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file No P13-00233-MOD

Napa County

Napa County Planning, Building
& Environmental Services

Conservation, Development, and Planning Department

1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417

web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org

Use Permit Application

To be completed by Planning staff...

Application Type: _____

Date Submitted: _____ Resubmittal(s): _____ Date Complete: _____

Request: _____

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

**Total Fees will be based on actual time and materials*

To be completed by applicant...

Project Name: Hall Winery Permit Modification

Assessor's Parcel No: 027-120-061 & 062 Existing Parcel Size: 33.34 +/- ac.

Site Address/Location: 401 St. Helena Highway So. St. Helena, California 94574
No. Street City State Zip

Primary Contact: ☒ Owner ☐ Applicant ☐ Representative (attorney, engineer, consulting planner, etc.)

Property Owner: Hall St. Helena Winery LLC & Hall Highway 29 Winery LLC

Mailing Address: 401 St. Helena Highway So. St. Helena, California 94574
No. Street City State Zip

Telephone No (707) 967 - 2621 E-Mail: mreynolds@hallwines.com

Applicant (if other than property owner): Mike Reynolds

Mailing Address: 401 St. Helena Highway St. Helena, California 94574
No. Street City State Zip

Telephone No (967) 967 - 2621 E-Mail: mreynolds@hallwines.com

Representative (if applicable): _____

Mailing Address: _____
No. Street City State Zip

Telephone No () - E-Mail: _____

Use Permit Information Sheet

Use

Narrative description of the proposed use (please attach additional sheets as necessary):

The applicants propose to remove the former 1930s vintage distillery building as outlined in the accompanying cover letter dated July 5, 2013 from Mike Reynolds. The distillery was approved as a display area for historic and enological items by the 2006 use permit. The 2005 condition of the distillery building has deteriorated to the extent that it has lost its historic integrity according to the consulting historic architect; and it is in poor structural condition. A replacement structure to serve that purpose or another as may be permitted by a subsequent permit modification may be constructed within the footprint of the former distillery building in the future. The display of historic and enological items is currently programed for the restored Petersen-Bergfeld winery building located elsewhere on the site.

No other changes to the approved project is proposed.

What, if any, additional licenses or approvals will be required to allow the use?

District _____ Regional _____

State _____ Federal _____

Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information 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 his/her knowledge. Applicant and property owner 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.*

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.

Mike Reynolds

Print Name of Property Owner

Print Name Signature of Applicant (if different)

M. Reynolds

July 10, 2013

Signature of Property Owner

Date

Signature of Applicant

Date

HALL Highway 29 Winery, LLC Vice President
HALL St. Helena Winery, LLC Vice President