



HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

June 12, 2007

Eric Sklar
Alpha & Omega Winery, LLC
PO Box 607
Rutherford, CA. 94573

Re: **ALPHA & OMEGA WINERY, LLC**
MINOR MODIFICATIONS TO #-UP
Minor Modification #P07-00330-MODVMIN
Assessor's Parcel Number 030-080-046

Dear Eric:

Please be advised that your request for a Very Minor Modification (file number P07-00131-MODVMIN) to the existing Use Permits (file numbers U-118081, U-538485, 95037-UP, and 03054-MOD) for the following:

1. A new metal roof
2. Replacing trellis over the porch with a solid roof
3. Adding "board and batten" siding, in a natural olive brown paint finish
4. Adding new exterior cupolas for reduced energy consumption
5. Changing and adding low glare exterior glass
6. Adding new exterior shielded lighting

The Use Permit Modification, has been **APPROVED** by the Director of Conservation, Development and Planning on June 12, 2007, based on the attached conditions of approval and applicable County regulations. All other Conditions of Approval of Use Permits # U-118081, U-538485, 95037-UP, and 03054-MOD shall remain in effect.

EXPIRATION DATE: June 12, 2009

Pursuant to Section 18.124.080 of the Napa County Code, this minor modification must be activated within two (2) years from the approval date, or it shall automatically expire and become void. This letter serves as the only notice you will receive regarding the expiration date of your very minor modification permit. In addition, approval of this very minor modification has no effect on the time limits in which to activate the original project use permit.

Please be advised that the Director of Conservation, Development and Planning has determined that this very minor modification is **Categorically Exempt** from the provisions of CEQA, the California Environmental Quality Act. Pursuant to CEQA Section 15301, Class 1, Existing Facilities, and Appendix B, Class 1, Existing Facilities of Napa County's Local Procedures for Implementing the California Environmental Quality Act, the project consists of a minor alteration to a previously approved

CONDITIONS OF APPROVAL

Alpha & Omega Winery

File # P07-00330-MOD

APN: #030-080-046

1. **SCOPE:** The permit shall be limited to improvements described in the Project Statement submitted as part of the application for this modification and as summarized below:
 - a. A new metal roof
 - b. Replacing trellis over the porch with a solid roof
 - c. Adding "board and batten" siding, in a natural olive brown paint finish
 - d. Adding new exterior cupolas for reduced energy consumption
 - e. Changing and adding low glare exterior glass
 - f. Adding new exterior shielded lighting

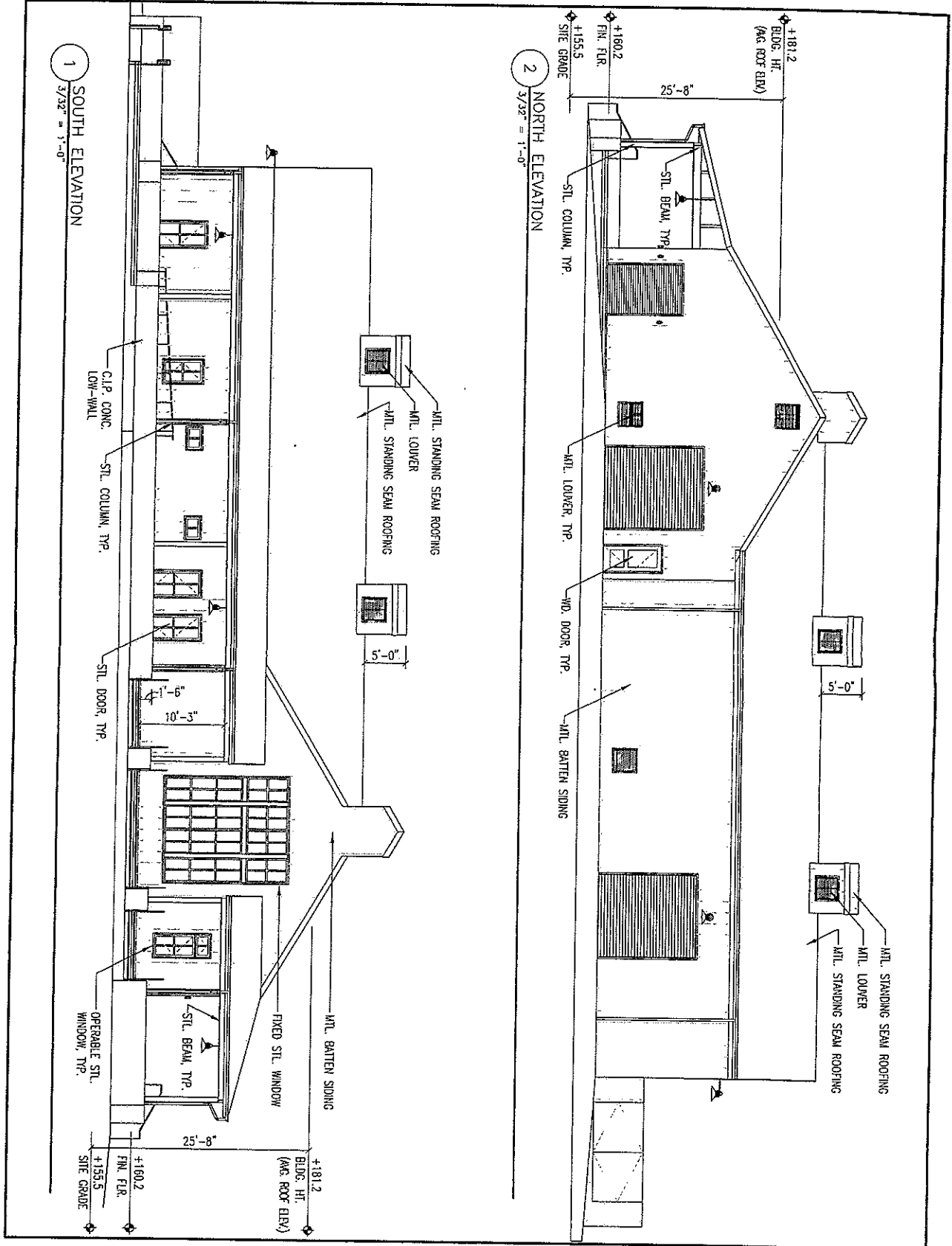
2. PREVIOUS CONDITIONS

The permittee shall comply with all previous conditions of approval for Use Permit #s U-118081, U-538485, 95037-UP, and 03054-MOD, except as modified by this action. To the extent there is a conflict between previous conditions of approval and these conditions of approval, these conditions shall control and supersede all earlier ones.

3. MONITORING COSTS

All staff costs associated with monitoring compliance with these conditions, previous permit conditions and project revisions shall be borne by the permittee and/or property owner. Costs associated with conditions and mitigation measures that require monitoring, including investigation of complaints, other than those costs related to investigation of complaints of non-compliance that are determined to be unfounded, shall be charged. Costs shall be as established by Board Resolution in accordance with the hourly consulting rate established at the time of the monitoring (\$125.00/hour as of July, 2006). Violations of conditions of approval or mitigation measures caused by the permittee's contractors, employees, and guests are the responsibility of the permittee.

The Planning Commission may implement an audit program if compliance deficiencies are noted. If evidence of compliance deficiencies is found to exist by the Planning Commission at some time in the future, the Planning Commission may institute the program at the applicant's expense (including requiring a deposit of funds in an amount determined by the Commission) as needed until compliance assurance is achieved. The Planning Commission may also use the data, if it is so warranted, to commence revocation hearings in accordance with section 18.124.120 of the County Code.



ALPHA OMEGA WINERY MINOR MODIFICATION

Drawing Title
ELEVATIONS

By
 HN

Date
 4/4/07

Scale
 $3/32" = 1'-0"$

Drawing No.

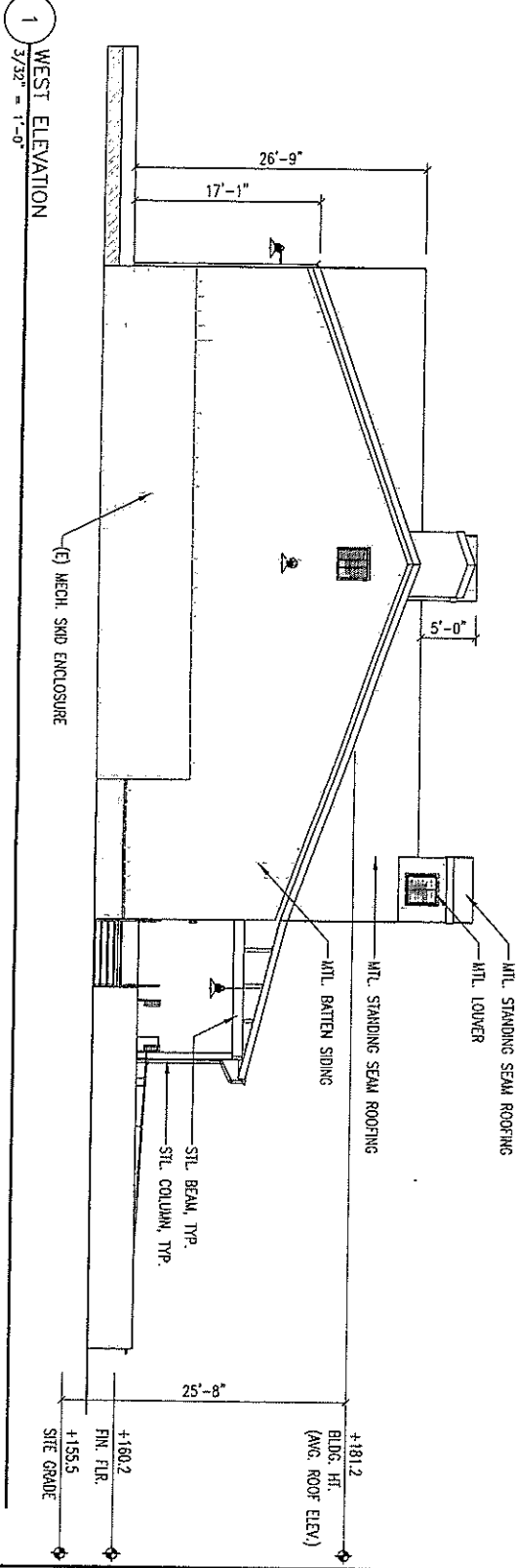
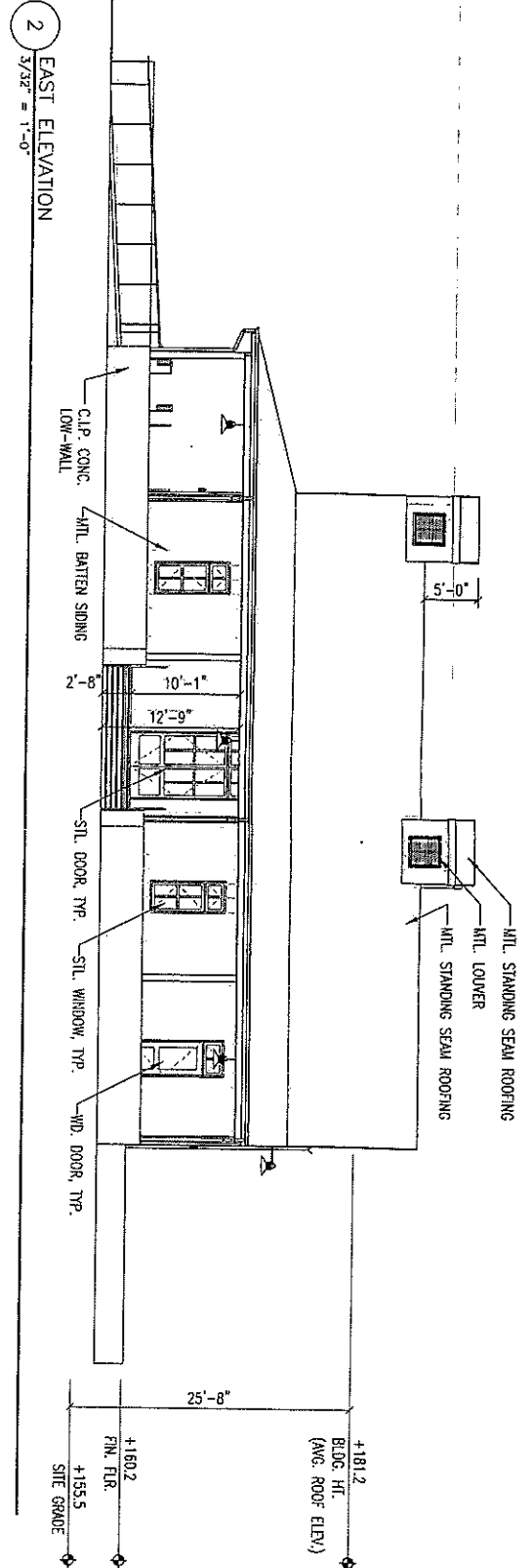
A4.2

Project No. 0605

Revisions

MG&Co
 ARCHITECTS

600 Townsend Street Suite 270 East
 San Francisco California 94103
 TELEPHONE 415.777.2101
 FACSIMILE 415.777.2102
 WEBSITE www.mgandco.com



ALPHA OMEGA WINERY MINOR MODIFICATION

Drawing Title
ELEVATIONS

By
HN

Date
4/4/07

Scale
3/32" = 1'-0"

Drawing No.

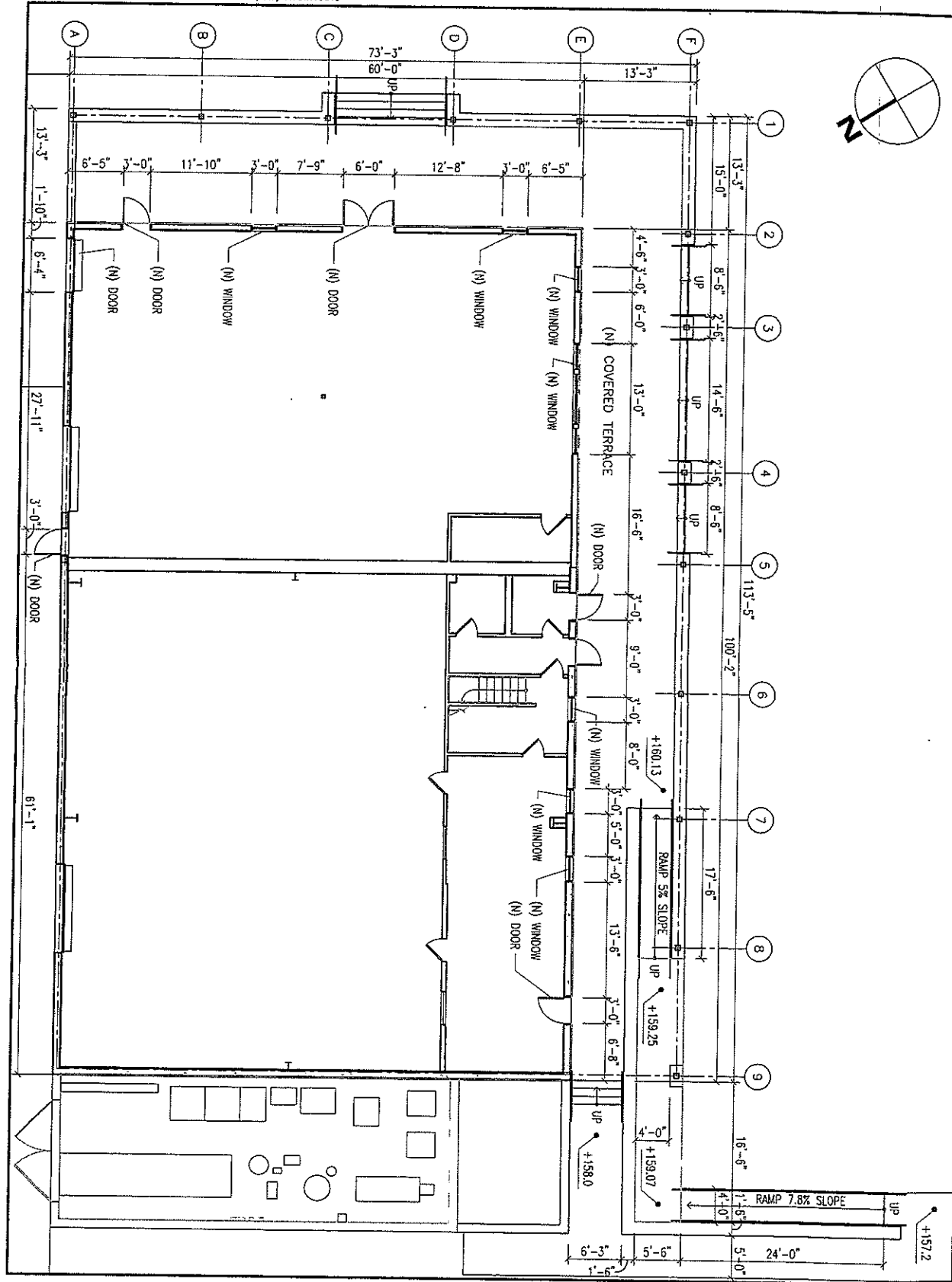
A4.3

Project No. 0605

Revisions

MG&Co
ARCHITECTS

600 Townsend Street Suite 270 East
San Francisco California 94103
TELEPHONE 415.777.2101
FACSIMILE 415.777.2102
WEBSITE www.mgandco.com



Drawing Title
FLOOR PLAN

Drawing No.

A2.1

Project No. 0605

MG&Co
ARCHITECTS

600 Townsend Street Suite 270 East
San Francisco California 94103
TELEPHONE 415.777.2101
FACSIMILE 415.777.2102
WEBSITE www.mgandco.com