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## Previous Project Conditions

Rombauer Vineyards Wine Production Facility  
Use Permit Major Modification  
#P19-00109-Mod  
Hearing October 2, 2019



# NAPA COUNTY

## CONSERVATION — DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY R. REDDING  
Director

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

February 14, 1991

Assessor's Parcel # 57-060-39

Phil Loreng  
fp Label Co., Inc.  
219 Ryan Way  
So. San Francisco, CA 94080

Dear Mr. Loreng:

Please be advised that **Use Permit Application Number U-90-25** has been approved by the Napa County Conservation, Development and Planning Commission based upon the attached conditions.

**APPROVAL DATE: February 13, 1991 EXPIRATION DATE: February 29, 1992**

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

Pursuant to Section 12806 of the Napa County Code, the use permit must be activated within one (1) year and ten (10) calendar days from the approval date or the use permit shall automatically expire and become void. A one-year extension of time in which to activate the use permit may be granted by the County provided that such extension request is made thirty (30) days prior to the expiration date. A request for an extension of time is subject to payment of a \$300.00 filing fee.

This letter serves as the only notice you will receive regarding the expiration date of your permit or procedures for extensions.

Very truly yours,

A handwritten signature in black ink that reads "Michael Miller".

MICHAEL MILLER  
Deputy Planning Director

cc: Jeffrey R. Redding, Director  
John Tuteur, County Assessor  
Deanna Silvestri, Acting Supervising Building Inspector  
Jim Jeary, Panattoni Development Co.

**CONDITIONS OF APPROVAL**  
**(fp Label Company, Inc./Panattoni Development Co.)**

1. The permit be limited to the construction of a 100,800 square foot manufacturing facility for the wine labels and wine bottle corks in two (2) phases. The attached site plan shall be revised to reflect the conditions of approval. Any expansion, changes in use, or additional phases to be by separate or modified Use Permit submitted for Commission or Zoning Administrator consideration.
2. Submission of a detailed landscaping and parking (including bicycle parking) plan to the Department for review and approval indicating the botanical names, size and locations, and number of plant materials, method of maintenance (irrigation system), location of all public walkways and the location of off-street parking spaces. Said plan shall comply with all requirements of Section 12278.10 except as specifically modified below, and shall be submitted prior to the issuance of the Building Permit. All landscaping walkways and parking areas shall be completed prior to occupancy of the facility. Landscaping shall be permanently maintained in accordance with the approved landscape plan.

The Phase II building pad may be surfaced with 2" of aggregate base. If Phase II is not constructed by January 1, 1993, the area shall be landscaped.

The required rear yard landscape strip shall be 10 feet in width and be located adjacent to the parking area.

A continuous 25 foot landscape strip, with a maximum of one driveway cut, shall be provided along Airpark Road.

The undeveloped portion of the parcel shall be seeded with a meadow seed mix, except for any area required to be designated for additional parking pursuant to Condition 3, below.

All landscaping within the public rights-of-way shall be maintained by the property owner and/or the applicant.

3. Provisions for a total of 177 off-street parking spaces (Phase I - 163 spaces and Phase II - 14 spaces) on a dust-free all weather surface approved by Public Works. The parking plan shall maximize the number of compact spaces (35% permitted) and either reduce the size of the future expansion area or designate additional parking area as needed. All parking spaces shall be indicated on the landscape plan and shall be consecutively numbered on such plan. Prior to occupancy of each phase of development, the required parking shall be installed.
4. Only one curb cut shall be permitted except for that driveway servicing this proposed development. The permitted curb cut shall be located from Airpark Road to the "future development" site, and shall be placed as close as possible to the fpLabel driveway.

Page 2

Conditions of Approval

fp Label Company, Inc./Panattoni Development Co.

5. Samples of all roof materials, which shall be nonreflective as required by the Mitigation Measures adopted herein, shall be submitted to the Director for approval prior to installation.
6. The proposed trellis shall be extended to cover the last glass window on the south side of the structure.
7. All rooftop equipment shall be fully screened from ground view in a manner which is architecturally integrated with the structure.
8. Prior to occupancy of the structure, any existing debris piles on the parcel shall be removed.
9. Prior to issuance of any building permit, a lighting plan, which shall avoid all potential conflict with airport lighting, be submitted to the Department for review and approval.
10. No outside storage shall be permitted.
11. Final color scheme for the project shall be submitted to the Planning Director for review and approval.
12. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
13. Compliance with all applicable development standards of the Industrial Park Zoning District.
14. Compliance with Mitigation Measures #1 through 24 contained in the attached Project Revision Statement.
15. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
16. The project shall meet the requirements of the Fire Agency with jurisdiction over the project.
17. The north wall of the building, facing Airport Boulevard, shall contain vertical relief features to break up its apparent length. The revised north elevation shall be submitted to, and approved by the Director prior to issuance of building permits for the structure.



HILLARY GITELMAN  
Director

# COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH  
Assistant Director

August 16, 2007

Koerner Rombauer  
3522 Silverado Trail  
St. Helena, CA 94574

Re: **Napa Valley Gateway/601 Airpark Facility, Rombauer Vineyards, Inc.**  
Very Minor Modification #P07-00368-MODVMIN  
Assessor's Parcel Number 057-240-015-000

Dear Mr. Rombauer,

Please be advised that your request for a Minor Modification (file number P07-00368-MODVMIN) to the Rombauer Vineyards, Inc. Use Permit #U-90-25 as described in your submittal letter and at the location shown on the plans dated May 31, 2007 to allow for bottling, distribution and barrel aging of wine within an existing warehouse facility with minor modifications to the existing equipment-storage structure to accommodate the refrigeration package and bottling gasses and an addition of a wastewater pretreatment areas and process waste tank has been **APPROVED** by the Director of Conservation, Development and Planning on August 16, 2007 based on the applicable County regulations and the following condition of approval.

**EXPIRATION DATE:** August 16, 2009

Pursuant to Section 18.124.080 of the Napa County Code, this minor modification must be activated within two (2) years from the approval date, or it shall automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of your minor modification permit. In addition, approval of this minor modification has no effect on the time limits in which to activate the original project use permit.

Please be advised that the Director of Conservation, Development and Planning has determined that this minor modification is **Categorically Exempt** from the provisions of CEQA, the California Environmental Quality Act. Pursuant to CEQA Section 15301, Class 1, Existing Facilities, and Appendix B, Class 1, Existing Facilities of Napa County's Local Procedures for Implementing the California Environmental Quality Act, the project consists of a minor alteration to a previously approved project involving no expansion in production or marketing activities and is not located in an environmentally sensitive area.

The modification is effective immediately unless an appeal is filed with the Napa County Board

of Supervisors pursuant to Chapter 2.88 of the Napa County Code. You may appeal the conditions of approval. In the event an appeal is made to the Board by another, you will be noticed.

Should you have any questions, please contact Linda St. Claire, Project Planner at (707)299-1348 or e-mail at [lstclair@co.napa.ca.us](mailto:lstclair@co.napa.ca.us).

Sincerely,

Hillary Gitelman  
Director

By:   
Linda St. Claire  
Planner

Cc: Charles Meibeyer  
file



HILLARY GITELMAN  
Director

# COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

May 27, 2008

Mr. Charles Meibeyer  
Meibeyer Law Group  
1236 Spring Street  
St. Helena, CA 94574

**Re: ROMBAUER VINEYARDS**  
File #P08-00101-MOD  
601 Airpark Road (APN: 057-240-015)

Dear Mr. Meibeyer:

Your application for a Minor Modification (P08-00101) to Use Permit #U-90-25 for the Rombauer Vineyards facility located at the above referenced has been considered by the Zoning Administrator. The project consists of constructing a 25,200 square foot addition to provide additional barrel storage, establishing a new grape receiving area, crush and pressing operations. The request also includes converting approximately 13,100 sq. ft. of first floor office area to warehousing and removing 2,261 sq. ft. of second floor office space and 6,780 sq. ft. of mezzanine currently used for storage, reducing the number of employees from 130 to 30, modifying the parking lot and adding metal awnings over the second floor windows on the east building elevation. The proposed project would result in an overall net increase of approximately 16,159 sq. ft. of floor area. Please be advised that your request has been **APPROVED** by the Zoning Administrator subject to the conditions of approval attached as Exhibit A, and as follows.

The proposed project is Categorically Exempt pursuant to Napa County's Local Procedures for Implementing the California Environmental Quality Act (CEQA), Class 1(3), Existing Facilities, which exempts minor modifications of existing wineries and industrial facilities and Section 15301, Class 1, of the California Environmental Quality Act, which exempts interior and exterior alterations to existing facilities and structures.

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

**EXPIRATION DATE: May 27, 2010**

Pursuant to Section 18.124.080 of the Napa County Code, the Use Permit Modification must be activated within two (2) years, or it shall automatically expire and become void on the expiration date noted above. This letter serves as the only notice you will receive regarding the expiration date of your permit.

You are hereby further notified; pursuant to Government Code Sec.66020 (d)(1), that the 90-day period, in which you would have to protest imposition of any fees, dedications, reservations, or other exactions that may have been attached as conditions of approval, has begun. Please note that additional fees will be assessed if a landscape plan or erosion control plan is required by this approval.

Should you have any questions, please contact Sean Trippi at [strippi@co.napa.ca.us](mailto:strippi@co.napa.ca.us) or at (707) 253-4416.

Sincerely,



**John McDowell, Zoning Administrator**  
Napa County Conservation, Development and Planning Department

cc: Koerner Rombauer, 3522 Silverado Trail, CA 94574



## EXHIBIT A

**ROMBAUER VINEYARDS  
601 Airpark Road (APN# 057-240-015)  
Minor Modification, File #P08-00101-MOD**

### **Conditions of Approval**

1. **SCOPE:** This approval is limited to the following:
  - a. constructing a 25,200 square foot single-story addition for additional barrel storage, a new grape receiving area, and grape crush and press operations.
  - b. converting approximately 13,100 square feet of first floor office area to warehousing.
  - c. removing approximately 2,261 square feet of second floor office area.
  - d. removing approximately 6,780 square feet of mezzanine area currently used for storage.
  - e. reducing the number of full-time employees from 130 to 30.
  - f. modifying the parking lot to add additional area to the entry courtyard.
  - g. removing parking to provide an outdoor employee area at the southeast corner of the building.
  - h. adding metal awnings over the second floor windows on the east elevation.

No tours and tasting or marketing activities are proposed with this request. All process waste water will be pre-treated on-site prior to discharge to the sewer system serving the business/industrial park.

The activities permitted on the site are limited to those shown on the plans and information submitted with the Modification application dated February 20, 2008, and additional materials received April 4, 2008 and May 1, 2008. Any substantial change in use is subject to review and approval as determined by the CDPD Director in accordance with the Zoning Ordinance.

The plans submitted for building permits shall be designed in substantial conformance with the submitted site plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa County Code. It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and guests of the winery to ensure compliance is achieved. Any expansion or changes in use shall be by the approved in accordance with Section 18.124.130 of the Napa County Code and may be subject to the Use Permit modification process.

2. **SITE PLAN:**

The permittee shall provide public art in the proximity of the northeast corner of the site. The final location shall be subject to review and approval by the Planning Director prior to installation. The public art shall be installed prior to final occupancy of the building addition.

3. **PREVIOUS CONDITIONS:**

The permittee shall comply with all applicable conditions of approval, including the requirements of other County Departments and agencies, and mitigation measures which were included in the previously approved use permits and use permit modifications. To the extent there is a conflict between this modification and any prior use permit or modification, this modification and these conditions of approval shall control.

4. **COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES:**

The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Departments and Agencies, including but not limited to:

- (a) Environmental Management Department comments dated April 14, 2008.
- (b) Department of Public Works comments dated May 19, 2008.
- (c) County Fire Department comments dated March 17, 2008.
- (d) Building Division comments dated March 16, 2008.
- (e) City of American Canyon comments dated March 11, 2008.
- (f) Napa Sanitation District comments dated April 11, 2008.

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

5. **MONITORING COSTS:**

All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Board Resolution in accordance with the hourly consulting rate established at the time of the monitoring (\$134.00/hour as of July, 2007). Violations of conditions of approval or mitigations measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.



5E#11

**COUNTY of NAPA**  
**DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**

**STEVEN LEDERER**  
Director

**CHRISTINE M. SECHELI, R.E.H.S.**  
Assistant Director

**TO:** Napa County Planning Department  
Hillary Gitelman, Planning Director

**FROM:** Napa County Environmental Management Department  
Christine Secheli, R.E.H.S., Assistant Director

**SUBJECT:** Use Permit Application for Rombauer Vineyards  
Located at 601 Airpark  
Assessor Parcel #057-240-015  
File # P08-00101

**DATE:** April 14, 2008

**RECEIVED**

**APR 16 2008**

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

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

1. The proposed parcel(s) must be connected to the City of American Canyon water system.
2. Any hazardous waste produced on the site including any laboratory wastes, must be stored and disposed of in a manner consistent with Division 20, Chapter 6.5 of the California Health and Safety Code and with Title 22, Division 4, Chapter 30 of the California Code of Regulations.
3. Pursuant to Chapter 6.5 & 6.95 of the California Health and Safety Code, businesses that generate hazardous waste and/or store hazardous materials above threshold amounts shall file a Hazardous Waste Generator Application and/or Hazardous Materials Business Plan with the Department of Environmental Management within 30 days of said activities. All businesses must submit the required Business Activities Form which can be obtained from the Department of Environmental Management
4. Discharges of wastewater or wash water from activities including (but not limited to) equipment washing, vehicle washing, auto body related activities, parking lot washing and mobile detailing that may contain oil, grease, metals, or other deleterious materials must be properly disposed of. Contact your local sewer agency for discharge requirements. If sanitary sewer is not available and sewage disposal is via an on-site septic system, all such wastewater must be characterized and properly disposed of off site or by an on-site closed loop treatment system. If the waste stream is determined to be a hazardous waste, the waste must be stored and disposed of in accordance with the requirements of Division 20, Chapter 6.5 of the California

1195 Third Street, Suite 101 • Napa, California 94559  
Telephone: (707) 253-4471 • Fax: (707) 253-4545 • www.co.napa.ca.us

Health and Safety Code and Title 22, Division 4, Chapter 30 of the California Code of Regulations.

5. All waste water lines of the proposed development must be connected to the Napa Sanitation District. All pre-treatment shall be approved and/or permitted by Napa Sanitation District. The pre-treatment system shall be operated at all times so as to not create a nuisance of noise or odors. The pre-treatment system shall be operated by a certified operator. The name of such operator shall be provided to this department and Napa Sanitation District. Additionally, a copy of the Operation and Maintenance manual for the pre-treatment unit shall be provided to both this department and Napa Sanitation District.
6. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.
7. 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.
8. Adequate area must be provided for collection of recyclables. The applicant must contact 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.
9. All diatomaceous earth and/or bentonite must be dried and disposed of as solid waste or in another appropriate manner. If the proposed septic system is either a special design sewage disposal system or a private sewage disposal system, the plan submitted for review and approval must address diatomaceous earth/ bentonite disposal.

cc: Sean Trippi, CDPD  
Charles Meibeyer, 1236 Spring St., St. Helena, CA 94574  
Rombauer Vineyards, Inc., 3522 Silverado Trail, St. Helena, CA 94574  
Doug Calhoun, Environmental Health Supervisor

**PUBLIC WORKS DEPARTMENT  
INTER-OFFICE MEMO**



**DATE:** May 19<sup>th</sup>, 2008  
**TO:** Conservation Development and Planning Department  
**FROM:** Drew Lander, Assistant Engineer *[Signature]*  
**SUBJECT:** Rombauer Vineyards, Minor Mod, APN# 057-240-015, P07-00101

**RECEIVED**

**MAY 23 2008**

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

The application will allow the applicant to expand the existing 73,680sqft building by 25,200sqft for additional barrel storage and crush pad operations. Parcel is located at 601 Airpark Road in the Napa Airport Industrial Specific Plan area.

**EXISTING CONDITIONS:**

Existing driveways and parking lots are paved in conformance with the Napa County Road and Street standards and the Napa Airport Industrial Area Specific Plan.

**RECOMMENDED CONDITIONS:**

**AIRPARK ROAD:**

The applicant must obtain an encroachment permit for any work performed within the Napa County Right-of-Way.

**SITE IMPROVEMENTS:**

All earth disturbing activities shall include measures to prevent erosion, sediment, and waste materials from leaving the site and entering waterways both during and after construction in conformance with the Napa County Stormwater Ordinance. Best Management Practices shall also be implemented to minimize dust at all times.

Proposed drainage for the development shall be shown on the improvement plans and shall be accomplished to avoid the diversion or concentration of storm water runoff onto adjacent properties. Plan shall also indicate the path and changes in runoff.

Grading, drainage and parking improvements shall be constructed according to the latest "Napa County Road and Street Standards".

**AIRPORT SPECIFIC CONDITIONS**

Applicant will pay all applicable Napa County Airport Road Improvement and Development Fees prior to receiving any building permits for this project. The applicant should contact this office to obtain information regarding the determination of this fee.

**OTHER RECOMMENDATIONS:**

Any changes in use may necessitate additional conditions for approval.

If there are any questions regarding the above items please contact Drew Lander or Nathan Galambos at 253-4351.

# INTER-OFFICE MEMO



TO: Conservation, Development, and Planning Department

FROM: Brian Hampton, Fire Department

DATE: March 17, 2008

SUBJECT: Rambauer Vineyards Use Permit Comments  
Apn: 057-240-015 PO8-00101

RECEIVED

MAR 18 2008

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

**Site Address: 601 Airpark Rd, Napa**

The Napa County Fire Marshal staff has reviewed the Use Permit application to add an expansion of 25,200 square feet to an existing building of 73,680 square feet. We recommend the following items be incorporated as project conditions or mitigation measures if the project is approved.

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at the time of building permit issuance.
2. An approved automatic fire sprinkler system shall be provided for the proposed project where the total fire area is 3,600 square feet or greater, as required by the Napa County Fire Code. The fire sprinkler system shall be installed and maintained in accordance to the *National Fire Protection Standard #13 (Installation of Sprinkler System, 2002 edition)*.
3. The minimum required fire flow for the protection of the proposed project is 4,500 gallons per minute for 4 hour duration at 20 pounds residual water pressure. If the project is required to install automatic fire sprinkler protection, the total water storage required will be reduced by 50%.
4. A fire pump may be required to meet the fire flow requirements. The fire pump shall be installed and maintained in accordance to the *National Fire Protection Standard #20 (Installation of Stationary Pumps for Fire Protection 2002 edition)*. Fire pumps are required to be either diesel driven or electric. Electric fire pumps will also require a generator as a secondary source of power.
5. The private fire service mains shall be installed and maintained in accordance to the *National Fire Protection Standard # 24 (Installation of Private Fire Service Mains and Their Appurtenances 2002 edition)*.

The location, number and type of fire hydrants connected to the water supply shall be in accordance with the *California Fire Code, 2007 edition*.

6. All post indicator valves, control valves, waterflow devices shall be monitored by an approved remote station or central alarm monitoring company. Digital alarm communicator system panel shall be installed and maintained accordance with the *National Fire Protection Standard #72 (Fire Alarm Code, 2002 edition)*.
7. Fire apparatus access roads shall be provided to within 150 feet of all structures.
8. Access roads from the public and/or private right-of- ways to the project/ building site shall comply with Napa County Road and Street Standards and shall be reviewed by the Napa County Public Works Department.
9. The request for beneficial occupancy ***will not*** be considered until all fire and life safety issues have been installed, tested and finaled.
10. A defensible space zone shall be created around all structures. This defensible space zone shall be 100' from all portions of a structure. Flammable vegetation shall be removed and/or modified in the defensible space zone to create a fuel break that will help protect the structures from an encroaching wildland fire and will protect the surrounding wildland areas from a structure fire originating on-site.
11. An approved access walkway shall be provided to all exterior doors and openings required by either the California Fire Code or the California Building Code 2007 edition. A concrete sidewalk or other approved hard surface will meet the intent of the access walkway requirement. Adequate space adjacent to the access walkway, vertically and horizontally, shall be provided to allow firefighters to access required building openings in order to effectively perform rescue operations, to allow for equipment maneuverability. Any landscaping adjacent to the access walkway shall be such that it does not obstruct the functional purpose of the walkway upon maturity.
12. Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide driving capabilities in all weather conditions. Said access shall be provided prior to any construction or storage of combustible materials on site.
13. The approved address numbers shall be placed on each building by the applicant in such a position as to be plainly visible and legible from the street fronting the property and shall be placed as to be seen from all entrances. Proposed address shall be indicated on the elevation drawings contained within the building plan submittal. The address numbers shall be a minimum of 4" in height, contrasting in color with their background and shall be illuminated.



14. An approved project sign shall be placed at vehicle access points into the project during construction to assist emergency responders. The sign shall identify the project name and address. Such signs shall be clearly visible and legible from the street fronting the project.
15. The applicant shall properly identify all required fire lanes. Fire lanes shall be painted red with white letters to read "NO PARKING FIRE LANE CVC 22500.1, stenciled every 30 feet on top of the curb.
16. A Knox box or a Knox Cabinet shall be installed at approved location by the Napa County Fire Marshal's Office. Since the building will require a fire alarm system the box/cabinet will require "tamper" monitoring.

The Knox rapid entry system shall have one or all of the following items placed in the Knox cabinet, dependent on requirements of this facility:

- a. A minimum of 2 master keys to the structure(s) for emergency access.
  - b. 2 scaled site plans of the facility, identifying all buildings, hydrants, fire department access around the facility, and location of all water, electric, and gas shut-off valves.
  - c. 2 scaled floor plans of all structures showing doors, offices, etc.
  - d. A digital file of the site plans in a PDF format must be submitted at building final in addition to the hard copies listed above.**
  - e. Napa County Hazardous Materials Business including all MSDS forms, etc.
17. A complete set of Building Plans shall be submitted to the Fire Department for review and approval for egress requirements.
  18. Barricades shall be provided to protect any natural gas meter, fire hydrant, or other fire department control device, which may be subject to vehicular damage. Approved signs may be required to identify the location of fire protection devices.
  19. Plans detailing compliance with the fire and life safety conditions-of-approval shall be submitted to the Napa County Fire Marshal's Office for review and approval prior to building permit issuance and /or as described above.

Brian Hampton  
Fire Prevention Specialist II



# COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

HILLARY GITELMAN  
Director

## PERMIT APPLICATION AND INITIAL STUDY REQUEST FOR COMMENTS

TO: Building & Inspection Division

APPLICATION TITLE: Rombauer Vineyards APN: 057-240-015

DESCRIPTION OF PROJECT: This proposal is a request by Rombauer Vineyards for a new Use Permit to establish grape-receiving / crush operation and construct the ±25,200 square foot warehouse addition, and a reduction in office space by approximately 24,000 square feet within the existing building. The proposed addition and modifications will accommodate additional barrel storage. No change in the previously permitted production volume (±600,000 gallons of wine or roughly 300,000 cases) is proposed.

RESPONSE REQUEST DATE: 2/28/08 RESPONSE RETURN DATE: 3/20/08

PLEASE RESPOND VIA E-MAIL TO: strippi@co.napa.ca.us  
OR FAX TO (707) 299-1353

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

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

1. Do you have any comments on this project?  Yes  No
2. Do you have jurisdiction by law over this project?  Yes  No
3. Attach your agencies comments, or list below:  Comments attached  Comments below.

See attached comments in Accord

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Name of contact person: Eric Banward Telephone #: 299-1359

Email: ebanward@co.napa.ca.us  
Title: Plans & Permits Supervisor  
Date: 3-16-08



Napa County

User ID: EBANVARD

Admin Tools

Daily

ACCELA AUTO

SmartManager	Application	Property	People	Fees	Workflow	Attachments	Reports	Condition
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### Workflow

Application #: P08-00101

Application Type: Planning / PL Permits / Use Permit / Use Permit General

Address: 601 AIRPARK ROAD, NAPA, CA 94558

<ul style="list-style-type: none"> <li>✓ Application Acceptance</li> <li>• Environmental Review</li> <li>• Public Works Review</li> <li>• Fire Review</li> <li>• EM Review</li> <li>• County Council Review</li> <li>• Planning Review</li> <li>✓ Building Review</li> <li>  Planning Approval</li> <li>  Closure</li> </ul> <p style="text-align: center;"><input type="button" value="Task Activation"/></p>	<p><b>Task Details - Building Review</b></p> <p><b>Assigned Date:</b> 02/29/2008      <b>Due Date:</b></p> <p><b>Assigned To:</b>                      <b>Department:</b> Building Department</p> <p><b>Current Status:</b> Approved      <b>Status Date:</b> 03/16/2008</p> <p><b>Action By:</b> Eric Banvard      <b>Department:</b> Building Department</p> <p><b>Status Comment:</b></p> <p>▶ Prior to any construction work applicable building permits for the work must first be obtained; all work must comply with all applicable code requirements, including accessibility requirements of CBC Chapter 11B; submit complete &amp; appropriate plans, specifications, energy compliance and engineering, etc. when applying for permits.</p>
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# CITY OF AMERICAN CANYON

**Engineering Division**

*Gateway to the Napa Valley*



March 11, 2008

Bartelt Engineering  
Attn: Paul Bartelt  
39 Cassayare Drive  
American Canyon, CA 94503

Dear Mr. Bartelt:

This letter is in response to your February 7, 2008 letter regarding a proposal to expand the existing barrel storage and bottling facility at 601 Airpark Road. The letter states that the average annual water demand for the project will be 8,899 gallons per day.

The City of American Canyon issued a Water "Will Service" letter for the Rombauer Vineyards Barrel Storage and Bottling Facility at 601 Airpark Road on August 24, 2007. This Will Serve letter confirmed that the City would continue to provide an annual average daily amount of 9,026 gallons per day to the subject parcel.

Since the anticipated water demand for the expansion is within the water demand provided in the August 24, 2007 letter. No new Will Service letter is required.

If you have any further questions you may contact me at (707) 647-4550.

Sincerely,

Robert C. Weil  
Public Works Director

cc: Chuck Meibeyer, Esq.  
The Meibeyer Law Firm



HILLARY GITELMAN  
Director

RECEIVED

APR 14 2008

NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

**PERMIT APPLICATION AND INITIAL STUDY  
REQUEST FOR COMMENTS**

TO: Napa Sanitation District

APPLICATION TITLE: Rombauer Vineyards APN: 057-240-015

DESCRIPTION OF PROJECT: This proposal is a request by Rombauer Vineyards for a new Use Permit to establish grape-receiving / crush operation and construct the ±25,200 square foot warehouse addition, and a reduction in office space by approximately 24,000 square feet within the existing building. The proposed addition and modifications will accommodate additional barrel storage. No change in the previously permitted production volume (±600,000 gallons of wine or roughly 300,000 cases) is proposed.

RESPONSE REQUEST DATE: 2/28/08 RESPONSE RETURN DATE: 3/20/08

PLEASE RESPOND VIA E-MAIL TO: \_strippi@co.napa.ca.us  
OR FAX TO (707) 299-1353

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

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

1. Do you have any comments on this project?  Yes  No
2. Do you have jurisdiction by law over this project?  Yes  No
3. Attach your agencies comments, or list below:  Comments attached  Comments below.

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Name of contact person: TODD HERRICK Telephone #: 707 258-6000 x507  
 Email: THERRICK@CO.NAPA.CA.US  
 Title: SR. ENG. TECH  
 Date: 4/11/08

April 11, 2008

Napa Sanitation District Conditions of Approval for Project P08-00101 (APN 057-240-015)

1. The owner will be required to obtain an Industrial Waste Discharge Permit from the District for the proposed winery operation. Permit conditions will be established by the District at the time an application is made by the owner.
2. The owner shall install a flow meter and sampler on the process waste stream in accordance with District Guidelines. All winery and/or process waste water shall go through the flow meter and sampler.
3. The design of the pretreatment system and tenant improvement plans for the building shall be submitted to the District for review.
4. There is an existing 20 foot wide sanitary sewer easement running along the western property line of the subject parcel. No trees or other permanent structures will be allowed within the easement area.
5. The proposed project falls within the District's Reclaimed Water Benefit Zone. The proposed project shall utilize reclaimed water for all irrigation purposes when said water becomes available. The owner shall be responsible for modifying the onsite irrigation system to use reclaimed water per NSD's "Water Reuse Program" manual.
6. The owner shall pay Connection, Inspection and Plan Check Fees as required by NSD Ordinance to the District prior to the issuance of building permits by the County of Napa and/or the issuance of an Industrial Waste Discharge Permit by the District.



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www.countyofnapa.org

David Morrison  
Director

June 22, 2017

Lynn Sletto  
3522 Silverado Trail North  
St. Helena, CA 94574

**Re: ROMBAUER VINEYARDS  
Use Permit Modifications (P17-00142)  
601 Airpark Road, Napa, APN: 057-240-015**

Dear Lynn:

Your request to modify the previous approvals for the Rombauer Vineyards facility has been considered by the Planning, Building and Environmental Services Director. The request consists of replacing the existing wastewater pre-treatment system. Please be advised that your request has been **APPROVED** by the Director subject to the conditions of approval attached as Exhibit A, and as follows:

The Director finds that this project is Categorically Exempt pursuant to Appendix B, Class 1, of the Napa County Local Procedures for Implementing the California Environmental Quality Act which allows for minor modifications of existing use permits in conformance with Section 18.124.130 of the County Code. Therefore no further environmental review is required.

The permit becomes effective immediately unless appealed to the Napa County Board of Supervisors pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. You may appeal the conditions of approval. In the event that another party files an appeal, you will be notified.

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

Pursuant to Section 18.124.080 of the Napa County Code, the Use Permit must be activated within two (2) years of the approval date, or it shall automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration of your permit.

**EXPIRATION DATE: June 22, 2019**

Should you have any questions, please contact Sean Trippi at (707) 253-4417 or by e-mail at [sean.trippi@countyofnapa.org](mailto:sean.trippi@countyofnapa.org).

Sincerely,  
David Morrison, Director

By:   
Sean Trippi, Principal Planner

**NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPARTMENT**

**CONDITIONS OF APPROVAL**

**Rombauer Vineyards  
Use Permit Modification (P17-00142)  
601 Airpark Road, Napa, APN: 057-240-015**

**1.0 SCOPE:**

This permit encompasses and shall be limited to:

- 1.1 Replace the existing on-site wastewater pre-treatment system located on the south side of the building with a new package wastewater pre-treatment in the same location.

No other changes to the previously approved operational characteristics or interior or exterior improvements have been proposed or approved as part of this application.

The site improvements shall be designed in substantial conformance with the submitted site plan, floor plan, elevation drawings, and other submittal materials and shall comply with all requirements of the Napa Valley Business Park Specific Plan and Napa County Code (County Code). It is the responsibility of the applicant to communicate the requirements of these conditions and mitigations (if any) to all designers, contractors, employees, and the general public to ensure compliance is achieved. Any expansion or changes in use shall be approved in accordance with County Code Section 18.124.130 Code and may be subject to the Use Permit modification process.

**2.0 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES**

Project conditions of approval include all of the following County, Divisions, Departments and Agency(ies) requirements. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County Divisions, Departments and Agencies at the time of submittal and may be subject to change. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- 2.1 Engineering Services Division – As stated in their Memorandum dated May 1, 2017.
- 2.2 Fire Department - As stated in their Memorandum dated June 15, 2017.
- 2.3 Environmental Health Division - As stated in their Memorandum dated June 22, 2017.
- 2.4 Building Division - As stated in their Memorandum dated May 11, 2017.
- 2.5 Napa Sanitation District - As stated in their comment letter dated May 8, 2017.

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



### **3.0 PREVIOUS CONDITIONS**

As applicable, the permittee shall comply with any previous conditions of approval except as they may be explicitly modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control.

### **4.0 AFFORDABLE HOUSING MITIGATION**

Prior to County issuance of a building permit, the applicant shall pay the Napa County Affordable Housing Mitigation Fee in accordance with the requirements of County Code Chapter 18.107.

### **5.0 STATUTORY AND CODE SECTION REFERENCES**

All references to statutes and code sections shall refer to their successor as those sections or statutes may be subsequently amended from time to time.

### **6.0 PAYMENT OF FEES AS PREREQUISITE FOR ISSUANCE OF PERMITS**

No building, grading or sewage disposal permits shall be issued or other permits authorized until all accrued planning permit processing fees have been paid in full.

### **7.0 MONITORING COSTS**

All staff costs associated with monitoring compliance with these conditions, previous permit conditions, and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged to the owner. Costs shall be as established by resolution of the Board of Supervisors in accordance with the hourly consulting rate established at the time of the monitoring and shall include maintenance of a \$500 deposit for construction compliance monitoring that shall be retained until grant of Final Certificate of Occupancy. Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and/or guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Commission at some time in the future, the Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if so warranted, to commence revocation hearings in accordance with County Code Section 18.124.120.

### **8.0 MISCELLANEOUS**

Any crane used in the construction of the phases shall be lighted and have flags for improved visibility from aircraft; no crane shall exceed 80 feet in height without first obtaining the FAA's express approval.



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David Morrison  
Director

## MEMORANDUM

To: Sean Trippi, Planning	From: Daniel Basore, Engineering <i>DB</i>
Date: May 1, 2017	Re: P17-00142 Rombauer Vineyard Modification APN: 057-240-015

The Engineering and Conservation division ('Engineering') has reviewed the use permit application P17-00142 for the Rombauer Vineyard Very Minor Modification located on assessor's parcel number 057-240-015. In general the project proposes the following:

*"Replace existing wastewater pre-treatment system in same location as existing."*

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

### EXISTING CONDITIONS

1. The Existing Parcel is in the Airport Industrial Area

### 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. All improvements shall conform to the latest Napa County Airport Industrial Area Specific Plan.
3. Applicant shall pay the applicable Napa County Airport Industrial Area Traffic Mitigation Fees prior to receiving any building permits for this project. The applicant should contact the Public Works office to obtain information regarding the determination of this fee.

4. The Applicant must comply with all associated requirements and exhibits relating to water conditions to be imposed on all parcels as described in Napa County Agreement No. 7070, between the County of Napa and the City of American Canyon.

**Any changes in use may necessitate additional conditions for approval.**

If you have any questions regarding the above items, please contact Daniel Basore from Napa County Planning, Building, and Environmental Services Department, Engineering and Conservation Division, at (707)259-8328 or by email at [Daniel.Basore@countvofnapa.org](mailto:Daniel.Basore@countvofnapa.org)



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Napa County Fire Department  
Fire Marshal's Office  
2721 Napa Valley Corporate Drive  
Napa, CA 94558

Office: (707) 299-1464  
Direct: (707) 299-1463

James Bales  
Assistant Fire Marshal

## MEMORANDUM

TO: Sean Trippi Planning Division	DATE: June 15, 2017
FROM: James Bales Fire Department	
SUBJECT: P17-00142 Rombauer Vineyards	APN: 057-240-015

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

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes and ordinances at time of Building Permit issuance.
2. All construction and use of the facility shall comply fully with NFPA 820, Standard for Fire Protection in Wastewater Treatment and Collection Facilities.

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 Cave Development Guidelines can be found @ [www.countyofnapa.org/firemarshal](http://www.countyofnapa.org/firemarshal). Should you have any questions of me, contact me at (707)299-1463 or email at [james.bales@fire.ca.gov](mailto:james.bales@fire.ca.gov).



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David Morrison  
Director

## MEMORANDUM

To: Sean Trippi, Project Planner	From: Kim Withrow, Environmental Health Supervisor
Date: June 22, 2017	Re: Rombauer Vineyards 601 Airpark Road Assessor Parcel #057-240-015 File # P17-00142

The application requesting approval to replace and upgrade an existing wastewater treatment unit that treats process waste before discharging to Napa Sanitation District as described in application materials has been reviewed. Please include the following conditions if the project is approved:

1. All waste water lines from the development must be connected to the Napa Sanitation District. All wastewater treatment shall be approved and/or permitted by Napa Sanitation District. The wastewater treatment system shall be operated at all times so as to not create a nuisance from noise or odors.
2. 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.
3. All solid waste shall be stored and disposed of in a manner to prevent nuisances or health threats from insects, vectors and odors.



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David Morrison  
Director

## MEMORANDUM

To: Sean Trippi	From: Kevin Ruybal, Chief Building Official
Date: May 11, 2017	Re: Rombauer Vineyards P17-00142

### Building Inspection Division Planning Use Permit Review Comments

Address: 601 Airpark Rd., Napa CA 94558

APN: 057-240-015-000

Project: Rombauer Vineyards

Owner: Joan K. Rombauer Trust Investments LLC ETAL

Contact: Lynn Sletto

Description: Replace existing wastewater pre-treatment system in same location as existing.

Comments: 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 2016 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.

A handwritten signature in black ink, appearing to read "Kevin Ruybal", with a large, stylized flourish at the end.

KEVIN RUYBAL  
CHIEF BUILDING OFFICIAL  
NAPA COUNTY BUILDING DIVISION  
1195 THIRD STREET  
NAPA CA 94559  
[kevin.ruybal@countyofnapa.org](mailto:kevin.ruybal@countyofnapa.org)



**NapaSan**

**COLLECTION • TREATMENT • RECOVERY • REUSE**

May 08, 2017

Conservation, Development, and Planning  
County of Napa  
1195 Third Street, Suite 210  
Napa, CA 94559

**SUBJECT: 17-00142 ROMBAUER - REPLACE (E) PRETREATMENT SYSTEM, REFRL-000737,  
Rombauer Vineyards, Inc, 601 AIRPARK RD (Trippi)**

The Napa Sanitation District has reviewed the above-named application. The following are the conditions of approval for the project.

The owner shall pay to the District the prevailing fees and charges in effect as established by Resolutions and Ordinances before the issuance of a County Building Permit, and shall adhere to the rules and regulations as they apply to the application.

The District has identified the following comments based on the current application. The District reserves the right to modify the following conditions/comments based on changes to future applications or changes to the project site plan. The proposed project shall be subject to the following conditions of approval:

1. A plan showing the required sanitary sewer improvements shall be prepared by a registered civil engineer conforming to NapaSan standards, and shall be submitted to NapaSan for approval.
2. Internal building plans shall be submitted to NapaSan for review and approval if plumbing revisions are proposed within the building.
3. The owner/developer shall submit non-sewer related improvements such as the flare to the appropriate agency for approval.
4. The owner shall be required to pay capacity charges to NapaSan based on the rates in effect at the time for any additional capacity and shall be subject to the rules and regulations in effect at that time. At a minimum the facility would be subject to the following:
  - a. Installation of a flow meter and sampler on the process waste line
  - b. Ensure that the discharge conforms with the District's Local Limits
  - c. Provide NapaSan with a wastewater treatment plan
  - d. Obtain an Industrial Waste Discharge Permit from NapaSan for the winery operation. Permit conditions would be established by NapaSan at the time an application is made by the owner.
5. No floor drains are allowed in areas connected to domestic waste except in the restroom. Any existing floor drains not meeting this requirement shall be permanently abandoned.
6. The proposed business shall follow NapaSan's Best Management Practices for Wineries &

Breweries, Water Softeners, Boiler Blowdown and Cooling Towers. The applicant shall contact NapaSan for additional information.

7. The subject parcel is within NapaSan's recycled water benefit zone and shall use recycled water for their landscape irrigation when it becomes available.
8. The proposed development would be subject to the following fees, based on the rates in effect at the time they are paid:
  - a. Plan Check Fees
  - b. Inspection Fees
  - c. Capacity Charges (for the domestic waste stream shall be based on use per Section 5.02.030 B of NapaSan Code. The capacity charges for the process waste stream shall be calculated per Section 5.02.030 C of NapaSan Code. The owner shall contact the NapaSan for additional information).
9. NapaSan has updated sanitary sewer and recycled water standard specifications and details. The updated specifications and details are available online at NapaSan's website ([www.NapaSan.com](http://www.NapaSan.com)). NapaSan may revise the standard specifications and details at any time. It is the responsibility of the engineer, contractor, and developer to verify that they are in possession of the current version of the standards prior to design and construction of sanitary sewer and recycled water improvements.

The capacity charge for an equivalent dwelling unit currently is \$8,950 and will increase by the Consumer Price Index (CPI) annually in July. Effective July 1, 2017 the capacity charge will increase to \$9,299. Commercial capacity charges are determined per NapaSan Code Section 5.02.030.B. Contact NapaSan Staff for additional information regarding capacity charges.

Please include this information as a part of your consideration of the application.

Sincerely,

Robin Gamble Holley  
Asset Manager