

**MANSFIELD WINERY
ST. HELENA, CALIFORNIA**

**Use Permit Project Statement
By Juliana Inman Architect**

22 April 2009

Applicant/Owner:

Richard and Leslie Mansfield
1291 Conn Valley Rd.
St. Helena, CA 94574

APN: 025-180-017

Acreage: 2+Acres

General Plan Map Designation: AW, Agricultural Watershed

Zoning Designation: AWOS, Agricultural Watershed-Open Space

Location: 1291 Conn Valley Road
St Helena, CA 94574

Description of Project:

This project includes the restoration and rehabilitation of the historic Franco Swiss Winery for use as the Mansfield Winery. Historical Architect Naomi Miroglio of Architectural Resources Group includes the following analysis in her opinion on the National Register eligibility for the property:

According to the St. Helena Star newspaper accounts from December 7, 1880 and May 25, 1883, the original stone winery structure was constructed prior to 1880, with the adjacent and attached stone structure added in 1883. Located in the Conn Valley, the buildings were originally associated with the Franco-Swiss Winery, operated by G. Crochat and Company, which was owned by Germain Crochat, Charles Volper and Fred Metzner.

The existing historic structure appears eligible for inclusion on the National Register of Historic Places under Criterion A and C. Criterion A relates to associations with events that have made a significant contribution to the broad patterns of our history. Based on the date of construction, pre-1880 and 1883, and the production capacities listed in the St. Helena Star articles, these buildings were an important part of the early wine industry in the region, specifically in the Conn Valley. Criterion C relates to a property that embodies the distinctive characteristics of a type, period, or method of construction. The stone construction and three-story configuration of the historic buildings, set into a hillside, is characteristic of the typical method of construction for a gravity-feed winery of this period. In addition, although the structures are significantly deteriorated, they retain historic integrity, specifically the aspects of location, setting, design, materials and feeling.

The proposed winery will be a small production "estate winery", with a minimum of 75% of grapes grown in Napa County, and most in the vicinity of the winery.

The original Franco Swiss Winery building is in extremely poor condition, but still has a roof. The adjacent wood barn is also in very fragile condition, with holes in the wood shingle roof and walls.

The historic winery, listed in the 1978 Napa County Historic Resources Inventory, is an altered example of a gravity flow stone winery building. The building is in poor to very poor condition. The building has not been seismically retrofitted and is vulnerable to severe earthquake damage. This project proposes seismic strengthening of the building, restoration of the stone walls and wood frame roof structure and use of the building for winery production, sales and marketing. All proposed work will comply with *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*.

Both buildings on the site retain integrity. The wood frame barn also requires seismic retrofitting. Preliminary investigation indicates foundation failure of both structures. This project proposes using the historic stone winery building for wine production, fermentation and barrel storage. The wood barn will be used for storage, agricultural uses, laboratory and winery accessory use.

No new buildings or building additions are proposed other than a small mechanical enclosure. A new underground waste disposal system will be constructed, as well as handicapped accessible improvements to the main floor of the winery and barn. A concrete crush pad adjacent to the existing winery will be renovated and drainage improvements made. No other alterations to the appearance of the site are proposed except for removal of inappropriate additions to the winery building. Adequate on-site parking exists for visitors and employees; however parking spaces are currently not marked. Two handicapped accessible parking spaces with required signage will be installed. No equipment will be stored outside, except during the crush period. Fermentation tanks will be located inside the stone winery, an area not visible from Conn Valley Road or adjacent parcels.

No trees or landscaping will be removed. New all weather seal coated driveways will be used. The existing winery development area located on APN: 025-180-017 will not be expanded. Bottling will be done by a mobile self-contained bottling facility. Solid waste (pomace) will be used as compost in the existing vineyard, or will be taken to the Upper Valley Disposal Service composting facility.

Project Information:

Building footprint:	existing
New building area:	600 sf mech. enclosure
Rehabilitated concrete crush pad:	1,200sf.
Site area:	approximately 2 acres
Existing building area:	Two and three story stone winery = 13,034sf Wood frame barn = 2,054 sf
Building setbacks:	Barn 30 & 25 feet +/- front and side, 125+/- rear Winery 70 +/- front, 50+/- side, 50 +/- rear
Current use:	Vacant - unused, historic winery used for industrial perlite production Barn – office and storage, historic use, agricultural and farm worker housing
Proposed use:	Re-established family winery, with winery crush, fermentation, barrel storage and finished case goods storage located in the stone winery building. Tasting and sales per marketing plan located in the stone winery and barn buildings.
Architecture:	National Register eligible gravity flow stone winery
Site Plan and Landscaping:	Rustic original landscaping – with additional screening added along the eastern property line and new landscaping at the restored parking area.

Current parking:	20 spaces, unmarked
Proposed parking:	11 new marked spaces will be added to the east of the existing winery building and to the west of the existing building. 2 handicapped accessible spaces will be included. 2 loading space will be provided at the historic barn area. No winery parking is proposed for Conn Valley Road or driveways within the property. .
Employees:	2 full time, 1 part-time
Winery Capacity:	20,000 gallons
Grape source:	75% Napa County
Solid waste disposal:	Pomace will be used as compost in the existing vineyard or delivered to Upper Valley Disposal Service for composting in their facility
Bottling:	Bottling will be done by a mobile bottling truck. The truck will park completely on-site within the winery development area. Bottling will be limited to 3 times per year. Hours of bottling operation will be between 7:30am and 7:30 pm.
Finished case goods storage:	After bottling, finished case goods will be stored on site. Some bottled wine for marketing activities, library wines and on-site sales will be stored at the winery.
Marketing activities/ Visitation:	Regular tasting and sales will be by appointment only, with no public tours or tasting; no sales of items not produced on site; appointments for visitors will be between the hours of 10:00am and 4:00pm. No amplified music. Appointments for tours, tasting and visitors to the winery including

marketing activities are limited to six hours per day, six days per week with a maximum of twenty persons per day total number of visitors.

Marketing events:

Daily tours and tastings are by appointment only, with a maximum of 20 visitors per day. Private food and wine events for Trade only will be held 5 times per year, with 36 guests maximum. Food will be prepared off-site. Private winemaker dinners will be held 6 times per year with 12 people maximum, food to be prepared on site. Wine Auction and release events will be held twice per year, with a maximum of 150 visitors. Portable sanitary facilities and off-site shuttle parking will be provided. Food will be catered. Marketing events will be held during the hours of 12:00 pm and 10:00 pm. All parking for the marketing events will be on site or on adjacent parcels, except for the two large annual events. No tasting appointments will be scheduled during any special marketing events. Portable toilet facilities will be provided so that the on-site waste disposal systems will not be impacted.

Hours of Operation:

10:00 am – 4:00 pm, six days/week

Access:

Existing drives

Food Service:

Food service will be catered or prepared on site for groups of less than 12 visitors

Signage:

No signage will be installed except with a separate sign permit. Driveway directional signage will be installed as required. Any identification sign will state that the winery is not open to the

public for tours and tasting, tasting and
sales by appointment only.

Traffic:

see attached traffic study

Wastewater Analysis:

see attached wastewater analysis

Water Analysis:

see attached water availability analysis

Property Owner:

Richard and Leslie Mansfield
1291 Conn Valley Road
St. Helena, CA 94576

Project Statement by:

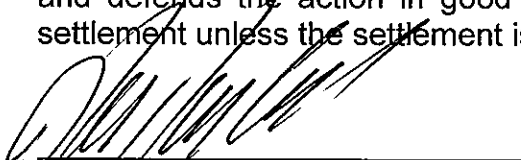
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INDEMNIFICATION AGREEMENT

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

4-22-09

Date

Property Owner (if other than Applicant)

MANSFIELD WINERY

Project Identification