

CITY OF ST. HELENA
PLANNING DEPARTMENT 1480 MAIN STREET- ST. HELENA, CA 94574
PLANNING COMMISSION

OCTOBER 18, 2016

AGENDA ITEM: 10

FILE NUMBER: PL15-051

SUBJECT: Request by Tom Redmon for Demolition Permit, Design Review and Use Permit approval to convert several existing structures and construct several new structures on the property located at 867 Dowdell Lane in the Industrial (I) district into a 24,000 gallon per year production winery without tastings or visitation including a commercial kitchen space for uses outside of wine production.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning Director

APPLICATION FILED: 9/16/15

ACCEPTED AS COMPLETE: 10/05/16

LOCATION OF PROPERTY: 867 Dowdell Lane

APN: 009-580-009

GENERAL PLAN/ZONING: Industrial (I)

APPLICANT: Tom Redmon

PHONE: (707) 326-2838

PROPERTY DESCRIPTION

The proposed project (project) would be located at 867 Dowdell Lane on the south side of the roadway east of Main Street (State Route 29) and just east of the La Fata Street/Dowdell Lane intersection. The subject parcel is approximately 36,479-sf and is located in the Industrial (I) district. There are currently several buildings on-site including two dwelling units, a guest bedroom, a storage building, a barn, a garage, and a well pump house (see details below):

EXISTING FLOOR AREA SUMMARY:

MAIN RESIDENCE	2,171 SF
2 nd UNIT	685 SF
GUEST BEDROOM	231 SF
STORAGE BUILDING	867 SF
BARN	2,915 SF
GARAGE	1,140 SF
WELL PUMP HOUSE	84 SF

TOTAL 8,093 SF

The site is served by three existing driveways with gravel parking areas. The entire parcel frontage along Dowdell Lane extends for approximately 300 feet.

PROJECT DESCRIPTION

No modifications or other changes are proposed for the main residence or the 2nd unit (buildings A & B on the plan set). The existing guest bedroom (building C) would be relocated behind the main residence and would be used for storage purposes. The existing storage building (building D) would be relocated to the rear-center of the property to be used as a winery lab and storage area. The existing barn (building E) would remain in place and be use for barrel storage. The existing garage is would be demolished in order to make way for the proposed commercial kitchen (building G on the plan set). The existing well pump house would remain in its current location and be used as an accessory structure. Proposed new structures include the commercial kitchen building (referenced above), a covered fermentation structure (building F), and a new trash enclosure (building H). A description of each of the structures noted above is provided below.

BUILDING A: This is an existing two floor, 2,171-sf residential structure. As noted above, no changes are proposed to this structure as part of this project.

BUILDING B: This is an existing 685-sf secondary dwelling unit in the project site. Like the main residential structure (building A), no changes are proposed to this structure as part of this project.

BUILDING C: Building C is an existing 231-sf guest bedroom adjacent to the secondary dwelling unit (building B). As discussed above, this structure would be relocated behind the main residence and used for storage purposes. This structure would be finished with horizontal lap siding and a composition shingle roof.

BUILDING D: This is an existing 867-sf storage structure that would be relocated on-site to be used as a winery lab and storage facility. This structure would be finished with rough sawn exterior plywood, a composition shingle roof, and corrugated metal awnings.

BUILDING E: This is an existing 2,915-sf barn that is currently be used as a storage structure. This structure would be modified and converted (losing 163-sf) into a portion of the production winery. The resulting 2,752-sf structure would be used primarily for barrel storage. The existing barn will be rehabilitated and updated to meet current codes and building standards. The barn would be refinished with a combination of horizontal lap and board and batten siding, a rusticated corrugated metal roof and would be approximately 26 feet in height.

BUILDING F: This proposed new 6,619-sf structure would be located perpendicular to the converted barn (building E) and used to house the fermentation tanks used in the creation of wine. This structure would be open on all sides and supported by a steel

frame with steel columns. The roof would be a standing seam metal roof and the structure would be approximately 20 feet in height.

BUILDING G: This proposed new 2,381-sf, two-story building would be located in the back corner of the parcel adjacent a designated parking area where the garage is currently located. The 1,545-sf first floor would be home to a commercial kitchen, restrooms, and a break area. The 836-sf second floor would be used for dry storage. The applicant envisions this space as a tenant space for a licensed caterer or other type of commercial kitchen user. All food prepared in the kitchen will be sold and consumed off-site. The kitchen will likely have one full-time and one part-time employee and its anticipated hours of operation are 6 a.m. until 6 p.m. The kitchen would be required to comply with all Napa County Environmental Management regulations related to food preparation and service. The commercial kitchen would be finished with board and batten siding with a stone veneer base, a composition shingle roof and would be approximately 21 feet in height.

BUILDING H: This is a new proposed 126-sf structure to house garbage receptacles. This trash enclosure would be located in the center of the project site adjacent to the existing well pump house. This structure would be finished with horizontal lap siding and a corrugated metal roof and would stand at approximately 9 feet tall.

WELL PUMP HOUSE: As noted above, the existing 84-sf well pump house would remain in its current location and be used as an accessory storage structure.

PROPOSED FLOOR AREA SUMMARY:

A. MAIN RESIDENCE (E)	2,171 SF
B. 2 nd UNIT (E)	685 SF
C. DRY STORAGE (R)	231 SF
D. STORAGE BUILDING (R)	867 SF
E. BARN (E)	2,752 SF
F. FERMENTATION AREA (N)	6,619 SF
G. COMMERCIAL KITCHEN (N)	2,381 SF
H. TRASH ENCLOSURE (N)	126 SF
WELL PUMP HOUSE (E)	84 SF

TOTAL 15,916 SF

(E) = EXISTING

(N) = NEW

(R) = RELOCATED

The project also includes a concrete crush pad (2,436-sf) and work pad (687-sf) in front of the barn and new covered fermentation tank area. No permanent covers are proposed for these areas in order to preserve views of the barn façade. The proposed level of production for the winery is 24,000 gallons per year. As required in the Industrial Zoning District, retail sales and tasting are prohibited. The hours of operation at the winery are expected to be from 6 a.m. to 6 p.m. during most months of the year, with some necessary expansion of work hours during the harvest period from September to late October each year. The applicant anticipates having two full-time employees and two part-time employees at the winery.

ANALYSIS

CEQA

In accordance with Article 6 and Appendix G of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared for the proposed project (attached). This document contains a description of the proposed project, an analysis of potential environmental impacts resulting from the proposed project as well as mitigation measures intended to reduce any potentially significant impacts to less-than-significant levels.

The Draft IS/MND was circulated for a 20-day public review period from August 12, 2016 to September 1, 2016. No comments were received on the IS/MND during the public review period.

GENERAL PLAN/ZONING

The subject property has a General Plan and Zoning designation of Industrial (I). This designation provides for industrial parks, warehouses, light manufacturing, auto and farm-related equipment sales and repairs, viticulture and winery support services and similar and compatible uses. The General Plan states that “as an agricultural service center, St. Helena needs to accommodate industrial-type uses that support the region’s agricultural and wine-making industries.” In addition, General Plan policies applicable to the proposed project include:

- *2.6.54 – Support the development of only those industries that are consistent with agricultural and environmental values, and the role of the City as an agriculturally-based service center for the surrounding area.*
- *2.6.55 – Ensure that industrial projects are designed and sited so as to provide a positive image of the community. Landscaping and setbacks should be utilized to minimize visual impact.*
- *4.8.2 – Where feasible adapt historic structures to modern uses to ensure their economic viability and to protect against possible loss.*

The General Plan also states that the Floor Area Ratio (F.A.R.) shall not exceed 0.50 in areas designated for industrial uses. With an F.A.R. of approximately 0.436 (15,916-sf / 36,479-sf), the project is in compliance with this limitation.

Catering establishments including retail sales of items prepared on the premises are a permitted use in the Industrial district, however dwelling units in conjunction with an approved industrial use and wineries, excluding retail sales and tasting, are a conditional use in the district. As such, buildings A & B, the main residence and second unit, require use permit approval to be legitimized even though they already exist. Dwelling units in conjunction with an approved industrial use are subject to the following:

1. *Approval of a dwelling unit shall be conditioned to recognize the industrial nature of the area and to provide for the safety of any children who may reside in the unit,*
2. *The floor area of the dwelling unit shall not exceed eight hundred fifty (850) square feet,*
3. *One off-street parking space shall be provided,*
4. *The dwelling unit shall be the primary residence of the occupant, or of the caretaker or security person.*

A condition of approval has been added reflecting requirement #1. As far as #2 is concerned, even with approval of this use permit, the larger residential structure would be considered legal non-conforming as it is above the 850-sf limit placed on dwelling units in the Industrial district. As there is no increase in square footage or intensification of use proposed for the two existing residential living quarters on-site, the degree of non-conformity would not increase. There is adequate off-street parking provided to address requirement #3 as described below. The dwelling units (if occupied) will be the primary residence of the occupant, caretaker or security person.

In addition, pursuant to Municipal Code Section 17.60.040 and 17.164 all signs, new structures or buildings, or exterior revisions of any existing structures or buildings for both permitted and conditional uses shall require design review.

DEVELOPMENT STANDARDS

The project meets Municipal Code required development standards (Section 17.60.070) including lot size, lot width, F.A.R., however, several of the existing buildings are considered non-conforming as they do not meet current setback requirements. Only two setback requirements apply to the project, there is a minimum 20' setback from any street or public right-of-way and a minimum 3' clearance between building and property boundaries. Building B and Building E (existing barn and secondary dwelling unit) are only 5 ½' from the front property line and are therefore considered non-conforming. No square footage is being added to either building and in fact Building E (the barn) is being reduced by 163-sf; therefore, there is no increase in the non-conformity due to the proposed project.

While Building D doesn't currently meet the required 3' property line setback, upon its relocation it will be setback nearly 15' which means the site will be more conforming should the project be approved.

The maximum building height in the (I) district is 45', however, the height of buildings adjacent to residential or agricultural districts may only be as tall as their setbacks from those residential or agricultural districts. Buildings D and G are located on a portion of the property adjacent and agriculturally zoned district and therefore can only be as tall as they are setback from the property line. Each of these buildings are setback from the property line the same distance as they are tall and therefore meet this height requirement.

HISTORIC RESOURCES

Although the existing barn and other structures are not listed on the City's Historic Resources Master List, because of the barn's age, strong visual presence and location, a historical resources evaluation for the project was conducted. The applicant consulted with Juliana Inman, an architect that meets the Secretary of the Interior's Professional Qualifications Standards in Architecture and Historic Architecture to evaluate the historical status of the home. Ms. Inman notes that the barn appears to have been built in the 1890-1900 period, and altered several times since then, however the barn retains integrity of location, setting, materials, design, feeling and association. It should be noted that the barn no longer retains integrity of workmanship due to deterioration. Due to the strong visual presence of this large barn in its original location, it remains a contributor to the historic fabric of St. Helena. The relationship of the barn to the surrounding neighborhood are important character-defining aspects of the resource. Ms. Inman included several recommendations that have been included as Conditions of Approval. These recommendations include:

- *That a permanent crush pad cover not be constructed since it would obscure the long elevation of the barn and diminish its distinctive massing and scale;*
- *Only a removable crush pad cover that is used seasonally (during harvest) may be used;*
- *No inappropriate light fixtures, finishes or materials should be added;*
- *The replacement of historic materials should be done where original material has been broken, lost or weathered to an extent making repair infeasible. Replacement features must match the old in design, color, texture, visual qualities, and material; and*
- *All windows of the barn should be repaired rather than replaced where feasible.*

The main house was built circa 1890 and will not be modified as part of the proposed project. Ms. Inman concludes that the work described in the proposed project and as recommended by her report, meets the Secretary of the Interior's Standards for the restoration or rehabilitation of a historic structure.

TRAFFIC, CIRCULATION AND PARKING

As detailed in the Traffic Impact Analysis (TIA) prepared by Omni-Means and attached to this report, the proposed project would generate 9 AM and 9 PM weekday peak hour trips and 12 Saturday peak hour trips. The SR-29/Dowdell Lane intersection would be operating at LOS D during the weekday AM and PM and weekend time periods with proposed project traffic. Proposed project traffic would add less than one (1) second of overall vehicle delay to the intersection and would make up less than one (1) percent of overall peak hour volumes at this intersection consistent with City of St. Helena significance thresholds for unsignalized intersections on Main Street (SR-29). There are two reasons for acceptable level-of-service (LOS) at the SR-29/Dowdell Lane intersection:

1. The completion of the St. Helena SR-29 Channelization Project (Summer—2017). The installation of a two-way-left-turn-lane on SR-29 at

Dowdell Lane would greatly improve vehicle access to Dowdell Lane to/from SR-29 and reduce overall vehicle delays. The new two-way-left-turn-lane would allow stop-sign controlled outbound vehicles (making a left-turn) to merge more safely onto SR-29 by providing a refuge lane to merge into southbound through-traffic. Similarly, the TWLTL would also allow southbound motorists on SR-29 to make a left-turn (inbound) to Dowdell Lane without delaying through-traffic on the highway. Indirectly, the planned signal for the SR-29/Grayson Avenue intersection just north of Mills Lane would also benefit traffic at Dowdell Lane (at times) by providing more “gaps” in southbound traffic;

2. The proposed project description does not include any guest visitation or marketing events what-so-ever (just this fact alone greatly reduces the overall traffic generation). The project description focuses on employment and truck deliveries related to proposed winery production and commercial kitchen uses. Again, there would be no tastings, tours, or marketing events at the facility.

All remaining study intersections on Dowdell Lane at La Fata Street and proposed project driveway would continue to operate within accepted City of St. Helena LOS thresholds with proposed project traffic (LOS A during all three weekday and weekend time periods).

Primary access to the proposed project site would be provided directly by Dowdell Lane through four (4) driveways along the project frontage. Vehicle sight distance to the east and west on Dowdell Lane from proposed project driveway(s) on Dowdell Lane meets the recommended sight distances of 150-200 feet based on vehicle speeds of 25-30 mph. With regard to driveway access; given that multiple driveways would provide access to various winery production facilities it is recommended that truck deliveries use the first and third driveways (respectively). These driveways would be connected by an internal parking and circulation area. Trucks could enter one driveway and exit out the other driveway without having to turn around.

PARKING

As noted above, Municipal Code Section 17.60.030, “Conditional uses”, requires dwelling units in conjunction with an approved industrial use to provide one off-street parking space. Therefore, two (2) off-street parking spaces are required for the main residence and second unit.

Municipal Code Section 17.124.030(D), “Commercial and Office Uses”, requires one space for each three hundred (300) square feet of building floor area. As 1,545-sf of Building G would be used for a commercial kitchen, five (5) off-street parking spaces are required.

Municipal Code Section 17.124.030(F), “Wineries”, states that the parking needs for wineries shall be determined by the planning commission dependent upon winery capacity, number of employees (including seasonal employees) and

accessory uses (visitors, assembly and entertainment areas, and retail sales area). The winery is expected to have 2 full-time and 2 part-time employees.

The applicant has provided twelve (12) designated parking spaces including one (1) ADA compliant space however the site is large enough to accommodate additional off-street parking should the need arise.

WATER

The proposed project is required to comply with the City's Water Neutrality Policy. As such, a Theoretical Water Use Report dated August 28, 2015 prepared by Delta Consulting and Engineering was submitted and is included as an attachment to this report. This report concluded that construction of the new winery related buildings and remodeling of the existing structures is not expected to increase the water-use on the property if the recommendations of the report are followed. Between the utilization of high efficiency toilets, and low-flow bathroom sinks, the post-construction water-use will be less than the pre-construction water-use and meet the City of St. Helena's water neutral requirement.

WASTEWATER

A Septic Feasibility Report dated August 28, 2015 prepared by Delta Consulting and Engineering was submitted by the applicant, a copy of which is attached. Based on the analysis performed in this report, Redmon Ranch Winery is expected to generate a combined domestic and process waste of 2,066 gallons per day. The existing septic system that handles all the domestic wastewater will be demolished per Napa County Standards and a new sewer connection to the City of St. Helena's Wastewater Treatment System will be established for both the domestic and process wastewater. The addition of a winery and commercial kitchen for Redmon Ranch Winery is suitable for the parcel with respect to wastewater treatment and disposal. With the proposed site development and marketing plan, the amount of wastewater generated is not expected to adversely affect the City of St. Helena's Wastewater Treatment System.

USE PERMIT

The purpose of a use permit is to allow the proper integration of essential or desirable uses which may be suitable only in certain locations or zoning districts in the City, or to ensure that such uses are designed or arranged on the site in a particular manner. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. Pursuant to Municipal Code Section 17.168 050, no use permit shall be granted unless all of the following general findings can be made:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.

4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
8. That the proposed use would not be in conflict with the City's General Plan.
9. That the proposed use would not be injurious to public health, safety, or welfare.
10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.
11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

Based on the information provided in the staff report above, staff finds that the project meets and/or complies with the required findings to approve a Use Permit. The findings included in the attached resolution identify this compliance.

DEMOLITION PERMIT

As provided in Municipal Code Section 17.164.050(E), no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings:

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.

Only the existing 1,140-sf garage would be demolished as part of the proposed project. All other structures will be either rehabilitated or relocated on-site. According to architect Juliana Inman, the heavily altered existing garage was likely constructed in the 1930's and is not historic due to its lack of integrity. Demolition of this structure would not impact a historical resource or otherwise negatively affect the character of the project area.

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The following design criteria should be considered by the

Planning Commission in review of this application (Zoning Ordinance Section 17.164.030):

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
12. Whether natural features are appropriately preserved and integrated with the project;
13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;
17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

The project site is located in a developed industrially zoned area of the City and is currently developed with multiple structures used for a variety of things. The proposed changes introduced by the project are consistent with an industrial area and would not result in any negative visual impacts. There are no properties near the proposed project site that would be in anyway negatively affected by the development of the project at this location. For these reasons, staff believes that the proposed project is consistent with the required design review criteria listed above.

CORRESPONDENCE

At the time of packet distribution staff had received no letters in support or opposition to this application.

STAFF RECOMMENDATION

Staff finds that the project resulting from the proposed demolition permit, design review and use permit is in character with the Industrial district and that the proposed changes will not negatively affect surrounding properties. Because of this staff concludes that the appropriate findings can be made and recommends that the Planning Commission:

1. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the project; and
2. Accept the required findings and approve the demolition permit, design review and use permit for the proposed winery and commercial kitchen at 867 Dowdell Lane.

ATTACHMENTS

1. Resolution / Conditions of Approval
2. APN Map
3. Aerial Views
4. Project Plans and Renderings
5. Applicant Statement
6. Theoretical Water Use Report
7. Septic Feasibility Report
8. Mitigated Negative Declaration
9. Historical Resources Report
10. Traffic Study

**DEMOLITION PERMIT, DESIGN REVIEW AND USE PERMIT NO. PL15-051
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO 867 DOWDELL LANE**

PROPERTY OWNER: Tom Redmon

APN: 009-580-009

Recitals

1. Request by Tom Redmon for Demolition Permit, Design Review and Use Permit approval to convert several existing structures on the property located at 867 Dowdell Lane in the Industrial (I) district into a 24,000 gallon per year production winery without tastings or visitation including a commercial kitchen space for uses outside of wine production.
2. Pursuant to CEQA Guidelines Sections 15072 and 15073, a Draft Mitigated Negative Declaration and included Initial Study was circulated for public review and comment from August 12, 2016 until September 1, 2016.
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on October 18, 2016.

Resolution

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission, having reviewed the Draft Mitigated Negative Declaration and included Initial Study, and considered all comments related thereto hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
- C. Pursuant to Municipal Code Section 17.164.050(E), the Planning Commission makes the following findings for the approval of a Demolition Permit:
 1. *That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building; and*
 2. *That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.*
- D. The Planning Commission determines the project is in compliance with the following Design Review criteria of Municipal Code Section 17.164.030:
 1. *Consistency and compatibility with applicable elements of the general plan;*
 2. *Compatibility of design with the immediate environment of the site;*
 3. *Relationship of the design to the site;*
 4. *Determination that the design is compatible in areas considered by the board as having a unified design or historical character;*

5. *Whether the design promotes harmonious transition in scale and character in areas between different designated land use;*
 6. *Compatibility with future construction both on and off the site;*
 7. *Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;*
 8. *Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;*
 9. *Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;*
 10. *Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;*
 11. *Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;*
 12. *Whether natural features are appropriately preserved and integrated with the project;*
 13. *Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;*
 14. *In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;*
 15. *Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;*
 16. *Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;*
 17. *Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.*
- E. Pursuant to Municipal Code Section 17.168.050, the Planning Commission makes the following Use Permit findings to support the motion to approve the use permit:
1. *That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.*
 2. *That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.*
 3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.*
 4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.*
 5. *That the proposed use would provide adequate ingress and egress to and from the proposed location.*

6. *That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.*
7. *That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.*
8. *That the proposed use would not be in conflict with the City's General Plan.*
9. *That the proposed use would not be injurious to public health, safety, or welfare.*
10. *That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.*
11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.*
12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.*

Planning Department Conditions of Approval

- F. The Planning Commission approves the demolition permit, design review and use permit for the above-described project with the following conditions of approval. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
1. Project approvals shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
 3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
 4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly

notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

5. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
6. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
7. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
8. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on October 18, 2016, except as modified herein.
9. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
10. Retail sales and tasting are prohibited at the winery.
11. As there are existing dwelling units on-site, the applicant/owner shall recognize the industrial nature of the area and shall provide for the safety of any children who may reside in the on-site dwelling units by properly securing any potentially dangerous areas or structures.
12. While this use permit legitimizes the on-site dwelling units, they remain non-conforming structures due to their size (Building A) and their non-conforming setbacks.
13. A permanent crush pad cover shall not be constructed on-site. Only a removable crush pad cover that is used seasonally (during harvest) may be used.
14. No inappropriate light fixtures, finishes or materials should be added to the historic barn.
15. The replacement of historic materials should be done where original material has been broken, lost or weathered to an extent making repair infeasible. Replacement features must match the old in design, color, texture, visual qualities, and material.
16. All windows of the barn should be repaired rather than replaced where feasible.
17. No fence in the front setback shall exceed three feet in height; all other fencing shall not exceed eight feet in height.
18. A minimum of ten percent (10%) of site shall be landscaped.
19. Water-conserving designs and irrigation systems shall be used.
20. Trash bins shall not be visible from public right-of-way.

21. Materials storage shall be screened from public view.
22. Property owners shall recognize that there exists a right to farm properties within the district and in the vicinity of the district. There is a good faith expectation that no complaints will occur regarding legal, normal agricultural activities on properties in the district or in the vicinity of the district. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.
23. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

24. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
25. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.
26. Improvement plans shall incorporate all grading, drainage, and utilities shown on the approved Use Permit package, those improvements agreed to in public hearings, the requirements of these conditions of approval, and those improvements required by any codes in effect at the time of plan submittal.
27. Construct frontage improvements along the Dowdell Lane frontage including curb, gutter, sidewalk, pavement widening (and transitions), necessary longitudinal and transverse drainage, safety-related signage, messaging and parkway landscaping. The face of curb shall be placed approximately 10 feet from the right-of-way line to conform to the improvements along the adjoining frontage.

28. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties. The applicant shall submit a drainage and hydrology analysis for the project impact, including downstream erosion potential, to the City of St. Helena Public Works Department with the Improvement Plan submittal in accordance with City of St. Helena, Napa County and State of California codes in effect at the time of improvement plan submittal.
29. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
30. The applicant shall incorporate water conservation practices into the proposed project per the Theoretical Water Use Report prepared by Joel Dickerson of Delta Consulting & Engineering, dated August 28, 2015. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.
31. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review approval. The Plan shall be prepared in accordance with the latest edition of the *Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual* and the requirements of the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ).
32. Prior to occupancy the applicant shall enter into and record a Post-Construction Stormwater Operations and Maintenance Agreement with the City.
33. If the proposed/new landscaping involves an area greater than 500 square feet, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELo).
34. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, R-values, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
35. Site plan shall show the location of any trees within the project area.
36. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
37. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current

requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.

38. The applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges. The annual stormwater illicit discharge inspections are performed and invoiced to the applicant by Napa County Department of Environmental Management.
39. Remodels or new construction which require fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.
40. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.
41. The existing on-site septic system must be demolished in accordance with the County Department of Environmental Management (DEM).
42. The applicant shall apply for annexation to the St. Helena Municipal Sewer District No. 1 prior to issuance of a Building Permit. The application shall be completed in accordance with the City of St. Helena's Sewer Annexation Procedures including all annexation, impact, connection, and sewer fees.
43. The applicant shall be responsible for the extension of sewer lines to the property.
44. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, the enclosed trash area shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.
45. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.

- 46. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
- 47. The applicant shall be required to obtain an encroachment permit for improvements on public right-of-ways prior to receiving a grading or building permit authorizing site work or construction activities on the site.
- 48. All wastewater lines of the proposed use must be connected to the St. Helena sewer system and designed in accordance with the City sewer system standards. Wastewater shall not contain wine production byproducts. A sewer sampling manhole shall be installed at or near the unit cleanout per City Standards.
- 49. Wastewater discharged is subject to all of the requirements and limitations set forth in Chapter 13.24, Wastewater Discharge, of the St. Helena Municipal Code.
- 50. Apply for and obtain a Wastewater Discharge Permit from the Department of Public Works as specified in St Helena Municipal Code Section 13.24.50. The permit conditions will require:
 - a. Discharge flow rate shall not exceed 2,100 gallons per day.
 - b. Pretreatment of winery wastewater is required to achieve the following discharge limits for the following constituents and characteristics:

Constituent or Characteristic	Maximum Allowable Concentration (mg/L)
pH	6.0 < pH < 9.0
BOD	250
TSS	250
FOG	40

- c. Prior to the occupancy and operation of the winery facilities, the owner shall install a pretreatment system consistent with the Wastewater Pretreatment Schematic Flow Diagram provided in the Septic Feasibility Report prepared by Delta Engineering & Consulting Engineers dated August 28, 2015.
 - d. The pretreatment system shall provide protection from accidental discharge of prohibited materials or other wastes regulated as defined in Chapter 13.24, Wastewater Discharge, of St. Helena Municipal Code. Such facilities shall be provided and maintained at the Owner's expense. Detailed plans showing facilities and operating procedures to provide this protection shall be submitted to the City for review and approval prior to building permit approval.

- e. Wastewater with a pH less than 6.0 or greater than 9.0 shall be automatically held in an onsite tank. This wastewater shall only be released after receiving approval to discharge from the wastewater treatment plant operator. Release of said wastewater shall then be limited to the periods from of 6:00 am to 9:00 am and from 5:00 pm to 8:00 pm. The flow rate of the release or discharge shall then not exceed 10 gpm.
- f. At the owner's expense, sampling and discharge water quality analysis shall be performed for the above listed constituents and/or characteristics at monthly intervals by a California-certified laboratory under chain of custody documents. Such reports shall be submitted to the City by the 15th day of the following month.
- g. The owner shall notify the City and take immediate corrective action upon receipt of any laboratory report or other information indicating that the concentration of any constituent listed in the table above exceeded the maximum concentration. Failure to take immediate corrective actions may result in enforcement actions as provided under the St. Helena Municipal Code or other applicable law.
- h. The pretreatment system shall record daily flow totals and pH. Owner shall continuously maintain records of all daily flows and pH and all laboratory reports for a rolling three year period. Said records shall be made available to the City for review upon request.
- i. The owner shall test and calibrate the pH meter and discharge pump lockdown system logic annually to confirm that they still function to hold wastewater with a pH less than 6.0. Written confirmation of the testing and results shall be submitted to the City.
- j. The City shall have the right to randomly sample and test the discharge for the above listed constituents. Owner agrees to reimburse the City for the cost of such testing. The sampling manhole shall be accessible at all times. The City shall have the right to inspect all parts of the pretreatment system at anytime during normal business hours.

Building Department Conditions of Approval

- 51. A building permit is required for all onsite demolition, construction and/or change of occupancy.
- 52. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2013 Title 24 codes.
- 53. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
- 54. The applicant shall provide a construction waste management plan with the building permit application.

55. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
56. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
57. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

Fire Department Conditions of Approval

58. Fire sprinklers and fire hydrants shall be installed as required by the Fire Department.

I HEREBY CERTIFY that the foregoing demolition permit, design review, and use permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on October 18, 2016 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

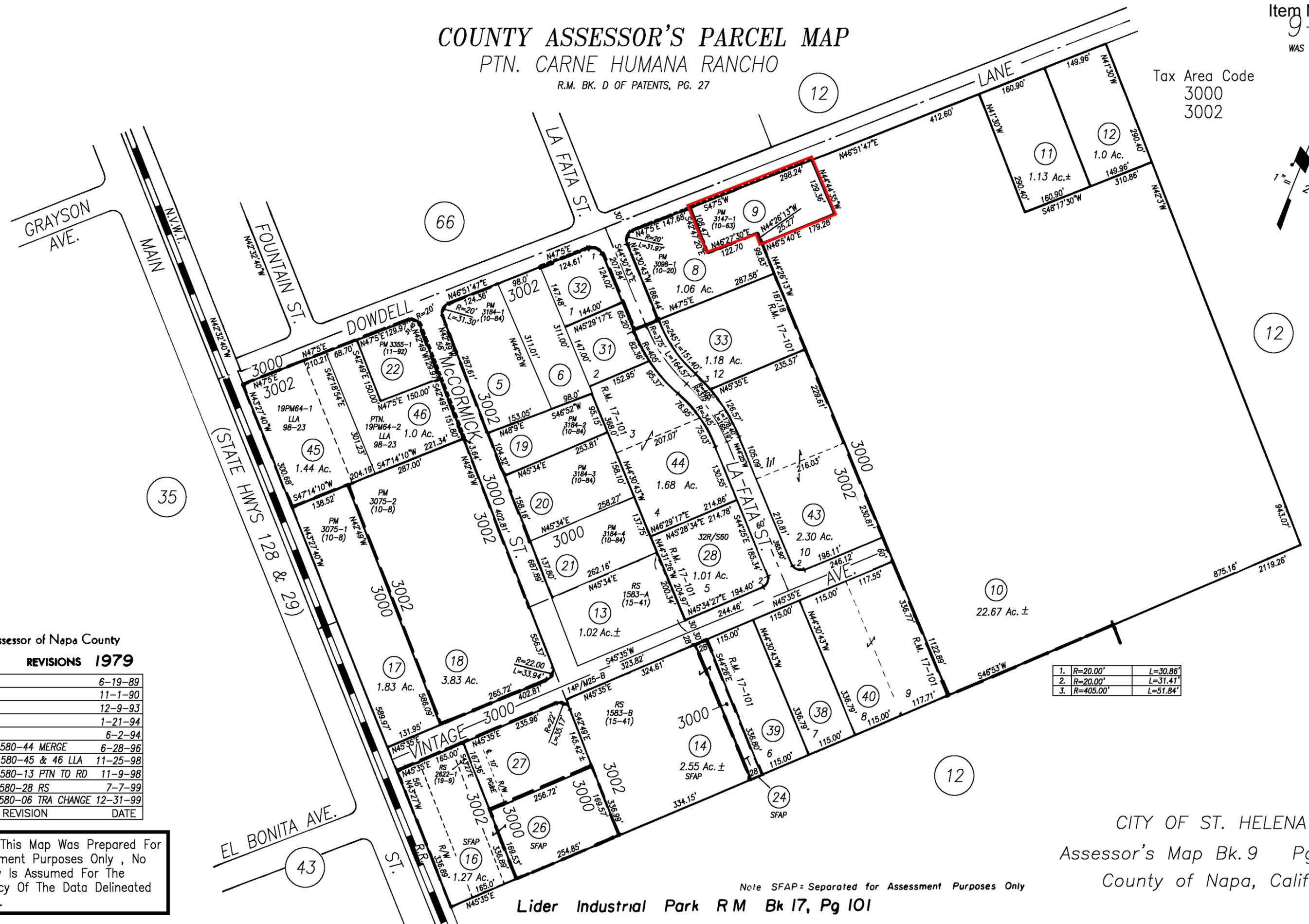
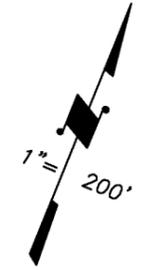
ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh
Planning Director

COUNTY ASSESSOR'S PARCEL MAP
 PTN. CARNE HUMANA RANCHO
 R.M. BK. D OF PATENTS, PG. 27

Tax Area Code
 3000
 3002



Assessor of Napa County
REVISIONS 1979

6-19-89
11-1-90
12-9-93
1-21-94
6-2-94
580-44 MERGE 6-28-96
580-45 & 46 LLA 11-25-98
580-13 PTN TO RD 11-9-98
580-28 RS 7-7-99
580-06 TRA CHANGE 12-31-99
REVISION DATE

NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

1. R=20.00'	L=30.86'
2. R=20.00'	L=31.41'
3. R=405.00'	L=51.84'

Note SFAP = Separated for Assessment Purposes Only



867 Dowdell Ln

Google earth

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38°29'59.95" N 122°27'23.53" W elev 224 ft eye alt 4113 ft

1993



867 Dowdell Ln

Dowdell Ln



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Consultant:

A Proposed Winery for: Redmon Ranch Winery

867 Dowdell Lane, St. Helena, CA 94574
APN: 009-580-009



ABBREVIATIONS

∠	AND ANGLE	EXP JT	EXPANSION JOINT EXTERIOR	MTL	METAL	T	TREAD
AT	AT	FA	FIRE ALARM	(N)	NEW	TB	TOWEL BAR
⊕	CENTERLINE	FAU	FORCED AIR UNIT	NEC	NATIONAL ELECTRICAL CODE	TEL	TELEPHONE
⊖	DIAMETER/ROUND	FD	FLOOR DRAIN	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	TAG	TONGUE & GROOVE
∥	PARALLEL	FDN	FOUNDATION	OC	ON CENTER	THK	THICK
⊥	PERPENDICULAR	FE	FIRE EXTINGUISHER	OD	OUTSIDE DIMENSION	TOC	TOP OF CONCRETE
#	NUMBER	FEC	FIRE EXTINGUISHER CABINET	OPNG	OPENING	TOW	TOP OF WALL
AB	ANCHOR BOLT	FF	FINISH FLOOR	NC	NOT IN CONTRACT	TV	TELEVISION
AC	ASPHALTIC CONCRETE	FN	FINISH FLOOR	NO	NOT TO SCALE	TYP	TYPICAL
ACOST	ACOUSTICAL	FLR	FLOOR	NTS	NOT TO SCALE	UON	UNLESS OTHERWISE NOTED
AD	AREA DRAIN	FLR	FLOOR	O	OVER	VERT	VERTICAL
ADJ	ADJUSTABLE OR ADJACENT	FOC	FACE OF CONCRETE	OBSC	OBSCURE	VGDF	VERTICAL-GRAIN
AFF	APPROXIMATE	FOF	FACE OF FINISH	OC	ON CENTER	VDGLAS FR	DOUGLAS FIR
ARCH	ARCHITECTURAL	FOS	FACE OF STUD	OD	OUTSIDE DIMENSION	VOL	VOLUME
ASPH	ASPHALT	FORM	FACE OF MASONRY	OH	OVERHANG	W	WASHER
AV	AUDIO VISUAL	FP	FIREPROOF	OPNG	OPENING	WO	WITHOUT
BD	BOARD	FS	FLOOR FINISH	OPP	OPPOSITE	WC	WATER CLOSET
BID	BUILDING	FUR	FURRING	PT	PLATE OR PLASTER	WD	WOOD
BLK	BLOCK	G	GAS	PLAS	PLASTER	WB	WATER HEATER
BLCG	BLOCKING	GA	GALV	PLYWD	PLYWOOD	WINDW	WINDOW
BM	BEAM	GR	GRADE	PVL	PANEL	WP	WATERPROOF
BOT	BOTTOM	GRB	GRAB BAR	PSI	POUNDS PER SQ. INCH	WSCT	WANSOT
CAB	CABINET	GD	GARAGE DISPOSAL	PTD	PRESSURE TREATED	WT	WEIGHT
CB	CATCH BASIN	GFCI	GROUNDFault CIRCUIT INTERRUPTER	(R)	REMOVE	WW	WELDED WIRE
CBC	CALIFORNIA BUILDING CODE	GL	GLASS	RA	RETURN AIR		
CD	CALIFORNIA MECHANICAL CODE	GR	GRADE	RAD	RADIUS		
CMP	CALIFORNIA PLUMBING CODE	GSM	GALVANIZED SHEET METAL	RD	ROOF DRAIN		
CPC	CALIFORNIA PLUMBING CODE	H	HOSE BIB	REC	RECESSED		
CEC	CALIFORNIA ENERGY CODE OR CALIFORNIA ENERGY COMMISSION	HD	HEAD	REF	REFERENCE		
CEM	CEMENT	HDR	HEADER	REFR	REFRIGERATOR		
CI	CAST IRON	HG	HANGER	REG	REGULAR		
CJ	CONTROL JOINT	HORIZ	HORIZONTAL	REIN	REINFORCED		
CLG	CEILING	HR	HOUR	REQ	REQUIRED		
CLR	CLEAR	HT	HEIGHT	RESL	RESILIENT		
CMU	CONCRETE MASONRY UNIT	HW	HOT WATER	REV	REVISION		
COL	COLUMN	ID	INSIDE DIMENSION	RM	ROOM		
CONC	CONCRETE	IN	INCH	RO	ROUGH OPENING		
CONN	CONNECTION	INSUL	INSULATION	RWD	REDWOOD		
CONTR	CONTRACTOR	INT	INTERIOR	SA	SUPPLY AIR		
CW	COLD WATER	JAN	JANITOR	SCD	SEE CIVIL DWGS		
DBL	DOUBLE	JST	JOIST	SCHED	SCHEDULE		
DET	DETAIL	JT	JOINT	SECT	SECTION		
DF	DOUGLAS FIR OR DRINKING FOUNTAIN	KIT	KITCHEN	SH	SEE ELECTRICAL DWGS		
DIA	DIAMETER	LAB	LABORATORY	SHR	SHOWER		
DNG	DIAGONAL	LAM	LAMINATE	SHT	SHEET		
DM	DIMENSION	LAV	LAVATORY	SL	SIMILAR		
DN	DOWN	LB	LOAD BEARING	SLNG	SLUING		
DR	DOOR	LD	LOAD	SLD	SEE LANDSCAPE DWGS		
DS	DOWNSPOUT	LT	LIGHT	SMD	SEE MECHANICAL DWGS		
DWG	DRAWING	MACH	MACHINE	SPD	SEE PLUMBING DWGS		
DWR	DRAWER	MAINT	MAINTENANCE	SPEC	SPECIFICATION OR SPECIAL		
EA	EACH	MAX	MAXIMUM	SQ	SQUARE		
ELEV	ELEVATION OR ELEVATOR	MC	MEDICINE CABINET	SSD	SEE STRUCTURAL DWGS		
ELECT	ELECTRICAL	MECH	MECHANICAL	SSTL	STAINLESS STEEL		
EMER	EMERGENCY	MIR	MIRROR	STD	STANDARD		
EQ	EQUAL	MISC	MISCELLANEOUS	STRUC	STRUCTURAL		
EXP	EXPANSION	MO	MASONRY OPENING	SUSP	SUSPENDED		
				SW	SHEAR WALL		
				SYM	SYMMETRICAL		
				SYS	SYSTEM		

PROJECT NOTES

- APPLICABLE BUILDING CODES:
CALIFORNIA CODE OF REGULATIONS TITLE 24
- PART 1: 2013 BUILDING STANDARDS ADMINISTRATIVE CODE
PART 2: 2013 CALIFORNIA BUILDING CODE
PART 2.5: 2013 CALIFORNIA RESIDENTIAL CODE
PART 3: 2013 CALIFORNIA ELECTRICAL CODE
PART 4: 2013 CALIFORNIA MECHANICAL CODE
PART 5: 2013 CALIFORNIA PLUMBING CODE
PART 6: 2013 CALIFORNIA ENERGY CODE
PART 7: 2013 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
PART 8: 2013 CALIFORNIA HISTORICAL BUILDING CODE
PART 9: 2013 CALIFORNIA FIRE CODE
PART 10: 2013 CALIFORNIA EXISTING BUILDING CODE
PART 11: 2013 CALIFORNIA GREEN BUILDING CODE
PART 12: 2013 CALIFORNIA REFERENCED STANDARDS CODE
- NOTES:
- THE CONTRACTOR SHALL PROVIDE WORKMAN'S COMPENSATION INSURANCE, LIABILITY INSURANCE AND A PERFORMANCE BOND IN THE AMOUNT OF THE COST OF CONSTRUCTION.
 - THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL FOR A MINIMUM OF ONE YEAR. EXCEPTION: ROOF SHALL BE GUARANTEED FROM LEAKAGE FOR A MINIMUM OF TWO YEARS OR AS SPECIFIED.
 - THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY PKA OF DISCREPANCIES.
 - THE CONTRACTOR SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE TV, AND GAS PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE THE DRAWINGS. WHERE DISCREPANCIES OCCUR, NOTIFY PAUL KELLEY ARCHITECT FOR CLARIFICATION.
 - ACCEPT NO INK OR PENCIL CORRECTIONS OR SUBSTITUTIONS TO THESE DRAWINGS WITHOUT THE ARCHITECT'S WET SIGNATURE. PAUL KELLEY ARCHITECT SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.
 - ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD PAUL KELLEY ARCHITECT HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO REQUIREMENTS AND MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES, LOCAL ORDINANCES, AND ACCEPTABLE STANDARDS.
 - THESE DRAWINGS ARE THE PROPERTY OF PAUL KELLEY ARCHITECT AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN AT THE LOCATION SHOWN ON THESE PLANS.
 - PAUL KELLEY ARCHITECT SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
 - PAUL KELLEY ARCHITECT ASSUMES NO RESPONSIBILITY FOR PERFORMANCE OF PRODUCTS OR MATERIALS SPECIFIED.
 - THE CONTRACTOR SHALL FURNISH ALL SYSTEMS COMPLETE AND WITH ALL ACCESSORIES REQUIRED FOR INSTALLATION IN ACCORDANCE WITH EXCELLENT AND ACCEPTABLE TRADE PRACTICE.

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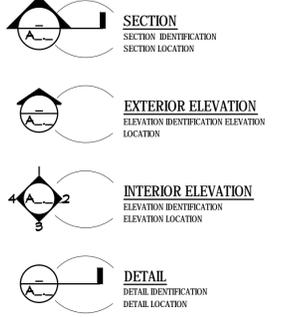
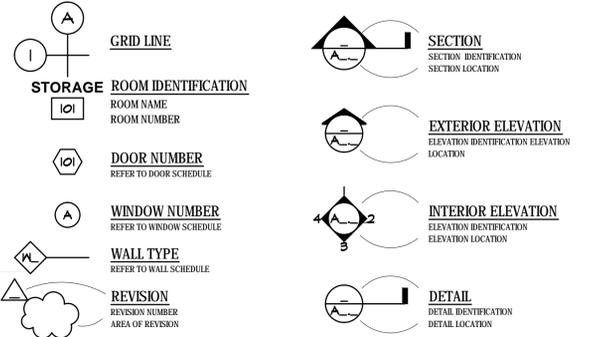
CONTACTS

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PROJECT DATA

Assessor Parcel Number(s):	009-580-009
Project Address:	867 Dowdell Lane St. Helena, CA 94574
Construction Type:	VB - Non Sprinkled
Lot Area:	0.84 acres
Floor Area Existing:	- (For Existing Floor Area Summary - See Sheet A1.10)
Floor Area Proposed:	- (For Proposed Floor Area Summary - See Sheet A1.11)

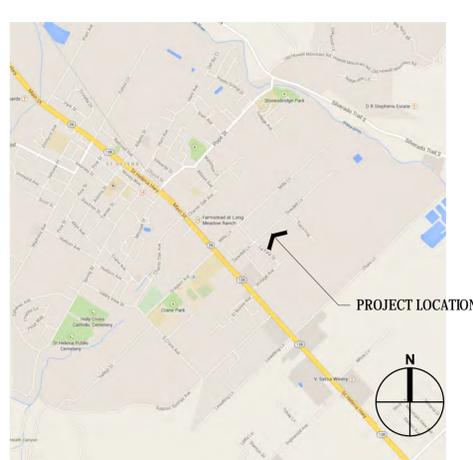
SYMBOLS



G.I.S. AERIAL VIEW



VICINITY MAP



A Proposed Winery for
Redmon Ranch Winery
 867 Dowdell Ln., St. Helena, CA 94574
 APN: 009-580-009

Scale

REVISIONS

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Date: August 28, 2015
Project No: 130401
Sheet Title:

TITLE SHEET

Sheet #: **A0.00**
USE PERMIT SUBMITTAL