



HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

PATRICK LYNCH
Assistant Director

January 10, 2007

Robert Mondavi Winery
Harry Millhouse
7801 St. Helena Hwy.
Napa, CA. 94558

RE: Request for Use Permit Modification #P07-00014-MOD to allow a canopy over an existing equipment pad.
APN: 027-280-050

Dear Mr. Millhouse:

Pleased be advised that your request to modify Use Permit #U-208788 (and any subsequent modifications) for Robert Mondavi Winery has been administratively **APPROVED**. This approval applies only to the 1267 sq. ft. ± of outdoor canopy cover, located, as shown in the drawing included in the application and as shown on building permit #B06-01957. The CEQA status of this action is Categorically Exempt, Class 3 (Construction of new small structures).

The permit 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. If others file and appeal, you will be notified.

Pursuant to Section 18.124.080 of the Napa County Code, this approval must be activated within one year and ten calendar days from the approval date, or it shall automatically expire and become void. An extension of time in which to activate the approval may be granted for a maximum of 12 months, upon application at least 30 days prior to expiration and procedures for extension of this permit.

Should you have any questions, please contact tabraham@co.napa.ca.us or at (707) 299-1331.

Sincerely,

Hilary Gitelman
Planning Director

By: Terri Abraham
Planning Technician

CC: File
Building Department

AGENDA ITEM #2

PROPOSED CONDITIONS OF APPROVAL

ZA Meeting Date: December 4, 1998
File #98186-MOD Robert Mondavi Winery
APN: 027-280-050

1. The permit is limited to the relocation of 50 employee parking spaces and the construction of a maximum 19,800 square feet of additional paved parking for the relocated 50 parking spaces as delineated on the approved site plan.
2. Submit a detailed modified landscaping (new parking area) and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of all on-site parking spaces. Said plan is to be submitted prior to issuance of any building permit. Landscaping, fencing, and parking to be completed prior to final occupancy. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
3. Maintain a maximum 382 off-street parking spaces, as approved by Use Permit Modification #93164-MOD, on a dust-free all-weather surface approved by the Public Works Department. As indicated in condition #2, the location of all parking provided on-site shall be included on the landscape plan, and each parking space shall be numbered on the plan.
4. The applicant shall comply with all applicable conditions and mitigation measures which were included in the previously approved use permit #U-208788 and any other approved use permit modification, specifically Use Permit Modification #U-93164-MOD. Any conditions that are in conflict with the requirements of this permit shall be null and void.
5. The applicant/developer shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies, including but not limited to:

The Department of Environmental Management as stated in their letter of November 6, 1998.

The Department of Public Works as stated in their letter of November 3, 1998.

The County Fire Department as stated in their memo of November 12, 1998.

The Building Division as state in their memo of

6. All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.

7. Construction of proposed facilities is authorized upon CDPC approval of modification request.

CONDITIONS OF APPROVAL
Robert Mondavi Winery
Employee Parking Lot Relocation
#98071-MOD

1. The permit is limited to the construction of a maximum of 19,800 sq.ft. of new paved parking area, and relocation of 50 employee parking spaces to that area as delineated on the approved site plan. At no time event shall the total number of available public+employee parking spaces on site exceed 382.
2. Submit a detailed modified landscaping plan for the new parking area to the Department for review and approval prior to commencement of construction indicating the names and locations of plant materials, and method of planting maintenance. Landscaping shall be completed prior to commencement of use of the parking area, and shall be permanently maintained in accordance with the approved landscape plan.
3. Submit a new parking plan indicating the location(s) of all parking spaces on site, and numbering each space on the plan. Maintain all public and employee parking on a dust-free all-weather surface approved by the Public Works Department.
4. The permittee shall comply with all applicable conditions and mitigation measures which were included in the previously-approved use permit #U-208788 and any other approved use permit modification, specifically #93164-MOD. Any conditions that are in conflict with the requirements of this permit shall be null and void.
5. The permittee shall comply with all applicable building codes, zoning standards, and requirements of County departments and agencies, including but not limited to:
 - ✧ Department of Environmental Management, dated November 6, 1998.
 - ✧ County Fire Department, dated November 12, 1998.
 - ✧ Department of Public Works, dated August 19, 1998 and November 3, 1998.
6. All staff costs associated with monitoring compliance with these conditions, conditions for existing use permits, and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.
7. Construction of proposed facilities is authorized only upon CDPC approval of use permit modification request #98071-MOD.

CONDITIONS OF APPROVAL
USE PERMIT MODIFICATION #96660-N\00(Mondavi Temporary Restroom)

- 1 The permit is limited to the temporary installation of a portable rest room trailer, in accordance with the attached site and floor plans.

Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.
- 2 The permit shall be limited to a period of 36 months, and shall expire 36 months and 10 days from the date of approval, or July 22, 2000. At the end of this period, the portable restroom trailer shall be removed or extended as a "second-year trailer," provided that the Zoning Administrator has approved such extension after public hearing.
3. The applicant shall comply with all applicable conditions and measures which were included in the previously approved use permit #U-208788. Any conditions that are in conflict with the requirements of this permit shall be null and void.
4. The applicant shall comply with all current applicable building codes, zoning standards, and requirements of County Departments and agencies, including the Department of Environmental Management requirements dated June 19, 1997 and Building Division dated June 3, 1997.
5. All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.

CONDITIONS OF APPROVAL
File #96001-MOD Robert Mondavi Winery
APN: 27-280-050

1. The permit is limited to the construction of a 1,376 square foot second floor for use as office space within the existing winery structure in accordance with the attached site and floor plans.

Any expansion or changes in use shall be by separate Use Permit submitted for Commission or Zoning Administrator consideration.

2. The applicant shall comply with all applicable conditions and measures which were included in the previously approved use permit #U-208788. Any conditions that are in conflict with the requirements of this permit shall be null and void.
3. The applicant shall comply with all current applicable building codes, zoning standards, and requirements of County Departments and agencies.
4. All facilities of the winery, including offices, shall be for the exclusive use of the on-site winery. No portion of the structure shall be rented, leased by entities other than the winery itself.
5. All staff costs associated with monitoring compliance with these conditions and project revisions shall be borne by the applicant and/or property owner, other than those costs related to investigation of complaints of non-compliance which are determined to be unfounded. Costs shall be as established by Resolution #95-77 or as such Resolution may be amended from time to time.



NAPA COUNTY

CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY REDDING
Director

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

April 21, 1995

Jim Knight
Robert Mondavi Winery
P.O. Box 106
Oakville, CA 94562

RE: Modification of Use Permit #U-208788
File # 94241-MOD (APN 27-280-50)

Dear Mr. Knight:

At the meeting of April 21, 1995, the Napa County Zoning Administrator **APPROVED** your request to modify previously-issued Use Permit #U-208788 to allow construction of a 194 square foot addition to the tasting-room wine storage area of the existing winery, located on 63 acre parcel on the southwest side of State Highway 29 approximately 1/2 mile north of Oakville Grade within an Agricultural Preserve Zoning District.

The modification is subject to the following conditions of approval:

1. This permit is limited to a 194 sq.ft addition to the existing retail wine sales stockroom. Any further expansion or change in use shall require County approval.
2. The applicant shall comply with all applicable conditions and mitigation measures which were included in any previously approved use permits including, but not limited to, #U-208788, #93159-MOD and #93164-MOD. Any conditions that are in conflict with the requirements of this permit shall be null and void.
3. Compliance with all current building codes, zoning standards, and requirements of County Departments and other agencies, including the County Fire Department as stated in their letter of March 2, 1995.

Notice of this approval will be published on Wednesday, April 26, 1995 in the Napa Valley Register. Pursuant to Section 18.124.130(C) of the Napa County Code, this determination may be appealed to the Board of Supervisors within ten working days of the date of publication.

If you have any further questions, please call.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Michael Miller".
Michael Miller
Zoning Administrator

cc. John Tuteur, Assessor
Gary Brewen, Building Codes Administrator

mmp15

**CONDITIONS OF APPROVAL
USE PERMIT MODIFICATION #93164-MOD
(ROBERT MONDAVI WINERY)**

1. The permit is limited to the redesign and relocation of the visitor parking, to be increased from 81 to 169 - including 159 standard parking spaces, four (4) handicapped spaces and (6) six over-size RV/Bus parking spaces - as outlined on the attached approved site plan.

Any expansion or changes in use shall be by separate Use Permit submitted for Zoning Administrator or Commission consideration.

2. The maximum number of on-site parking shall be 382. All parking shall be limited to an improved surface approved by the Department of Public Works.
3. "No Parking" signs shall be posted along the access driveways.
4. Any necessary traffic control signs such as "no parking", "one way", "do not enter" shall be no larger than 1-1/2 square feet in area.
5. The applicant shall comply with all applicable conditions and measures which were included in the previously approved use permit #U-208788. Any conditions that are in conflict with the requirements of this permit shall be null and void.
6. Compliance with 3 Mitigation Measures described in the Project Revision Statement adopted by the Zoning Administrator on December 17, 1993.
7. The applicant shall submit two copies of the detailed landscaping and parking plan to the Department for review and approval, indicating names and locations of plant materials, area total of the landscaped area, method of maintenance, and the numbered location of all visitor off-street parking spaces. The landscaping of the access drive shall be such as to minimize potential for parking on access drive. Said plan is to be submitted and approved prior to commencement of any grading activities. Landscaping shall be completed prior to use of the parking area and shall be permanently maintained in accordance with the approved landscape plan.
8. A landscape documentation package, completed in compliance with the Water Conservation Regulations, shall be submitted for landscape projects with a landscaped area greater than 2,500 square feet.
9. The applicant shall comply with all current applicable building codes, zoning standards, and requirements of County Departments and agencies, including the Department of Public Works in their letter dated October 3, 1993.

CONDITIONS OF APPROVAL

USE PERMIT MODIFICATION #93150-MOD (ROBERT MONDAVI WINERY)

1. The permit is limited to the construction of a 339 square foot addition for the construction of public restroom facilities, including handicapped access and to the construction of a 130 square foot addition to the existing kitchen for the installation of two walk-in coolers, as indicated on the site plans on file with the Department.

Any expansion or changes in use shall be by separate Use Permit submitted for Zoning Administrator or Commission consideration.

2. The applicant shall comply with all applicable building codes, zoning standards, and requirements of County Departments and agencies.
3. The applicant shall comply with all applicable conditions and mitigation measures which were included in any previously approved use permits including but not limited to #U-208788. Any conditions that are in conflict with the requirements of this permit shall be null and void.
4. The applicant shall comply with all current applicable building codes, zoning standards, and requirements of County Departments and agencies.
5. The applicant shall comply with the requirements of the Department of Environmental Management as stated in their letter of November 16, 1993.
6. All exterior materials, finishes and colors should match the existing structures as shown on files on file with the Department.



JEFFREY REDDING

Director

NAPA COUNTY

CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

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

June 29, 1994

R.L. Garassino
Robert Mondavi Winery
P.O. Box 106
Oakville, California 94573

Re: Certificate of the Extent of Legal Nonconformity Request #93471-CLN
(APN 27-280-50)

Dear Mr. Garassino:

Your request for a Certificate of the Extent of Legal Nonconformity of an annual concert series of eight (8) outdoor concerts which as held at the Robert Mondavi Winery, located at 7801 St. Helena Highway, Oakville, has been reviewed by the Napa County Zoning Administrator.

After a public hearing on June 24, 1994, the Zoning Administrator found that:

- A legal nonconforming use exists;
- The legal nonconforming use consists of eight (8) outdoor concerts (Category 5 events as defined by ordinance #1052).

The determination of the Zoning Administrator may be appealed to the Board of Supervisors within ten working days in accord with the procedures established in Title XIII of the Napa County Code. Appeal forms may be obtained from the Planning Division, 1195 Third Street, Room 210, Napa, between 8:00 A.M. and 5:00 P.M. The appeal fee in this matter is \$50.00.

If there is no appeal, a formal Certificate will be executed and forwarded to you and to the Napa County Assessor.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Jeffrey Redding".
Jeffrey Redding
Zoning Administrator

cc. John Tuteur, Assessor

clnact

CONDITIONS OF APPROVAL

Agenda Items: #7

MEETING DATE: March 1, 1988
USE PERMIT #U-208788

- 1) The permit shall be limited to: expansion of the existing winery with additional office and laboratory space, parking, a 10,000 square foot receiving and processing area and relocation of existing modular office in compliance with the attached plot plan, January 18, 1988 letter and other materials. There is no increase in the permitted annual production capacity of 1.6 million gallons/year or the number of full or part-time employees.

Any expansion or changes in use to be by separate Use Permit submitted to the Department for Commission consideration.
- 2) Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan to be submitted prior to issuance of the Building Permit. Landscaping, fencing and parking to be completed prior to finalization of Building Permit. Landscaping shall be permanently maintained in accordance with the approved landscape plan.
- 3) Provisions for a minimum of 286 off-street parking spaces on a dust free all weather surface approved by Public Works.
- 4) Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
- 5) Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- 6) Compliance with Mitigation Measures #1 contained in the attached Negative Declaration
- 7) Except as permitted by County ordinance, no outside social activities including picnicking, outside dining, wine tasting, live music, outdoor festivals, or other activities of a similar nature.
- 8) Retail sales shall be limited to wine produced and bottled by the winery. Retail sales may commence following the construction of the winery.
- 9) These conditions are in addition to those specified in #U-68283 and incorporated herein by reference.
- 10) The final map for the lot line adjustment shall be recorded prior to exercise of Use Permit #U-208788.

CONDITIONS OF APPROVAL

Agenda Item: #6

Meeting Date: August 18, 1982

Use Permit: # U-68283

- ☒ 1. The permit be limited to: a 200,000 gal/year expansion to the capacity of the existing winery by adding 6-12,000 gal. storage tanks and 20-6,000 gal. storage tanks; and erection of a 1,500 sq. ft. office/lab. building.
Any expansion or changes in use to be by separate Use Permit submitted for Commission consideration.
- ☐ 2. Submission of a detailed landscaping, fencing and parking plan to the Department for review and approval indicating names and locations of plant materials, method of maintenance and location of off-street parking spaces. Said plan to be submitted prior to issuance of the Building Permit. Landscaping, fencing and parking to be completed prior to finalization of Building Permit.
- ☐ 3. Provisions for _____ off-street parking spaces on a dust free, all weather surface approved by Public Works.
- ☐ 4. Plans for any outdoor signs be submitted to the Department for review and approval with regard to design, area, height and placement.
- ☐ 5. The applicant enter into an agreement with the County not to oppose annexation to an appropriate service district when deemed necessary by the County. The agreement to be reviewed by Environmental Health and approved by County Counsel.
- ☐ 6. Annexation of the property to the following districts:
- ☐ American Canyon County Water District
☐ American Canyon Fire Protection District
☐ _____
- ☐ 7. All open storage of _____ be screened from view of _____ and adjacent properties by a visual barrier. No open storage to exceed height of screening.
- ☐ 8. The permit be limited to a _____ year period.
- ☒ 9. Compliance with all applicable building codes, zoning standards and requirements of various County departments and agencies.
- ☐ 10. _____

CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT
SUPPLEMENTAL INFORMATION SHEET
USE PERMIT APPLICATION

1. DESCRIPTION OF PROPOSED USE:

USE: Wine Production

PRODUCT OR SERVICE PROVIDED: Table wine
(approx.)

(approx.) permanent: 43,100 & modular: 8000
SQ. FT.

FLOOR AREA: EXISTING STRUCTURES 101,130 SQ. FT. NEW CONSTRUCTION _____ SQ. FT.

INDICATE SQUARE FOOTAGE ON EACH FLOOR DEVOTED TO EACH SEPARATE USE WITHIN AN EXISTING
Existing: 101,120 (approx.) 2nd Level Admin 12,200 Production Workshop
AND/OR PROPOSED BUILDING: Ground Level 8500 17,500 5100 approximate

SEATING CAPACITY: RESTAURANT N/A BAR _____ OTHER _____

EXISTING STRUCTURES OR IMPROVEMENTS TO BE REMOVED: Various structures in corporation yard, behind winery

RELATED NECESSARY CONCURRENT OR SUBSEQUENT PROJECTS ON THE SITE OR IN SURROUNDING
AREAS: Approval & construction of sanitary waste system

2. NEW CONSTRUCTION:: I. Construct maintenance shop. II. Install modular offices.
III. Construct office and barrel handling facilities.

PROJECT PHASING: _____

CONSTRUCTION TIME REQUIRED (EACH PHASE): I. Approximately 6-9 months
II. Approximately 3-6 months

TYPE OF CONSTRUCTION: Woodframe & masonry with stucco, shake roof. Possible exception:
Workshop may be metal building.

MAX. HEIGHT (FT.): EXISTING STRUCTURES 45' PROPOSED STRUCTURES 27'

DESCRIPTION OF PROPOSED EXTERIOR NIGHT LIGHTING: Directed security and low output landscape lighting.

3. AVERAGE OPERATION: H-Harvest NH-Non-Harvest

H-7 AM H-Midnight H-Prod-6, NH-Prod-4
HOURS OF OPERATION NH-7 AM A.M. TO NH-Midnight P.M. DAYS OF OPERATION Admin-5, Retail-7
H-3 110 95 10
NUMBER OF SHIFTS: NH-2 EMPLOYEES PER SHIFT: 105 FULL TIME 105 PART TIME 5
(CURRENTLY) (CURRENTLY)

NUMBER OF SHIFTS H-3 TOTAL EMPLOYEES PER 190 FULL TIME 195 PART TIME 10
PROPOSED: NH-2 SHIFT PROPOSED: 185 FULL TIME 195 PART TIME 5

NUMBER OF DELIVERIES OR PICK-UPS: PER DAY H-55 330
NH-30 150
Off Season Low: 300 PER WEEK 1200
* NO. VISITORS ANTICIPATED: PER DAY Seasonal High: 1440 PER WEEK 7056

ARE THERE SPECIAL OPERATIONS? PLEASE DESCRIBE ON SEPARATE PAGE
*Recent reduction due to adoption of reservation policy.

4. LANDSCAPING AND PARKING:

EXISTING LANDSCAPING PLAN SUBMITTED: YES _____ NO X

PROPOSED LANDSCAPING PLAN SUBMITTED: YES _____ NO X

PARKING SPACES: EXISTING SPACES 273 EMPLOYEE 148 CUSTOMER 125
PROPOSED SPACES 383 EMPLOYEE 258 CUSTOMER 125

5. UTILITIES:

WATER SUPPLY SOURCE: City of Napa Current: Septic tank with leach field
Proposed: Tertiary treatment with
METHOD OF SEWAGE DISPOSAL: leach field

IS ANNEXATION TO A SPECIAL SERVICE DISTRICT PROPOSED?: YES _____ NO X

NAME OF DISTRICT: N/A

6. LICENSES OR APPROVALS REQUIRED:

DISTRICT -- REGIONAL Use Permit
STATE Water discharge permit #79-158,
encroachment permit FEDERAL Wine and employer related

7. WINERY OPERATION:

X CRUSHING X FERMENTATION X STORAGE/AGING X BOTTLING/PACKING

X SHIPPING: VIA: Various X ADMINISTRATIVE: X TOURS/PUBLIC TASTING

X OTHER: Benefit concerts promotional events (no change from existing)

GALLONS OF WINE TO BE PRODUCED: INITIAL OR CURRENT PRODUCTION 1.6 million GALLONS/YEAR

ULTIMATE ESTIMATED PRODUCTION 1.6 GALLONS/YEAR

REQUESTED PRODUCTION CAPACITY 1.6 GALLONS/YEAR

METHOD OF DOMESTIC WASTE DISPOSAL: Current: Septic tank with leach field
Proposed: Tertiary treatment with leach field

METHOD OF INDUSTRIAL WASTE DISPOSAL: Aeration pond with irrigation

GALLONS OF DOMESTIC WASTE PRODUCED: 9000 gals. PER Average peak day

GALLONS OF INDUSTRIAL WASTE PRODUCED: 7,221,000 gals PER year

METHOD OF SOLID WASTE DISPOSAL: Commercial contractor

CAPACITY OF WATER SUPPLY: adequate GALLONS.

WATER AVAILABILITY: 400 GALLONS PER MINUTE.

ON-SITE FIRE PROTECTION:

EMERGENCY WATER STORAGE: 0 GALLONS. (see below)

TYPE OF STORAGE FACILITY: City of Napa water main

8. SPECIFIC INFORMATION FOR REST HOMES/DAY CARE CENTERS:

TYPE OF CARE: N/A

TOTAL NUMBER OF GUESTS: EXISTING: _____ PROPOSED: _____

NUMBER OF BEDROOMS: EXISTING: _____ PROPOSED: _____

SPECIAL CARE HOME WITHIN 300 FEET OF PROPERTY?: _____

NUMBER OF EMPLOYEES: FULL TIME: _____ PART TIME: _____



COUNTY of NAPA

ROBERT J. PETERSON, P.E.
Director of Public Works
County Surveyor-County-Engineer
Road Commissioner

DONALD G. RIDENHOUR, P.E.
Assistant Director of Public Works

May 18, 2007 (Date of Deposit in U.S. Mail)

RME, Inc.
370 Woodcliff Drive, Suite 300
Fairport, NY 14450

Re: Robert Mondavi Winery Lot Line Adjustment

This Department has reviewed your application to accomplish a lot line adjustment. Decisions regarding lot line adjustment applications are ministerial in the County of Napa. In accordance with Section 407 of the Napa County California Environmental Quality Act (CEQA) guidelines, this lot line adjustment is exempt from CEQA.

Therefore your application is in conformance with the conditions set forth in Section 17.46.040(C) of the Napa County Code and is hereby deemed to be approved. The date of decision for purposes of commencement of the period for filing a notice of appeal shall be five days following the date of deposit in the U.S. mail by this department of this notice of decision in accordance with Napa County Code Section 2.88.040(A). As noted above, the date of deposit is **May 18, 2007**. Thus, the date of decision shall be **May 23, 2007**, which shall also be the date of publication of the decision as noted below.

The following is the process to complete the adjustment:

1. This Department will provide written notification to all owners of parcels contiguous to those involved in this adjustment. Also, this Department will publish a legal notice in a local newspaper to the effect that a lot line adjustment is being executed. Interested parties will be given ten (10) days from the date of publication to file for appeal.

Publication: Napa Valley Register, May 18, 2007
Appeal Period: May 23, 2007 – June 6, 2007

2. Submit two (2) copies of each proposed deed to us for review. The Metes and Bounds description of the draft deeds shall describe the exterior boundary of the "new" parcels as shown on the approved lot line adjustment map along with all applicable easements. **Each resulting parcel must have legal access to a public road either by frontage on that road or by way of a right-of-way with a minimum width of ten feet.** Existing easement/right-of-way widths may not be reduced. The proposed deeds being granted to the property owner must have

the following "Expressed Written Statement of the Grantor" on them immediately following the Metes and Bounds description:

"The purpose of this conveyance and the conveyances recorded concurrently herewith is to create a Lot Line Adjustment pursuant to the California Government Code Section 66412(d) and the Napa County Ordinances. And;

"The consolidation of underlying lots, parcels or portions thereof, as set forth in the above Metes and Bounds description, constitutes an expressed written statement of the grantor, merging said underlying lots, parcels or portions thereof pursuant to Section 1093 of the California Civil Code."

The names and legal status of all property owners involved should be consistent with what was used when they acquired the properties.

3. In some instances, changes in lot size or configuration may affect zoning or other provisions that apply to affected parcels. Please call the County Planning Department at 253-4417 if you have related questions.

4. After this department has reviewed the proposed deeds, we will notify the appropriate parties of conditions to satisfy prior to recordation or if corrections are required.

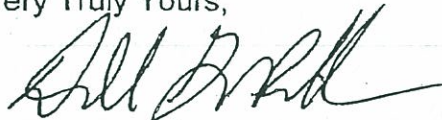
5. Since all parcels in this application are under Agricultural Contracts, application to amend the contracts must be made through Conservation, Development and Planning Department. These applications must be submitted to that department prior to recordation of the deeds to avoid breach of contract(s) and resulting lawsuit by the County to enforce the contract.

6. After the appropriate conditions have been satisfied, this Department will submit a letter authorizing the recording of documents. After the documents have been recorded, conform copies must be submitted to this department to complete the process. After we have completed the final portion of the process, your lot line adjustment will then be complete.

PLEASE NOTE: Your application will expire on May 23, 2008, if the deeds have not been recorded prior.

If you should have any questions, please contact Gail Forward or Larry Bogner at (707) 253-4351.

Very Truly Yours,



DONALD G. RIDENHOUR, P.E.
Assistant Director of Public Works

cc: Albion Surveys
First American Title Company
Daniel Zador - CDPD

NAPA COUNTY DEPARTMENT OF PUBLIC WORKS
NOTICE OF APPROVAL
LOT LINE ADJUSTMENT APPLICATION
OF THE LANDS OF ROBERT MONDAVI WINERY
ASSESSOR PARCEL NOS. 027-280-050, 061 AND 062

Notice is hereby given by the Director of the Napa County Department of Public Works that an application for a Lot Line Adjustment between the above stated adjacent existing parcels has been reviewed pursuant to Section 17.46.040 of the Napa County Subdivision Ordinance and found to comply with the requirements stated therein.

This Lot line Adjustment application is hereby deemed **Approved** as of the date of this publication.

Copies of all documents which relate to the above described project may be examined at the office of the Director of Public Works at 1195 Third St., Room 201, Napa, CA 94559.

Interested parties have ten (10) working days from the date of this publication to appeal this decision by filing a Notice of Appeal with the Clerk of the Board of Supervisors at 1195 Third St., Room 305, Napa, CA. You can access further information regarding appeals by visiting the County's website at www.co.napa.ca.us. Napa County Code Section 2.88 is available at this site. Appeal packet information is located under Our Government – Departments & Special Districts – Clerk of the Board – Forms.

DATED: April 27, 2007

ATTEST: Gail Forward
Gail Forward
Engineering Services

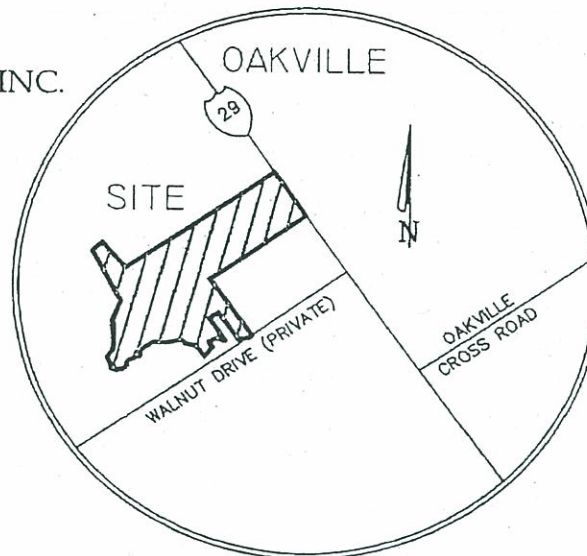
PUBLISH: Napa Register, May 2, 2007

BILL TO: NAPA COUNTY DEPT. OF PUBLIC WORKS

CC: file

APPLICATION MAP FOR A LOT LINE ADJUSTMENT

FOR THE LANDS OF
ROBERT MONDAVI WINERY,
A CALIFORNIA CORPORATION
ROBERT MONDAVI PROPERTIES INC.
A CALIFORNIA CORPORATION
R.M.E., INC.
A CALIFORNIA CORPORATION
NAPA COUNTY, CALIFORNIA
MARCH 9, 2007



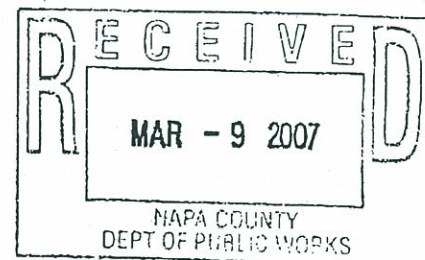
VICINITY MAP
N.T.S.

IMPORTANT: THIS PLAT IS NOT A SURVEY.
IT IS BASED ENTIRELY ON ASSESSOR'S MAPS
AND IT IS FURNISHED FOR YOUR CONVENIENCE
TO LOCATE THE SUBJECT PROPERTY IN
RELATION TO ADJOINING LANDS, HIGHWAYS,
ROADS AND STREETS AND NOT TO GUARANTEE
ANY FIXED DIMENSIONS, OR ACREAGE. A
FIELD SURVEY SHOULD BE PERFORMED PRIOR
TO ANY CONSTRUCTION, DEMOLITION,
CONVEYANCE OR TRANSACTION.

GENERAL NOTES:

SURVEYOR/ APPLICANT:	JON WEBB PLS, ALBION SURVEYS, INC., 1113 HUNT AVE. ST. HELENA, CA 94574 (707)-963-1217
OWNERS:	ROBERT MONDAVI WINERY 370 WOODCLIFF DR. SUITE 300 FAIRPORT, NY 14450
N.C.A.P. NO:	027-280-050, 027-480-061 & 024-480-062
ZONING:	AGRICULTURAL PRESERVE
LAND USE:	AGRICULTURAL RESOURCE
EXISTING USE:	WINERY, RESIDENTIAL, AGRICULTURAL
PROPOSED USE:	SAME
WATER SOURCE:	ON SITE WELLS
SEWAGE DISPOSAL:	ON SITE SEPTIC SYSTEM
CONTOURS:	DERIVED FROM NAPA GEOGRAPHIC INFORMATION SYSTEMS (GIS)
PARCELS NOT LOCATED IN A FLOOD ZONE:	DERIVED FROM NAPA GEOGRAPHIC INFORMATION SYSTEMS (GIS)

FOR OFFICIAL CONFIRMATION OF YOUR FLOOD ZONE STATUS PLEASE CONTACT NAPA COUNTY
DEPARTMENT OF PUBLIC WORKS AT (707) 253-4351.



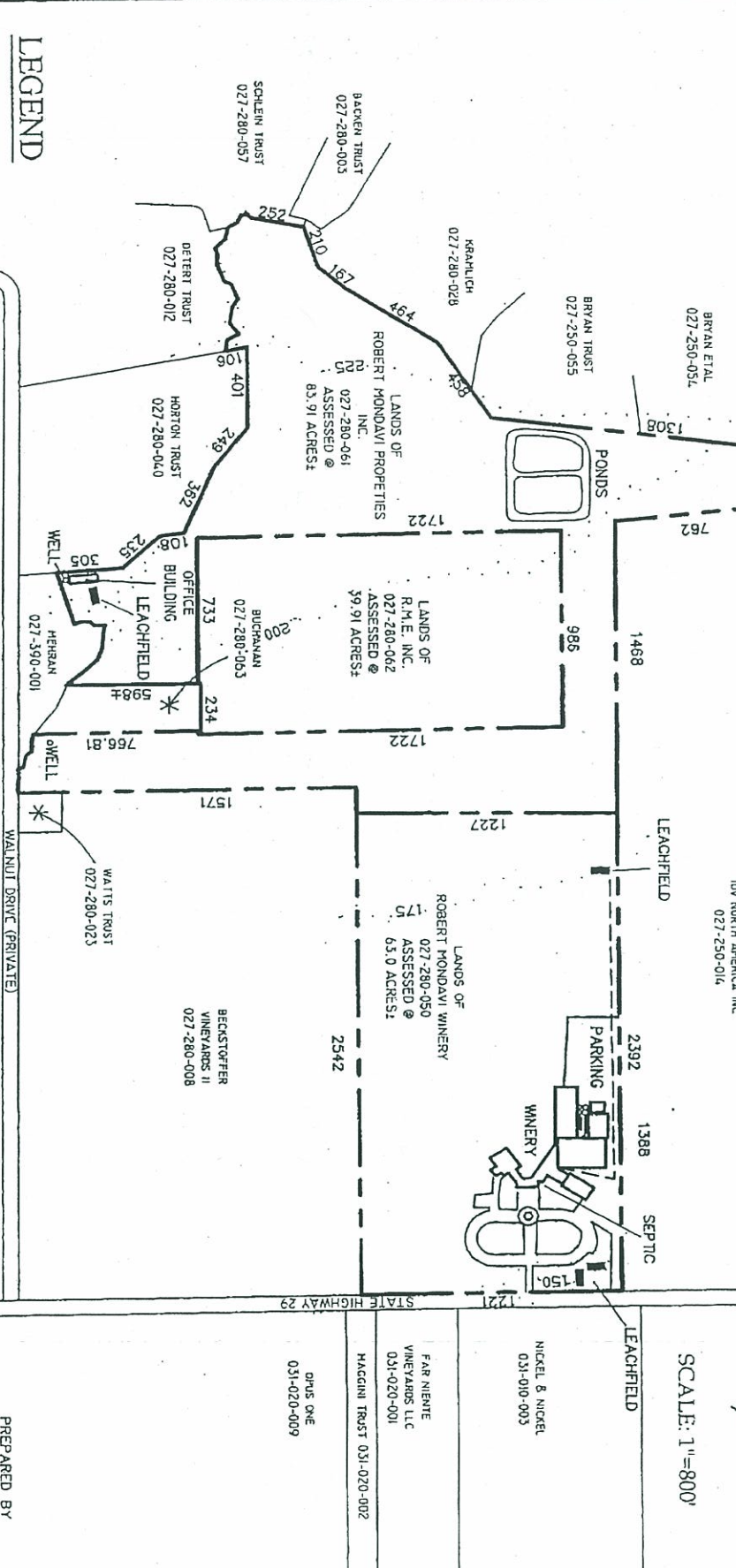
EASEMENTS & RIGHTS OF WAY PER PRELIMINARY TITLE REPORT 127608A.B.C-AVC FEBRUARY 13, 2007

027-280-050
EASEMENT: GAS PIPELINE
RECORDED: 929 O.R. 995, N.C.R.
EASEMENT: PEDESTRIAN AND VEHICULAR PASSAGE
RECORDED: 1258 O.R. 574, N.C.R.

027-280-061
EASEMENT: ROAD
RECORDED: 119 O.R. 185, N.C.R.
EASEMENT: WATER PIPELINE
RECORDED: 800 O.R. 601, N.C.R.
EASEMENT: VEHICULAR AND FOOT TRAFFIC
RECORDED: 443 O.R. 314, N.C.R.
EASEMENT: SEPTIC SYSTEM
RECORDED: 1333 O.R. 493, N.C.R.

027-280-062
EASEMENT: PRIVATE ROADWAY
RECORDED: BOOK C OF MISCELLANEOUS RECORDS AT PAGE 281, N.C.R.
EASEMENT: POLE LINES
RECORDED: 48 O.R. 319, N.C.R.
EASEMENT: PEDESTRIAN & VEHICULAR TRAFFIC, FARM OPERATIONS NECESSITIES
SEWERAGE & WATER PIPES, ELECTRICAL & TELEPHONE LINES
RECORDED: 202 O.R. 70, N.C.R.
EASEMENT: ROAD, VEHICULAR AND FOOT TRAFFIC
RECORDED: 360 O.R. 176, N.C.R.
EASEMENT: WATER PIPELINE
RECORDED: 800 O.R. 601, N.C.R.

027-280-062
EASEMENT: POLE LINES
RECORDED: 241 O.R. 157, N.C.R.
ROUTE NOT LOCATABLE OF RECORD
EASEMENT: ELECTRICAL FACILITIES
RECORDED: 2002-0039977, N.C.R.
EASEMENT: ROAD, VEHICULAR AND FOOT TRAFFIC, SEWER & P.D.-C
UTILITIES, UNDERGROUND WATER PIPELINE.
RECORDED: 360 O.R. 176, N.C.R.



LEGEND

- WELL
- SPRING
- ⊗ SEPTIC TANK
- 20' INT. CONTOUR LINES
- LEACH FIELD
- OLD PROPERTY LINE
- STRUCTURE AS NOTED
- R=RESIDENCE G=GARAGE S=SHED
- B=BARN W=WINERY

EXISTING CONFIGURATION



PREPARED BY
ALBION SURVEYS, INC.

MARCH 9, 2007

SHEET 2 OF 3
LDD PROJECT 2770
DWG. NO. 2770.2-LIA

OPUS ONE
031-020-009

FAR NIENTE
VINEYARDS LLC
031-020-001

MAGGIONI TRUST 031-020-002

NICKEL & NICKEL
031-010-003