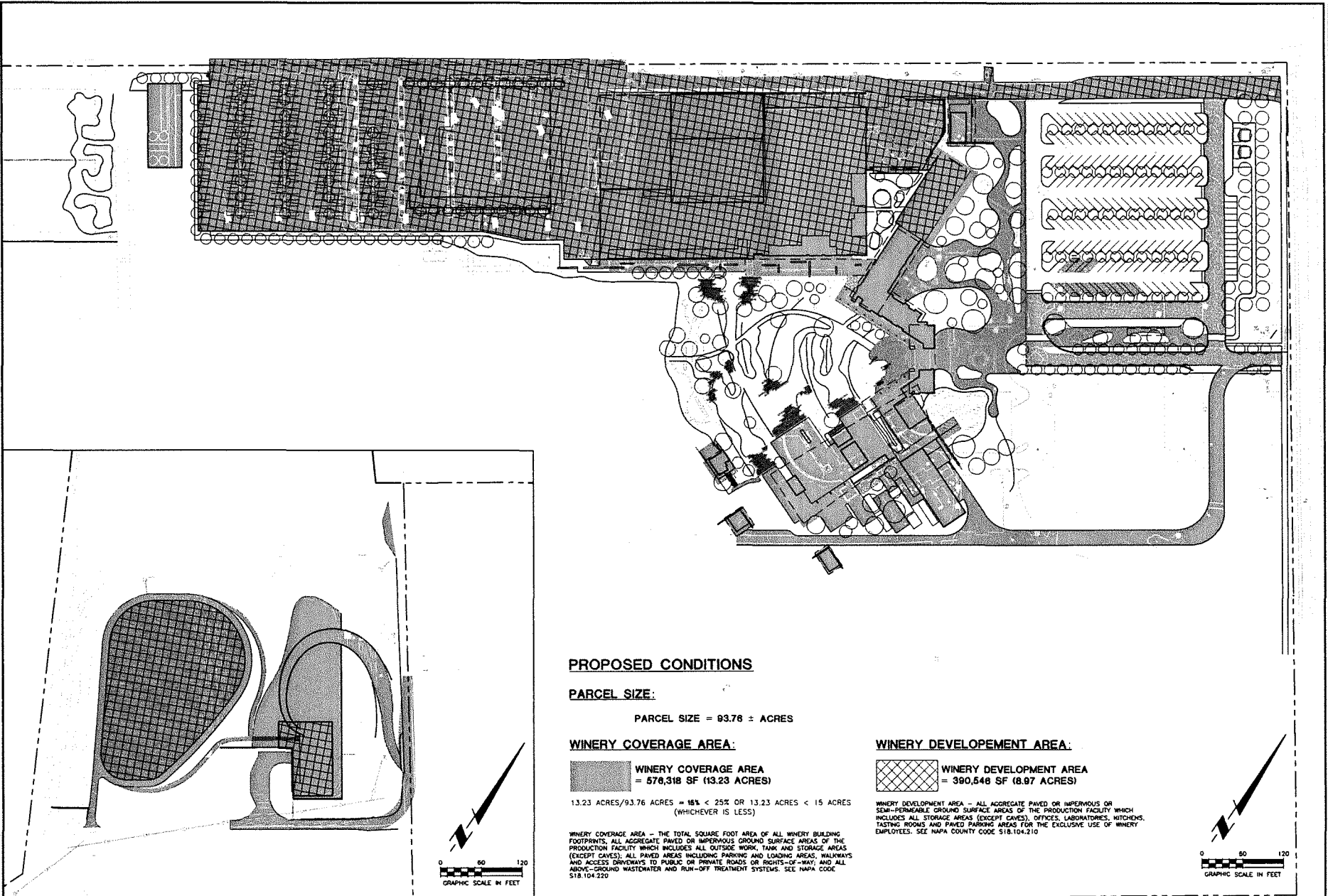
ROBERT MONDAVI USE PERMIT
WINERY COVERAGE AND DEVELOPMENT AREAS - EXISTING CONDITIONS

2022-03-31 PERMIT SUBMITTAL
2022-07-19 PERMIT RESUBMITTAL
2022-09-27 PERMIT RESUBMITTAL

DATE: 2022-09-30
JOB NO: 2021201
SCALE: AS SHOWN
DRAWN: BG
CHECKED: DR
SHEET

UP4A
10 OF 13

THIS DOCUMENT, AND THE IDEAS AND DESIGN REPRESENTATIONS HEREIN, IS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.



SUMMIT
 Summit Engineering, Inc.
 463 Allison Blvd. Suite 200 • Santa Rosa, CA 95403
 707-527-0775 • www.summit-ez.com

ROBERT MONDAVI WINERY
 7801 ST. HELENA HIGHWAY
 OAKVILLE, CA 94562
 APN 027-280-066 & 067

ROBERT MONDAVI USE PERMIT
 WINERY COVERAGE AND DEVELOPMENT
 AREAS - PROPOSED CONDITIONS

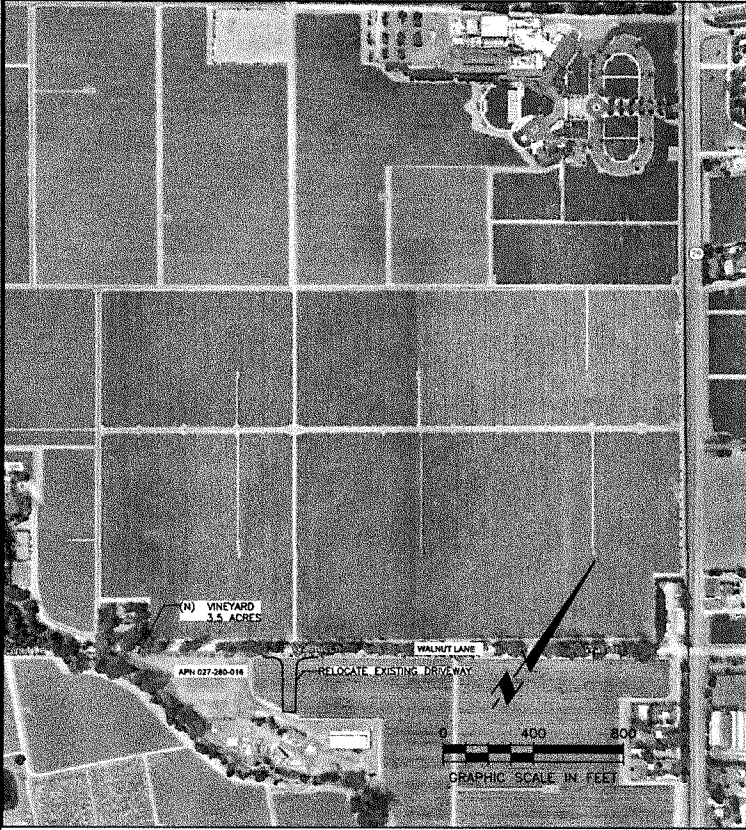
2022-03-31	PERMIT SUBMITTAL
2022-07-18	PERMIT RESUBMITTAL
2022-09-27	PERMIT RESUBMITTAL

DATE: 2022-09-30
 JOB NO: 2021201
 SCALE: AS SHOWN
 DRAWN: BC
 CHECKED: DR
 SHEET

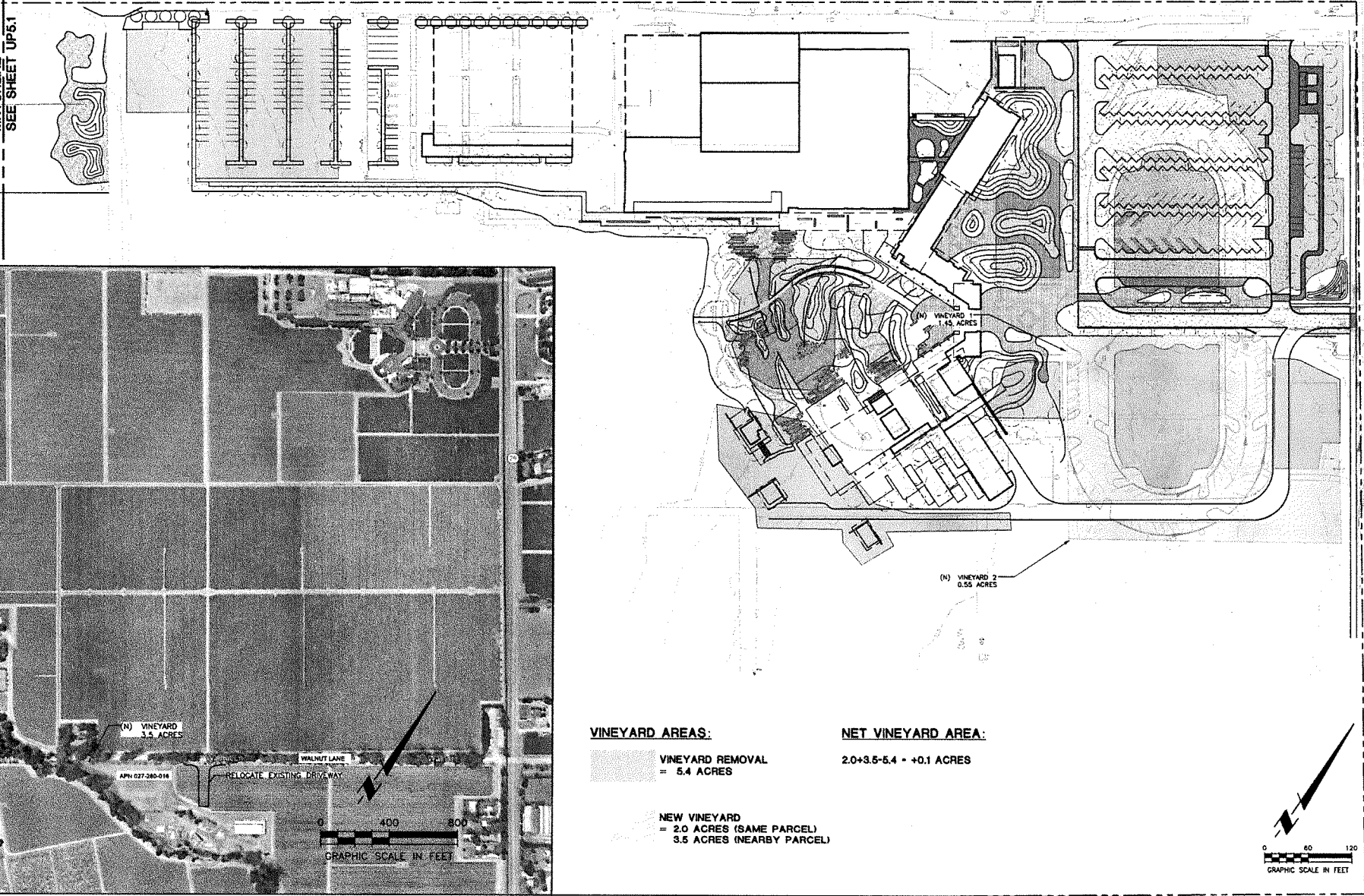
UP4B
 1 OF 13

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.

MATCHLINE
SEE SHEET UP5.1



NEARBY PARCEL SITE PLAN ①
SCALE: 1"=250'

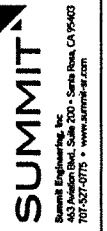


VINEYARD AREAS:

- VINEYARD REMOVAL
= 5.4 ACRES
- NEW VINEYARD
= 2.0 ACRES (SAME PARCEL)
3.5 ACRES (NEARBY PARCEL)

NET VINEYARD AREA:
2.0+3.5-5.4 = +0.1 ACRES

WINERY SITE PLAN ②
SCALE: 1"=60'



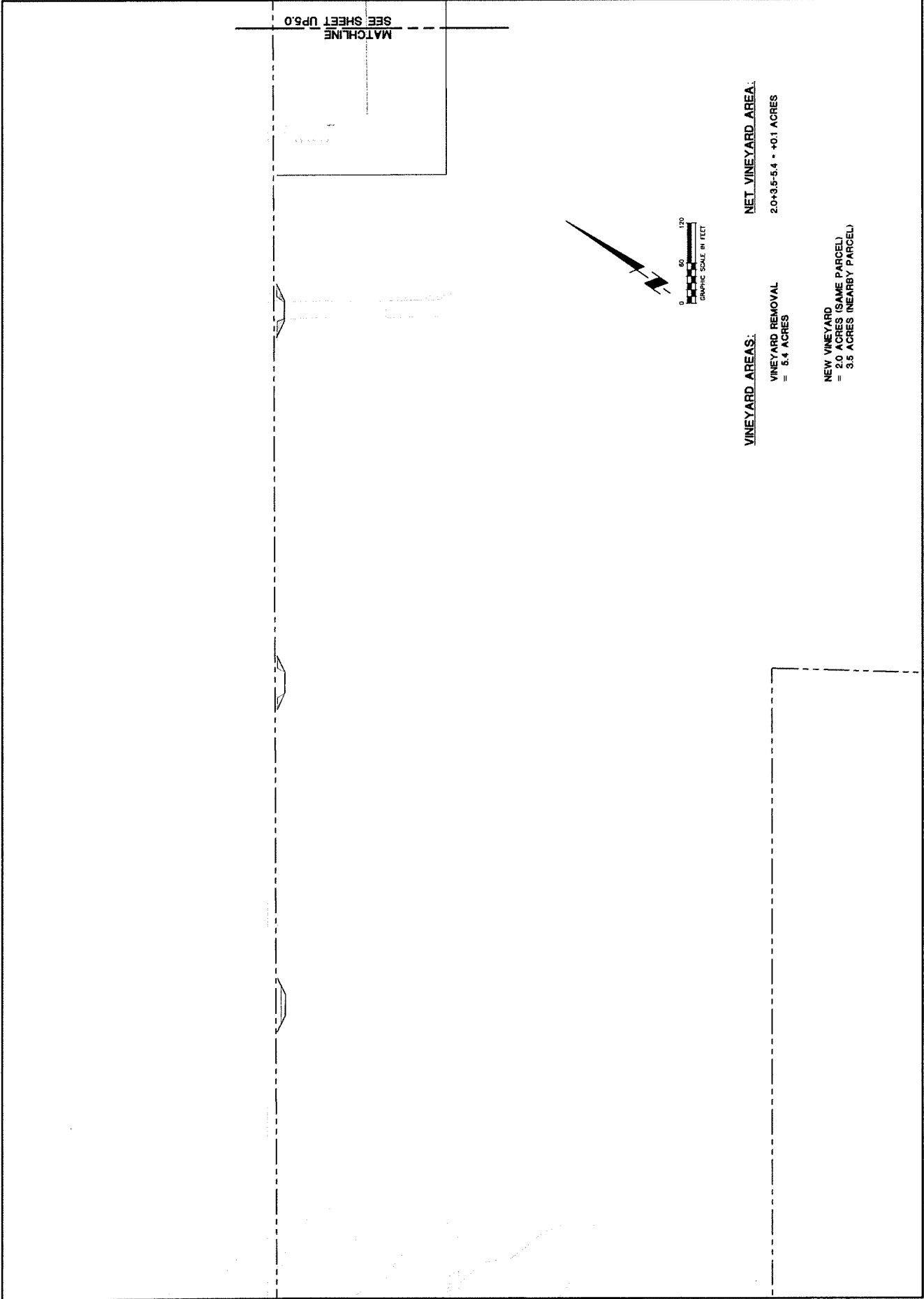
ROBERT MONDAVI WINERY
7801 ST. HELENA HIGHWAY
OAKVILLE, CA 94662
APN 027-280-048

ROBERT MONDAVI USE PERMIT
VINEYARD AREAS

2022-03-21	PERMIT SUBMITTAL
2022-07-19	PERMIT RESUBMITTAL
2022-08-27	PERMIT RESUBMITTAL

DATE: 2022-10-06
JOB NO: 2021201
SCALE: AS SHOWN
DRAWN: BG
CHECKED: DR
SHEET

UP5.0
12 OF 14



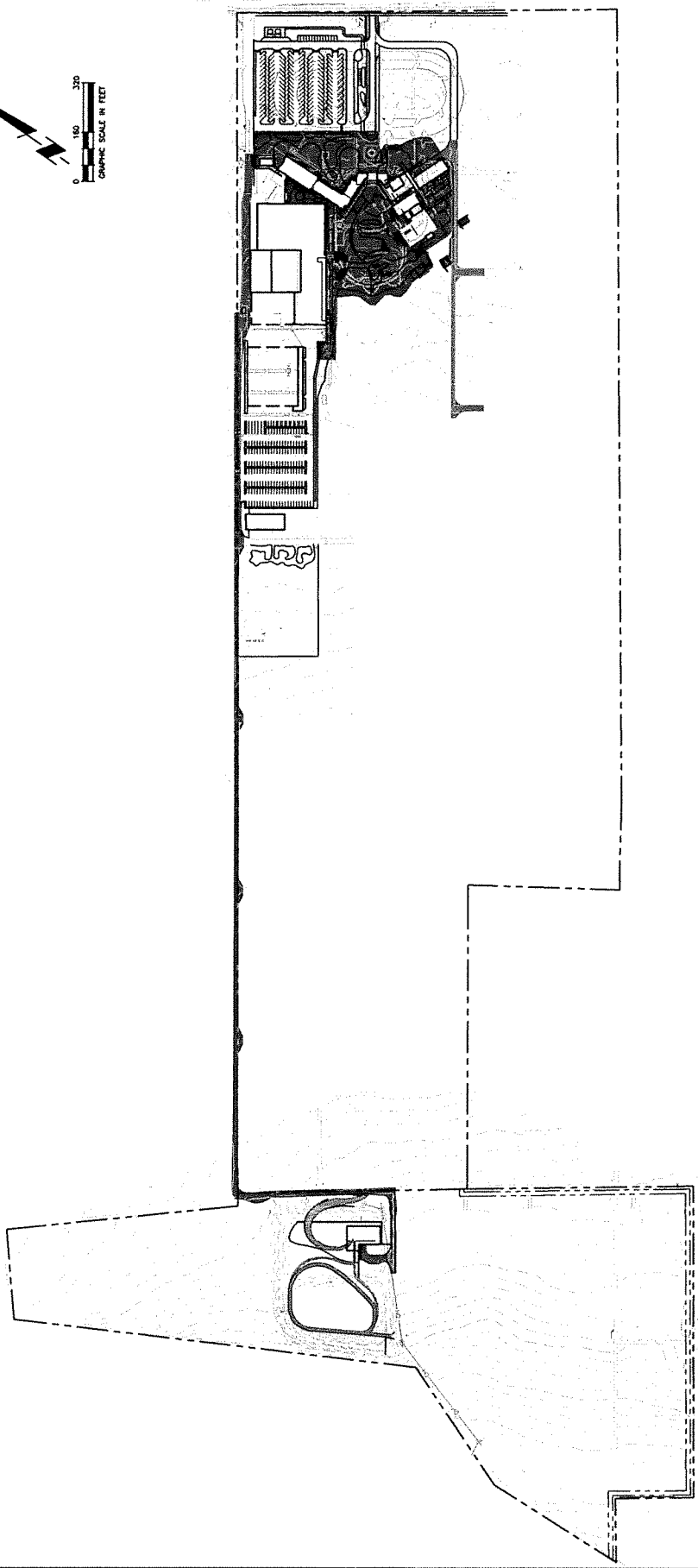
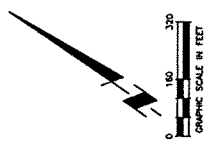
VINEYARD AREAS:
 VINEYARD REMOVAL
 = 5.4 ACRES

NET VINEYARD AREA:
 2.0+3.5-5.4 = +0.1 ACRES

NEW VINEYARD
 = 2.0 ACRES (SAME PARCEL)
 = 3.5 ACRES (NEARBY PARCEL)

THIS DOCUMENT, AND THE DATA AND DESIGN INFORMATION HEREON, IS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF SUMMIT ENGINEERING, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF SUMMIT ENGINEERING, INC.

- LEGEND**
- USED FOR OUTDOOR CONSUMPTION/PICNIC AREA AND CURATED, STAFF-LED HOSPITALITY EXPERIENCES INCLUDING TOURS, TASTING, EVENTS, AND SPECIALTY ACTIVITIES. ADA AND EMERGENCY ACCESS INCORPORATED INTO DESIGN.
 - OCCASIONAL USE FOR CURATED, STAFF-LED HOSPITALITY EXPERIENCES INCLUDING TOURS, TASTING, EVENTS, AND SPECIALTY ACTIVITIES. PROVIDING WINE-TO-CLASS, EDUCATION AND GUEST IMMERSION IN ON-SITE AGRICULTURE, HISTORY AND LOCAL CULTURE. ADA AND EMERGENCY ACCESS INCORPORATED INTO DESIGN.
 - USED FOR TRAFFIC CIRCULATION (GUESTS SHUTTLED BETWEEN LOCATIONS ON-SITE MAY HAVE WALK). GUESTS ARE SHUTTLED IN ADA-COMPLIANT VEHICLES OF TRANSPORTATION. EMERGENCY ACCESS INCORPORATED INTO DESIGN.
 - USED FOR OUTDOOR CONSUMPTION/PICNIC AREA AND CURATED, STAFF-LED HOSPITALITY EXPERIENCES INCLUDING TOURS, TASTING, EVENTS, AND SPECIALTY ACTIVITIES. ACCESSIBILITY INCORPORATED INTO DESIGN.





A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

Brian Bordona
Interim Director

MEMORANDUM

To: Dana Morrison, Planning	From: Daniel Hornett, Engineering
Date: November 29, 2022	Re: P22-00106 Robert Mondavi Winery Minor Mod APN: 027-280-067-000

The Engineering Division has reviewed the use permit modification application P22-00106 for the Winery located on assessor's parcel number 027-280-067. 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. The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

PREREQUISITES FOR ISSUANCE OF PERMITS

2. Access to the proposed Pavilion shall be designed and constructed in substantial conformance with the road exception request (Request) prepared by Summit Engineering, Inc., dated October 14, 2021. Any roadway, access driveway, and/or parking areas, proposed new or reconstructed that were not evaluated in the Request shall meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development at the time of use permit approval. The property owner shall obtain a grading permit for all proposed roadway improvements.
3. 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.

4. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
5. **Prior to issuance of a building 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.
6. **Prior to issuance of a building permit** the owner shall prepare a Regulated Project 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.

PREREQUISITES DURING PROJECT CONSTRUCTION

7. Required on-site pre-construction meeting with the Napa County PBES Engineering Division **prior to start of construction.**

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

8. All roadway improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification. **** If no temporary occupancy is requested, then this becomes a requirement prior to final occupancy.**

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

9. 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 Daniel Hornett from Napa County Planning, Building, and Environmental Services Department, Engineering Division, at (707)299-1358 or by email at Daniel.Hornett@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

Certified Mail

November 30, 2022

Scott Gabaldon, Tribal Chair/Cultural Resources Manager
Mishewal Wappo Tribe of Alexander Valley
940 Larkfield Center
Santa Rosa, CA 95403

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Robert Mondavi Winery, Use Permit Minor Modification #P22-00106
7801 St. Helena Highway, CA; APN 027-280-067 + -066.**

Dear Mr. Gabaldon,

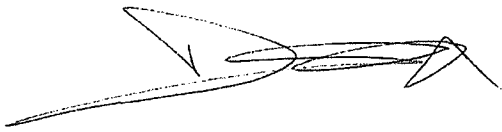
The Napa County Planning Department is processing a request for a minor modification to an existing winery Use Permit (Robert Mondavi Winery) located on a 93.76 acre and a 32.75 acre parcel. The proposed minor modification will reconstruct portions of the existing production and hospitality buildings to improve the winemaking and visitor experiences. This modification does not request any changes to the existing production capacity, employees, number of visitors, marketing events, or hours of operation. The existing winery currently contains approximately 190,000 square feet of building development, as well as landscaping, existing vineyard, two irrigation ponds, various driveways and vineyard avenues, and a parking lot. The project proposes to increase the square footage of the existing winery by approximately 35,514 square feet (a 18.7% increase), which is below the 25% threshold for applicable minor modification projects. The project proposes changes to the existing production area, which will be revised to accommodate more small lot production and requires smaller fermentation tanks that will increase the amount of production space needed. The production area will be remodeled to incorporate space for offices, meetings rooms and employee lockers, as well as barrel storage and tasting rooms. The project also proposes to update and improve, as well as construct new hospitality spaces; accessory to production ratio will remain generally unchanged and below 40%. The project specifically proposes a 1,000 sf guest reception building, demolition and replacement of the south wing and north wing with updated hospitality, administrative offices, retail space, community gathering spaces, commercial kitchen, as well as gardens and outdoor spaces. The iconic arch and tower will be preserved. The project further proposes to construct a new 9,300 sf, two-story, hospitality pavilion building within the footprint of an existing wastewater pond located on APN 027-280-066 (a lot line adjustment will be required). The new building and pond design will provide alternative tasting experience and will incorporate education on vineyard production and reuse of treated process

wastewater. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

This letter serves as notification to the Mishewal Wappo that is traditionally and culturally affiliated with the geographic area of the proposed project pursuant to Public Resources Code 21080.3.1 (Assembly Bill 52 [Gatto]). If your tribe wishes to consult on this project, please contact me in writing, within 30 days of receipt of this letter, to request consultation.

If you should have any questions, please feel free to contact by telephone at 707-253-4437 or via email at dana.morrison@countyofnapa.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dana Morrison', with a long horizontal flourish extending to the left.

Dana Morrison
Planner III

Enclosures:

Project plans



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

Certified Mail

November 30, 2022

Laverne Bill, Interim Director of Cultural Resources
Yocha Dehe Wintun Nation
P.O. Box 18
Brooks, CA 95606

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Robert Mondavi Winery, Use Permit Minor Modification #P22-00106
7801 St. Helena Highway, CA; APN 027-280-067 + -066.**

Dear Mr. Bill,

The Napa County Planning Department is processing a request for a minor modification to an existing winery Use Permit (Robert Mondavi Winery) located on a 93.76 acre and a 32.75 acre parcel. The proposed minor modification will reconstruct portions of the existing production and hospitality buildings to improve the winemaking and visitor experiences. This modification does not request any changes to the existing production capacity, employees, number of visitors, marketing events, or hours of operation. The existing winery currently contains approximately 190,000 square feet of building development, as well as landscaping, existing vineyard, two irrigation ponds, various driveways and vineyard avenues, and a parking lot. The project proposes to increase the square footage of the existing winery by approximately 35,514 square feet (a 18.7% increase), which is below the 25% threshold for applicable minor modification projects. The project proposes changes to the existing production area, which will be revised to accommodate more small lot production and requires smaller fermentation tanks that will increase the amount of production space needed. The production area will be remodeled to incorporate space for offices, meetings rooms and employee lockers, as well as barrel storage and tasting rooms. The project also proposes to update and improve, as well as construct new hospitality spaces; accessory to production ratio will remain generally unchanged and below 40%. The project specifically proposes a 1,000 sf guest reception building, demolition and replacement of the south wing and north wing with updated hospitality, administrative offices, retail space, community gathering spaces, commercial kitchen, as well as gardens and outdoor spaces. The iconic arch and tower will be preserved. The project further proposes to construct a new 9,300 sf, two-story, hospitality pavilion building within the footprint of an existing wastewater pond located on APN 027-280-066 (a lot line adjustment will be required). The new building and pond design will provide alternative tasting experience and will incorporate education on vineyard production and reuse of treated process wastewater. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

Planning Division
(707) 253-4417

Building Division
(707) 253-4417

Engineering & Conservation
(707) 253-4417

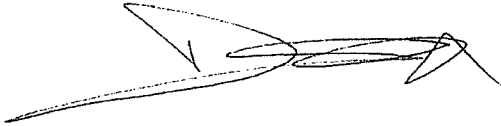
Environmental Health
(707) 253-4471

Parks & Open Space
(707) 259-5933

This letter serves as notification to the Yocha Dehe that is traditionally and culturally affiliated with the geographic area of the proposed project pursuant to Public Resources Code 21080.3.1 (Assembly Bill 52 [Gatto]). If your tribe wishes to consult on this project, please contact me in writing, within 30 days of receipt of this letter, to request consultation.

If you should have any questions, please feel free to contact by telephone at 707-253-4437 or via email at dana.morrison@countyofnapa.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dana Morrison', with a long horizontal flourish extending to the left.

Dana Morrison
Planner III

Enclosures:

Project plans



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

Certified Mail

November 30, 2022

Jose Simon III, Chairperson
Middletown Rancheria
P.O. Box 1035
Middletown CA, 95461

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Robert Mondavi Winery, Use Permit Minor Modification #P22-00106
7801 St. Helena Highway, CA; APN 027-280-067 + -066.**

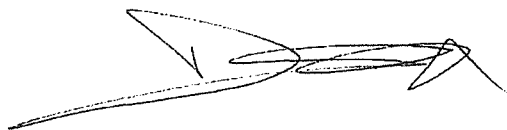
Dear Mr. Simon,

The Napa County Planning Department is processing a request for a minor modification to an existing winery Use Permit (Robert Mondavi Winery) located on a 93.76 acre and a 32.75 acre parcel. The proposed minor modification will reconstruct portions of the existing production and hospitality buildings to improve the winemaking and visitor experiences. This modification does not request any changes to the existing production capacity, employees, number of visitors, marketing events, or hours of operation. The existing winery currently contains approximately 190,000 square feet of building development, as well as landscaping, existing vineyard, two irrigation ponds, various driveways and vineyard avenues, and a parking lot. The project proposes to increase the square footage of the existing winery by approximately 35,514 square feet (a 18.7% increase), which is below the 25% threshold for applicable minor modification projects. The project proposes changes to the existing production area, which will be revised to accommodate more small lot production and requires smaller fermentation tanks that will increase the amount of production space needed. The production area will be remodeled to incorporate space for offices, meetings rooms and employee lockers, as well as barrel storage and tasting rooms. The project also proposes to update and improve, as well as construct new hospitality spaces; accessory to production ratio will remain generally unchanged and below 40%. The project specifically proposes a 1,000 sf guest reception building, demolition and replacement of the south wing and north wing with updated hospitality, administrative offices, retail space, community gathering spaces, commercial kitchen, as well as gardens and outdoor spaces. The iconic arch and tower will be preserved. The project further proposes to construct a new 9,300 sf, two-story, hospitality pavilion building within the footprint of an existing wastewater pond located on APN 027-280-066 (a lot line adjustment will be required). The new building and pond design will provide alternative tasting experience and will incorporate education on vineyard production and reuse of treated process wastewater. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

This letter serves as notification to the Middletown Rancheria that is traditionally and culturally affiliated with the geographic area of the proposed project pursuant to Public Resources Code 21080.3.1 (Assembly Bill 52 [Gatto]). If your tribe wishes to consult on this project, please contact me in writing, within 30 days of receipt of this letter, to request consultation.

If you should have any questions, please feel free to contact by telephone at 707-253-4437 or via email at dana.morrison@countyofnapa.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dana Morrison', with a long horizontal stroke extending to the left.

Dana Morrison
Planner III

Enclosures:

Project plans



YOCHA DEHE
CULTURAL RESOURCES

December 22, 2022

Planning, Building & Environmental Services
Attn: Dana Morison, Planner III
1195 Third Street, Suite 210
Napa, CA 94559

RE: Robert Mondavi 7801 St. Helena Hwy Oakville YD-08042022-01

Dear Ms. Morrison:

Thank you for your project notification letter dated November 30, 2022, regarding cultural information on or near the proposed Robert Mondavi 7801 St. Helena Hwy Oakville. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we respectfully decline any comment on this project. However, based on the information provided, please defer correspondence to the following:

Mishewal Wappo Tribe of Alexander Valley
Attn: Scott Gadaldon
2275 Silk Road
Windsor, CA 95492

Middletown Rancheria
Attn: Michael Rivera
PO Box 1035
Middletown Rancheria, CA 95461

Please refer to identification number YD – 08042022-01 in any future correspondence with Yocha Dehe Wintun Nation concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

DocuSigned by:

Yvonne Perkins

8DD0BD089ED6438...
Tribal Historic Preservation Officer

cc: Mishewal Wappo Tribe of Alexander Valley



A Tradition of Stewardship
A Commitment to Service

May 6, 2022

Planning, Building & Environmental Services

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

David Morrison
Director

Summit Engineering, Inc.
C/O Briana Albini
463 Aviation Blvd, Suite 200
Santa Rosa, Ca 95403

**Re: P22-00106; Robert Mondavi Minor Modification
7801 State Highway 29, Napa; APN 027-280-067-000
Application Status Letter**

Dear Summit Engineering (C/O Briana Albini):

Thank you for your April 6, 2022, submittal of the referenced Robert Mondavi Winery Minor Modification. An initial review of the subject application has been conducted. Upon review of your application staff has determined that your application is incomplete pursuant to Government Code Section 65943. The additional information listed below is needed to enable the County to continue with the review of your application.

PROJECT REVIEW STATUS BY DIVISION.			
DIVISION	REVIEW STATUS	REVIEWERS NAME	CONTACT INFO
PLANNING	Incomplete	Dana Morrison	(707) 253-4436 or dana.morrison@countyofnapa.org
BUILDING	See Comments	Stacie Gutierrez	(707) 299-1337
CODE ENFORCEMENT	No review- pass	Akenya Robinson-web	(707) 253 4336
ENGINEERING	Comments to follow	Daniel Hornett	(707) 299-1358
ENV HEALTH	Comments to follow	Maureen Shields-Bown	(707) 253-4472
FIRE DEPARTMENT	Approved	Jason Downs	(707) 299-1467
PUBLIC WORKS	Approved	Syed Ahsan Kazmi	(707) 259-8370

Planning Division

Please clarify or provide the following information:

1. As noted on the Checklist of Required Application Materials Based, please revise the project description to include the following:
 - a. Days of the week and hours of operation (existing; note that there is no change proposed).
 - b. Number of employees per shift and hours of shifts (existing; note that there is no change proposed).

- c. Is there any request of outdoor tasting areas in the vineyard (discussed later under #14).
 - d. Correct new building square footage (discussed later).
 - e. What is your water supply? How/where is liquid/solid waste disposed?
2. It appears that the project is increasing the amount of ground water used (due to increased landscaping). As such, a Water Availability Analysis (WAA) is required to assess impacts to ground water. Please utilize the County WAA guidance document to determine what Tier (level) of WAA is required, link below.
- a. If there is are any offsite wells located within 500' feet of the winery then a Tier II WAA will be required. If there are no wells within 500', please be sure to discuss and provide specific information justifying/supporting the fact that a Tier II is not required as part of the WAA's discussion.
 - b. According to our County GIS layer it does not appear that there are streams or surface waters located within 1500' (however, new pavilion appears to be near this 1500' limit to 'To Kalon' creek); confirm proposed structure is outside the 1500' setback. If within 1500' a Tier III WAA analysis will be required. However, please be sure to discuss and provide specific information justifying/supporting the fact that a Tier III is not required as part of the WAA's discussion.
 - c. <https://www.countyofnapa.org/DocumentCenter/View/8496/Attachment-D--Water-Availability-Analysis-Guidelines-5-12-15-PDF>
3. Revise the Project Description to reference this as a Modification to permit number 98071-MOD and 98186-MOD. According to our records permit number 98071-MOD was to approve construction of a new 21,438 sf fermentation building, addition of 18,300 sf 2nd floor to the existing barrel warehouse, and for the remodel and renovation of retail sales, orientation area, tasting rooms and offices. 98186-MOD was for a parking lot relocation.
4. Per the Conditions of Approval for 98071-MOD, the maximum area of tasting room square footage permitted to be public tasting is 1,250 sf. This is the tasting room square footage acknowledge to be in existence prior to 1990 and which can be used for public tasting. All other tasting room area square footage is required to be designated for "by appointment only".
- a. Revise plans to indicate the designated 1,250 sf public tasting room area(s), and clearly differentiate between the "by-appointment tasting" areas (new and existing).
5. Clarify the total additional square footage proposed. Totals called out in the Project Description (22,849 sf – 12% increase) and the Plan Set (27,148 sf – 14.3% increase) are not consistent.
- a. Additionally, sub-total numbers on sheets A0.05 and A0.01 do not match.
6. New South Wing building is located within the required 600' setback. The previously existing structure being replaced which was in this general area, does appear to project into said setback. However, the new South Building cannot project further into the required than said buildings existing footprint. Options available for consideration include:
- a. Provide existing and proposed setbacks, refer to 18.104.230(B)(C);
 - b. Relocate structure and revise plans, or;

- c. Apply for variance to allow the structure to encroach into the required setback. Please note the finding would need to be substantial for staff to support a recommendation of approval. Link below is to the County's Variance application packet, for your review and consideration. <https://www.countyofnapa.org/DocumentCenter/View/3358/Variance-PDF>
7. Guest reception area located in parking lot is also located within the required 600' setback. This structure does not appear to currently exist. As with the South Wing building, this structure will need to be relocated.
8. Project proposes to increase landscaping by nearly 3x, please provide WELO calculations and a more detailed landscape plan. Please provide additional details, such as what types of low water perennials/plant types are going to be planted.
9. A Merger or Lot Line Adjustment will be required for the project. The parcel containing the new pavilion must be combined with the existing winery parcel for it to be utilized by visitors of the winery. Or, the pavilion must be relocated onto APN 027-208-067, at which point no LLA or Merger would be required.
10. Provide further details regarding the new pavilion. Staff is unclear as to the phasing of this development; it appears that both ponds will be filled in (where will this fill come from). The eastern pond will then have the pavilion built on top of the fill and new large pond will be created over the footprint of the western pond. The rise of the path of travel heading to pavilion seems to indicate that it will be crossing over water (so is part of the original pond remaining?). Please clarify.
 - a. Planning staff would like to request an in person meeting to discuss the project in further detail, please coordinate with me to arrange a time (dana.morrison@countyofnapa.org).
11. Clearly identify the wine train connection on the plans, as well as any paths of travel to/from said connection to the winery.
 - a. These should be ADA compliant.
12. GHG Best Management Practices form:
 - a. Notes that the project has already preserved developable open space in a conservation easement. Please provide the easement details and note on the site plan where this area is located.
 - b. GHG BMP notes that the project plans to connect to recycled water. When is this intended to occur? Have you begun seeking permits from Napa Sanitation, or will there be on-site recycled process wastewater? Where will the recycled water be used?
 - c. Water efficient landscaping details (need WELO as is over 2500 of landscaping)
 - d. Please call out the location of the electric vehicle charging stations on the site plan.
13. Please provide design details for the new buildings: paint and trim colors, roofing color and materials, windows, etc. 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. Highly reflective surfaces are prohibited.

14. Indicate on the plans any areas proposed for AB 2004 (outdoor) on-site consumption areas.
 - a. If you would like to include tasting areas in the vineyard, please include this as part of the Modification. Please included proposed areas in the site plan and also include in the revised project description.
 - i. Please be aware that the any outdoor tasting area will need to have ADA compliant paths of travel.
 - ii. Emergency vehicle access might also be required, Building and Fire will accesses if detail are provided in the second submittal.
15. Please provide estimated truck trips for soil import and/or export and construction activities.
16. Please call out any vineyard proposed for removal and note acreage amount.
17. The project description notes that the nearest residence is located ~1,000 away. However, according to the County GIS layer, there appears to be one residence located ~500' from the existing winery, located on parcel 031-020-0002. County policy is to require a noise study if there is any residence located within 500'. As such, the County may require a Noise Study if any public comments related to noise concerns are received after the Courtesy Notice has been circulated.
18. Please complete the full Winery Use Permit Minor Modification Permit; link to complete application - <https://www.countyofnapa.org/DocumentCenter/View/16551/Use-Permit--Minor-Modification-Application-Winery-Uses>. Should include the following:
 - a. Winery Operations page (includes Production Capacity, Visitation and Operations)
 - b. Grape Origin page (include Marketing Program, On-Site Consumption, Food Service)
 - c. Winery Coverage and Accessory/Production Ratio page (includes Caves and Crush pads)
 - d. Winery Trip Generation Worksheet pages
19. An Early Project Courtesy Notice is required to be sent out per County Code. Planning staff will be sending a follow up email with a draft project description. Please review said project description and let Planning staff know of any revisions required. Any comments received as a result of the Courtesy Notice will be communicated to the applicant.
20. Notification Information/Listing - A listing of the current owners of all the properties located within 1,000 feet of the project site/holding will be necessary to circulate the CEQA document for public review and comment. The notification information shall include the property owner's names, their addresses, and the assessor's parcel numbers of the property owned.
21. As staff prepares the environmental analysis, staff report, and associated work, you may be contacted for additional information for clarification purposes.

Building Division

The plans provided for Use Permit application do not provide enough information in sufficient detail to determine all code requirements. A complete and thorough plan review will be performed at the time an application is made for the required building, plumbing, mechanical, and electrical and any other construction permits required by other Napa County Agencies. The following comments are provided to make the applicant aware of what codes the applicant will be required to comply with, as well as issues that may need to be addressed prior/during the building permit application and review process.

1. In accordance with the California Building Code, Chapter 1, Division 1, Section 1.1.9, which states, “**only those standards approved by the California Building Standards Commission that are effective at the time of application for a building permit is submitted shall apply to the plans and specifications for, and to the construction under that permit**”. The codes adopted at this time are 2019 California Building Standards Codes, Title 24, part 2, Building volumes 1 & 2, part 3 Electrical, part 4 Mechanical, part 5 Plumbing, part 6 Energy, part 9 Fire, and part 11 Green Buildings.
2. 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 will be required from the Napa County Building Division prior to the removal. Please note the applicant will be required to provide a “J” number from the Bay Area Quality Management District at the time the applicant applies for a demolition permit if applicable.
3. The site and associated buildings are required to be accessible to persons with disabilities. This includes, but not limited to, a van accessible parking stall, accessible path of travel from the parking stall to all buildings and areas on the site that are available to employees and the public. This includes the Mayacamas Pavillion. At the time of building permit your design professional shall provide an accessibility plan for the site that would demonstrate compliance.
4. The increase in occupant load will require a revised egress plan demonstrating compliance with Chapter 10 of the California Building Code.
5. At the time of building permit your design professional shall provide an egress plan for the site that would demonstrate compliance.
6. Outdoor assembly use areas are required to be accessible per scoping requirements found in Chapter 11B of the California Building Code. Increase in parking spaces will trigger additional accessible parking spaces.
7. **In accordance with the California Building Code no change shall be made in the use or occupancy of an existing building unless the building is made to comply with the requirements of the California Building Code as for a new building.**

8. Issues of compliance with the California Building Code, Title 24, will be addressed during the building permit application, review and approval process. If the applicant has any questions please have the applicant give me a call at (707) 299-1337.
9. **All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Design Professional, such as an Architect and/or Engineer in accordance with California Business and Professions Code Chapter 3, and the California Building Code, Chapter 1.**

Code Enforcement

1. No Comments.

Engineering Services

1. Engineering Comments will follow at a later date.

Environmental Health

1. Environmental Health Comments will follow at a later date.

Fire Department

The Napa County Fire Marshal's Office has reviewed the submittal package for the above proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

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. Where conditions listed in 2019 California Fire Code Section 105.7 are proposed, separate permits will be required prior to Building Permit issuance for: Automatic fire extinguishing systems, Fire alarm and detection systems and related equipment, Fire pumps and related equipment, and gates and barricades across fire apparatus access roads.
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 Napa County Road & Street Standards
5. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
6. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.

7. Roadways shall be a minimum of 20 feet in width with a 2 foot shoulder and 15 foot vertical clearance.
8. Turnouts shall be a minimum of 12 feet in width, 30 foot in length and 25 foot taper on each end.
9. Turnarounds are required on driveways and dead end roadways.
10. 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.
11. 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 California Fire Code Appendix B and the Napa County Municipal Code.
12. 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.
13. 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.
14. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains
15. 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.
16. 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.
17. Provide 100 feet of defensible space around all structures.

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)299-1466 or email at adam.mone@countyofnapa.org

Public Works

1. No comments (Approved)

Please be aware that this is an identification of information known to be necessary at this time to continue processing of your application. Further review of your project may necessitate the request for additional information, including supplemental reports in the event County staff determines that submitted reports have been prepared in a manner inconsistent with County protocol or otherwise inadequate for the purposes of application processing and evaluation under the California Environmental Quality Act (CEQA).

Thank you in advance for providing the above material. Please ensure that all revised plans, reports, or other resubmitted documents are clearly marked "revised" and dated. When you are ready to submit a full resubmittal responding to all comments and requests for additional information, please contact me for instructions on use of the Napa County File Sharing website.

Please be advised that failure to provide the responsive information requested above, within 120 days of the date of this letter, shall cause the application to be deemed "abandoned" in accordance with Section 401(b)(2) of Napa County's Local Procedures for Implementing the California Environmental Quality Act, unless the Planning Director grants a request for an extension to that deadline as also provided in the Procedures. Once an application is deemed abandoned, County staff will do no further work on the proposed project without submission of a new application and payment of new fees.

I would also like to take this opportunity to remind you that processing of this application is billed on a time and materials basis: the original application fee paid is a deposit into the project account that is drawn against when work is performed. Generally, once the account balance reaches \$1500.00 additional funds will be requested to cover costs associated with continue processing.

You must be in compliance with the scope of your current entitlements at all times. While your application is in process you are not authorized to do anything beyond your current entitlements. You should not begin the activities requested under this application until you receive approval.

If you have any questions about this letter or other matters relating to your application, please feel free to contact me at (707) 253-4437 or by e-mail at dana.morrison@countyofnapa.org.

Sincerely,

Dana Morrison

Dana Morrison
Planner III

CC:
Sean Trippi
Charlene Gallina



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

September 27, 2022

via email

Summit Engineering, Inc.
C/O Briana Albini
463 Aviation Blvd, Suite 200
Santa Rosa, Ca 95403

**Re: P22-00106; Robert Mondavi Minor Mod
7801 State Highway 29, Napa; APN 027-280-067-000
Request for Deposit – Insufficient Funds**

Dear Summit Engineering,

This letter is to inform you of the status of the Robert Mondavi Minor Modification permit account balance for the referenced Use Permit Modification. Please find the attached statement showing that the account balance for the P22-00106 has dropped below \$0. The Fee and Payment Summary showing the overall project fund status and a detailed Payment Statement are attached.

While Planning, Fire, Building and Public Works fees are all a flat fee, the Engineering Department is no longer a flat fee, but is instead an hourly fee. As such, due to the Engineering Departments review additional fees have been incurred.

The following tasks still need to be completed before the project can be finalized:

- Engineering review of resubmittal, Engineering approval, and final Recommended Conditions of Approval

Consequently, at this time we request a deposit of \$2100.97 (covering the amount owed and funds to cover additional work/review by the Engineering Department) to continue processing this permit. This is the estimated amount required to complete the application. Please be sure to put the referenced file number (P22-00106) in the notation line of the payment. An additional deposit may be required if more than the estimated staff time is required to complete the approval of your application, if your request is approved.

Please submit the requested deposit to the Planning, Building and Environmental Services Department within thirty (30) days of the date of this letter, to ensure there are adequate funds to allow Engineering to complete their review.



A Tradition of Stewardship
A Commitment to Service


Planning, Building & Environmental Services

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

David Morrison
Director

Thank you for your prompt attention to this matter. If you have any questions about this letter, please feel free to contact me at (707) 253-4437 or by e-mail at dana.morrison@countyofnapa.org.

Sincerely,



Dana Morrison
Planner III

CC:



Planning, Building & Environmental Services

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

David Morrison
Director

A Tradition of Stewardship
A Commitment to Service

November 29, 2022

Summit Engineering, Inc.
C/O Briana Albini
463 Aviation Blvd, Suite 200
Santa Rosa, Ca 95403

Re: P22-00106; Robert Mondavi Minor Modification
7801 State Highway 29, Napa; APN 027-280-067-000
Application Status Letter

Dear Summit Engineering (C/O Briana Albini):

Thank you for your October 14, 2022, resubmittal of the referenced Robert Mondavi Winery Minor Modification. A review of the resubmittal has been conducted. Upon review of your application staff has determined that your application is COMPLETE pursuant to Government Code Section 65943.

PROJECT REVIEW STATUS BY DIVISION.			
DIVISION	REVIEW STATUS	REVIEWERS NAME	CONTACT INFO
PLANNING	Complete – drafting Staff Report and CEQA docs	Dana Morrison	(707) 253-4436 or dana.morrison@countyofnapa.org
BUILDING	Approved – Recommended COAs provided	Stacie Gutierrez	(707) 299-1337
CODE ENFORCEMENT	No review- pass	Akenya Robinson-web	(707) 253 4336
ENGINEERING	Approved – Recommended COAs provided	Daniel Hornett	(707) 299-1358
ENV HEALTH	Approved – Recommended COAs to follow	Maureen Shields-Bown	(707) 253-4472
FIRE DEPARTMENT	Approved – Recommended COAs provided	Jason Downs	(707) 299-1467
PUBLIC WORKS	Approved	Syed Ahsan Kazmi	(707) 259-8370

Planning Division

Complete - As staff prepares the environmental analysis, staff report, and associated work, you may be contacted for additional information for clarification purposes.

Building Division

Approved – Recommended COAs provided below.

The plans provided for Use Permit application do not provide enough information in sufficient detail to determine all code requirements. A complete and thorough plan review will be performed at the time an application is made for the required building, plumbing, mechanical, and electrical and any other construction permits required by other Napa County Agencies. The following comments are provided to make the applicant aware of what codes the applicant will be required to comply with, as well as issues that may need to be addressed prior/during the building permit application and review process.

1. In accordance with the California Building Code, Chapter 1, Division 1, Section 1.1.9, which states, **“only those standards approved by the California Building Standards Commission that are effective at the time of application for a building permit is submitted shall apply to the plans and specifications for, and to the construction under that permit”**. The codes adopted at this time are 2019 California Building Standards Codes, Title 24, part 2, Building volumes 1 & 2, part 3 Electrical, part 4 Mechanical, part 5 Plumbing, part 6 Energy, part 9 Fire, and part 11 Green Buildings.
2. 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 will be required from the Napa County Building Division prior to the removal. Please note the applicant will be required to provide a “J” number from the Bay Area Quality Management District at the time the applicant applies for a demolition permit if applicable.
3. The site and associated buildings are required to be accessible to persons with disabilities. This includes, but not limited to, a van accessible parking stall, accessible path of travel from the parking stall to all buildings and areas on the site that are available to employees and the public. This includes the Mayacamas Pavillion. At the time of building permit your design professional shall provide an accessibility plan for the site that would demonstrate compliance.
4. The increase in occupant load will require a revised egress plan demonstrating compliance with Chapter 10 of the California Building Code.
5. At the time of building permit your design professional shall provide an egress plan for the site that would demonstrate compliance.
6. Outdoor assembly use areas are required to be accessible per scoping requirements found in Chapter 11B of the California Building Code. Increase in parking spaces will trigger additional accessible parking spaces.

7. **In accordance with the California Building Code no change shall be made in the use or occupancy of an existing building unless the building is made to comply with the requirements of the California Building Code as for a new building.**
8. Issues of compliance with the California Building Code, Title 24, will be addressed during the building permit application, review and approval process. If the applicant has any questions please have the applicant give me a call at (707) 299-1337.
9. **All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Design Professional, such as an Architect and/or Engineer in accordance with California Business and Professions Code Chapter 3, and the California Building Code, Chapter 1.**

Code Enforcement

No Comments.

Engineering Services

Approved – Recommended COAs provided below.

RECOMMENDED APPROVAL CONDITIONS:

OPERATIONAL CHARACTERISTICS

1. The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

PREREQUISITES FOR ISSUANCE OF PERMITS

2. Access to the proposed Pavilion shall be designed and constructed in substantial conformance with the road exception request (Request) prepared by Summit Engineering, Inc., dated October 14, 2021. Any roadway, access driveway, and/or parking areas, proposed new or reconstructed that were not evaluated in the Request shall meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development at the time of use permit approval. The property owner shall obtain a grading permit for all proposed roadway improvements.
3. 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.

4. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code.
5. **Prior to issuance of a building 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.
6. **Prior to issuance of a building permit** the owner shall prepare a Regulated Project 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.

PREREQUISITES DURING PROJECT CONSTRUCTION

7. Required on-site pre-construction meeting with the Napa County PBES Engineering Division **prior to start of construction.**

PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

8. All roadway improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit Modification. **** If no temporary occupancy is requested, then this becomes a requirement prior to final occupancy.**

PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

9. 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.

Environmental Health

Approved - Environmental Health Recommended COAs will follow at a later date.

Fire Department

Approved – Recommended COAs provided below.

The Napa County Fire Marshal's Office has reviewed the submittal package for the above proposed project. The Fire Marshal approves the project as submitted with the following conditions of approval:

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. Where conditions listed in 2019 California Fire Code Section 105.7 are proposed, separate permits will be required prior to Building Permit issuance for: Automatic fire extinguishing systems, Fire

alarm and detection systems and related equipment, Fire pumps and related equipment, and gates and barricades across fire apparatus access roads.

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 Napa County Road & Street Standards
5. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
6. Provide fire department access roads to within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.
7. Roadways shall be a minimum of 20 feet in width with a 2 foot shoulder and 15 foot vertical clearance.
8. Turnouts shall be a minimum of 12 feet in width, 30 foot in length and 25 foot taper on each end.
9. Turnarounds are required on driveways and dead end roadways.
10. 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.
11. 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 California Fire Code Appendix B and the Napa County Municipal Code.
12. 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.
13. 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.
14. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains
15. 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.

16. 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.
17. Provide 100 feet of defensible space around all structures.

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)299-1466 or email at adam.mone@countyofnapa.org

Public Works

Approved - No comments or COAs

I would also like to take this opportunity to remind you that processing of this application is billed on a time and materials basis: the original application fee paid is a deposit into the project account that is drawn against when work is performed. Generally, once the account balance reaches \$1500.00 additional funds will be requested to cover costs associated with continue processing.

You must be in compliance with the scope of your current entitlements at all times. While your application is in process you are not authorized to do anything beyond your current entitlements. You should not begin the activities requested under this application until you receive approval.

If you have any questions about this letter or other matters relating to your application, please feel free to contact me at (707) 253-4437 or by e-mail at dana.morrison@countyofnapa.org.

Sincerely,

Dana Morrison

Dana Morrison
Planner III

CC:
Sean Trippi
Charlene Gallina

Public Comment:

Morrison, Dana

From: Dave Moffitt <dave.moffitt@sbcglobal.net>
Sent: Friday, January 20, 2023 10:03 AM
To: Morrison, Dana
Subject: RE: P22-00106 Robert Mondavi Minor Mod

[External Email - Use Caution]

Thank you Dana.

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, January 20, 2023 9:59 AM
To: Dave Moffitt <dave.moffitt@sbcglobal.net>
Subject: RE: P22-00106 Robert Mondavi Minor Mod

Hi Dave,
Thank you for reaching out in regards to the Mondavi Minor Modification.

At this time the project is deemed complete and is currently under CEQA review. The project does meet the qualifications for a Minor Modification based on 18.124.130(C)(5) **[Any change in aggregate building footprint (including caves) by a maximum of 10,000 square feet or 25 percent of the total footprint, whichever is greater, where there is no cumulative increase in paved or impervious ground surface area beyond 25 percent of the subject parcel or 15 acres, whichever is less]**. The project is not proposing an increase in hours, production, employees, marketing events, or tours and tastings. It should be noted that the square footage of the project does exceed the level to qualify for Categorical Exemption and as such an Initial Study is currently being prepared for the project.

Please let me know if you have any further questions, I am happy to assist.
Regards,

Dana E. Morrison
Planner III
County of Napa Planning, Building & Environmental Services
Planning Division + Engineering & Conservation Division
1195 Third Street, 2nd Floor
Napa, CA 94559
707.253-4417 main
707.2534437 direct
707.2994491 fax
dana.morrison@countyofnapa.org
<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Dave Moffitt <dave.moffitt@sbcglobalnet>
Sent: Friday, January 20, 2023 9:41 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Subject: P22-00106 Robert Mondavi Minor Mod

[External Email - Use Caution]

Dana,

I was hoping to gather a bit more information on this project than is contained in the project files.

- What is the status of the application currently?
- Are additional submissions expected from RMW, notably with respect to the plan set? The specifics of the project seem sketchy.
- What are PBES thoughts, if any, on the characterization of the project as a minor mod? It strikes me that a multi-million dollar, multi-year reconfiguration of the winery can be nothing but a major mod, despite the views of the applicant.

Regards,

Dave Moffitt

Dave Moffitt
PO Box 2445
Yountville, CA 94599
(707) 944-1393 (h)
(707) 339-1152 (c)

Correspondence:

Morrison, Dana

From: Demae Rubins <demae@summit-sr.com>
Sent: Wednesday, May 4, 2022 7:38 AM
To: Morrison, Dana; Briana Albini
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

[External Email - Use Caution]

Thank you Dana. I thought that may be the case but wanted to confirm. I appreciate the prompt response. Have a great day.

DEMAE RUBINS, A.I.C.P.
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.
463 AVIATION BLVD. STE 200
SANTA ROSA, CA 95403
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Wednesday, May 4, 2022 7:31 AM
To: Demae Rubins <demae@summit-sr.com>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

Good morning Demae,
Thank you for reaching out. I am the assigned project Planner for the Robert Mondavi Minor Modification. I have completed my planning review and have a draft application status letter, however, I am still waiting on comments from the other department divisions. I anticipate getting the application status letter out this Friday (5/6). However, please be aware that other division comments (Engineering, Building, Environmental Health, etc.) might be coming at a later date.

If you have any additional questions in the meantime, please do not hesitate to reach out.
Regards,

Dana E. Morrison
Planner III
Planning, Building and Environmental Services
County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559
707.253.4437
dana.morrison@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Wednesday, May 4, 2022 7:24 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

[External Email - Use Caution]

Good morning Dana,
We haven't heard anything since this was submitted. Would you please let us know if staff has been assigned yet?

DEMAE RUBINS, A.I.C.P.
PRINCIPAL
Division Manager | Planning/Permitting

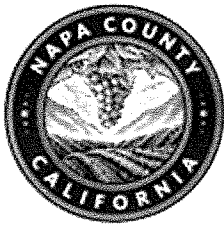
SUMMIT ENGINEERING, INC.

463 AVIATION BLVD. STE 200
SANTA ROSA, CA 95403
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, April 15, 2022 3:27 PM
To: Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com; Demae Rubins <demae@summit-sr.com>; Ashton Russo <Ashton@summit-sr.com>
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

Hi Briana,
Thank you! At this time I am only requesting one full size set, and yes the Summit staff member can just leave it at the front desk; no need to schedule a meeting. Just be sure the project number (P22-00106) is noted on the submittal and that it is being directed to the attention of myself.
Cheers,

Dana E. Morrison
Planner III
Planning, Building and Environmental Services
County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559
707.253.4437
dana.morrison@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

From: Briana Albini <Briana@summit-sr.com>
Sent: Friday, April 15, 2022 3:17 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: 2021201@newforma.summit-sr.com; Demae Rubins <demae@summit-sr.com>; Ashton Russo <Ashton@summit-sr.com>
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

[External Email - Use Caution]

Good afternoon, Dana,

Of course! Let me check in with my supervisor on timing for the drop off and myself or another staff member will get that to you next week. Could you please confirm that you only need 1 full size copy and that I should put the attention to you when our staff drop it off at the front desk? Or do we need to schedule a meeting?

Thank you,

BRIANA ALBINI
PLANNER

SUMMIT ENGINEERING, INC.

463 AVIATION BLVD. STE 200
SANTA ROSA, CA 95403
707.527.0775 EXT. 110
707.978.5732 DIRECT
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, April 15, 2022 3:13 PM
To: Briana Albini <Briana@summit-sr.com>
Subject: Robert Mondavi Use Permit Modification (P22-00106)

Good afternoon Briana,

I am the Planner assigned to P22-00106 – the Robert Mondavi Use Permit Minor Modification. I was hoping it would be possible to have someone from Summit drop off a full size set of the proposed project plans. The County offices are located at 1195 Third Street, 2nd Floor, in the City of Napa.

Please let me know if you have any questions.

Regards,

Dana E. Morrison
Planner III
Planning, Building and Environmental Services
County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559

707.253.4437

dana.morrison@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

Morrison, Dana

From: Morrison, Dana
Sent: Friday, May 6, 2022 4:33 PM
To: Demae Rubins; Briana Albini
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)
Attachments: Project Status Letter_Mondavi_P22-00106.pdf

Afternoon,

As promised please find the Status Letter for P22-00106 attached to this email. Engineering and Environmental Health are still reviewing and their comments will follow sometime next week. In the meantime the Status Letter has comments from Planning and Building, as well as Conditions of Approval from Fire.

If you have any questions, please do not hesitate to reach out.

Please be aware that I am not in the office next Monday, May 9, 2022.

Regards,

Dana E. Morrison

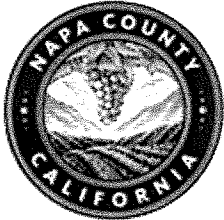
Planner III

Planning, Building and Environmental Services

County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559

707.253.4437

dana.morrison@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Wednesday, May 4, 2022 7:38 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

[External Email - Use Caution]

Thank you Dana. I thought that may be the case but wanted to confirm. I appreciate the prompt response. Have a great day.

DEMAE RUBINS, A.I.C.P.

PRINCIPAL

Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.

463 AVIATION BLVD. STE 200

SANTA ROSA, CA 95403
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Wednesday, May 4, 2022 7:31 AM
To: Demae Rubins <demae@summit-sr.com>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

Good morning Demae,
Thank you for reaching out. I am the assigned project Planner for the Robert Mondavi Minor Modification. I have completed my planning review and have a draft application status letter, however, I am still waiting on comments from the other department divisions. I anticipate getting the application status letter out this Friday (5/6). However, please be aware that other division comments (Engineering, Building, Environmental Health, etc.) might be coming at a later date.

If you have any additional questions in the meantime, please do not hesitate to reach out.
Regards,

Dana E. Morrison
Planner III
Planning, Building and Environmental Services
County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559
707.253.4437
dana.morrison@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Wednesday, May 4, 2022 7:24 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

[External Email - Use Caution]

Good morning Dana,
We haven't heard anything since this was submitted. Would you please let us know if staff has been assigned yet?

DEMAE RUBINS, A.I.C.P.
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.

463 AVIATION BLVD. STE 200
SANTA ROSA, CA 95403
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, April 15, 2022 3:27 PM
To: Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com; Demae Rubins <demae@summit-sr.com>; Ashton Russo <Ashton@summit-sr.com>
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

Hi Briana,
Thank you! At this time I am only requesting one full size set, and yes the Summit staff member can just leave it at the front desk; no need to schedule a meeting. Just be sure the project number (P22-00106) is noted on the submittal and that it is being directed to the attention of myself.
Cheers,

Dana E. Morrison
Planner III
Planning, Building and Environmental Services
County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559
707.253.4437
dana.morrison@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

From: Briana Albini <Briana@summit-sr.com>
Sent: Friday, April 15, 2022 3:17 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: 2021201@newforma.summit-sr.com; Demae Rubins <demae@summit-sr.com>; Ashton Russo <Ashton@summit-sr.com>
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

[External Email - Use Caution]

Good afternoon, Dana,

Of course! Let me check in with my supervisor on timing for the drop off and myself or another staff member will get that to you next week. Could you please confirm that you only need 1 full size copy and that I should put the attention to you when our staff drop it off at the front desk? Or do we need to schedule a meeting?

Thank you,

BRIANA ALBINI
PLANNER

SUMMIT ENGINEERING, INC.

463 AVIATION BLVD. STE 200
SANTA ROSA, CA 95403
707.527.0775 EXT. 110
707.978.5732 DIRECT
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, April 15, 2022 3:13 PM
To: Briana Albini <Briana@summit-sr.com>
Subject: Robert Mondavi Use Permit Modification (P22-00106)

Good afternoon Briana,

I am the Planner assigned to P22-00106 – the Robert Mondavi Use Permit Minor Modification. I was hoping it would be possible to have someone from Summit drop off a full size set of the proposed project plans. The County offices are located at 1195 Third Street, 2nd Floor, in the City of Napa.

Please let me know if you have any questions.

Regards,

Dana E. Morrison

Planner III

Planning, Building and Environmental Services

County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559

707.253.4437

dana.morrison@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

Morrison, Dana

From: Morrison, Dana
Sent: Monday, May 23, 2022 10:00 AM
To: Demae Rubins; Briana Albini
Cc: 2021201@newforma.summit-sr.com; Gallina, Charlene
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)
Attachments: EH Comments_Mondavi P22-0106.pdf

Good morning,
I have received the comments from EH. Please find them attached to this email.
Regards,

Dana E. Morrison
Planner III
Planning, Building and Environmental Services
County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559
707.253.4437
dana.morrison@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Thursday, May 19, 2022 9:56 AM
To: Demae Rubins <demae@summit-sr.com>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com; Gallina, Charlene <Charlene.Gallina@countyofnapa.org>
Subject: Re: Robert Mondavi Use Permit Modification (P22-00106)

Hi Demae,
My apologies for the delay in my response, I have been out sick most of this week and last.

Thank you for sending the mailing labels, I had not seen them in application submittal, but will add them to the project file once they have been received.

I will touch base with Charlene regarding the guest reception building and get back to you.

My apologies, actually the other structure I was concerned about was the new 2988 sf trash receptacle building/kitchen building, located by the fire truck turnaround. When flipping between the existing and proposed it appeared that this new structure was encroaching closer to the road. Perhaps it would be useful to have a new plan sheet added which shows the new building footprints over the existing and clearly demonstrate that it is utilizing the same setbacks, and not encroaching further.

Yes, please provide the complete application packet, and while PW did not require a Traffic Study, for the record and to be consistent with policy we should have a complete application (which include the trip generation sheet). That way we are clearly demonstrating the existing numbers and then showing there will be no change.

I have since received comments from the Engineering Department (please find them attached). I had been waiting to send the EH and Engineering Comments out in one uniformed letter. However, EH is extremely backlogged so they are still reviewing; I did send a follow up email to the assigned staff member yesterday. As soon as I receive the comments I will forward it to you and the team.

As I mentioned earlier, I will be touch regarding the reception building question. However, if you or your team have any additional questions in the meantime, please, do not hesitate to reach out.

Regards,
Dana

From: Demae Rubins <demae@summit-sr.com>
Sent: Wednesday, May 18, 2022 8:43 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com <2021201@newforma.summit-sr.com>; Gallina, Charlene <Charlene.Gallina@countyofnapa.org>
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

[External Email - Use Caution]

Good evening,

I am following up on the questions below. Briana found the neighbor label package and mailed it to you. You should receive it tomorrow if you did not today. From my discussions with the design team, a few additional questions have come up that we could like to confirm with you. I have copied Charlene as we have discussed a similar approach regarding the 600' setback recently for another project.

1. We understand that the guest reception building needs to be connected to an existing building and not further encroaching into the setback. The team would like to confirm that the "connection" to the existing building can be via a short hallway, or one wall?
 - a. We believe that the south wing is still proposed to be connected to the existing structures and is not encroaching any further into the setback. Please let us know if there are other structures causing you concern.
2. The landscape architect is developing a graphic to explain the differences between the existing and proposed landscape improvements. They will include a narrative to support that the change in planting is reducing the total water use (i.e. flow requirements by type of planting)

Please let us know if you have any questions or concerns about this approach. Briana can assist in my absence.

Advance notice: I will be out on vacation May 19th through the 24th. Returning Wednesday, May 25th.

DEMAE RUBINS, A.I.C.P.
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.
463 AVIATION BLVD. STE 200
SANTA ROSA, CA 95403
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE

www.summit-sr.com

From: Demae Rubins <demae@summit-sr.com>
Sent: Friday, May 13, 2022 5:02 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

Good afternoon and happy Friday.

I wanted to acknowledge that we did receive your letter. Most of the responses are easy enough. We are coordinating with the architect and landscape architect regarding the setback, water use, square footages and a few other minor items.

For the lot line adjustment, we already developed a concept for that and were assuming that would be a condition of approval. Did you need the concept to be submitted?

I need to coordinate schedules with the owner and architect so that we can propose some dates to discuss the Pavilion interaction with the pond as you requested.

I apologize regarding the application forms. We actually had them complete but forgot to attach them. I have attached but realized that the client hasn't signed the grape sourcing so we'll get that. As there is no change in production, employees or visitors, why do you need the trip generation form? I saw in the comments that Ahsan approved and didn't have any comments.

The notification listing should have been submitted with the plan set. Did you not receive it? I have attached the version that we scanned but we don't have the hard copy as we sent it to the County.

Have you received the comments from engineering and environmental health yet? We would like to get a complete response to comments for you addressing those items as well. It will likely be the first week of June when we are able to have a compiled response but we'll keep you posted.

Thank you,

Advance notice: I will be out on vacation May 19th through the 24th. Returning Wednesday, May 25th.

DEMAE RUBINS, A.I.C.P.
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.

463 AVIATION BLVD. STE 200
SANTA ROSA, CA 95403
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, May 6, 2022 4:33 PM
To: Demae Rubins <demae@summit-sr.com>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

Afternoon,

As promised please find the Status Letter for P22-00106 attached to this email. Engineering and Environmental Health are still reviewing and their comments will follow sometime next week. In the meantime the Status Letter has comments from Planning and Building, as well as Conditions of Approval from Fire.

If you have any questions, please do not hesitate to reach out.

Please be aware that I am not in the office next Monday, May 9, 2022.

Regards,

Dana E. Morrison

Planner III

Planning, Building and Environmental Services

County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559

707.253.4437

dana.morrison@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>

Sent: Wednesday, May 4, 2022 7:38 AM

To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albin <Briana@summit-sr.com>

Cc: 2021201@newforma.summit-sr.com

Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

[External Email - Use Caution]

Thank you Dana. I thought that may be the case but wanted to confirm. I appreciate the prompt response. Have a great day.

DEMAE RUBINS, A.I.C.P.

PRINCIPAL

Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.

463 AVIATION BLVD. STE 200

SANTA ROSA, CA 95403

707.527.0775 EXT.166

707.636.9166 DIRECT

707.478.5008 MOBILE

www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>

Sent: Wednesday, May 4, 2022 7:31 AM

To: Demae Rubins <demae@summit-sr.com>; Briana Albin <Briana@summit-sr.com>

Cc: 2021201@newforma.summit-sr.com

Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

Good morning Demae,

Thank you for reaching out. I am the assigned project Planner for the Robert Mondavi Minor Modification. I have completed my planning review and have a draft application status letter, however, I am still waiting on comments from the other department divisions. I anticipate getting the application status letter out this Friday (5/6). However, please be aware that other division comments (Engineering, Building, Environmental Health, etc.) might be coming at a later date.

If you have any additional questions in the meantime, please do not hesitate to reach out.

Regards,

Dana E. Morrison

Planner III

Planning, Building and Environmental Services

County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559

707.253.4437

dana.morrison@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>

Sent: Wednesday, May 4, 2022 7:24 AM

To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albini <Briana@summit-sr.com>

Cc: 2021201@newforma.summit-sr.com

Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

[External Email - Use Caution]

Good morning Dana,

We haven't heard anything since this was submitted. Would you please let us know if staff has been assigned yet?

DEMAE RUBINS, A.I.C.P.

PRINCIPAL

Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.

463 AVIATION BLVD. STE 200

SANTA ROSA, CA 95403

707.527.0775 EXT.166

707.636.9166 DIRECT

707.478.5008 MOBILE

www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>

Sent: Friday, April 15, 2022 3:27 PM

To: Briana Albini <Briana@summit-sr.com>

Cc: 2021201@newforma.summit-sr.com; Demae Rubins <demae@summit-sr.com>; Ashton Russo <Ashton@summit-sr.com>

Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

Hi Briana,

Thank you! At this time I am only requesting one full size set, and yes the Summit staff member can just leave it at the front desk; no need to schedule a meeting. Just be sure the project number (P22-00106) is noted on the submittal and that it is being directed to the attention of myself.

Cheers,

Dana E. Morrison

Planner III

Planning, Building and Environmental Services

County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559

707.253.4437

dana.morrison@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

From: Briana Albini <Briana@summit-sr.com>

Sent: Friday, April 15, 2022 3:17 PM

To: Morrison, Dana <dana.morrison@countyofnapa.org>

Cc: 2021201@newforma.summit-sr.com; Demae Rubins <demae@summit-sr.com>; Ashton Russo <Ashton@summit-sr.com>

Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

[External Email - Use Caution]

Good afternoon, Dana,

Of course! Let me check in with my supervisor on timing for the drop off and myself or another staff member will get that to you next week. Could you please confirm that you only need 1 full size copy and that I should put the attention to you when our staff drop it off at the front desk? Or do we need to schedule a meeting?

Thank you,

BRIANA ALBINI
PLANNER

SUMMIT ENGINEERING, INC.

463 AVIATION BLVD. STE 200

SANTA ROSA, CA 95403

707.527.0775 EXT. 110

707.978.5732 DIRECT

www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>

Sent: Friday, April 15, 2022 3:13 PM

To: Briana Albini <Briana@summit-sr.com>

Subject: Robert Mondavi Use Permit Modification (P22-00106)

Good afternoon Briana,

I am the Planner assigned to P22-00106 – the Robert Mondavi Use Permit Minor Modification. I was hoping it would be possible to have someone from Summit drop off a full size set of the proposed project plans. The County offices are located at 1195 Third Street, 2nd Floor, in the City of Napa.

Please let me know if you have any questions.

Regards,

Dana E. Morrison

Planner III

Planning, Building and Environmental Services

County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559

707.253.4437

dana.morrison@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

Morrison, Dana

From: Morrison, Dana
Sent: Monday, June 6, 2022 9:48 AM
To: Demae Rubins
Subject: P22-00106 (Mondavi Mod)

Hi Demae,

I was able to speak with Engineering regarding the Road and Street Standards.

According to Daniel Hornett, the plans submitted did not provide enough information to determine if the RSS are met. Engineering will need roadway information for the entire interior-circulation plan to all assembly areas, including the northern access road that appears to serve the pond and pavilion.

He noted that he would be happy to speak with you, if they have further questions.

Daniels email address is Daniel.hornett@countyofnapa.org and his phone is 707 299 1358.

Regards,

Dana E. Morrison

Planner III

County of Napa Planning, Building & Environmental Services

Planning Division + Engineering & Conservation Division

1195 Third Street, 2nd Floor

Napa, CA 94559

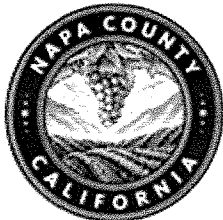
707.253-4417 main

707.253.4437 direct

707.299.4491 fax

dana.morrison@countyofnapa.org

<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

Morrison, Dana

From: Demae Rubins <demae@summit-sr.com>
Sent: Wednesday, July 13, 2022 4:24 PM
To: Jason Downs
Cc: 2021201@newforma.summit-sr.com; Briana Albini; Morrison, Dana
Subject: RE: P22-00106 Call re: Fire Access?

[External Email - Use Caution]

Thank you Jason,
Let me check in with the architect and landscape architect as I would like them to join. I am sure that we can make something work.

DEMAE RUBINS, A.I.C.P.
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.

463 AVIATION BLVD. STE 200
SANTA ROSA, CA 95403
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Downs, Jason@CALFIRE <Jason.Downs@fire.ca.gov>
Sent: Wednesday, July 13, 2022 3:15 PM
To: Demae Rubins <demae@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com; Briana Albini <Briana@summit-sr.com>; Morrison, Dana <dana.morrison@countyofnapa.org>
Subject: Re: P22-00106 Call re: Fire Access?

Good afternoon Demae,

Unfortunately, I will be unable to attend a zoom meeting this afternoon.

However, anytime Friday morning between 9:30 and 12:00 works for me.

Please let me know if that works for you.

Thanks,

Jason W. Downs
Fire Captain
Deputy Fire Marshal
CAL FIRE – Sonoma Lake Napa Unit
Napa County Fire Department
Office: (707) 299-1467
Cell: (707) 292-5562

From: Demae Rubins <demae@summit-sr.com>

Sent: Wednesday, July 13, 2022 2:44:08 PM

To: Downs, Jason@CALFIRE <Jason.Downs@fire.ca.gov>

Cc: 2021201@newforma.summit-sr.com <2021201@newforma.summit-sr.com>; Briana Albini <Briana@summit-sr.com>; Morrison, Dana <dana.morrison@countyofnapa.org>

Subject: P22-00106 Call re: Fire Access?

Warning: this message is from an external user and should be treated with caution.

Good afternoon Jason,

We are working on the use permit modification for Robert Mondavi Winery. We are finalizing our response to the incompleteness that we received from engineering regarding road and street standards. There are two areas that we would like to review approach with you before we resubmit to ensure that our approach is acceptable to fire. Is there any chance that you could attend a Zoom meeting this afternoon to review approach with the design team?

Thank you,

DEMAE RUBINS, A.I.C.P.

PRINCIPAL

Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.

463 AVIATION BLVD. STE 200

SANTA ROSA, CA 95403

707.527.0775 EXT.166

707.636.9166 DIRECT

707.478.5008 MOBILE

www.summit-sr.com

Morrison, Dana

From: Morrison, Dana
Sent: Tuesday, July 26, 2022 10:22 AM
To: Demae Rubins; Briana Albini
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

That is a spot on point, and as such, that form will not be required to be filled out. My apologies.

Dana E. Morrison

Planner III

County of Napa Planning, Building & Environmental Services

Planning Division + Engineering & Conservation Division

1195 Third Street, 2nd Floor

Napa, CA 94559

707.253-4417 main

707.253.4437 direct

707.299.4491 fax

dana.morrison@countyofnapa.org

<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Friday, July 22, 2022 7:50 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

[External Email - Use Caution]

Good morning Dana,

We are just receiving final comments from the facility on our resubmittal. One of the questions from their legal team is why the Grape Sourcing form is required as this is a pre-WDO winery?

DEMAE RUBINS, A.I.C.P.

PRINCIPAL

Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.

463 AVIATION BLVD. STE 200
SANTA ROSA, CA 95403

707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, May 6, 2022 4:33 PM
To: Demae Rubins <demae@summit-sr.com>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

Afternoon,

As promised please find the Status Letter for P22-00106 attached to this email. Engineering and Environmental Health are still reviewing and their comments will follow sometime next week. In the meantime the Status Letter has comments from Planning and Building, as well as Conditions of Approval from Fire.

If you have any questions, please do not hesitate to reach out.

Please be aware that I am not in the office next Monday, May 9, 2022.

Regards,

Dana E. Morrison
Planner III
Planning, Building and Environmental Services
County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559
707.253.4437
dana.morrison@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Wednesday, May 4, 2022 7:38 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

[External Email - Use Caution]

Thank you Dana. I thought that may be the case but wanted to confirm. I appreciate the prompt response. Have a great day.

DEMAE RUBINS, A.I.C.P.
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.
463 AVIATION BLVD. STE 200
SANTA ROSA, CA 95403

707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Wednesday, May 4, 2022 7:31 AM
To: Demae Rubins <demae@summit-sr.com>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

Good morning Demae,

Thank you for reaching out. I am the assigned project Planner for the Robert Mondavi Minor Modification. I have completed my planning review and have a draft application status letter, however, I am still waiting on comments from the other department divisions. I anticipate getting the application status letter out this Friday (5/6). However, please be aware that other division comments (Engineering, Building, Environmental Health, etc.) might be coming at a later date.

If you have any additional questions in the meantime, please do not hesitate to reach out.
Regards,

Dana E. Morrison
Planner III
Planning, Building and Environmental Services
County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559
707.253.4437
dana.morrison@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Wednesday, May 4, 2022 7:24 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

[External Email - Use Caution]

Good morning Dana,
We haven't heard anything since this was submitted. Would you please let us know if staff has been assigned yet?

DEMAE RUBINS, A.I.C.P.
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.
463 AVIATION BLVD. STE 200

SANTA ROSA, CA 95403
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, April 15, 2022 3:27 PM
To: Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com; Demae Rubins <demae@summit-sr.com>; Ashton Russo <Ashton@summit-sr.com>
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

Hi Briana,
Thank you! At this time I am only requesting one full size set, and yes the Summit staff member can just leave it at the front desk; no need to schedule a meeting. Just be sure the project number (P22-00106) is noted on the submittal and that it is being directed to the attention of myself.
Cheers,

Dana E. Morrison
Planner III
Planning, Building and Environmental Services
County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559
707.253.4437
dana.morrison@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

From: Briana Albini <Briana@summit-sr.com>
Sent: Friday, April 15, 2022 3:17 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: 2021201@newforma.summit-sr.com; Demae Rubins <demae@summit-sr.com>; Ashton Russo <Ashton@summit-sr.com>
Subject: RE: Robert Mondavi Use Permit Modification (P22-00106)

[External Email - Use Caution]

Good afternoon, Dana,

Of course! Let me check in with my supervisor on timing for the drop off and myself or another staff member will get that to you next week. Could you please confirm that you only need 1 full size copy and that I should put the attention to you when our staff drop it off at the front desk? Or do we need to schedule a meeting?

Thank you,

BRIANA ALBINI
PLANNER

SUMMIT ENGINEERING, INC.

463 AVIATION BLVD. STE 200
SANTA ROSA, CA 95403
707.527.0775 EXT. 110
707.978.5732 DIRECT
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, April 15, 2022 3:13 PM
To: Briana Albini <Briana@summit-sr.com>
Subject: Robert Mondavi Use Permit Modification (P22-00106)

Good afternoon Briana,

I am the Planner assigned to P22-00106 – the Robert Mondavi Use Permit Minor Modification. I was hoping it would be possible to have someone from Summit drop off a full size set of the proposed project plans. The County offices are located at 1195 Third Street, 2nd Floor, in the City of Napa.

Please let me know if you have any questions.

Regards,

Dana E. Morrison
Planner III
Planning, Building and Environmental Services
County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559
707.253.4437
dana.morrison@countyofnapa.org



A Tradition of Stewardship
A Commitment to Service

Morrison, Dana

From: Morrison, Dana
Sent: Tuesday, August 9, 2022 10:57 AM
To: Briana Albini
Cc: Demae Rubins; 2021201@newforma.summit-sr.com
Subject: RE: P22-00106 resubmittal check-in

Hi Demae,

Yes, the two resubmittal emails were received and contents were downloaded; also, Division staff were notified of the resubmittal. Yes, the response should be forthcoming within 4-6 weeks from the resubmittal.

Regards,

Dana E. Morrison

Planner III

County of Napa Planning, Building & Environmental Services

Planning Division + Engineering & Conservation Division

1195 Third Street, 2nd Floor

Napa, CA 94559

707.253-4417 main

707.253.4437 direct

707.299.4491 fax

dana.morrison@countyofnapa.org

<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Briana Albini <Briana@summit-sr.com>
Sent: Tuesday, August 9, 2022 10:29 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Demae Rubins <demae@summit-sr.com>; 2021201@newforma.summit-sr.com
Subject: P22-00106 resubmittal check-in

[External Email - Use Caution]

Good morning, Dana,

I am following up on the resubmittal package for P22-00106 for the Robert Mondavi Winery. Could you please confirm that you've received everything and that the package has been routed for review? Also, I assume its about a 4–6-week review timeline. Does that assumption seem correct, or should we anticipate a different timeline for plan review?

Thank you,

BRIANA ALBINI
PLANNER

SUMMIT ENGINEERING, INC.

463 AVIATION BLVD. STE 200
SANTA ROSA, CA 95403
707.527.0775 EXT. 110
707.978.5732 DIRECT
www.summit-sr.com

Morrison, Dana

From: Morrison, Dana
Sent: Wednesday, August 24, 2022 9:27 AM
To: Demae Rubins; Briana Albini
Cc: 2021201@newforma.summit-sr.com
Subject: RE: P22-00106 resubmittal check-in

Good morning Demae,
I have had few additional inquiries about the project but no official comments have been submitted at this time.

I am still waiting on comments from other division staff; given their workload it is hard to confirm exactly when their reviews will be completed. I will remind the division staff at our project review meeting tomorrow that comments are due and hopefully they will be completed within the next few weeks.

Please let me know if you have any other questions.
Regards,

Dana E. Morrison
Planner III
County of Napa Planning, Building & Environmental Services
Planning Division + Engineering & Conservation Division
1195 Third Street, 2nd Floor
Napa, CA 94559
707.253-4417 main
707.253.4437 direct
707.299.4491 fax
dana.morrison@countyofnapa.org
<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Wednesday, August 24, 2022 8:52 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: P22-00106 resubmittal check-in

[External Email - Use Caution]

Good morning Dana,

From my records were are at 4 weeks from the resubmittal. I wanted to touch base with you and get a sense of timing for review of the resubmittal. Do you think that would be next week?

Any updates on public comments?

DEMAE RUBINS, A.I.C.P.

PRINCIPAL

Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.

463 AVIATION BLVD. STE 200

SANTA ROSA, CA 95403

707.527.0775 EXT.166

707.636.9166 DIRECT

707.478.5008 MOBILE

www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>

Sent: Tuesday, August 9, 2022 10:57 AM

To: Briana Albini <Briana@summit-sr.com>

Cc: Demae Rubins <demae@summit-sr.com>; 2021201@newforma.summit-sr.com

Subject: RE: P22-00106 resubmittal check-in

Hi Demae,

Yes, the two resubmittal emails were received and contents were downloaded; also, Division staff were notified of the resubmittal. Yes, the response should be forthcoming within 4-6 weeks from the resubmittal.

Regards,

Dana E. Morrison

Planner III

County of Napa Planning, Building & Environmental Services

Planning Division + Engineering & Conservation Division

1195 Third Street, 2nd Floor

Napa, CA 94559

707.253-4417 main

707.253.4437 direct

707.299.4491 fax

dana.morrison@countyofnapa.org

<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Briana Albini <Briana@summit-sr.com>

Sent: Tuesday, August 9, 2022 10:29 AM

To: Morrison, Dana <dana.morrison@countyofnapa.org>

Cc: Demae Rubins <demae@summit-sr.com>; 2021201@newforma.summit-sr.com

Subject: P22-00106 resubmittal check-in

[External Email - Use Caution]

Good morning, Dana,

I am following up on the resubmittal package for P22-00106 for the Robert Mondavi Winery. Could you please confirm that you've received everything and that the package has been routed for review? Also, I assume its about a 4–6-week review timeline. Does that assumption seem correct, or should we anticipate a different timeline for plan review?

Thank you,

BRIANA ALBINI

PLANNER

SUMMIT ENGINEERING, INC.

463 AVIATION BLVD. STE 200

SANTA ROSA, CA 95403

707.527.0775 EXT. 110

707.978.5732 DIRECT

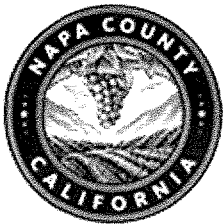
www.summit-sr.com

Morrison, Dana

From: Morrison, Dana
Sent: Tuesday, September 27, 2022 3:54 PM
To: Demae Rubins; Briana Albini
Cc: Hornett, Daniel
Subject: P22-00106 - Mondavi Major Mod, Request for Additional Funds
Attachments: P22-00106_Funds Request Letter_9.27.22.pdf; Fee And Payment Summary_P22-00106.pdf; Detailed Payment Statement_P22-00106.pdf

Good afternoon Demae and Briana,
The balance for the Mondavi Major Modification has fallen below \$0. Details are provided in the attached Fund Request Letter, also attached is Fee and Payment Summary, and Detailed Payment Statement.
Please do not hesitate to reach out if you have any questions.
Regards,

Dana E. Morrison
Planner III
County of Napa Planning, Building & Environmental Services
Planning Division + Engineering & Conservation Division
1195 Third Street, 2nd Floor
Napa, CA 94559
707.253-4417 main
707.253.4437 direct
707.299.4491 fax
dana.morrison@countyofnapa.org
<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

Morrison, Dana

From: Morrison, Dana
Sent: Thursday, September 8, 2022 1:20 PM
To: Demae Rubins; Briana Albini
Subject: Robert Mondavi 2nd Submittal Review Letter (P22-00106)
Attachments: Project Status Letter 2_Mondavi_P22-00106docx.pdf

Good morning Demae and Briana,
Please find the 2nd Submittal Review Letter for the Robert Mondavi Minor Modification (P22-00106) attached to this email
Do not hesitate to reach out if you have any questions.
Regards,
Dana Morrison

Morrison, Dana

From: Demae Rubins <demae@summit-sr.com>
Sent: Thursday, November 3, 2022 10:28 AM
To: Morrison, Dana; Briana Albini
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi 2nd Submittal - link to upload

[External Email - Use Caution]

Thank you for the update. I totally understand and that is helpful for us to share with our project team.

DEMAE RUBINS
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.
575 W COLLEGE AVE. STE 201
SANTA ROSA, CA 95401
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Thursday, November 3, 2022 8:45 AM
To: Demae Rubins <demae@summit-sr.com>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi 2nd Submittal - link to upload

Hi Demae,

Probably the following week, as I was out sick with the flu for a stint and have a number of public hearing items this month. The other departments are behind as well.

I will send out a reminder that the resubmittal has been received and we hoping to get any comments, or close out workflows, the week of the 14th (if possible).

Feel free to check in any time if you have questions or concerns.

Cheers,

Dana E. Morrison
Planner III
County of Napa Planning, Building & Environmental Services
Planning Division + Engineering & Conservation Division
1195 Third Street, 2nd Floor
Napa, CA 94559
707.253-4417 main
707.253.4437 direct
707.299.4491 fax
dana.morrison@countyofnapa.org
<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Thursday, November 3, 2022 7:24 AM
To: Briana Albini <Briana@summit-sr.com>; Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi 2nd Submittal - link to upload

[External Email - Use Caution]

Good morning Dana,
I am following up on the status of the review of our resubmittal. Do you think the County's review will be completed next week?

DEMAE RUBINS
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.
575 W COLLEGE AVE. STE 201
SANTA ROSA, CA 95401
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Briana Albini <Briana@summit-sr.com>
Sent: Friday, October 14, 2022 12:43 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Demae Rubins <demae@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi 2nd Submittal - link to upload

Hi Dana,

Thank you for sending the link. I have uploaded four items for resub 2. Please let me know if you need anything else.

BRIANA ALBINI
PLANNER

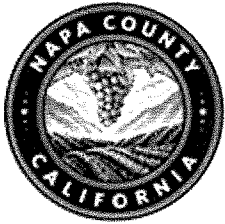
SUMMIT ENGINEERING, INC.
575 W COLLEGE AVE. STE 201
SANTA ROSA, CA 95401
707.527.0775 EXT. 110
707.978.5732 DIRECT
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, October 14, 2022 12:32 PM

To: Briana Albini <Briana@summit-sr.com>; Demae Rubins <demae@summit-sr.com>
Subject: Robert Mondavi 2nd Submittal - link to upload

Hi Briana,
Please find the link below to the Mondavi Minor Mod Cloud Folder:
<https://pbes.cloud/index.php/s/QXD6r7fiSDnSRW7>
Cheers,

Dana E. Morrison
Planner III
County of Napa Planning, Building & Environmental Services
Planning Division + Engineering & Conservation Division
1195 Third Street, 2nd Floor
Napa, CA 94559
707.253-4417 main
707.253.4437 direct
707.299.4491 fax
dana.morrison@countyofnapa.org
<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

Morrison, Dana

From: Demae Rubins <demae@summit-sr.com>
Sent: Friday, November 18, 2022 11:12 AM
To: Morrison, Dana; Briana Albini
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi 2nd Submittal - link to upload

[External Email - Use Caution]

Thank you very much. I appreciate the update. Have a great weekend.

DEMAE RUBINS
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.
575 W COLLEGE AVE. STE 201
SANTA ROSA, CA 95401
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, November 18, 2022 11:06 AM
To: Demae Rubins <demae@summit-sr.com>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi 2nd Submittal - link to upload

Hi Demae,

I wanted to reach and update you on the Mondavi Mod. I have completed my review and it looks like the planning comments have been addressed. Environmental Health also completed their review and have approved their workflow – Condition will follow at a later date. I am still waiting on Engineering’s review; I spoke with Daniel yesterday and he thinks he should be able to get any comments or possible approve his workflow next week on 11/22 or 11/23.

Since it looks like we are very near having the project deemed complete I will get started on preparing the Staff Report, CEQA and associated hearing docs. The goal would be to hopefully get this item on the January or February ZA; not a guarantee we have the holiday season coming up...but a fair estimate I believe.

I will be in touch next week with the comments from ENG. Please keep an eye out for any emails from me in the next few weeks as I prepare the staff report in case I have any clarifying questions or determine I need additional information.

Regards,

Dana E. Morrison
Planner III
County of Napa Planning, Building & Environmental Services
Planning Division + Engineering & Conservation Division
1195 Third Street, 2nd Floor
Napa, CA 94559

707.253-4417 main
707.253.4437 direct
707.299.4491 fax
dana.morrison@countyofnapa.org
<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Thursday, November 3, 2022 10:28 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi 2nd Submittal - link to upload

[External Email - Use Caution]

Thank you for the update. I totally understand and that is helpful for us to share with our project team.

DEMAE RUBINS
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.
575 W COLLEGE AVE. STE 201
SANTA ROSA, CA 95401
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Thursday, November 3, 2022 8:45 AM
To: Demae Rubins <demae@summit-sr.com>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi 2nd Submittal - link to upload

Hi Demae,
Probably the following week, as I was out sick with the flu for a stint and have a number of public hearing items this month. The other departments are behind as well.
I will send out a reminder that the resubmittal has been received and we hoping to get any comments, or close out workflows, the week of the 14th (if possible).
Feel free to check in any time if you have questions or concerns.
Cheers,

Dana E. Morrison
Planner III

County of Napa Planning, Building & Environmental Services
Planning Division + Engineering & Conservation Division
1195 Third Street, 2nd Floor
Napa, CA 94559
707.253-4417 main
707.253.4437 direct
707.299.4491 fax
dana.morrison@countyofnapa.org
<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Thursday, November 3, 2022 7:24 AM
To: Briana Albini <Briana@summit-sr.com>; Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi 2nd Submittal - link to upload

[External Email - Use Caution]

Good morning Dana,
I am following up on the status of the review of our resubmittal. Do you think the County's review will be completed next week?

DEMAE RUBINS
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.
575 W COLLEGE AVE. STE 201
SANTA ROSA, CA 95401
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Briana Albini <Briana@summit-sr.com>
Sent: Friday, October 14, 2022 12:43 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Demae Rubins <demae@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi 2nd Submittal - link to upload

Hi Dana,

Thank you for sending the link. I have uploaded four items for resub 2. Please let me know if you need anything else.

BRIANA ALBINI
PLANNER

SUMMIT ENGINEERING, INC.

575 W COLLEGE AVE. STE 201
SANTA ROSA, CA 95401
707.527.0775 EXT. 110
707.978.5732 DIRECT
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, October 14, 2022 12:32 PM
To: Briana Albini <Briana@summit-sr.com>; Demae Rubins <demae@summit-sr.com>
Subject: Robert Mondavi 2nd Submittal - link to upload

Hi Briana,
Please find the link below to the Mondavi Minor Mod Cloud Folder:
<https://pbes.cloud/index.php/s/QXD6r7fiSDnSRW7>
Cheers,

Dana E. Morrison
Planner III
County of Napa Planning, Building & Environmental Services
Planning Division + Engineering & Conservation Division
1195 Third Street, 2nd Floor
Napa, CA 94559
707.253-4417 main
707.253.4437 direct
707.299.4491 fax
dana.morrison@countyofnapa.org
<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

Morrison, Dana

From: Morrison, Dana
Sent: Tuesday, November 29, 2022 1:02 PM
To: Demae Rubins; Briana Albini; Hornett, Daniel
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi - 2nd Round of review
Attachments: Completeness Letter_Mondavi_P22-00106.pdf

Good afternoon,
Please find the Status Letter for the Mondavi Minor Mod, noting the project as complete, attached to this email.

Cheers,

Dana E. Morrison

Planner III

County of Napa Planning, Building & Environmental Services

Planning Division + Engineering & Conservation Division

1195 Third Street, 2nd Floor

Napa, CA 94559

707.253-4417 main

707.253.4437 direct

707.299.4491 fax

dana.morrison@countyofnapa.org

<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Tuesday, November 22, 2022 2:44 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albini <Briana@summit-sr.com>; Hornett, Daniel <daniel.hornett@countyofnapa.org>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi - 2nd Round of review

[External Email - Use Caution]

Great, thank you! We'll look forward to the formal completeness letter after the Thanksgiving holiday. I hope you have a wonderful holiday weekend.

DEMAE RUBINS
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.

575 W COLLEGE AVE. STE 201
SANTA ROSA, CA 95401
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Tuesday, November 22, 2022 2:39 PM
To: Briana Albini <Briana@summit-sr.com>; Hornett, Daniel <daniel.hornett@countyofnapa.org>
Cc: Demae Rubins <demae@summit-sr.com>; 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi - 2nd Round of review

Hi Demae,

I was able review and it looks like all planning comments were addressed; I have begun drafting the Staff Report and CEQA document. I just spoke with Daniel and it looks like they will not have any additional comments either. As such, application is technically Deemed Complete.

Regards,

Dana E. Morrison

Planner III

County of Napa Planning, Building & Environmental Services

Planning Division + Engineering & Conservation Division

1195 Third Street, 2nd Floor

Napa, CA 94559

707.253-4417 main

707.253.4437 direct

707.299.4491 fax

dana.morrison@countyofnapa.org

<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Briana Albini <Briana@summit-sr.com>
Sent: Tuesday, November 22, 2022 2:07 PM
To: Hornett, Daniel <daniel.hornett@countyofnapa.org>; Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Demae Rubins <demae@summit-sr.com>; 2021201@newforma.summit-sr.com
Subject: Robert Mondavi - 2nd Round of review

[External Email - Use Caution]

Good afternoon, Daniel & Dana,

I wanted to check in on the status of Engineering's second review of the Mondavi UP mod. I wanted to confirm if engineering has additional comments or if you've approved. I also wanted to follow up with Dana on the completeness letter. @Morrison, Dana, I have a note that we should receive a completeness letter or staff comments this week from you. Do you still anticipate getting that out this week or should we anticipate a different date?

Thank you,

BRIANA ALBINI
PLANNER

SUMMIT ENGINEERING, INC.

575 W COLLEGE AVE. STE 201

SANTA ROSA, CA 95401

707.527.0775 EXT. 110

707.978.5732 DIRECT

www.summit-sr.com

Morrison, Dana

From: Morrison, Dana
Sent: Tuesday, December 27, 2022 2:11 PM
To: Briana Albini
Cc: Demae Rubins; 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi - P22-00106

Hi Briana,

Thank you for following up. Yes, as I noted to Demae the project is too large (sf wise) to qualify for a Categorical Exemption and as such I am required to prepare an Initial Study for the project to assess CEQA. I do not currently have an estimate timeline, as there are 4 other projects as well (from 2021) for which I am completing Initial Studies for as well; in addition to us beginning the update of our Airport Land Use Compatibility Plan which I am spearheading. Feel free to check in anytime for an update.

Cheers,

Dana E. Morrison

Planner III

County of Napa Planning, Building & Environmental Services

Planning Division + Engineering & Conservation Division

1195 Third Street, 2nd Floor

Napa, CA 94559

707.253-4417 main

707.253.4437 direct

707.299.4491 fax

dana.morrison@countyofnapa.org

<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Briana Albini <Briana@summit-sr.com>
Sent: Monday, December 19, 2022 10:41 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Demae Rubins <demae@summit-sr.com>; 2021201@newforma.summit-sr.com
Subject: Robert Mondavi - P22-00106

[External Email - Use Caution]

Good morning, Dana,

I wanted to check in with you on P22-00106. Demae noted that you would require more time to complete the staff report and CEQA report. Do you have a better idea of when you'll be able to complete these reports?

Thank you,

Advanced Notice: I will be out from 12/23 – 1/2, and will be back in the office on 1/3.

BRIANA ALBINI
PLANNER

SUMMIT ENGINEERING, INC.

575 W COLLEGE AVE. STE 201

SANTA ROSA, CA 95401

707.527.0775 EXT. 110

707.978.5732 DIRECT

www.summit-sr.com

Morrison, Dana

From: Demae Rubins <demae@summit-sr.com>
Sent: Thursday, May 11, 2023 9:59 AM
To: Morrison, Dana
Cc: Briana Albini; 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi - P22-00106

[External Email - Use Caution]

Good morning,
Of course! We'll let you know when it is uploaded.

DEMAE RUBINS
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.
575 W COLLEGE AVE. STE 201
SANTA ROSA, CA 95401
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Thursday, May 11, 2023 8:15 AM
To: Demae Rubins <demae@summit-sr.com>
Subject: RE: Robert Mondavi - P22-00106

Demae,
Could I get a revised plan set that removes the reference to the 3.5 acres of vineyard being planted on the nearby parcel?
Cloud link file: <https://pbes.cloud/index.php/s/QXD6r7fiSDnSRW7>

Dana E. Morrison (she|her|hers)
Planner III
County of Napa Planning, Building & Environmental Services
Planning Division + Engineering & Conservation Division
1195 Third Street, 2nd Floor
Napa, CA 94559
707.253-4417 main
707.253.4437 direct
707.299.4491 fax
dana.morrison@countyofnapa.org
<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Wednesday, May 10, 2023 1:31 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Subject: RE: Robert Mondavi - P22-00106

[External Email - Use Caution]

Thanks

DEMAE RUBINS
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.
575 W COLLEGE AVE. STE 201
SANTA ROSA, CA 95401
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Wednesday, May 10, 2023 1:30 PM
To: Demae Rubins <demae@summit-sr.com>
Cc: Briana Albini <Briana@summit-sr.com>; 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi - P22-00106

I am making final edits, but once those are completed and I have conferred with Sean I will see if that is possible and get back to you.

Dana E. Morrison (she|her|hers)
Planner III
County of Napa Planning, Building & Environmental Services
Planning Division + Engineering & Conservation Division
1195 Third Street, 2nd Floor
Napa, CA 94559
707.253-4417 main
707.253.4437 direct
707.299.4491 fax
dana.morrison@countyofnapa.org
<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Wednesday, May 10, 2023 1:24 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Briana Albini <Briana@summit-sr.com>; 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi - P22-00106

[External Email - Use Caution]

I forgot to ask, is there any chance that we can review the draft conditions of approval before they go out to the public? I don't expect that we'll have any concerns but on occasion, we have found things that need to be updated.

Thank you,

DEMAE RUBINS
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.

575 W COLLEGE AVE. STE 201
SANTA ROSA, CA 95401
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE

www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Wednesday, May 10, 2023 1:16 PM
To: Demae Rubins <demae@summit-sr.com>
Subject: RE: Robert Mondavi - P22-00106

Goal is next week.

Dana E. Morrison (she|her|hers)
Planner III
County of Napa Planning, Building & Environmental Services
Planning Division + Engineering & Conservation Division
1195 Third Street, 2nd Floor
Napa, CA 94559
707.253-4417 main
707.253.4437 direct
707.299.4491 fax
dana.morrison@countyofnapa.org
<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Wednesday, May 10, 2023 1:14 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Subject: RE: Robert Mondavi - P22-00106

[External Email - Use Caution]

Thank you. Would you be able to tell me approximately when you believe the public noticing would go out?

DEMAE RUBINS
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.
575 W COLLEGE AVE. STE 201
SANTA ROSA, CA 95401
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Wednesday, May 10, 2023 1:12 PM
To: Demae Rubins <demae@summit-sr.com>
Subject: RE: Robert Mondavi - P22-00106

Thanks for clarifying Demae!

Dana E. Morrison (she|her|hers)
Planner III
County of Napa Planning, Building & Environmental Services
Planning Division + Engineering & Conservation Division
1195 Third Street, 2nd Floor
Napa, CA 94559
707.253-4417 main
707.253.4437 direct
707.299.4491 fax
dana.morrison@countyofnapa.org
<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Wednesday, May 10, 2023 1:11 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi - P22-00106

[External Email - Use Caution]

Good afternoon Dana,
The vineyard irrigation that I sent included vines are parcels -066 and -067. Correct there are no vineyards proposed to be removed on parcel -066 and the irrigation use is not changing.

DEMAE RUBINS
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.
575 W COLLEGE AVE. STE 201
SANTA ROSA, CA 95401
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Wednesday, May 10, 2023 10:05 AM
To: Demae Rubins <demae@summit-sr.com>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi - P22-00106

Hi Demae,
Yes, I have updated the IS and NOI based on the information provided and am working on getting the documents finalized and out for public review and noticing. However, I just realized I did not confirm if the vineyard ground water use included parcel (-066)? Could I get confirmation that there is no change in water use for this parcel – I believe there are no vines proposed for removal from this parcel (based on the site plan) and groundwater use would remain the same for this parcel?

Dana E. Morrison (she|her|hers)
Planner III
County of Napa Planning, Building & Environmental Services
Planning Division + Engineering & Conservation Division
1195 Third Street, 2nd Floor
Napa, CA 94559

707.253-4417 main
707.253.4437 direct
707.299.4491 fax
dana.morrison@countyofnapa.org
<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Wednesday, May 10, 2023 9:59 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albin <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi - P22-00106

[External Email - Use Caution]

Good morning,
I wanted to confirm that you have what you need to complete your review of the Mondavi use permit mod?

Thank you,

DEMAE RUBINS
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.
575 W COLLEGE AVE. STE 201
SANTA ROSA, CA 95401
707.527.0775 EXT. 166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Demae Rubins <demae@summit-sr.com>
Sent: Monday, May 8, 2023 7:44 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albin <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi - P22-00106

Good morning,
Attached is an updated calculation of groundwater use for the parcel which includes the vineyard and landscaping, as requested.

Thank you,

DEMAE RUBINS
PRINCIPAL

SUMMIT ENGINEERING, INC.

575 W COLLEGE AVE. STE 201
SANTA ROSA, CA 95401
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE

www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Thursday, May 4, 2023 8:53 AM
To: Demae Rubins <demae@summit-sr.com>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi - P22-00106

Received, thank you Demae.
I will keep an eye out for the vineyard water info next week.
Cheers,

Dana E. Morrison (she|her|hers)
Planner III
County of Napa Planning, Building & Environmental Services
Planning Division + Engineering & Conservation Division
1195 Third Street, 2nd Floor
Napa, CA 94559
707.253-4417 main
707.253.4437 direct
707.299.4491 fax
dana.morrison@countyofnapa.org
<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>
Sent: Thursday, May 4, 2023 7:32 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albini <Briana@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi - P22-00106

[External Email - Use Caution]

Good morning Dana,
Attached is the will serve letter as requested. We are still working through the vineyard water use with the client and hope to have that to you no later than Monday.

DEMAE RUBINS

PRINCIPAL

Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.

575 W COLLEGE AVE. STE 201

SANTA ROSA, CA 95401

707.527.0775 EXT.166

707.636.9166 DIRECT

707.478.5008 MOBILE

www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>

Sent: Tuesday, April 25, 2023 3:56 PM

To: Demae Rubins <demae@summit-sr.com>; Briana Albini <Briana@summit-sr.com>

Cc: 2021201@newforma.summit-sr.com

Subject: RE: Robert Mondavi - P22-00106

Hi Demae,

Thank you for providing this information I will update the IS accordingly.

Since the vineyard is irrigated with ground water, is the water (af/yr) for that included in the landscaping calculations, pre- and post- project, that were provided? Or was that just for the landscaping? I will need a revised groundwater calculation that clearly states that the landscaping calculations provided is for both the vineyard and landscaping, or (if applicable) revised calculations that accurately show the groundwater use for the parcel which and includes the vineyard and landscaping.

Let me know if you have any questions or would like to discuss.

Dana E. Morrison (she|her|hers)

Planner III

County of Napa Planning, Building & Environmental Services

Planning Division + Engineering & Conservation Division

1195 Third Street, 2nd Floor

Napa, CA 94559

707.253-4417 main

707.253.4437 direct

707.299.4491 fax

dana.morrison@countyofnapa.org

<http://www.countyofnapa.org/>



A Tradition of Stewardship

A Commitment to Service

From: Demae Rubins <demae@summit-sr.com>

Sent: Tuesday, April 25, 2023 7:22 AM

To: Morrison, Dana <dana.morrison@countyofnapa.org>; Briana Albini <Briana@summit-sr.com>

Cc: 2021201@newforma.summit-sr.com

Subject: RE: Robert Mondavi - P22-00106

[External Email - Use Caution]

Good morning Dana,
Please see our responses below in red.

DEMAE RUBINS
PRINCIPAL
Division Manager | Planning/Permitting

SUMMIT ENGINEERING, INC.

575 W COLLEGE AVE. STE 201
SANTA ROSA, CA 95401
707.527.0775 EXT.166
707.636.9166 DIRECT
707.478.5008 MOBILE
www.summit-sr.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Thursday, April 6, 2023 11:34 AM
To: Briana Albin <Briana@summit-sr.com>; Demae Rubins <demae@summit-sr.com>
Cc: 2021201@newforma.summit-sr.com
Subject: RE: Robert Mondavi - P22-00106

Morning Briana and Demae,

Yes, I did receive comments back from County Counsel, which has resulted in the following questions/clarifications:

1. Is there a will-serve letter from the City that you can provide regarding the water being provided to the winery for production? The facility is working with the City to get a current copy of the will-serve letter. We're hoping to have it this week and will forward as soon as it is available.
2. I know that the landscaping is watered via the well/ground water, and that the winery domestic and processing water is provided by the City. However, it is still not clear how the vineyard is watered? Is the vineyard watered from City water or well water? Or some other source? The vineyards on site are currently irrigated by a mix of the treated process wastewater ponds and well water. This will not change
3. Do we know what the reduction in capacity for the waste treatment ponds will be? I assume since the site is going from 2 ponds to 1 that there will be a decrease in capacity. I did see that a new package treatment system is proposed if the new pavilion impacts existing capacity. We believe the intent of this question is to confirm process wastewater treatment capacity. When construction in the ponds starts, the ponds will no longer be providing wastewater treatment. At that time treatment capacity will be 100% through the new package treatment system. The ponds will only be used for storage of treated water. The western most pond is proposed to be used for storage which equates to approximately 49% of the current pond capacity. The western pond currently holds approximately 5.17 million gallons of water. As detailed in the wastewater feasibility report for the project, treatment and storage capacity will continue to be sufficient for the winery's production.
4. Can we remove the reference of the vineyard being added to a separate parcel, this creates questions regarding water use on that parcel? It is fine to have a loss in vines as a result of the project. We have no concerns with this approach, so long as the County supports the vineyard loss on the project parcel.
5. Can you clarify the layout of the new 35,000 sf canopy to the west that will house tanks for processing existing bulk wine products; the main area will be covered but not enclosed, it is only the area to the south labeled as lockers, war room and WC that will be enclosed? Also want to confirm that this new floor area is included in the increased SF calculations. Correct the tank canopy is open and not enclosed and the only enclosed area would be the administration uses (i.e. lockers, war room, restrooms). The new square footage is included in the calculations as shown on A0.05.
6. To ensure the project complies with the BAAQMD Air Quality CEQA requirements; according to the plans there are 67,764 sf of accessory/hospitality space which exceeds the 47,000 sf BAAQMD screening criterion for high quality

restaurant (the comparative that we use for tasting rooms). If you could provide the tasting room and kitchen areas in the sf, and exclude the other spaces we can use this sf to demonstrate compliance with this criterion. Correction that the proposed accessory sf is 61,764. The SF of the tasting and kitchen area is 18,130sf.

7. Brian Bordona and I had a meeting last week with the Mondavi team, and they noted that the Pavilion was no longer proposed to be 2-stories and is instead proposed to be one-story (see sheets A2.10 and A2.11, and then calculations of accessory sf on earlier pages -wherever applicable). Please provide an updated site, floor plan and elevations; please be sure to update the plans and the application submittal materials to reflect new sf and accessory to production ratios based on this reduction. We would like to proceed with the Pavilion as proposed in the submitted plan sets. Perhaps thinking of the Pavilion as a one-story building with a basement is a more appropriate way to think about this structure. While there have been internal discussions of removing the Pavilion's basement, there is no clear decision or direction to remove the basement.

Let me know if you have any questions or would like to discuss.

Cheers,

Dana E. Morrison (she|her|hers)

Planner III

County of Napa Planning, Building & Environmental Services

Planning Division + Engineering & Conservation Division

1195 Third Street, 2nd Floor

Napa, CA 94559

707.253-4417 main

707.253.4437 direct

707.299.4491 fax

dana.morrison@countyofnapa.org

<http://www.countyofnapa.org/>



A Tradition of Stewardship
A Commitment to Service

From: Briana Albini <Briana@summit-sr.com>

Sent: Thursday, April 6, 2023 8:14 AM

To: Morrison, Dana <dana.morrison@countyofnapa.org>; Demae Rubins <demae@summit-sr.com>

Cc: 2021201@newforma.summit-sr.com

Subject: RE: Robert Mondavi - P22-00106

[External Email - Use Caution]

Good morning, Dana,

Checking back in on the review by CoCo on the Mondavi Initial Study (IS), Notice of Intent (NOI), Draft Findings and Draft COAs. Did they complete their review yet?

Thank you,

BRIANA ALBINI
PLANNER

SUMMIT ENGINEERING, INC.

575 W COLLEGE AVE. STE 201

SANTA ROSA, CA 95401

707.527.0775 EXT. 110

707.978.5732 DIRECT

www.summit-sr.com

