

FILE # 09-00182-PM

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

APPLICATION FOR TENTATIVE PARCEL MAP OR TENTATIVE SUBDIVISION MAP

FOR OFFICE USE ONLY

ZONING DISTRICT: AP Date Submitted: 5/5/09TYPE OF APPLICATION: Land Division Date Published: _____

REQUEST: _____ Date Complete: _____

(Please type or print legibly)

PROJECT NAME: Beckstoffer Vineyards II & VI Land DivisionAssessor's Parcel #: 030-200-072, 030-200-075, 030-200-031 SFAP Existing Parcel Size: _____Site Address/Location: 8600 Conn Creek Road Rutherford CA 94574
No. Street City State ZipProperty Owner's Name: Beckstoffer Vineyard II & Beckstoffer Vineyard VIMailing Address: P.O. Box 405 Rutherford CA 94573
No. Street City State ZipTelephone #: (707) 963-9471 Fax #: (707) 963-8849 E-Mail: cjc@beckstoffer.netApplicant's Name: Beckstoffer Vineyard II & Beckstoffer Vineyard VIMailing Address: P.O. Box 405 Rutherford CA 94573
No. Street City State ZipTelephone #: (707) 963-9471 Fax #: (707) 963-8849 E-Mail: cjc@beckstoffer.netStatus of Applicant's Interest in Property: OwnerRepresentative Name: Chris CordanoMailing Address: P.O. Box 405 Rutherford CA 94573
No. Street City State ZipTelephone #: (707) 963-9471 Fax #: (707) 963-8849 E-Mail: cjc@beckstoffer.netPurpose for Division: To create 3 parcels of generally equal size.Vesting Map? ☒ YES ☐ NO

I certify that all above statements are correct and that the information contained on the accompanying Parcel/Subdivision Map is accurate. 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.

W. Andrew Beckstoffer 5/4/09
Signature of Property Owner DateW. Andrew Beckstoffer 5/4/09
Signature of Applicant DateW. Andrew Beckstoffer
Print NameW. Andrew Beckstoffer
Print Name

TO BE COMPLETED BY CONSERVATION DEVELOPMENT AND PLANNING DEPARTMENT

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

*Total Fees will be based on actual time and materials

WATER SUPPLY/WASTE DISPOSAL INFORMATION

I.	PROPOSED WATER SUPPLY	<u>Domestic</u>	<u>Emergency</u>
	A. Source of Water (eg. spring, well, mutual water company, city, district, etc):	<u>Well</u>	<u>Well Pond</u>
	B. Name of Water Supplier (if water company, city, district: Annexation needed?	n/a <input type="checkbox"/> Yes <input type="checkbox"/> No	n/a <input type="checkbox"/> Yes <input type="checkbox"/> No
	C. Water Availability (in gallons/minute):	<u>20 gpm</u>	<u> </u>
	D. Capacity of Water Storage System (in gallons):	<u>10,000</u>	<u>35 acre feet</u>
	E. Nature of Storage Facility (e.g., tank, reservoir, swimming pool, etc):	<u>Tank</u>	<u>Reservoir</u>
II	PROPOSED LIQUID WASTE DISPOSAL	<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>septic</u>	<u>n/a</u>
	B. Name of Disposal Agency (if sewage district, city, community system): Annexation needed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No

PARCEL MAP APPLICATION SUPPLEMENT

DEFERRAL OF REQUIREMENT FOR PRELIMINARY GEOLOGIC/SOILS REPORT

Applicant:: Beckstoffer Vineyards II + Beckstoffer Vineyards VI

Proposal: Land division involving two parcels resulting in three

This acknowledges that a portion of the property proposed for division in this application is identified on the Napa County Environmental Sensitivity Maps as subject to soil and/or geologic instability.

No structures, roads or driveways, septic systems or other construction will be located in the areas of potential instability. The property owner expressly agrees that a statement will be recorded with the Final Map as follows:

NOTICE: The property divided herein is subject to soil and/or geologic instability in an "environmentally sensitive area" not disturbed as part of the land division. Prior to obtaining a permit for any structure or prior to constructing any road, driveway or septic system on any parcel created by this division, the owner must obtain a geologic/soil hazard report prepared by a qualified registered engineering geologist. Such report must be submitted to the Napa County Conservation, Development and Planning Department for review prior to application for building or grading permits.



Signature (property owner)



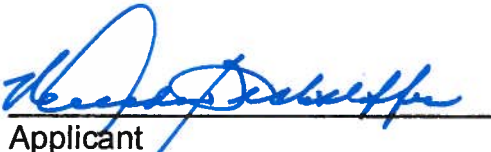
Date

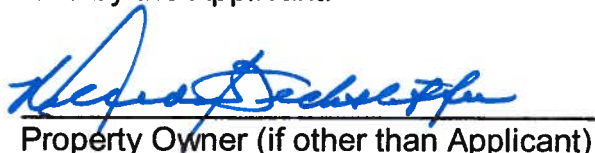
INDEMNIFICATION AGREEMENT

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


Property Owner (if other than Applicant)


Date

Project Identification