



COUNTY of NAPA
OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING
PLANNING DIVISION

HILLARY GITELMAN
Director

PATRICK LYNCH, AICP
Assistant Director

STEVE LEDERER
Deputy Director

JOHN MCDOWELL
Project Manager

ROBERT NELSON
Supervisor

HEATHER
MCCOLLISTER
Principal Planner

SEAN TRIPPI
Principal Planner

BARBARA ABATE
Planner

TRISH HORNISHER
Planner

NANCY JOHNSON
Planner

RONALD GEE
Planner

FLOYD MCGREGOR
Planner/ITS

SUZIE GAMBILL
Planning Technician

October 4, 2005

Mr. Miles MacDonnell
Round Pond, a California Corporation
P.O. Box 556
Rutherford, CA 94573

Round Pond Winery
Use Permit Modification #P05-0334-UPModMinor
APN 030-140-007 & -02+
023 & 022

Dear Mr. MacDonnell,

Please be advised that your request for Minor Modification of Use Permit #03529-UPModMinor for the Round Pond Winery, located at 877 Rutherford Road, Rutherford, CA, has been administratively **APPROVED**. Under the California Environmental Quality Act, this action is Categorically Exempt, Class 3 (Construction of New Small Structures) from environmental review.

The permit becomes effective unless appealed to the Board of Supervisors within 10 business days pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. If an appeal is filed by others, you will be notified in a timely manner.

This approval only applies to the changes proposed in your Modification Requests of August 23 and 29, 2005 (and revised September 29, 2005) for Round Pond Winery Civil Design Drawing #C3. The project shall be constructed in substantial conformance with the submitted drawings. In summary, the approved changes in design, equipment locations and permit condition of approval are as follows:

1. New septic tank and leach field locations as approved by Napa County Environmental Management (NCEM) on June 20, 2005;
2. New propane tank location for winery usage;
3. New pomace storage area location enclosed by a 6-inch curb;
4. Covered trash/enclosure;
5. Modified fire water storage tank size from 25,000 gallons to a freestanding 45,000 gallon, 21-foot 7-inch diameter, corrugated metal tank with separate pump house/mechanical enclosure;
6. Reduced size mechanical equipment building and fire protection pump house from 1,320 square feet to 693 square feet;
7. New refrigeration and electrical equipment location next to the pump house will not be covered;
8. New well location as approved by NCEM;
9. Amendment of Condition of Approval #8 to defer submittal of two copies of "detailed landscaping plans, including parking details, for review and approval" up to six months *after* building permit issuance rather than ". . . *prior to* building permit issuance."

1195 THIRD STREET
SUITE 210

NAPA, CALIFORNIA
94559

TELEPHONE:
707-253-4417

FAX:
707-253-4336

WWW.CO.NAPA.CA.US

All previous Conditions of Approval for Use Permit #03529-UP remain in full force and effect, unless directly modified with the above changes. Landscape plans shall be modified as needed to ensure adequate off-site screening of improvements. All facility lighting shall be directed on-site only. Please note that both Planning Department review and approval of landscape, irrigation and parking plans *and* actual installation of those improvements must occur prior to final inspection and issuance of a Certificate of Occupancy for the project.

All applicable building permits must be applied for and obtained prior to construction. Any other County agency comments and conditions for the building permit submittal, including NCEM and the California Department of Forestry, shall be complied with.

Pursuant to Section 18.124.080 of the Napa County Code, this Minor Modification approval must be activated within two years from the original Use Permit #03529-UP approval date (February 2, 2005) or it will automatically expire and become void. This letter is your only notice regarding expiration.

Please call me or Ronald Gee, the staff planner, at (707) 253-4416 if you have any questions.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'Robert Nelson', with a long horizontal line extending to the right.

Robert Nelson
Supervising Planner

RN:RG

cc: Bianca Gomez, Staff Engineer, Summit Engineering, Inc., 463 Aviation Boulevard, Suite 200, Santa Rosa, CA 95403, FAX: 707.527.0212
Steve Lederer, Deputy Director, Conservation, Development & Planning
John Tuteur, Napa County Assessor



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FLOYD MCGREGOR
Planner/ITS

SUZIE GAMBILL
Planning Technician

March 8, 2006

Mr. Miles MacDonnell
Round Pond, a California Corporation
P.O. Box 556
Rutherford, CA 94573

Round Pond Winery
Use Permit Modification #P06-0063-MODMNR
APN 030-140-007 & 021

022 0023

Dear Mr. MacDonnell,

Please be advised that your request for Minor Modification of Use Permit #03529-UP for the Round Pond Winery, located at 877 Rutherford Road, Rutherford, CA, has been administratively **APPROVED**. Under the California Environmental Quality Act, this action is Categorically Exempt, Class 3 (Construction of New Small Structures) from environmental review.

The permit becomes effective unless appealed to the Board of Supervisors within 10 business days pursuant to Chapter 2.88 of the Napa County Code, including payment of applicable fees. If an appeal is filed by others, you will be notified in a timely manner.

This approval only applies to the changes proposed in your Modification Request of February 15, 2006 for Round Pond Winery Summit Engineering, Inc. Civil Design Drawing #C3 and Walker & Moody Architects, AIA Architectural Drawings #A2.1, #A2.3, #A3.1 and #A3.2. The project shall be constructed in substantial conformance with the submitted drawings. In summary, the approved changes in kitchen use, building design, floor plan and parking lot location are as follows:

1. New commercial kitchen allowing preparation of full meals for up to 10 people during special marketing events only;
2. Expansion of case goods storage area by approximately 473 square feet;
3. Change of laboratory space on the first-floor production area to an accessory office use;
4. Relocation of parking area with no increase in impervious area; and
5. Expansion of the second-floor lounge/tasting terrace area by approximately 240 square feet.

All previous Conditions of Approval for Use Permit #03529-UP and #P05-0334-MODMNR shall remain in full force and effect, unless directly modified with the above changes. All applicable building permits must be applied for and obtained prior to construction. Any other County agency comments and conditions for the building permit submittal, including NCEM and the California Department of Forestry, shall be complied with.

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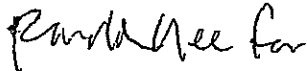
FAX:
707-253-4336

WWW.CO.NAPA.CA.US

Pursuant to Section 18.124.080 of the Napa County Code, this Minor Modification approval must be activated within two years from the original Use Permit #03529-UP approval date (February 2, 2005) or it will automatically expire and become void. This letter is your only notice regarding expiration.

Please call me or Ronald Gee, the staff planner, at (707) 253-4416 if you have any questions.

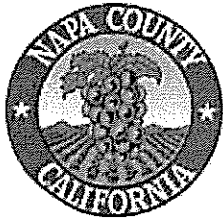
Very Truly Yours,

A handwritten signature in black ink, appearing to read "Steve Lederer", written in a cursive style.

Steve Lederer
Deputy Planning Director

SL:RG

cc: Bianca Gomez, Staff Engineer, Summit Engineering, Inc., 463 Aviation Boulevard, Suite 200, Santa Rosa, CA 95403, FAX: 707.527.0212
Steve Lederer, Deputy Director, Conservation, Development & Planning Department
John Tuteur, Napa County Assessor



JILL PAHL, R.E.H.S.
Acting Director

COUNTY of NAPA
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

TO: Napa County Planning Department
Hillary Gitelman, Planning Director

FROM: Napa County Environmental Management Department, *CMB*
Christine Secheli, R.E.H.S., Environmental Health Manager

SUBJECT: Use Permit Modification Application for Round Pond Winery
Located at Rutherford Road
Assessor's Parcel # 030-140-~~021~~-and-007
File # P06-0063 *022a-023*

DATE: April 13, 2006

RECEIVED

APR 18 2006

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

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

1. Because the proposed facility will have a kitchen that will be used for food preparation for marketing events, this kitchen must be regulated and permitted by this department. As such, complete plans and specifications containing equipment layout, finish schedule and plumbing plans for the food preparation/food service area and the employee restrooms, must be submitted for review and approval by the County Department of Environmental Management prior to issuance of any building permit for said areas. Additionally, as a condition of approval and permitting of this food facility, the owner will have to comply with water system sampling and reporting as required. Owner shall apply for and obtain an annual food permit prior to issuance of a final on this project.
2. If an expansion of the septic system (beyond that called for with the currently approved plans) is required as determined by the engineering feasibility report, those improvements, including any additional leach line and/or grease traps may be required prior to the final on the project.

cc: Robert MacDonnell, Round Pond, P.O. Box 556, Rutherford, Ca 94573