

LAW OFFICES OF
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November 4, 2008
By email only to willis@twg.com

Willis Blakewell
1081 Mee Lane
St. Helena, CA 94574

Dear Mr. Blakewell:

Thank you for your letter of October 30. Regarding the WDO considerations, you state that the neighbors are expressing no position. That is fine. I am not asking for the neighbors' affirmative support for those items, but rather for your agreement not to oppose. Accordingly, I have amended my proposal to distinguish between the items we ask you to support and those we ask you merely not to oppose. Please note that I have incorporated the changes you requested to Items No. 1, 6 and 9. With respect to periodic review, I am proposing review by the Planning Commission at 6 months and 1 year, with the schedule for any review thereafter to be set by the Planning Commission. Finally, with respect to "special" and "temporary" events, I am not sure what you mean by those terms. In the context of Napa County winery use permits, "special events", for which a separate permit must be obtained, are distinguished from "marketing events", which are addressed in the winery use permit. "Temporary events" looks to me like an undefined term. I have added a sentence to the visitation paragraph which I believe addresses your concerns, but with more precision.

AO APPLIED FOR:

Wine Production: 144,000 gallons wine production/year;

Visitors: maximum of 500 visitors/day; average of 1350/week, which equals a maximum of 70,200/year, inclusive of all who attend marketing events. proposed as follows:

Marketing Events: 100 total events as follows:

7/month with a maximum of 50 visitors (350/month; 4200/year);

10/year with a maximum of 100 (1000/year);

6/year with a maximum of 200 (1200/year);

Total maximum per year of 6400.

IF NEIGHBORS WILL AGREE TO SUPPORT THE FOLLOWING:

Visitors: maximum of 400 visitors/day: for purposes of this agreement and the related use permit application, "week" shall be defined to begin on Tuesday and end on Monday; for all weeks that begin in January, a maximum of 400/week; for all weeks that begin in February, a maximum of 600/week; for all weeks that begin in March, April and December, a maximum of 800/week; for all weeks that begin in May, October and November, a maximum of 1000/week, except for the week that includes Memorial Day, for which the maximum shall be 1600; for all weeks that begin in June, July, and August, a maximum of 1200/week, except for the week that includes the Fourth of July, for which the maximum shall be 1600; for the first two weeks in September, the maximum shall be 1600/week, but for the remaining weeks of September, the maximum shall be 1200/week. The daily and weekly maximums shall be inclusive of all special events; the daily (but not weekly) maximum shall apply to all marketing events.

Marketing Events: 52 total events as follows:
4/month maximum of 50 persons (200/month; 2400/year);
4/year maximum of 100 persons (400/year);

Phasing: All visitation and marketing events to be included in Phase A.

AND IF NEIGHBORS WILL AGREE NOT TO OPPOSE THE FOLLOWING:

Additional Changes to Proposed Conditions of Approval:

Regarding size of public tasting room and number of visitors per day without prior appointment;

Modification of the proposed sign requirement to state "at least one sign placed and sized in a manner to inform the public must legibly include wording stating "One Tasting Room Open to Public: Second Tasting Room by Prior Appointment Only."

THEN AO WILL REDUCE PROPOSED INCREASE IN PRODUCTION AS FOLLOWS:

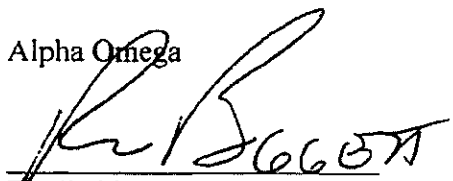
Wine Production: 100,000 gallons/year – IN CONSIDERATION FOR THE NEIGHBORS AGREEMENT NOT TO OPPOSE A REVISED APPLICATION CONSISTENT WITH THIS LETTER, AO WILL AGREE NOT TO APPLY FOR ANY INCREASE IN PRODUCTION OR VISITATION PRIOR TO JULY 1, 2016.

AND AO WILL FURTHER MODIFY ITS APPLICATION AS FOLLOWS:

1. No winery related parking on Mee Lane;
2. All buses to park on property;
3. No buses or trucks idling at winery;
4. No off-loading of Guests on Mee lane.;
5. Stop Sign at end of driveway at Mee Lane;

6. Stripe driveway from gate to Mee Lane;
7. Parking management plan:
 - a. Dedicated guest parking manager;
 - b. Dedicated production parking manager;
 - c. Proper parking signage;
 - d. Parking attendant on duty on busiest days (Friday and Saturday from May 15 through September 15);
 - e. Parking attendant on duty during busy crush days for arrival of grapes;
 - f. All deliveries in anything larger than a pickup truck, including, but not limited to, grapes, glass, barrel and equipment deliveries, will occur after 6:00am;
 - g. No idling;
 - h. All planned grape, glass, barrel and equipment delivery drivers will be informed in advance of the relevant provisions of this parking and traffic management plan;
 - i. Deliveries will be paced;
 - j. No more than 10 grape deliveries per day;
8. All events to end by 10:00pm, and event staff to leave by 11:00pm;
9. No outdoor amplified music;
10. All outdoor events to take place on the Highway 29 side of the winery.
11. Planning Commission review after six months and again after 12 months; the schedule for any subsequent review to be determined by the Commission at its discretion.

Alpha Omega



By: Robin Baggett
Its: Managing Partner

Neighbors:

Willis Blakewell

Al Pepin

Matt Hooper
