

RECEIVED

DEC 03 2009

FILE # P89.00535
See also: P89.00516

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

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: AP Date Submitted: DEC. 3, 2009

TYPE OF APPLICATION: WINERY ROAD SETBACK VARIANCE Date Published: _____

REQUEST: VARIANCE FROM 300' REQUIRED Date Complete: _____

WINERY ROAD SETBACK TO ALLOW CONSTRUCTION OF AN OUTDOOR FIRE PLACE 20' FROM THE E AND A WINERY BUILDING 75' FROM THE E OF INGLEDWOOD AVENUE.

deleted per April '10 plan revs

82' per April '10 plan revs

TO BE COMPLETED BY APPLICANT

PROJECT NAME: Sandpoint Winery

Assessor's Parcel #: 027-120-056 Existing Parcel Size: 16.24 ac.

Site Address/Location: 1919 Inglewood Ave. St. Helena CA 94574
No Street City State ZIP

Property Owner's Name: Scott B. Young

Mailing Address: 1919 Inglewood Ave. St. Helena CA 94574
No Street City State ZIP

Telephone #: (707) 363-7379 Fax #: (707) 963-7556 E-Mail: scottyoung@gmail.com

Applicant's Name: Scott B. Young

Mailing Address: 1919 Inglewood Ave. St. Helena CA 94574
No Street City State ZIP

Telephone #: (707) 363-7379 Fax #: (707) 963-7556 E-Mail: scottyoung@gmail.com

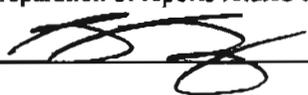
Status of Applicant's Interest in Property: Owner and applicant

Representative Name: Donna B. Oldford, Plans4Wine

Mailing Address: 2620 Pinot Way St. Helena CA 94574
No Street City State ZIP

Telephone #: (707) 963-5832 Fax #: (707) 963-7556 E-Mail: DBOldford@aol.com

I certify that all the information contained in this application 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.

 11/6/09

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Total Estimated Fees: \$ _____ Receipt No. NA. SEE V.P. FILE Received By _____ Date: _____

*Actual Fees will be based on Time and Materials

REASONS FOR GRANTING A VARIANCE

1. Please describe what exceptional or extraordinary circumstances or conditions apply to your property (including the size, shape, topography, location or surroundings), which do not apply generally to other land, buildings, or use and because of which, the strict application of the zoning district regulations deprives your property of the privileges enjoyed by other property in the vicinity and under identical zoning classification.

Inglewood Avenue is characterized by residences and wineries clustered closer to the road, leaving broad expanses of vineyard deeper within parcels. Therefore, the intent of the 300-ft setback is better achieved if structures are not greatly separated from road frontage. Paving is greatly reduced with this alternative and old-growth vineyard preserved rather than removed for siting structures. Existing mature Oaks will screen structures.

2. Please state why the granting of your variance request is necessary for the preservation and enjoyment of your substantial property rights.

Other structures on Inglewood Avenue, including wineries (such as the Arger Martucci Winery, also on Inglewood Avenue), are not set back so as to be consistent with the 300-ft. setback. Consequently, there is greater uniformity and views are better protected by massing structures together, closer to the road. Will allow all neighbors greater enjoyment of their properties.

3. Please state why the granting of your variance request will not adversely affect the health or safety of persons residing or working in the neighborhood of your property, and will not be materially detrimental to the public welfare or injurious to property or improvements in your neighborhood.

The proposed siting is more consistent with other structures along Inglewood than it would be with the 300-ft. setback. Neighborhood views and exposure to noise and winery activities would also be greater. Neighbors are far more supportive of variance than 300-ft. setback location.

See Variance Project Statement and accompanying exhibits for more details supportive of variance findings.

**PROJECT STATEMENT FOR VARIANCE REQUEST
SANDPOINT WINERY USE PERMIT
APN 027-120-056**

The applicant is requesting a variance to the 300-ft. setback requirement in the Napa County *Winery Definition Ordinance (WDO)* due to a number of reasons, as follows.

- (1) To be consistent with the existing development configuration on Inglewood Avenue: As is reflected in the enclosed aerial mapping of Inglewood Avenue, virtually all the development along Inglewood is sited close to the roadway, with expansive vineyard operations extending in a north/south configuration or development pattern. The winery will be out of context with this pattern if it is sited 300 ft. from the roadway centerline.
- (2) Other wineries in Inglewood Avenue are not located at the setback.
- (3) The intent of the setback will not be achieved with the 300-ft. setback. The intent of the ordinance setback was to prevent a solid line of structures along major roadways in the County. Siting of the winery at the 300-ft. setback will result in a visual intrusion to the otherwise uninterrupted expanses of vineyard blocks (see aerial mapping exhibit), more visible as a “wall” of structures from Highway 29.
- (4) Existing mature oaks are only landscaping on the site that will “soften” structures. The mature oak trees near Inglewood Avenue can effectively screen the winery from views for neighbor residences and for viewers from Highway 29, whereas the winery sited at 300-ft. from the roadway will make it highly visible to both neighbors and Highway 29 travelers.
- (5) Loss of mature vineyards: Siting the winery at the 300-ft. setback will require a greater displacement of old-growth vineyards than will siting the winery in proximity to the residence next to Inglewood Avenue. The small site is not conducive to vineyard loss, as the applicant wishes to make estate grown wines.
- (6) Setback will require otherwise unnecessary paving for winery access roads. Siting the winery at 300 ft. from Inglewood Avenue greatly increases the amount of paving necessary for accessing the winery, thus creating more impervious surfaces in the Agricultural Preserve.
- (7) Neighbors prefer the winery clustered with the residential plans close to Inglewood Avenue as opposed to the setback. Because of the configuration of development along Inglewood Avenue, views of vineyard blocks and mountainous areas are preserved through vineyard blocks not being interrupted by structures. For this reason, neighbors in closest proximity to the subject property have expressed a very strong desire for the winery to be sited close to the roadway rather than in the middle of the vineyard block on this property.

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

FILE # PO9-00516
See also: PO9-00535

NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

APPLICATION FORM

FOR OFFICE USE ONLY

ZONING DISTRICT: AP Date Submitted: DEC. 3, 2009
TYPE OF APPLICATION: WINERY USE PERMIT Date Published: _____
REQUEST: NEW 30,000 G.P.Y. WINERY IN A NEW Date Complete: _____
10,691 S.F. WINERY BUILDING; 16 TEXTS VISITORS PER DAY; & A MARKETING PROGRAM
INCLUDING 24 20-PERSON, 360-PERSON, & 2 125-PERSON EVENTS ANNUALLY. SEE ALSO
VAR. PO9-00535

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

PROJECT NAME: Sandpoint Winery

Assessor's Parcel #: 027-120-056 Existing Parcel Size: 16.25 ac.

Site Address/Location: 1919 Inglewood Ave. St. Helena CA 94574
No Street City State Zip

Property Owner's Name: Scott Young

Mailing Address: 1919 Inglewood Ave. St. Helena CA 94574
Street City State Zip

Telephone #: (707) 363-7379 Fax #: (707) 963-7556 E-mail: scottyoung@gmail.com

Applicant's Name: Scott B. Young

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Status of Applicant's Interest in Property: Owner and Applicant

Representative Name: Donna B. Oldford, Plans4Wine

Mailing Address: 2620 Pinot Way St. Helena CA 94574
No Street City State Zip

Telephone #: (707) 963-5832 Fax #: (707) 963-7556 E-mail: DBOldford@aol.com

I certify that all the information 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] 11/6/09
Signature of Property Owner Date
Scott B. Young
Print Name

[Signature] 11/6/09
Signature of Applicant Date
Scott B. Young
Print Name

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

*Application Fee Deposit: \$ _____ Receipt No. _____ Received by: SUZIE Date: 12-3-09

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

PROJECT STATEMENT
FOR
SANDPOINT WINERY

APN 027-120-056
1919 Inglewood Avenue, St. HELENA, CA

The proposal is a request for a winery use permit for a new 30,000-gallon per year production facility that includes a total of 17,270 sq. ft. of overall coverage and a 10,691-sq. ft. winery structure on a 16.25-acre parcel at the above location and address. In addition to a permit for the winery, the request includes approvals for a sanitary and process wastewater system on-site, concrete pads for production/crush area and water storage tanks, and a winery marketing plan, all as described herein.

In addition to the winery permit, the applicant is requesting a variance from the 300-ft. setback related to Inglewood Avenue. The variance application and a project statement related to that request is included herein.

Local Plans and Policies: The proposed winery site is zoned Agriculture Preserve in the *Napa County General Plan* and is zoned AP (Agricultural Preserve). A winery is an acceptable use within this zoning district, with an approved use permit. With the exception of the requested variance from the 300-ft. setback, the winery proposal is consistent with all provisions of the County's *Winery Definition Ordinance (WDO)* and will not require any exceptions to the County's *Conservation Regulations*. All necessary building permits will be applied for and construction drawings consistent with the *Unified Building Code (UBC)*.

The site is characterized as level and under the five percent slope that would incur the County's *Conservation Regulations*. There are no winery development areas proposed for areas other than level valley floor.

Environmental Review: The project site has been reviewed in context with the Napa County Geographic Information Systems (GIS) environmental data base.

Nearby Wineries: There are a number of wineries near the subject property, of varying sizes both on Inglewood Avenue and along Highway 29. Examples of larger wineries include Flora Springs Winery, Louis Martini Winery, Sutter Home Winery, and the Hall Winery. Smaller wineries include Wolf Family Vineyards and Arger Martucci Wineries (on Inglewood Avenue) Prager and Chase Wineries, Salvestrin Winery, Heitz Winery, and others located along Inglewood Avenue and Zinfandel Lane, crossroads along Highway 29.

Seismic and Liquefaction zones: No seismic faults or liquefaction areas in evidence.

Soils: The property is characterized by volcanic soils typical of the valley floor and which do not pose constraints to the development of a winery or vineyards. The existing vineyard is currently planted in several varieties and represents old-growth vines.

Surficial Deposits: Pre-Quaternary deposits and bedrock Holocene, consistent with area.

Groundwater Deficient Area: No specification of same in County records. There is an existing 100-gallon per minute well on-site.

General Vegetation Layer: Except for introduced landscaping around the existing residence, the entire site is farmed in winegrapes. There are no rare or endangered plant species indicated on-site.

Streams: There are no designated "blue-line" streams on the property, but there is a small drainageway located to the south.

Landslide Potential: No evidence of landslide activity or potential on this level area.

Special Plants: No evidence of special plant species evidenced on-site.

Fish Survey: No evidence of fish; no streams supporting fish on the property.

Endangered Species: No spotted owl habitat and no red-legged frog habitat noted.

Historic/Cultural Resources: A portion of the subject parcel indicates the possibility of some archaeological sensitivity, based on previous studies. Additional investigation and review of those studies was undertaken by the firm of Archaeological Services Inc. in April, 2007. The records search indicates that no cultural resources were discovered within the subject parcel's boundaries. Copies of the letter and records search are included with this application. Standard mitigation measures will apply in the event of any discovery of unanticipated resources or human remains needing identification.

Hazardous Materials: Buried fuel tanks evidenced in the past, but now resolved.

Fire Hazard Area: No fire hazard severity evidenced for this property.

Flood Plain: The subject parcel is not located within a designated flood hazard area.

Other Land Use Permits and Issues:

- (a) Williamson Act contract: No
- (b) Erosion control plans on file: No. Property not > than five percent slope.
- (c) Airport Overflight Hazard: None; no nearby airports.
- (d) Municipal domestic water supply proximity: No; none nearby.

The Winery Site: The subject property is a 16.25-acre property previously known as “the Jaeger Property,” located near the western end of Inglewood Avenue, south of St. Helena. The property is on the valley floor and level in terms of slope conditions. There is currently a residence and an agricultural barn on the property, along with approximately 14 acres of old-growth vineyards planted in several varieties. There are several mature old trees clustered in the vicinity of the residence and Inglewood Avenue. The applicant currently has plans on file for their personal residence and a guest house, to be located near Inglewood Avenue.

Surrounding land uses are several wineries, a number of large-lot single-family residences, and a subdivision of older residences located on the north side of Inglewood Avenue. Highway 29 in these areas includes a number of large and small wineries, along with a wide variety of commercial uses zoned as Neighborhood Commercial (CL). The Inglewood Office Park is located at the southwest quadrant of Inglewood Avenue and Highway 29.

Views in this area are of the Mayacamas mountain range to the west and the Vacas on the east. Views of vineyards are typically rectangular vineyard blocks that run in a north/south configuration. Most of the development along Inglewood Avenue is located closer to the road, maximizing agricultural land for the planting of vineyards.

An aerial exhibit of the area is included with the exhibits in this application, and shows the location of structures along Inglewood Avenue and the configuration of vineyard blocks contiguous with residences.

The Proposed Winery: The proposed winery is a 4,330-square foot two-story structure and including a subterranean barrel storage area. The cellar (basement) level will hold two vintages of wine in oak barrels. The first floor level of the winery includes a large and a small tank (fermentation) area, and office and conference area, storage areas and restroom. The conference room will serve also as a wine tasting area. At one end of the winery is a structure housing an employee break room kitchen, an employee restroom and a mechanical room storage area. The second floor is largely open to the main floor, but also includes storage areas, two small offices, and a conference room that can also serve as a wine tasting area. A small wine tasting area is also included in the cellar barrel room.

The basement barrel storage area includes a total of 4,224 sq. ft. of “use area” and a gross building area footage of 4,528 sq. ft. The first floor of the winery structure encompasses 4,066 sq. ft. of “use area,” with a gross square footage of 4,528 sq. ft. The second floor of the winery includes a “use area” of 1,328 sq. ft. or a gross total of 1,635 sq. ft. The total interior “use area” of the winery is, therefore, 9,618 sq. ft. Exterior and interior walls add another 1,073 sq. ft. for a total of 10,691 sq. ft. of winery structure.

The design of the winery is in the vernacular of a Napa Valley barn-like structure, but includes design details that are country French in appearance. The winery structure will be plaster with wood and stone details and window façade treatment. The second story of the winery structure features a series of gabled windows on the south side. The west

elevation shows an elevated deck area off the second story and a suspended metal overhang covering an outdoor work area. The roof of the structure is tile of a muted earthen tone.

The northern entrance to the winery from Inglewood Avenue features a courtyard of decomposed granite and this area will serve as the stockpile area for spoils resulting from excavation for the basement barrel storage area.

On the north and south sides of the winery, there are outdoor work areas and a loading area. In addition, there is a concrete pad proposed for a tree landscaped area to the southeast, which will accommodate two water storage tanks. Adjacent to the water tank pad will be a small winery storage structure, for which elevations are included in the exhibits with this application. This accessory area will be screened with significant landscaping in the form of trees and mounded shrubs.

Winery Water Supply: The potable water, irrigation water and emergency fire protection water for the winery will be provided by an existing 100-gallon per minute groundwater well on the site. The application includes a *Phase One Water Report* which indicates that the proposed uses and land area are consistent with the County standard for water use. Water for fire protection will be stored in on-site water storage tanks. The water supply and pressure level for firefighting purposes will correspond to CDF requirements for same for the winery.

Wastewater Treatment Systems: The sanitary wastewater treatment system will combine the residence and sanitary needs of the winery, based on the employee and visitor numbers contained in the Winery Marketing Plan. This system is adequate for accommodating all but the larger auction-related (125 persons) events, and portable facilities will be utilized for these events.

The process wastewater system is sized to accommodate the proposed 30,000-gallons per year maximum production. Feasibility studies were performed by Delta Engineering and Napa County Environmental Management and concluded that soils were adequate for the system. A pressure distribution system is proposed for the process and domestic effluent. The existing residential pressure distribution system includes a final 4,000-gallon dosing tank which, at the time of design of the residential system, was intentionally oversized to accommodate future anticipated flows from a winery on the site.

The design capacity for the wastewater system is 1,138 gallons and a reserve area of equal size is indicated on the site plans reflecting the winery development area. The total square footage of the leach field for the system is 3,810 square feet.

Based on soils tests and calculations per the County standards, the Sandpoint Winery parcel meets NCEM requirements for an on-site wastewater treatment system to treat the wastewater from the winery and the residential component. Details calculations and construction plans will be submitted to NCEM for permit approval prior to the construction of these disposal systems.

Winery Marketing Plan: The Napa County *Winery Definition Ordinance (WDO)* requires that the marketing and retail plans for a winery be approved as part of the overall winery use permit process. The tours and tastings, along with marketing events for Sandpoint Winery will be by appointment only and the winery will not be open to the general public

All marketing events, tours and tastings will be held outside the peak commute hours and will not commence prior to 10:00 AM or after 5:00 PM. Evening events will be at 6:00 PM or later and will be concluded by 10:00 PM. No amplified outdoor music will be included at marketing events, in keeping with Napa County standard conditions of approval pertaining to same. Larger or special events not indicated in the Winery Marketing Plan will be by special events permit only, open to the general public and approved by special permit application at least 90 days prior to the date of said event.

The Winery Marketing Plan consists of the following.

Private Tours and Tastings: A maximum of two per day, with a maximum of 8 persons in attendance at each tasting. By appointment only.

Food and Wine Pairings: A maximum of two per month with a maximum of 20 persons in attendance at each event. By appointment only. Food and wine pairing events will not be held on the same day as a larger open house or wine club event.

Open House/Wine Club/Release Events: A maximum of three per year with a maximum of 60 persons in attendance at each event. By invitation only.

Auction-related Events: A maximum of two per year with a maximum of 125 persons in attendance at each event. These events will be held in connection with recognized wine auctions in the Napa Valley and will be by invitation only. Portable facilities will be utilized for these events.

DONNA B. OLDFORD
PLANS4WINE
2620 PINOT WAY
ST. HELENA, CALIFORNIA 94574

TELEPHONE 707-963-5832
FAX 707-963-7558

RECEIVED
APR 01 2010
NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

March 28, 2010

Mr. Chris Cahill
Project Planner
Dept. of Conservation, Development & Planning
Napa County
1195 Third Street, Room 210
Napa, CA 94559

SUBJECT: SANDPOINT WINERY USE PERMIT APPLICATION
APN 027-120-056 1919 INGLEWOOD AVENUE, ST. HELENA

Dear Chris:

Thank you for your prompt response to our filing of the Sandpoint Winery Use Permit application. We are still awaiting comments from both Napa County Public Works and CDF for fire protection, but wanted to resubmit the materials that you requested and address comments from your letter dated December 31, 2009. In order of subject:

- (1) Request for color board: In lieu of a color and materials board, we are submitting a more detailed elevation of the winery and landscaping as viewed from Inglewood Avenue. Some materials and trim details are presented, as well as a color palette. This will provide the view exhibit that you mentioned might be helpful in explaining the variance related to the 300-ft. setback on Inglewood Avenue. If you feel a color and materials board is critical as we approach the staff report and hearings, we can certainly have Taylor Lombardo Architects prepare this. Our concern is that the focus should be on the planning issues instead of a design review context, especially since the County does not perform design review on new wineries. I will also direct you to the guest house and residence that are currently under construction on the property, when you visit the site. Photographs of those structures will provide even more detail, as the winery is in the same vernacular as the residential structures.
- (2) Fence permit application and materials: The picket fence, wall and water feature have been removed from the plans. The applicant wishes to substitute a tall hedge as landscaping in the place of any hardscape features. Therefore, there is no need for an exception filing, nor any need to present materials related to a wall/fence.
- (3) Grape on-haul details: Additional trips for imported grapes, at the point the winery might achieve its full capacity of 30,000 gallons per year are as follows.

On-site vineyards = 14,025 gallons
Maximum production level of winery = 30,000 gallons
Remaining need for off-site deliveries at capacity production = 15,795 gallons
Calculation: 15,795 gallons @ 1,098 gallons in one truckload = 14 trucks/harvest

- (4) Checklist of voluntary greenhouse gas reduction measures: Enclosed is the checklist, with information to the extent that we have details at this preliminary stage of the winery design. As you know, all but the landscaping measures are voluntary, but our client is most conscientious about the project being as environmentally responsible as possible. The landscaping concept, prepared by Jonathan Plant Landscape Architects, will incorporate all required measures into the final landscape plans at the stage of construction drawings. As I mention, we have done the best we can to indicate the direction the project will take relative to energy conservation and reuse/recycle materials. These are decisions that have not been finalized and perhaps will not be until the applicant is further along in the construction drawings phase. We anticipate resubmitting this form in a more complete form perhaps at a later date, accordingly.
- (5) Additional information on “public display of art”: The winery is not an art gallery and does not envision art to be a focal point. Rather, we wish to reserve the right to feature works of art in portions of the winery that are dedicated to tasting and other marketing events. The winery might also feature a revolving collection of works from artists as part of its décor.
- (6) Additional information on winery storage areas: The numbered storage areas are all envisioned for winery storage or wine storage specifically. The reason we differentiated each room was for purposes of calculation, as John McDowell has been encouraging us to show a square footage total on a room-by-room basis. In response to your inquiry about finishes and fixtures for storage areas, my client does not envision using storage areas for anything other than winery storage; therefore, finishes will be simple and fixtures will be in keeping with the needs of storage areas. The winery has adequate spaces for its offices and hospitality uses.
- (7) Digital copies of plans, elevations and photos (and other exhibits): We will provide this information and format to Jeff Tangen well in advance of the hearing, so that the PowerPoint presentation can be adequately prepared by staff. This information will be forwarded to you in a PowerPoint format by Taylor Lombardo Architects. This way, if we have any revisions to make during the response period and CEQA review, we won't have to redo the digital copies.
- (8) Response to comments from Napa County Environmental Management: Since receiving these comments, Delta Engineering has made revisions to the Wastewater Feasibility Report and has coordinated closely with NCEM to confirm that they are comfortable with the findings and methodology of the report. Some conservation measures have also been incorporated into the plans.

- (9) Parking Needs: The applicant believes that five parking spaces will suffice for the needs of the winery, particularly since there are pervious areas that can accommodate additional parking and winery roads provide adequate areas for parking at larger events. There will be no on-street parking along Inglewood Avenue and this will be represented to the neighbors in our discussions with them. As you know, there is no parking standard for wineries, and this number of spaces for such a small winery is consistent with many other Napa Valley wineries of a similar size. Please consider that the owners live on site and will be part of the employee count of this winery. In any event, there is sufficient space to provide for more parking if necessary.
- (10) Findings in support of variance request: Please see the enclosed list of highlights and an aerial exhibit of Inglewood Avenue which speaks to findings in favor of the variance. As you know, the County has made literally dozens of findings for similar variance requests and we believe that the case has been made as to why this variance should be granted. Among these are how the County has historically interpreted the 300-ft. setback requirement, similar winery siting on Inglewood Avenue (Arger-Martucci Winery), special design considerations and visual implications, environmental considerations including a number of those measures in the Greenhouse Emissions Checklist, and neighbor support for the variance vs. siting at the 300-ft. setback.

As an FYI, we are in the process of exploring the option of using City of St. Helena water for fire protection purposes. The City is agreeable to the concept and we are now working on the specifics of upsizing the existing water lines and the details of connection to the City main. I will inform you as soon as we have a final decision on this, which we anticipate will be within the next few weeks. In the event that we do not use City water, however, the fire pump and water storage facilities necessary for on-site protection are already built into the plans as they are currently represented in the use permit application.

Enclosed are all exhibits and revised engineering reports, per your letter and our review of the application. We are most eager to receive comments from Public Works and CDF, so any assistance you can provide toward prompting them would be most helpful. We are attempting to respond to all County comments and requests in one resubmittal, but in the interest of time decided to provide you with items you have described as essential for the CEQA review.

Please be advised that we are involved in a neighborhood outreach program, which began more than six months ago. To date, we have had at least some initial contact with most of the neighbors and have not encountered any concerns or issues. I will keep you advised as we proceed with this effort and will also provide you with letters and materials that will be sent to all neighbors on the noticing list. We want the information to be accurate and consistent. Conversely, I would greatly appreciate your letting me know of any comments or inquiries that you might receive from neighbors who might go to the County with their questions. This way, we can contact them right away and provide the information they wish

Thank you for your assistance and I am looking forward to our first opportunity to work together on a winery project. This is one that I feel especially proud of, as the client is very responsive and wishes to be a compatible use in this area of wineries and residences.

Sincerely,

A handwritten signature in black ink, appearing to read "Donna B. Oldford". The signature is fluid and cursive, with a long horizontal stroke at the end.

Donna B. Oldford
Planning Consultant, Plans4Wine

cc: Young family

Enclosures: Engineering Reports (revised)
Exhibits for Variance request
Greenhouse Emissions Checklist
Variance Highlights for Findings (expanded)
Chris Cahill letter of 13-31-09

INFORMATION SHEET

I. USE

A. Description of Proposed Use (attached detailed description as necessary) (including where appropriate product /service provided: New 30,000 gpy winery with 17,270 sq. ft. overall coverage and 10,691- sq. ft. winery structures; pressure distribution and sanitary septic system; water storage tanks(2); winery marketing plan.

Project Phases: one two more than two (please specify) _____

C Estimated Completion Date for Each Phase: Phase 1: 2010 Phase 2: 2012

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: None.

F. Additional Licenses/Approval Required:

District: N/A Regional: N/A
 State: ABC Federal: BATF

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

A. Floor Area/Impervious area of Project (in square ft): 4,330 and 17,270 total
 Proposed total floor area on site: 4,330
 Total Development area (building, impervious, leach field, driveway, etc.): 17,270
 New construction: 10,691

existing structures or portions thereof to be utilized: <u>N/A</u>	existing structures or portions thereof to be moved: <u>N/A</u>
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B. Floor Area Devoted to each separate use (in square feet):

living: <u>N/A</u>	storage/warehouse: <u>7,274</u>	offices: <u>1,142</u>
sales: <u>417</u>	caves: <u>N/A</u>	other: <u>1,034</u>
septic/leach field: <u>3,810</u>	roads/driveways: <u>8,920</u>	

C. Maximum Building Height: existing structures: N/A new construction: 28 ft.

D. Type of New Construction (e.g., wood-frame): Plaster and wood, metal roof

E. Height of crane necessary for construction of new buildings (airport environs): N/A

F. Type of Exterior Night Lighting Proposed: Low-level and down-lit

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)

<input type="checkbox"/> Type I FR	<input type="checkbox"/> Type II 1 Hr	<input type="checkbox"/> Type II N (non-rated)	<input type="checkbox"/> Type III 1 Hr	<input type="checkbox"/> Type III N
<input type="checkbox"/> Type IV H.T. (Heavy Timber)	<input type="checkbox"/> Type V 1 Hr	<input type="checkbox"/> Type V (non-rated)		

(Reference Table 6A of the 2001 California Building Code)

III. PARKING

	<u>Existing</u>	<u>Proposed</u>
A. Total On-Site Parking Spaces:	<u>N/A</u>	<u>6</u>
B. Customer Parking Spaces:	<u>N/A</u>	<u>4</u>
C. Employee Parking Spaces:	<u>N/A</u>	<u>2</u>
D. Loading Areas:	<u>N/A</u>	<u>1</u>

IV. TYPICAL OPERATION

	<u>Existing</u>	<u>Proposed</u>
A. Days of Operation:	N/A	7 days/week
B. Expected Hours of Operation:	N/A	6:00 am-6:00 pm
C. Anticipated Number of Shifts:	N/A	1
D. Expected Number of Full-Time Employees/Shift:	N/A	3
E. Expected Number of Part-Time Employees/Shift:	N/A	3
F. Anticipated Number of Visitors		
• busiest day:	N/A	16
• average/week:	N/A	42
G. Anticipated Number of Deliveries/Pickups		
• busiest day:	N/A	3
• average/week:	N/A	15

V. SUPPLEMENTAL INFORMATION FOR SELECTED USES – N/A

A. Commercial Meeting Facilities		
Food Serving Facilities		
• restaurant/deli seating capacity:	_____	_____
• bar seating capacity:	_____	_____
• public meeting room seating capacity:	_____	_____
• assembly capacity:	_____	_____
B. Residential Care Facilities (6 or more residents)		
Day Care Centers		
• type of care:	_____	_____
• total number of guests/children:	_____	_____
• total number of bedrooms:	_____	_____
• distance to nearest existing/approved facility/center:	_____	_____

USE PERMIT APPLICATION
SUPPLEMENTAL INFORMATION SHEET
FOR WINERY USES

1. **Operations.** (In the blank in front of each operation, place an "E" for Existing, a "P" for Proposed, an "X" for Expanding, or an "N" for None.)

- | | |
|--|---|
| a. <u>P</u> crushing | g. <u>P</u> underground waste disposal |
| b. <u>P</u> fermentation | h. <u>P</u> above-ground waste disposal |
| c. <u>P</u> barrel ageing | i. <u>P</u> administration office |
| d. <u>P</u> bottling | j. <u>P</u> laboratories |
| e. <u>P</u> case goods storage | k. <u>N</u> day care |
| f. <u>N</u> caves: | l. <u>P</u> tours/tastings: |
| <i>use:</i> | <u>N</u> public drop-in |
| <u> </u> barrel storage | <u>P</u> public by appointment |
| <u> </u> case goods storage | <u>P</u> wine trade |
| <u> </u> Other _____ | m. <u>P</u> retail wine sales |
| <i>accessibility to public:</i> | <u>N</u> public drop-in |
| <u> </u> none – no visitors/tours/events | <u>P</u> public by appointment |
| <u> </u> guided tours only | n. <u>P</u> public display of art or |
| <u> </u> public access – no guides/unescorted | wine related items |
| <u> </u> marketing events and/or temporary events | o. <u>N</u> food preparation |

2. **Marketing Activities.** (Describe the nature of any marketing or educational events not listed above including the type of events, whether public or private, frequency of events, average attendance, etc. Differentiate between existing and proposed activities. Attach additional sheets, if necessary): _____

- Private tours and tastings: 2 per day w/max. 8 persons each
- Food and wine pairings: 2 per month w/max. 20 persons each
- Open House/Wine Club Events: 3 per year w/max. 60 persons each
- Auction related events: 2 per year w/max. 125 persons each*
- *Portable facilities for these events.

3. **Food Service.** (Describe the nature of any food service including type of food, whether public or private, whether profit or non-profit, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Differentiate between existing and proposed food service. Attach additional sheets if necessary): _____

All food served with wine tastings will be catered. No commercial kitchen or other on-site food preparation.

4. **Production Capacity.**

- a. existing capacity: N/A date authorized: N/A
- b. current maximum actual production (year): N/A (N/A)
- c. proposed capacity: 30,000 gpy

5. **Grape Origin.** (Fill out a "Initial State of Grape Source" form if establishing a new winery or expanding an existing winery development area and include with application form.)

6. **Winery Development Area.** (See a below – for existing winery facilities)

Will the project involve construction of additional facilities beyond the winery development area? None

7. **Total Winery Coverage.** (See b below – maximum 25% of parcel or 15 acres, whichever is less)

- a. square feet/acres: 17,270 sq. ft.
b. percent of total parcel: 1.7 percent

8. **Production Facility.** (See c below – include the square footage of all floors for each structure)

- a. square feet: 7,749 sq. ft.

9. **Accessory Use.** (See d below – maximum permitted 40% of the production facility)

- a. square feet: 2,118 sq. ft.
b. percent of production facility: 27.3 percent

9,867 #

Marketing Definition (paraphrased from County Code)

Marketing of Wine – Any activity conducted at the winery shall be limited to members of the wine trade, persons who have pre-established business or personal relationships with the winery or its owners, or members of a particular group for which the activity is being conducted on a prearranged basis. Marketing of wine is limited to activities for the education and development of the persons or groups listed above with respect to wine, which can be sold at the winery on a retail basis and may include food service without charge except to the extent of cost recovery when provided in association with such education and development, but shall not include cultural and social events unrelated to such education and development.

Coverage Definitions (paraphrased from County Code)

- a. **Winery Development Area** – All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees.
- b. **Winery Coverage** – The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves), all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems.
- c. **Production Facility** – (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities and employee-designated restrooms but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes.
- d. **Accessory Use** – The total square footage of areas within winery structures used for accessory uses related to a winery that are not defined as “production facility” which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production.

WINERY CALCULATION WORKSHEET

1. WINERY COVERAGE

All paved or impervious ground surface areas of the production facility:	
Footprint of all winery structures	17,270
Outside work areas	1,620
Tank areas	288
Storage areas (excluding caves)	7,274
All paved areas:	
Parking areas	2,140
Loading areas	1,620
Walkways	2,400
Access driveways to the public or private rd	6,780
Above-ground wastewater and run-off treatment systems:	N/A
Wastewater pond or SDSA	N/A
Spray disposal field	3,810
Parcel size: <u>16.25</u> acres	Percent of winery coverage of parcel size:
Total winery coverage: <u>0.4</u> acres	<u>1.7%</u>

2. PRODUCTION FACILITY

Total square footage within structures and caves utilized for the following:	
Crushing	(1,620 outdoor covered)
Fermenting	2,590
Bottling	Mobile bottling unit
Bulk & bottle storage	4,450
Shipping	Integral
Receiving	Integral
Laboratory	213
Equipment storage & maintenance facilities (excludes fire protection facilities)	308
Employee-designated restrooms	52
Total square footage of production facility: <u>7,749</u>	

3. ACCESSORY USE

Total square footage within structures and caves utilized for the following:	
Office space	506
Lobbies/waiting rooms	194
Conference/meeting rooms	417
Non-production access hallways	366
Kitchens	163
Tasting rooms	(417 – Joint use conference rooms)
Retail space areas	(417 – Joint use conference rooms)
Libraries	N/A
Visitor restrooms	81
Art display areas	Integral
Any other areas within the winery structure not directly related to production	391
Total square footage of accessory use space: <u>2,118</u>	
Percent of accessory use to production use: <u>27.3%</u>	



529 Commercial Street
 Suite 400 San Francisco
 California 94111
 (415) 433-7777 tel
 (415) 433-7717 fax
 www.taylorlombardo.com

Project: Young Winery

Address: 1919 Inglewood Ave
 St. Helena, CA 94574

APN: 027-120-058

Building Area Summary

Production vs Ancillary			
Total Net Usable Areas by Type	Net Production		Net Ancillary
Exterior Spaces Included.	7,749		2,118
Total Net Usable Areas		9,867	
Ancillary Percentage of Total Net Production Area:			27.3%

Building Area Totals			
Total Areas by Type	Gross Building		Exterior Spaces
	10,691		-
Grand Total Area		10,691	

Building Area Details

ROOM NAME/ TYPE	AREA (SF)		
	PRODUCTION		ANCILLARY
CELLAR LEVEL			
001 Barrel Room	3,516		
002 Stair #1			112
003 Stair #2			112
004 Storage #1	484		
Cellar Level Sub Total Net Usable Area	4,000		224
FIRST FLOOR			
101 Large Tank Room	1,920		
102 Small Tank Room	445		
103 Storage #2	225		
104 Mechanical Room	247		
105 Breakroom			183
108 Bathroom #1			81
107 Stair #1			112
108 Office #1	213		
109 Stair #2			112
110 Conference Room #1			225
111 Hall #1			90
112 Bathroom #2			52
113 Storage #3 - Case Goods			46
114 Entry			194
First Floor Sub Total Net Usable Area	3,050		1,016
SECOND FLOOR			
201 Storage #4	225		
202 Storage #5	225		
203 Office #2			213
204 Stair #2			112
205 Hall #2			69
208 Conference Room #2			191
207 Office #3			293
Second Floor Sub Total Net Usable Area	450		878
WINERY STORAGE SHED			
301 Winery Storage	188		
302 Refuse Area	61		
Winery Storage Shed Sub Total Net Usable Area	249		
Total Net Usable Area		9,867	
Total Gross Area		10,691	

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

Business Name: Sandpoint Winery

Business Address: 1919 Inglewood Ave., St. Helena, CA 94574

Contact: Scott B. Young, General Manager **Phone #:** (707) 363-7379

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?

YES NO

B. UNDERGROUND STORAGE TANKS (UST'S)

1. Own or operate underground storage tanks?

YES NO

2. Intend to upgrade existing or install new UST's?

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?

YES NO

2. Recycle more than 220 lbs/month of excluded or exempted recyclable materials (per H&SC §25143.2)?

YES NO

3. Treat hazardous waste on site?

YES NO

4. Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?

YES NO

5. Consolidate hazardous waste generated at a remote site?

YES NO

E. OTHER

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

YES NO

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.

WATER SUPPLY/WASTE DISPOSAL INFORMATION SHEET

I. WATER SUPPLY

	<u>Domestic</u>	<u>Emergency</u>
A. Proposed source of Water (e.g., spring, well, mutual water company, city, district, etc)	Groundwater <u>Well</u>	Swimming Pool <u>Storage tanks (2)</u>
B. Name of Proposed Water Supplier (if water company, city, district): annexation needed?	<u>N/A</u> Yes ___ No <u>X</u>	<u>N/A</u> Yes ___ No <u>X</u>
C. Current Water Use (in gallons/day): Current water source:	<u>6,677</u> <u>Well</u>	<u>N/A</u> <u>N/A</u>
D. Anticipated Future Water Demand (in gallons/day)	<u>7,641</u>	<u>N/A</u>
E. Water Availability (in gallons/minute):	<u>100 gpm</u>	<u>Per CDF</u>
F. Capacity of Water Storage System (gallons):	<u>20,000</u>	<u>50,000</u>
G. Nature of Storage Facility (e.g., tank reservoir, swimming pool, etc.):	<u>Well/Tanks</u>	<u>Tanks & Pool</u>
H. Completed Phase I Analysis Sheet (Attached):		

II. LIQUID WASTE

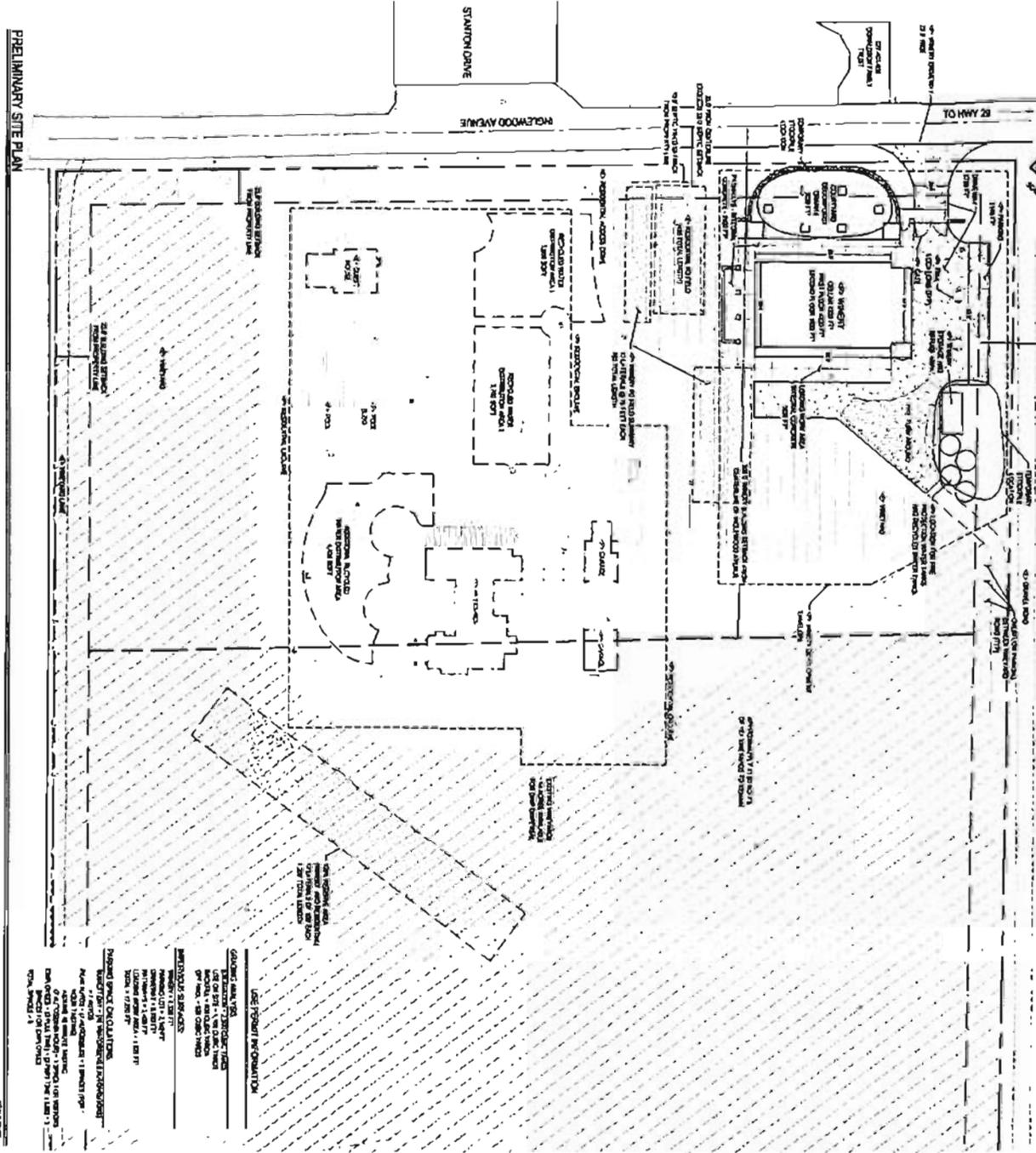
	<u>Domestic</u> (sewage)	<u>Process</u> (please specify)
A. Disposal Method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	On-site <u>Septic</u>	Pressure <u>Distribution</u>
B. Name of Disposal Agency (if sewage district, city, community system): annexation needed?	<u>N/A</u> Yes ___ No <u>X</u>	<u>N/A</u> Yes ___ No <u>X</u>
C. Current Waste Flows (peak flow in gallons/day):	<u>120</u>	<u>N/A</u>
D. Anticipated Future Waste Flows (peak flows in gallons/day):	<u>1,138</u>	<u>N/A</u>
E. Future Waste Disposal Capacity (in gallons/day):	<u>1,138</u>	<u>N/A</u>

III. SOLID WASTE DISPOSAL

A. Operational Wastes (on-site, landfill, garbage co., etc.)	<u>On-site</u>	<u>N/A</u>
B. Grading Spoils (on-site, landfill, construction, etc.)	<u>On-site</u>	<u>N/A</u>

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

A. Disposal Method (on-site, landfill, garbage co., waste hauler, etc.):	Private <u>Entity</u>	<u>N/A</u>
B. Name of Disposal Agency (if landfill, garbage co., private hauler, etc.):	<u>Upper Valley Disposal</u>	<u>N/A</u>



USE PRESENT INFORMATION

CONDUCTED BY: NCA
 DATE: 08/21/10
 SCALE: AS SHOWN
 PROJECT: SANDPOINT WINERY
 SHEET: 1 OF 1

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/21/10	ISSUED FOR PERMITTING

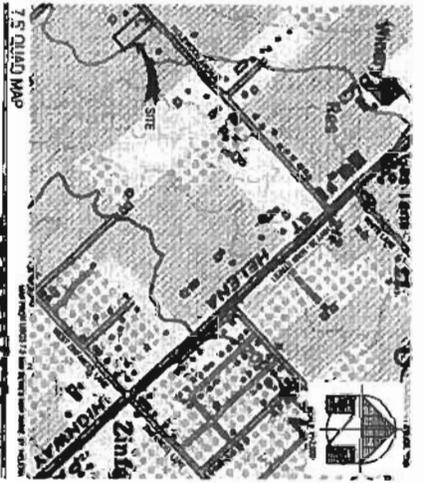
APPROVED:

DATE: 08/21/10

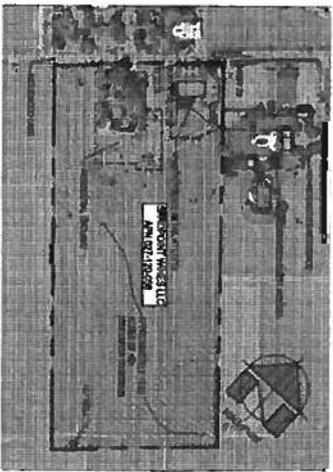
PROJECT INFORMATION:

PROJECT: SANDPOINT WINERY
 SHEET: 1 OF 1
 SCALE: AS SHOWN
 DATE: 08/21/10

PRELIMINARY SITE PLAN:
SANDPOINT WINERY
 1919 INGLEWOOD AVENUE
 ST HELENA, CALIFORNIA



RECEIVED
 JUN 03 2010
 NAPA CO. CONSERVATION
 DEVELOPMENT & PLANNING DEPT.



OVERALL PRELIMINARY SITE PLAN

PROJECT INFORMATION

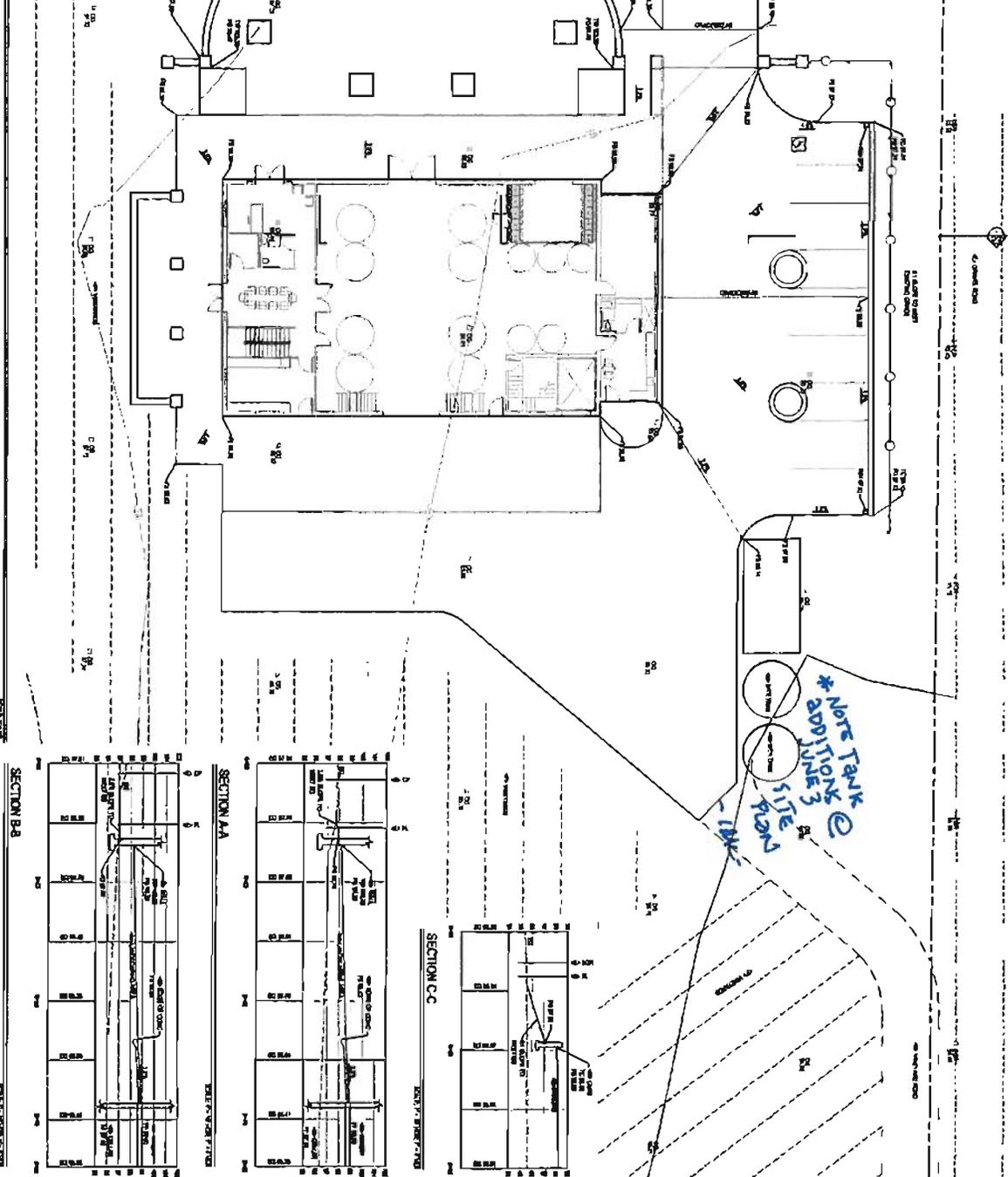
PROJECT: SANDPOINT WINERY
 SHEET: 1 OF 1
 SCALE: AS SHOWN
 DATE: 08/21/10

APPROVED:

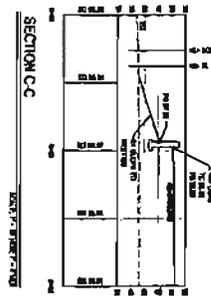
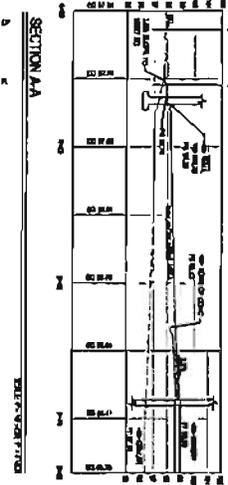
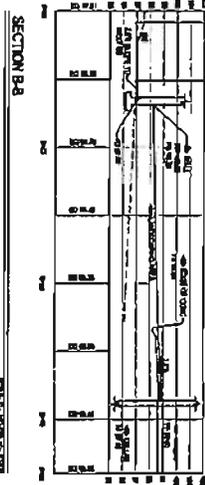
DATE: 08/21/10

	PROJECT & LOCATION SANDPOINT WINERY 1919 INGLEWOOD AVENUE ST HELENA, CA 94574 NCA/PI 027-120-056	PRELIMINARY SITE PLAN WINERY USE PERMIT	DELTA CONSULTING & ENGINEERING 1104 ADAMS STREET, SUITE 202, ST. HELENA, CALIFORNIA 94574 TEL: 707-942-9375 FAX: 707-942-9376	<small> THIS PLAN IS THE PROPERTY OF DELTA CONSULTING & ENGINEERING, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DELTA CONSULTING & ENGINEERING, INC. THE USER OF THIS PLAN AGREES TO HOLD DELTA CONSULTING & ENGINEERING, INC. HARMLESS FROM ANY AND ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, THAT MAY BE INCURRED BY DELTA CONSULTING & ENGINEERING, INC. AS A RESULT OF THE USER'S USE OF THIS PLAN. </small>
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PRELIMINARY GRADING PLAN



* NOTE TANK @ ADDITIONAL 3' SITE



UP20
4

PROJECT LOCATION
SANDPOINT WINERY
 1818 HILLCREST AVENUE
 ST. HELENA, CA 94574
 415-735-0228

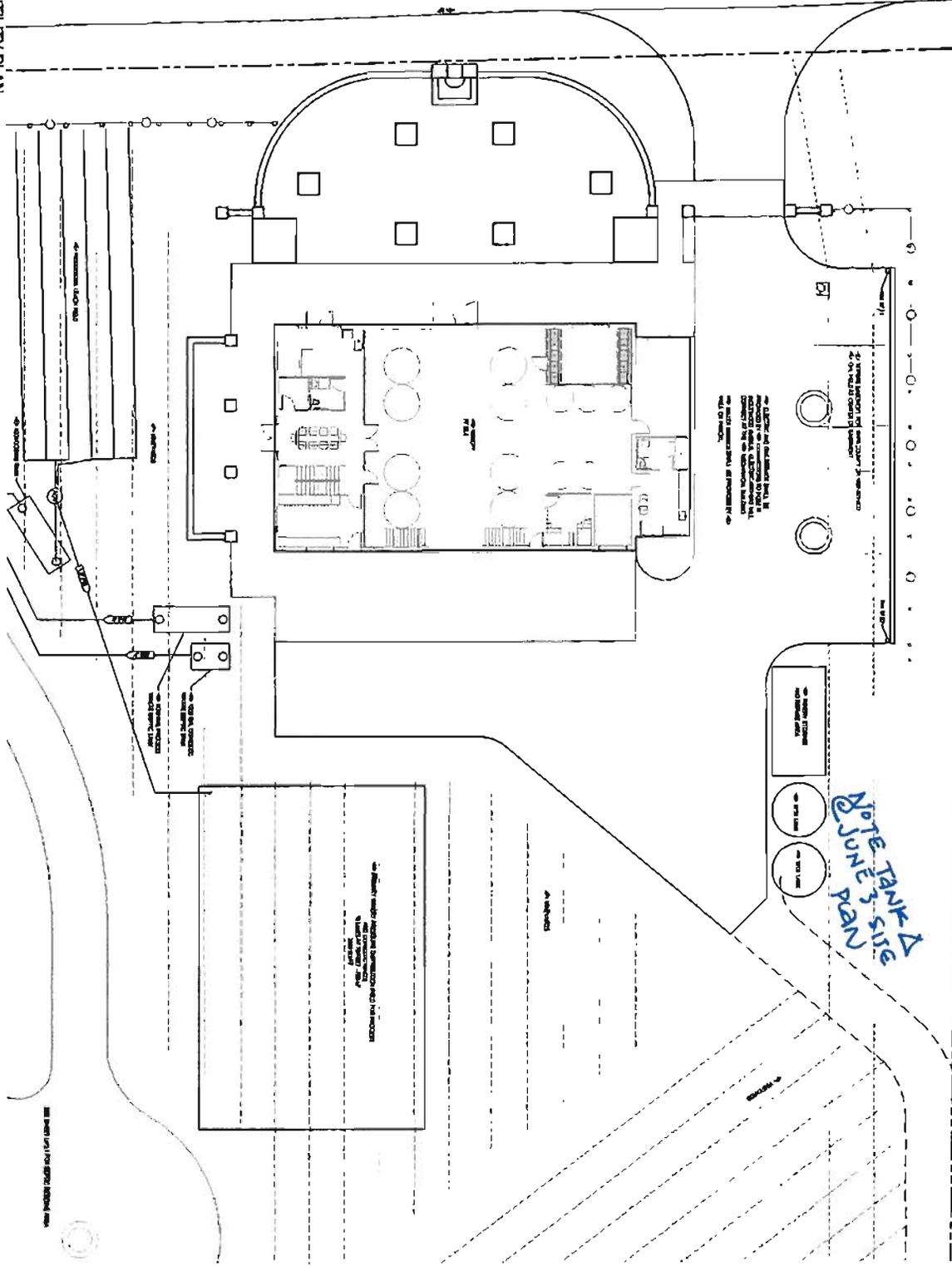
PRELIMINARY
 GRADING PLAN

DRIVA CONSULTING & ENGINEERING
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 415-735-0228 • WWW.DRIVA.COM

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PRELIMINARY UTILITY PLAN

MOLEWOOD AVE



UPS 3/0
4

NO.	DESCRIPTION	DATE
1	Issue	10/10/08
2	Revised	10/10/08
3	Revised	10/10/08
4	Revised	10/10/08

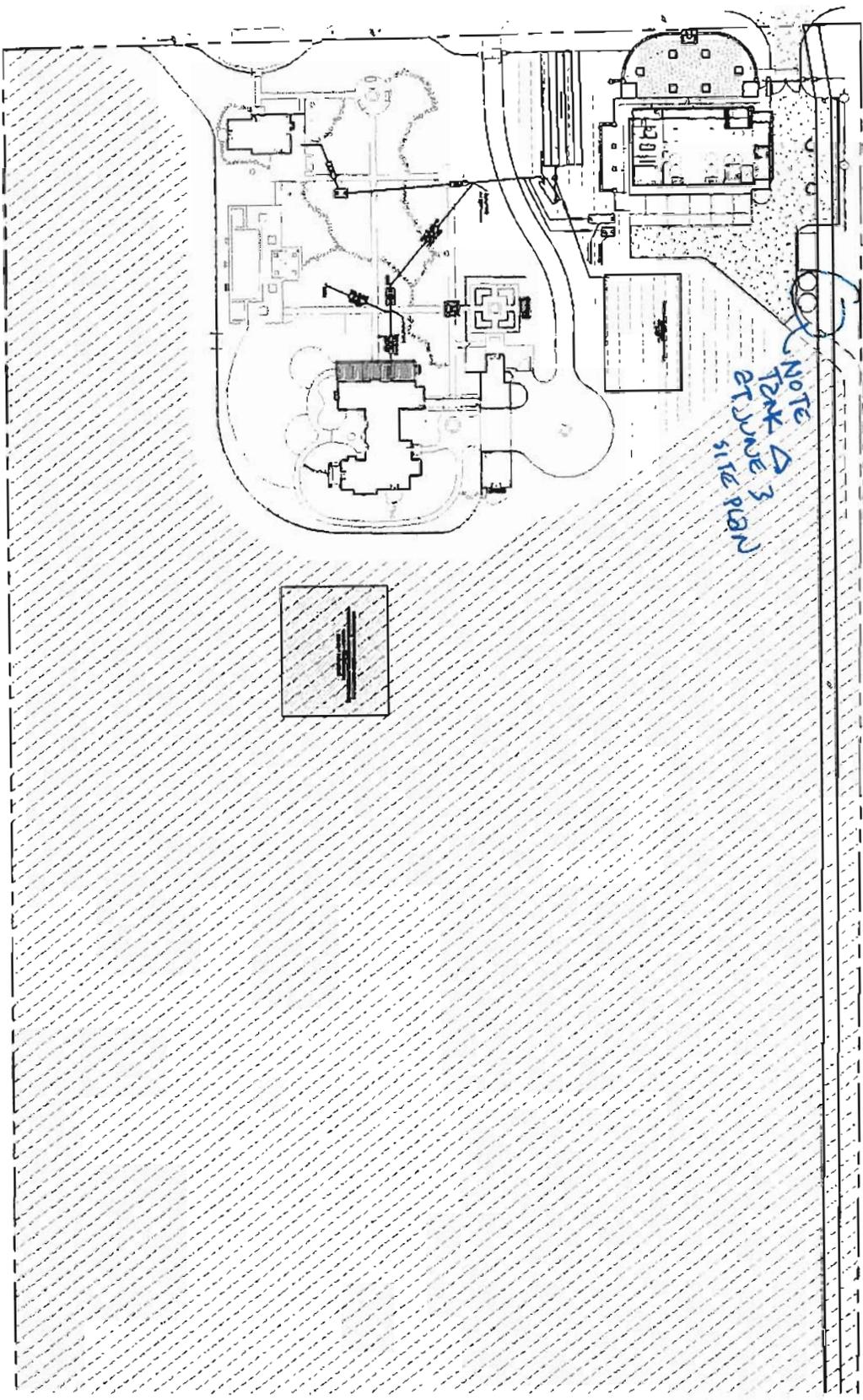
PROJECT LOCATION
SANDPOINT WINERY
 1818 MOLEWOOD AVENUE
 ST. HELENA, CA 94574
 007-430-898

**PRELIMINARY
 UTILITY PLAN**

DELTA CONSULTING & ENGINEERING
 1104 HUNTERS BLVD. SUITE 200
 ST. HELENA, CA 94574
 TEL: 707-430-898
 FAX: 707-430-899
 WWW.DELTACONSULTING.COM

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PRELIMINARY UTILITY PLAN



NOTE
TANK
AT JUNE 3
SITE PLAN

DATE

JP3/1
4

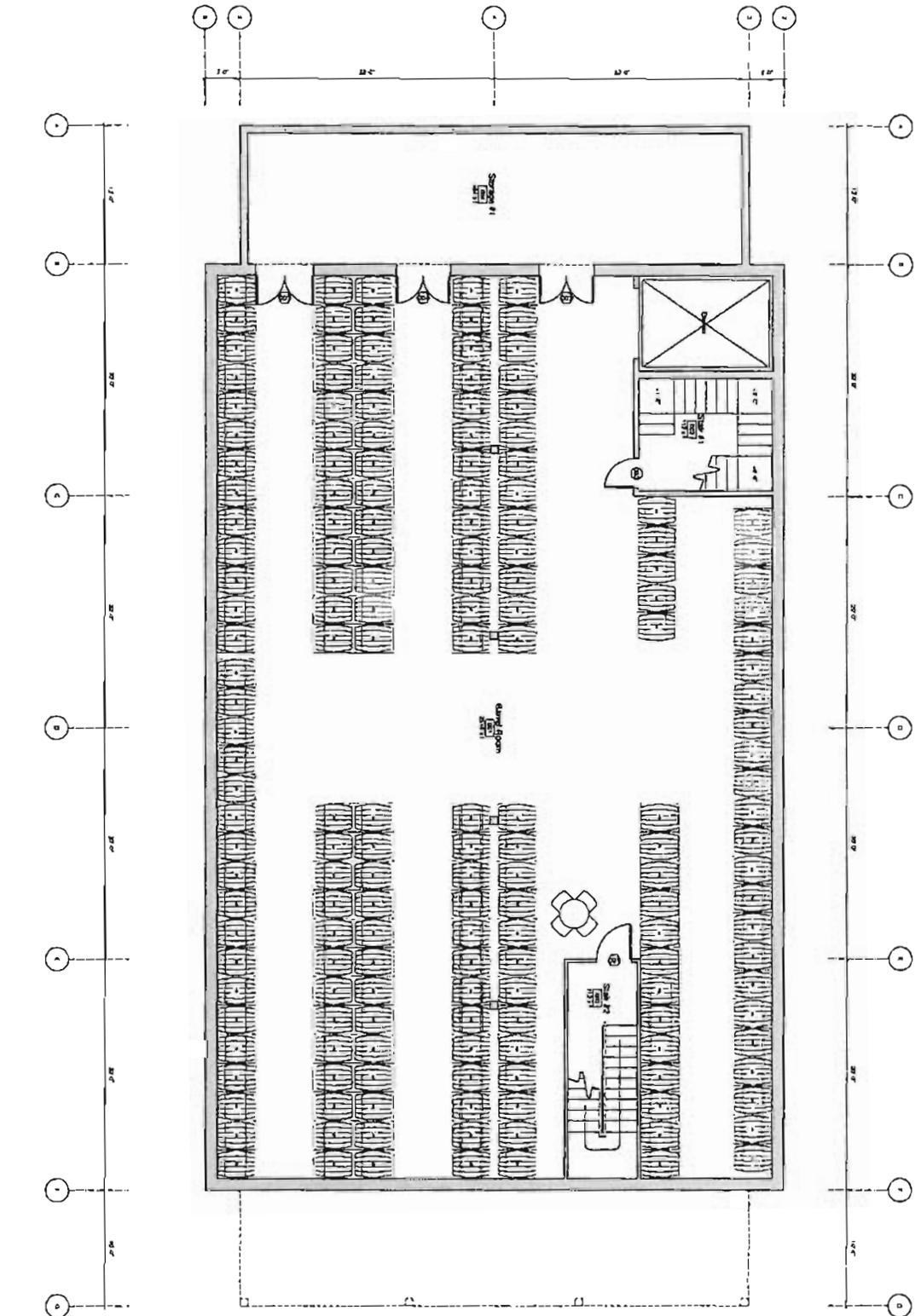
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BY	
CHECKED	
SCALE	

ANDREW MASON
SANDPOINT WINERY
 1814 HOLLYWOOD AVENUE
 ST. HELENA, CA 94574
 423-120-888

USE PERMIT PLANS
 UTILITY PLAN

DELTA CONSULTING & ENGINEERING
 1104 GRAND STREET, SUITE 102, ST. HELENA, CALIFORNIA 94574
 423-766-9248

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Room	Area	Volume
Storage #1	1,200 sq. ft.	1,200 cu. ft.
Storage #2	1,200 sq. ft.	1,200 cu. ft.
Staircase	1,000 sq. ft.	1,000 cu. ft.
Other	1,000 sq. ft.	1,000 cu. ft.
Total	4,400 sq. ft.	4,400 cu. ft.

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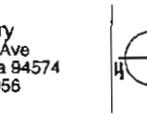
Cellar Level Plan

Scale: 1/4" = 1'-0"

Young Winery
 1919 Inglewood Ave
 St. Helena, California 94574
 APN 027-120-056

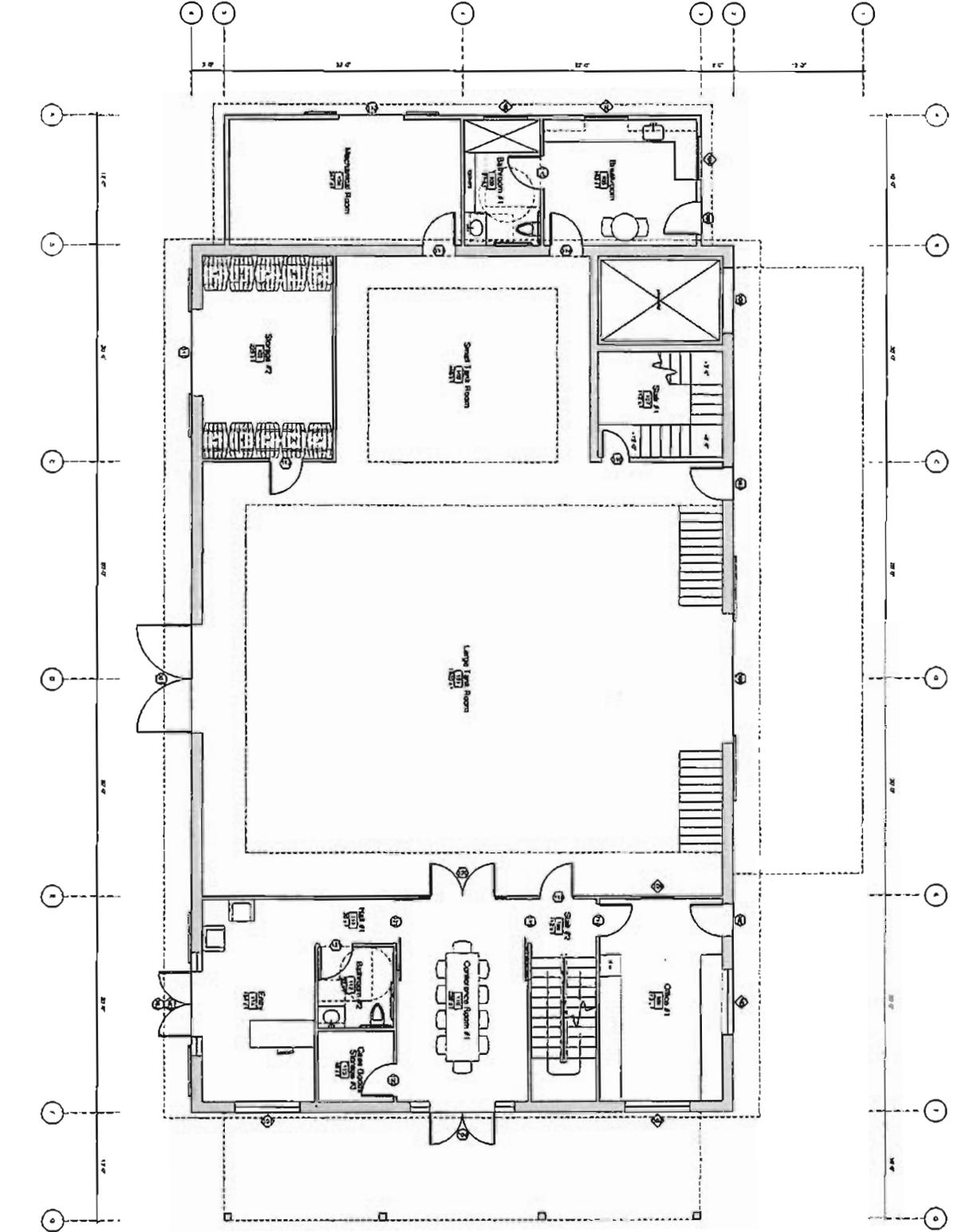


1919 Inglewood Ave
 St. Helena, California 94574
 APN 027-120-056



Architectural firm information and contact details.





Room	Area (sq. ft.)
Living Room	1,200
Kitchen	400
Bedroom	1,000
Bathroom	100
Office	300
Storage Room	100
Breakfast Room	200
Master Bedroom	1,000
Staircase	100
Other	100
Total	3,400

A1.02

Final Floor Plan

Young Winery

1919 Inglewood Ave

St. Helena, California 94574

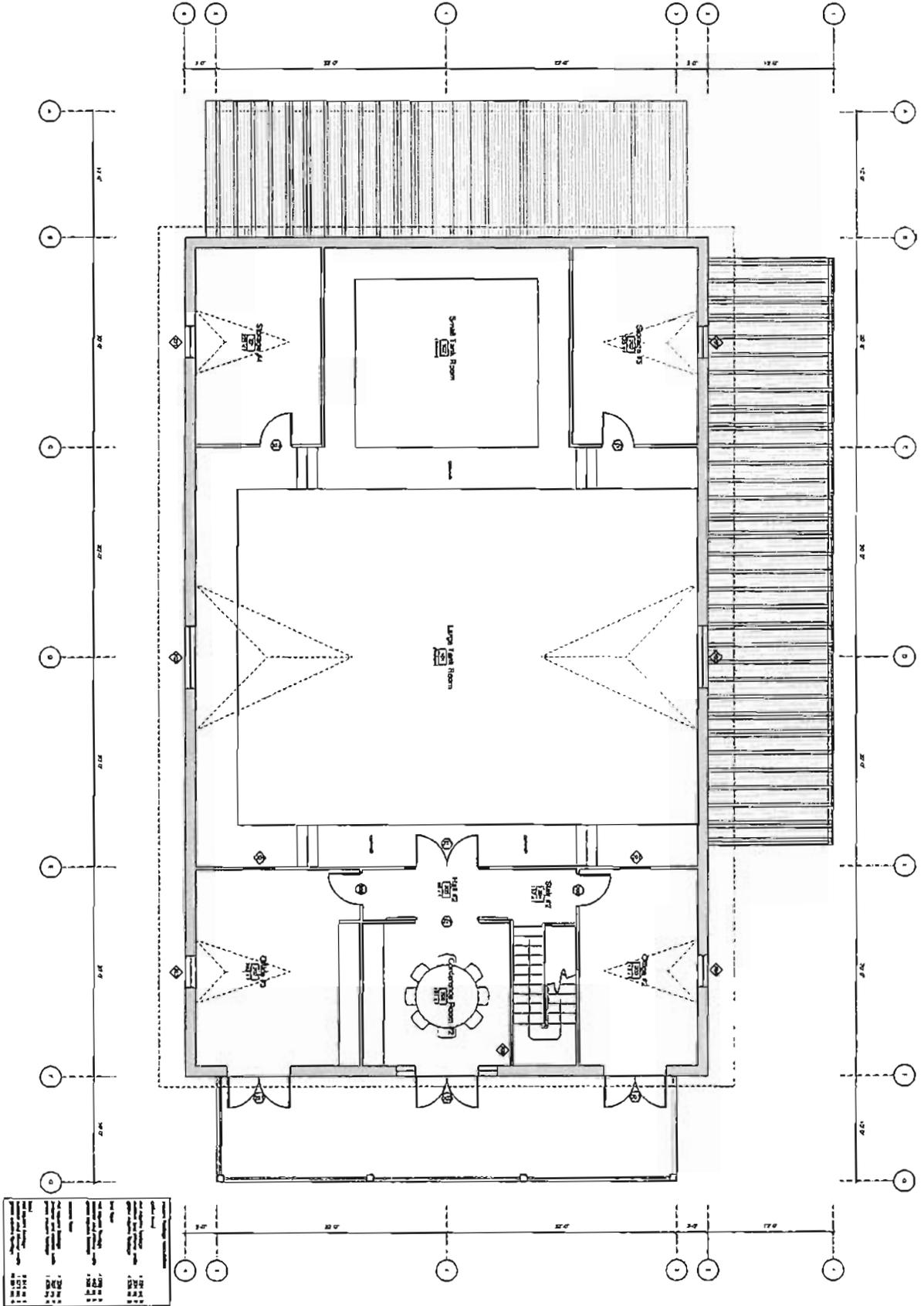
APN 027-120-056



Scale: 1/8" = 1'-0"

Architect: [Name]

Date: [Date]



Room	Area (sq. ft.)	Volume (cu. ft.)
Large Test Room	1,200	36,000
Small Test Room	300	9,000
Changing Room	150	4,500
Office	100	3,000
Staircase	50	1,500
Other	50	1,500
Total	1,850	55,500

Sectioning Floor Plan

Scale: 1/4" = 1'-0"

Project No. 101

Drawn by: [Name]

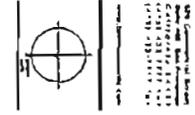
Checked by: [Name]

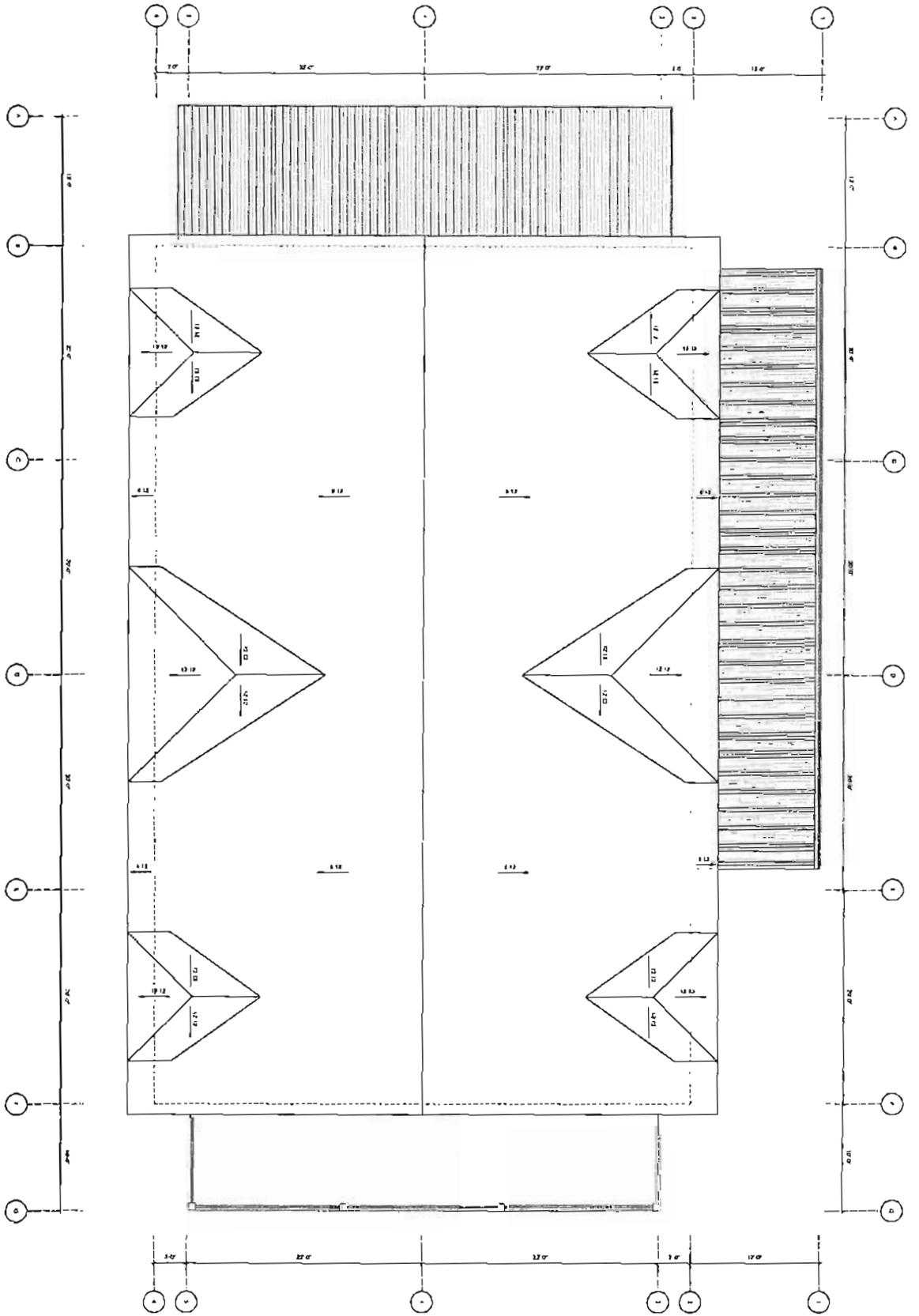
Date: 11/11/10

Sheet No. 101

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Young Winery
 1919 Inglewood Ave
 St. Helena, California 94574
 APN 027-120-056





Young Winery
 1919 Ingleswood Ave
 St. Helena, California 94574
 APN 027-120-056

Scale: 1/8" = 1'-0"
 Project No.: 19-001
 Date: 08/13/20

Architect:
 1000 S. Main Street
 San Francisco, CA 94103
 Phone: (415) 774-1111
 Fax: (415) 774-1112
 Email: info@youngwinery.com

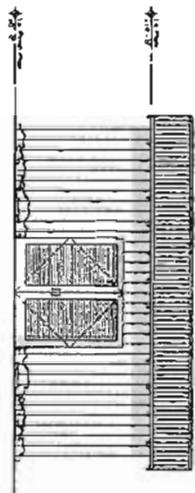
A1.04



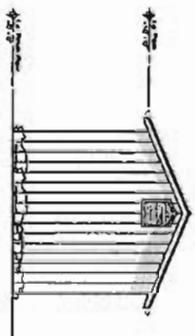


Young Winery
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St. Helena, CA 94574
APN 027-120-056

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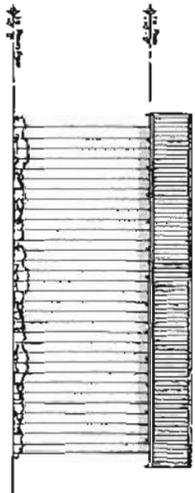
7 West Elevation



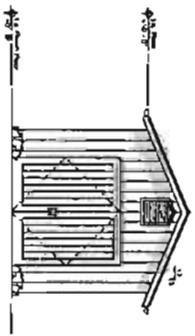
6 South Elevation



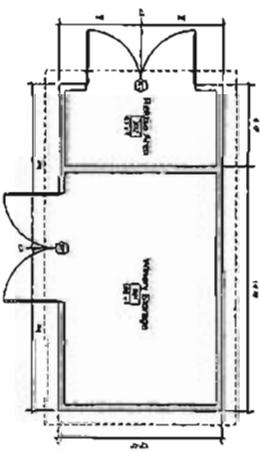
2 Roof Plan



5 East Elevation



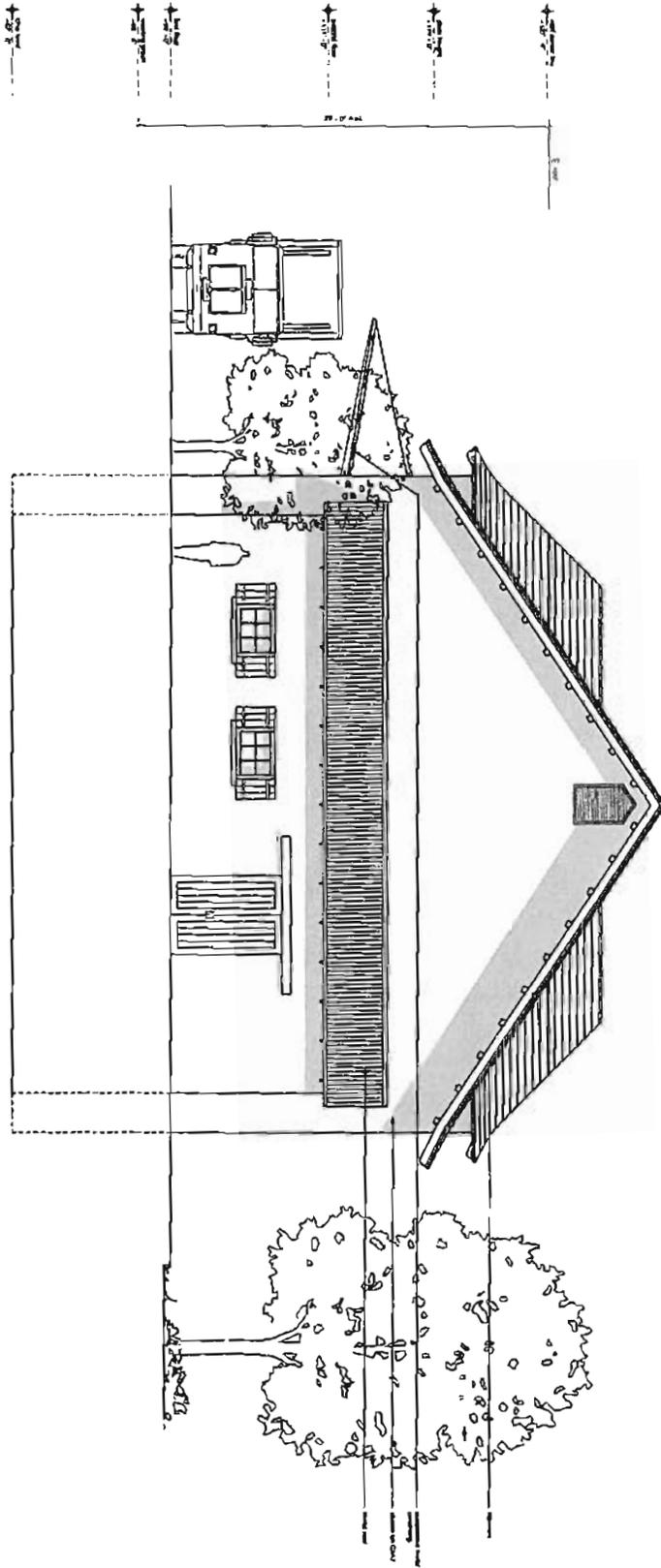
4 North Elevation



1 Floor Plan

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A1.05

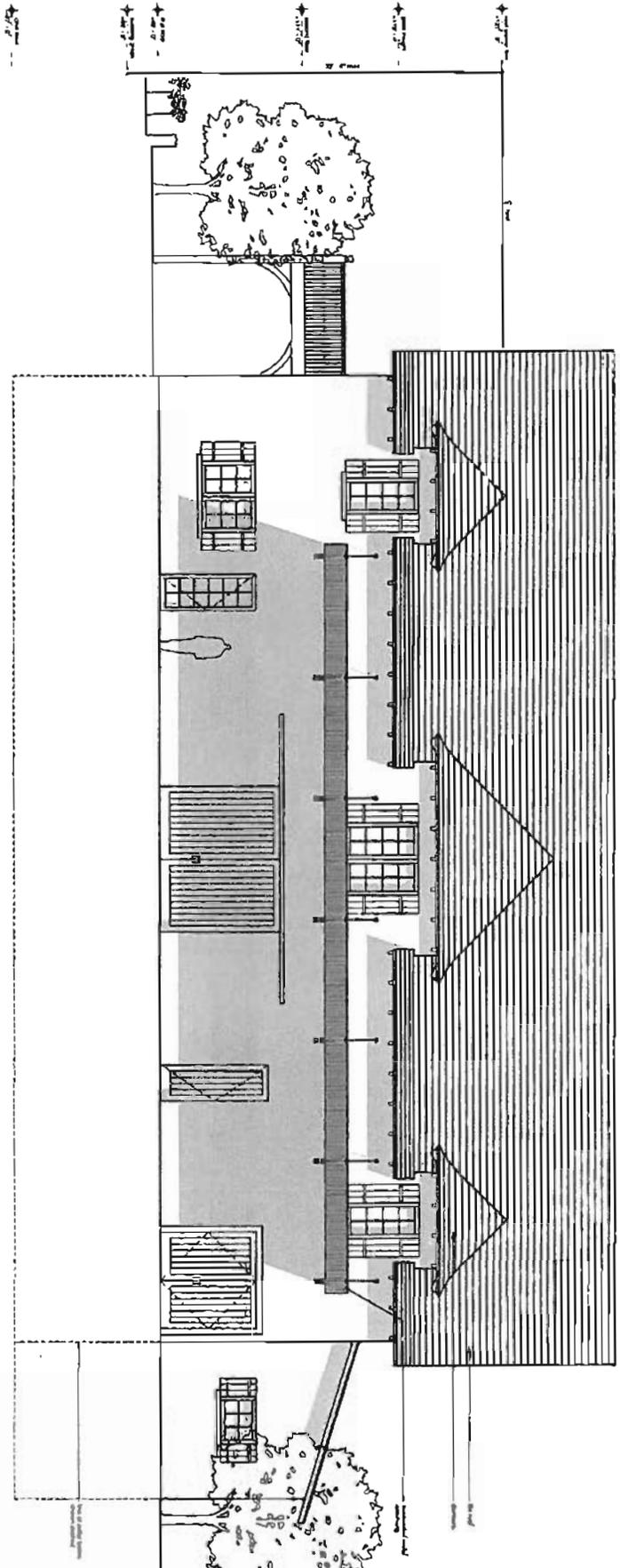


188' Elevation' 1/4" = 1'-0"
 1/4" = 1'-0"
 1/4" = 1'-0"
 1/4" = 1'-0"

Young Winery
 1819 Inglewood Ave
 St. Helena, California 94574
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Scale: 1/4" = 1'-0"
 1/4" = 1'-0"
 1/4" = 1'-0"
 1/4" = 1'-0"

A2.02

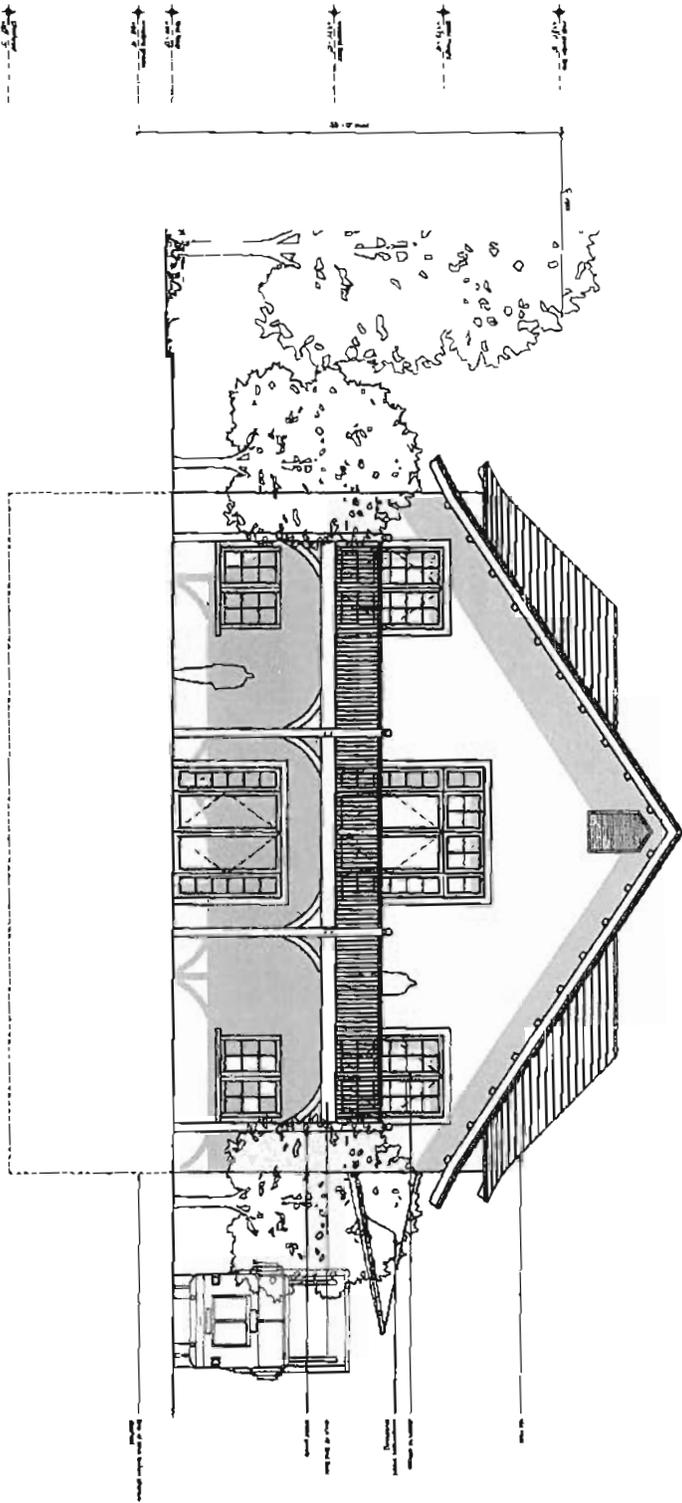


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South Elevation

A2.03





THE ENGINEERING FIRM
 1000 17th Street, Suite 100
 San Francisco, CA 94133
 (415) 774-2000
 www.levins.com

Young Winery
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West Elevation
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 San Francisco, CA 94133
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NO.	DATE	DESCRIPTION
1	08/11/10	Initial Design
2	09/15/10	Final Design
3	10/20/10	Construction Documents
4	11/15/10	Final Review
5	12/10/10	Final Approval

A2.04

Young Winery

Jacobson Park & Assoc., Inc. 1201 Olive Street, St. Helena, 707.944.8113 Fax 707.944.1120

Elevation

March 04, 2009

N.E.S.

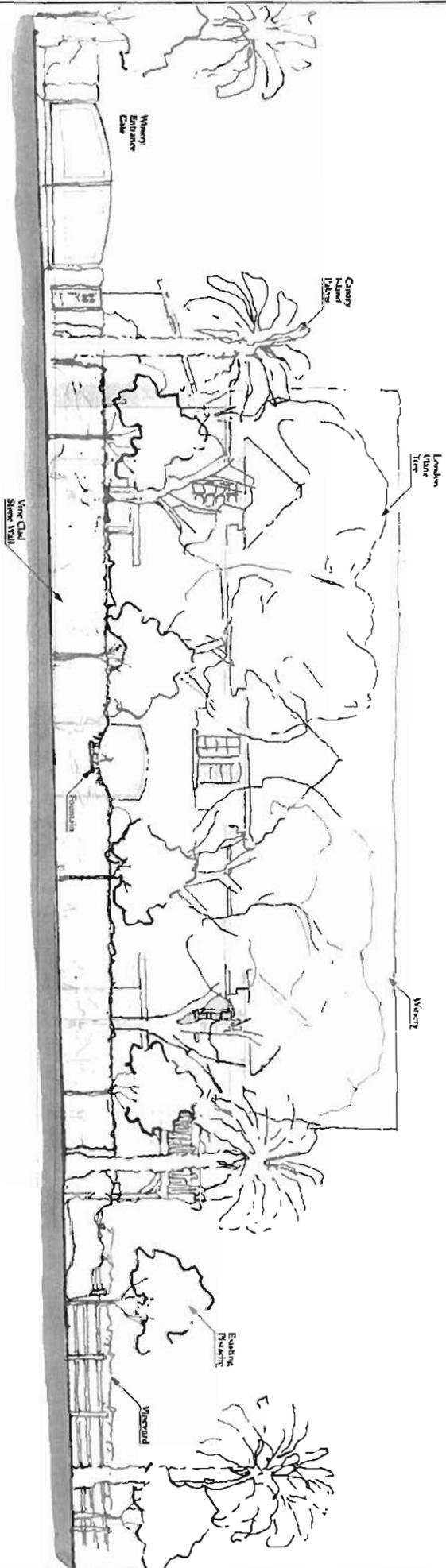
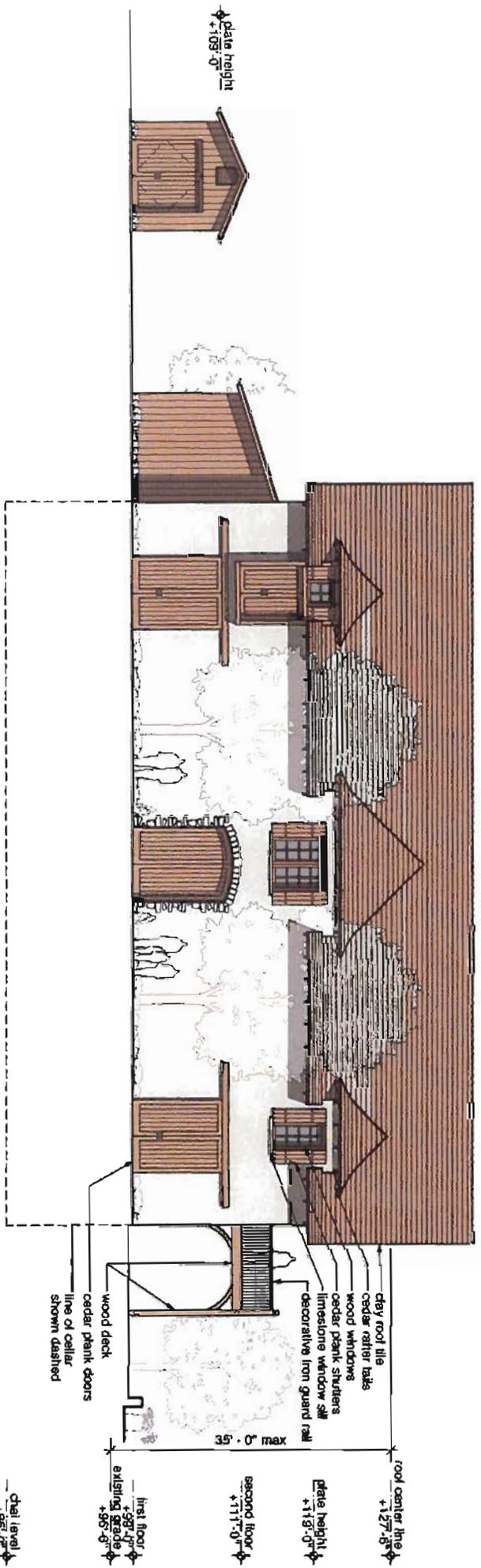
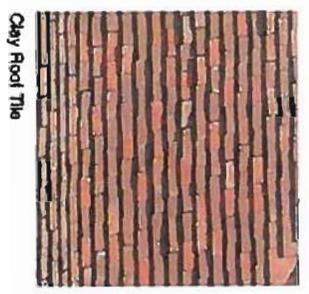


plate height
+105'-0"



Young Winery
Elevation
Scale: 3/16" = 1'-0"
03.30.10

828 Commercial Street
Napa, CA 94559
Tel: (707) 251-8800
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