



NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Jeffrey Redding
Director

1195 Third Street, Room 210 • Napa, CA 94559-3092
Telephone 707/253-4416 FAX 707/253-4336

December 24, 1998

Fletcher G. Benton
3398 Soda Canyon Road
Napa, California 94558

Dear Mr. Benton:

I have had an opportunity to follow up on our telephone conversation of December 22, 1998 concerning the operation of the Atlas Peak Winery (formerly known as Whitbread of California). You should have or will soon receive a copy of a letter sent to Glenn Salva, General Manager of Atlas Peak Vineyards, advising him of the adopted conditions of approval and project mitigation measures. We will follow up with him on these.

I also wanted to respond to two other points that we talked about on the 22nd or that you raised in your previous letter to me. I mentioned that the installation of traffic counters is under the jurisdiction of the Department of Public Works. I will forward a copy of this letter to Ken Johanson, Director of Public Works, so that he is aware of your interest in placing one on Soda Canyon Road. You should follow up with Ken at your convenience.

The second point concerns your comments about traffic associated with agricultural operations (i.e. vineyards). The conditions of approval and mitigation measures adopted as part of this winery project are not applicable to the vineyard operation. Therefore, car traffic that may be associated with vineyard operations need not adhere to the limitations on hours of operations specified in the winery use permit.

If you have questions on this matter, please call Ed Colby whom I have assigned to follow up on your complaint.

Sincerely,

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

Mel Varrelman, District 3 Supervisor
Ken Johanson, Director of Public Works
Ed Colby, Planner III



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

Re: Atlas Peak Winery Use Permit, #U-488687, Conditions of Approval,
Assessor's Parcel #32-080-039, 3700 Soda Canyon Road.

Dear Glenn:

This department has received correspondence from an area property owner regarding the subject use permit's traffic limitations to and from the Soda Canyon Road property. In addition, there were also expressed concerns related to the conditions of approval that restrict tours and tasting and the limitation on social activities at the winery.

The purpose of this letter is to remind you that Condition #6 requires compliance with 15 Mitigation Measures. Mitigation Measure #11 states that *hauling by trucks on public roads shall not be allowed on Monday through Friday, between 7:00 AM – 9:00 AM and also between 2:00 PM – 4:00 PM on school days, to minimize hazardous conditions during school bus times.*

Condition of Approval #7 states that *only private tours and tastings shall be permitted*, and Condition of Approval #8 prohibits *outside social activities*.

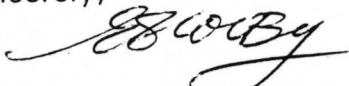
Your cooperation is requested in the continued compliance with all use permit conditions of approval. If necessary, any costs incurred by this office for the monitoring of the conditions listed above, as well as all others, shall be borne by the property owner, as per Board of Supervisor's Resolution #95-77 which was added to the modification of your Use Permit as condition of approval #3 of #95095-MOD.

I have enclosed a copy of the conditions of approval for the winery's use permit #U-488687 which also includes the fifteen required Mitigation Measures.

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Atlas Peak Vineyards
12/23/98

Please call to inform me of the measures you have taken to promptly remedy all of the above violations of the conditions of approval for the subject use permit.

Sincerely,

A handwritten signature in cursive script, appearing to read "E. Colby".

Edward S. Colby, Planner III
Code Compliance Unit

cc: Mel Varrelman, Supervisor District 3
Jeffrey Redding, Director
Michael Miller, Deputy Planning Director
Sylvia Toth, Supervising Planner
Complainant