

FILE # P10-00177

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: APDate Submitted: 5-17-10TYPE OF APPLICATION: Major Modification

Date Published: _____

REQUEST: _____

Date Complete: _____

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

PROJECT NAME: Kelham VineyardsAssessor's Parcel #: 030-260-029Existing Parcel Size: 10.90Site Address/Location: 360 Zinfandel Lane St. Helena CA 94574
No. Street City State ZipProperty Owner's Name: Susanna KelhamMailing Address: 360 Zinfandel Lane St. Helena CA 94574
No. Street City State ZipTelephone #: (707) 963-2000 Fax #: (707) 963-2262 E-Mail: info@KelhamVineyards.comApplicant's Name: Susanna KelhamMailing Address: 360 Zinfandel Lane St. Helena CA 94574
No. Street City State ZipTelephone #: (707) 963-2000 Fax #: (707) 963-2262 E-Mail: info@KelhamVineyards.comStatus of Applicant's Interest in Property: OwnerRepresentative Name: Mary BurklowMailing Address: P.O. Box 100 St. Helena CA 94574
No. Street City State ZipTelephone #: (707) 326-1378 Fax #: (707) 963-2262 E-Mail: info@KelhamVineyards.com

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.

Susanna R. Kelham 5.13.10
Signature of Property Owner Date
SUSANNA R. KELHAM
Print Name

Susanna R. Kelham 5.13.10
Signature of Applicant Date
Susanna R. Kelham
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ 8,000Receipt No. 80429Received by: JSDate: 5-17-10

*Total Fees will be based on actual time and materials

IV. TYPICAL OPERATION

	<u>Existing</u>	<u>Proposed</u>
A. Days of Operation:	<u>M-S</u>	<u>Same</u>
B. Expected Hours of Operation:	<u>9-5</u>	<u>Same</u>
C. Anticipated Number of Shifts:	<u>1</u>	<u>Same</u>
D. Expected Number of Full-Time Employees/Shift:	<u>1</u>	<u>Same</u>
E. Expected Number of Part-Time Employees/Shift:	<u>0</u>	<u>0</u>
F. Maximum Number of Visitors		
• busiest day:	<u>50</u>	<u>50</u>
• average/week:	<u>30</u>	<u>80</u>
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	<u>1</u>	<u>Same</u>
• average/week:	<u>5</u>	<u>Same</u>

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES

A. Commercial Meeting Facilities
Food Serving Facilities

• restaurant/deli seating capacity:	<u>0</u>
• bar seating capacity:	<u>0</u>
• public meeting room seating capacity:	<u>0</u>
• assembly capacity:	<u>0</u>

B. Residential Care Facilities (6 or more residents)

	<u>Existing</u>	<u>Proposed</u>
Day Care Centers		
• type of care:	<u>0</u>	<u>0</u>
• total number of guests/children:	<u>0</u>	<u>0</u>
• total number of bedrooms:	<u>0</u>	<u>0</u>
• distance to nearest existing/approved facility/center:	<u>0</u>	<u>0</u>

INFORMATION SHEET

I. USE

- A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product/service provided): To include house and pavilion to tasting room facilities
- B. Project Phases: ☒ one ☐ two ☐ more than two (please specify): _____
- C. Estimated Completion Date for Each Phase: Phase 1: Jan 2011 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: _____
- F. Additional Licenses/Approval Required: N/A
- District: _____ Regional: _____
State: _____ Federal: _____

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

- A. Floor Area/Impervious area of Project (in square ft): _____
Proposed total floor area on site: _____
Total development area (building, impervious, leach field, driveway, etc.) _____
New construction: _____
existing structures or portions thereof to be utilized: _____ existing structures or portions thereof to be moved: _____
- B. Floor Area devoted to each separate use (in square ft):
living: none storage/warehouse: 14,750 (E) offices: 300 (E)
sales: 1500 (E) caves: none other: _____
septic/leach field: 18,000 (E) roads/driveways: 15,000 (E)
- C. Maximum Building Height: existing structures: 28'-0" new construction: none
- D. Type of New Construction (e.g., wood-frame): none
- E. Height of Crane necessary for construction of new buildings (airport environs): none
- F. Type of Exterior Night Lighting Proposed: none
- 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>24</u>	<u>0</u>
B. Customer Parking Spaces:	<u>18</u>	<u>0</u>
C. Employee Parking Spaces:	<u>6</u>	<u>0</u>
D. Loading Areas:	<u>0</u>	<u>0</u>

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY

Domestic

Emergency

A. Proposed source of Water (eg., spring, well, mutual water company, city, district, etc.):

Well

Dedicated Fire (E)

B. Name of Proposed Water Supplier (if water company, city, district):
annexation needed?

None
☐ Yes ☐ No

None
☐ Yes ☐ No

C. Current Water Use (in gallons/day):
Current water source:

100
Well

Same
Same

D. Anticipated Future Water Demand (in gallons/day):

120

Same

E. Water Availability (in gallons/minute):

100+

Same

F. Capacity of Water Storage System (gallons):

18,000

52,000

G. Nature of Storage Facility (eg., tank, reservoir, swimming pool, etc.):

tanks

pond

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.):

on-site septic

None

B. Name of Disposal Agency (if sewage district, city, community system):
annexation needed?

None
☐ Yes ☐ No

None
☐ Yes ☐ No

C. Current Waste Flows (peak flow in gallons/day):

50

Same

D. Anticipated Future Waste Flows (peak flows in gallons/day):

70

Same

E. Future Waste Disposal Capacity (in gallons/day):

70 (E)

Same

III. SOLID WASTE DISPOSAL

A. Operational Wastes (on-site, landfill, garbage co., etc.):

Garbage co

Same

B. Grading Spoils (on-site, landfill, construction, etc.):

None

Same

IV. HAZARDOUS/TOXIC MATERIALS (Please fill out attached hazardous materials information sheet, attached)

A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):

landfill

Same

B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):

landfill

Same



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

Business Name: Kelham Vineyards
Business Address: 360 Zinfandel Lane
Contact: Ron Nielsen Phone #: 707-396-2138

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?

on file
☐ YES ☐ NO

B. UNDERGROUND STORAGE TANKS (UST's)

1. Own or operate underground storage tanks?
2. Intend to upgrade existing or install new UST's?

☐ YES ☒ NO
☐ 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?
2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?
3. Treat hazardous waste on site?
4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?
5. Consolidate hazardous waste generated at a remote site?

☐ YES ☒ NO
☐ YES ☒ NO
☐ YES ☒ NO
☐ YES ☒ NO
☐ YES ☒ NO

E. OTHER

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

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: _____



Date: 5.13.10

Phone: 707.963.2000

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)
030.260.029	10.90	1.0	10.90

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 1.6125 af/yr
 Commercial .1 af/yr
 Vineyard* .2 af/yr
 Other Agriculture _____ af/yr
 Landscaping .375 af/yr
 Other Usage (List Separately):
 _____ af/yr
 _____ af/yr
 _____ af/yr

PROPOSED USE:

Residential _____ af/yr
 _____ af/yr Farm Labor Dwelling _____ af/yr
 Winery 1.6125 af/yr
 Commercial .1 af/yr
 Vineyard* .2 af/yr
 Other Agriculture _____ af/yr
 Landscaping .375 af/yr
 Other Usage (List Separately):
 _____ af/yr
 _____ af/yr
 _____ af/yr

TOTAL: 2.2875 af/yr

TOTAL: 745,315 gallons**

TOTAL: 2.2875 af/yr

TOTAL: 745,315 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,

TRAFFIC INFORMATION

Project Trip Generation							
<u>Personnel / Visitors</u>				<u>Vehicle Trips</u>			
	Operations Daily M - F	Marketing Events Minimum Weekends	Maximum		Operations Daily M - F	Marketing Events Minimum Weekends	Maximum
Operating Hours	9-5	9-5					
Employees				Employee Trips			
Full-Time	1	1		Full-Time	1	1	
Seasonal Peak				Seasonal Peak			
Peak Hours				Peak Hours			
Total Employees	1	1		Total Employee Trips	1	1	
Event Support Staff				Event Support Staff			
Full-Time				Full-Time			
Seasonal Peak				Seasonal Peak			
Total Support Staff				Total Support Staff Trips			
Visitors	10	10		Visitor Trips	10	10	
Peak Hours	2	2		Peak Hours	2	2	
Total Visitors	12	12		Total Visitor Trips	12	12	
				Total Trucks - Deliveries, Shipping, etc. Trips	1		
Grand Total	13	13					
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	1				
Support Staff, caterers, clean-up, etc.					
Visitors	20	2			
Residents					
Grand Total	21	2			

APPS-Traffic Information

INDEMNIFICATION AGREEMENT

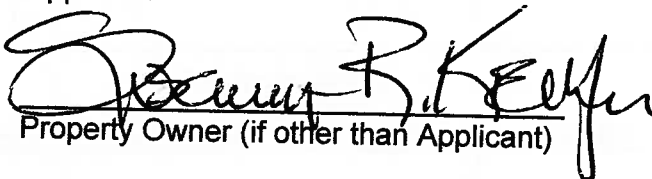
Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and 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

Date


Property Owner (if other than Applicant)

Project Identification