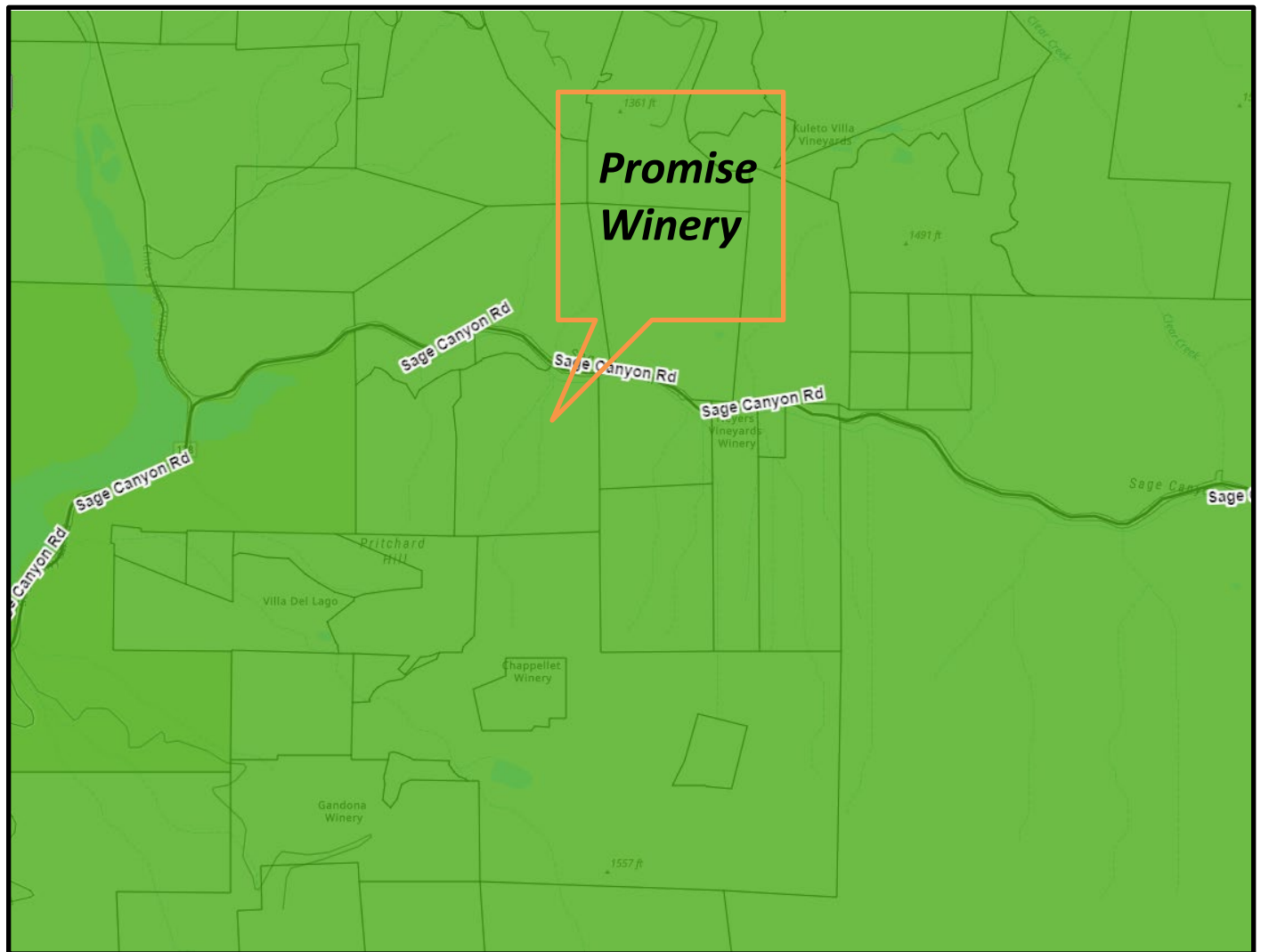


“K”

Graphics (land use and zoning maps, existing conditions and slope exhibits, project plans, site inspection photos)

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

-  Study Area
-  Cities
-  Urban Residential*
-  Rural Residential*
-  Industrial
-  Public-Institutional

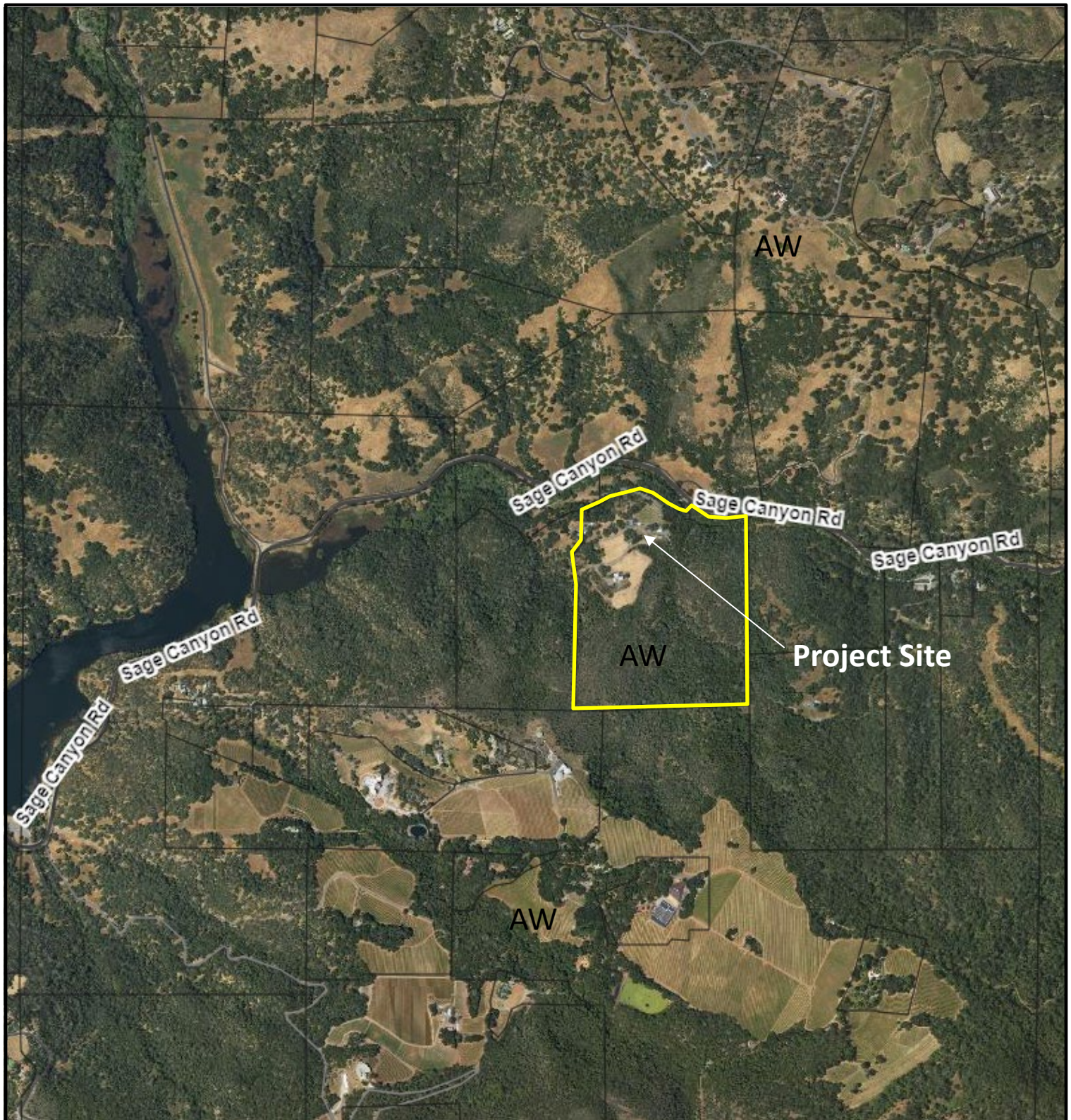
OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

-  Mineral Resource
-  Limited Access Highway
-  American Canyon ULL
-  City of Napa RUL
-  Landfill - General Plan
-  Road
-  Airport
-  Railroad
-  Airport Clear Zone

* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations



LEGEND

AW

Agricultural Watershed
Zoning District

—

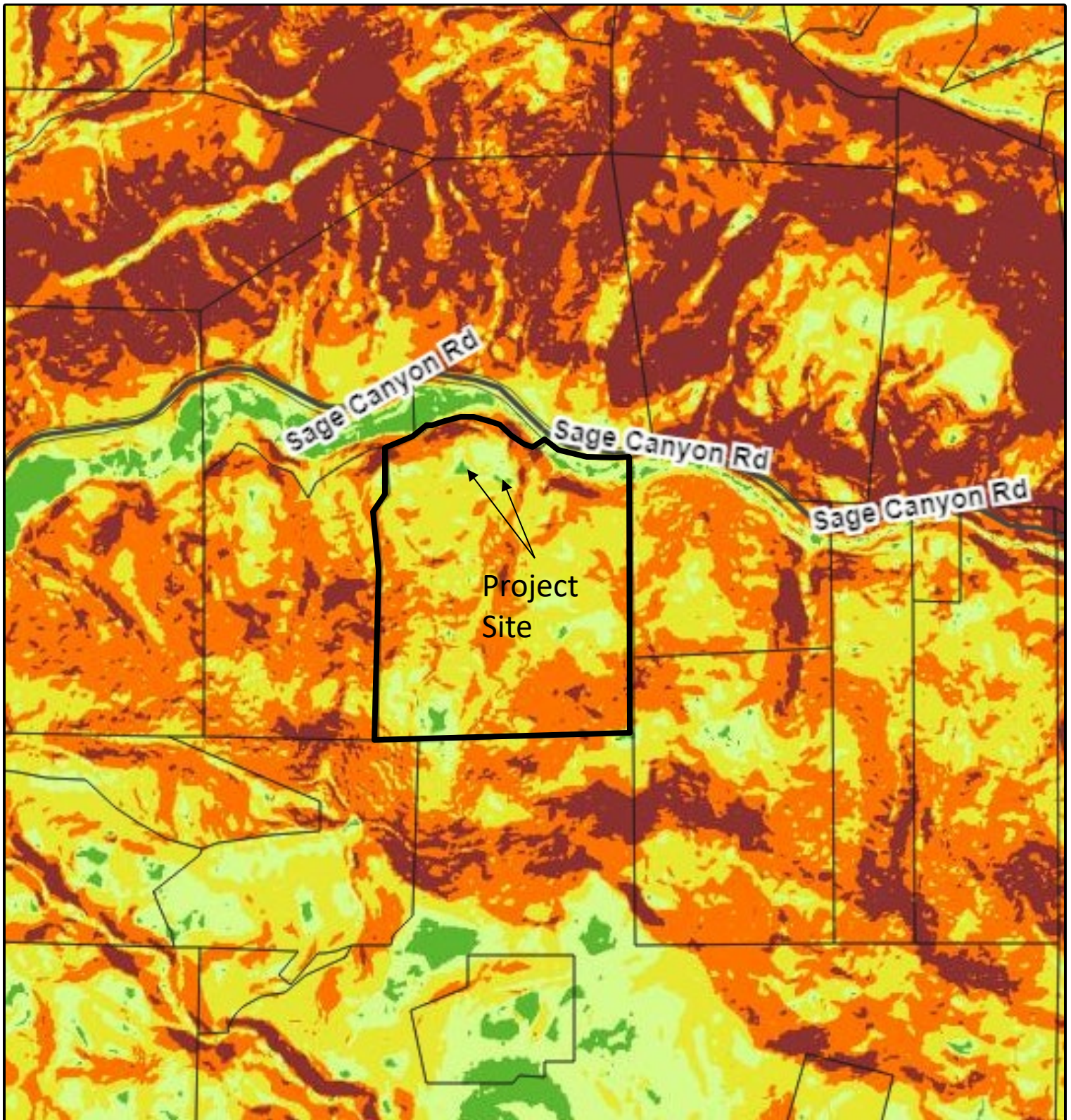
Parcels



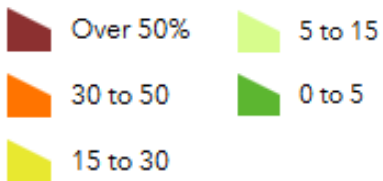
ZONING MAP



Existing Conditions



LEGEND



Slope Exhibit



PROMISE WINE

WINERY USE PERMIT- PHASE 1 & PHASE 2

Response to County Comment Letters

First Application: December 14, 2023

Second Application: May 16, 2024

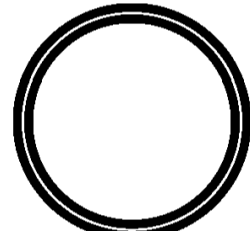
Third Application: October 1, 2024

Fourth Application: April 25, 2025

PROJECT INFO:		2023-00	
PROJECT NO:	MG	REVISIONS	
REVIEWED BY:	12.01.2023	1	ISSUED FOR USE PERMIT 12.14.2023
DATE/TIME STAMP:	ISSUED FOR USE PERMIT	2	SECOND APPLICATION 05.16.2024
ISSUED FOR:		3	THIRD APPLICATION 10.01.2024
		4	FOURTH APPLICATION 04.25.2025

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PROMISE WINE
2000 SAGE CANYON ROAD, ST. HELENA, CA 94574

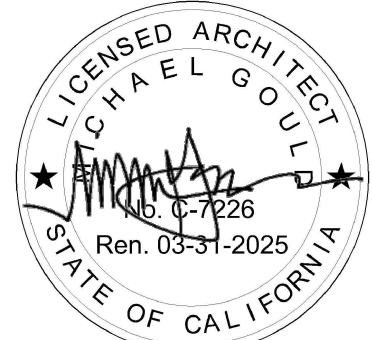
COVER SHEET

GOULD Architecture
architecture | interiors | planning

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michael@gouldarchitecture.com
www.gouldarchitecture.com

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D: 415.970.5750
M: 707.771.9237
F: 707.501.4216



GO.0



EXISTING GUEST COTTAGE - CONVERTED TO TASTING ROOM AND PRODUCTION IN PHASE 1



VIEW LOOKING NORTH TO EXISTING ENTRY ROAD - GUEST COTTAGE TO THE LEFT, EXISTING BARN TO THE RIGHT



EXISTING BARN - CONVERTED TO WINERY IN PHASE 1



PROJECT DIRECTORY

OWNER
Steve McPherson
Promise Wine
2004 Sage Canyon Road
St. Helena, CA 94574
(707) 963 - 6035 steve@promisewine.com

PROJECT MANAGER/OWNER REPRESENTATIVE
Josh Stehling
REDGATE Development
Mobile: (707) 501-0632
josh@redgatedevelopment.com

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CIVIL ENGINEER & LAND SURVEYOR
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CMP Civil Engineering & Land Surveying Inc.
1607 Capel Valley Road
Napa, California 94558
(707) 266-2559
cameron@cmpengineering.com

SHEET INDEX

Series G - General Info:
G0.0 Cover Sheet
G1.0 Project Data
G1.1 Project Phasing Diagrams & Descriptions

Series 1 - Civil Site Plans:
C1-C8 See Civil Sheet Index Sheet C1

Series 2 - Existing Buildings:
A2.0 Existing Enlarged Site Plan
A2.1 Existing Guest Cottage Floor Plan
A2.2 Existing Guest Cottage Photos
A2.3 Existing Barn Plans, Elevations, Sections & Photos

Series 3 - Phase 1 Buildings:
A3.0 Phase 1 - Enlarged Site Plan
A3.1 Phase 1 - Converted Guest Cottage Floor Plan
A3.2 Phase 1 - New Accessory Building Floor Plan & Elevations
A3.3 Phase 1 - Renovated Barn Floor Plan
A3.4 Phase 1 - Renovated Barn Roof Plan
A3.5 Phase 1 - Renovated Barn Elevations
A3.6 Phase 1 - Renovated Barn Elevations
A3.7 Phase 1 - Renovated Barn Sections
A3.8 Phase 1 - Renovated Barn Sections

Series 4 - Phase 2 Buildings
A4.0 Phase 2 - Enlarged Site Plan
A4.1 Phase 2 - Converted Barn Floor Plan
A4.2 Phase 2 - Converted Barn Elevations
A4.3 Phase 2 - Converted Barn Elevations
A4.4 Phase 2 - Converted Barn Sections
A4.5 Phase 2 - Converted Barn Sections
A4.6 Phase 2 - Wine Cave Site Plan
A4.7 Phase 2 - Wine Cave Floor Plan
A4.8 Phase 2 - Wine Cave Sections
A4.9 Phase 2 - Wine Cave Portal Elevations

PROJECT DATA

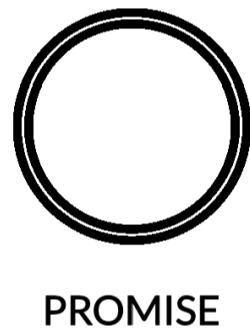
APN Number: 032-520-009-000
Project Address: 2000 Sage Canyon Road, St. Helena, CA 94754
Archaeology: None
CalVeg: Mixed Hardwood, Blue Oak
Fire Hazard Severity: High Fire Hazard Severity (SRA), Compliance with CBC Chapter 7
Ground Water: Parcel not in a Designated Groundwater Deficient Area
Local Drainage: Sage Creek
County Zoning: AW (Agricultural Watershed)
FEMA Flood Zone: Parcel Not In FEMA Flood ZoneAW
Occupancy: -

GIS AERIAL VIEW



PROJECT INFO:	PROJECT NO:	2023-00	REVISIONS	
	REVIEWED BY:	MG	1	ISSUED FOR USE PERMIT 12.14.2023
	DATE/TIME STAMP:	12.01.2023	2	SECOND APPLICATION 05.16.2024
	ISSUED FOR:	USE PERMIT	3	THIRD APPLICATION 10.01.2024
			4	FOURTH APPLICATION 04.25.2025
LEGAL NOTES				

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PROMISE WINE
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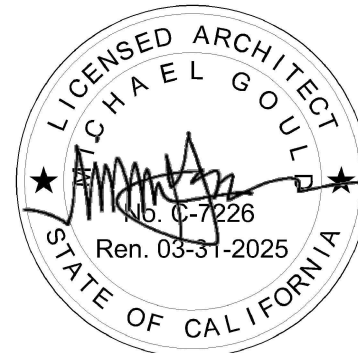
PROJECT DATA

GOULD Architecture
architecture | interiors | planning

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michael@gouldarchitecture.com
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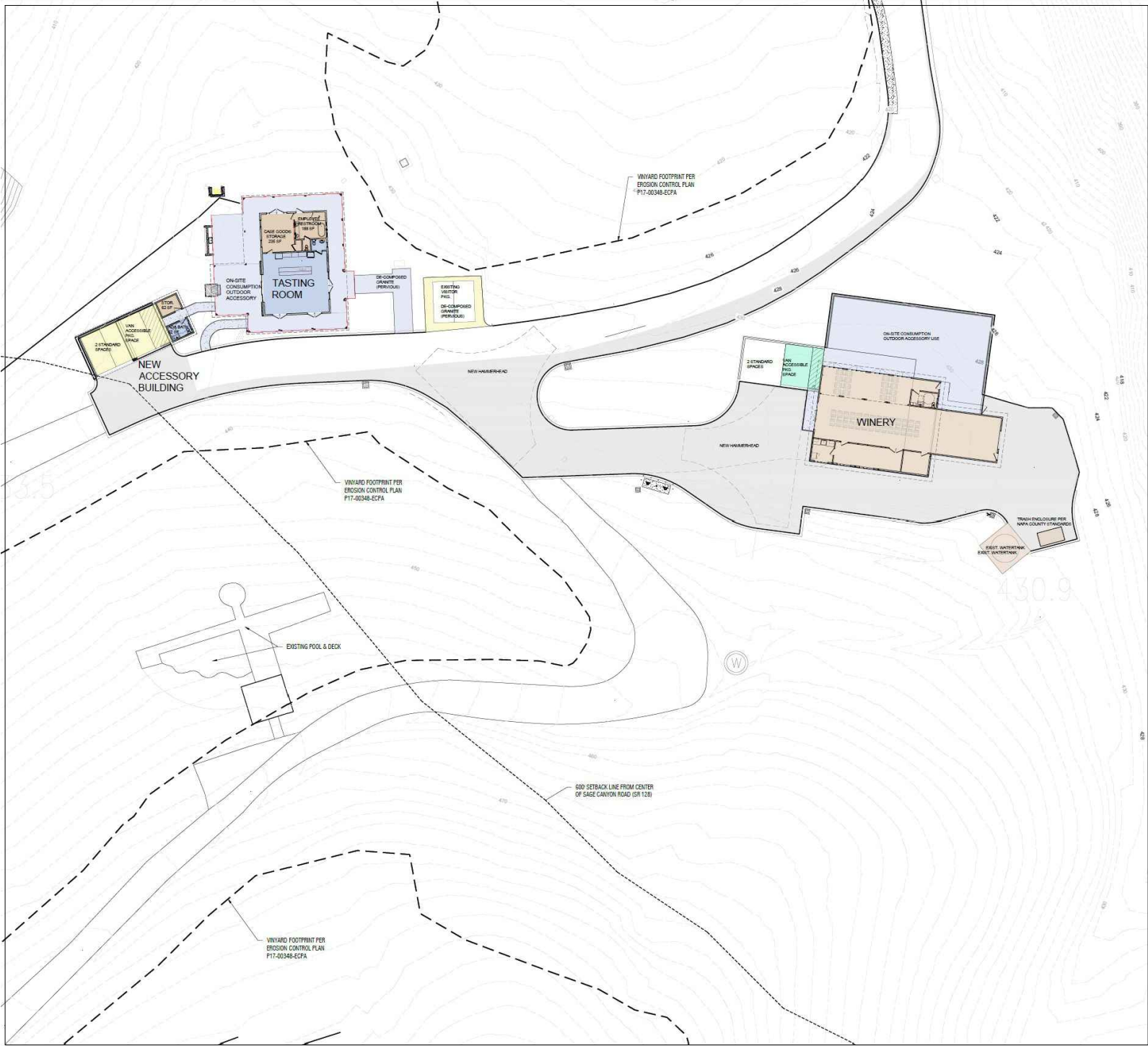
G1.0



EXISTING SITE DIAGRAM

Promise Wine currently produces wine off-site at a custom crush facility. Promise is seeking to obtain a use permit to produce and store wine on-site. The current site comprises the following:

- An existing barn used for storing miscellaneous agricultural equipment.
- An existing second dwelling.
- A primary residence (not part of this project).



PHASE 1 SITE DIAGRAM

Phase 1 involves establishing a winery within existing structures using a co-production model which will gradually increase production from estate vineyards to eventually fermenting up to 5,000 gallons of wine on the property:

- Remodel and expand an existing barn to provide 2,794 sq. ft. of wine production space;
- Partly convert an existing second dwelling to provide 845 sq. ft. of accessory space and 423sq. ft. of production space;
- Add a small accessory structure adjacent to the existing second dwelling for an accessible restroom and covered parking;
- Provide six (6) parking spaces, including two (2) accessible van spaces.



PHASE 2 SITE DIAGRAM

Phase 2 involves the expansion of wine production to 30,000 gallons and increased visitation:

- Construct a 5,000 sq. ft. cave for wine operations and barrel storage;
- Construct a 1,235 sq. ft. covered crush pad at the east cave portal;
- Remodel the Phase 1 winery building to relocate some winery operations to the new winery structures;
- Install a water recycling, biological processed water system packageunit;
- Provide eight (8) parking spaces, including two accessible van spaces.

PROJECT NO:	2023-00	REVISIONS
REVIEWED BY:	MG	1 ISSUED FOR USE PERMIT 12.14.2023
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ISSUED FOR:	USE PERMIT	3 THIRD APPLICATION 10.01.2024
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PROMISE WINE
2000 SAGE CANYON ROAD, ST. HELENA, CA 94574

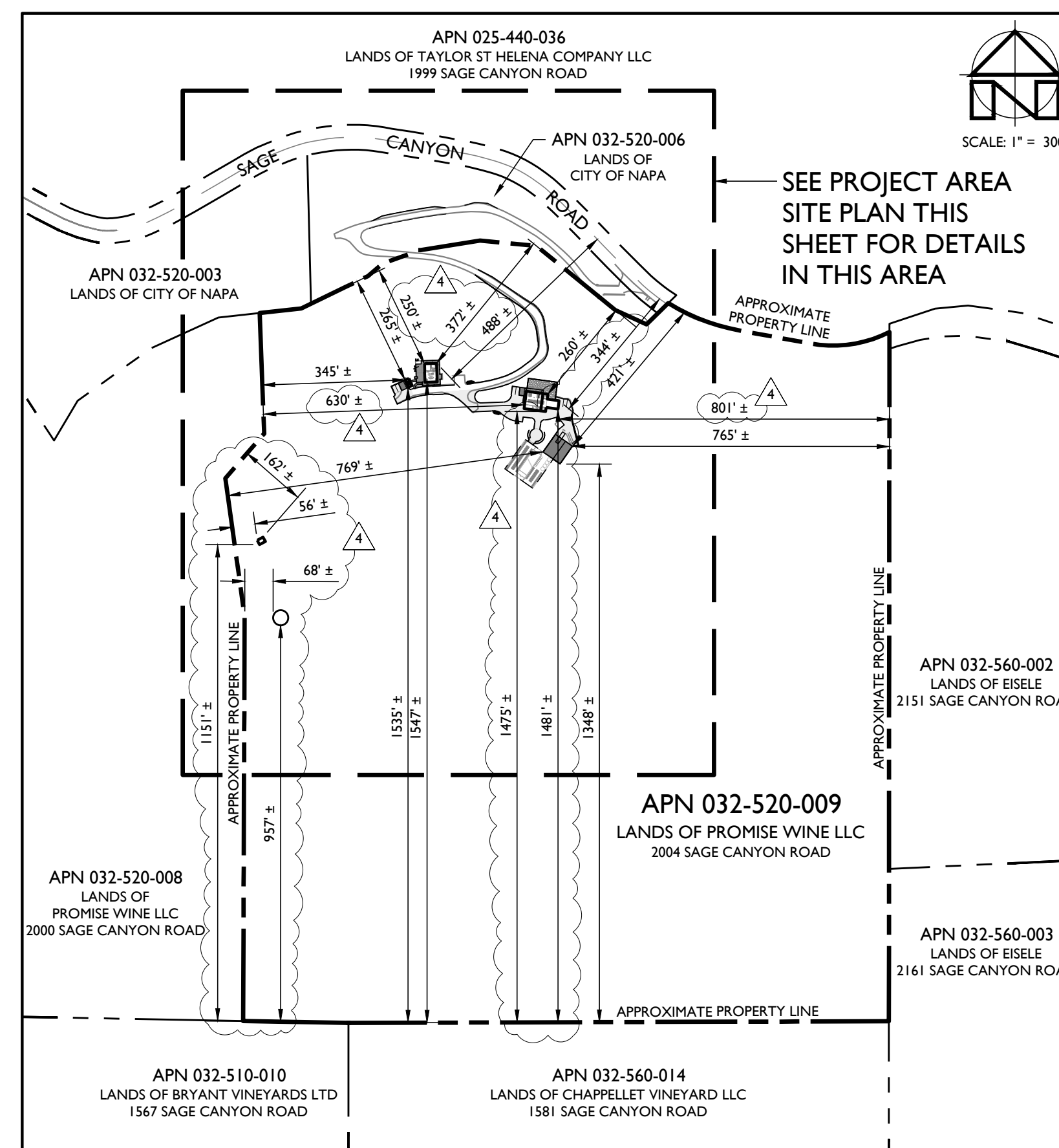
PROJECT PHASING
DIAGRAMS & DESCRIPTIONS

GOULD Architecture
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OVERALL SITE PLAN
SCALE: 1" = 300'

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUFF, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.

* EXCESS SOIL CUT FROM THE PROJECT SITE AND CAVE SPOILS WILL BE PLACED IN THE SOIL DISPOSAL AREA TO ACHIEVE AN ONSITE BALANCE.

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC INFORMATION ON SHEET C WAS TAKEN FROM ELEVATION DATA DERIVED FROM BARE-EARTH SURFACE DIGITAL ELEVATION MODELS (DEMS) CREATED FROM LIDAR DATA FLOWN IN 2018 IN RESPONSE TO THE WIDESPREAD 2017 FIRES IN NORTHERN CALIFORNIA AS PART OF THE CALIFORNIA DEPARTMENT OF WATER'S CALIFORNIA LIDAR SURVEY PROGRAM) EFFORTS. TOPOGRAPHIC INFORMATION ON OTHER SHEETS WAS TAKEN FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF PROMISE WINE, LLC" PREPARED BY TERRA FIRMA SURVEYS, INC., DATED MARCH 1, 2023. THE CIVIL ENGINEER HAS REVIEWED THE TOPOGRAPHIC INFORMATION REGARDING THE CCS URAC, BUT DOES NOT GUARANTEE THE COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.

2. AERIAL PHOTOGRAPHS ARE NADIR IMAGES CAPTURED BY PICTOMETRY INTERNATIONAL DATED JULY 15, 2021 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL:
SHEET C1: TWO (2) FEET, HIGHLIGHTED EVERY TEN (10) FEET.
OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. VERTICAL DATUM: NAVD 88
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.



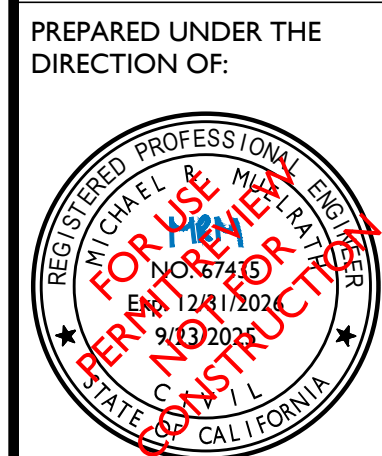
ZONING:
AGRICULTURAL WATERSHED (AW)
DOMESTIC WATER SOURCE:
WELL
FIRE PROTECTION WATER SOURCE:
STORAGE TANK
WASTEWATER DISPOSAL:
ONSITE TREATMENT AND DISPERSAL

C1	OVERALL SITE PLAN
C2	DRIVEWAY PLAN AND PROFILE STA 10+00 TO STA 16+00
C3	DRIVEWAY PLAN AND PROFILE STA 16+00 TO STA 55+75
C4	DRIVEWAY PLAN AND PROFILE STA 55+75 TO STA 103+50
C5	DRIVEWAY CROSS SECTIONS STA 10+25 TO STA 17+25
C6	DRIVEWAY CROSS SECTIONS STA 50+50 TO STA 59+25
C7	STORMWATER CONTROL PLAN
C8	IMPERVIOUS SURFACE EXHIBIT

THE PURPOSE OF THIS PROJECT IS TO ILLUSTRATE THE CONCEPTUAL DESIGN OF THE PROPOSED SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED WINERY USE PERMIT.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0405E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

	APPROXIMATE PROPERTY BOUNDARY (SUBJECT PARCEL)
	APPROXIMATE PROPERTY BOUNDARY (ADJACENT PARCEL)
	EXISTING EASEMENT OR SETBACK
	EXISTING RIGHT OF WAY LINE
	EXISTING CENTERLINE OF ROADWAY
	BLUE LINE STREAM
	COUNTY DEFINITION STREAM
	EPHEMERAL STREAM



DRAWN BY:
PowerCAD LLC

CHECKED BY:
MRM

DATE: SEPTEMBER 23, 2025

REVISIONS:	BY:
12/1/2023	YMS
PERMIT SUBMITTAL	

5/17/2024
PLAN CHECK

COMMENTS	
9/27/2024	YMS
PLAN CHECK	

COMMENTS	
1/31/2025	YMS

PLAN CHECK COMMENTS		
9/23/2025	YMS	

4	WATER TANK, PUMP HOUSE & BARN REVISION
---	--

JOB NUMBER:
22-125

FILE:
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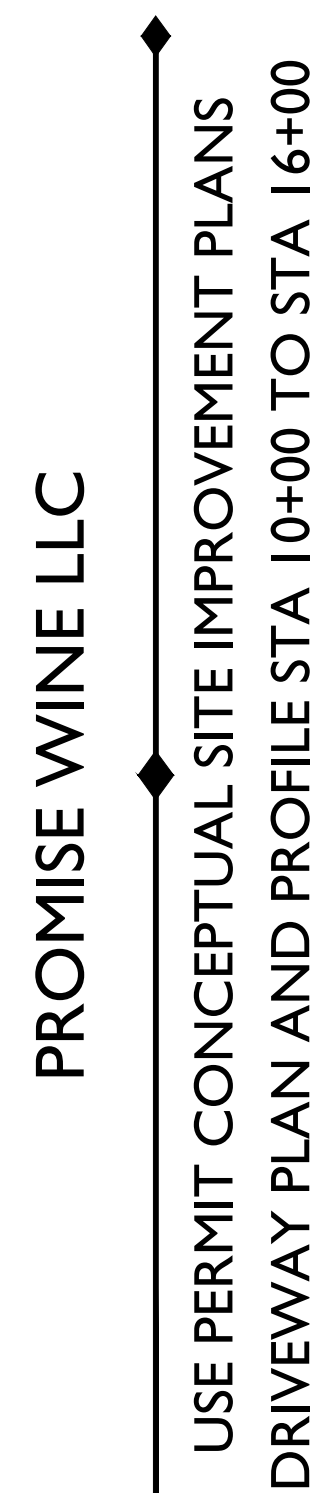
ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

|C|

OF

8



PREPARED UNDER THE
DIRECTION OF:



HECKED BY:
MRM

REVISIONS:	BY:
12/1/2023	YMS
PERMIT SUBMITTAL	

COMMENTS

COMMENTS		
1/31/2025	YMS	

9/23/2025 YMS

LE:

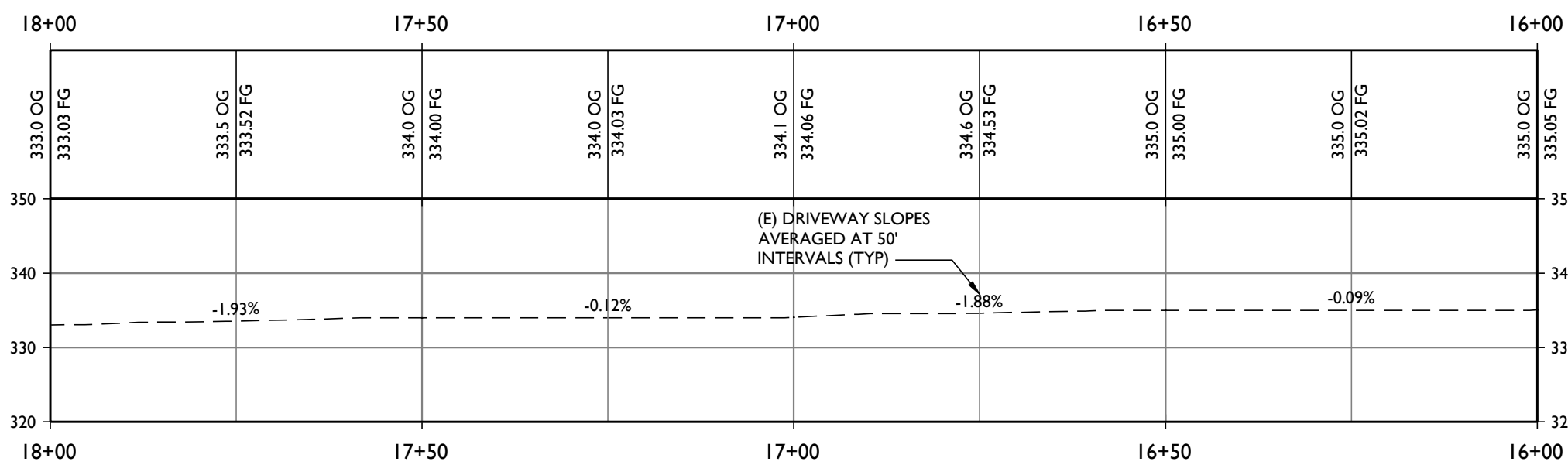
ORIGINAL SIZE:
24" x 36"

53

OF

Q





PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
PowerCAD LLC

CHECKED BY:
MRM

DATE:
SEPTEMBER 23, 2025

REVISIONS:	BY:
12/1/2023	YMS
PERMIT SUBMITTAL	

5/17/2024
PLAN CHECK
COMMENTS

9/27/2024 YMS
PLAN CHECK
COMMENTS

3	7/31/2025	YMS
PLAN CHECK COMMENTS		
4	9/23/2025	YMS

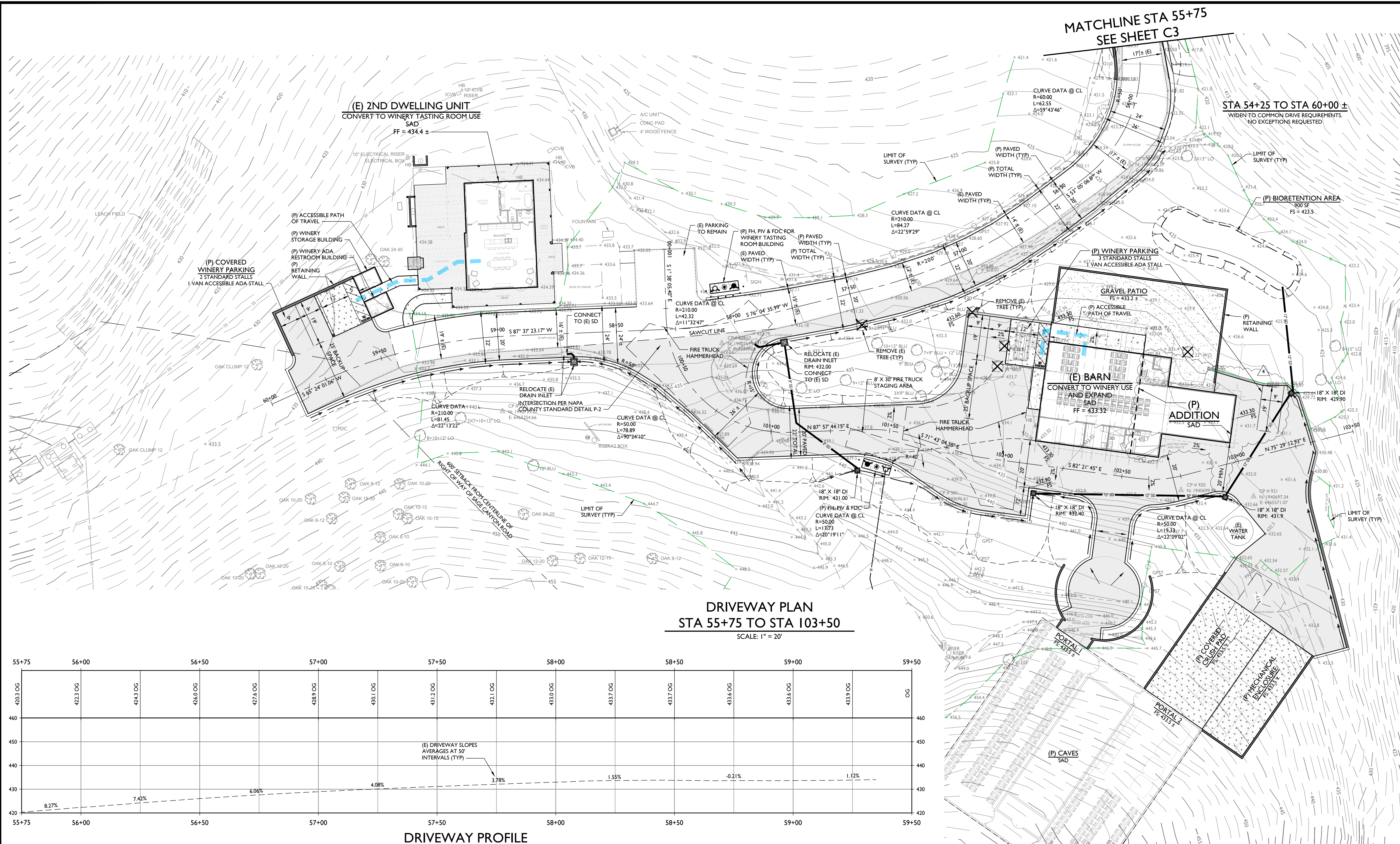
4	WATER TANK, PUMP HOUSE & BARN REVISION
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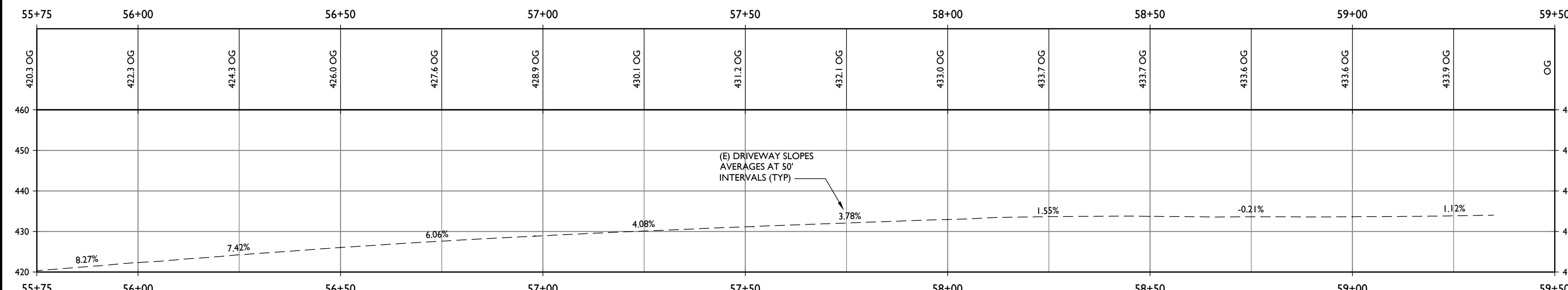
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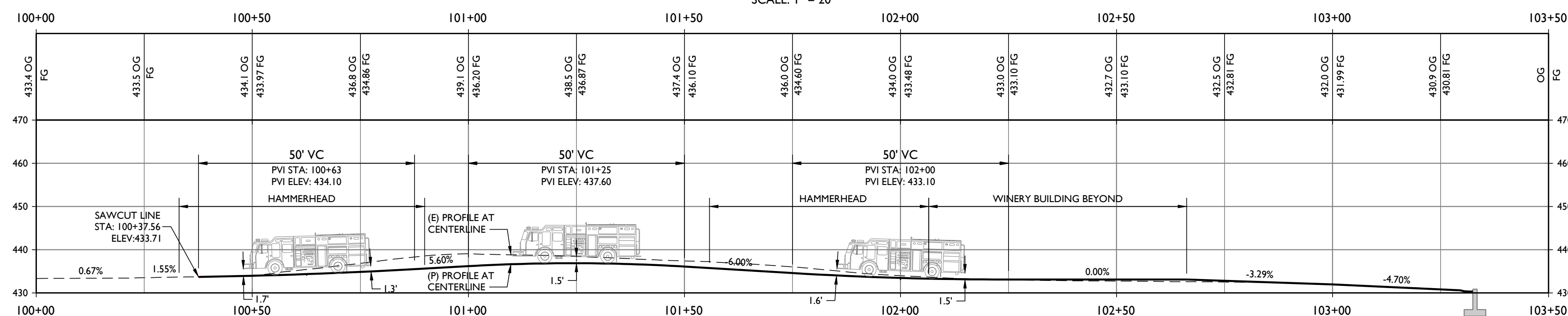
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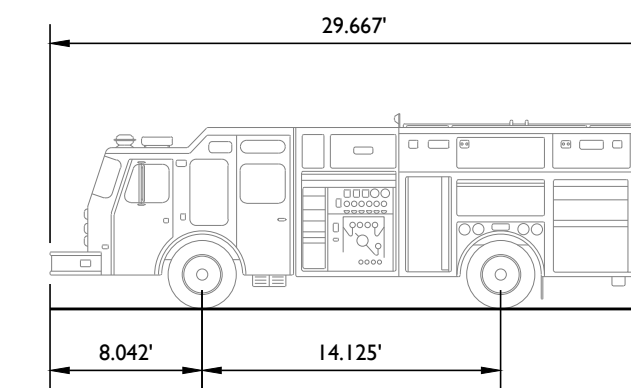
DRIVEWAY PLAN
STA 55+75 TO STA 103+50
SCALE: 1" = 20'



DRIVEWAY PROFILE
STA 55+75 TO STA 60+00
SCALE: 1" = 20'

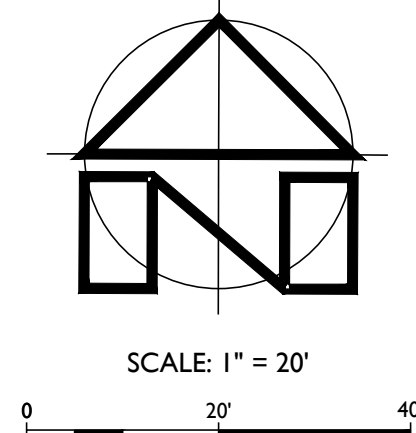


DRIVEWAY PROFILE
STA 100+00 TO STA 103+50
SCALE: 1" = 20'



NAPA COUNTY FIRE TRUCK E26
OVERALL LENGTH 29.667 FT
OVERALL WIDTH 8.000 FT
OVERALL BODY HEIGHT 10.609 FT
MIN BODY GROUND CLEARANCE 1.040 FT
TRACK WIDTH 9.015 FT
LOCK-TO-LOCK TIME 4.00 S
CURB TO CURB TURNING RADIUS 26.417 FT

FIRE TRUCK PROFILE
NOT TO SCALE



PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PLAN AND PROFILE STA 55+75 TO STA 103+50

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
PowerCAD LLC

CHECKED BY:
MRM

DATE:
SEPTEMBER 23, 2025

REVISIONS: BY:
12/1/2023 YMS
PERMIT SUBMITTAL

5/17/2024 YMS
PLAN CHECK COMMENTS

9/27/2024 YMS
PLAN CHECK COMMENTS

1/31/2025 YMS
PLAN CHECK COMMENTS

9/23/2025 YMS
WATER TANK, PUMP HOUSE & BARN REVISION

JOB NUMBER:
22-125

FILE:
22-125CONC-DWY.DWG

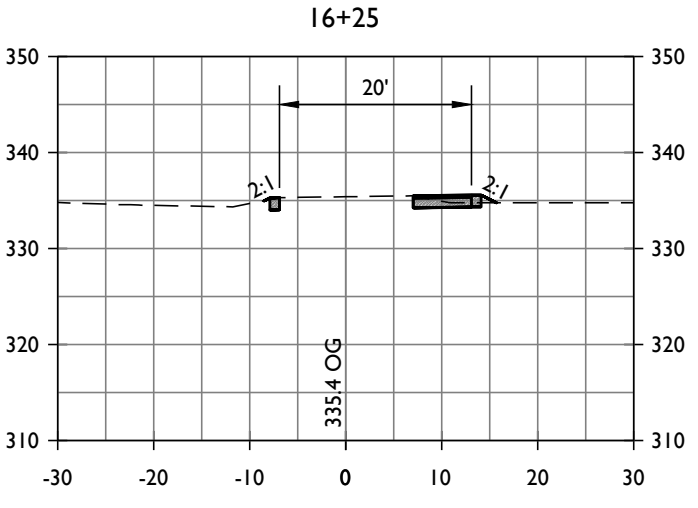
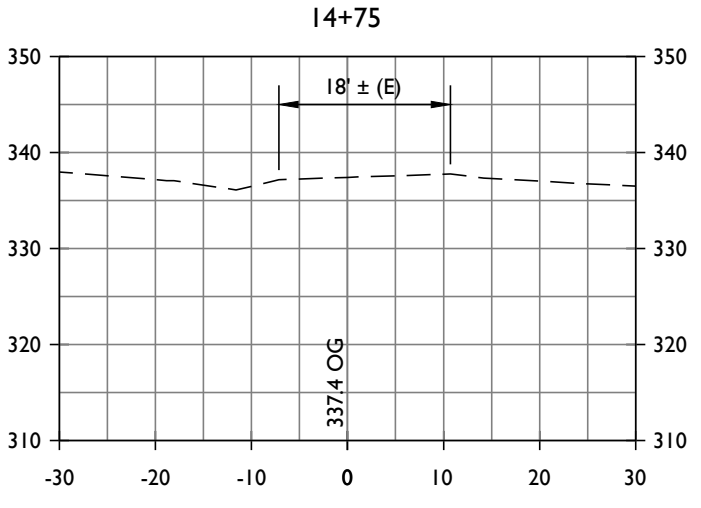
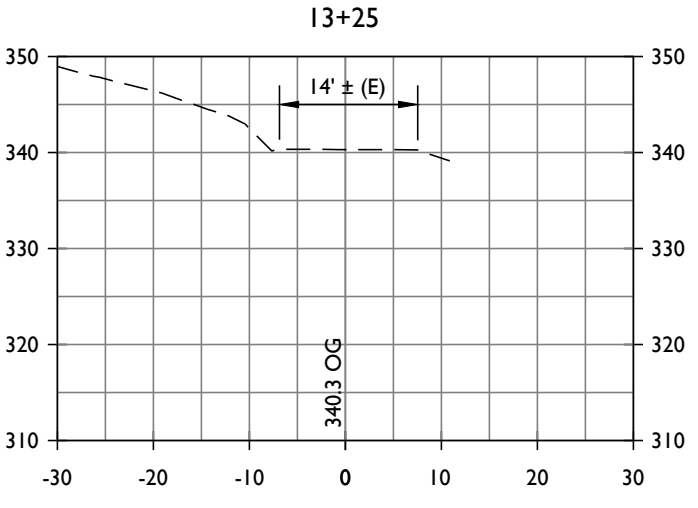
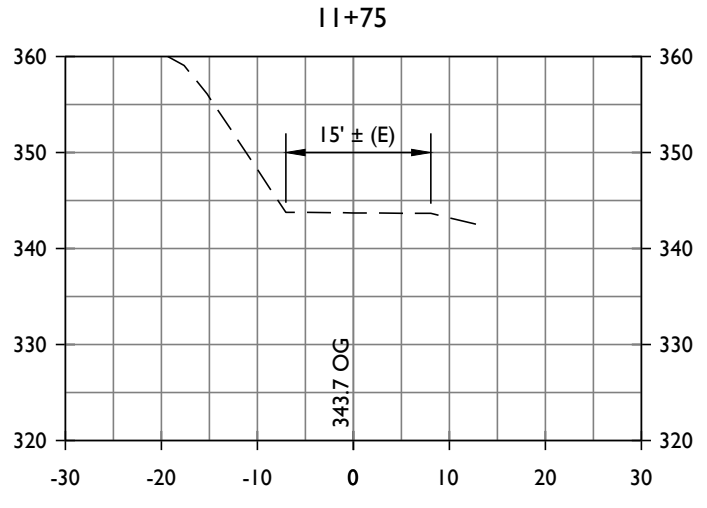
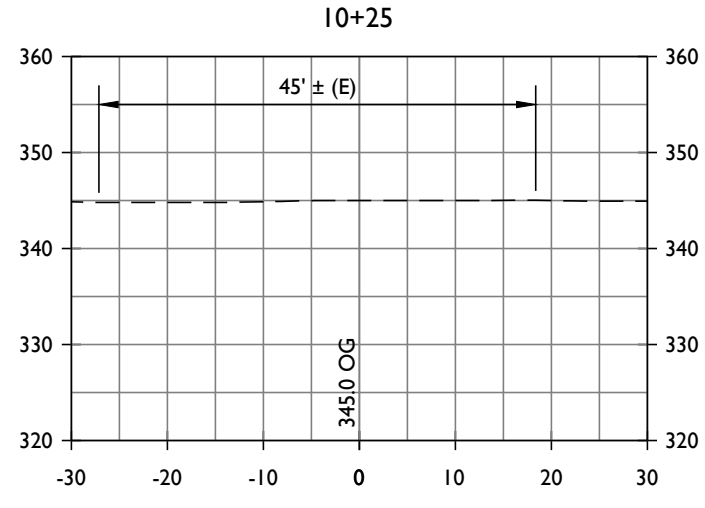
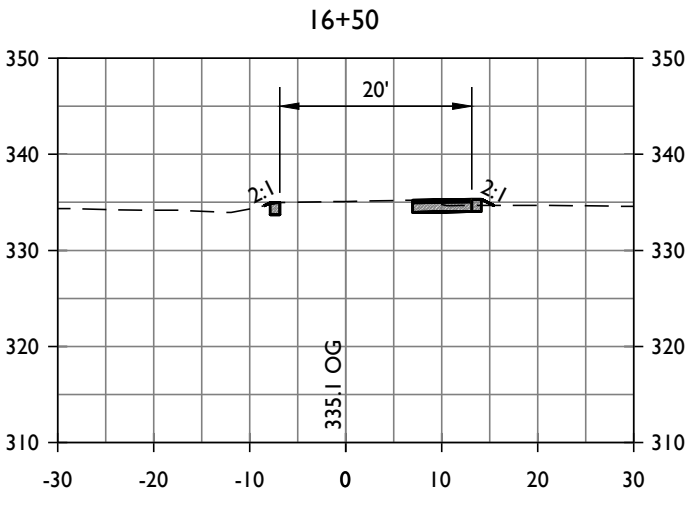
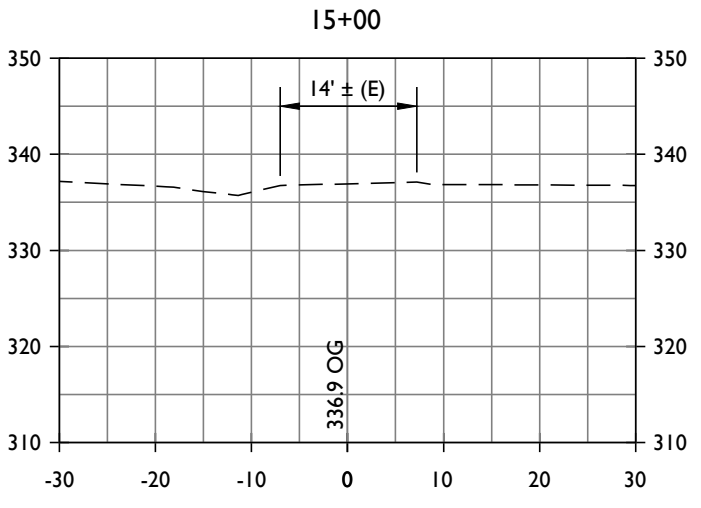
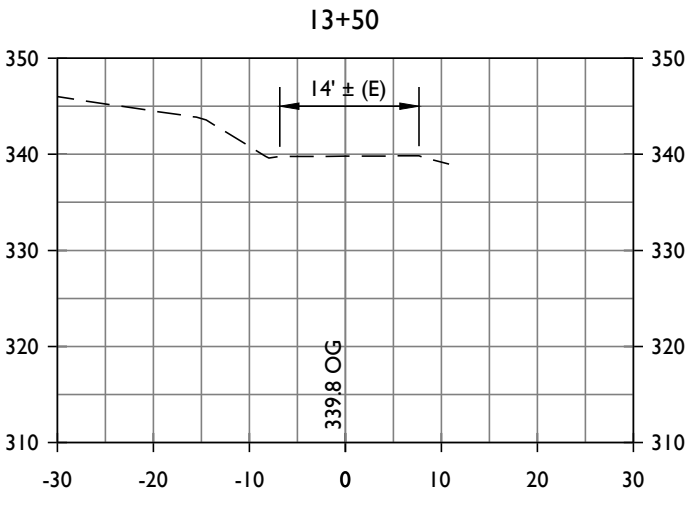
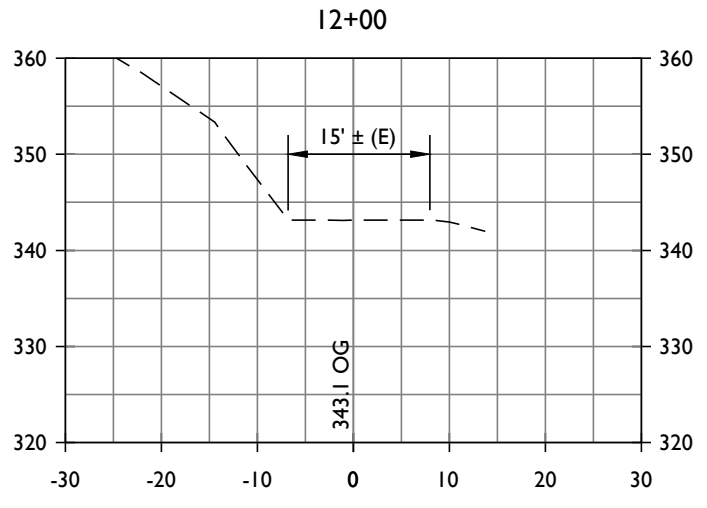
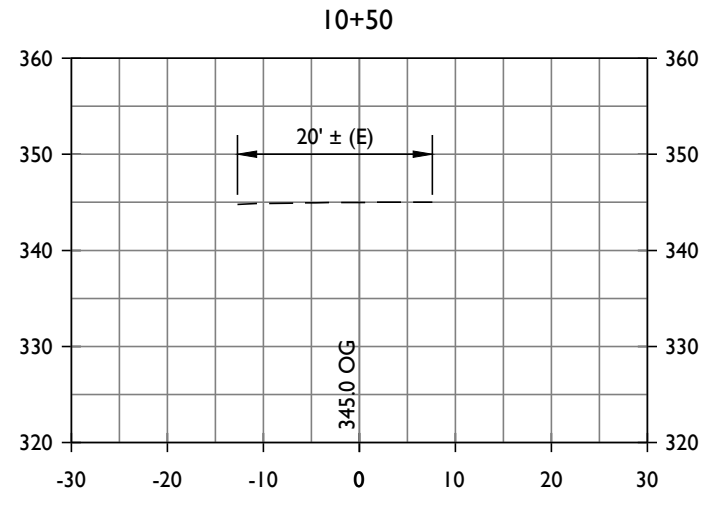
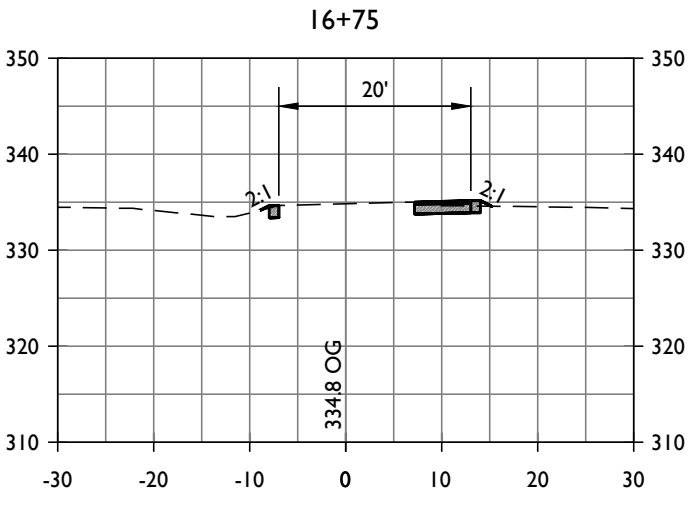
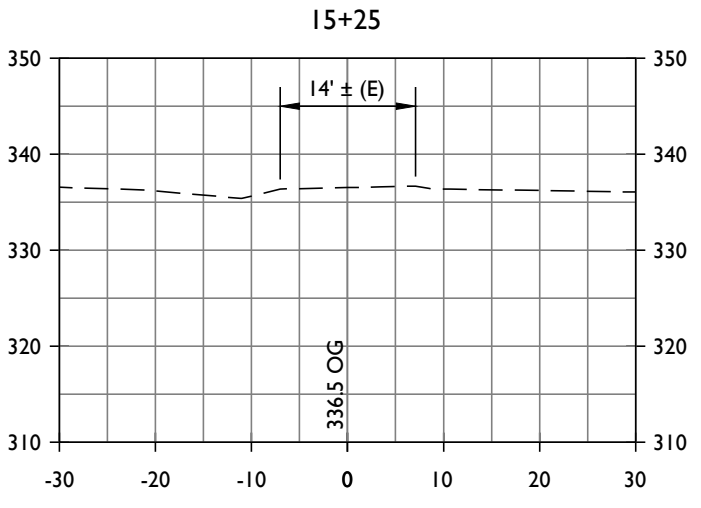
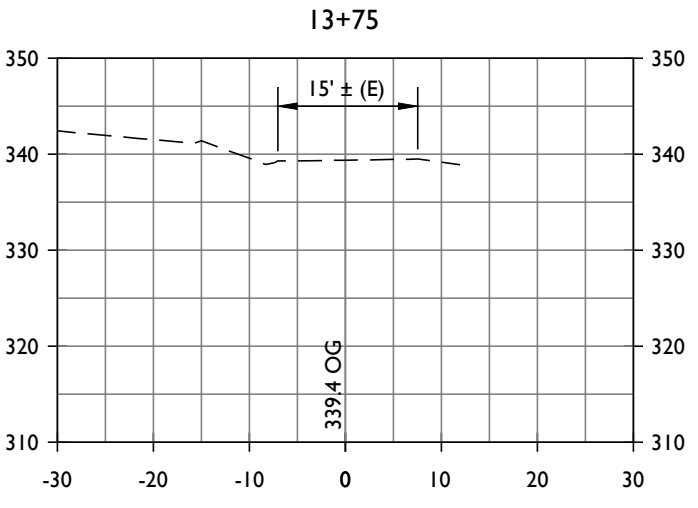
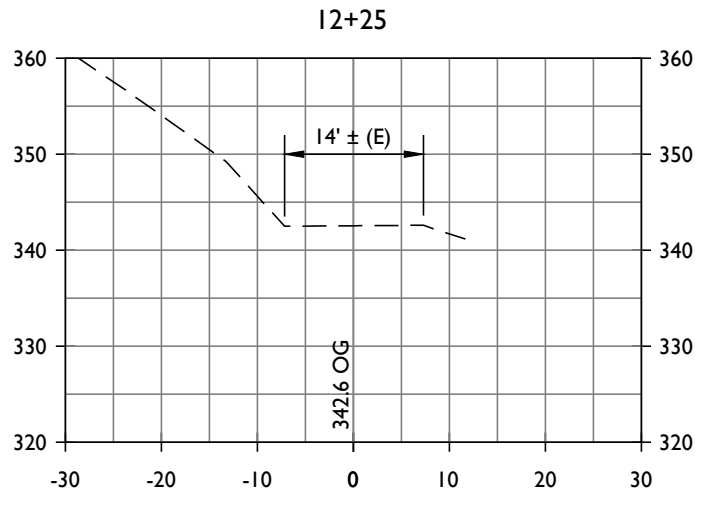
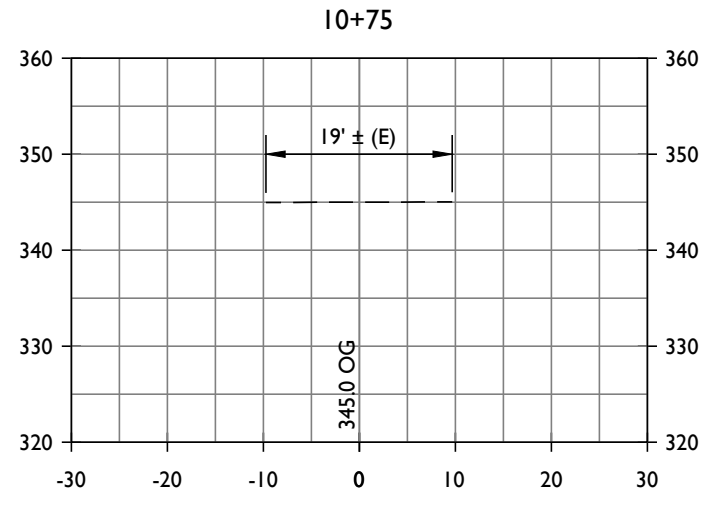
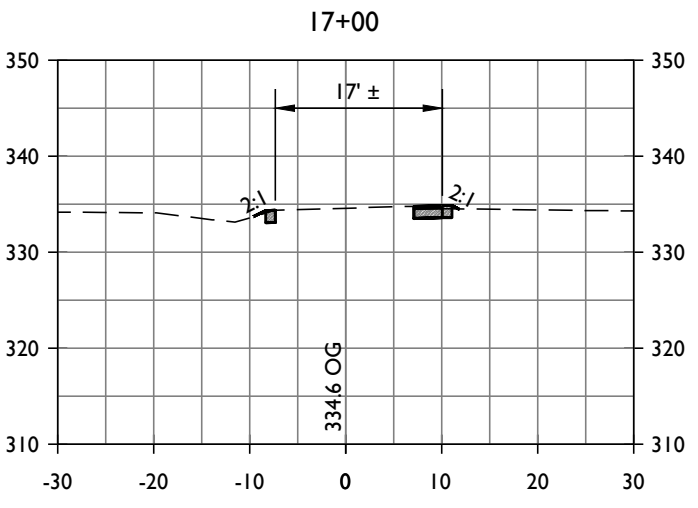
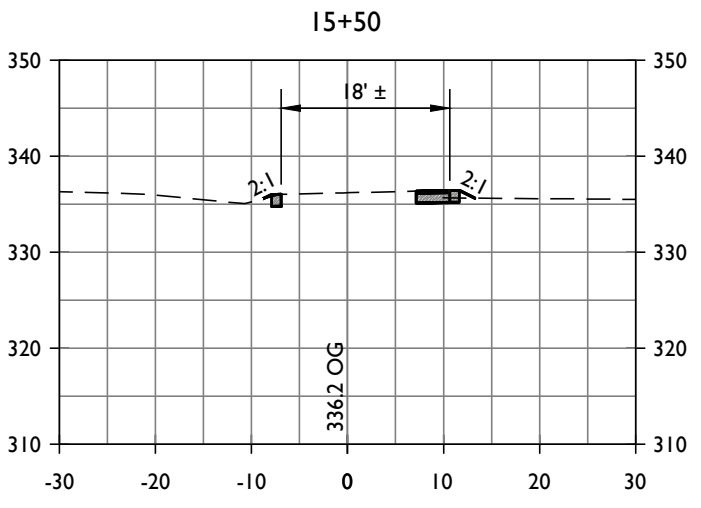
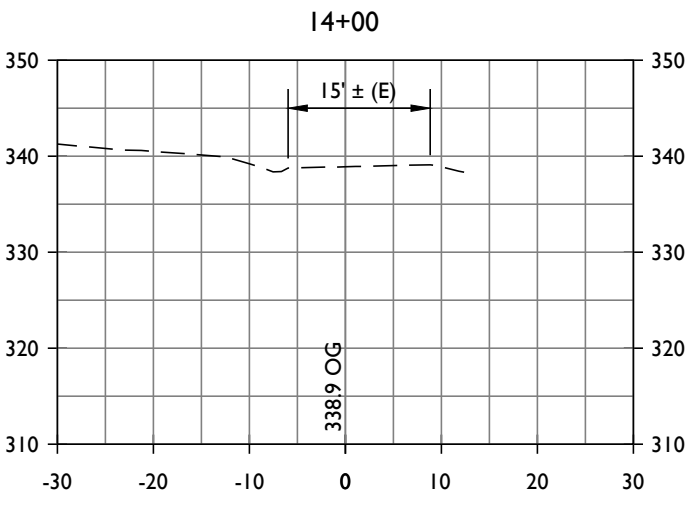
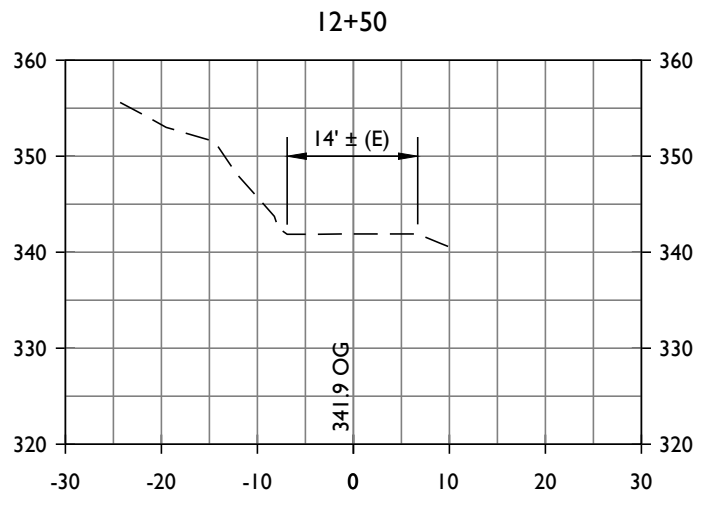
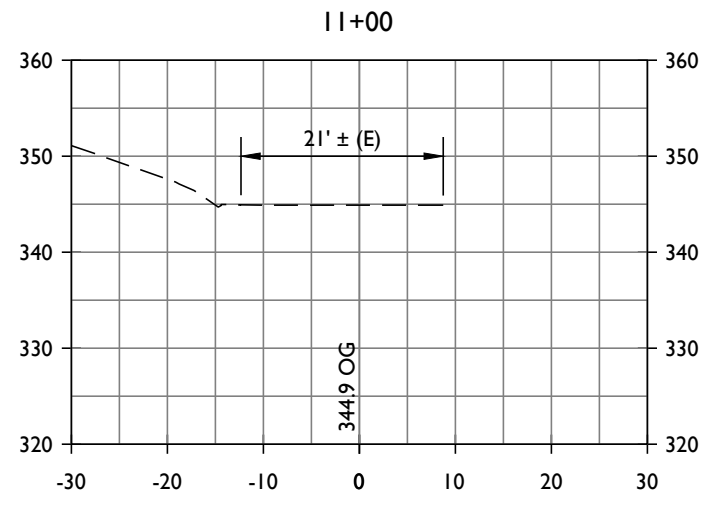
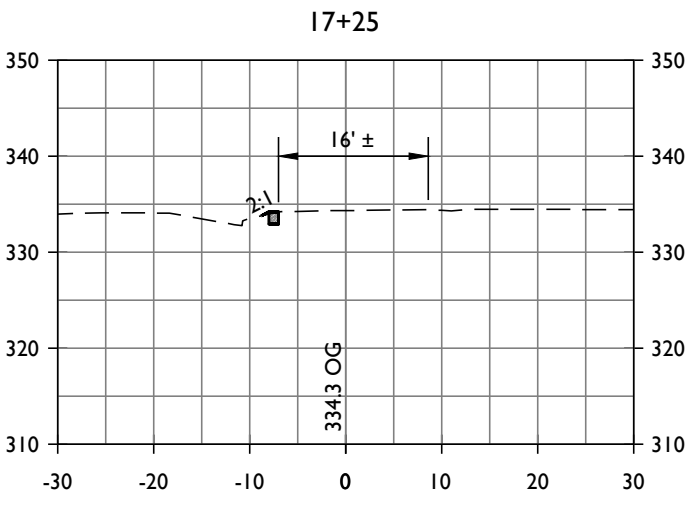
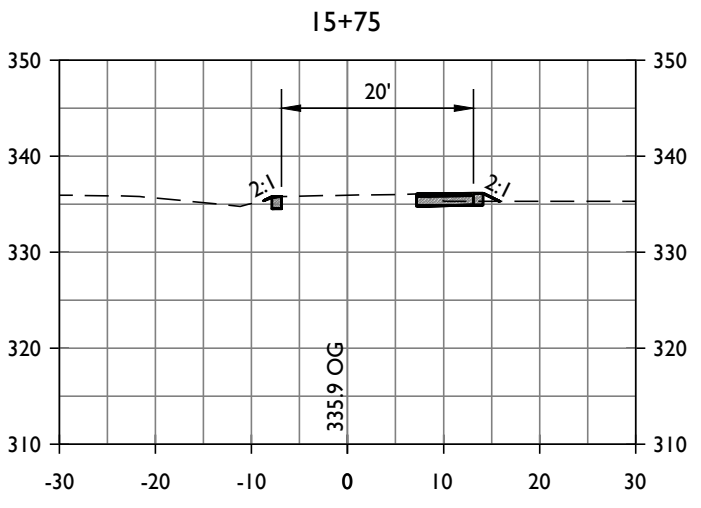
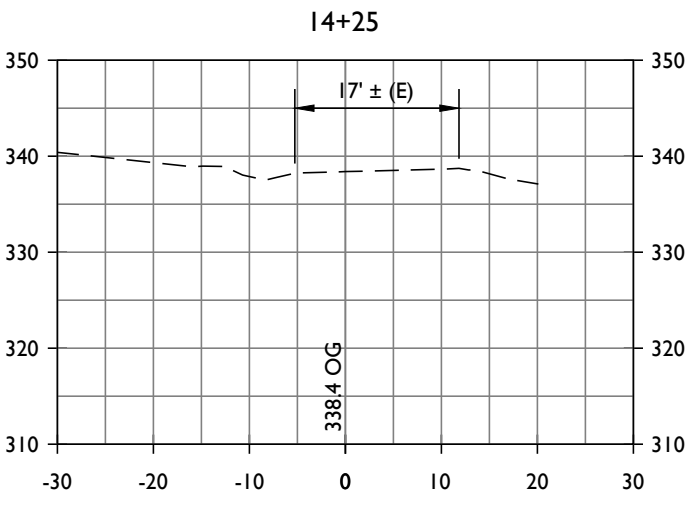
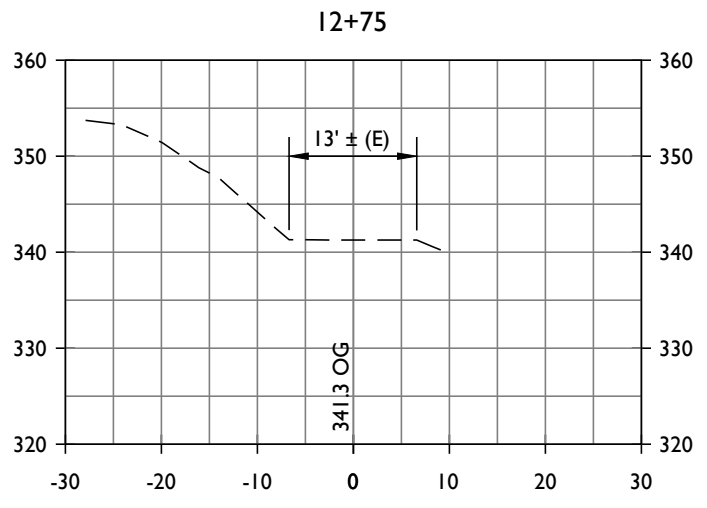
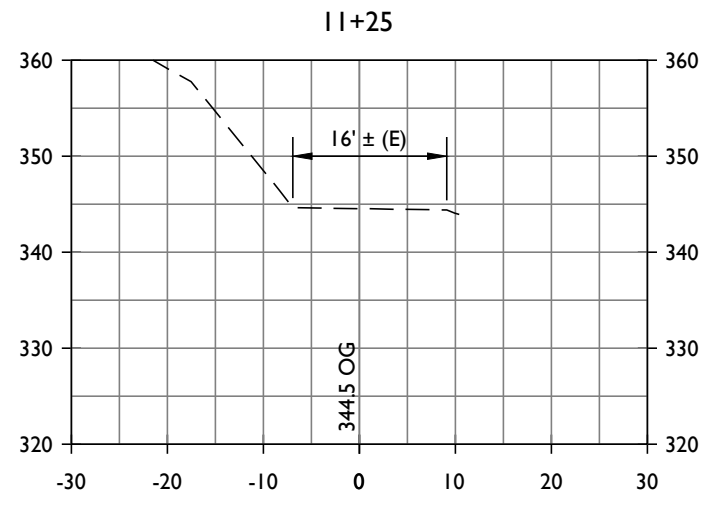
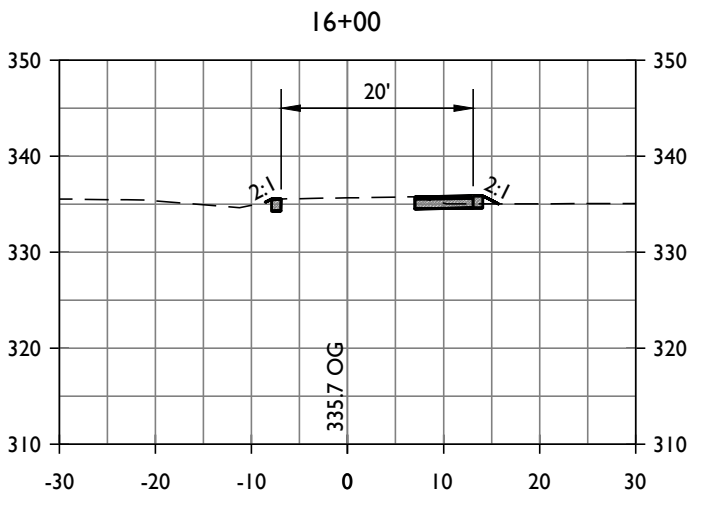
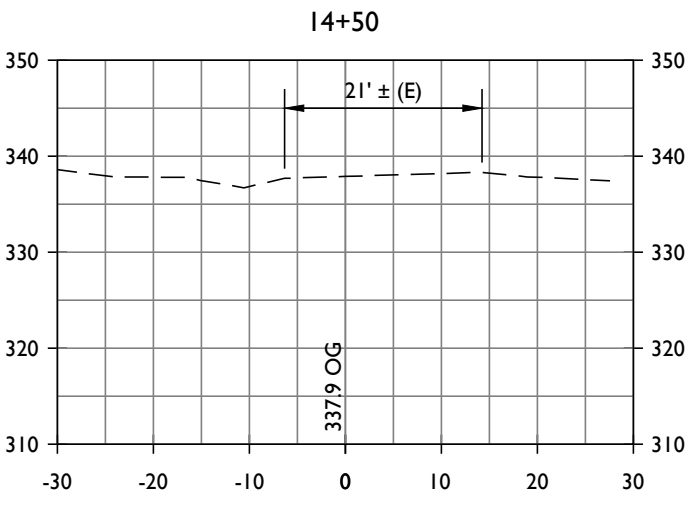
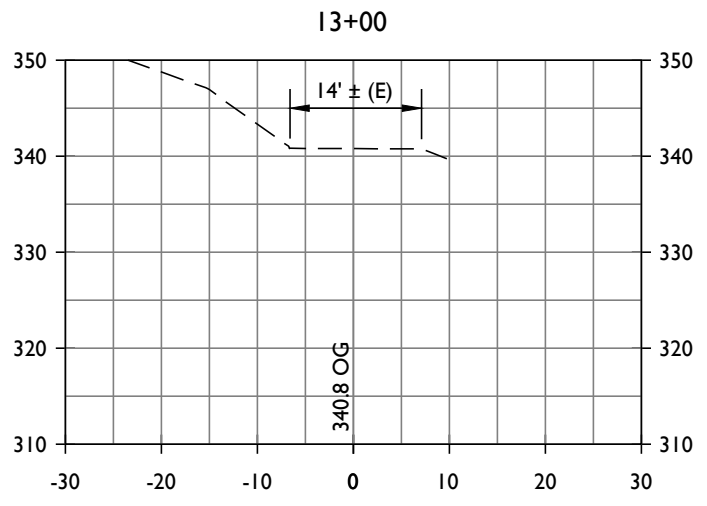
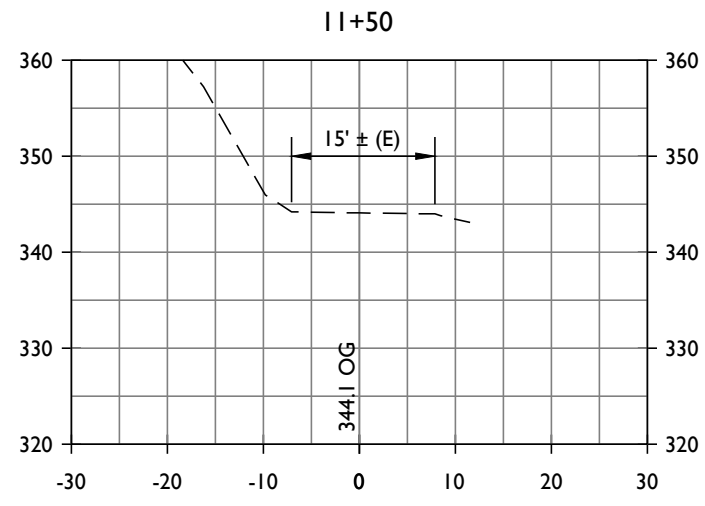
ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

C4

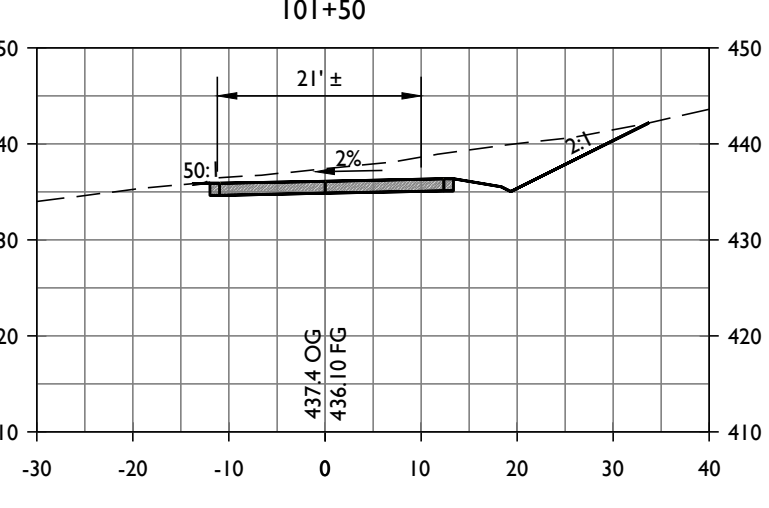
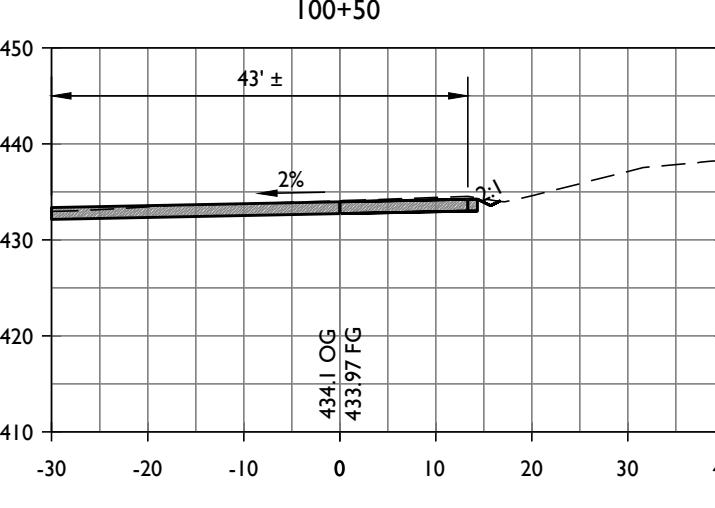
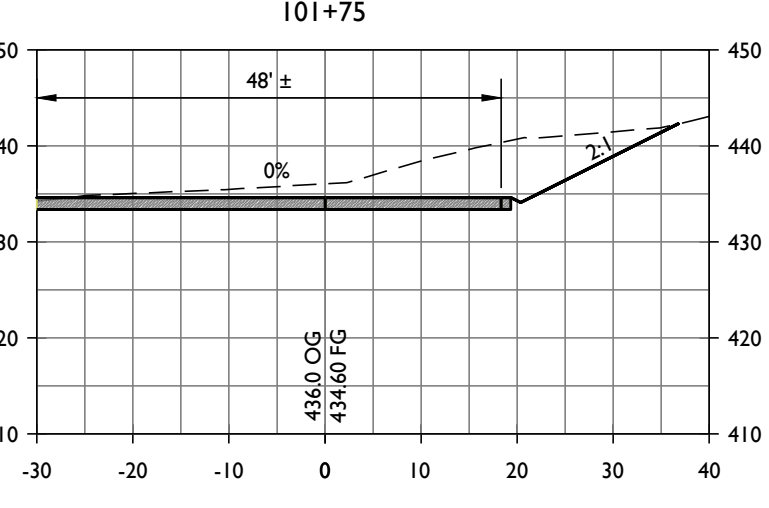
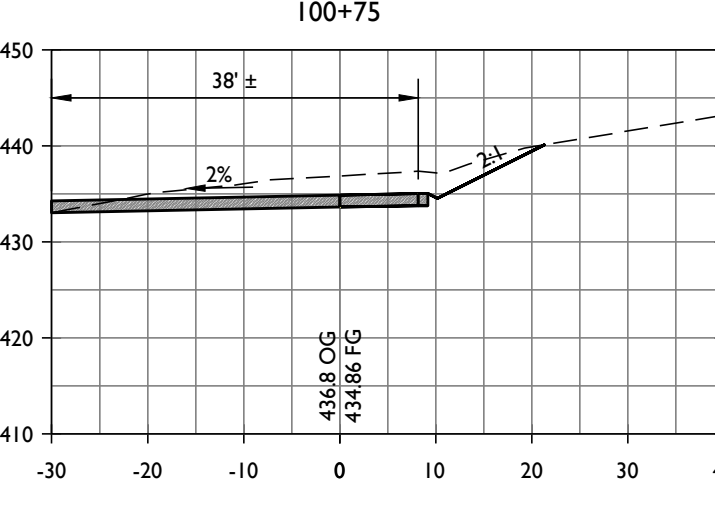
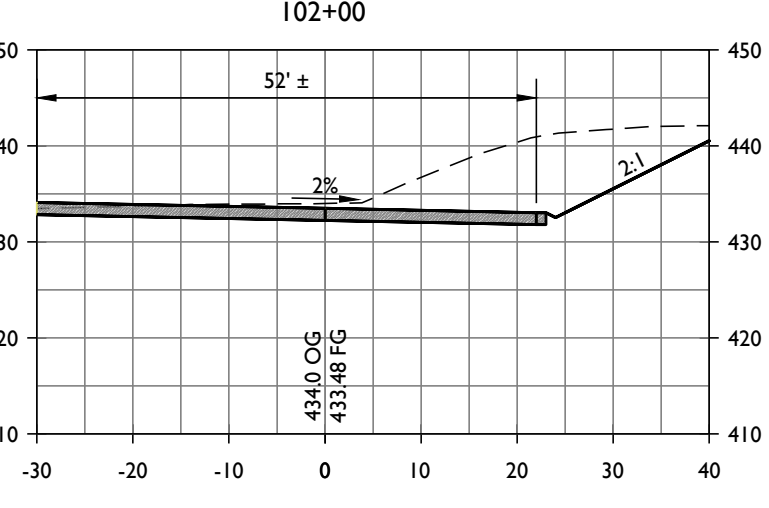
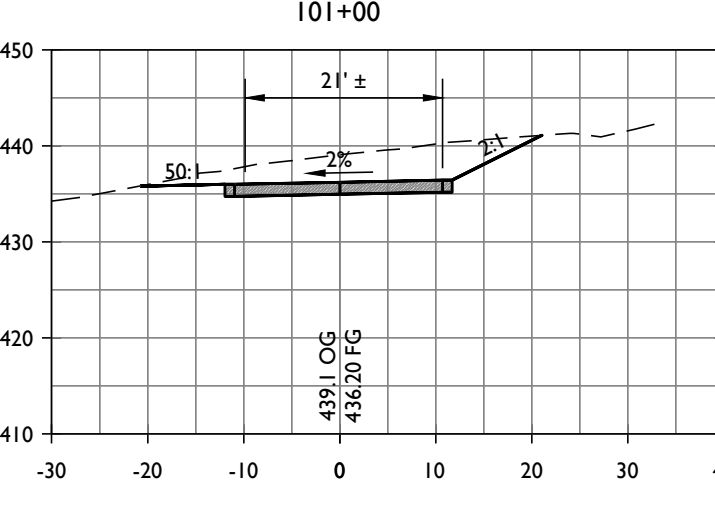
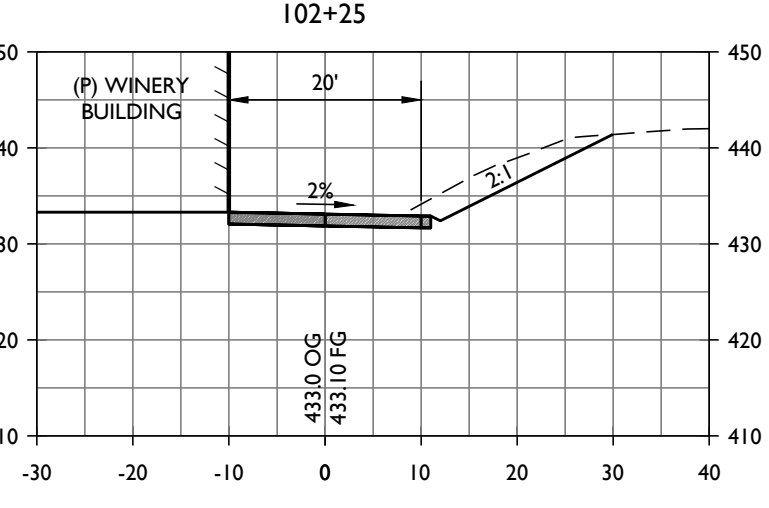
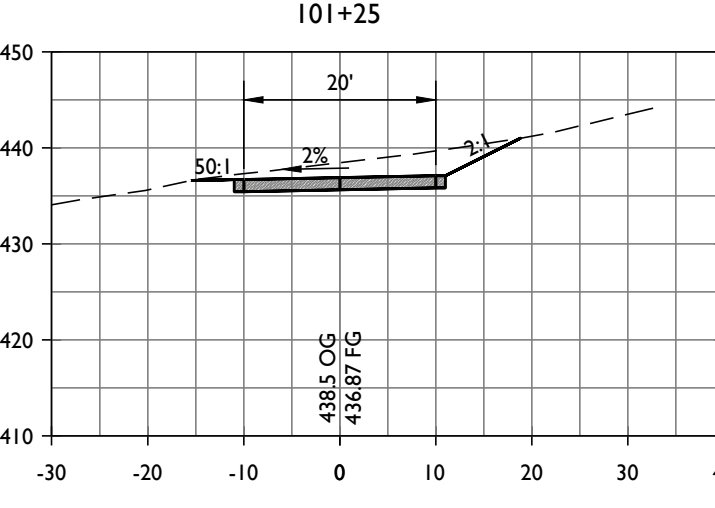
OF

8



DRIVEWAY CROSS SECTIONS
STA 10+25 TO STA 17+25

SCALE: 1" = 20'



DRIVEWAY CROSS SECTIONS
STA 100+50 TO STA 102+25

SCALE: 1" = 20'

PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY CROSS SECTIONS STA 10+25 TO STA 17+25 & STA 100+50 TO STA 102+75

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
PowerCAD LLC

CHECKED BY:
MRM

DATE:
SEPTEMBER 23, 2025

REVISIONS: BY:
12/1/2023 YMS
PERMIT SUBMITTAL

- | | | | |
|---|-----------|--|-----|
| 1 | 5/17/2024 | PLAN CHECK COMMENTS | YMS |
| 2 | 9/27/2024 | PLAN CHECK COMMENTS | YMS |
| 3 | 1/31/2025 | PLAN CHECK COMMENTS | YMS |
| 4 | 9/23/2025 | WATER TANK, PUMP HOUSE & BARN REVISION | YMS |

JOB NUMBER:
22-125

FILE:
22-125CONC-DWY.DWG

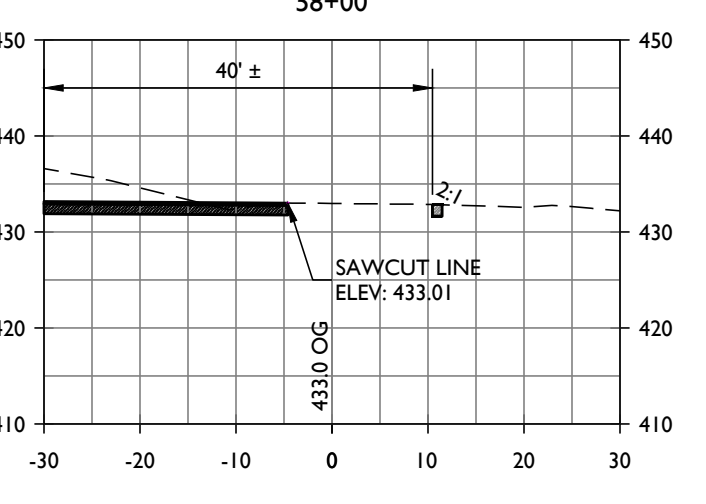
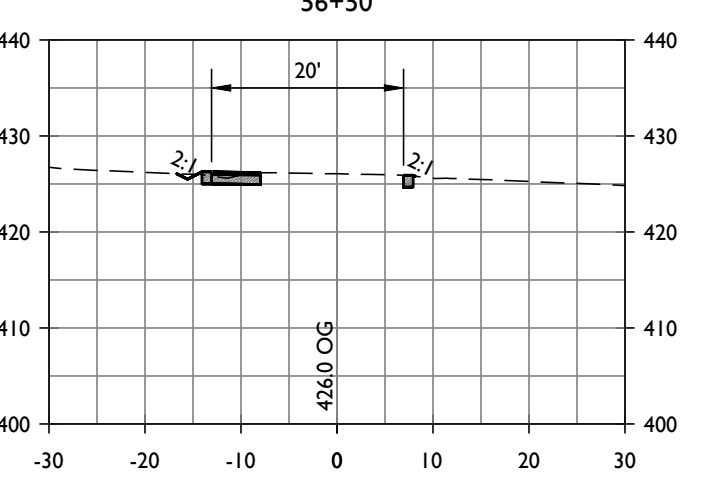
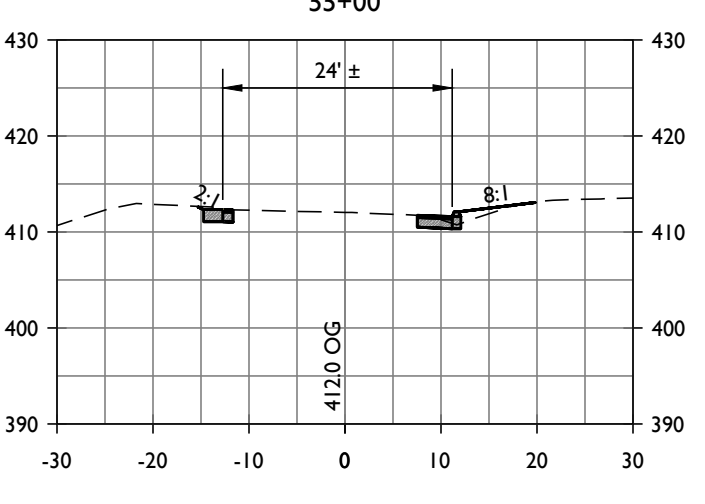
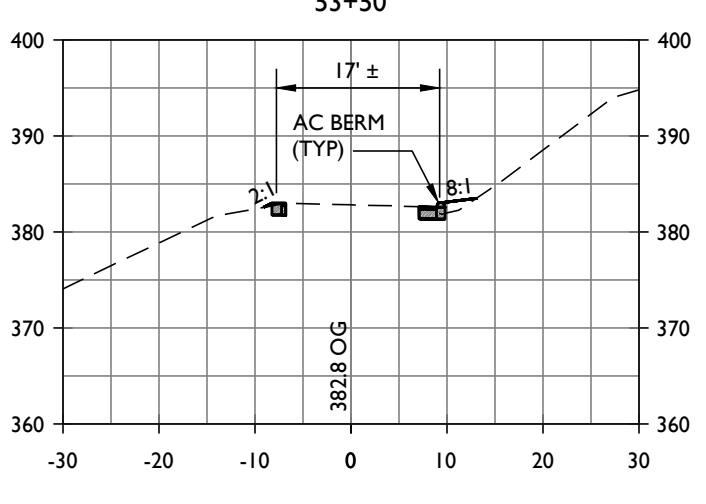
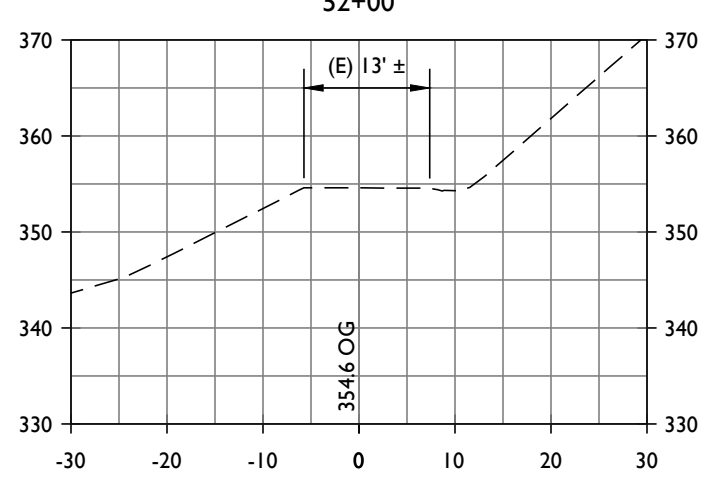
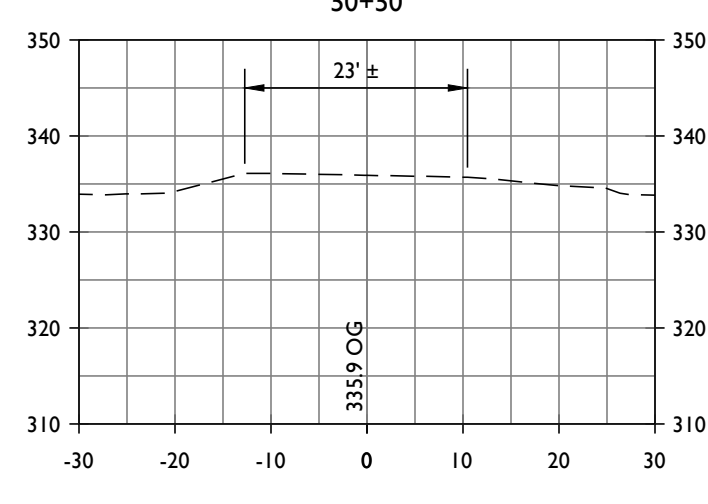
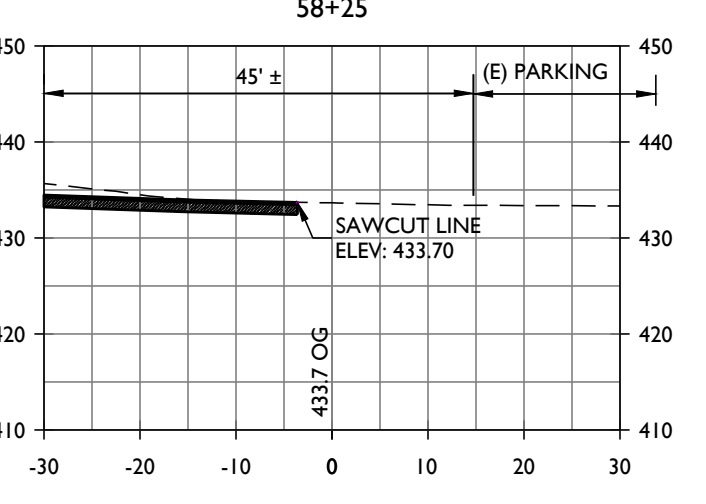
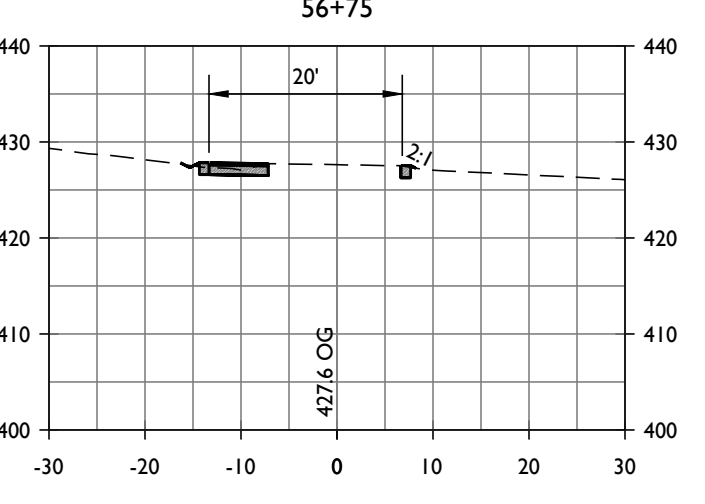
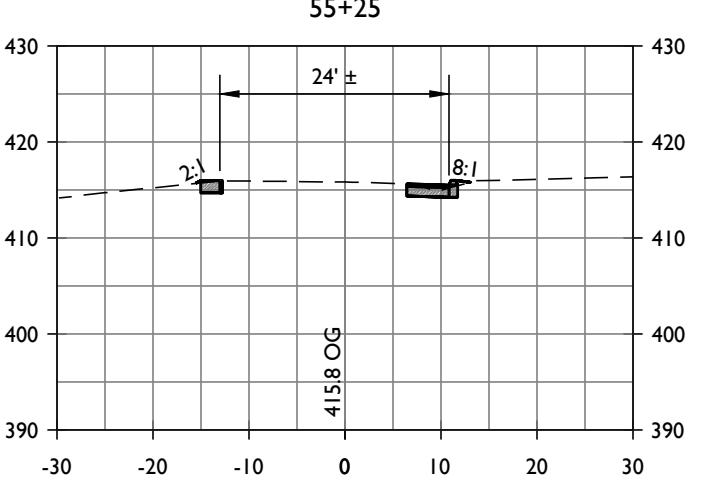
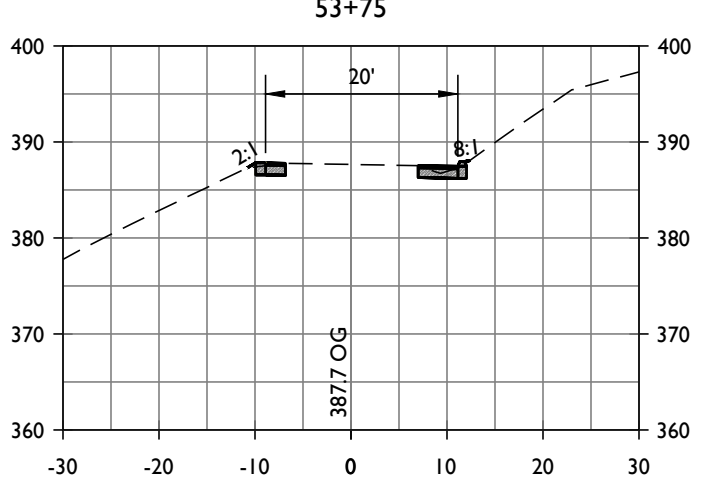
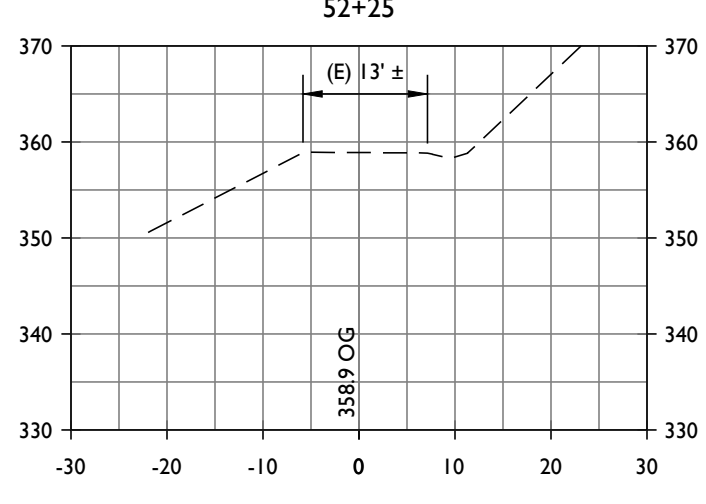
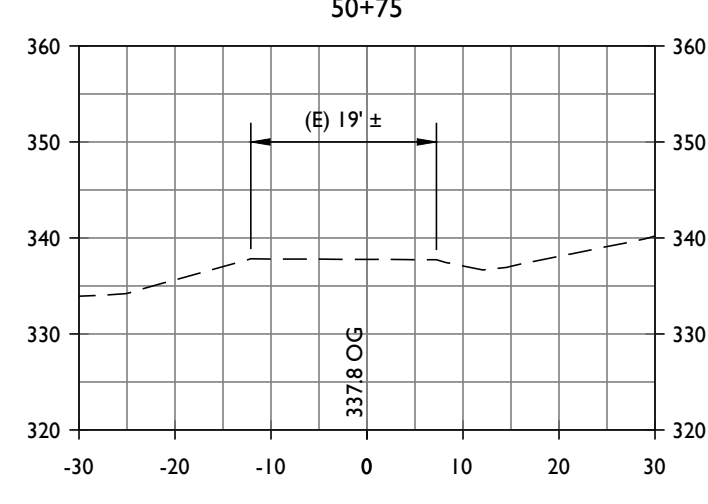
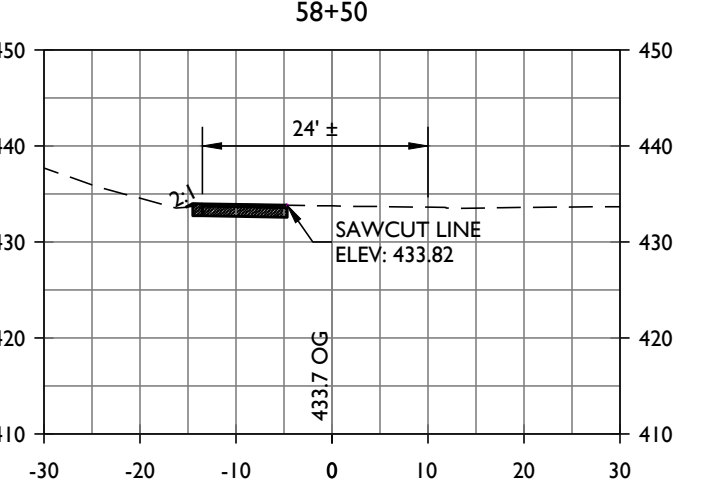
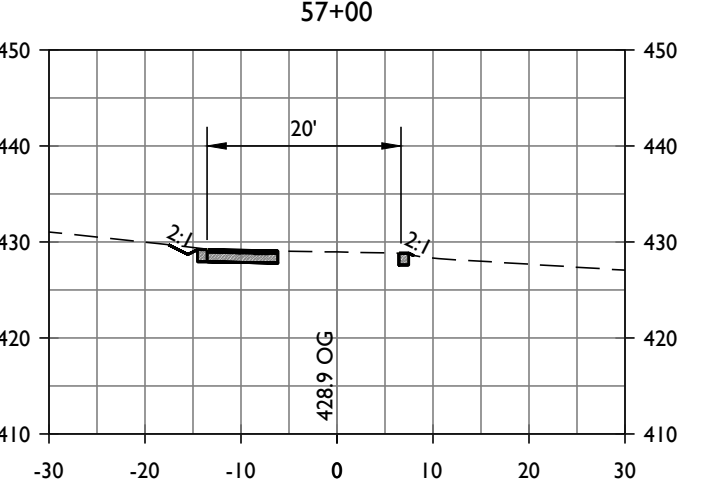
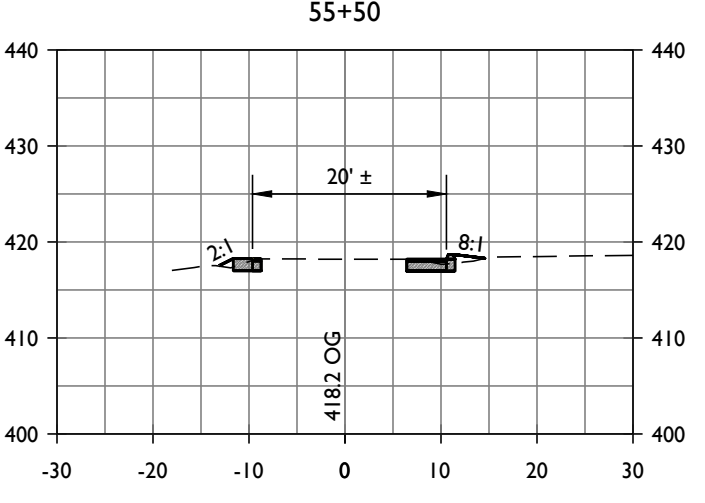
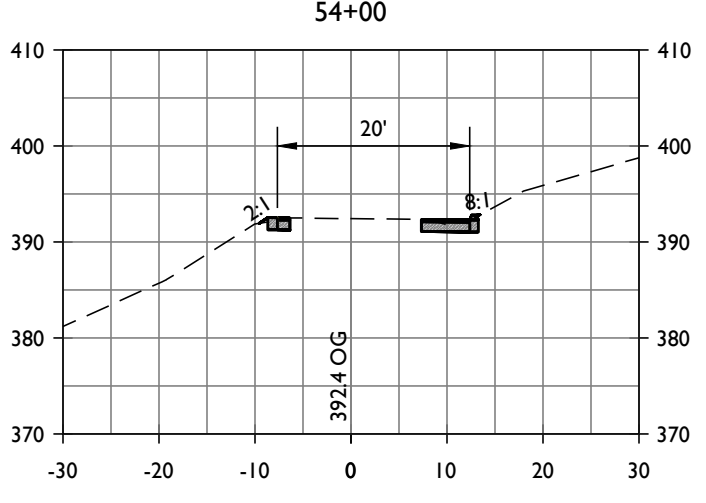
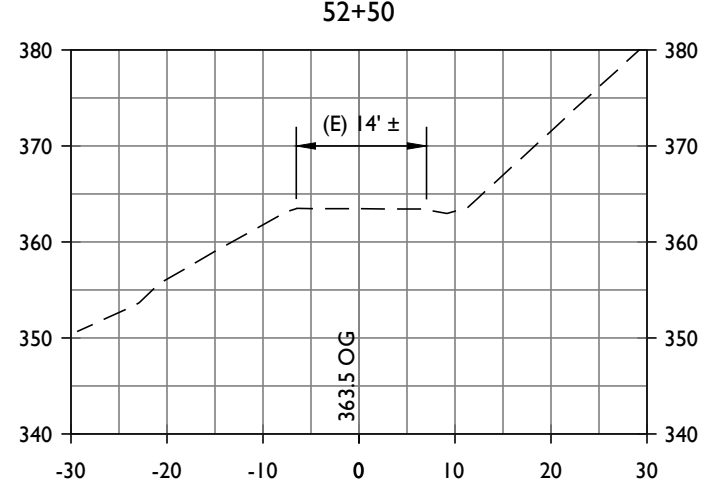
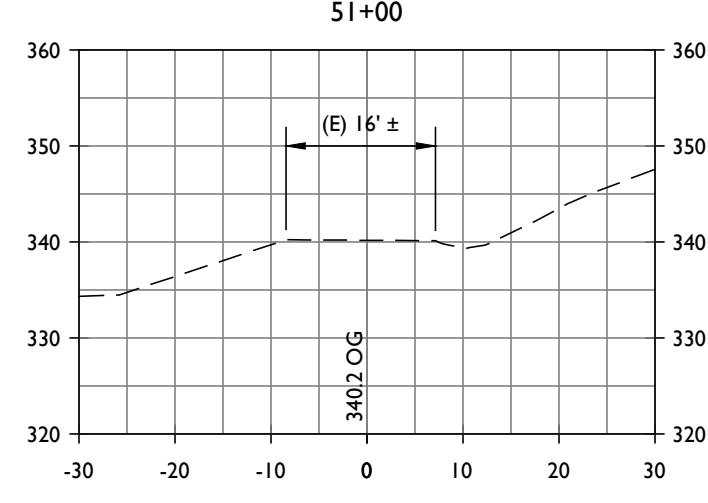
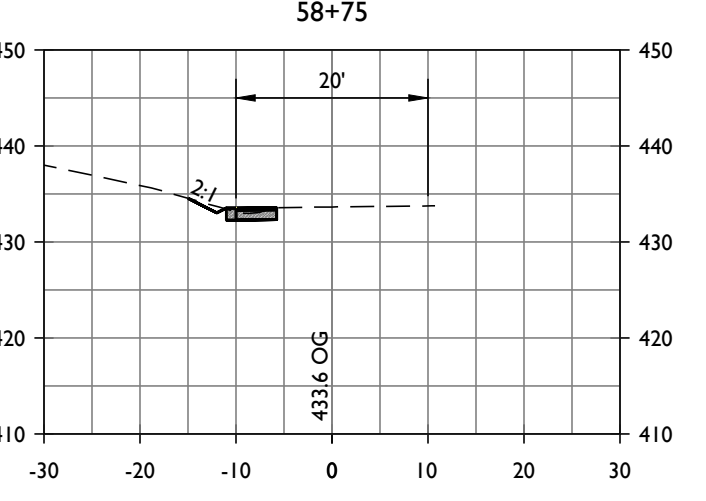
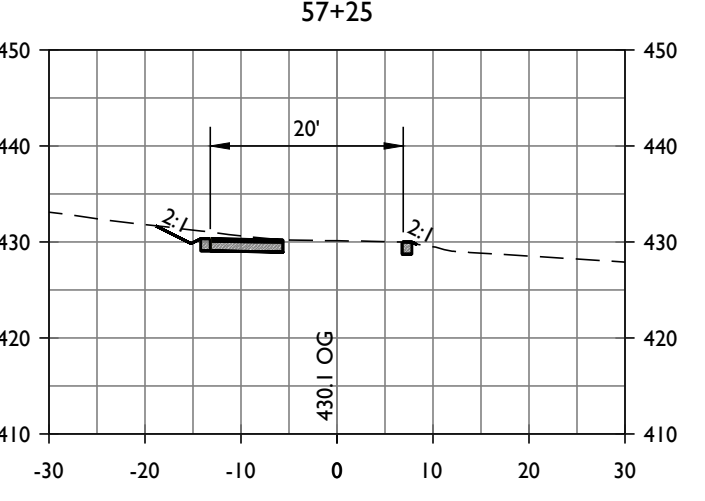
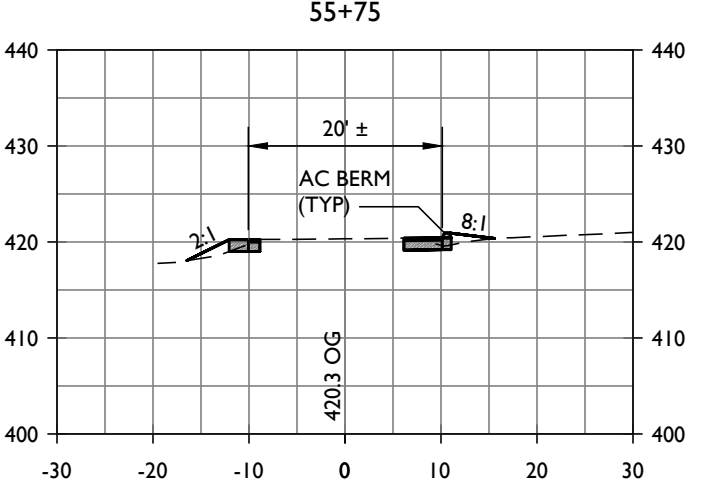
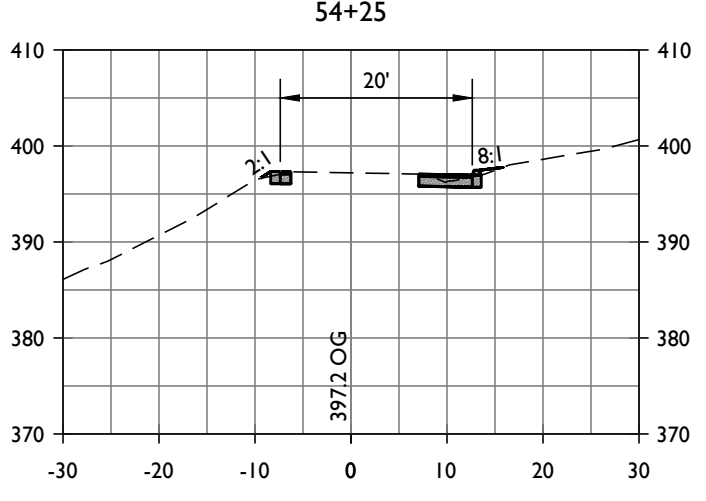
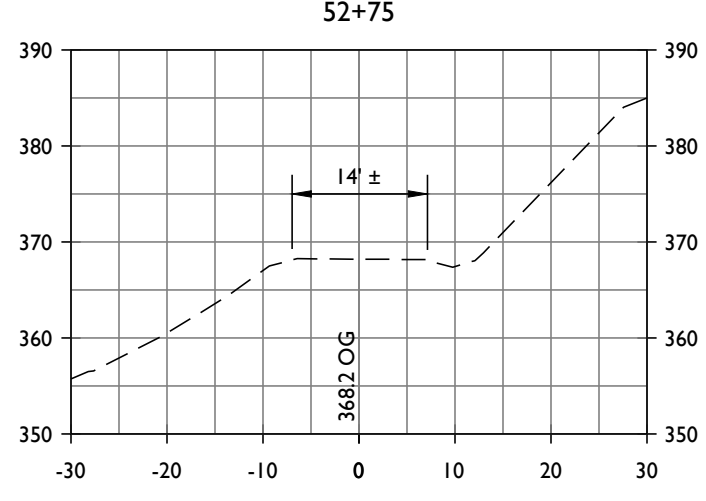
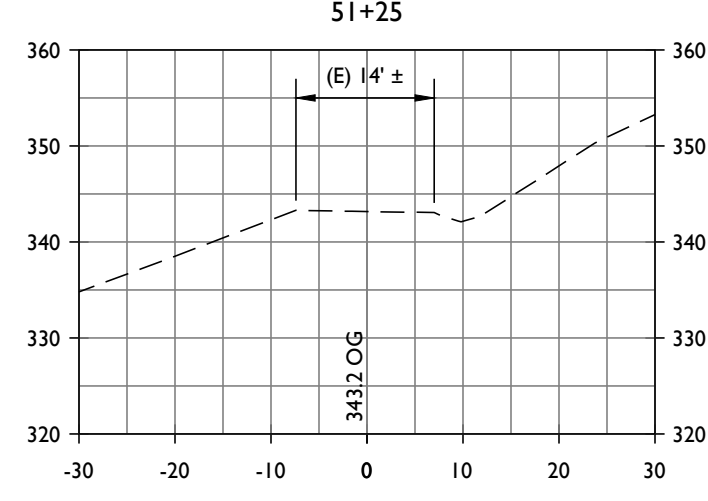
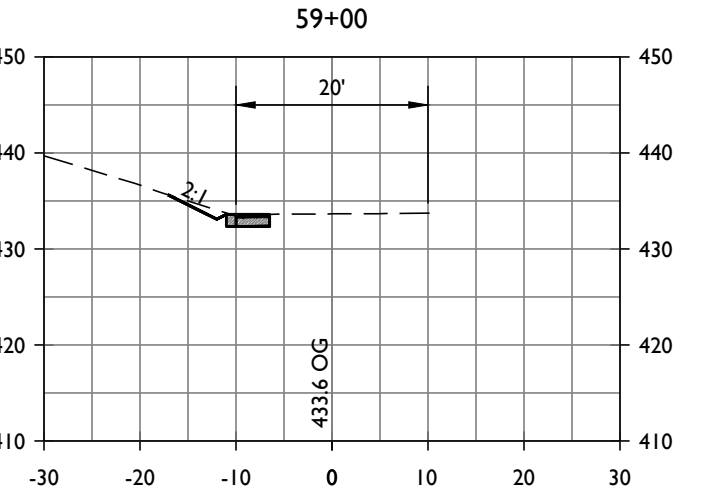
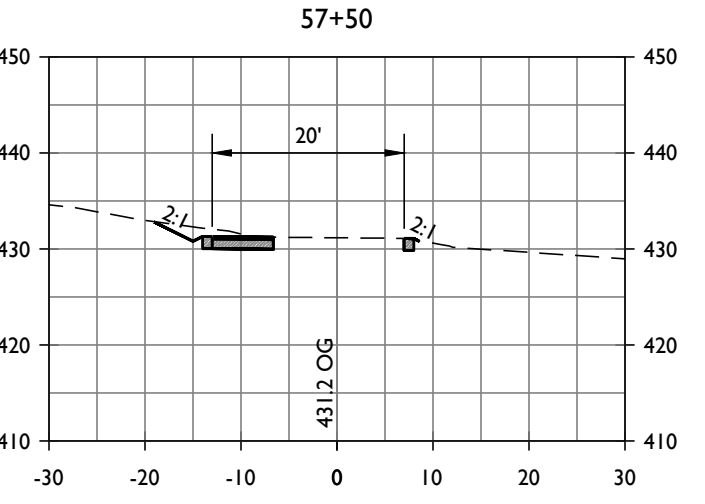
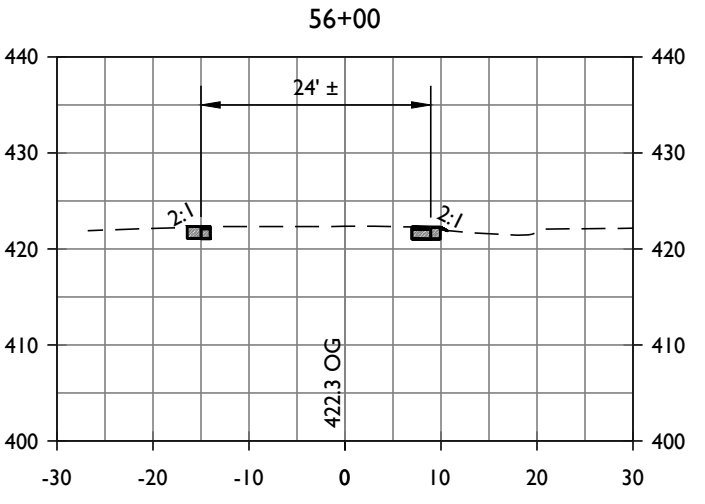
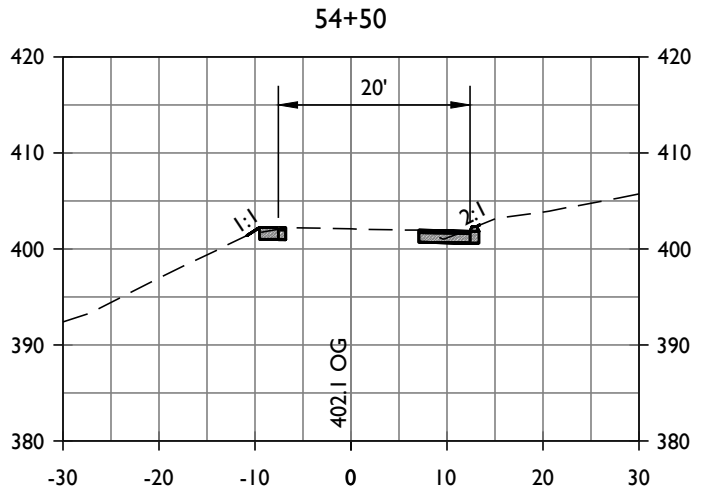
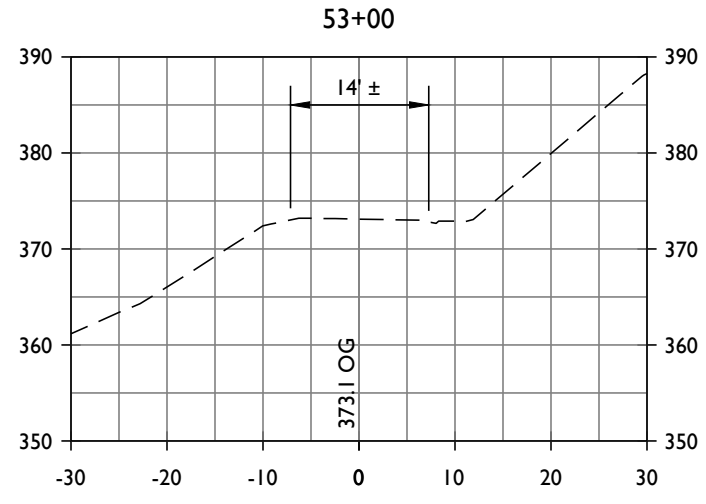
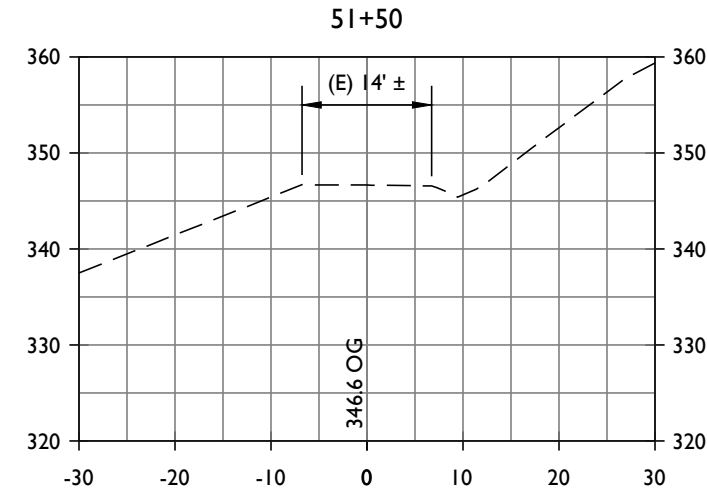
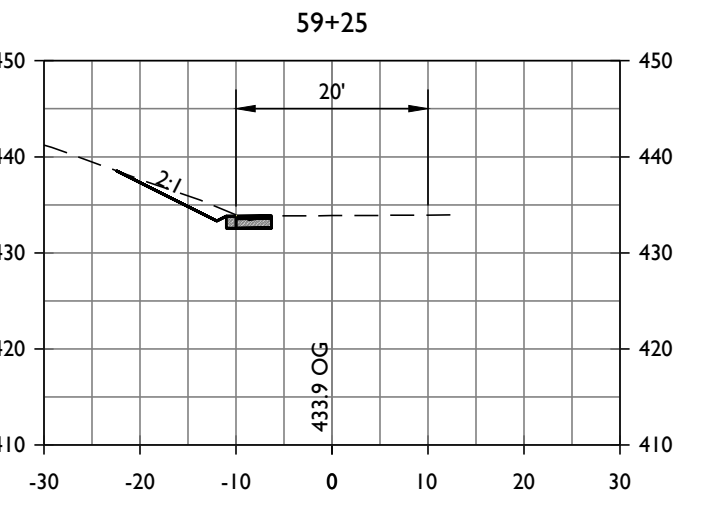
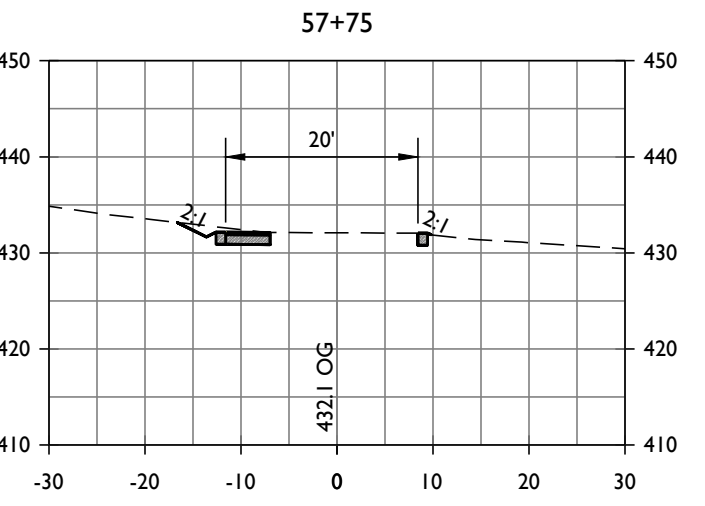
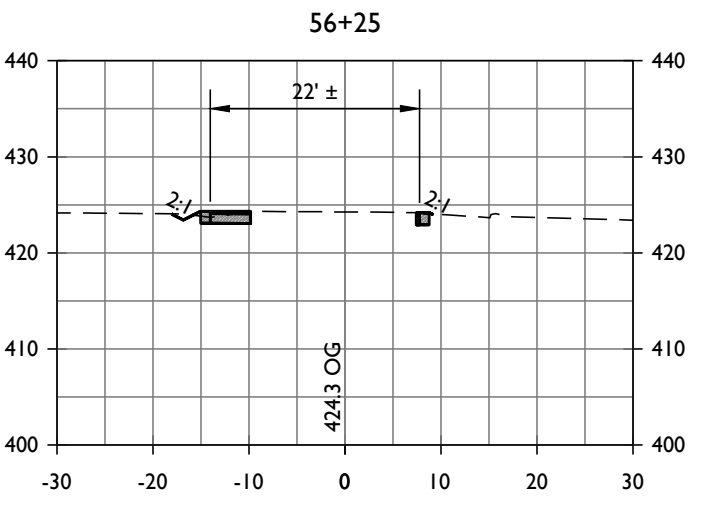
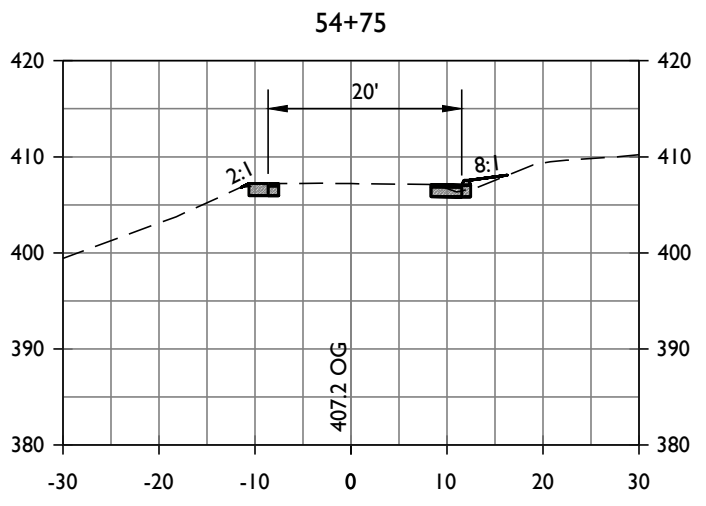
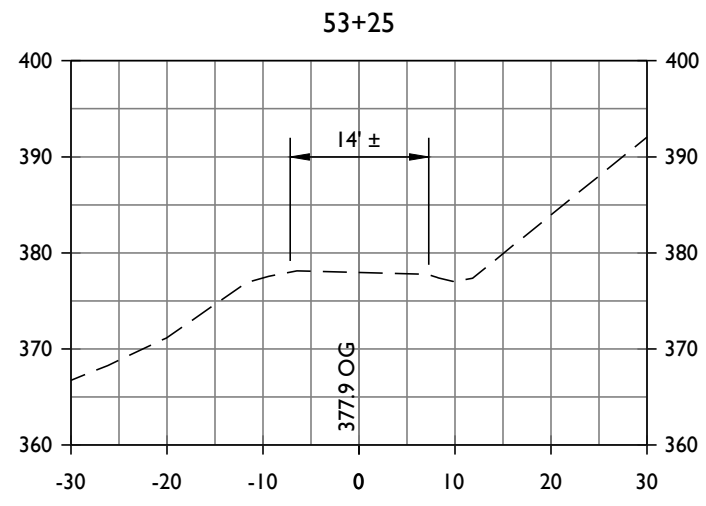
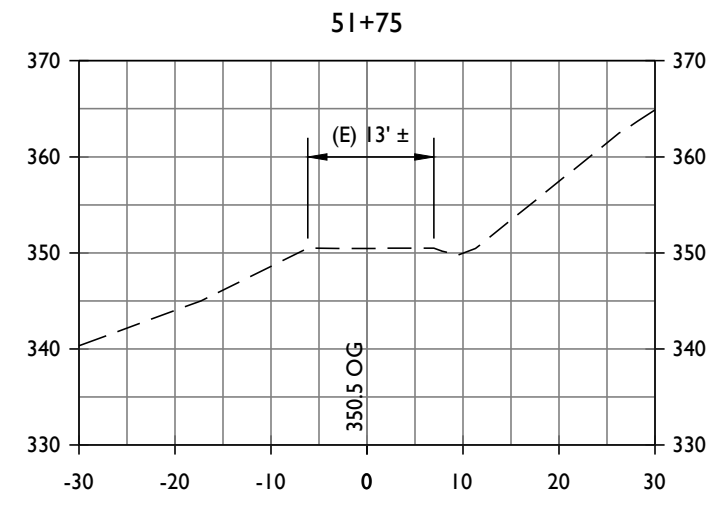
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24" X 36"

SHEET NUMBER:

C5

OF

8



DRIVEWAY CROSS SECTIONS
STA 50+50 TO STA 59+25

SCALE: 1" = 20'

PROMISE WINE LLC
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY CROSS SECTIONS STA 50+50 TO STA 59+25

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
PowerCAD LLC

CHECKED BY:
MRM

DATE:
SEPTEMBER 23, 2025

REVISIONS: BY:
12/1/2023 YMS
PERMIT SUBMITTAL

5/17/2024 YMS
PLAN CHECK
COMMENTS

9/27/2024 YMS
PLAN CHECK
COMMENTS

1/31/2025 YMS
PLAN CHECK
COMMENTS

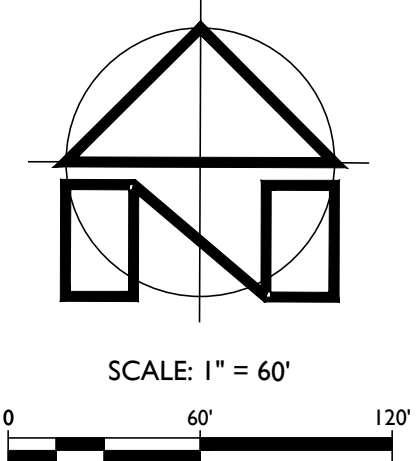
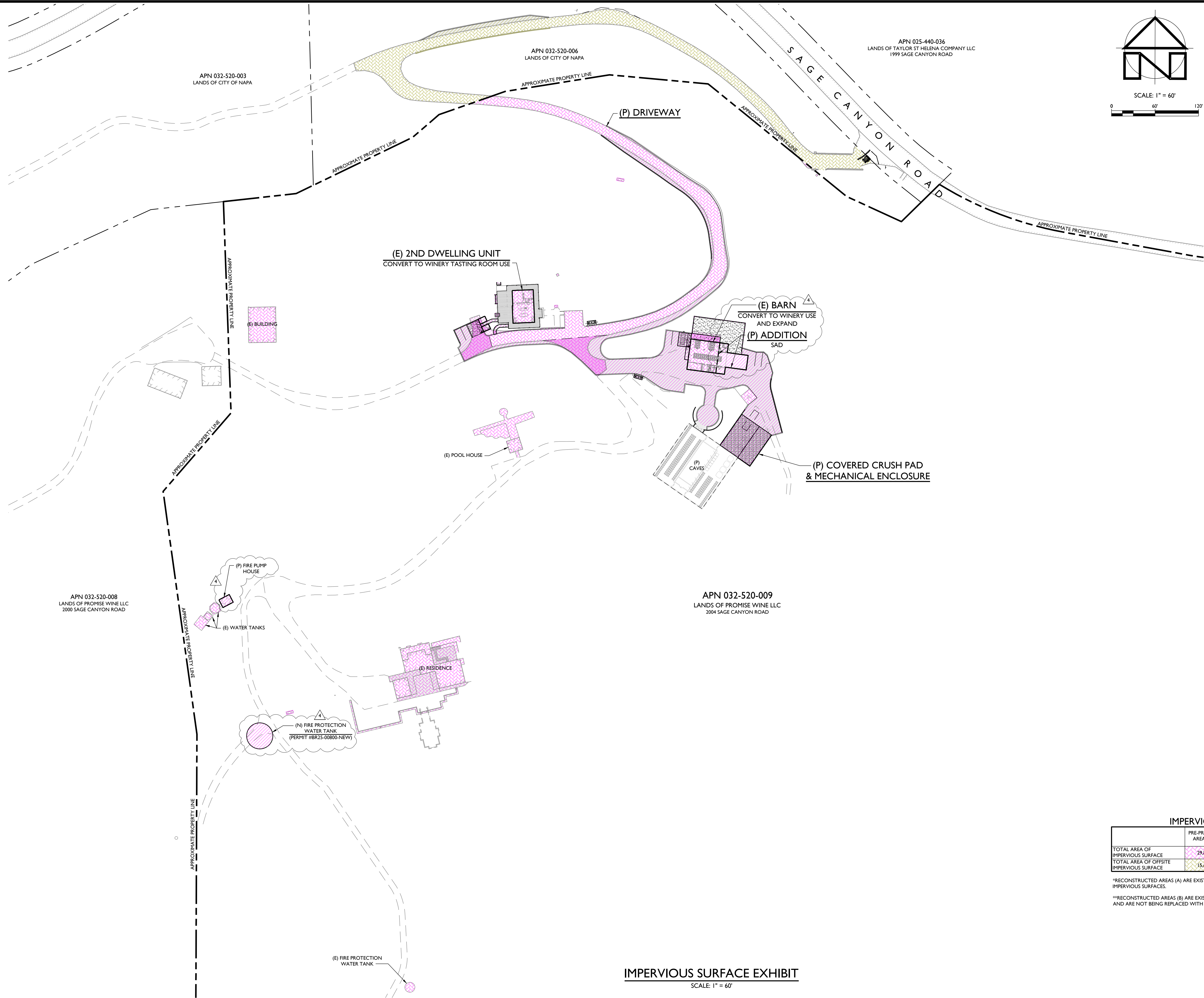
9/23/2025 YMS
WATER TANK, PUMP
HOUSE & BARN REVISION

JOB NUMBER:
22-125

FILE:
22-125CONC-DWY.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:



IMPERVIOUS SURFACE EXHIBIT

SCALE: 1" = 60'

IMPERVIOUS SURFACE SUMMARY				
	PRE-PROJECT AREA (SF)	NEW AREA (SF)	RECONSTRUCTED AREA (SF)	TOTAL NEW AND RECONSTRUCTED AREA (SF)
TOTAL AREA OF IMPERVIOUS SURFACE	29,895	20,930	3,170	23,800
TOTAL AREA OF OFFSITE IMPERVIOUS SURFACE	15,630	925	0	925

*RECONSTRUCTED AREAS (A) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

**RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED AND ARE NOT BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

PROMISE WINE LLC

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS

IMPERVIOUS SURFACE EXHIBIT

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
PowerCAD LLC

CHECKED BY:
MRM

DATE:
SEPTEMBER 23, 2025

REVISIONS: BY:
12/1/2023 YMS
PERMIT SUBMITTAL

- 1 5/17/2024 YMS
PLAN CHECK
COMMENTS
- 2 9/27/2024 YMS
PLAN CHECK
COMMENTS
- 3 1/31/2025 YMS
PLAN CHECK
COMMENTS
- 4 9/23/2025 YMS
WATER TANK, PUMP
HOUSE & BARN REVISION

JOB NUMBER:
22-125

FILE:
22-125CONC-ISE.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:



SHEET NOTES:

1. THE OVERALL SITE PLAN SHOWN ON THIS SHEET IS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS.
2. DIMENSIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. CIVIL DRAWINGS TAKE PRECEDENCE.

SHEET LEGEND - EXISTING SITE

- 1 RESIDENTIAL - EXISTING GUEST COTTAGE
- 2 EXISTING HORSE BARN

PROMISE WINE
2000 SAGE CANYON ROAD, ST. HELENA, CA 94574

PROMISE

ARCHITECT

GOULD Architecture
architecture | interiors | planning

Michael Gould AIA, LEED AP BD+C
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T: 707.401.7775
D: 415.970.5750
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F: 707.501.4216

CONSULTANT

APPLIED CIVIL ENGINEERING INCORPORATED
2160 Jefferson Street, Suite 230
Napa, Ca 94559

mike@appliedcivil.com
www.appliedcivil.com

Telephone: (707) 320-4968
Facsimile: (707) 320-2395

PROJECT INFO:

PROJECT NO:	2023-00
REVIEWED BY:	12.01.2022
DATE/TIME STAMP:	USE PERMIT
ISSUED FOR:	

REVISIONS

1	ISSUED FOR USE PERMIT	12. 01 . 2023
2	SECOND APPLICATION	05 . 16 . 2024

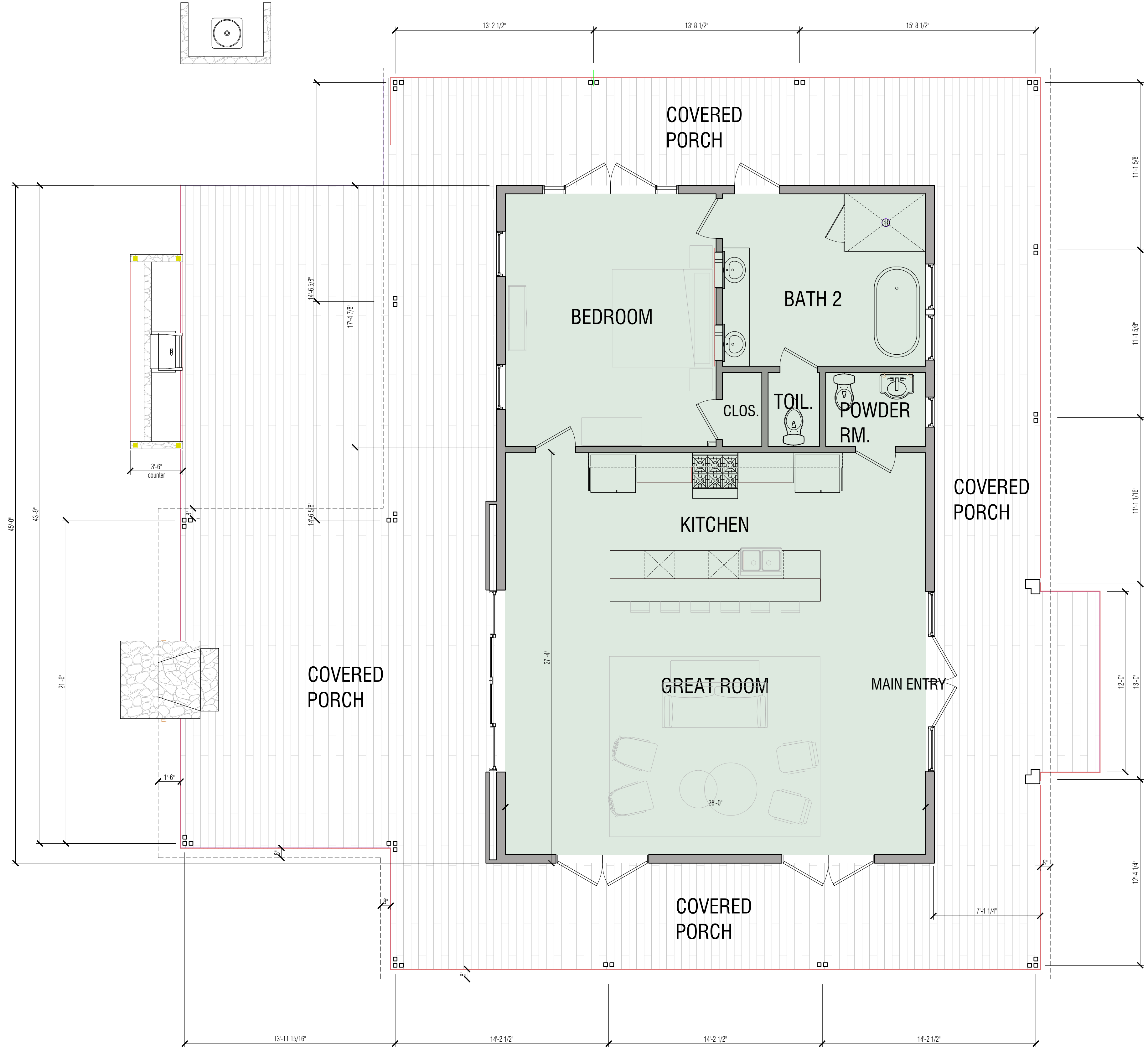
- ORIGINAL DRAWING IS 24" X 36". SCALE ENTITIES ACCORDINGLY IF REDUCED.
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EXISTING ENLARGED SITE PLAN



SHEET NO:

A 2.0



1 Floor Plan Existing Guest Cottage

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

0 1' 2' 4' 8'

SHEET LEGEND:

RESIDENTIAL

NOTE: AREA OF ENTIRE
EXISTING GUEST
COTTAGE IS = 1,268 SF

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CONSULTANTS

CLIENT & PROJECT

PROMISE WINE
2000 SAGE CANYON ROAD
ST. HELENA, CA 94571

WINERY USE PERMIT -
PHASE 1 & PHASE 2
2000 SAGE CANYON ROAD
ST. HELENA, CA 94571

APN #: 032-520-009-000

NOTES
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GOULD ARCHITECTURE

ISSUED

1	USE PERMIT SUBMITTAL	12. 01. 2023
2	SECOND APPLICATION	05. 16. 2024
3	FOURTH APPLICATION - BARN AREA INCREASE	09. 12. 2025

SHEET INFO

PROJECT NO.: 2023-01

FILE NAME:

DATE AND TIME STAMP:

DESIGNED BY: MG

SHEET TITLE

EXISTING GUEST COTTAGE
FLOOR PLAN

SHEET NUMBER

A2.1



VIEW OF SOUTH FACADE LOOKING WEST FROM ENTRY DRIVE



VIEW OF SOUTH FACADE LOOKING EAST



GUEST HOUSE ENTRY



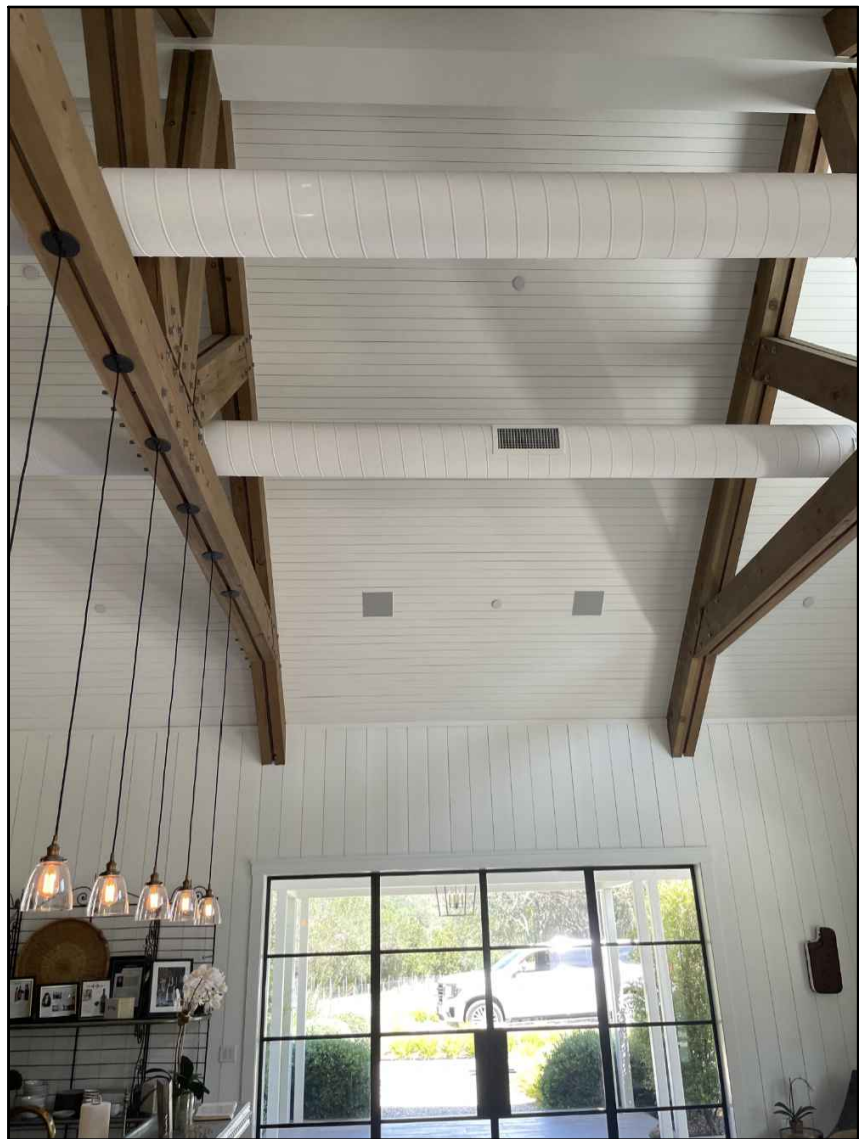
GRAVEL WALKWAY TO ENTRY



COVERED PORCH LOOKING SOUTH



VIEW OF SOUTH FACADE LOOKING EAST FROM ENTRY DRIVE



GREAT ROOM LOOKING TO MAIN ENTRY



COVERED PORCH WITH FIREPLACE



GREAT ROOM EXPOSED TRUSSES & CEILING TREATMENT



MASTER BATH

1 Existing Guest Cottage Photos

ARCHITECT

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CONSULTANTS

CLIENT & PROJECT

PROMISE WINE
2000 SAGE CANYON ROAD
ST. HELENA, CA 94571

**WINERY USE PERMIT -
PHASE 1 & PHASE 2**
2000 SAGE CANYON ROAD
ST. HELENA, CA 94571

APN #: 032-520-009-000

NOTES
• ORIGINAL DRAWING IS 34" X 36" SCALE ENTITIES ACCORDINGLY IF REDUCED.
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GOULD ARCHITECTURE

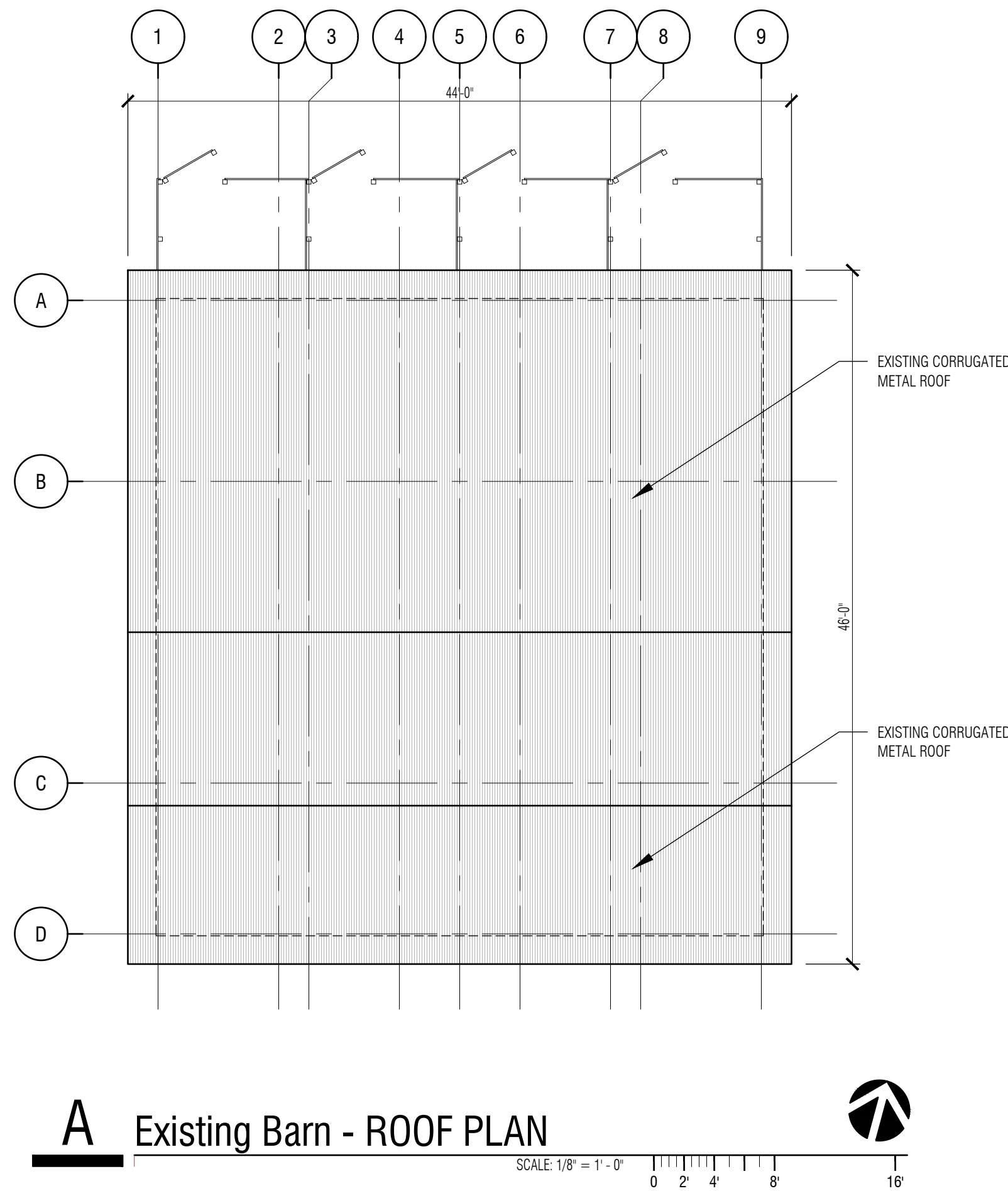
ISSUED

1	USE PERMIT SUBMITTAL	12.01.2023
2	SECOND APPLICATION	05.16.2024
3	FOURTH APPLICATION - BARN AREA INCREASE	09.12.2025

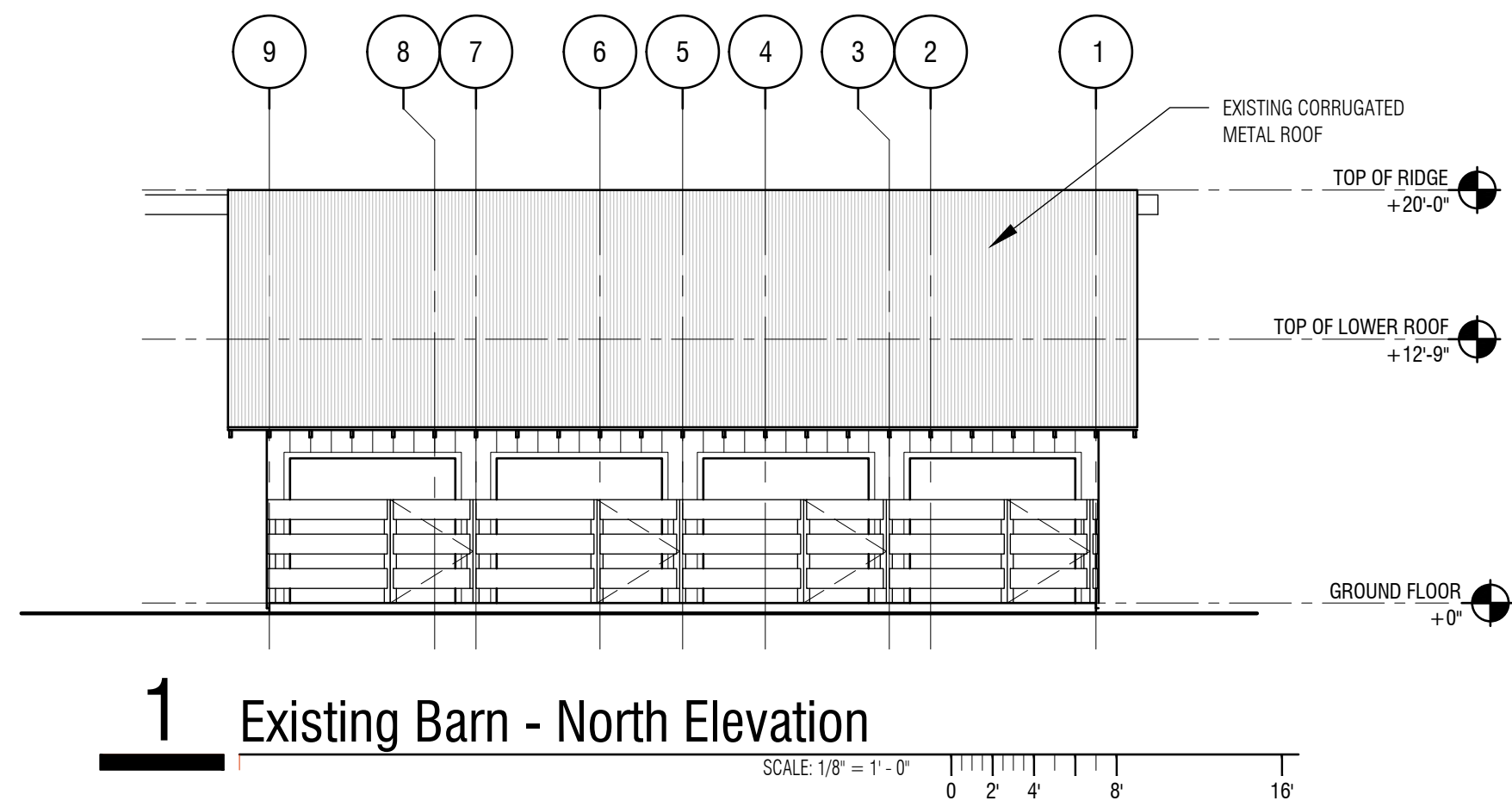
SWEET INFO
PROJECT NO.: 2023-01
FILE NAME:
DATE AND TIME STAMP:
DESIGNED BY: MGS
SWEET TITLE

**EXISTING GUEST COTTAGE
PHOTOS**

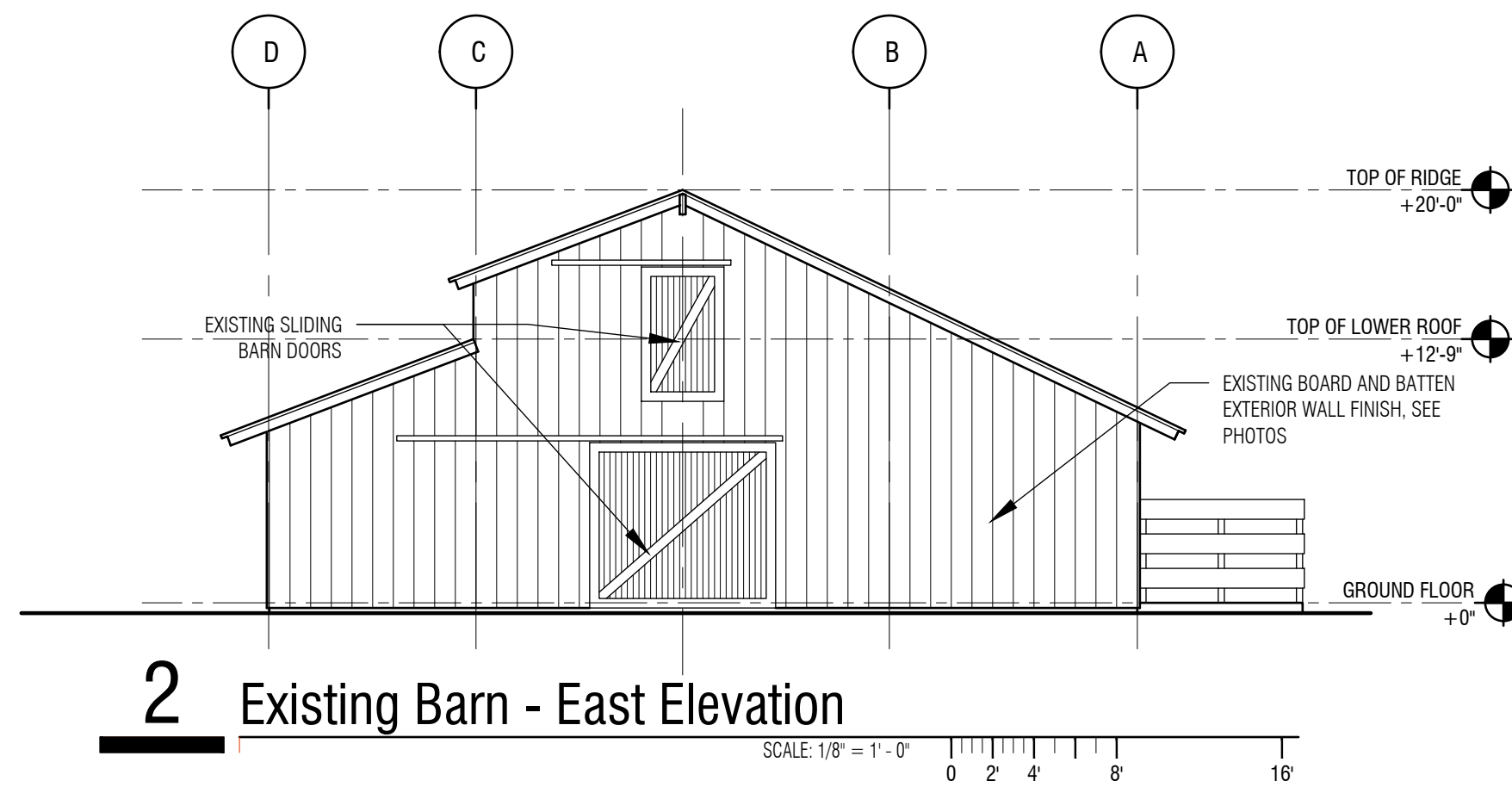
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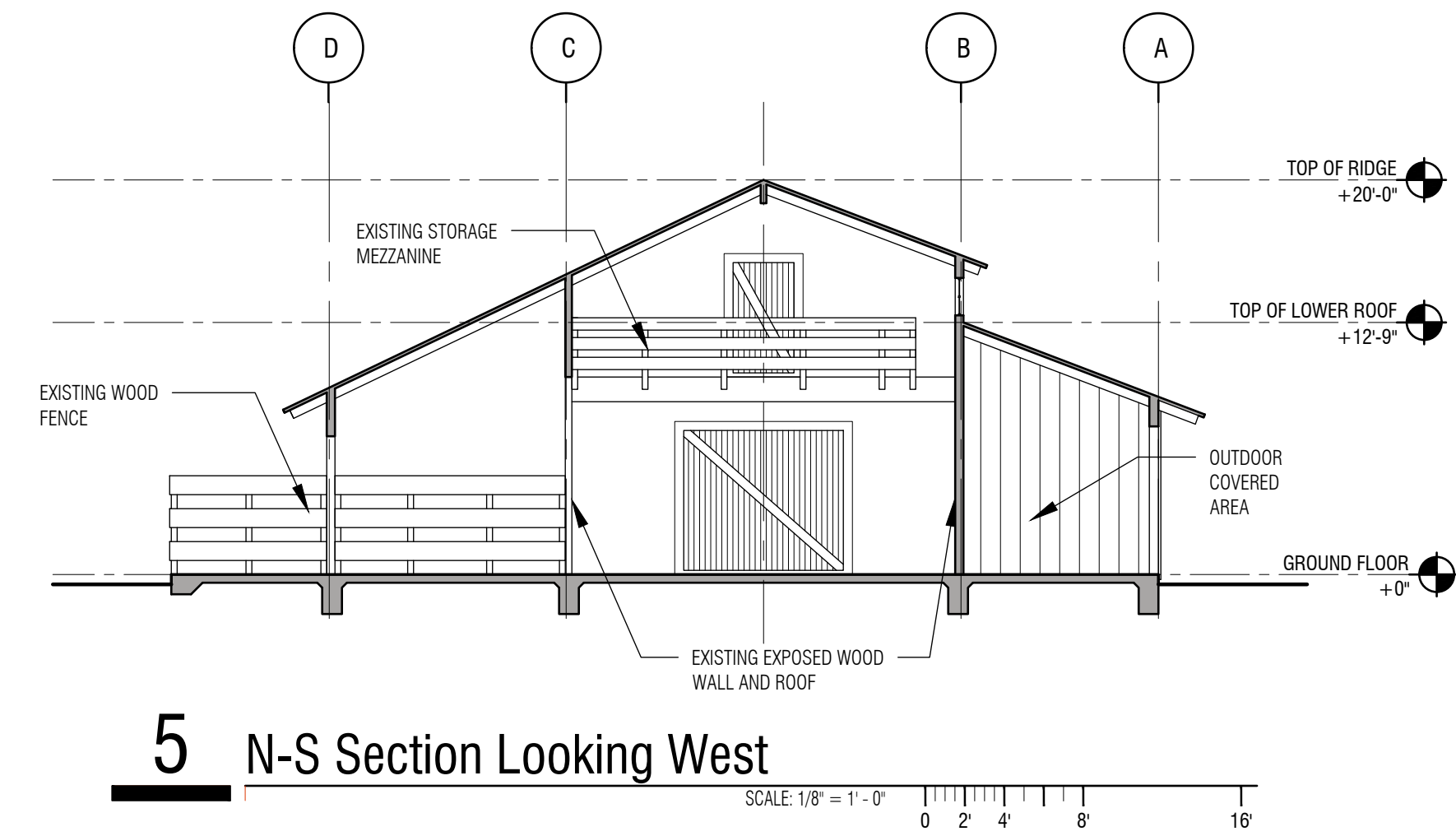
A Existing Barn - ROOF PLAN



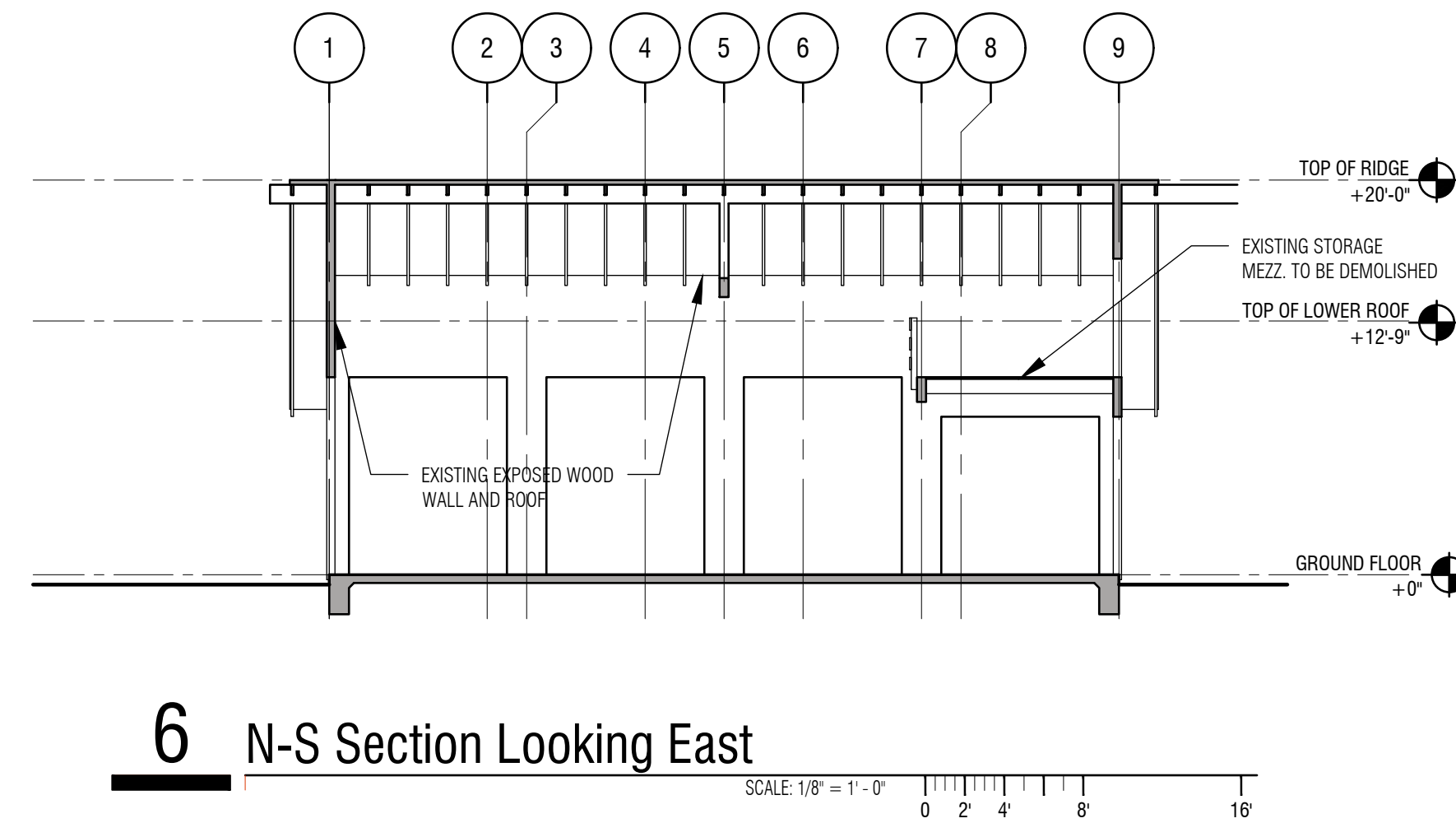
1 Existing Barn - North Elevation



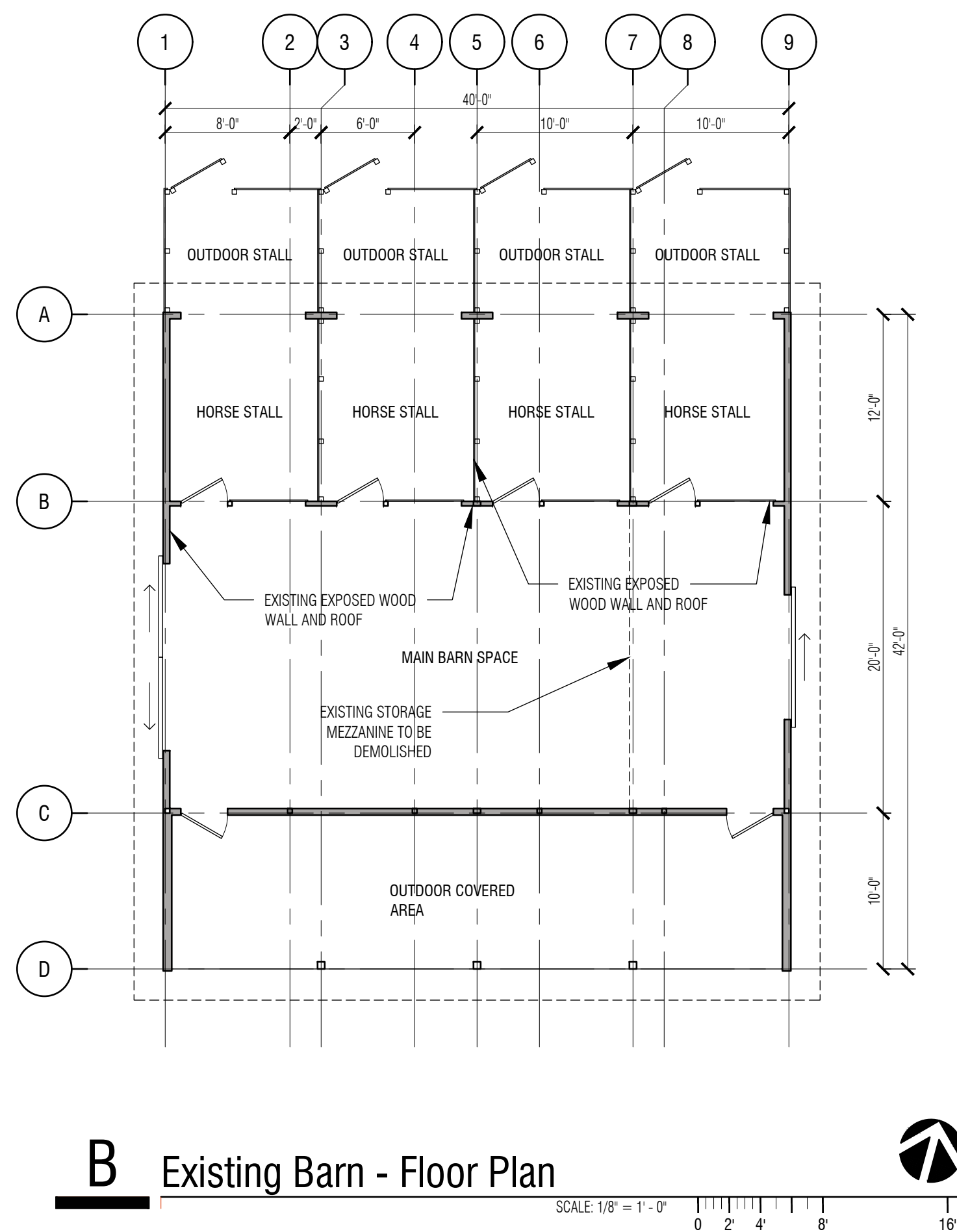
2 Existing Barn - East Elevation



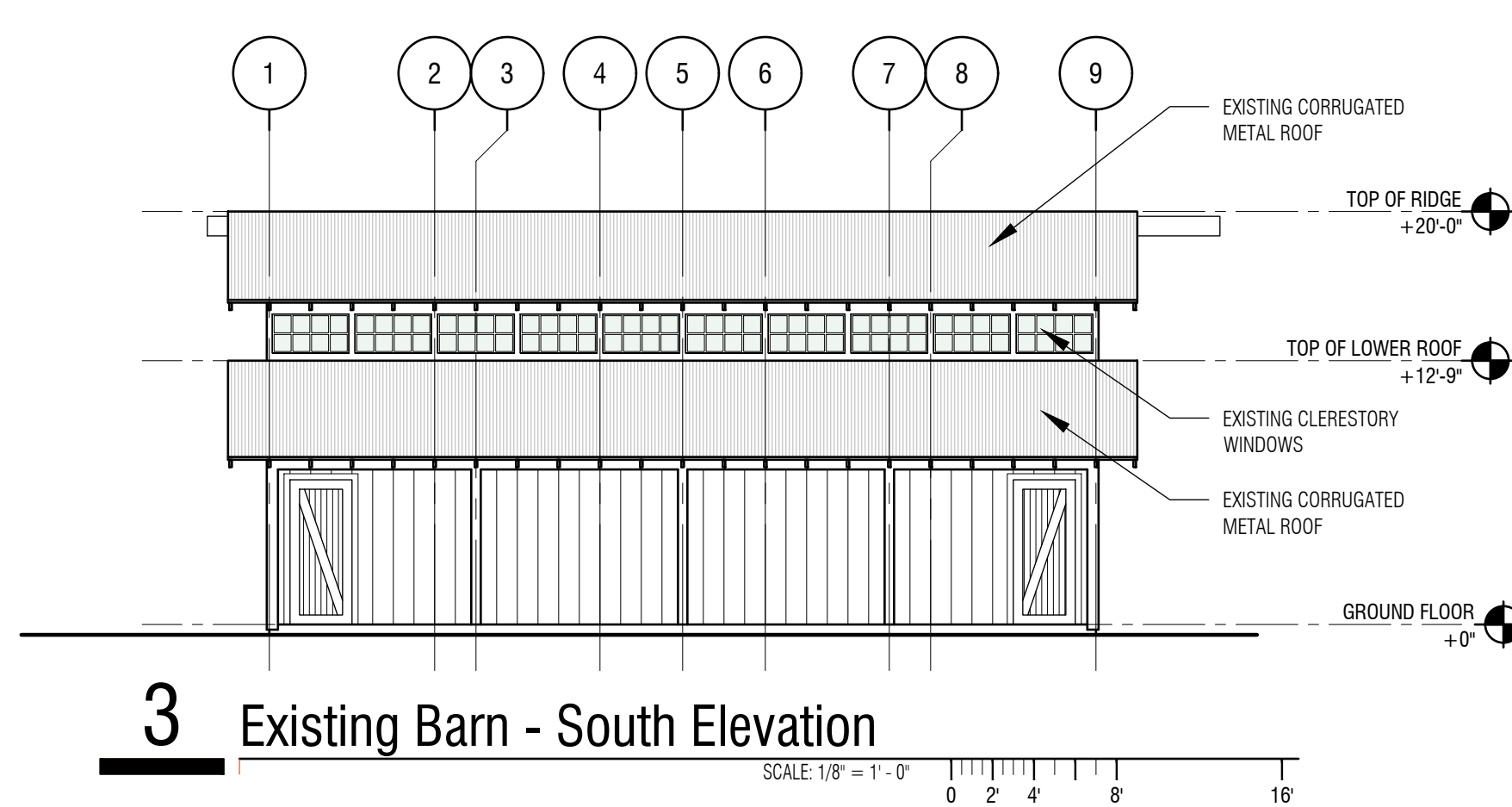
5 N-S Section Looking West



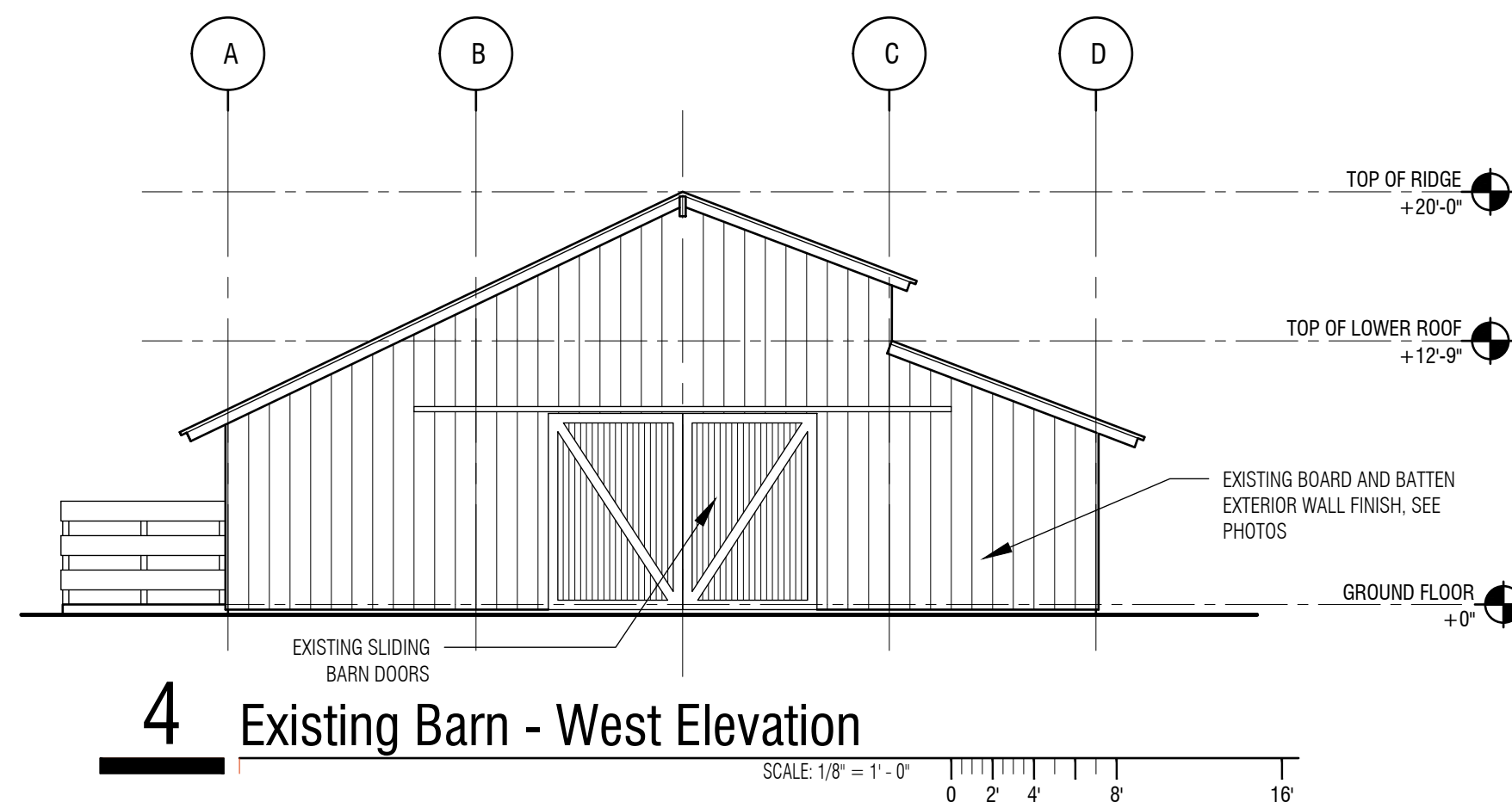
6 N-S Section Looking East



B Existing Barn - Floor Plan



3 Existing Barn - South Elevation



4 Existing Barn - West Elevation



7 Existing Barn - Exterior and Interior Photos

ARCHITECT

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LICENSED ARCHITECT
MICHAEL B. GOULD
No. C-7226
REN 3/21/27
STATE OF CALIFORNIA

CONSULTANTS

PROMISE WINE

2000 SAGE CANYON ROAD
ST. HELENA, CA 94571

**WINERY USE PERMIT -
PHASE 1 & PHASE 2**

2000 SAGE CANYON ROAD
ST. HELENA, CA 94571

APN #: 032-520-009-000

- NOTES
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ISSUED		
1	USE PERMIT SUBMITTAL	12. 01. 2023
2	SECOND APPLICATION	05. 16. 2024
3	FOURTH APPLICATION - BARN AREA INCREASE	09. 12. 2025

SHEET INFO	
PROJECT NO.:	2023-01
FILE NAME:	
DATE AND TIME STAMP:	
DESIGNED BY:	MG.SR
DRAWN BY:	

EXISTING BARN PLANS,
ELEVATIONS, SECTIONS &
PHOTOS

SHEET NUMBER



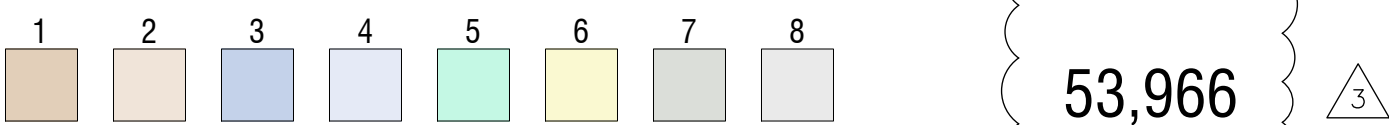
WINERY DEVELOPMENT & COVERAGE PHASE 1

USE / FUNCTION		EXIST. SF	NEW SF	TOTAL SF
1	PRODUCTION USE - INDOOR	--	2,794	3,279
	-RENOVATED BARN		235	
	-CASE GOODS IN CONV. GUEST HOUSE		188	
	-EMPLOYEE R.R. IN CONV. GUEST HOUSE		62	
	-STOR. RM. IN ACCESSORY BLDG.			
TOTAL COMBINED AREA				
2	MECHANICAL / UTILITY AREA - OUTDOOR (EXIST. WATER TANK)	--	254	254
3	ACCESSORY USE - INDOOR	--	907	907
4	ACCESSORY USE - OUTDOOR	2,318	2,615	4,933
5	EMPLOYEE PARKING - 1 VAN ACCESSIBLE	--	323	323
6	VISITOR PARKING - 4 STANDARD, 1 VAN ACCESSIBLE	566	648	1,214
7	EXISTING ASPHALT ROAD	29,958	--	29,958
8	NEW ASPHALT ROAD AREA	--	13,098	13,098

WINERY DEVELOPMENT AREA



WINERY COVERAGE AREA



ACCESSORY / PRODUCTION RATIO



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2000 SAGE CANYON ROAD, ST. HELENA, CA 94574

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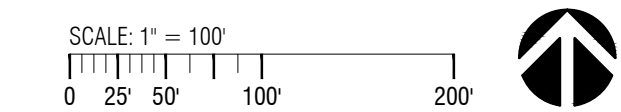
APPLIED CIVIL ENGINEERING INCORPORATED
2160 Jefferson Street, Suite 230
Napa, Ca 94559
mike@appliedcivil.com
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Telephone: (707) 320-4968
Facsimile: (707) 320-2395

PROJECT INFO:

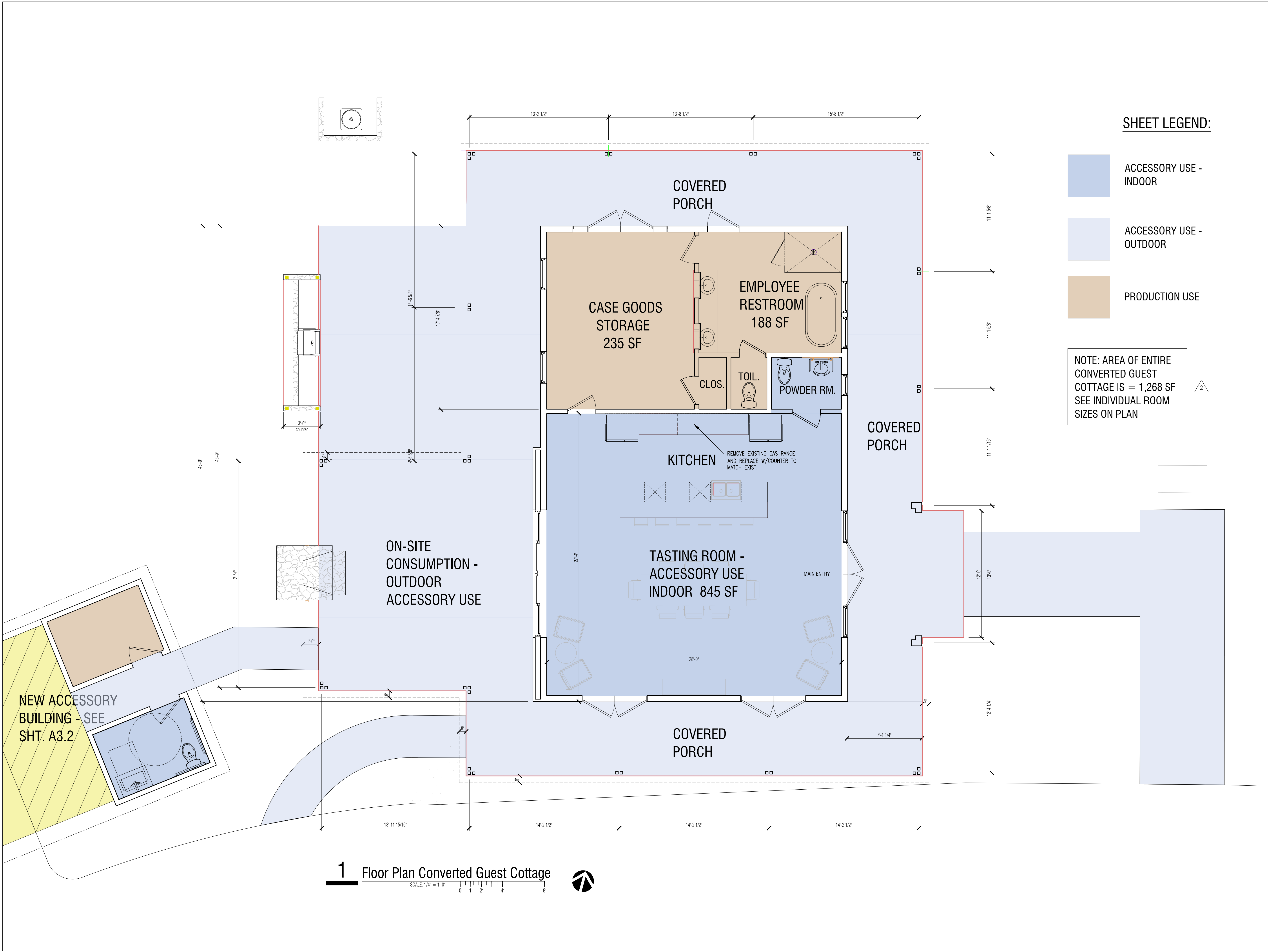
PROJECT NO:	2023-00	REVISIONS
REVIEWED BY:	12.01.2022	1 ISSUED FOR USE PERMIT 12. 01 . 2023
DATE/TIME STAMP:	USE PERMIT	2 SECOND APPLICATION 05 . 16 . 2024
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PHASE 1 - ENLARGED SITE PLAN



A 3.0



SHEET LEGEND:

- ACCESSORY USE - INDOOR
- ACCESSORY USE - OUTDOOR
- PRODUCTION USE

NOTE: AREA OF ENTIRE CONVERTED GUEST COTTAGE IS = 1,268 SF SEE INDIVIDUAL ROOM SIZES ON PLAN

1 Floor Plan Converted Guest Cottage

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



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WINERY USE PERMIT -
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ST. HELENA, CA 94571

APN #: 032-520-009-000

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SHEET INFO

PROJECT NO.: 2023-01

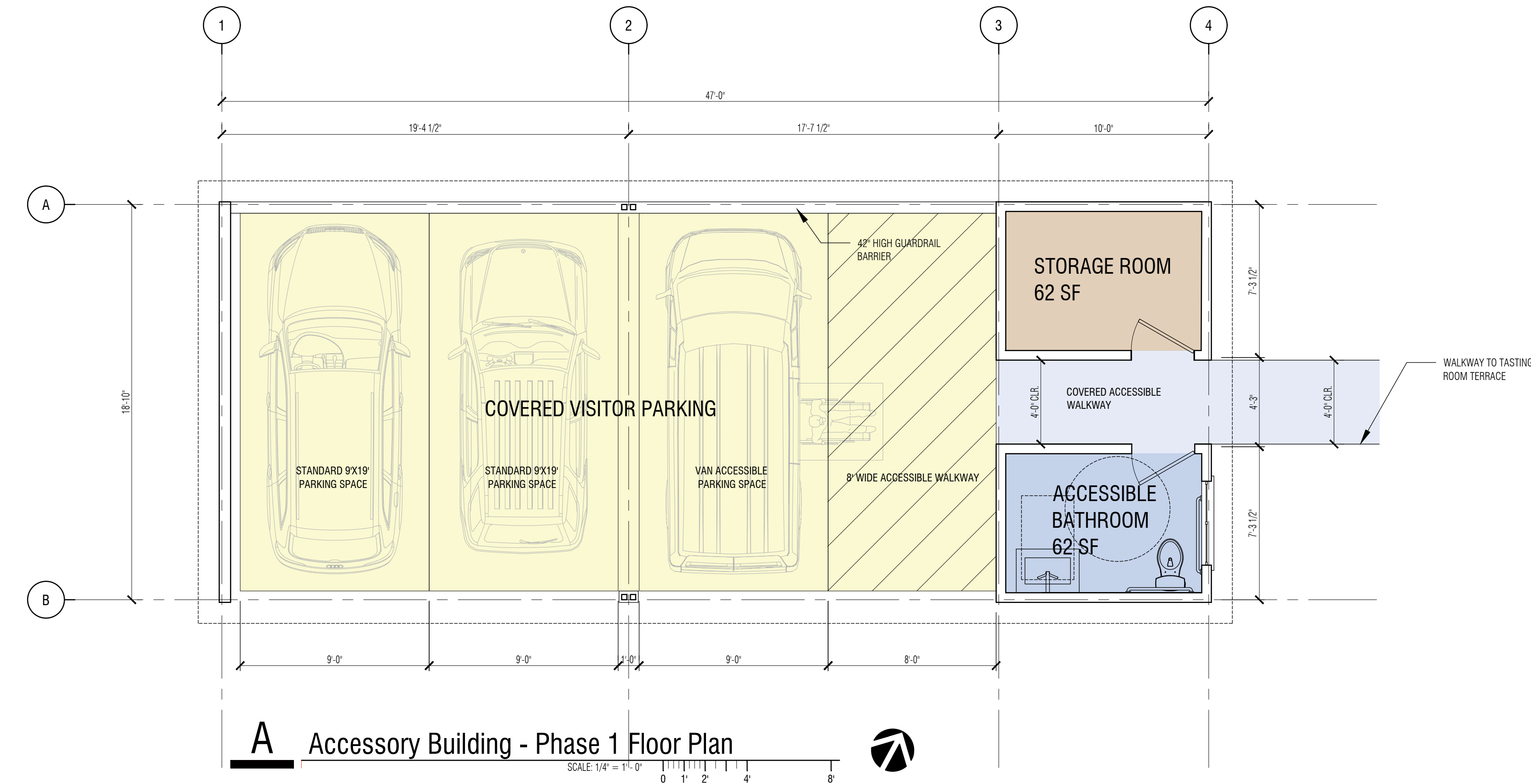
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DATE AND TIME STAMP:

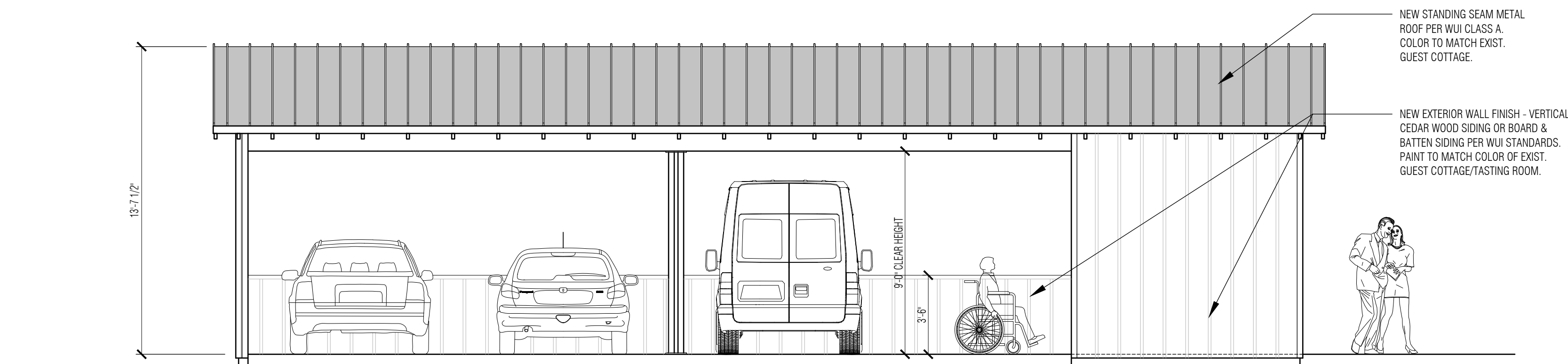
DESIGNED BY: MG.SR
SHEET TITLE

PHASE 1 - CONVERTED
GUEST COTTAGE
FLOOR PLAN

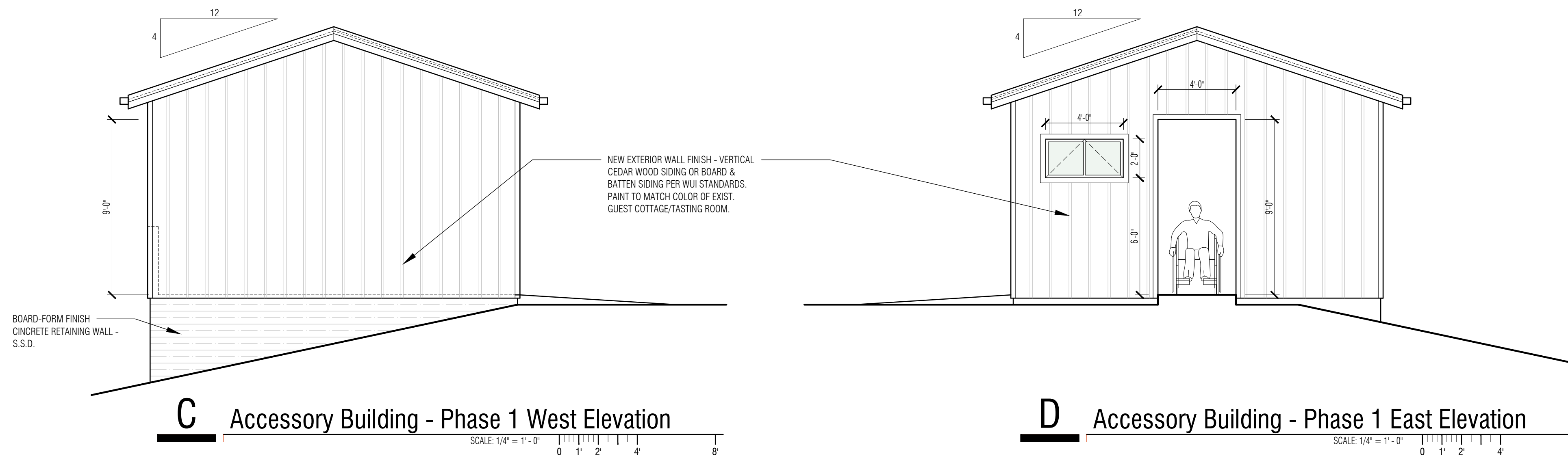
SHEET NUMBER



A Accessory Building - Phase 1 Floor Plan



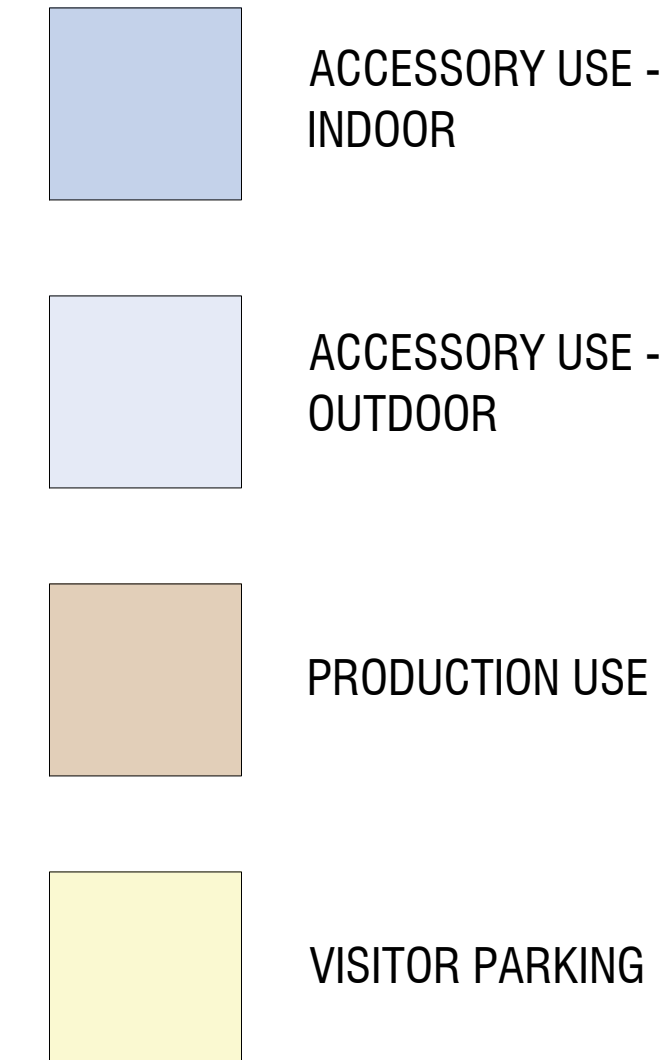
B Accessory Building - Phase 1 South (Front) Elevation



C Accessory Building - Phase 1 West Elevation

D Accessory Building - Phase 1 East Elevation

SHEET LEGEND:



NOTE: AREA OF ENTIRE STRUCTURE INCLUDING COVERED PARKING = 900 SF

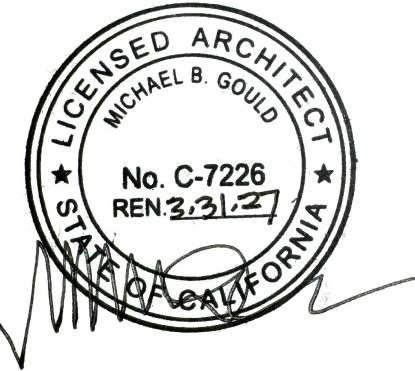
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PHASE 1 & PHASE 2**

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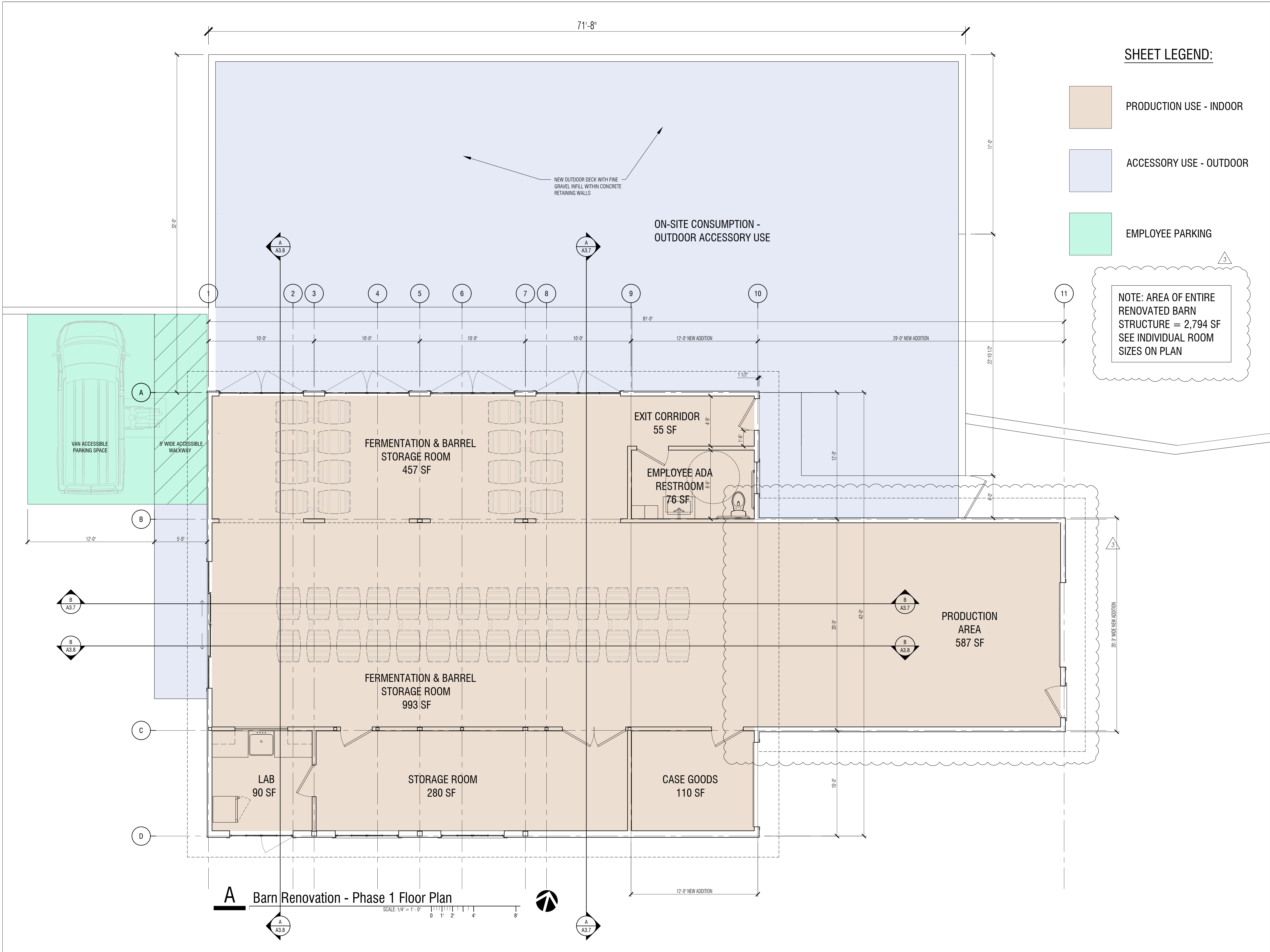
ISSUED

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SHEET INFO
PROJECT NO.: 2023-01
FILE NAME:
DATE AND TIME STAMP:
DESIGNED BY: MGS
SHEET TITLE:

**PHASE 1 - NEW ACCESSORY
BUILDING FLOOR PLAN &
ELEVATIONS**

SHEET NUMBER



SHEET LEGEND:

- PRODUCTION USE - INDOOR
- ACCESSORY USE - OUTDOOR
- EMPLOYEE PARKING

NOTE: AREA OF ENTIRE RENOVATED BARN STRUCTURE = 2,794 SF SEE INDIVIDUAL ROOM SIZES ON PLAN

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3	FOURTH APPLICATION - BARN AREA INCREASE	09. 12. 2025

SHEET INFO	
PROJECT NO.:	2023-01
FILE NAME:	
DATE AND TIME STAMP:	
DESIGNED BY:	MG.SR
SHEET TITLE	

**PHASE 1 - RENOVATED
BARN FLOOR PLAN**

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ISSUED

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2	SECOND APPLICATION	05. 16. 2021
3	FOURTH APPLICATION - BARN AREA INCREASE	09. 12. 2021

SHEET INFO

PROJECT NO: 2023-0

FILE NAME : _____

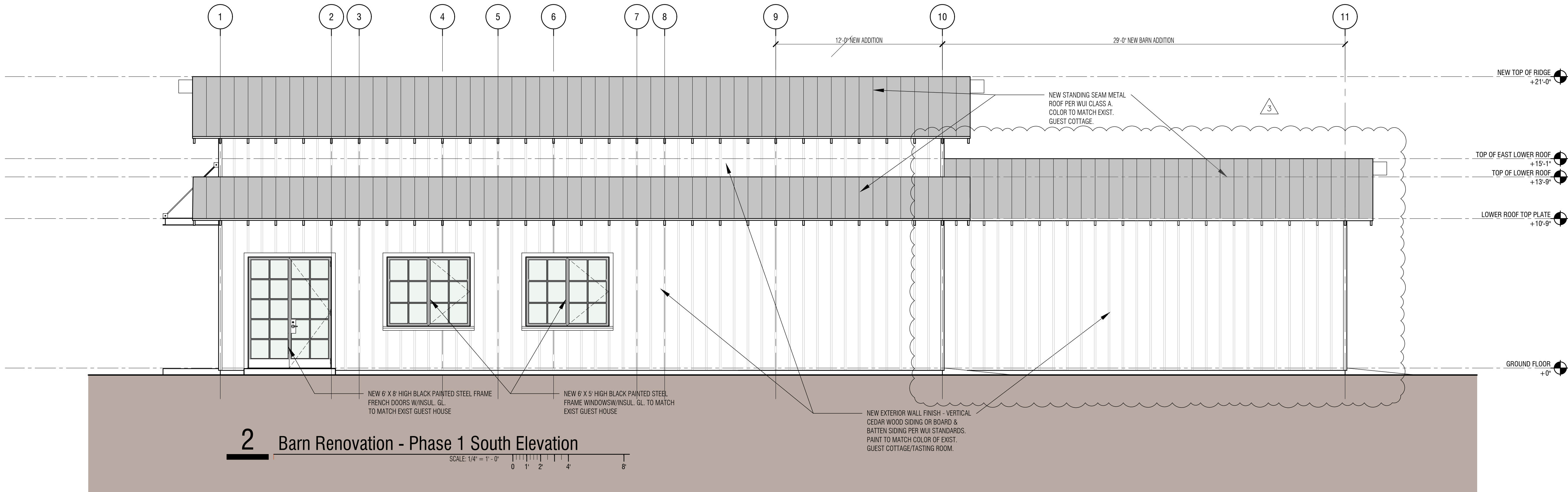
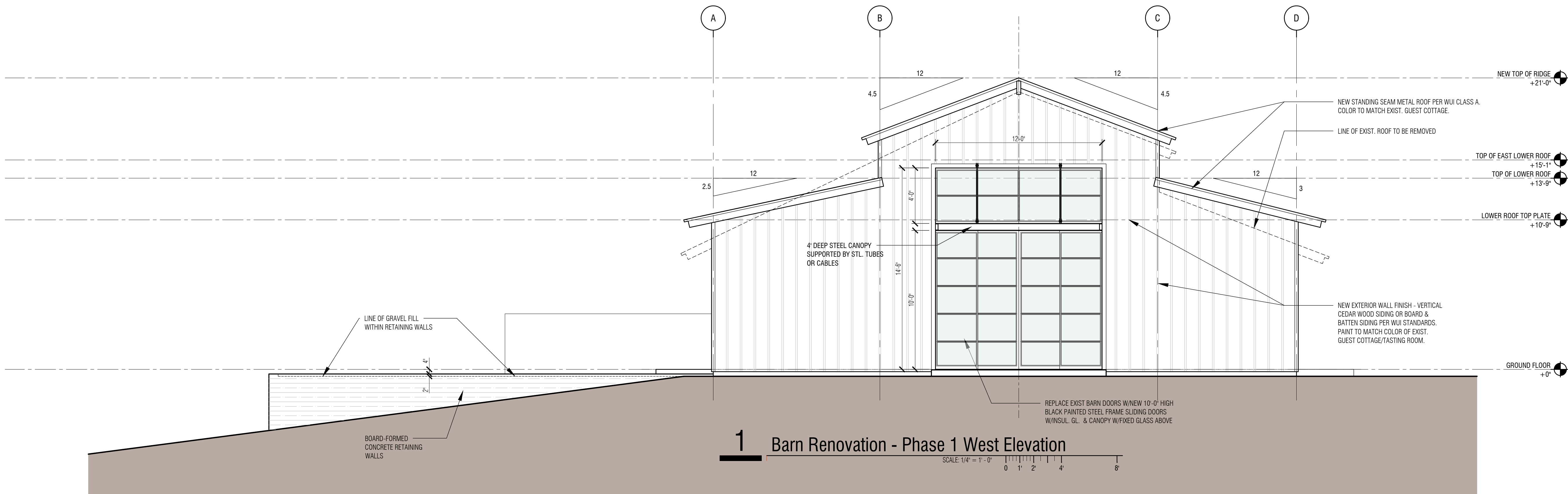
DATE AND TIME STAMP :

REVIEWED BY: _____ MG.S
SHEET TITLE _____

SHEET NUMBER

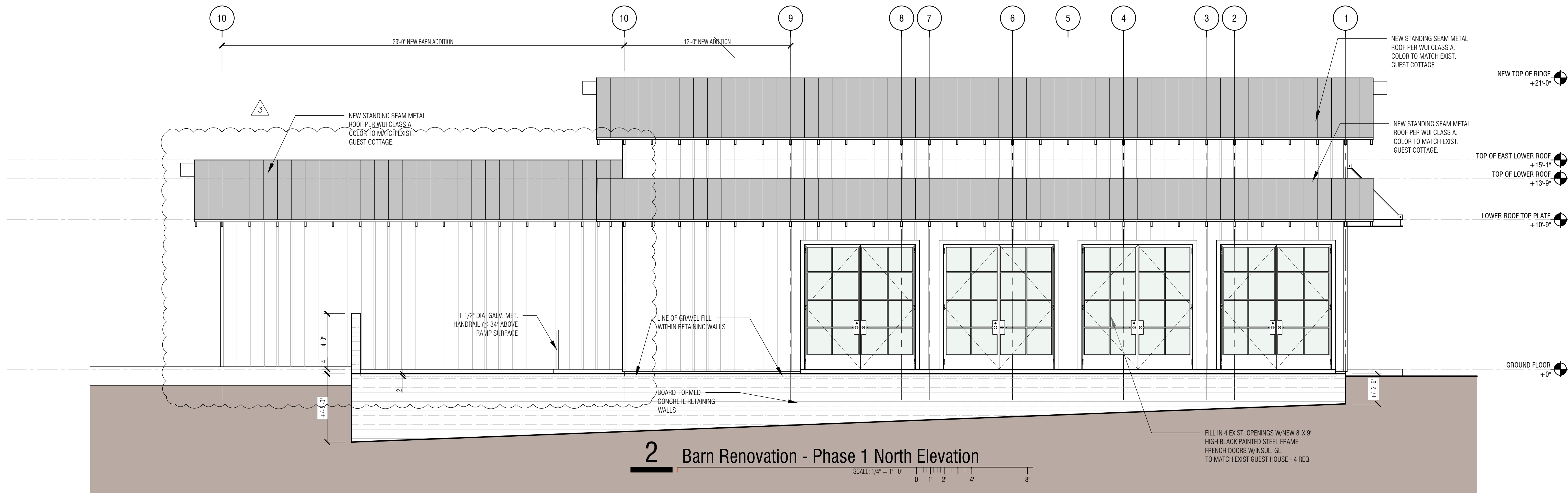
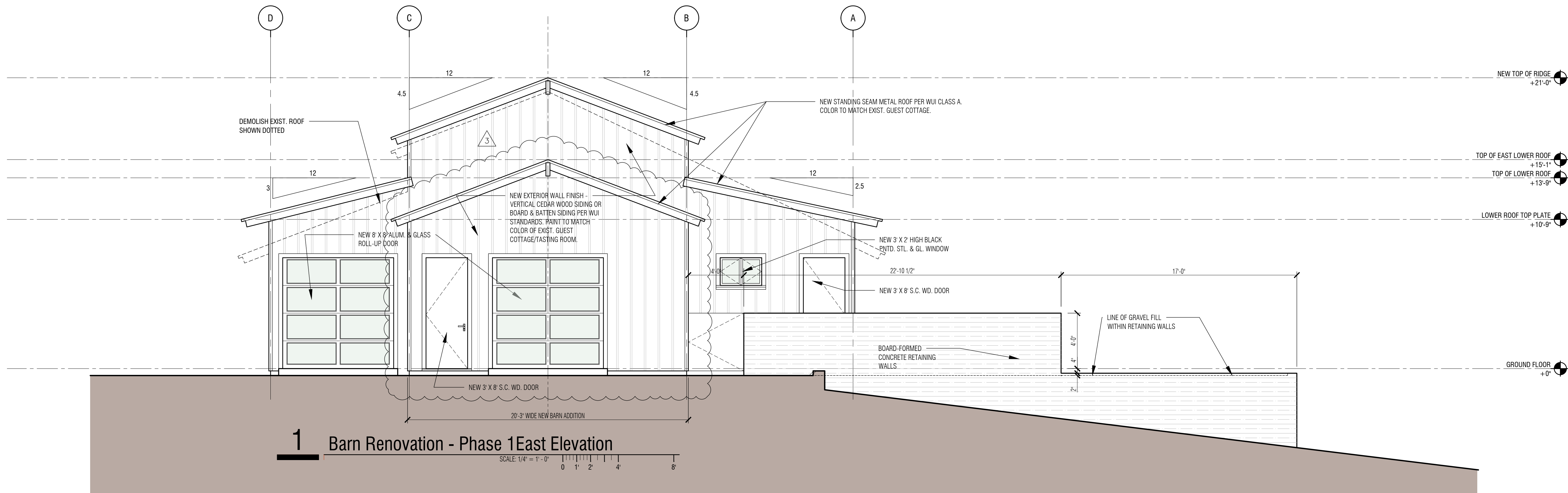


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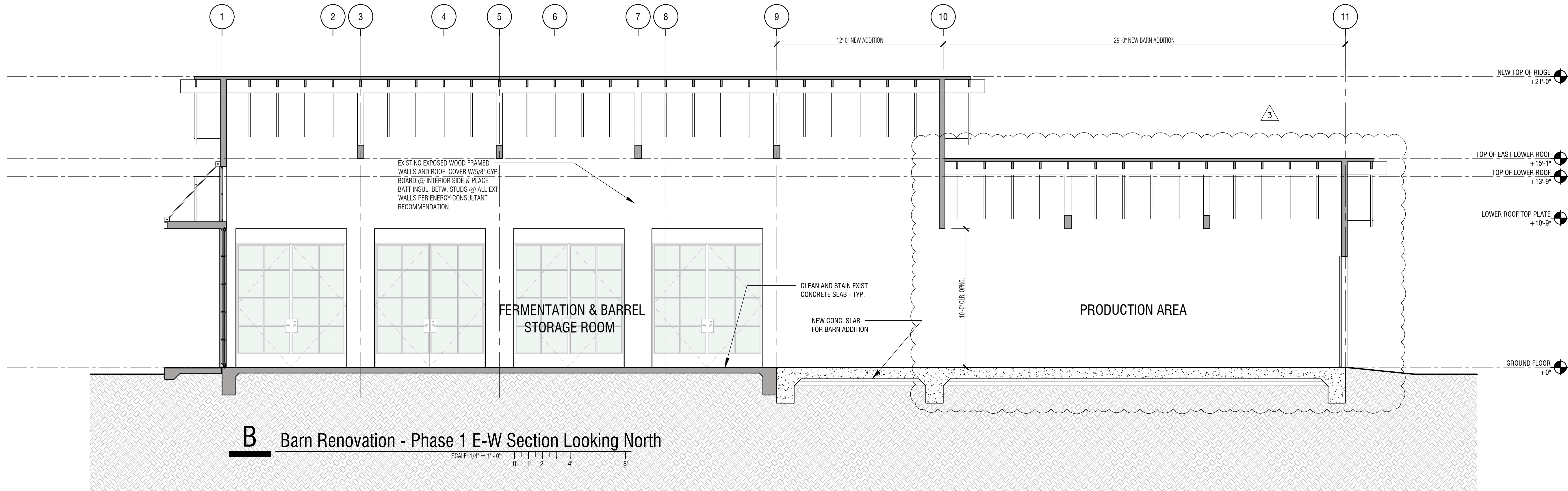
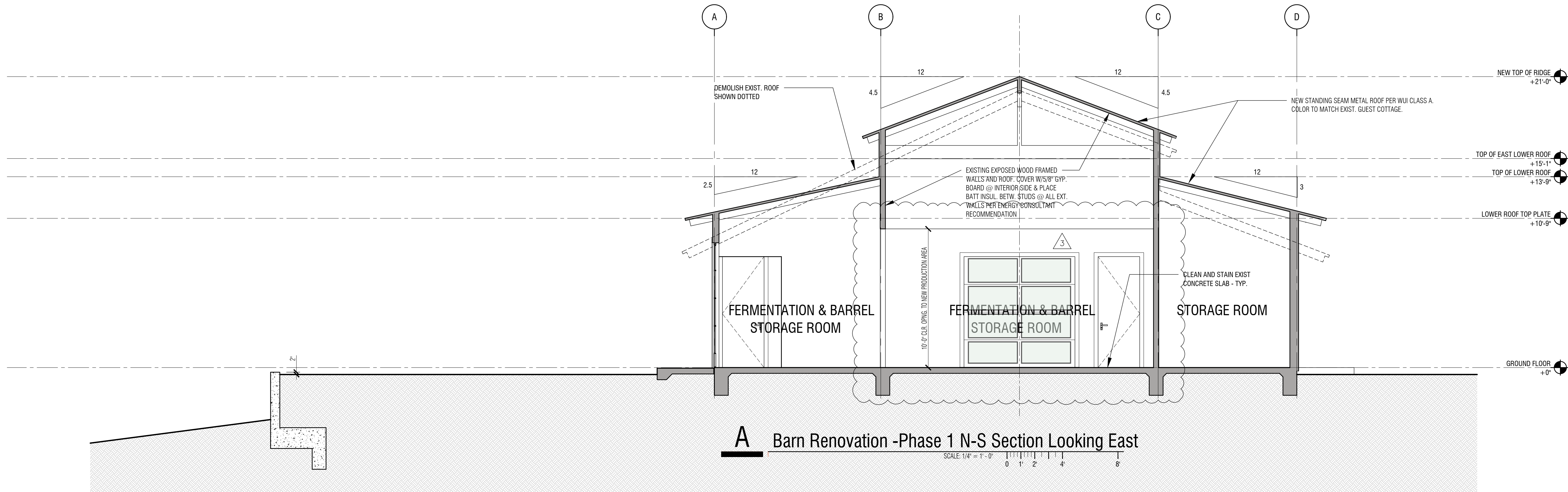


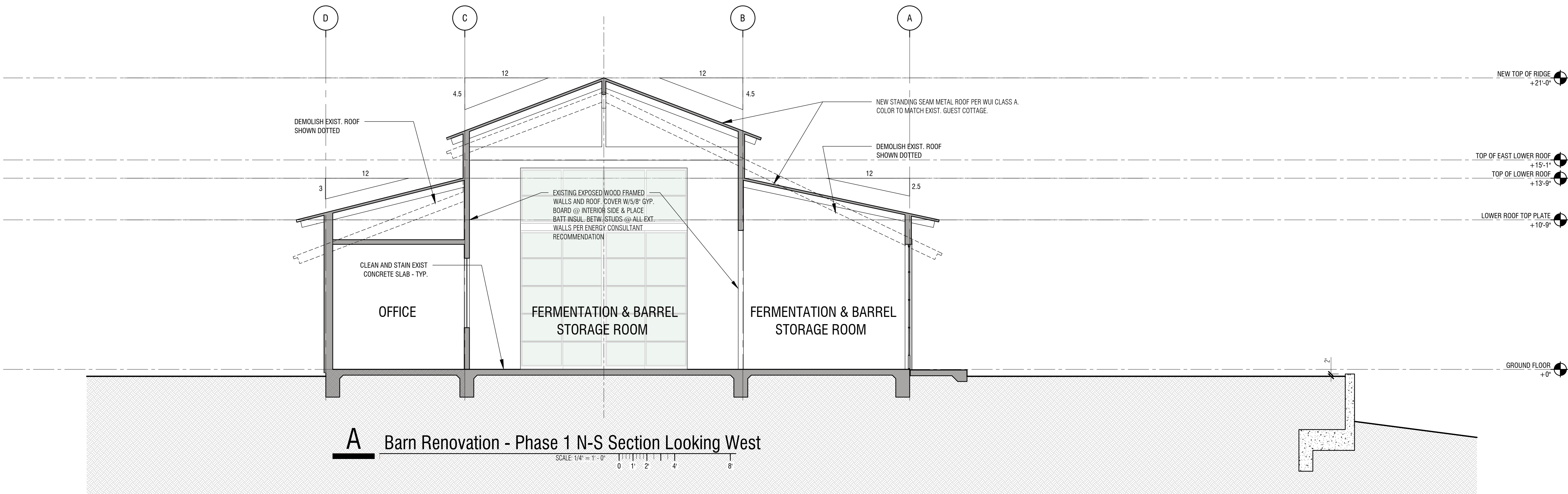
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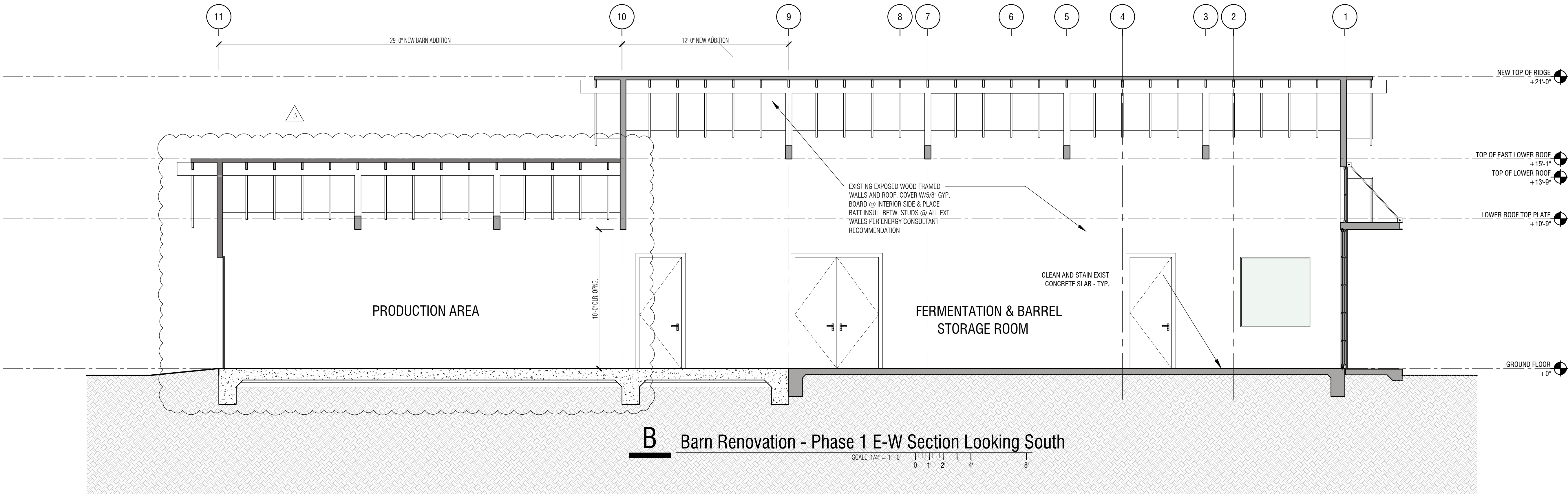


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A Barn Renovation - Phase 1 N-S Section Looking West



B Barn Renovation - Phase 1 E-W Section Looking South

ARCHITECT

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PROJECT NO.	2023-01
FILE NAME	
DATE AND TIME STAMP	
DESIGNED BY	MG,SR
SHEET TITLE	

**PHASE 1 - RENOVATED
BARN SECTIONS**

SHEET NUMBER

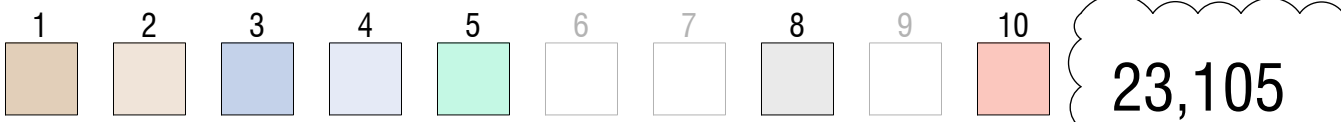
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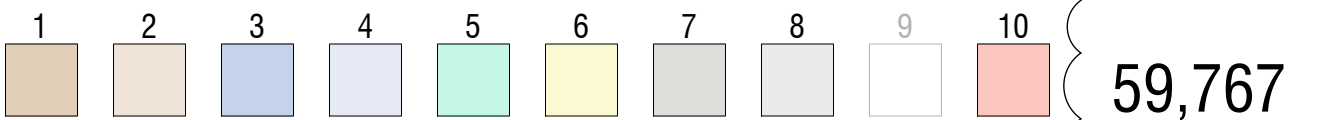
WINERY DEVELOPMENT & COVERAGE AREA PHASE 2

	USE / FUNCTION	EXIST. SF	NEW SF	TOTAL SF	
1	PRODUCTION USE - INDOOR	2,370	587	2,957	3
2	MECHANICAL / UTILITY AREA - OUTDOOR	254	1,376	1,630	
3	ACCESSORY USE - INDOOR	907	322	1,229	
4	ACCESSORY USE - OUTDOOR	4,933	--	4,933	
5	EMPLOYEE PARKING - 2 STANDARD, 1 ACCESSIBLE	630	--	630	
6	VISITOR PARKING - 4 STANDARD, 1 ACCESSIBLE	1,214	--	1,214	
7	EXISTING ASPHALT ROAD	29,958	--	29,958	
8	NEW ASPHALT ROAD AREA	13,098	2,883	15,981	(10,491 for winery use)
9	PRODUCTION USE - CAVE (EXEMPT)	--	5,000	0 (EXEMPT)	
10	PRODUCTION USE - OUTDOOR	--	1,235	1,235	

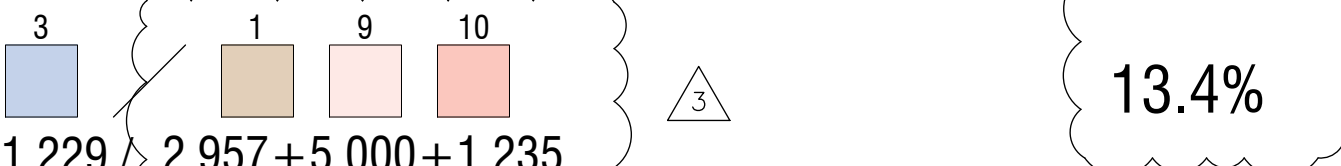
WINERY DEVELOPMENT AREA

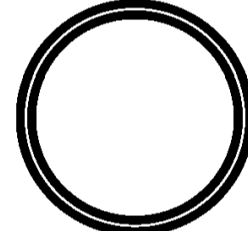


WINERY COVERAGE AREA



ACCESSORY / PRODUCTION RATIO





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PROMISE

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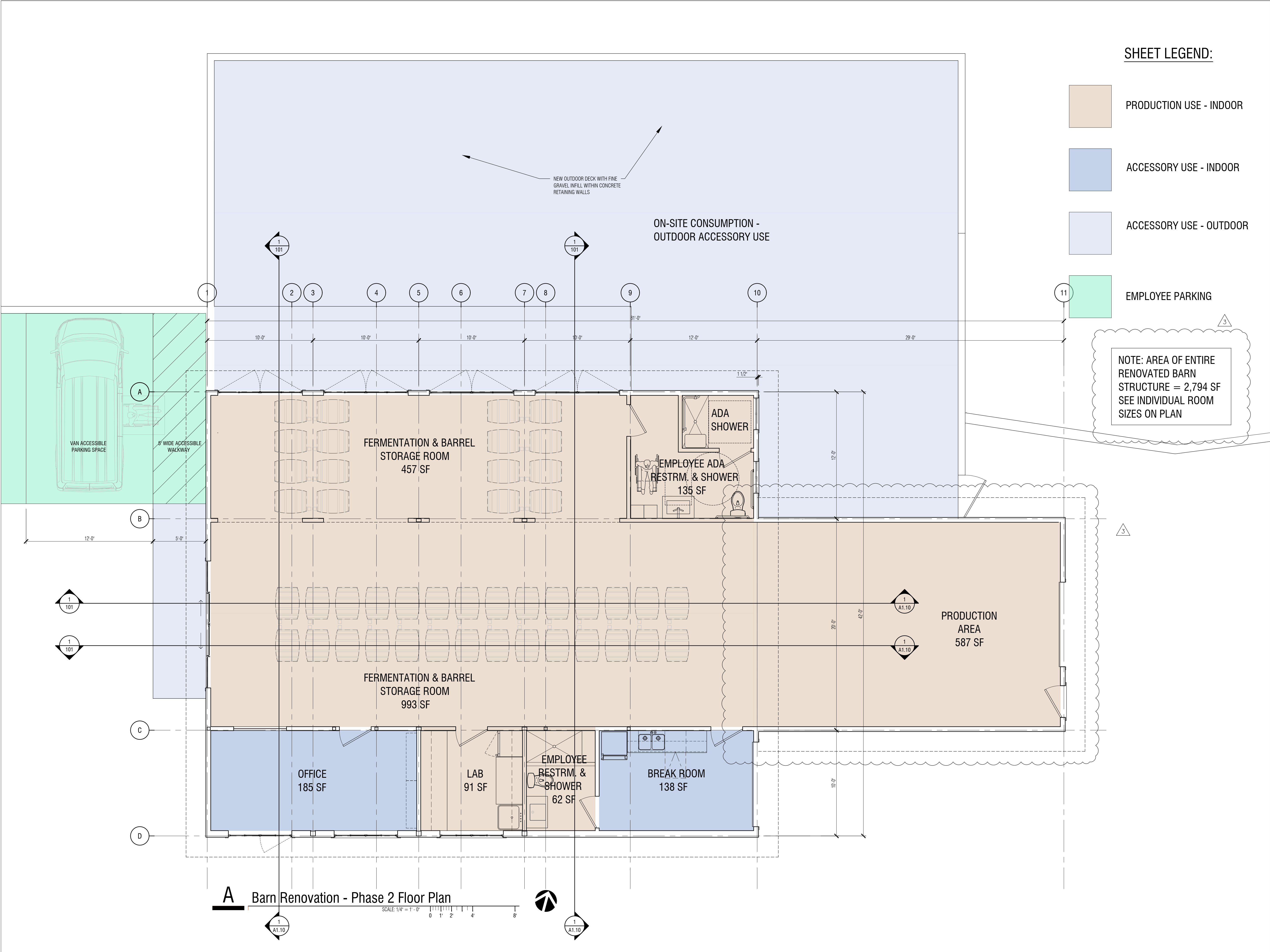
PROJECT NO:	2023-00	REVISIONS
REVIEWED BY:	12.01.2022	1 ISSUED FOR USE PERMIT 12. 01 . 2023
DATE/TIME STAMP:	USE PERMIT	2 SECOND APPLICATION 05 . 16 . 2024
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PHASE 2 - ENLARGED SITE PLAN



A 4.0



SHEET LEGEND:

- PRODUCTION USE - INDOOR
- ACCESSORY USE - INDOOR
- ACCESSORY USE - OUTDOOR
- EMPLOYEE PARKING

NOTE: AREA OF ENTIRE RENOVATED BARN STRUCTURE = 2,794 SF SEE INDIVIDUAL ROOM SIZES ON PLAN

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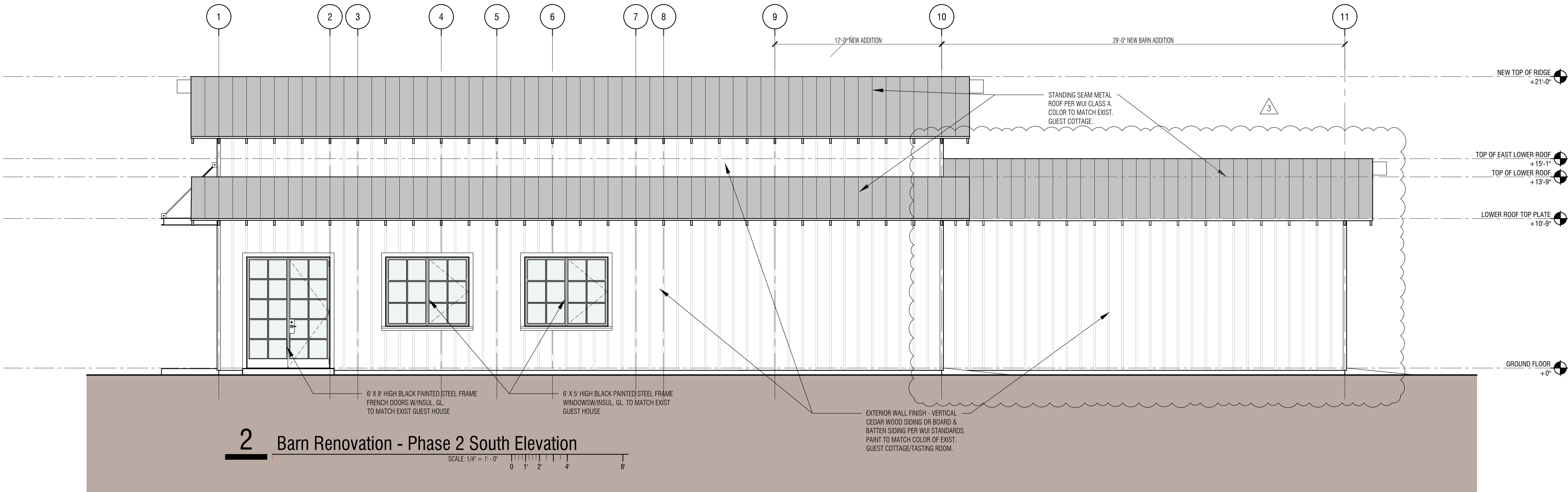
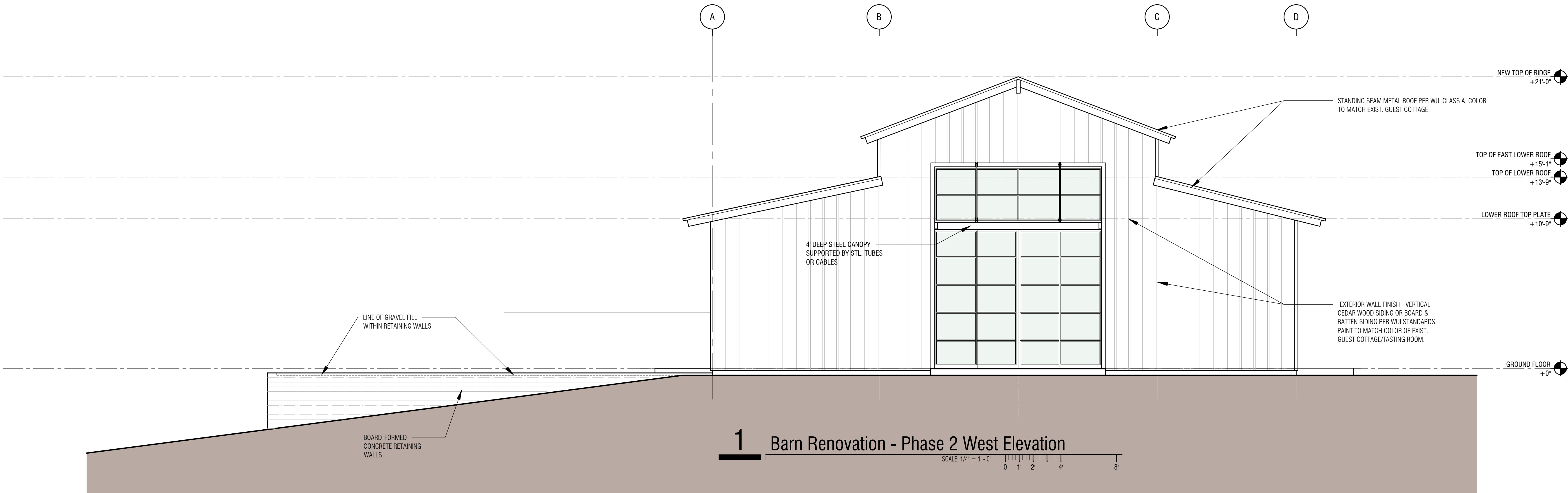
FILE NAME:

DATE AND TIME STAMP:

DESIGNED BY: MG.SR

SHEET TITLE:

PHASE 2 - CONVERTED BARN FLOOR PLAN



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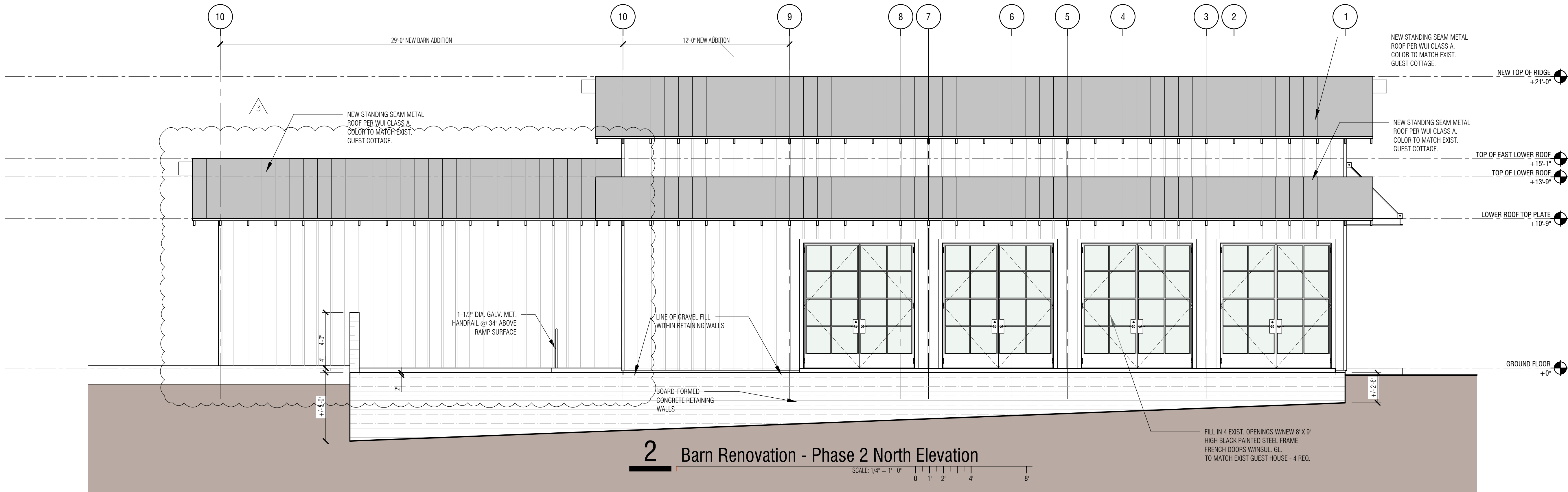
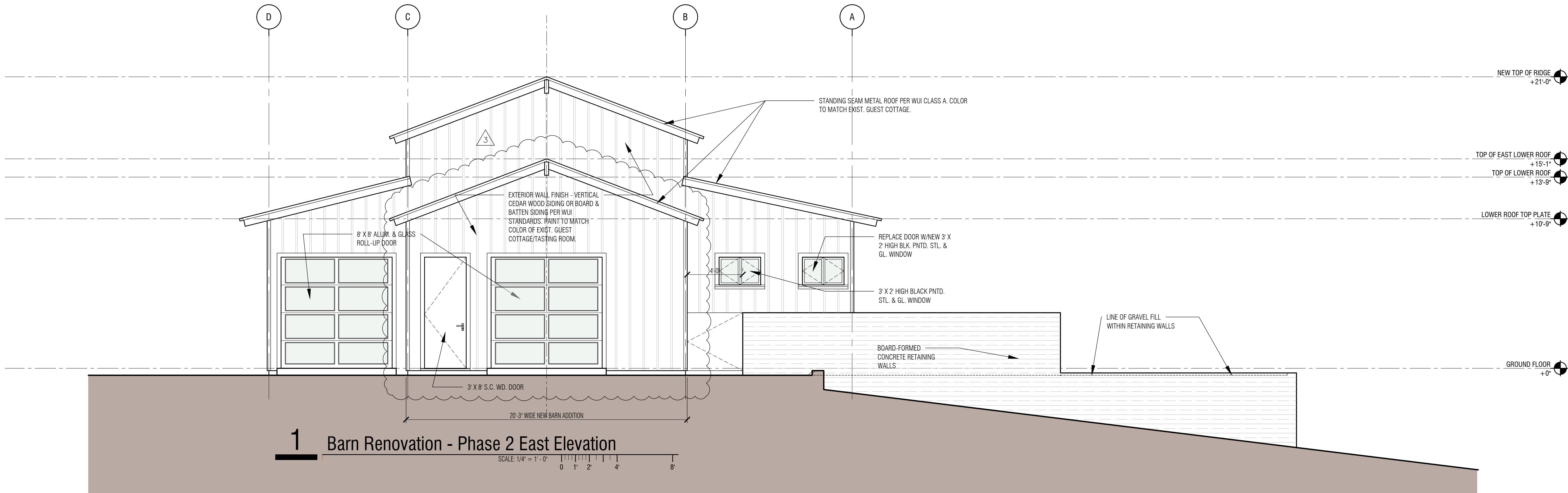
**PHASE 2 - CONVERTED
BARN ELEVATIONS**

SHEET NUMBER

A4.2

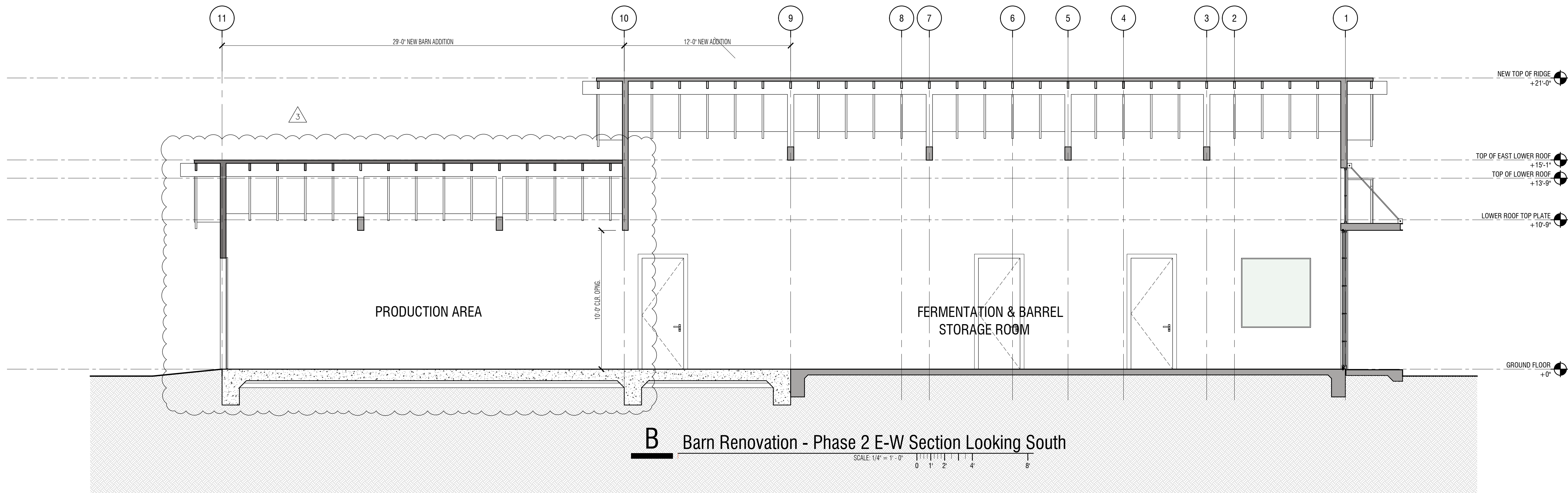
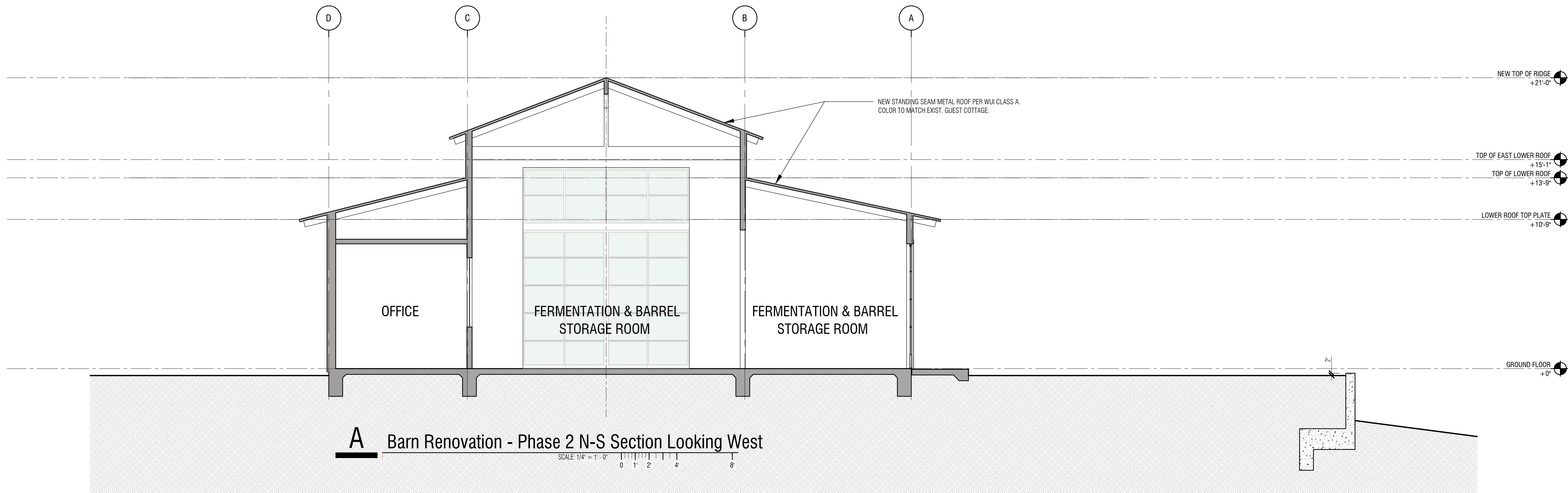


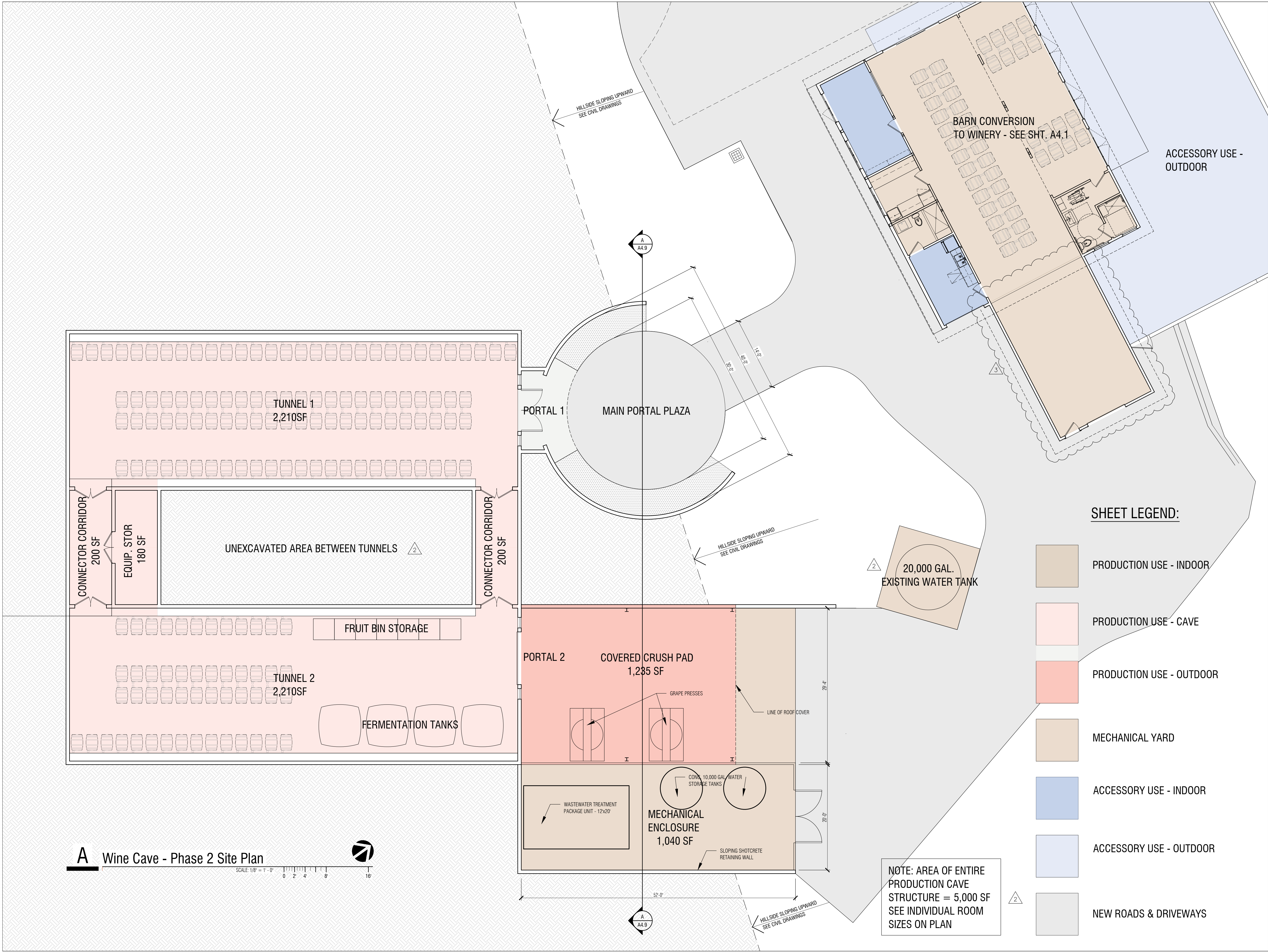
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1	USE PERMIT SUBMITTAL	12. 01. 2023
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3	FOURTH APPLICATION - BARN AREA INCREASE	09. 12. 2025





A Wine Cave - Phase 2 Site Plan
SCALE: 1/8" = 1'-0"
0 2' 4' 8' 16'

ARCHITECT

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ISSUED

1	USE PERMIT SUBMITTAL	12. 01. 2023
2	SECOND APPLICATION	05. 16. 2024
3	FOURTH APPLICATION - BARN AREA INCREASE	09. 12. 2025

SHEET INFO

PROJECT NO.: 2023-01

FILE NAME:

DATE AND TIME STAMP:

DRAWN BY: MGS

CHECKED BY: MGS

PHASE 2 - WINE CAVE
SITE PLAN

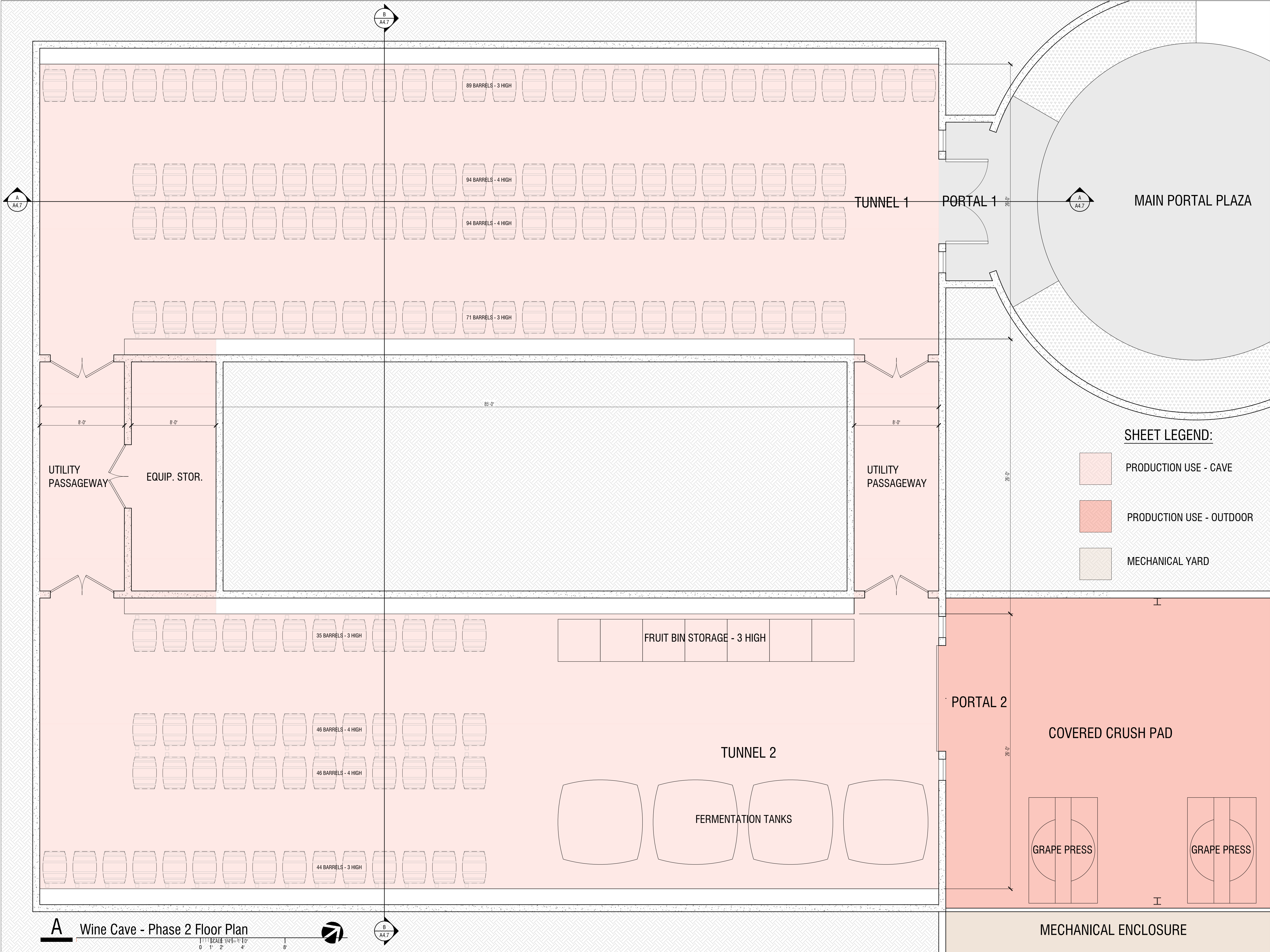
SHEET NUMBER

SHEET LEGEND:

- PRODUCTION USE - INDOOR
- PRODUCTION USE - CAVE
- PRODUCTION USE - OUTDOOR
- MECHANICAL YARD
- ACCESSORY USE - INDOOR
- ACCESSORY USE - OUTDOOR
- NEW ROADS & DRIVEWAYS

NOTE: AREA OF ENTIRE
PRODUCTION CAVE
STRUCTURE = 5,000 SF
SEE INDIVIDUAL ROOM
SIZES ON PLAN

A4.6



ARCHITECT

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CLIENT & PROJECT

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ST. HELENA, CA 94571

**WINERY USE PERMIT -
PHASE 1 & PHASE 2**
2000 SAGE CANYON ROAD
ST. HELENA, CA 94571

APN #: 032-520-009-000

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PROJECT NO.: 2023-01

FILE NAME:

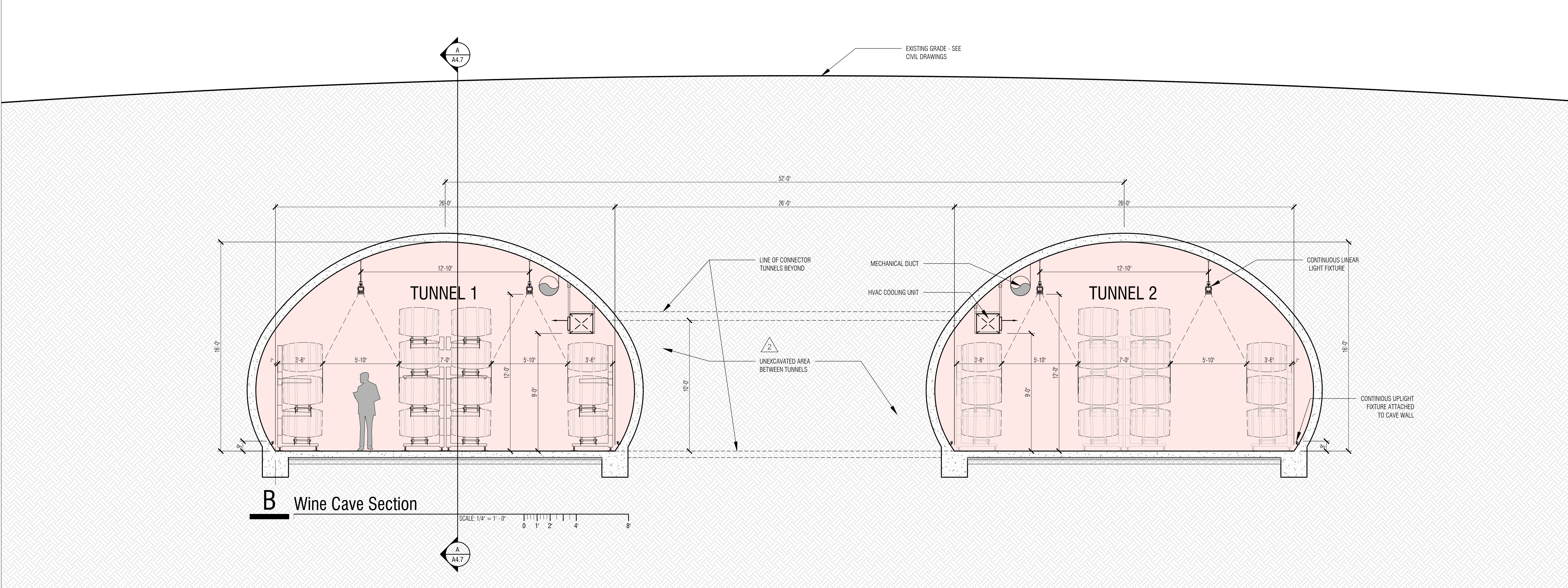
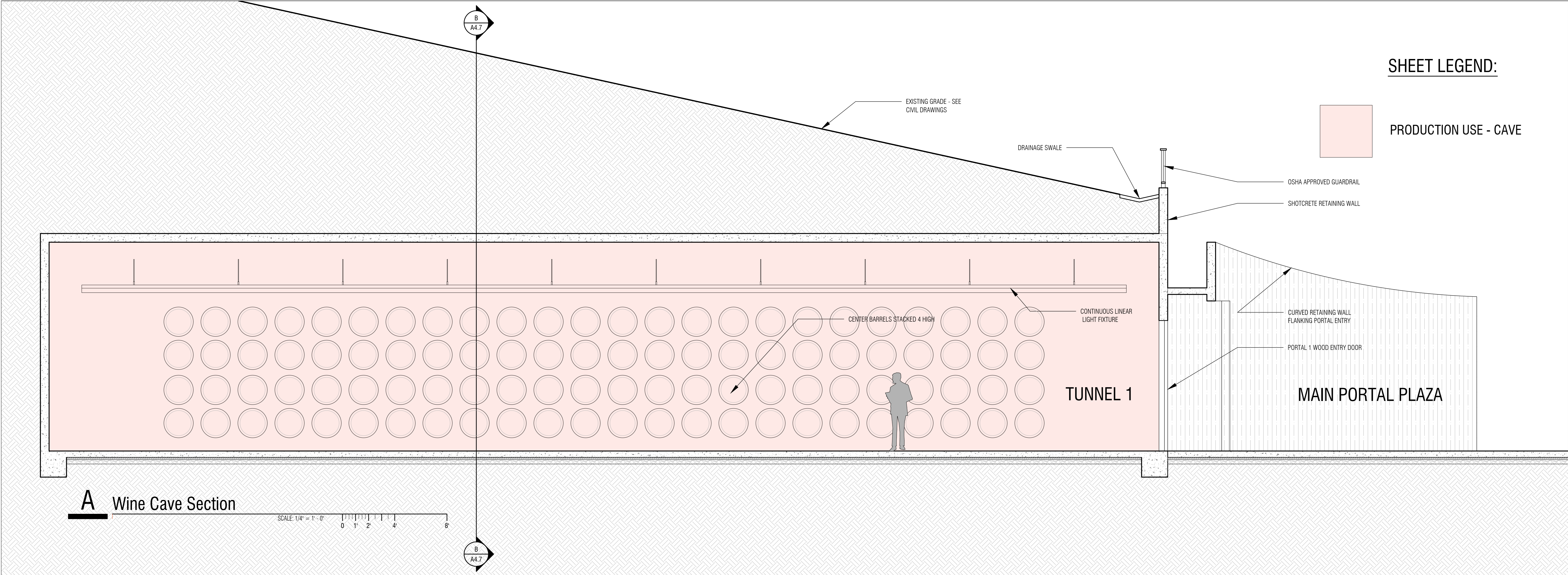
DATE AND TIME STAMP:

DESIGNED BY: MG.SR

PHASE 2 - WINE CAVE
FLOOR PLAN

SHEET NUMBER

A4.7



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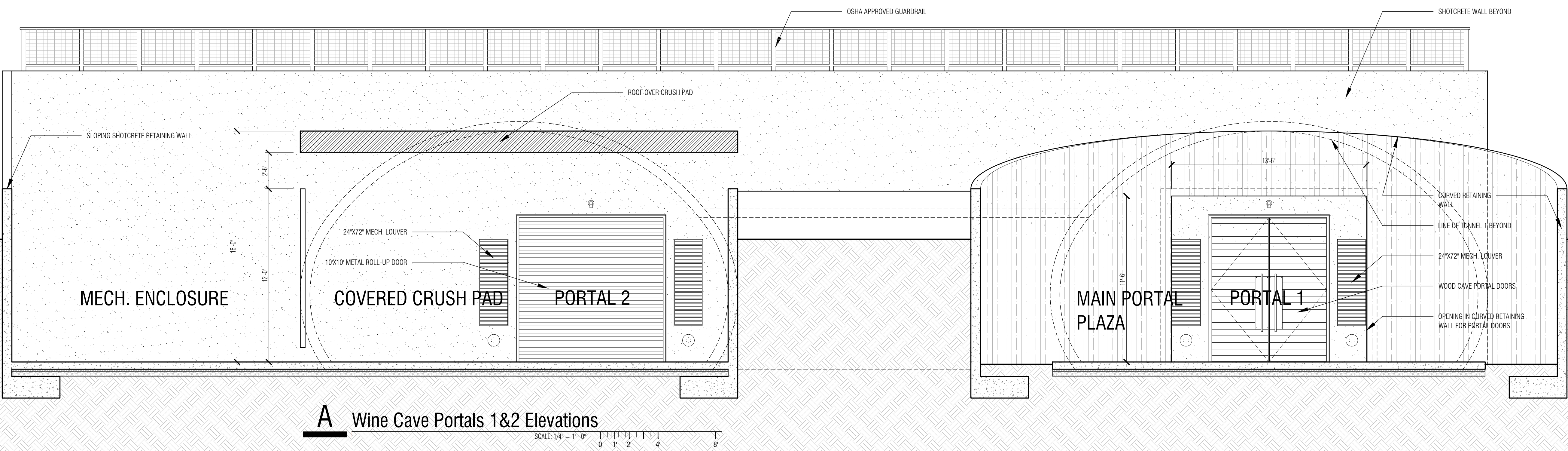
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PROJECT NO.	2023-01
FILE NAME	
DATE AND TIME STAMP	
DRAWN BY SHEET TITLE	MG.SR

**PHASE 2 - WINE CAVE
SECTIONS**



A Wine Cave Portals 1&2 Elevations
SCALE 1/4" = 1'-0"

SHEET LEGEND:



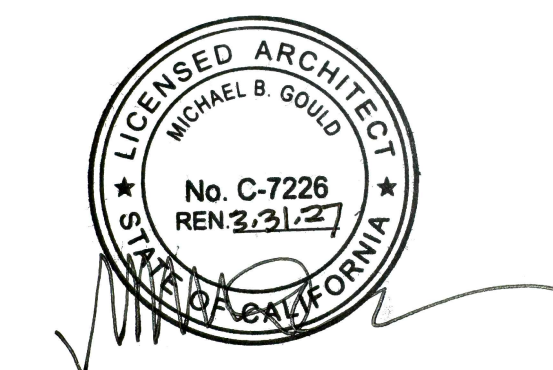
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SHEET TITLE:

**PHASE 2 - WINE CAVE
PORTAL ELEVATIONS**

SHEET NUMBER

Photo #1:

Lower portion of existing driveway to be widened.



Photo #2:

Proposed Tasting Room (ADU conversion) and Parking/Restroom building location (rear left).



Photo #3:

Upper portion of existing driveway to be widened. One Blue Oak tree to be removed (center).



Photo #4:

Proposed Winery Building (barn conversion). Three Blue Oak trees to be removed (two not shown).



Photo #5:

Proposed Winery Building (barn conversion). One White Oak tree to be removed (right).



Photo #6:

Proposed Winery Building (left), existing 20,000-gallon domestic water tank (center), proposed Cave Portal site (right), and proposed Crush Pad site (rear right). Fenced garden to be removed.



Photo #7:

Proposed Crush Pad site.
Existing road drainage ditch to
be removed (lower left).



Photo #8:

Chaparral habitat to be
removed.



Photo #9:

Chaparral habitat and existing road drainage ditch to be removed.

