



A Tradition of Stewardship  
A Commitment to Service

FILE # P18-00451-VAR  
(also see P18-00448-up)

**NAPA COUNTY**  
**PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES**  
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

**APPLICATION FORM**

FOR OFFICE USE ONLY

ZONING DISTRICT: \_\_\_\_\_ Date Submitted: 12/27/18  
TYPE OF APPLICATION: VARIANCE Date Published: \_\_\_\_\_  
REQUEST: \_\_\_\_\_ Date Complete: \_\_\_\_\_  
CONSTRUCT / OCCUPY PORTIONS OF EXISTING STRUCTURES WITHIN  
THE 300' SETBACK

TO BE COMPLETED BY APPLICANT

PROJECT NAME: THE VINEYARD HOUSE WINERY

Assessor's Parcel #: 027-340-022-000 Existing Parcel Size: 43 ACRES

Site Address/Location: 1581 OAKVILLE GRADE RD. OAKVILLE CA 94562  
No. Street City State Zip

Property Owner's Name: JEREMY JUSTIN NICKEL

Mailing Address: PO BOX 3207 YONKVILLE CA 94599  
No. Street City State Zip

Telephone #: (707) 944-0392 Fax #: ( ) - \_\_\_\_\_ E-Mail: JEREMY.NICKEL@MSN.COM

Applicant's Name: PAUL KEUFY ARCHITECTURE / PAUL KEUFY

Mailing Address: 541 JEFFERSON ST. NAPA CA 94559  
No. Street City State Zip

Telephone #: (707) 257-1148 Fax #: ( ) - \_\_\_\_\_ E-Mail: PAUL@PAUL-KEUFY-ARCHITECTURE.COM

Status of Applicant's Interest in Property: ARCHITECT

Representative Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
No. Street City State Zip

Telephone # ( ) \_\_\_\_\_ Fax #: ( ) \_\_\_\_\_ E-Mail: \_\_\_\_\_

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.

Jeremy Nickel 12/29/2018 Paul Keufy 12/27/18  
Signature of Property Owner Date Signature of Applicant Date  
JEREMY NICKEL PAUL KEUFY  
Print Name Print Name

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES  
Total Fees: \$ 10,000 deposit Receipt No. 132940 Received by: DA Date: 12/27/18



A Tradition of Stewardship  
A Commitment to Service

FILE # PI8-00451-VAR

**NAPA COUNTY**  
**PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES**  
1195 Third Street, Suite 210, Napa, California, 94559 • (707) 253-4417

**APPLICATION FORM**

FOR OFFICE USE ONLY

ZONING DISTRICT: \_\_\_\_\_ Date Submitted: \_\_\_\_\_  
TYPE OF APPLICATION: VARIANCE Date Published: \_\_\_\_\_  
REQUEST: \_\_\_\_\_ Date Complete: \_\_\_\_\_  
CONSTRUCT / OCCUPY PORTIONS OF EXISTING STRUCTURES WITHIN  
THE 300' SETBACK

TO BE COMPLETED BY APPLICANT

PROJECT NAME: THE UNEYARD HOUSE WINERY  
Assessor's Parcel #: 027-360-022-000 Existing Parcel Size: 43 ACRES  
Site Address/Location: 1581 OAKVILLE GRADE RD. OAKVILLE CA 94562  
No. Street City State Zip

Property Owner's Name: JEREMY JUSTIN NICKEL  
Mailing Address: PO BOX 3207 YONKVILLE CA 94599  
No. Street City State Zip

Telephone #: (707) 944 - 0392 Fax #: ( ) - \_\_\_\_\_ E-Mail: JEREMY.NICKEL@MSN.COM

Applicant's Name: PAUL KELFAY ARCHITECTURE / PAUL KELFAY  
Mailing Address: 541 JEFFERSON ST. NAPA CA 94559  
No. Street City State Zip  
Telephone #: (707) 257 - 1148 Fax #: ( ) - \_\_\_\_\_ E-Mail: PAUL@PAUL-KELFAY-ARCHITECTURE.COM

Status of Applicant's Interest in Property: ARCHITECT

Representative Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
No. Street City State Zip  
Telephone # ( ) \_\_\_\_\_ Fax #: ( ) \_\_\_\_\_ E-Mail: \_\_\_\_\_

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 of Property Owner \_\_\_\_\_ Date \_\_\_\_\_  
Signature of Applicant PKM 12/27/18  
Print Name PAUL KELFAY Date \_\_\_\_\_

TO BE COMPLETED BY PLANNING, BUILDING, AND ENVIRONMENTAL SERVICES  
Total Fees: \$ 10K DEP Receipt No. 132490 Received by: CJ Date: 12/27/18  
W/ PI8-00448

EXHIBIT A

Hourly Fee Agreement

PROJECT File: P18-00448 & P18-00451; request for The Vineyard House Winery

\_\_\_\_\_. I,  
JEREMY NICKEL, the undersigned, hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa County Code. I am providing \$ \_\_\_\_\_ as a deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Napa County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Hourly Fee Agreement:

1. Time spent by Napa County staff in processing my application and any direct costs will be billed against the available deposit. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, or responding to any legal challenges related to the application during the processing of your application. "Staff" includes any employee of the Planning, Building and Environmental Services Department (PBES), the Office of the County Counsel, or other County staff necessary for complete processing of the application. "Direct costs" include any consultant costs for the peer review of materials submitted with the application, preparation of California Environmental Quality Act (CEQA) documents, expanded technical studies, project management, and/or other outside professional assistance required by the County and agreed to by the applicant. The cost to manage consultant contracts by staff will also be billed against the available deposit.
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. Any requested additional deposit shall be submitted to PBES to allow continued processing of the project.

EXHIBIT A

3. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
4. I understand that if the amount on deposit falls below zero, staff will notify me and stop work on the application until sufficient additional funds are provided
5. If the final cost is less than the amount remaining on deposit, the unused portion of the deposit will be refunded to me. If the final cost is more than the available deposit, I agree to pay the amount due within 30 days of billing.
6. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, may deny my permit application. If I fail to pay any amount due after my application is approved, I understand that my permit may not be exercised, or may be subject to revocation. I further agree that no building, grading, sewage, or other project related permits will be issued if my account is in arrears.
7. I may file a written request for a further explanation or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.

Name of Applicant responsible for payment of all County processing fees (Please Print):

JEREMY NICKEL

Mailing Address of the Applicant responsible for paying processing fees:

P.O. Box 422 Oakville, Ca. 94562

Signature: \* Jeremy Nickel

Email Address: jeremy@tvhwinery.com

Date: 12/29/2018

Phone Number: 415.999.2499

\*ATTENTION - The applicant will be held responsible for all charges.