PLANNING | PERMITTING

Summit has decades of experience assisting winery clients with facility programming, process equipment layout, site development and securing entitlements for their projects. Typical Planning services include:

• Site feasibiliy analysis and evaluation • Site master planning • Winery planning • Infrastructure planning
• Equipment layout and process planning • Permitting Assistance • Encroachment permits
• Permit process management/agency liaison • Permit expediting • Use permit/entitlements
• Special studies coordination • Local, State and Federal Agency permitting facility site plan

Demae Rubins, AICP, Principal, Planning Division Manager

Demae is a Principal and Division Manager with over 18 years of experience in Planning. Her diversified project experience includes land use planning, master planning, design, entitlement processing and, construction management of projects. As Planning Division Manager, she is responsible for managing a wide variety of projects, with special emphasis on the planning and entitlement processing of projects.

Relevant Experience

Silver Oak Winery
Planning/Permitting, Civil, Structural,
Water/Wastewater Engineering Services

Bogle Winery

Clarksburg, CA

Architect: Kalpo, Hom, & Dong Architects

Contractor: Rudolph & Sletten

The Bogle Delta Facility was designed to process 30,000 tons of grapes per year and features 250,000 square feet of winery buildings. Summit provided planning, permitting and comprehensive design services for this ground-up, fast paced project so that grapes were received for harvest less than one year from being engaged by the Bogle family.

Cordelia Winery

Cordelia, CA

Summit supported a fast-track construction schedule on this winery production facility, providing planning and entitlement services, civil engineering, structural engineering, electrical engineering and wastewater engineering services. The process wastewater treatment system was designed utilizing a package treatment system from Cloacina. The wines tanks were designed to be anchored using OnGuard system from New Zealand, providing enhanced protection from earthquake compared to the traditional methods.

Sonoma County Winery

Geyserville, CA

Design and permitting of improvements to allow for expansion of the winery hospitality for facilitating large events increasing total sanitary sewage flows by a factor of 10. Replacement of the existing in-ground system with a new membrane bioreactor (MBR) system with surface re-use on existing vineyards. Treated effluent from the wastewater system (20,000 gpd) was designed to meet current and future anticipated levels of BOD, TSS, TKN, with the ability for doubling the system flow (to 40,000 gpd) in the future by addition of more membrane modules.

Summit led efforts for the overall winery expansion wastewater, water, civil, structural, and electrical system improvements. In addition, Summit assisted with increasing the entitlement for the facility to support greater hospitality goals.

Silver Oak Cellars

Alexander Valley, CA

Architect: Sagan Piechota Architecture

Summit provided assistance with use permitting, process equipment layout for grape receiving, crushing, pressing and winemaking functions for this new 120,000 case facility. Services included planning/permitting, civil, structural, water/wastewater engineering.

Summit assisted in the use permitting strategy that resulted in an approved use permit for annual production of up to 100,000 gallons (approximately 41,000 cases) and 25 events per year with a maximum of 1,000 guests.

Summit worked with the Silver Oak Cellars team to prepare for neighbor meetings and negotiate the approved marketing plan. Due to workload and time constraints the County allowed Summit to draft a portion of the Negative Declaration.

Summit was responsible for the condition compliance for the applicant. A spreadsheet became the common language that allowed a smooth transition when the County planning staff changed. Summit facilitated the release of the building permits including the facility unique water reuse program. This effort included a report explaining the multitude of regulatory agencies and the codes that allowed this reuse and documentation to assist with the Living Building Challenge and LEED applications.

SUMMIT ENGINEERING
YOUR PLANNING &
PERMITTING
EXPERTS

Summit's planning division will navigate your entitlement and permitting process so that you can focus on making wine.

SUMMIT

CIVIL STRUCTURAL ELECTRICAL WATER|WASTEWATER PLANNING & PERMITTING

463 Aviation Blvd., Suite 200, Santa Rosa, CA 95403 T 707-527-0775 www.summit-sr.com

Entitlements and Permitting

- Use permits
- Property assessment
- Entitlement strategy
- Permit expediting
- Peer review of entitlement approach & strategy
- Use permit condition compliance

Winery Planning

- Site analysis & evaluation
- Development strategies
- Analysis for expansion goals
- Evaluation for production efficiency
- Process equipment layout

Due Diligence/Investigation

- Winery production capacity evaluation
- Storm & rain water systems
- Accessible parking & access
- Water supply & treatment
- Septic systems
- Process wastewater treatment
- Structural analysis
- Electrical systems & supply

SUMMIT