Project Statement

Redmon Winery and Commercial Kitchen Tenant Space
APN 009-580-009
867 Dowdell Lane, St. Helena

The proposed project is a use permit for industrial development utilizing and converting existing structures on an 0.84-acre site in the industrial park on Dowdell Lane, south of the City of St. Helena. The total square footage of existing and proposed development is 20,754 square feet. Of this, the two existing residential and accessory residential structures total 8,009 sq. ft. Winery uses and accessory structures total another 10,238 sq. ft. A proposed commercial kitchen tenant space occupies a total of 2,381 sq. ft. of kitchen and storage area.

The applicant proposes to move and convert an existing barn, which has some historical significance due to its age, to a production (only) winery, which will include wine processing areas such as crush, fermentation, and barrel storage areas, winery offices and lab. The applicant does not propose any visitation at the winery, nor will any events be held in this location. Additionally, the applicant proposes a space that will accommodate a commercial kitchen tenant and dry goods storage space in an existing structure presently used for storage. The property contains two existing residential structures, a primary residence and guesthouse, which are legal nonconforming uses in the Industrial-zoned area. These units will remain and will serve, to some extent as "live/work" uses. Design of the proposed project and appropriate landscape treatment serve to promote capability between the industrial uses and the existing residential uses on this parcel.

A total of 12,745 sq. ft. is proposed for the project (other than residential uses), basically converted existing structures on-site. Residential and residential accessory structures total 8,009 sq. ft. of space. The remaining space is allocated to the proposed winery and commercial kitchen tenant space, and to maintenance structures such as the well/pump house and refuse receptacle, which will serve all. (See all square footage allocations by structure in enclosed architect's floor plans and elevations.)

Historic architect Juliana Inman has reviewed the structures on the site and prepared a report identifying the extent of historic significance associated with each of the structures. Her report guided the project architect, Paul Kelley in designing re-use plans for the structures slated for industrial uses. A copy of Juliana Inman's report is included with this application filing. Essentially, the report finds that the barn retains some historic significance because of its age, in spite of having been altered significantly over the years. She recommends no permanent cover over the crush pad, in order to avoid inappropriate contrast between the historic barn and the crush operations area. Rather, automatic diversion valves will be used to prevent process water runoff from eventually going into the City's storm drains and ultimately, into the State's waters. The garage conversion structure does not have any historic significance. Guidelines for construction

that is consistent with the direction of the Secretary of Interior standards will be an important part of the work on this project. Detail of those standards are included in the report from Juliana Inman, included with this application.

In summary, since the location of this historically significant barn has importance in its overall context, re-use of the barn on-site for a viable commercial use is considered the best solution towards retaining what is historically and culturally significant as a community resource. In some cases, this is not a viable option and the resource has to be moved outside its contextual setting. The character and scale of the proposed Redmon Ranch Winery make it ideal for such re-use, with its vernacular protected. It is also a positive that there are several other wineries in proximity to this one so that the overall character of the area remains that of an agrarian nature. It is hard to imagine and alternative use that would work as well in terms of protecting this cultural resource.

Local Plans and Regulations

The proposed project is on a parcel of just under one acre, in the City industrial park south of Main Street, on Dowdell Lane. The uses proposed are listed as "uses allowed with an approved use permit" in the Industrial District Zoning category of the City's Zoning Plan. The *St. Helena General Plan* land use designation for this property is also indicated as Industrial. Since the City has a limited inventory of lands suitable for industrial development and the City depends upon industrial development in part for its tax base, commercial uses involving visitation (such as with a wine tasting use) are discouraged and directed to other commercially-zoned areas of the City. The proposed winery will be a production winery, its only accessory uses being winery administrative offices and a lab. There will be no wine tasting activities at this location.

The proposed project is consistent with the goals and policies contained in the *City of St. Helena General Plan*, as well. Technical reports prepared by Delta Engineering show that the proposed project is compatible with other City policies associated with wastewater and water supply. Water use and wastewater feasibility reports are included with the submittal of materials associated with this use permit application.

The applicant will provide necessary construction plans, consistent with the *California Unified Building Code* and will abide by all other City and County (Environmental Management) requirements applying to a development of this nature and type.

Surrounding Land Uses and Existing Conditions

The subject property is located within the City's designated industrial park, located just off Highway 29 South just before the entrance to the City on Highway 29/Main Street. The predominance of uses in this area are industrial space and light office spaces. Surrounding land uses include vineyards, rural residential development, and several wineries. Directly across Dowdell Lane from the subject property is the recently approved Crocker & Starr Winery (W Winery District zoning). There are approximately

160 acres of mature vineyards in this location to the north and east of the extension of Dowdell Lane and the Mills Avenue stubb.

Production Winery

The historic barn on-site is proposed for conversion to a production winery where crushing, fermentation, barrel storage and other aspects of winemaking occur. Visitation is not a proposed use at this location, however. The proposed level of production for this winery is 24,000 gallons per year, which qualify the winery as a "small family winery." While the subject property does not have vineyards planted on it, the applicant acquires grapes from a number of well-known vineyards in Napa County. These are as follows.

Pat Garvey: West Zinfandel vineyard for Cabernet blend (4 tons)
Spring Mountain Vineyard: Cabernet and Merlot for new wines (4 tons)
Bob Mueller: Carneros vineyard for Chardonnay (4 tons)
Tom Redmon: Redmon Vineyard for Estate Cabernet (6 to 7 tons)

The 10,238-sq. ft. winery contains fermentation tanks and barrel storage, as well as winery administrative offices and a winemaker office and lab, employee comfort areas (including a covered and landscaped outdoor lunch break area), and winery storage areas. The covered fermentation area is 6,619 sq. ft. in size; the barrel storage area is 2,752 sq. ft. in size. And the wine lab/office/storage accessory space is 867 sq. ft. in size. There is also an 84-sq. ft. well/pump house and a 126-sq. ft. refuse enclosure that will serve all uses on the property.

Hours of operation for the winery are from 6:00 AM until 6:00 PM during most months of the year, with some necessary expansion of work hours during the harvest period that lasts from early September through the end of October of each year. The winery anticipates having two full-time employees and two part-time employees. Administrative employees of the winery will work between the hours of 8:00 AM and 6:00 PM and production employees will work between the hours of 6:00 AM and 6:00 PM most months of the year

Commercial Kitchen Space

A space appropriate for a commercial kitchen tenant is proposed in one of the converted structures currently used for storage. The applicant envisions this space as a tenant space for a licensed caterer or other type of commercial kitchen user. It will have no relationship to the proposed winery, since the winery uses do not include visitation or marketing events. The proposed commercial kitchen space and dry storage area is a total of 2,381 sq. ft. in size. Hours of operation for the commercial kitchen will be 6:00 AM until 6:00 PM.

The commercial kitchen is envisioned to prepare up to 500 meals weekly, which will be both sold and consumed off-site. The kitchen will have one full-time and one part-time employee.

The commercial kitchen will comply with all requirements of the County Environmental Management Services.

Well/Pump House and Refuse Enclosure

The proposed plan includes an 84-sq. ft. well and pump house and a 126-sq. ft. refuse enclosure that provides water and garbage disposal, respectively for the winery, commercial kitchen, and residential uses.

Main Residence and Second Residential Unit

The existing residential structures, both of which are existing structures, will remain as legal nonconforming uses on the site. The residences may serve as a "live/work" accommodation for possibly employees of the winery or the commercial kitchen. Landscaping on the subject property provides suitable buffers between the industrial and the commercial uses, as well as providing some employee break areas.

Water Availability/Use and Wastewater Treatment

The winery process water use and all landscaping water use will be provided by an on-site groundwater well. Potable water uses are provided by the City of St. Helena. The City requires that all new projects be found water-neutral. The 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 enclosed *Water Use and Availability Report* are complied with. 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 will, therefore meet the City of St. Helena's water-neutral requirement.

The proposed project and existing uses include a 24,000-gpy winery, a total of three full-time and three part-time employees on-site (winery and commercial kitchen combined), and assume a maximum of eight residents in the two residential structures on the subject property. Assumptions include up to 500 meals prepared weekly in the commercial kitchen, with sales and consumption occurring off-site. Based on the analysis contained in the *Wastewater Feasibility Report* prepared by Delta Engineering, the project is expected to generate a combined domestic and process waste of 2,066 gallons per day.

The addition of a winery and commercial kitchen is suitable for the parcel with respect to wastewater treatment and disposal. With the proposed site development, the amount of wastewater generated is not expected to adversely affect the City of St. Helena's Wastewater Treatment system.