



NAPA COUNTY

CONSERVATION -- DEVELOPMENT AND PLANNING DEPARTMENT

JEFFREY REDDING
Director

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

October 6, 1995

Glenn Salva
ATLAS PEAK VINEYARDS
P.O. Box 5660
Napa, CA 94581

Antica Napa Valley

RE: Modification of Use Permit #U-488687
File # 95095-MOD (APN 32-080-39)

Dear Mr. Salva:

At the meeting of October 6, 1995, the Napa County Zoning Administrator **APPROVED** your request to modify previously-issued Use Permit #U-488687 to allow construction of a 2660 sq. ft. roof structure addition to the existing winery building without increasing the overall approved square footage of the winery structures, located on a 700+ acre parcel at 3700 Soda Canyon Road within an AW District.

The modification is subject to the following conditions of approval:

1. This modification is limited to approval to add an attached 2,660 square foot metal roof structure to an existing winery without any increase in the total approved size of the winery which is 47,000 square feet, as shown on the approved site plan and elevations. Any expansion of production capacity, changes in use, or changes in construction shall be subject to further County approval.
2. The applicant shall comply with all conditions of Use Permit #U-488687, except as modified by the conditions herein.
3. All staff costs associated with monitoring compliance with these conditions and project revisions and all previously imposed conditions related to this winery 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.

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 decision.