

FILE # 09-00511-MO

NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING DEPARTMENT
 1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

A Tradition of Stewardship
 A Commitment to Service

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: AGDate Submitted: 11/24/09TYPE OF APPLICATION: USE PERMIT MODIFICATION ; Date Published: _____REQUEST: MODIFICATION TO EXISTING CONDITIONAL Date Complete: _____

USE PERMIT U-438889 TO: INCREASE STORAGE OF RECYCLABLE MATERIALS & COMMODITIES;
ADD IN-VESSEL FOOD WASTE COMPOSTING & FOOD WASTE TRANSFER OPERATIONS; EXPAND ENTRANCE FACILITY
& UVDS RECYCLING CENTER FROM 1.4 TO 3.2 ACRES; EXTEND ESTIMATED CLOSURE DATE TO 2047 (FROM 2024);
ALLOW NEW ALTERNATIVE DAILY COVER MATERIAL; ADD BIOMASS CONVERSION FACILITY; & ADD LANDFILL GAS
RECOVERY ENERGY SYSTEM

TO BE COMPLETED BY APPLICANT
 (Please type or print legibly)

BOB'S OFF # 963-7319

PROJECT NAME: CLOVER FLAT RESOURCE RECOVERY PARKAssessor's Parcel #: 020 - 120 - 020 Existing Parcel Size: 179.97 ACRESSite Address/Location: 4380 SILVERADO TRAIL CALISTOGA CA 94515
No. Street City State ZipProperty Owner's Name: VISTA CORPORATIONMailing Address: 1285 WHITEHALL LANE ST. HELENA CA 94574
No. Street City State ZipTelephone #: (707) 942-1412 Fax #: (707) 942-1264 E-Mail: _____Applicant's Name: CLOVER FLAT LANDFILL, INC. / UPPER VALLEY DISPOSAL SERVICEMailing Address: 1285 WHITEHALL LANE ST. HELENA CA 94574
No. Street City State ZipTelephone #: (707) 942-1412 Fax #: (707) 942-1264 E-Mail: ZORKA@UVDS.COMStatus of Applicant's Interest in Property: OWNER & OPERATOR OF LANDFILL & RECYCLING OPERATION.Representative Name: EVAN W.R. EDGAR, EDGAR & ASSOCIATES, INC.Mailing Address: 1822 21ST STREET SACRAMENTO CA 95811
No. Street City State ZipTelephone #: (916) 739-1200 Fax #: (916) 739-1216 E-Mail: evan@edgarinc.org

I certify that all the information contained in this application, including but not limited to the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Bob Pestoni
 Signature of Property Owner

11/24/2009
 Date

BOB PESTONI
 Print Name

Bob Pestoni
 Signature of Applicant

11/24/2009
 Date

BOB PESTONI
 Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ 10,000Receipt No. 78073Received by: TA Date: 11/24/09

*Total Fees will be based on actual time and materials

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): TRANSFORM THE CLOVER FLAT LANDFILL TO THE CLOVER FLAT RESOURCE RECOVERY PARK.
(SEE ATTACHMENT)
- B. Project Phases: ☐ one ☒ two ☐ more than two (please specify): _____
- C. Estimated Completion Date for Each Phase: Phase 1: 2013 Phase 2: 2047 (CLOSURE)
- D. Actual Construction Time Required for Each Phase: ☐ less than 3 months
☒ More than 3 months
- E. Related Necessary On- And Off-Site Concurrent or Subsequent Projects: NONE
- F. Additional Licenses/Approval Required:
 District: - Regional: BAAQMD PERMIT TO OPERATE
 State: SOLID WASTE FACILITY PERMIT REVISION Federal: -

II. BUILDINGS/ROADS/DRIVEWAY/LEACH FIELD, ETC.

- A. Floor Area/Impervious area of Project (in square ft): 3.2 ACRE RECYCLING CENTER PAD
 Proposed total floor area on site: N/A
 Total development area (building, impervious, leach field, driveway, etc.): _____
 New construction: N/A
 existing structures or portions thereof to be utilized: N/A
 existing structures or portions thereof to be moved: N/A
- B. Floor Area devoted to each separate use (in square ft):
 living: N/A storage/warehouse: N/A offices: N/A
 sales: N/A caves: N/A other: N/A
 septic/leach field: N/A roads/driveways: N/A
- C. Maximum Building Height: existing structures: N/A new construction: N/A
- D. Type of New Construction (e.g., wood-frame): N/A
- E. Height of Crane necessary for construction of new buildings (airport environs): N/A
- F. Type of Exterior Night Lighting Proposed: NO ADDITIONAL
- G. Viewshed Ordinance Applicable (See County Code Section 18.106): ☐ Yes ☒ No
- H. Fire Resistivity (check one; If not checked, Fire Department will assume Type V – non rated): N/A
☐ Type I FR ☐ Type II 1 Hr ☐ Type II N (non-rated) ☐ Type III 1 Hr ☐ Type III N
☐ Type IV H.T. (Heavy Timber) ☐ Type V 1 Hr ☐ Type V (non-rated)
 (Reference Table 6 A of the 2001 California Building Code)

III. PARKING

	Existing	Proposed
A. Total On-Site Parking Spaces:	<u>24</u>	<u>24</u>
B. Customer Parking Spaces:	<u>2</u>	<u>2</u>
C. Employee Parking Spaces:	<u>16</u>	<u>16</u>
D. Loading Areas:	<u>6</u>	<u>6</u>

IV. TYPICAL OPERATION

	Existing	Proposed
A. Days of Operation:	TUESDAY - SATURDAY	SAME
B. Expected Hours of Operation:	- SEE BELOW -	
C. Anticipated Number of Shifts:	1	1
D. Expected Number of Full-Time Employees/Shift:	16	16
E. Expected Number of Part-Time Employees/Shift:	N/A	N/A
F. Maximum Number of Visitors		
• busiest day:	275	275
• average/week:	100	100
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	275	275
• average/week:	100	100

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities Food Serving Facilities		
• restaurant/deli seating capacity:	N/A	
• bar seating capacity:	N/A	
• public meeting room seating capacity:	N/A	
• assembly capacity:	N/A	
B. Residential Care Facilities (6 or more residents) Day Care Centers	Existing	Proposed
• type of care:	N/A	N/A
• total number of guests/children:	N/A	N/A
• total number of bedrooms:	N/A	N/A
• distance to nearest existing/approved facility/center:	N/A	N/A

- EXISTING -

- PROPOSED -

B. GATE : TUESDAY - SATURDAY 9-4 SUNDAY 9-3	SAME SAME
PROCESSING : TUESDAY - SATURDAY 7am-6pm	SAME
MAINTENANCE : TUESDAY - SATURDAY 24 HOURS	SAME

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

	Domestic	- INDUSTRIAL - Emergency
I. WATER SUPPLY		
A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):	<u>WELL</u>	<u>WELL</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>PRIVATE</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<u>PRIVATE</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C. Current Water Use (in gallons/day): Current water source:	<u>10 GPM</u> <u>PRIVATE</u>	<u>TANK</u> <u>PRIVATE</u>
D. Anticipated Future Water Demand (in gallons/day):	<u>0 GPM</u>	<u>N/A</u>
E. Water Availability (in gallons/minute):	<u>10 GPM</u>	<u>N/A</u>
F. Capacity of Water Storage System (gallons):	<u>10,000 GALLONS</u>	<u>90,000 GALLONS</u>
G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):	<u> </u>	<u>TANK</u>
F. Completed Phase I Analysis Sheet (Attached):		
II. LIQUID WASTE		
	Domestic (sewage)	Other (please specify)
A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.):	<u>community system</u>	<u>PORTABLE BATHROOMS</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>CITY OF CALISTOGA</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
C. Current Waste Flows (peak flow in gallons/day):	<u>16 EMPLOYEES</u>	<u> </u>
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>0</u>	<u> </u>
E. Future Waste Disposal Capacity (in gallons/day):	<u>16 EMPLOYEES</u>	<u> </u>
III. SOLID WASTE DISPOSAL		
A. Operational Wastes (on-site, landfill, garbage co., etc.):	<u>ON-SITE</u>	<u> </u>
B. Grading Spoils (on-site, landfill, construction, etc.):	<u>ON-SITE</u>	<u>COMMUNITY BUNKER SALES</u>
IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)		
A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	<u>HHW LOCKER</u>	<u>CONTRACTOR PICK-UP</u> <u>EVERY 90 DAYS</u>
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>CLOVER FLAT</u>	<u> </u>



Napa County Department of Environmental Management
CUPA-Related Business Activities Form

Business Name: CLOVER FLAT RESOURCE RECOVERY PARK

Business Address: ⁴³⁸⁰ SILVERADO TRAIL, CAISTOGA CA 94515

Contact: BOB PESTONI

Phone #: 707) 942-1412

A. HAZARDOUS MATERIALS

Have on site (for any purpose) hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in AST's and UST's or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70)?

☒ YES ☐ NO

B. UNDERGROUND STORAGE TANKS (UST's)

1. Own or operate underground storage tanks?

☐ YES ☒ NO

2. Intend to upgrade existing or install new UST's?

☐ YES ☒ NO

C. ABOVE GROUND STORAGE TANKS (AST's)

Own or operate AST's above these thresholds:

-Any tank capacity with a capacity greater than 660 gallons, or

-The total capacity for the facility is greater than 1,320 gallons?

☐ YES ☒ NO

D. HAZARDOUS WASTE

1. Generate hazardous waste?

☒ YES ☐ NO

2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?

☒ YES ☐ NO

3. Treat hazardous waste on site?

☐ YES ☒ NO

4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

☐ YES ☒ NO

5. Consolidate hazardous waste generated at a remote site?

☒ YES ☐ NO

E. OTHER

1. Does the business activity include car/fleet washing, mobile detailing, auto-body related activities?

☐ YES ☒ NO

2. Does the business handle Extremely Hazardous Substances in amounts that would qualify for the Risk Management Program? Some examples and their thresholds common to Napa County include: Ammonia - 500 lbs, Sulfur Dioxide - 500 lbs, Chlorine - 500 lbs.

☐ YES ☒ NO



ROBERT J. PETERSON, P.E.
Director of Public Works
County Surveyor-County-Engineer
Road Commissioner

COUNTY *of* NAPA

DONALD G. RIDENHOUR, P.E.
Assistant Director of Public Works

WATER AVAILABILITY ANALYSIS PHASE 1 STUDY

Introduction: As an applicant for a permit with Napa County, It has been determined that Chapter 13.15 of the Napa County Code is applicable to approval of your permit. One step of the permit process is to adequately evaluate the amount of water your project will use and the potential impact your application might have on the static groundwater levels within your neighborhood. The public works department requires that a Phase 1 Water Availability Analysis (WAA) be included with your application. The purpose of this form is to assist you in the preparation of this analysis. You may present the analysis in an alternative form so long as it substantially includes the information required below. Please include any calculations you may have to support your estimates.

The reason for the WAA is for you, the applicant, to inform us, to the best of your ability, what changes in water use will occur on your property as a result of an approval of your permit application. By examining the attached guidelines and filling in the blanks, you will provide the information we require to evaluate potential impacts to static water levels of neighboring wells.

Step #1:

Provide a map and site plan of your parcel(s). The map should be an 8-1/2"x11" reproduction of a USGS quad sheet (1:24,000 scale) with your parcel outlined on the map. Include on the map the nearest neighboring well. The site plan should be an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc in which well water will be used. If more than one water source is available, indicate the interconnecting piping from the subject well to the areas of use. Attach these two sheets to your application. If multiple parcels are involved, clearly show the parcels from which the fair share calculation will be based and properly identify the assessors parcel numbers for these parcels. Identify all existing or proposed wells

Step #2: Determine total parcel acreage and water allotment factor. If your project spans multiple parcels, please fill a separate form for each parcel.

Determine the allowable water allotment for your parcels:

Parcel Location Factors

The allowable allotment of water is based on the location of your parcel. There are 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley

and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department as having a history of problems with groundwater. All other areas are classified as Mountain Areas. Please circle your location classification below (Public Works can assist you in determining your classification if necessary):

Valley Floor 1.0 acre feet per acre per year
 Mountain Areas 0.5 acre feet per acre per year
 MST Groundwater Deficient Area 0.3 acre feet per acre per year

Assessors Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
APN 020-120-020	43	0.5	21.5

Step #3:

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

EXISTING USE:

Residential _____ af/yr
 Farm Labor Dwelling _____ af/yr
 Winery _____ af/yr
 Commercial _____ af/yr
 Vineyard* _____ af/yr
 Other Agriculture _____ af/yr
 Landscaping _____ af/yr
 Other Usage (List Separately):
 _____ af/yr
 _____ af/yr
 _____ af/yr

PROPOSED USE:

Residential _____ af/yr
 Farm Labor Dwelling _____ af/yr
 Winery _____ af/yr
 Commercial _____ af/yr
 Vineyard* _____ af/yr
 Other Agriculture _____ af/yr
 Landscaping _____ af/yr
 Other Usage (List Separately):
 _____ af/yr
 _____ af/yr
 _____ af/yr

TOTAL: 5.6 af/yr

TOTAL: 1,825,000 gallons**

TOTAL: 5.6 af/yr

TOTAL: 1,825,000 gallons**

*Water use for vineyards should be no lower than 0.2 AF—unless irrigation records are available that show otherwise.

**To determine your existing and proposed total water use in gallons, multiply the totals (in acre- feet) by 325,821 gal/AF.

Is the proposed use less than the existing usage ☒ Yes () No () Equal

Step #4:

Provide any other information that may be significant to this analysis. For example, any calculations supporting your estimates, well test information including draw down over time, historical water data, visual observations of water levels, well drilling information, changes in neighboring land uses, the usage of other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

Conclusion: Congratulations! Just sign the form and you are done! Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s) size, location, topography, rainfall, soil types, historical water data for your area, and other hydrogeologic information. They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision.

Signature: Boe Pontani Date: 11/24/09 Phone: (707) 942-1412
Wm W R UMR 11/24/09 (916) 739-1200

Attachment A: Estimated Water Use Guidelines

Typical Water Use Guidelines:

Primary Residence	0.5 to 0.75 acre-feet per year (includes some landscaping)
Secondary Residence	0.20 to 0.30 acre-feet per year
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year

Non-Residential Guidelines:

Agricultural:

Vineyards	
Irrigation only	0.2 to 0.5 acre-feet per acre per year
Heat Protection	0.25 acre feet per acre per year
Frost Protection	0.25 acre feet per acre per year
Farm Labor Dwelling	0.06 to 0.10 acre-feet per person per year
Irrigated Pasture	4.0 acre-feet per acre per year
Orchards	4.0 acre-feet per acre per year
Livestock (sheep or cows)	0.01 acre-feet per acre per year

Winery:

Process Water	2.15 acre-feet per 100,000 gal. of wine
Domestic and Landscaping	0.50 acre-feet per 100,000 gal. of wine

Industrial:

Food Processing	31.0 acre-feet per employee per year
Printing/Publishing	0.60 acre-feet per employee per year

Commercial:

Office Space	0.01 acre-feet per employee per year
Warehouse	0.05 acre-feet per employee per year

TRAFFIC INFORMATION

NO CHANGE

Project Trip Generation							
<u>Personnel / Visitors</u>				<u>Vehicle Trips</u>			
	Operations Daily M – F	Marketing Events Minimum Maximum Weekends			Operations Daily M – F	Marketing Events Minimum Maximum Weekends	
Operating Hours							
Employees				Employee Trips			
Full-Time				Full-Time			
Seasonal Peak				Seasonal Peak			
Peak Hours				Peak Hours			
Total Employees				Total Employee Trips			
Event Support Staff				Event Support Staff			
Full-Time				Full-Time			
Seasonal Peak				Seasonal Peak			
Total Support Staff				Total Support Staff Trips			
Visitors				Visitor Trips			
Peak Hours				Peak Hours			
Total Visitors				Total Visitor Trips			
				Total Trucks – Deliveries, Shipping, etc. Trips			
Grand Total							
Provide supporting documentation for trip generation rates							
Submit separate spreadsheets for existing & proposed operations, include a trip generation grand total.							

	Number of People Onsite				
	Full-Time	Seasonal Peak	Marketing Events	Marketing Events	Marketing Events
No. Employees					
Support Staff, caterers, clean-up, etc.					
Visitors					
Residents					
Grand Total					

APPS-Traffic Information

TRAFFIC INFORMATION FOR CALTRANS REVIEW

Application should include:

Project Location

- Site Plan showing all driveway location(s)
- Show detail of Caltrans right-of-way
- Aerial photo at a readable scale

Trip Generation Estimate

- Spreadsheet for winery applications
 - Provide separate spreadsheets for existing and proposed operations

Caltrans Information Sources

- Traffic Impact Study Guide
- 2001 Traffic Volumes on California State Highways
- Highway Design Manual
- Traffic manual

NAPA COUNTY WINERY TRAFFIC GENERATION CHARACTERISTICS

EMPLOYEES:

Half-hour lunch: All - 2 trips/day (1 during weekday PM peak)
Hour lunch: Permanent Full-Time – 3.2 trips/day (1 during weekday PM peak)
Permanent Part-Time – 2 trips/day (1 during weekday PM peak)
Seasonal: 2 trips/day (0 during weekday PM peak)—crush
see full time above—bottling
Auto Occupancy: 1.05 employees/auto

VISITORS:

Auto occupancy: Weekday – 2.6 visitors/auto Weekend – 2.8 visitors/auto
Peaking Factors:
Peak Month: 1.65 x average month
Average Weekend: 0.22 x average month
Average Saturday: 0.53 x average weekend
Peak Saturday: 1.65 x average Saturday
Average Sunday: 0.8 x average Saturday
Peak Sunday: 2.0 x average Sunday
Peak Weekend Hour: Winery (3-4 PM) - 0.57 x total for weekend day involved
Average 5-Day Week (Monday-Friday) - 1.3 x average weekend
Average Weekday: 0.2 x average 5-day week
Peak Weekday Hour: Winery (3-4 PM) - 0.57 x total for weekday involved
Roadway PM Peak(4-5 PM?) - 0.38 x total for weekday involved

SERVICE VEHICLES:

Grapes (36 days (6weeks)/season): 1.52 trips/1000 gals/season (4 ton loads assumed)
Materials/Supplies (250 days/yr): 1.47 trips/1000 gals/yr
Case Goods (250 days/yr): 0.8 trips/1000 gal/yr

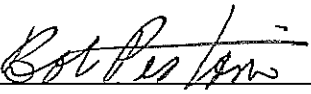
APPS-Traffic info/char

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.


Applicant

11/24/2009
Date

Property Owner (if other than Applicant)

CLOVER FLAT RESOURCE RECOVERY PARK
Project Identification