

“B”

Recommended Conditions of Approval and Final Agency Approval Memos

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

RECOMMENDED CONDITIONS OF APPROVAL

ROMBAUER VINEYARD WINE PRODUCTION FACILITY USE PERMIT MAJOR MODIFICATION #P19-00109-MOD 601 AIRPARK ROAD, NAPA CALIFORNIA APN #057-240-015

This Permit encompasses and shall be limited to the project commonly known as **Rombauer Vineyards Wine Production Facility**, located at 601 Airpark Road. Part I encompasses the Project Scope and general conditions pertaining to statutory and local code references, project monitoring and the process for any future changes or activities. Part II encompasses the ongoing conditions relevant to the operation of the project. Part III encompasses the conditions relevant to construction and the prerequisites for a Final Certificate of Occupancy. It is the responsibility of the permittee 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.

Where conditions are not applicable or relevant to this project, they shall be noted as “Reserved” and, therefore, have been removed.

When modifying a legally established entitlement related to this project, these conditions are not intended to be retroactive or to have any effect on existing vested rights except where specifically indicated.

PART I

1.0 PROJECT SCOPE

This Permit encompasses and shall be limited to:

- 1.1 Approval of a Use Permit Major Modification for Rombauer Vineyards Wine Production Facility previous approvals as follows:
 - a. Increase of 320,000 gallons of annual production capacity to a total of 1,200,000 gallons per year (up from 880,000 gallons per year) in an existing 100,800 sq. ft. warehouse building; and
 - b. Additional five (5) full-time and 10 part-time employees (total of 35 full-time and 10 part-time employees).

No physical changes to the Production Facility have been authorized nor tours and tastings and marketing activities.

The Rombauer Vineyards Wine Production Facility 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 Valley Business Park Specific Plan and Napa County Code (County Code). It is the responsibility of the permittee 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 of or change in use or alternative locations for fire suppression or other types of water tanks shall be approved in accordance with the County Code and may be subject to the permit modification process.

2.0 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.

3.0 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 of approval 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 property owner or permittee. 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 issuance of a 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 a compliance deficiency is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the permittee'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 proceedings in accordance with the County Code.

PART II

4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the project:

4.1 GROUND WATER MANAGEMENT – WELLS [RESERVED]

4.2 AMPLIFIED MUSIC

There shall be no amplified sound system or amplified music utilized outside of approved, enclosed, buildings.

4.3 TRAFFIC

To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (4:00 – 6:00pm). All road improvements on private property required per Engineering Services shall be maintained in good working condition and in accordance with the Napa County Roads and Streets Standards.

4.4 PARKING

All parking, driveways, and internal roadways shall comply with the Napa County Road and Street Standards. Parking shall be limited to approved parking spaces

only and shall not occur along access or public roads or in other locations. In no case shall parking impede emergency vehicle access or public roads.

4.5 TENANCY CHANGE

- a. Any future change of tenancy within the structure shall require administrative review and approval by the PBES Department prior to occupancy. The permittee shall provide the PBES Department with a written profile of the proposed tenant, including name, present address, phone number, description of proposed use, employees, a list of any hazardous materials, and any other information deemed necessary by the PBES Department. The permittee shall also provide a detailed floor plan of the entire structure identifying the location and square footage of all uses within the structure prior to any new tenancy.
- b. Parking based on the use of the tenant/building shall be provided in compliance with the Napa Valley Business Park (NVBP) prior to issuance of a Final Certificate of Occupancy. Parking shall be provided in accordance with the NVBP upon any change of use and/or tenancy, subject to review and approval by the PBES Director. The installation of parking may be deferred until such time as building tenancy requires, subject to review and approval by the PBES Director. Additional landscaping shall be provided in place of any deferred parking spaces.

4.6 BUILDING DIVISION – USE OR OCCUPANCY CHANGES

Please contact the Building Division with any questions regarding the following:

In accordance with the California Building Code (CBC), no change shall be made in the use or occupancy of an existing building unless the building is made to comply with requirements of the current CBC as for a new building.

4.7 FIRE DEPARTMENT – TEMPORARY STRUCTURES **[RESERVED]**

4.8 NAPA COUNTY MOSQUITO ABATEMENT PROGRAM **[RESERVED]**

4.9 GENERAL PROPERTY MAINTENANCE – LIGHTING, LANDSCAPING, PAINTING, OUTDOOR EQUIPMENT STORAGE, MECHANICAL EQUIPMENT, AND TRASH ENCLOSURE AREAS

- a. All lighting shall be permanently maintained in accordance with the lighting and building plans approved by the County.
- b. All landscaping shall be permanently maintained in accordance with the landscaping approved by the County.
- c. All outdoor screening, storage, mechanical equipment and utility structures shall be permanently maintained in accordance with the landscaping and building plans approved by the County. No stored items shall exceed the height of the screening. Exterior equipment shall be maintained so as to not create a noise disturbance or exceed noise thresholds in the County Code.
- d. The colors used for the roof, exterior walls and built landscaping features of

the project shall be limited to earth tones that will blend the facility into the colors of the surrounding site specific vegetation. The permittee shall obtain the written approval of the Planning Division prior to any change in paint color that differs from the approved building permit. Highly reflective surfaces are prohibited.

- e. Designated trash enclosure areas shall be made available and properly maintained for intended use.

4.10 NO TEMPORARY SIGNS

Temporary off-site signage, such as “A-Frame” signs are prohibited.

4.11 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - OPERATIONAL CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies’ requirements. Without limiting the force of those other requirements which may be applicable, the following are incorporated by reference as enumerated herein:

- a. Department of Public Works operational conditions as stated in their Memorandum dated August 7, 2019.
- b. Fire Department operational conditions as stated in their Memorandum dated April 26, 2019.
- c. City of American Canyon operational conditions as stated in their “will serve” letter dated April 22, 2019.
- d. Napa Sanitation District operational conditions as stated in their “conditional will serve” letter April 22, 2019.

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 County 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 this permit.

4.13 OPERATIONAL MITIGATION MEASURES **[RESERVED]**

4.13 OTHER CONDITIONS APPLICABLE TO THE OPERATIONAL ASPECTS OF THE PROJECT

- a. No tours and tastings or marketing activities have been approved with this action.

4.14 PREVIOUS CONDITIONS

The permittee shall comply with the following previous conditions of approval for the project as consolidated into the attached document as Exhibit A. To the extent there is a conflict between a previous condition of approval identified in the

attached document and these conditions, the more stringent condition shall apply.

PART III

5.0 PREREQUISITE FOR ISSUANCE OF PERMITS

5.1 PAYMENT OF FEES

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. This includes all fees associated with plan check and building inspections, associated development impact fees established by County Ordinance or Resolution, and the Napa County Affordable Housing Mitigation Fee in accordance with County Code.

6.0 GRADING/DEMOLITION/ENVIRONMENTAL/BUILDING PERMIT/OTHER PERMIT PREREQUISITES

Permittee shall comply with the following with the submittal of a grading, demolition environmental, building and/or other applicable permit applications:

6.1 COMPLIANCE WITH OTHER DEPARTMENTS AND AGENCIES - PLAN REVIEW, CONSTRUCTION AND PREOCCUPANCY CONDITIONS

The attached project conditions of approval include all of the following County Divisions, Departments and Agencies' 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:

- a. Department of Public Works operational conditions as stated in their Memorandum dated August 7, 2019.
- b. Fire Department operational conditions as stated in their Memorandum dated April 26, 2019.
- c. City of American Canyon operational conditions as stated in their "will serve" letter dated April 22, 2019.
- d. Napa Sanitation District operational conditions as stated in their "conditional will serve" letter April 22, 2019.

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 County 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 permit.

6.2 BUILDING DIVISION – GENERAL CONDITIONS

Please contact the Building Division with any questions regarding the following:

- a. A building permit shall be obtained for all construction occurring on the site not otherwise exempt by the CBC or any State or local amendment adopted thereto
- b. 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 shall be required from the Building Division prior to removal. The permittee shall provide a "J" number from the Bay Area Air Quality Management District (BAAQMD) at the time the permittee applies for a demolition permit if applicable.
- c. All areas of newly designed and newly constructed buildings, facilities and or site improvements shall comply with the CBC accessibility requirements, as well as, American with Disabilities Act requirements when applicable. When alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition shall be provided, as required per the CBC.

6.3 LIGHTING – PLAN SUBMITTAL **[RESERVED]**

6.4 LANDSCAPING – PLAN SUBMITTAL **[RESERVED]**

6.5 COLORS **[RESERVED]**

6.6 OUTDOOR STORAGE/SCREENING/UTILITIES

Details of outdoor storage areas and structures shall be included on the building and landscape plans. No outdoor storage is permitted as part of this action. Any proposal for outdoor storage and proposed screening is subject to separate review and approval by the PBES Department. New utility lines required for this project shall be placed underground.

6.7 MECHANICAL EQUIPMENT **[RESERVED]**

6.8 TRASH ENCLOSURES **[RESERVED]**

6.1 BICYCLE PARKING **[RESERVED]**

6.2 CONSTRUCTION CRANES **[RESERVED]**

6.3 AIRCRAFT OVERFLIGHT EASEMENT **[RESERVED]**

6.4 ADDRESSING **[RESERVED]**

6.5 HISTORIC RESOURCES **[RESERVED]**

6.6 DEMOLITION ACTIVITIES **[RESERVED]**

7.0 PROJECT CONSTRUCTION

Permittee shall comply with the following during project construction:

7.1 SITE IMPROVEMENT

Please contact Engineering Services with any questions regarding the following:

- a. GRADING & SPOILS **[RESERVED]**
- b. DUST CONTROL **[RESERVED]**
- c. AIR QUALITY **[RESERVED]**
- d. STORM WATER CONTROL **[RESERVED]**
The permittee shall comply with all construction and post-construction storm water pollution prevention protocols as required by the County Engineering Services Division, and the State Regional Water Quality Control Board.

7.2 ARCHEOLOGICAL FINDING **[RESERVED]**

7.3 CONSTRUCTION NOISE **[RESERVED]**

7.4 OTHER CONSTRUCTION CONDITIONS APPLICABLE TO THE PROJECT PROPOSAL **[RESERVED]**

8.0 TEMPORARY CERTIFICATE OF OCCUPANCY – PREREQUISITES

A Temporary Certificate of Occupancy (TCO) may be granted pursuant to the County Code to allow specific limited use of the warehouse and office areas prior to completion of all project improvements. Permittee shall comply with the following before a TCO is granted:

8.1 TEMPORARY OCCUPANCY

All life and safety conditions shall be addressed prior to issuance of a TCO by the County Building Official. TCOs shall not be used for general public occupancy of buildings and shall not exceed the maximum time allowed by the County Code which is 180 days. In special circumstances, Departments and/or Agencies with jurisdiction over the project are authorized as part of the TCO process to require a security deposit or other financial instrument to guarantee completion of unfinished improvements.

9.0 FINAL CERTIFICATE OF OCCUPANCY – PREREQUISITES

Permittee shall comply with the following before a Final Certificate of Occupancy is granted by the County Building Official, which upon granting, authorizes all use permit activities to commence:

9.1 FINAL OCCUPANCY

All project improvements, including compliance with applicable codes, conditions, and requirements of all Departments and Agencies with jurisdiction over the project, shall be completed.

9.2 SIGNS

Detailed plans, including elevations, materials, color, and lighting for any project identification or directional signs shall be submitted to the Department

for administrative review and approval prior to installation. Administrative review and approval is not required if the signage to be installed is consistent with signage plans submitted, reviewed and approved as part of this permit approval. All signs shall meet the design standards as set forth in the County Code. Any off-site signs allowed shall be in conformance with the County Code.

9.3 GATE/ENTRY STRUCTURES

Any gate installed at the project entrance shall be reviewed by the PBES Department and the Fire Department to assure that the design allows large vehicles, such as motorhomes, to turn around if the gate is closed without backing into the public roadway, and that fire suppression access is available at all times. If the gate is part of an entry structure an additional permit shall be required pursuant to the County Code and in accordance with the Napa County Roads and Street Standards. A separate entry structure permit is not required if the entry structure is consistent with entry structure plans submitted, reviewed, and approved as part of this permit approval.

9.4 LANDSCAPING **[RESERVED]**

9.5 ROAD OR TRAFFIC IMPROVEMENT REQUIREMENTS **[RESERVED]**

9.6 DEMOLITION ACTIVITIES **[RESERVED]**

9.7 GRADING SPOILS **[RESERVED]**

9.8 MITIGATION MEASURES APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

9.9 OTHER CONDITIONS APPLICABLE PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY **[RESERVED]**

EXHIBIT A

**ROMBAUER VINEYARD WINE PRODUCTION FACILITY
USE PERMIT MAJOR MODIFICATION
#P19-00109-MOD
601 AIRPARK ROAD, NAPA CALIFORNIA
APN #057-240-015**

PREVIOUS CONDITIONS

- 4.21 The permittee shall comply with the following previous conditions of approval for the Rombauer Vineyard Wine Production Facility use as consolidated in this document. To the extent there is a conflict between a previous condition of approval identified in the attached document and these conditions, the more stringent condition shall control.

A. Use Permit No: U-90-25

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.

COA No. 1: All landscaping within the public rights-of-way shall be maintained by the property owner and/ or the applicant.

COA No: 10: No outside storage shall be permitted.

COA No. 12: Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.

COA No. 13. Compliance with all applicable development standards of the Industrial Park Zoning District.

COA No. 14. Compliance with Mitigation Measures #1 through 24 contained in the attached Project Revision Statement.

B. Major Modification No:

Rombauer Vineyards Use Permit Modifications (P13-00361 & P13-00362)
601 & 615 AIRPARK ROAD, APN's: #057-240-015 & 031 (formerly 013)

1. SCOPE:

- A. Use Permit Modifications to establish a new wine production facility with an annual production capacity of 120,000 gallons allowing the following:
1. conversion of an existing 26,279 sq. ft. warehouse/office building to a wine production facility;
 2. construction of a new 3,245 sq. ft. canopy over the truck docks;
 3. construction of a new 970 sq. ft. mechanical equipment building;
 4. parking for 26 vehicles on site;

5. two full-time and six part-time employees during crush activities;
6. hours of operation from 7:00 AM to 6:00 PM Monday - Friday, excluding harvest season;
7. landscaping; and,
8. connection to the existing process wastewater pretreatment system on the adjoining property to the north (601 Airpark Road) or removal via a hold and haul system; and, (9) construction of a truck ramp and separate forklift ramp from the adjoining property to the north.

2. PROJECT SPECIFIC CONDITIONS:

Should any of the Project Specific Conditions below conflict with any of the other, standard conditions included in this document, the Project Specific Conditions shall supersede and control.

A. No tours and tastings or marketing activities have been approved with this action.

C. Very Minor Modifications

Rombauer Vineyards - Use Permit Modification (P08-00101) 601 Airpark Road, Napa, APN: 057-240-015

1.0 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.

2.0 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.

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.



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Department of Public Works

1195 Third Street, Suite 101
Napa, CA 94559-3092
www.countyofnapa.org/publicworks

Main: (707) 253-4351
Fax: (707) 253-4627

Steven Lederer
Director

MEMORANDUM

To: PBES Staff	From: Ahsan Kazmi, P.E. Senior Traffic Engineer
Date: August 07, 2019	Re: Rombauer Vineyards Winery (P19-00109) Conditions of Approval

The Department of Public Works has reviewed the Use Permit Application and the Winery Traffic Information/Trip Generation Sheets for both the existing and proposed conditions for the above mentioned project and would like to offer the following comments:

Traffic Impact Study Report: Based on the Trip Generation Sheets, there is no significant change or increase in the weekday PM peak hour trips (12 trips) and daily trips (41 trips) from the existing condition to the proposed condition. The Project is located in the fully developed area of Napa Valley Business Park. No other roadway improvements are pending/proposed for this area. The Department of Public Works has determined that a new Traffic Impact Study report is not warranted for the Rombauer Vineyards Winery Project (P19-00109).

Traffic Mitigation Fees required: All new development, or improvements to existing development that will generate additional traffic, in the Napa Valley Business Park are required to pay a Traffic Mitigation Fee. The fees collected are used to fund the construction of new roads and intersection improvements in the area. In 1992, Public Works requested fees totaling \$44,700. Those fees were not paid as the developer was credited \$46,500 for construction of 680 of Devlin Road. In 2008 a major modification P08-0010 added an unconditioned metal shell building, Public Works collected \$54,585.97 on that warehouse space. It is determined no further Traffic Mitigation Fee is required by this proposed modification.

Encroachment Permit Process: An encroachment permit will be required for any improvements in the County's right-of-way. Please contact Patt Throne-Hetzer in the Public Works office at (707) 259-6719 for application submittal information; or Craig Chapin in the Roads office at (707) 944-0196 for technical questions/information.

The improvements shall be constructed in compliance with the Napa County Road & Street Standards. The Registered Civil Engineer, upon completion of the Improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. Completion of improvements and certification shall be completed prior to occupancy or establishment of use.

More information is available at our website:
<https://www.countyofnapa.org/2171/Encroachment-Permits>

Please contact me at Ahsan.Kazmi@countyofnapa.org or call (707) 259-8370 if you have questions or need additional information.



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

Office: (707) 299-1461

Garrett Veyna
Fire Marshal

MEMORANDUM

TO: Planning Division	DATE: 4/16/2019
FROM: Chase Beckman Fire Department	
SUBJECT: P19-00109 Rombauer Vineyards	APN: 057-240-015

The Napa County Fire Marshal's Office has reviewed the submittal package for the above proposed project. Based upon the information provided in the application Napa County Fire Department cannot complete the review of the proposed project. Please advise the applicant the following information shall be provided for review by the Napa County Fire Department.

1. 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. Please update the application to address specifically how the request includes measures which provide safe access for emergency access for emergency apparatus, safe and civil evacuation, and the avoidance of delays in emergency response based upon the requirements of the 2017 Napa County Roads and Street Standards
2. 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.
3. 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.

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)299-1462 or email at chase.beckman@fire.ca.gov

Best Regards,

Chase Beckman



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RECEIVED

APR 10 2019

City of American Canyon
Community Development

FILE # P19-00109MOD

Planning, Building, & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Main: (707) 253-4417
Fax: (707) 253-4336

David Morrison
Director

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: INTERNAL: Fire, EH, ENG SERVICES, CE, PW, BLDG, ALUC STAFF, COUNTY COUNSEL;
EXTERNAL: AMERICAN CANYON, NAPA SANITATION DISTRICT

APPLICATION TITLE: Rombauer Vineyards – Napa Valley Business Park APN: 057-240-015

DESCRIPTION OF PROJECT: Major Modification to increase production from 880K to 1.2M gallons and increase employees

RESPONSE REQUEST DATE: 4/8/19 RESPONSE RETURN DATE: 4/22/19

PLEASE RESPOND VIA E-MAIL TO Sean Kennings, sean@lakassociates.com OR charlene.gallina@countyofnapa.org VIA TELEPHONE (707) 299-1355.

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 agency's comments, or list them below: Comments attached Comments below

Comments:

<p>1. The existing water use is within the limits established in the 2007 Will-Serve Letter. As long as this continues to be the case, American Canyon has no exceptions to the change in production volume.</p> <p>2. If, in the future, the water use exceeds limits established in the Will Serve Letter, a new Will Serve and additional capacity and zero water footprint fees will be required.</p>	
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Name of contact person: Nancy
McWilliams

Telephone #: 707-647-4579

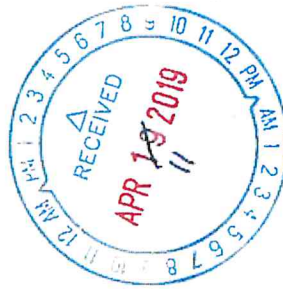
Email: nmcwilliams@

Title: cityofamericancanyon.org

Date: 4/18/19



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FILE # P19-00109MOD
Planning, Building, & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Main: (707) 253-4417
Fax: (707) 253-4336

David Morrison
Director

PERMIT APPLICATION AND INITIAL STUDY
REQUEST FOR COMMENTS

TO: INTERNAL: Fire, EH, ENG SERVICES, CE, PW, BLDG, ALUC STAFF, COUNTY COUNSEL;
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3. Attach your agency's comments, or list them below: Comments attached Comments below

Comments:

Name of contact person: Simon Kobayashi Telephone #: 707-258-6050
 Email: SKobayashi@napasan.com
 Title: Associate Engineer
 Date: 4/22/2019



COLLECTION • TREATMENT • RECOVERY • REUSE

NapaSan

April 22, 2019

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

SUBJECT: 19-00109 ROMBAUER VINEYARDS, REFRL-001013, Rombauer Vineyards, Inc., 601 AIRPARK RD (Gallina)

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:

The proposed project shall be subject to the following conditions of approval:

1. A plan showing the required sanitary sewer improvements shall be prepared conforming to NapaSan standards, and shall be submitted to NapaSan for approval.
2. If the owner discharges process wastewater to the District above the current industrial permitted capacity, the owner would be required to pay capacity charges to NapaSan based on the rates in effect at the time and would be subject to the rules and regulations in effect at that time.
3. 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 (The capacity charges for the process waste stream shall be calculated per Section 5.02.030.B of District Code. Contact NapaSan for additional information).
4. 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). 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 \$9,520 and will increase by the Consumer Price Index (CPI) annually in July. 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,

Simon Kobayashi, P.E.
Associate Engineer