

FILE # P07-00461-mk

NAPA COUNTY
CONSERVATION, DEVELOPMENT & PLANNING COMMISSION
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4416

APPLICATION FOR USE PERMIT MINOR MODIFICATION

FOR OFFICE USE ONLY

ZONING DISTRICT: AW Date Submitted: 6/25/07
REQUEST: Minor Modification to #U-208182 to Date Complete: _____
Construct a 6,800 sq ft cave with 2 Date Published: _____
portals for wine storage. ZA CDPC BS APPEAL
Hearing: _____
Action: _____

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

Applicant's Name: Ehren Jordan
Telephone #: () 968-2705 Fax #: () 963 8683 E-Mail: ej@turleywinecellars.com
Mailing Address: PO Box 1028 Saint Helena, CA 94574
No. Street City State Zip
Status of Applicant's Interest in Property: Winemaker
Property Owner's Name: Bruce Meyers
Telephone #: () 963-8293 Fax #: () 963- 8296 E-Mail: _____
Mailing Address: PO Box 1028 Saint Helena, CA 94574
No. Street City State Zip
Site Address/Location: 2153 Sage Canyon Road Saint Helena CA 94574
No. Street City State Zip
Assessor's Parcel #: 032-010-048 Existing Parcel Size: 29.9 Acres

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, plot plan, floor plan, building elevations, water supply/waste disposal system plot 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 of Applicant

Date

Signature of Property Owner

Date

Print Name

Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

Total Estimated Fee: \$ 4287.00 Receipt No. 63747 Received by: YA Date: 6/25/07



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(Please type or print legibly)

Neyers Vineyard

Applicant's Name: Ehren Jordan
 Telephone #: () 968-2705 Fax #: () 963-8683 E-Mail: ej@turleywinecellars.com

Mailing Address: PO Box 1028 Saint Helena, CA 94574
No. Street City State Zip

Status of Applicant's Interest in Property: Winemaker

Property Owner's Name: Bruce Neyers

Telephone #: () 963-8293 Fax #: () 963-8296 E-Mail: _____

Mailing Address: PO Box 1028 Saint Helena, CA 94574
No. Street City State Zip

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Signature of Applicant

Date

Signature of Property Owner

Date

EHREN JORDAN
Print Name

Bruce Neyers
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

Total Estimated Fee: \$ _____ Receipt No. _____ Received by: _____ Date: _____

**Minor Modification Statement of Request For Neyers Winery
#U-208182
June 2007**

The owner and applicant, Bruce Neyers, is requesting a Minor Modification to his Winery Use Permit. The request is to construct a 6800 square foot cave with 2 portals to be used for wine production and storage.

No increase in the Marketing Plan is being requested under this minor modification. No increase in production is being requested under this minor modification.

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

5/10/06
Date

[Signature] 5/10/06
Property Owner (if other than Applicant)

Neyers Winery
Project Identification