



Utilities Department

April 26, 2023

Constellation Brands Inc, Robert Mondavi Winery
7801 St Helena Hwy
Oakville CA 94562

Subject: Confirmation of Domestic and Fire Water Service
7801 St Helena Highway APN# 027-280-067, ("Property")

To Whom It May Concern:

In response to your request dated Wednesday, April 19, 2023, this letter confirms that potable City of Napa water ("City Water") is available at Property, subject to:

- 1) Satisfaction of the Conditions of Approval set forth in the MEMO dated April 26, 2023 (Attachment A.), to the satisfaction of the Utilities Director; and
- 2) Ongoing compliance with all applicable requirements of the City's Water Service as set forth in Napa Municipal Code ("NMC") Title 13, particularly including limitations imposed on water use for water conservation (NMC Chapter 13.09), water shortage (NMC Chapter 13.10), and fire services (NMC Section 13.04.340).

The existing water services available at the Property include a 4-inch domestic water service and two 8-inch fire water services (the 4-inch domestic water and 8-inch fire water services as noted in Application for Certificate of Availability of City of Napa Water Service WSA No. 403 dated July 7, 1966 (Attachment B)). The water supplied by the City of Napa is potable and meets all State Health Department regulations.

If you have any questions or require additional information, please contact me at (707) 257-9496.

Sincerely,

Dana Stockon
Engineering Assistant
City of Napa



MEMO

TO: Constellation Brands Inc, Robert Mondavi Winery
7801 St Helena Hwy
Oakville CA 94562

FROM: Shannon Lemmon

CC: Joy Eldredge, Dana Stockon

DATE: 4/26/2023

SUBJECT: 7801 St Helena Highway APN# 027-280-067, ("Property") -
Water Division Conditions of Approval for Use Permit P22-00106

The following Conditions of Approval are applicable to the above referenced Napa County Use Permit #P22-00106.

City of Napa - Utilities Department - Water Division

Prior to Napa County Building Permit Final, the Applicant shall:

1. Submit a utility plan for review and approval by the City of Napa Utilities Department identifying the following information:
 - a) Size of existing water service(s) to Property;
 - b) Installation of a meter on each of the existing fire water services per City Std. W-4C (City Standards dated 09/2021)
 - c) Relocation of any affected water facilities and/or appurtenances;
 - d) Meters shall be installed per City Standards within a water utility easement or public utility easement;
 - e) Construction of improvements (permanent structures, other utilities etc.) shall meet the minimum required clearances from all public water infrastructure per City Std W-18, W-22A and W-22B;
2. Submit a record drawing outlining as-built conditions of the completed water system improvements in both electronic and print copy formats;

CITY OF NAPA
CALIFORNIA

WSA No.

403

July 7, 1966

PLANNING - PUBLIC WORKS BOARD

(Created by the Napa City Council, under Policy Resolution No. 28)

APPLICATION FOR CERTIFICATE OF AVAILABILITY
OF CITY OF NAPA WATER SERVICE

ROBERT MONDAVI WINERY

944-2230 (Yountville)

Applicant

Address

Telephone

Applicant

Address

Telephone

Please extend City of Napa water service to my real property, located on west side of St. Helena Highway just north of Oakville 27-280-07

and represented by the plat drawn on Page 2, in the Unincorporated Territory of Napa County. Said real property has an area of approximately 12 acres and will be developed with the following land uses:

Winery

Existing land uses: Vineyard

ROBERT MONDAVI WINERY

By:

Signature of Applicant or Agent

MINUTES OF BOARD MEETING

The Planning-Public Works Board met on July 7, 1966

in the City Hall, Napa, California, with the following members present: City Manager, City Planner,

Public Works Director

Absent: None

Applicable findings and holdings, below: No. 2800. Remarks: Application was approved for 2 services... One 4" metered service and one 8" metered detector check fire service.

- A) The Board found the subject real property to be immediately annexable and held that annexation to the City of Napa would be a prerequisite to the issuance of the requested Certificate under Policy Resolution No. 29.
- B) The Board found the subject real property to be immediately annexable; but, that immediate annexation would present practical difficulties on the part of the City. Immediate annexation was waived upon the following conditions:

; and

awarded the requested Certificate under the authority invested in it by Policy Resolution No. 29.

Certificate No.

- C) ~~The Board found that the subject real property was not immediately annexable, and would not be developed with a low-density residential land use. The Board held that the requested Certificate could not be issued under Policy Resolution No. 28, and denied the instant application.~~
- D) ~~The Board found that the subject real property was not immediately annexable, but that the subject property would accommodate low-density residential land uses exclusively. The Board awarded the requested Certificate under the authority invested in it by policy Resolution No. 28.~~

Certificate No.

Lawrence C. Bullis
Secretary of the Board

ROBERT H. ZELLER
HENRY E. McNEELY

ZELLER & McNEELY
ATTORNEYS AT LAW
929 RANDOLPH PLACE
NAPA, CALIFORNIA 94558
AREA CODE 707
224-8638

July 6, 1966

Planning-Public Works Board
City of Napa
City Hall
Napa, California

Gentlemen:

Enclosed is Application for Certificate of
Availability of the City of Napa Water Ser-
vice for the Robert Mondavi Winery.

If you need any further information please
do not hesitate to contact me.

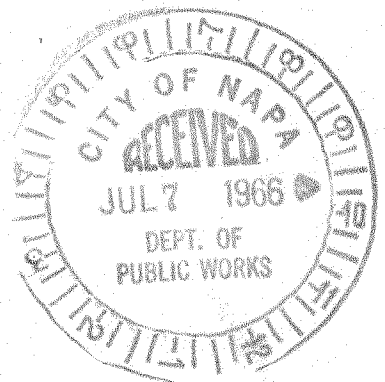
Yours very truly,

ZELLER & McNEELY

By 
Robert H. Zeller

Enc
RHZ/eg

cc: Robert Mondavi Winery
P.O. Box 403
Oakville, California

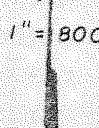


CAYMUS RANCHO T. 7 N., R. 5 W., M.D.B. & M.

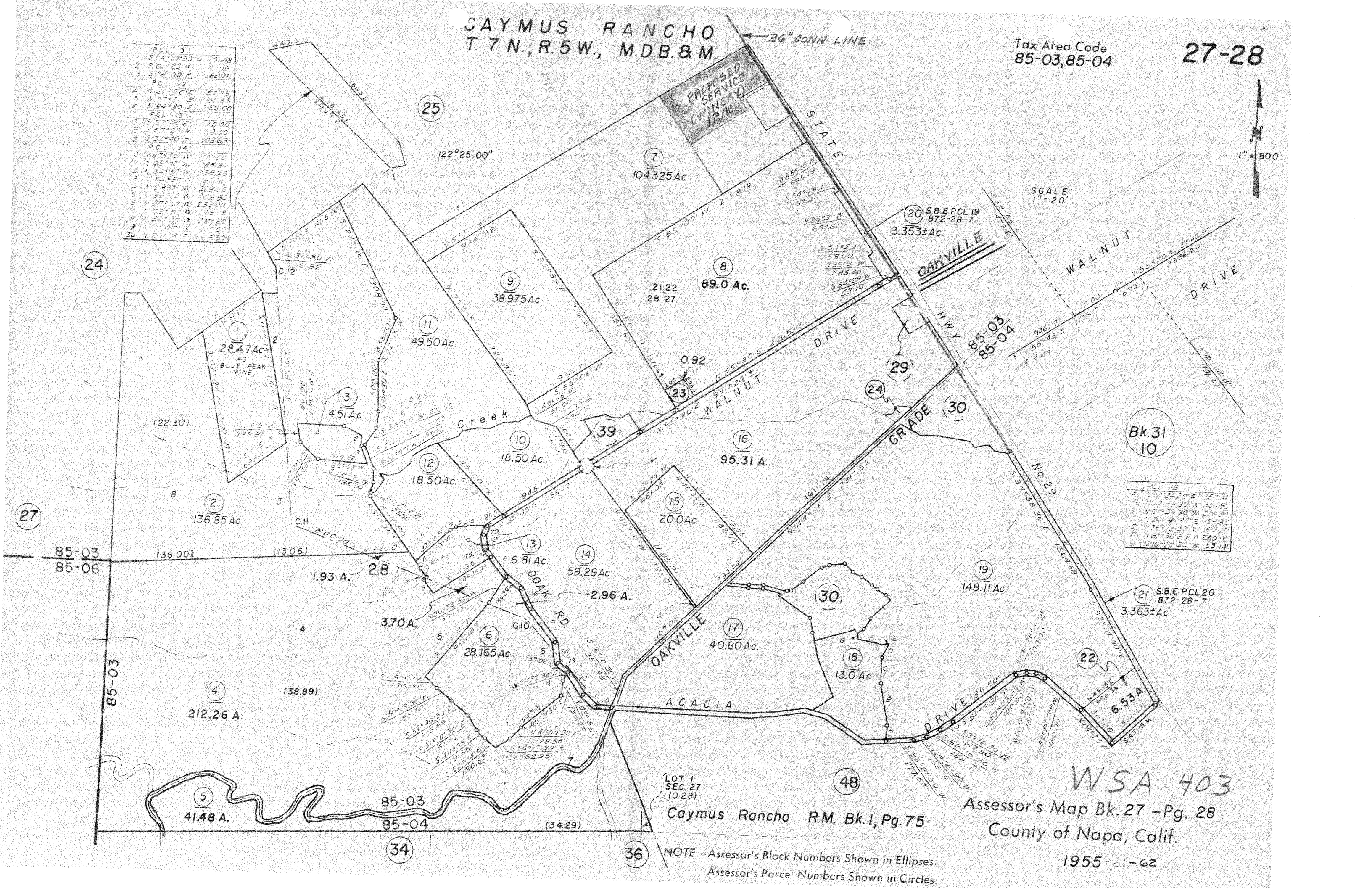
Tax Area Code
85-03, 85-04

27-28

PCL. 3	S. 14° 37' 30" E. 20.48
2	S. 01° 23' W. 1.06
3	S. 34° 00' E. 66.01
PCL. 12	
4	N. 66° 00' E. 52.75
5	N. 77° 00' E. 35.85
6	N. 84° 30' E. 33.00
PCL. 13	
7	S. 32° 30' E. 10.00
8	S. 57° 20' W. 3.00
9	S. 32° 40' E. 163.63
PCL. 14	
10	S. 57° 20' W. 10.00
11	S. 01° 23' W. 1.06
12	S. 34° 00' E. 66.01
13	N. 66° 00' E. 52.75
14	N. 77° 00' E. 35.85
15	N. 84° 30' E. 33.00
16	S. 32° 30' E. 10.00
17	S. 57° 20' W. 3.00
18	S. 32° 40' E. 163.63
19	S. 57° 20' W. 10.00
20	S. 01° 23' W. 1.06
21	S. 34° 00' E. 66.01
22	N. 66° 00' E. 52.75
23	N. 77° 00' E. 35.85
24	N. 84° 30' E. 33.00
25	S. 32° 30' E. 10.00
26	S. 57° 20' W. 3.00
27	S. 32° 40' E. 163.63
28	S. 57° 20' W. 10.00
29	S. 01° 23' W. 1.06
30	S. 34° 00' E. 66.01
31	N. 66° 00' E. 52.75
32	N. 77° 00' E. 35.85
33	N. 84° 30' E. 33.00
34	S. 32° 30' E. 10.00
35	S. 57° 20' W. 3.00
36	S. 32° 40' E. 163.63
37	S. 57° 20' W. 10.00
38	S. 01° 23' W. 1.06
39	S. 34° 00' E. 66.01
40	N. 66° 00' E. 52.75
41	N. 77° 00' E. 35.85
42	N. 84° 30' E. 33.00
43	S. 32° 30' E. 10.00
44	S. 57° 20' W. 3.00
45	S. 32° 40' E. 163.63
46	S. 57° 20' W. 10.00
47	S. 01° 23' W. 1.06
48	S. 34° 00' E. 66.01
49	N. 66° 00' E. 52.75
50	N. 77° 00' E. 35.85
51	N. 84° 30' E. 33.00
52	S. 32° 30' E. 10.00
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54	S. 32° 40' E. 163.63
55	S. 57° 20' W. 10.00
56	S. 01° 23' W. 1.06
57	S. 34° 00' E. 66.01
58	N. 66° 00' E. 52.75
59	N. 77° 00' E. 35.85
60	N. 84° 30' E. 33.00
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62	S. 57° 20' W. 3.00
63	S. 32° 40' E. 163.63
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96	N. 84° 30' E. 33.00
97	S. 32° 30' E. 10.00
98	S. 57° 20' W. 3.00
99	S. 32° 40' E. 163.63
100	S. 57° 20' W. 10.00



SCALE:
1" = 20'



LOT 1
SEC. 27
(0.28)
Caymus Rancho R.M. Bk. 1, Pg. 75

WSA 403
Assessor's Map Bk. 27 - Pg. 28
County of Napa, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

1955-61-62