

FILE # P08-00475

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

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: 1P (AC) Date Submitted: July 22, 08
TYPE OF APPLICATION: WINERY PRODUCTION FACILITY Date Published: _____
REQUEST: MODIFY EXISTING STRUCTURE TO ALLOW Date Complete: _____
FOR PROCESSING, CRUSHING, FERMENTING & STORAGE OF WINE IN AIRPORT INDUSTRIAL AREA
NO MARKETING, OR TOURS & TASTINGS ARE PROPOSED IN THIS APPLICATION.

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: Spelletich Cellars Family Winery
Assessor's Parcel #: 057.210.045 Existing Parcel Size: 2.22 A / 96,794 SF
Site Address/Location: 425 GATEWAY RD WEST NAPA CA 94558
No. Street City State Zip
Property Owner's Name: PHEZ, LLC
Mailing Address: 1800 WHITEHALL LN ST. HELENA CA 94574
No. Street City State Zip
Telephone #: (707) 963-0123 Fax #: (707) _____ E-Mail: CHEZ@NAPALINK.NET
Applicant's Name: Spelletich Cellars Family Winery
Mailing Address: 880 Vallejo St. Napa CA 94559
No. Street City State Zip
Telephone #: (707) 363-0790 Fax #: (707) 224-5069 E-Mail: spelletich@sbcglobal.net
Status of Applicant's Interest in Property: For wine production
Representative Name: Barb Spelletich
Mailing Address: PO Box 841 Angwin CA 94508
No. Street City State Zip
Telephone #: (707) 363-0790 Fax #: (707) 224-5069 E-Mail: spelletich@sbcglobal.net

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.

[Signature] 7.18.08
Signature of Property Owner Date
JOHN WARD
Print Name

[Signature]
Signature of Applicant Date
Barb Spelletich
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ _____ Receipt No. _____ Received by: _____ Date: _____

RECEIVED

AUG 07 2008

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

Spelletich Cellars

REVISED

Proposed use for 425 West Gateway project for Spelletich Cellars Family Winery

Request for 60,000 gallon use permit

- We will not be conducting any tours, tasting, events or any marketing activities of any kind.
- Wine production starting with:
 - Weighing grapes on Certified Scale
 - Processing grapes, Crushing, Pressing
 - Fermenting in tanks, 1500 gal, 2500 gal, 3000 gal & 4800 gal on Premise
 - Pressing fermented grape juice and skins in 7 ton press.
 - Settling wine in tank and racking to barrel.
 - Gross lees will be drained to a holding tank and transported by EBMUD to Oakland
 - Barrels will be stacked 4 high and aged for up to 3 years before bottling.
- Individual lots will be racked back to tank twice a year to four times a year.
- This procedure is pumping wine back to tank, washing the barrel and ozonating barrel. The waste for this will be pumped into the holding tanks and hauled away by EBMUD.
- The wine is then pumped back into barrel, stacked and aged until bottling or racking again.
- Bottling is done by a mobile bottling company. We use Select Mobile Bottling.
- A bottling semi is delivered to our winery and set up at our roll up door. Our location is at the end of the building and this intrusion on the parking lot will not disturb our neighboring business parking.
- After bottling the new cases of wine will be picked up and delivered to our warehouse in American Canyon.
- Other activities in the winery will be offices (2), lab and break room.
- We will be receiving grapes during September and October.
- Bottling will happen 6 times a year, sometimes two days at a time.
- We will also need a dumpster in our parking lot during harvest only for pressed grape matter. This is solid waste.
- We will sanitize the winery on a regular basis, using only food grade organic cleaners and hot water.
- We use argon gas and nitrogen. We also use 6% sulfur for preservatives in the wine @ 30ppm. This is a very low dose.

SPELLETICH CELLARS
707-363-5757 FAX 707-224-5069
WWW.SPELLWINE.COM INFO@SPELLWINE.COM

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): WINE PRODUCTION FOR 60,000 GALLON
USE. ALL PROCESSES ON SITE. W/ WASTE WATER HOLD
& HAUL. SEE OWNER DESCRIPTION FOR ADDITIONAL
INFORMATION.
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify): _____
- C. Estimated Completion Date for Each Phase: Phase 1: OCT 2008 Phase 2: _____
- 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: N/A
- F. Additional Licenses/Approval Required:
- District: _____ Regional: _____
 State: _____ Federal: _____

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

- A. Floor Area/Impervious area of Project (in square ft): EXISTING
 Proposed total floor area on site: 7300 SF OF EXISTING BUILDING
 Total development area (building, impervious, leach field, driveway, etc.) _____
 New construction: _____
- existing structures or portions thereof to be utilized: 7300 SF
- existing structures or portions thereof to be moved: _____
- B. Floor Area devoted to each separate use (in square ft):
- living: — storage/warehouse: 6434 SF offices: 856 SF
 sales: _____ caves: — other: _____
 septic/leach field: — roads/driveways: _____
- C. Maximum Building Height: existing structures: 25' new construction: _____
- D. Type of New Construction (e.g., wood-frame): CONCRETE TILTUP
- E. Height of Crane necessary for construction of new buildings (airport environs): N/A
- F. Type of Exterior Night Lighting Proposed: EXISTING
- 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):
☐ 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>64 + 10 RESERVE</u> | _____ |
| B. Customer Parking Spaces: | _____ | _____ |
| C. Employee Parking Spaces: | _____ | _____ |
| D. Loading Areas: | _____ | _____ |

IV. TYPICAL OPERATION

| | <u>Existing</u> | <u>Proposed</u> |
|--|-----------------|-------------------|
| A. Days of Operation: | _____ | <u>7 Days</u> |
| B. Expected Hours of Operation: | _____ | <u>12 h/d</u> |
| C. Anticipated Number of Shifts: | _____ | <u>1</u> |
| D. Expected Number of Full-Time Employees/Shift: | _____ | <u>2</u> |
| E. Expected Number of Part-Time Employees/Shift: | _____ | <u>2 Seasonal</u> |
| F. Anticipated Number of Visitors | | |
| • busiest day: | _____ | <u>0</u> |
| • average/week: | _____ | <u>0</u> |
| G. Anticipated Number of Deliveries/Pickups | | |
| • busiest day: | _____ | <u>1</u> |
| • average/week: | _____ | <u>2</u> |

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES - N/A

A. Commercial Meeting Facilities
Food Serving Facilities

- restaurant/deli seating capacity: _____
- bar seating capacity: _____
- public meeting room seating capacity: _____
- assembly capacity: _____

B. Residential Care Facilities (6 or more residents)
Day Care Centers

| | <u>Existing</u> | <u>Proposed</u> |
|--|-----------------|-----------------|
| • type of care: | _____ | _____ |
| • total number of guests/children: | _____ | _____ |
| • total number of bedrooms: | _____ | _____ |
| • distance to nearest existing/approved facility/center: | _____ | _____ |

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY

- | | <u>Domestic</u> | <u>Emergency</u> |
|--|--|--|
| A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.): | <u>DOMESTIC</u> <u>AC WATER</u> | _____ |
| B. Name of Proposed Water Supplier (if water company, city, district): annexation needed? | <u>A.C. WATER</u> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| C. Current Water Use (in gallons/day): Current water source: | <u>200 GAL/DAY</u> <u>A.C. WATER</u> | _____ |
| D. Anticipated Future Water Demand (in gallons/day): | <u>0</u> | _____ |
| E. Water Availability (in gallons/minute): | _____ | _____ |
| F. Capacity of Water Storage System (gallons): | <u>0</u> | _____ |
| G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.): | <u>0</u> | _____ |
| F. Completed Phase I Analysis Sheet (Attached): | _____ | |

II. LIQUID WASTE

- | | <u>Domestic</u>
(sewage) | <u>Other</u>
(please specify) |
|---|---|--|
| A. Disposal Method (e.g., on-site septic system on-site ponds, community system, district, etc.): | <u>NAPA SANITATION #</u> | _____ |
| B. Name of Disposal Agency (if sewage district, city, community system): annexation needed? | <u>EBMUD FOR PROCESSED</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>240 GAL/DAY</u> | _____ |
| D. Anticipated Future Waste Flows (peak flows in gallons/day): | <u>0</u> | _____ |
| E. Future Waste Disposal Capacity (in gallons/day): | <u>0</u> | _____ |

III. SOLID WASTE DISPOSAL

- | | | |
|---|----------|-------|
| A. Operational Wastes (on-site, landfill, garbage co., etc.): | _____ | _____ |
| B. Grading Spoils (on-site, landfill, construction, etc.): | <u>0</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>GARBAGE CO.</u> | _____ |
| B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.): | <u>NAPA WASTE</u> | _____ |

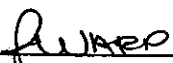
INDEMNIFICATION AGREEMENT

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

 7.18.08
Property Owner (if other than Applicant)

Date

Project Identification