

FILE # P08-00183

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

**APPLICATION FORM**

FOR OFFICE USE ONLY

ZONING DISTRICT: CL Date Submitted: 2-27-08  
TYPE OF APPLICATION: Use Permit Date Published: \_\_\_\_\_  
REQUEST: to open art gallery Date Complete: \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT**

(Please type or print legibly)

PROJECT NAME: IRON HORSE GALLERY  
Assessor's Parcel #: 022-220-028 Existing Parcel Size: 1 AC COMMERCIAL  
Site Address/Location: 3000 ST HELENA HWY NORTH UNIT "B" ST HELENA CA 94574  
No. Street City State Zip  
Property Owner's Name: NORMAN G. ALUMBAUGH  
Mailing Address: PO BOX 200 POPE VALLEY CA 94567  
No. Street City State Zip  
Telephone #: (707) 965-3238 Fax #: (707) 965-3237 E-Mail: \_\_\_\_\_  
Applicant's Name: Joyce PLOWMAN  
Mailing Address: PO BOX 122 PARK CITY UT 84060  
No. Street City State Zip  
Telephone #: (435) 659-1138 Fax #: (435) 615-9959 E-Mail: Joyce-Plowman@comcast.net  
Status of Applicant's Interest in Property: \_\_\_\_\_  
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.

Norman G. Alumbaugh 2-27-08  
Signature of Property Owner Date  
NORMAN G. ALUMBAUGH  
Print Name

Joyce Plowman 2-27-08  
Signature of Applicant Date  
Joyce Plowman  
Print Name

**TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT**

\*Application Fee Deposit: \$ 5000.00 Receipt No. 67348 Received by: SS Date: 2-27-08

March 3, 2008

Owner/Applicant: Joyce Plowman  
Address: PO Box 122, Park City, UT 84060

Project location: 3000 St Helena North unit B

Assessor Parcel: 022-220-028-000

Zoning: CL, Commercial Limited

RE: Art Gallery

We request to convert an existing approved commercial café operation to an art gallery. We believe this would be a nice improvement to the area. The Napa Valley is first and foremost an agricultural environment. It is important that any development supports the primary and original endeavors of the valley. Wine, food and art are a natural combination. All three elements enhance each other. Therefore, we believe this proposal to be one that is in keeping with the integrity of the Napa Valley and consistent with the Napa County Zoning Ordinance.

The interior of the proposed gallery which measures approximately 1700 Sq. Ft. will have original oil paintings, mixed media pieces and sculptures for sale.

The exterior commercial space adjacent to the gallery will have a display of sculptures that turn gently in the wind. These wind sculptures are made of copper and steel and blend well with the environment.

The permanent display of sculptures will not have any signage. The sculptures are a part of the landscaping and will enhance the existing scape. All sales of the similar sculptures will be conducted inside the gallery space.

We can provide structural engineering specifications for the sculptures to insure that they are installed safely.


There are numerous examples of precedence established for sculpture in and around wineries and vineyards. The sculptures that we are proposing, blend well with the natural environment. The sculptures resemble foliage, trees and shrubs. They are light and unimposing. Though the groupings are composed of individual sculptural elements they come together to actually make one larger sculpture. We call this a "Wind Forest". In essence, the sculptures proposed for the front of the building are only two in number.

Each of them is the same size or smaller than the existing sculpture of the three wine maidens.

The gallery will generate far less wastewater than the previously approved café and the septic system serving the property can adequately serve the proposed use. It is anticipated that there will be an average of 35 visitors per week.

We anticipate that the gallery will employ two Full-time and two Part-time employees.

Best regards,

  
Joyce Plowman

The interior of the proposed gallery will have original oil paintings, mixed media pieces and sculpture for sale.

The exterior of the commercial space around the gallery will have a display of sculptures that turn gently in the wind. The "wind sculptures" are made of copper and steel and blend very well with the environment.

The permanent display will not have any signage. All sales of similar sculptures will be conducted inside the gallery space.

OVER →  
Joyce Florman  
2-27-08

These sculptures are a part of the landscaping and will enhance the existing scape.

I can provide Structural Engineering specifications for the sculptures to insure that they are safe.

**Gambill, Suzanne**

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**From:** joyce\_plowman@comcast.net  
**Sent:** Monday, March 03, 2008 11:07 AM  
**To:** Gambill, Suzanne  
**Subject:** re. 022-220-028-000

To: Suzie Gardner-Gambill,

This is a further explanation of the proposed Art Gallery at 3000 St. Helena Hwy North.

The Napa Valley is first and foremost an agricultural environment. It is important that any development supports the primary and original endeavors of the valley. Wine, food and art are a natural combination. All three elements enhance each other. Therefore, I believe my proposal to be one that is in keeping with the integrity of the Napa Valley.

I would also like to make a few comments regarding the proposed Wind Sculptures.

Firstly, there is a lot of precedence already established for sculpture in and around wineries and vineyards.

Secondly, the sculpture that I am proposing blends well with the natural environment. The sculptures resemble foliage, trees and shrubs. They are light and unimposing.

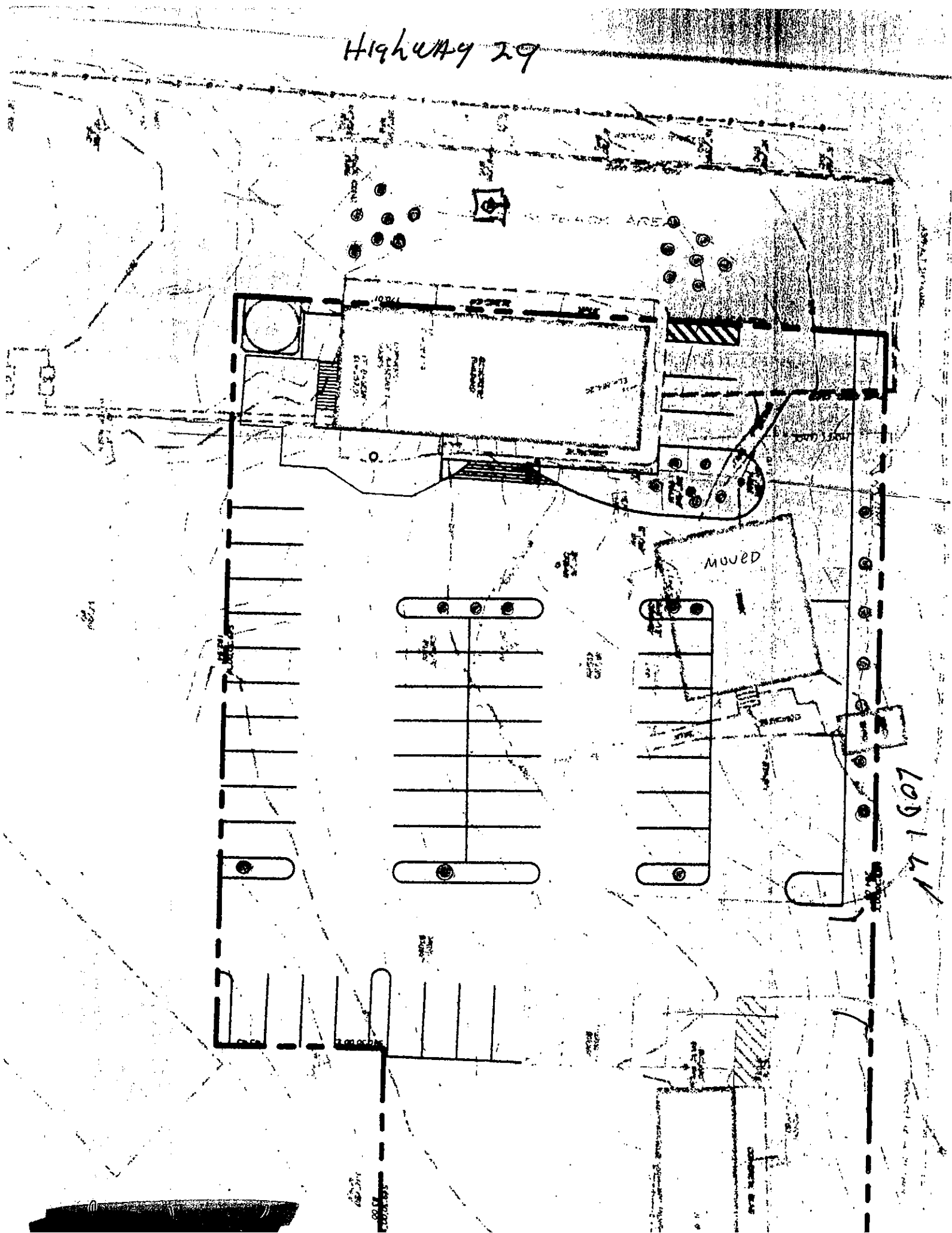
Thirdly, though the groupings are composed of individual sculptural elements they come together to actually make one larger sculpture. We call this a "Wind Forest". So, in essence, the sculptures proposed for the front of the building are only two (2) in number. Each of them is the same size or smaller than the existing sculpture of the three wine maidens.

I hope this helps and I will be happy to send any more detail your way.

Best Regards,  
Joyce Plowman

03/04/2008

Highway 29



171607





## 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.

Jayce Handman  
Applicant

Norman B. Clembach  
Property Owner (if other than Applicant)

2-27-08  
Date

\_\_\_\_\_  
Project Identification