

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