



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

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

COVER SHEET

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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

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PROJECT DATA

APN Number: 032-520-009-000
Project Address: 2000 Sage Canyon Road, St. Helena, CA 94574
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



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G1.0

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

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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
ISSUED FOR				

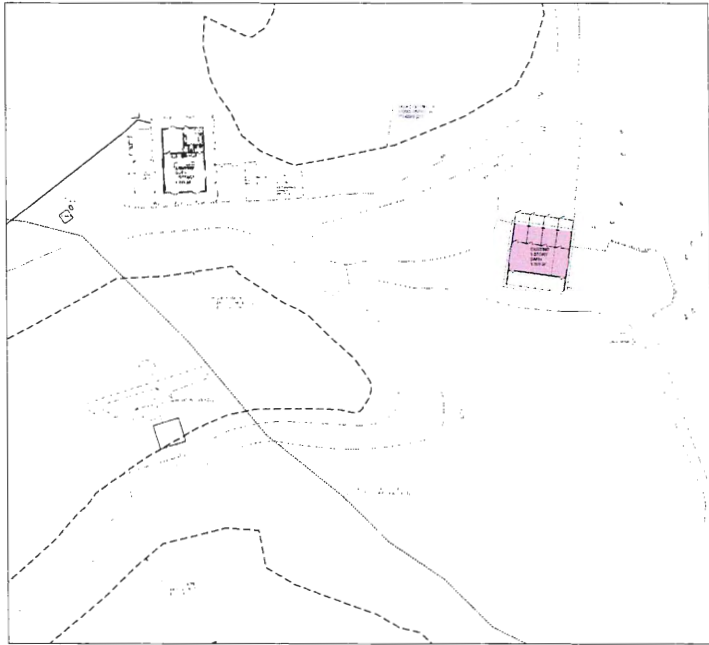
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EXISTING ENLARGED SITE PLAN



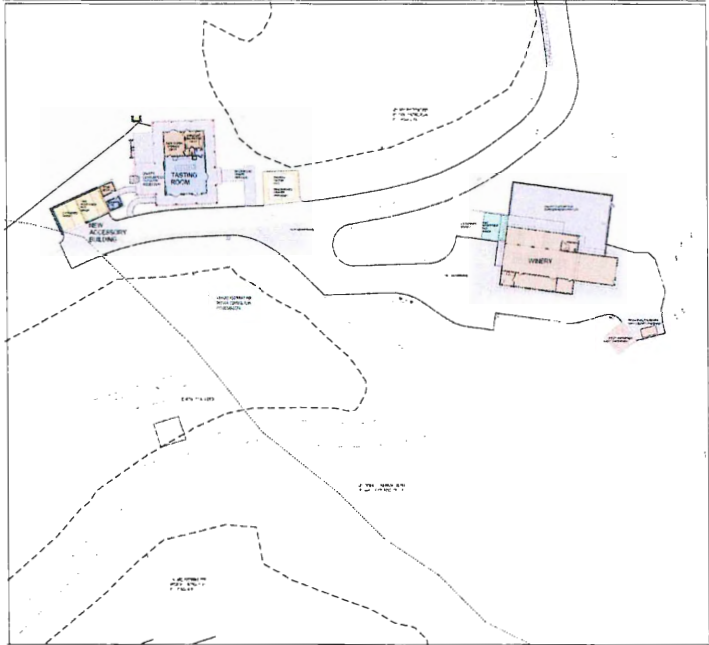
A 2.0



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:

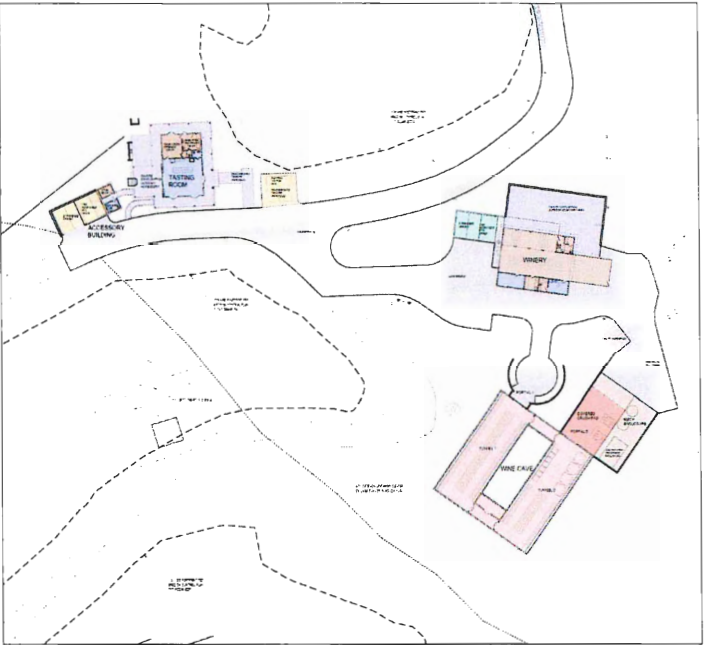
- An existing barn used for storing miscellaneous agricultural equipment.
- An existing second dwelling.
- A primary residence (not part of this project).



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 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.

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PROMISE WINE
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PROJECT PHASING DIAGRAMS & DESCRIPTIONS

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G1.1



1 Floor Plan Existing Guest Cottage

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



SHEET LEGEND:



RESIDENTIAL

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



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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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3	FOURTH APPLICATION - BATH AREA INCREASE	09.12.2025

SHEET INFO

PROJECT NO: 2023-01

FILE NAME:

DATE AND TIME STAMP:

DESIGNED BY:

SHEET TITLE:

MG

**EXISTING GUEST COTTAGE
FLOOR PLAN**

SHEET NUMBER

A2.1



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

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DESIGNED BY:	MG SR
SHEET TITLE:	

EXISTING GUEST COTTAGE
PHOTOS



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

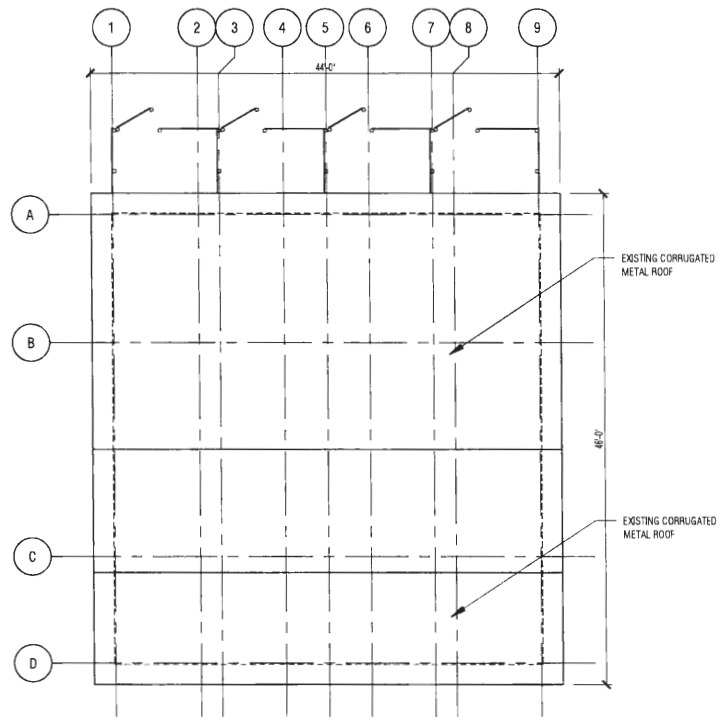


GREAT ROOM EXPOSED TRUSSES &
CEILING TREATMENT



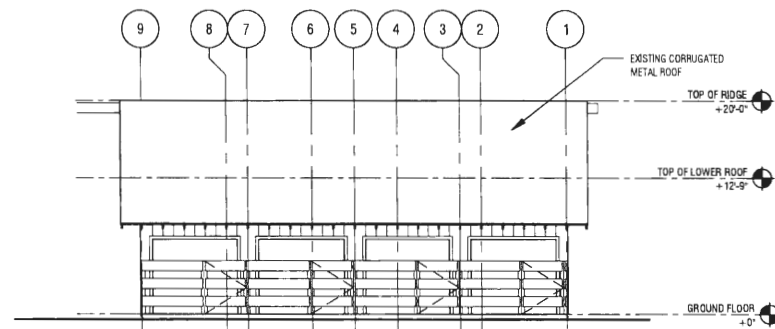
MASTER BATH

1 Existing Guest Cottage Photos



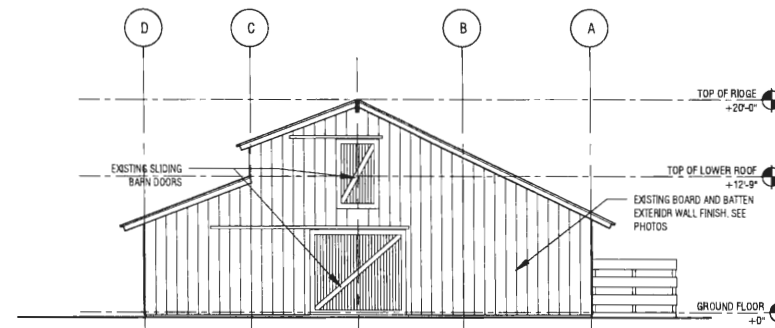
A Existing Barn - ROOF PLAN

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



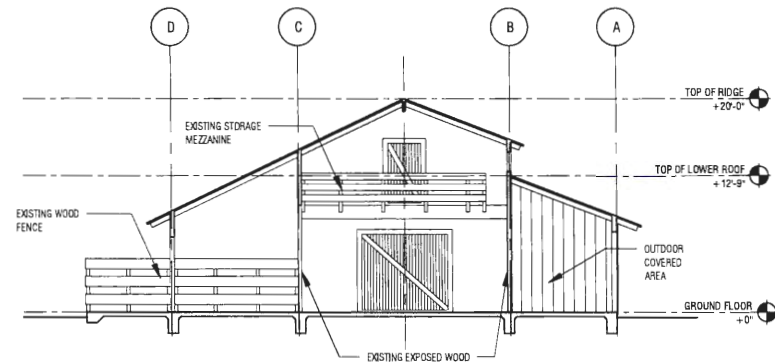
1 Existing Barn - North Elevation

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



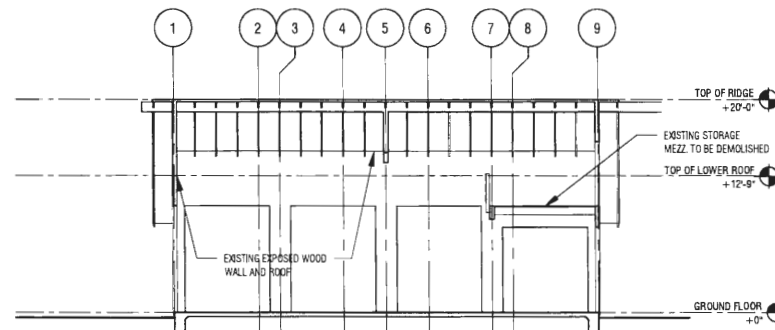
2 Existing Barn - East Elevation

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



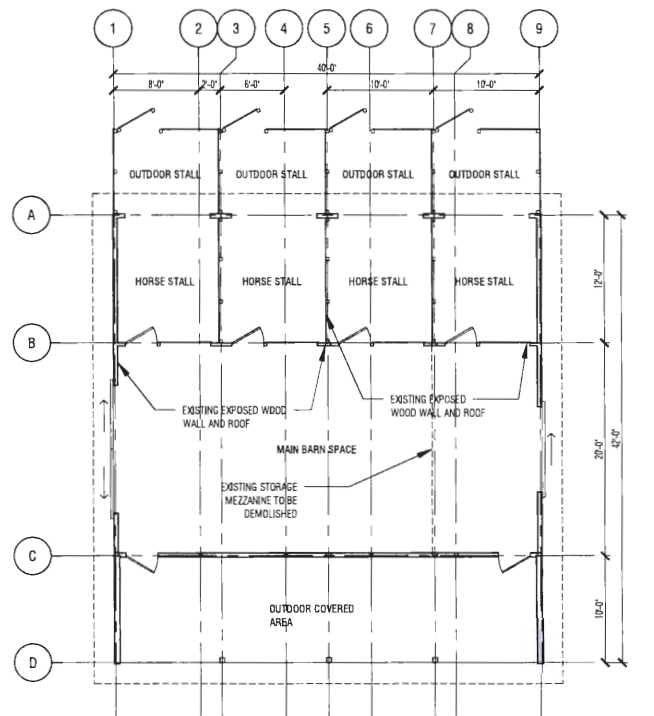
5 N-S Section Looking West

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



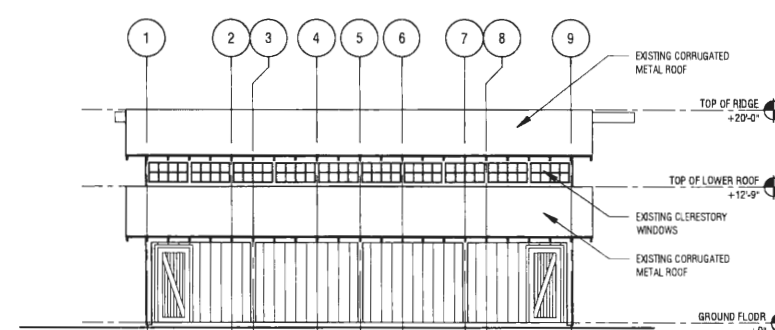
6 N-S Section Looking East

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



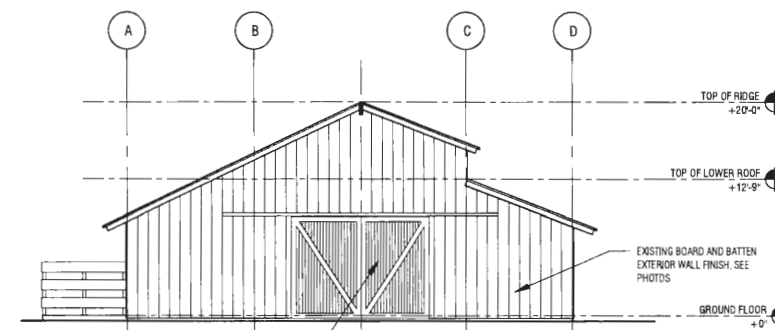
B Existing Barn - Floor Plan

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



3 Existing Barn - South Elevation

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



4 Existing Barn - West Elevation

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



7 Existing Barn - Exterior and Interior Photos

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

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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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REVISIONS

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	
APPROVED BY	MG SR
SHEET TITLE	

EXISTING BARN PLANS,
ELEVATIONS, SECTIONS &
PHOTOS

SHEET NUMBER

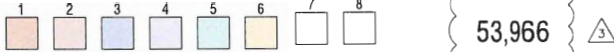
WINERY DEVELOPMENT & COVERAGE PHASE 1

	USE / FUNCTION	EXIST. SF	NEW SF	TOTAL SF
1	PRODUCTION USE - INDOOR -RENOVATED BARN -CASE GOODS IN CONV. GUEST HOUSE -EMPLOYEE R.R. IN CONV. GUEST HOUSE -STOR. RM. IN ACCESSORY BLDG. TOTAL COMBINED AREA	--	2,794 235 188 62	3,279
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 (7,688 for winery use)

WINERY DEVELOPMENT AREA



WINERY COVERAGE AREA



ACCESSORY / PRODUCTION RATIO



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

PROMISE

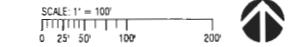
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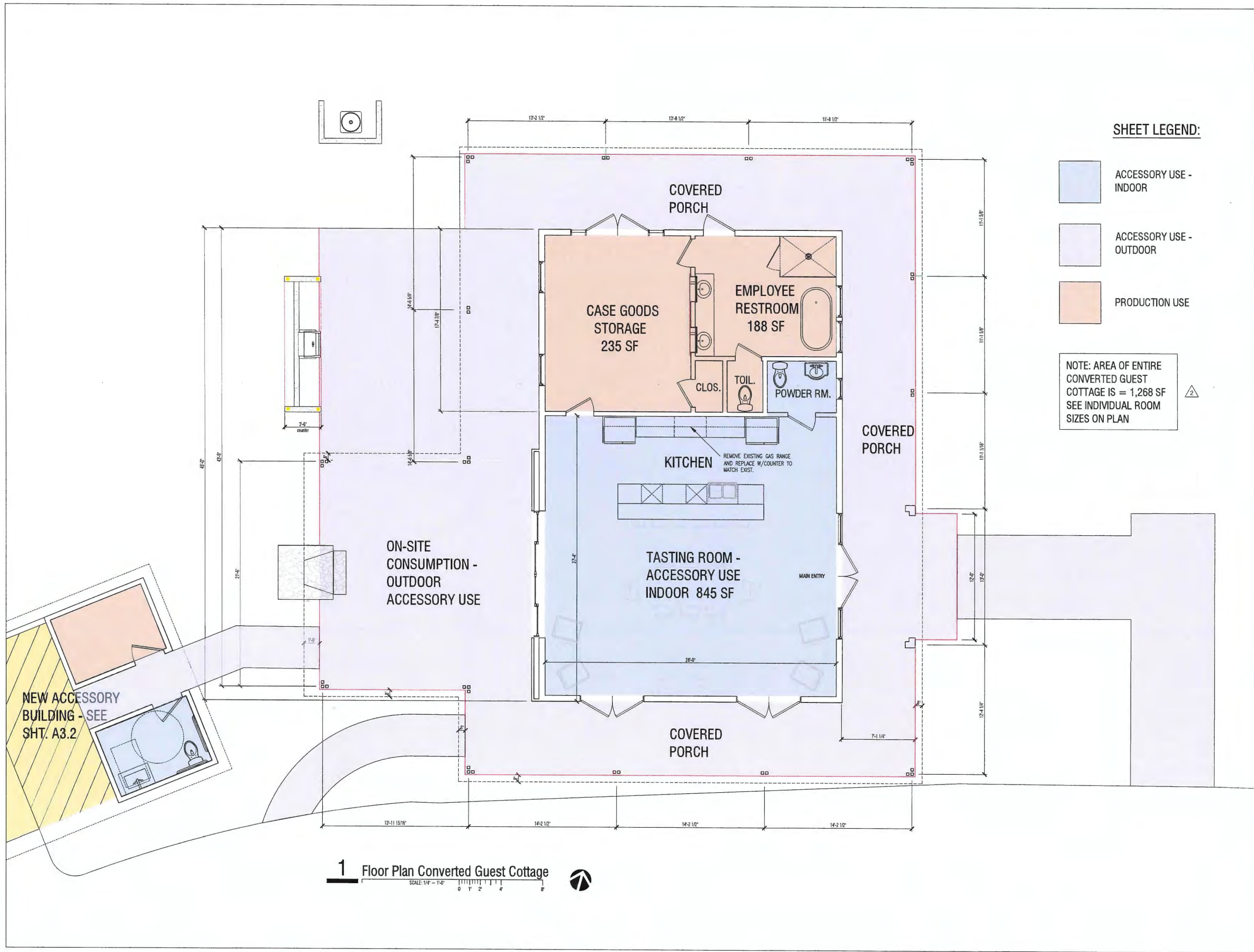
PROJECT NO.	2023-09	REVISIONS	
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PHASE 1 - ENLARGED SITE PLAN



A 3.0



1 Floor Plan Converted Guest Cottage
SCALE: 1/4" = 1'-0"
0 1' 2' 4' 8'

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

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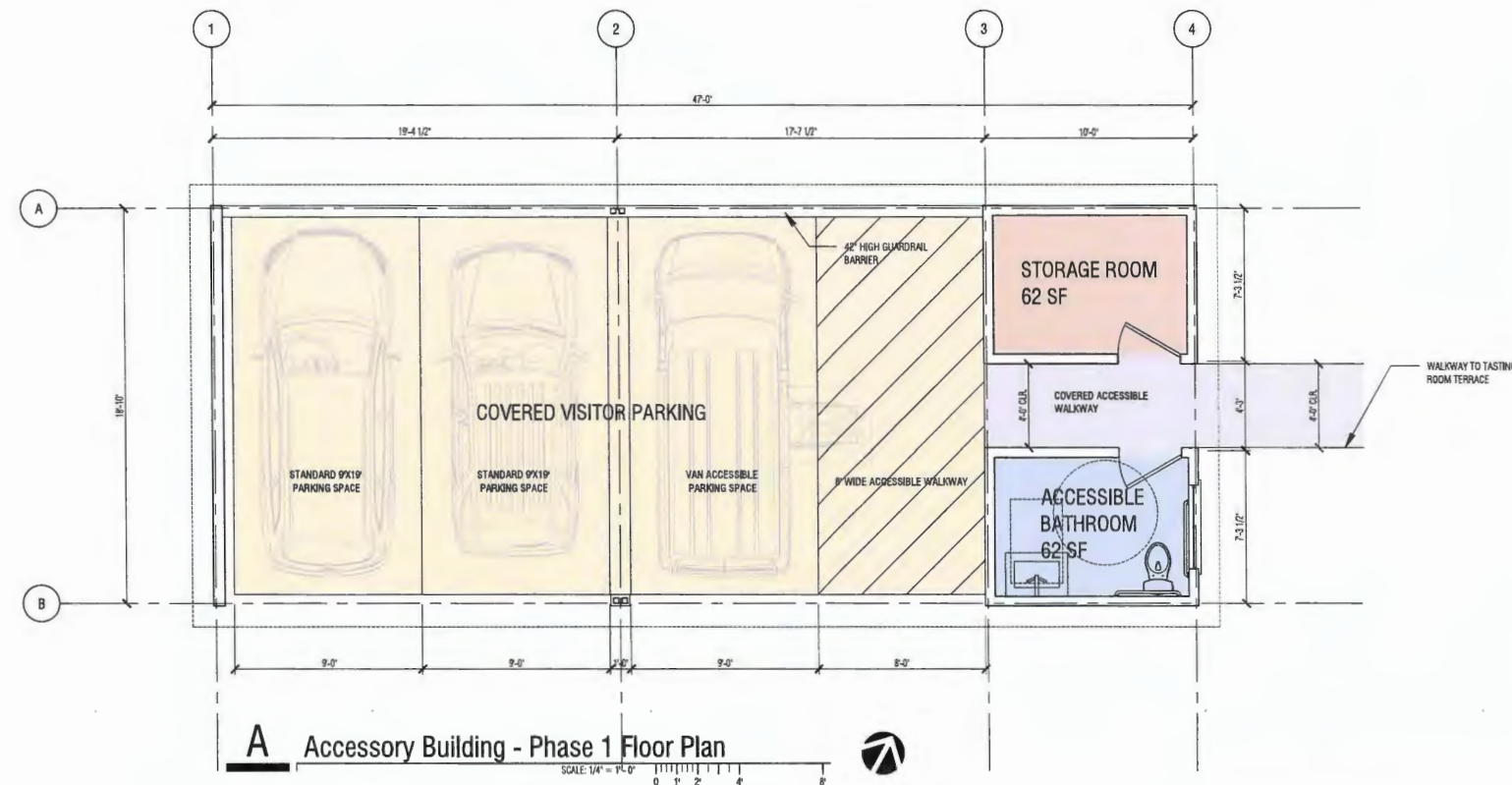
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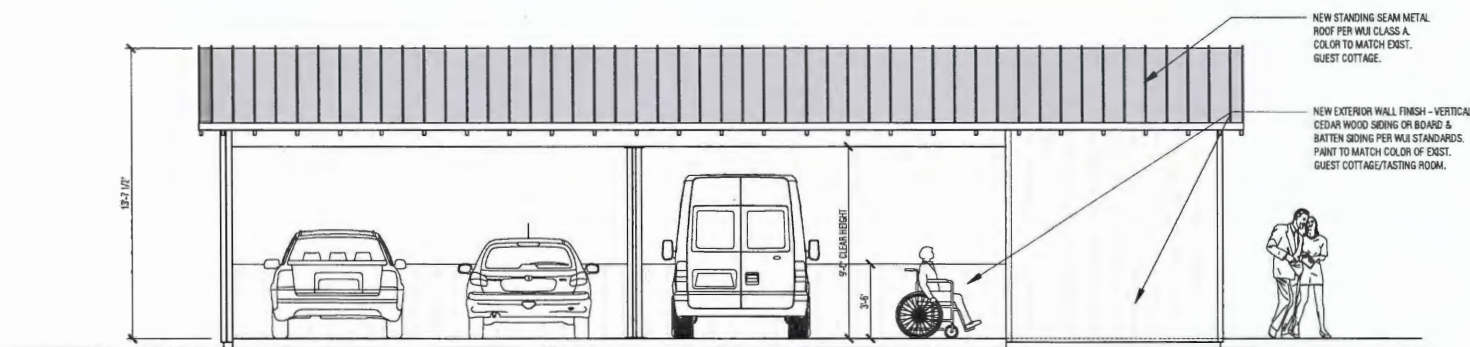
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REVISION:
SHEET TITLE: MG SR

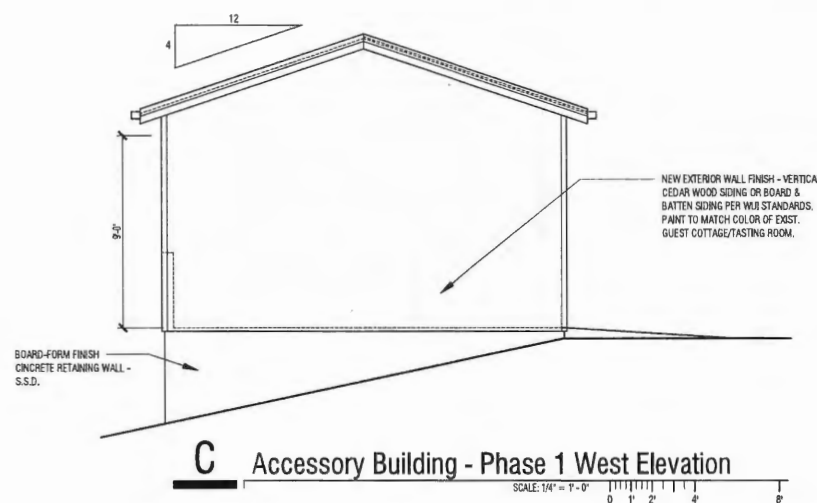
PHASE 1 - CONVERTED
GUEST COTTAGE
FLOOR PLAN



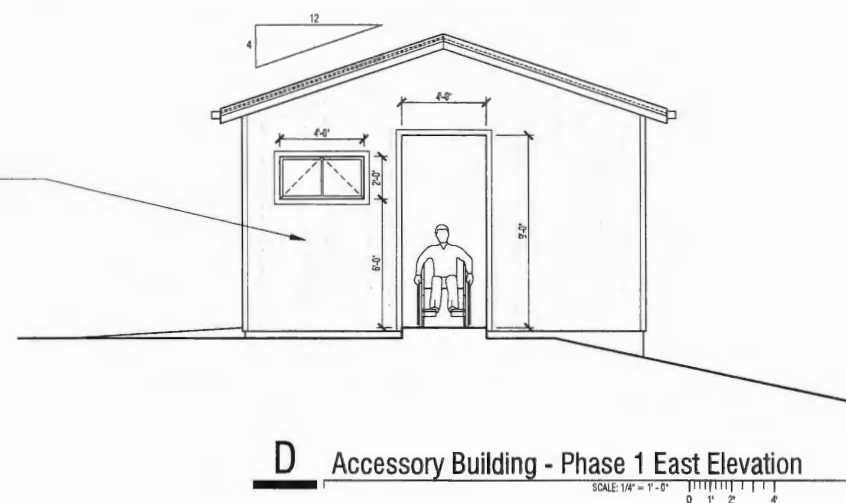
A Accessory Building - Phase 1 Floor Plan



B Accessory Building - Phase 1 South (Front) Elevation

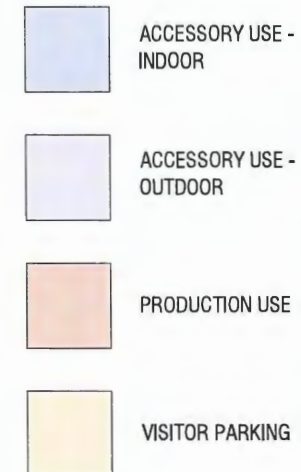


C Accessory Building - Phase 1 West Elevation



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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NOTES

- ORIGINAL DRAWINGS 11\"/>

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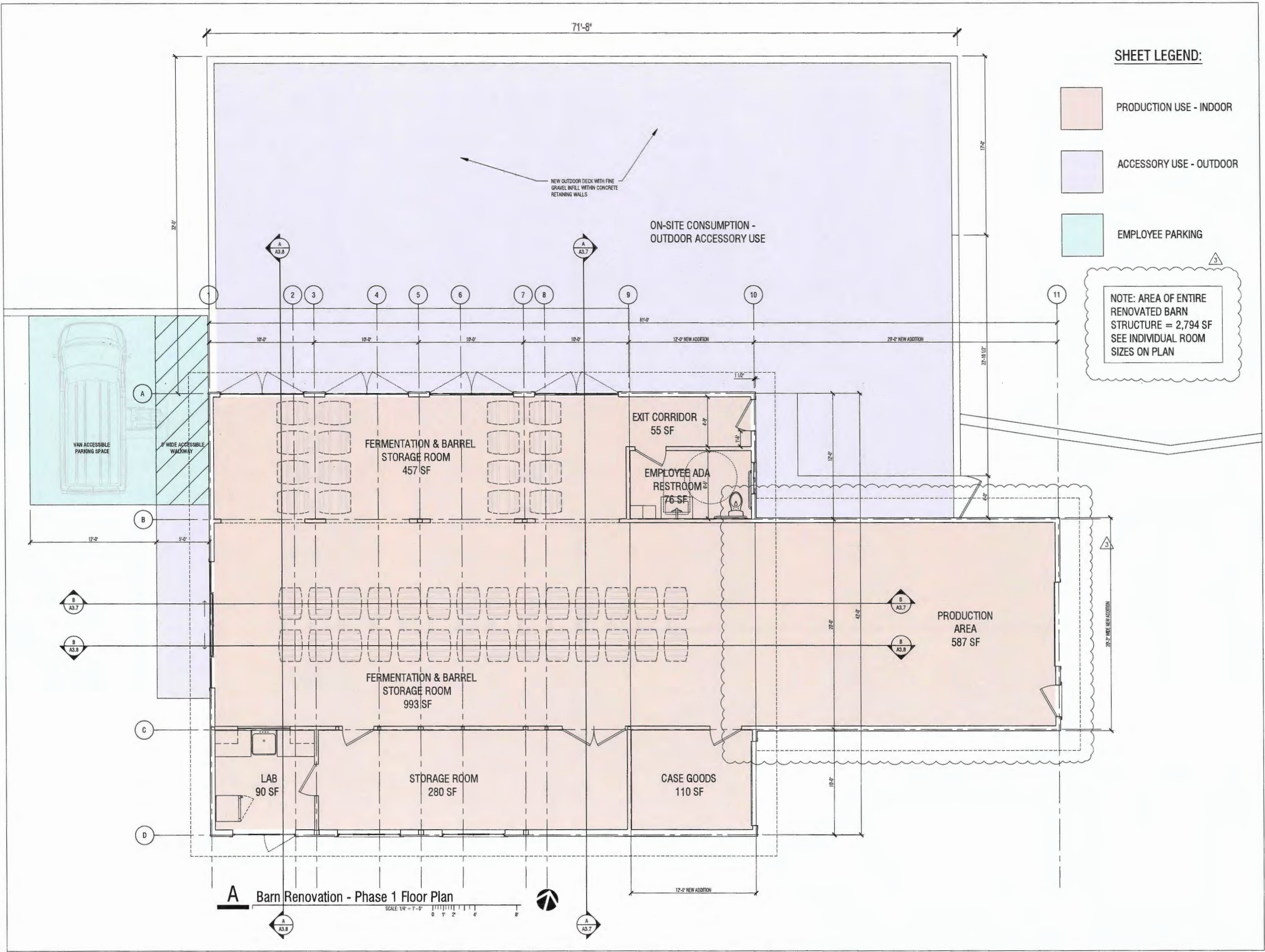
SHEET INFO

PROJECT NO	2023-01
FILE NAME	
DATE AND TIME GROUP	
DESIGNER	MS, SR
SHEET TITLE	

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

SHEET NUMBER

A3.2



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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PROMISE WINE

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PHASE 1 & PHASE 2

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REVISIONS BY

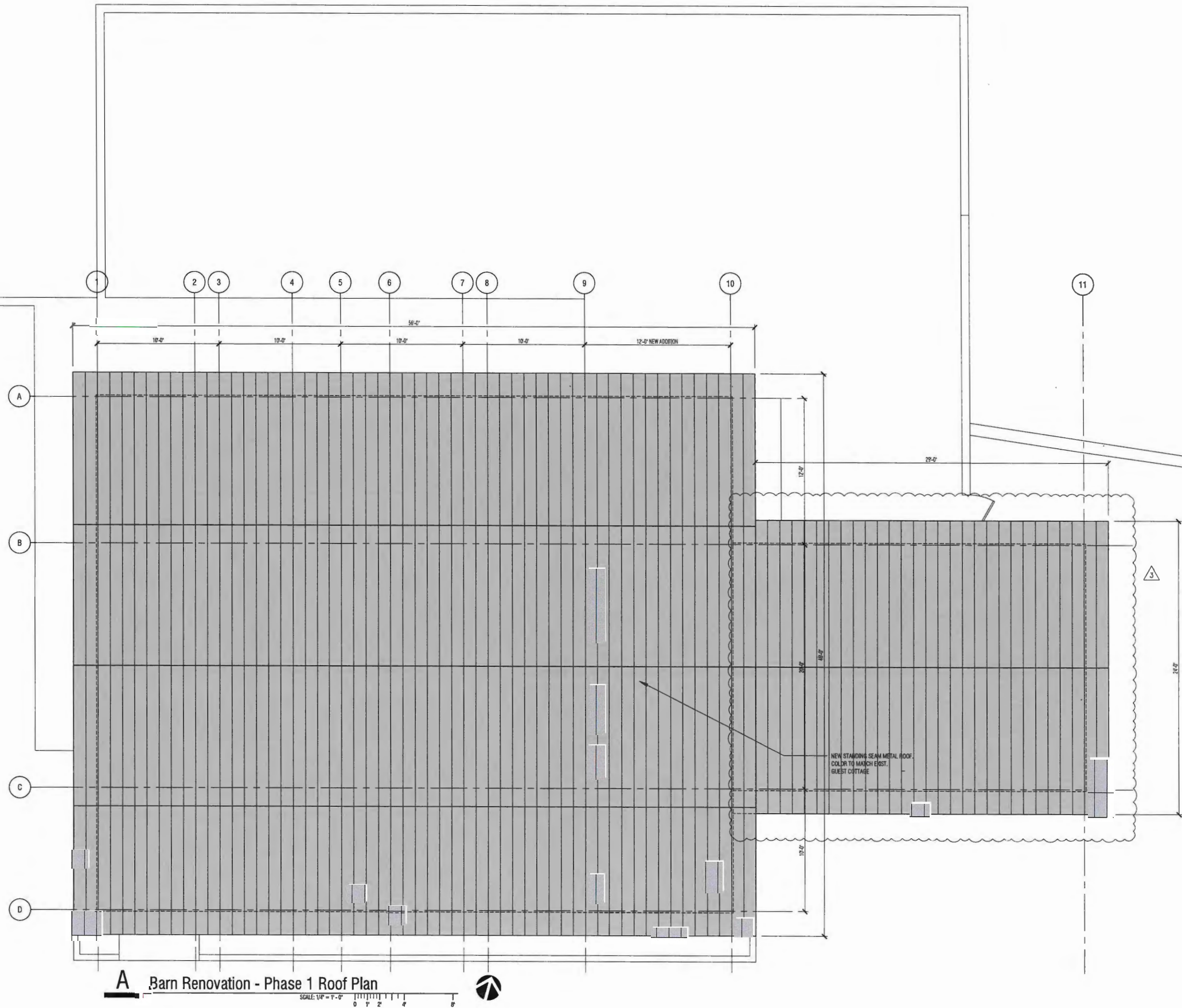
SHEET TITLE

MS:SR

PHASE 1 - RENOVATED
BARN FLOOR PLAN

SHEET NUMBER

A3.3



A Barn Renovation - Phase 1 Roof Plan

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

0 1 2 4 8

ARCHITECT

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CLIENT & PROJECT

PROMISE WINE

2000 SAGE CANYON ROAD
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**WINERY USE PERMIT -
PHASE 1 & PHASE 2**

2000 SAGE CANYON ROAD
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APN #: 032-520-009-000

NOTES

- ORIGINAL DIMENSIONS SHOWN IN 3/16" SCALE. DIMENSIONS NOTED IN INCHES.
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ISSUES

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

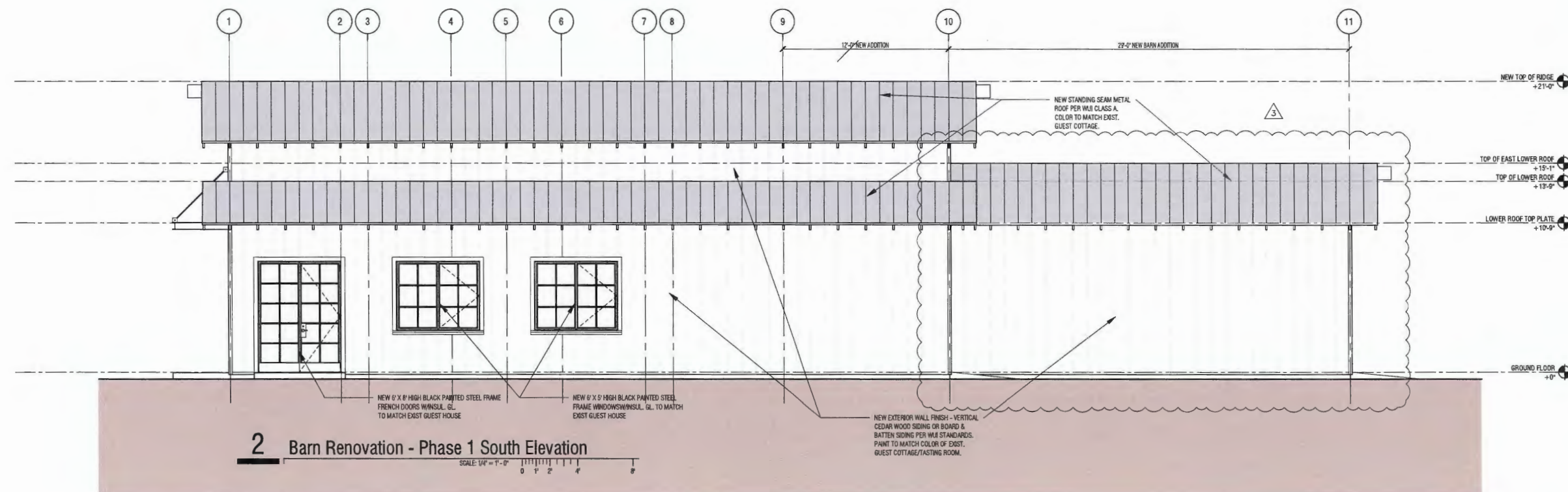
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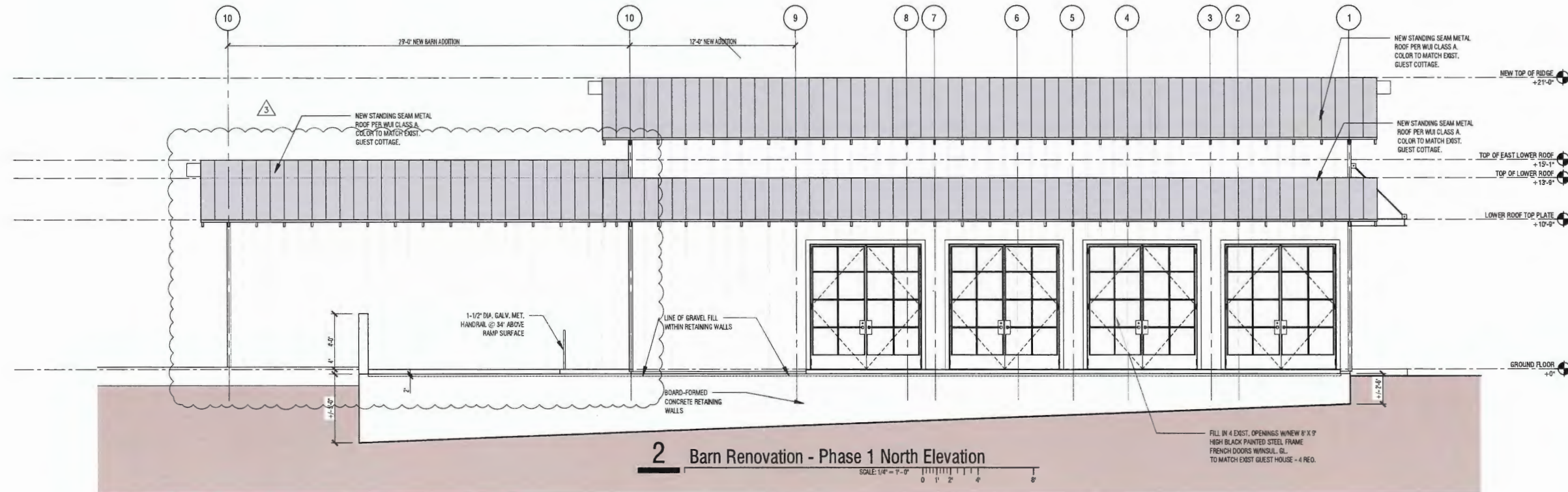
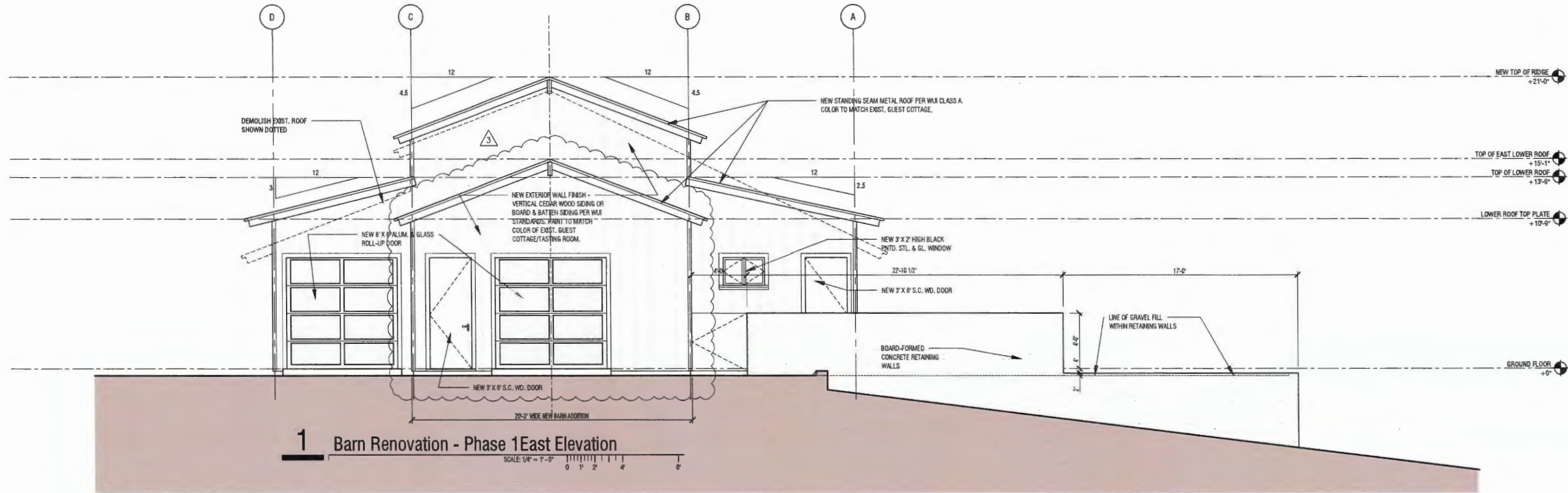
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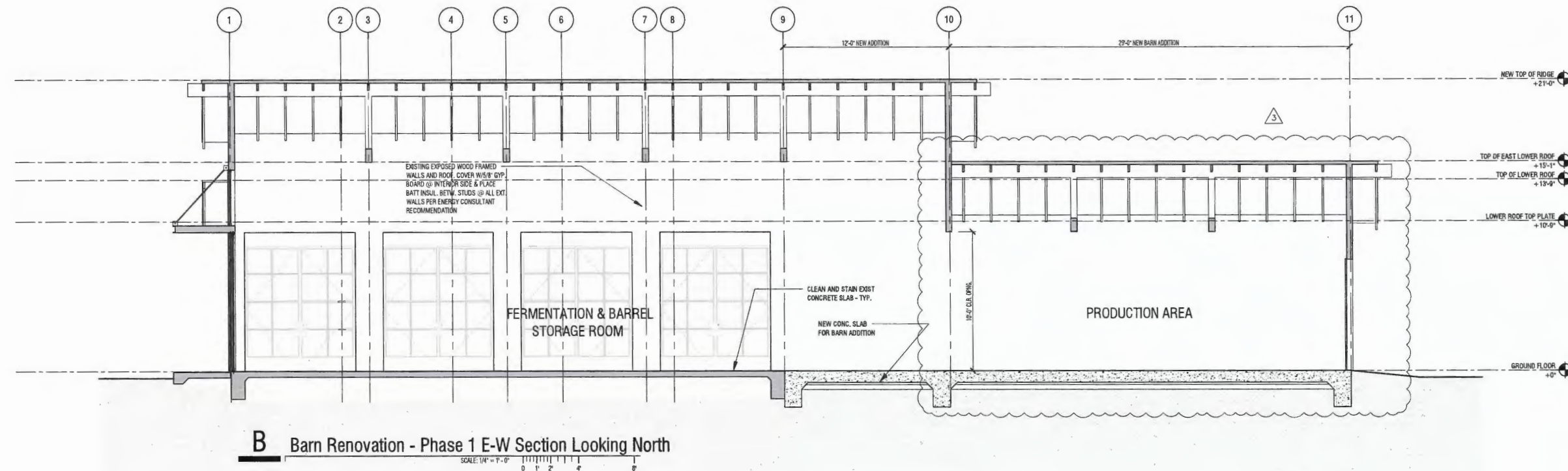
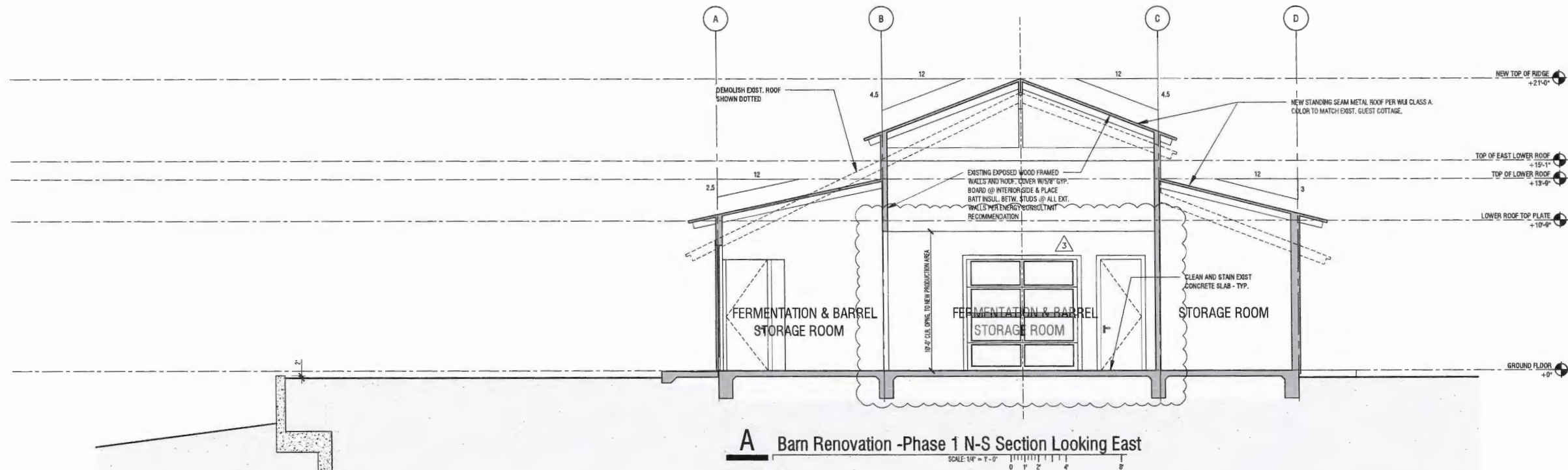
**PHASE 1 - RENOVATED
BARN ROOF PLAN**

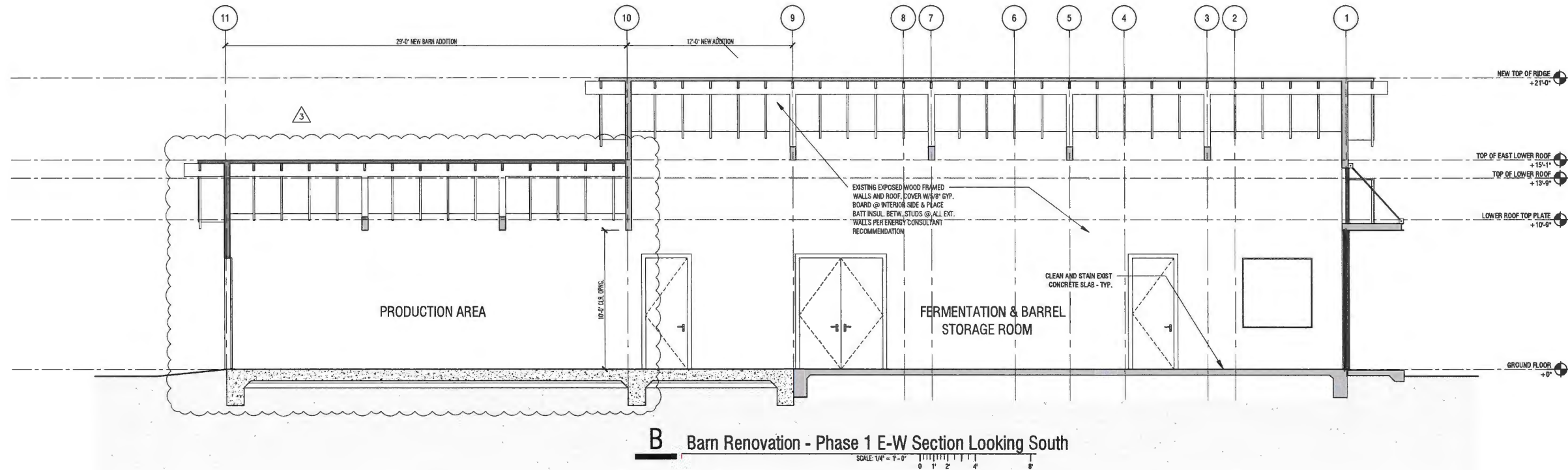
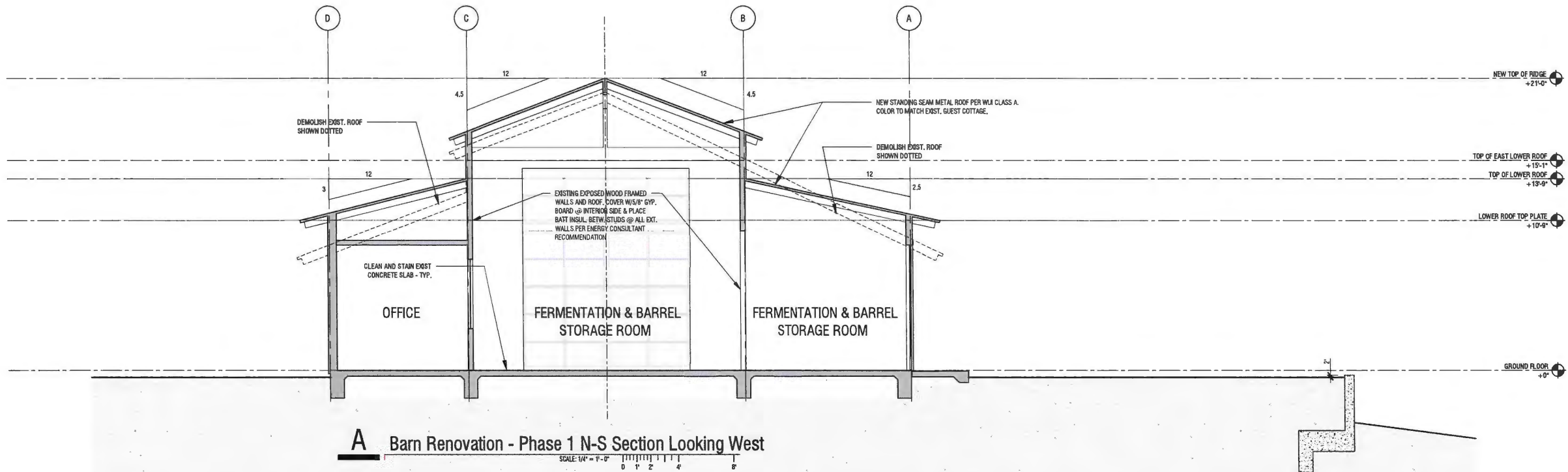
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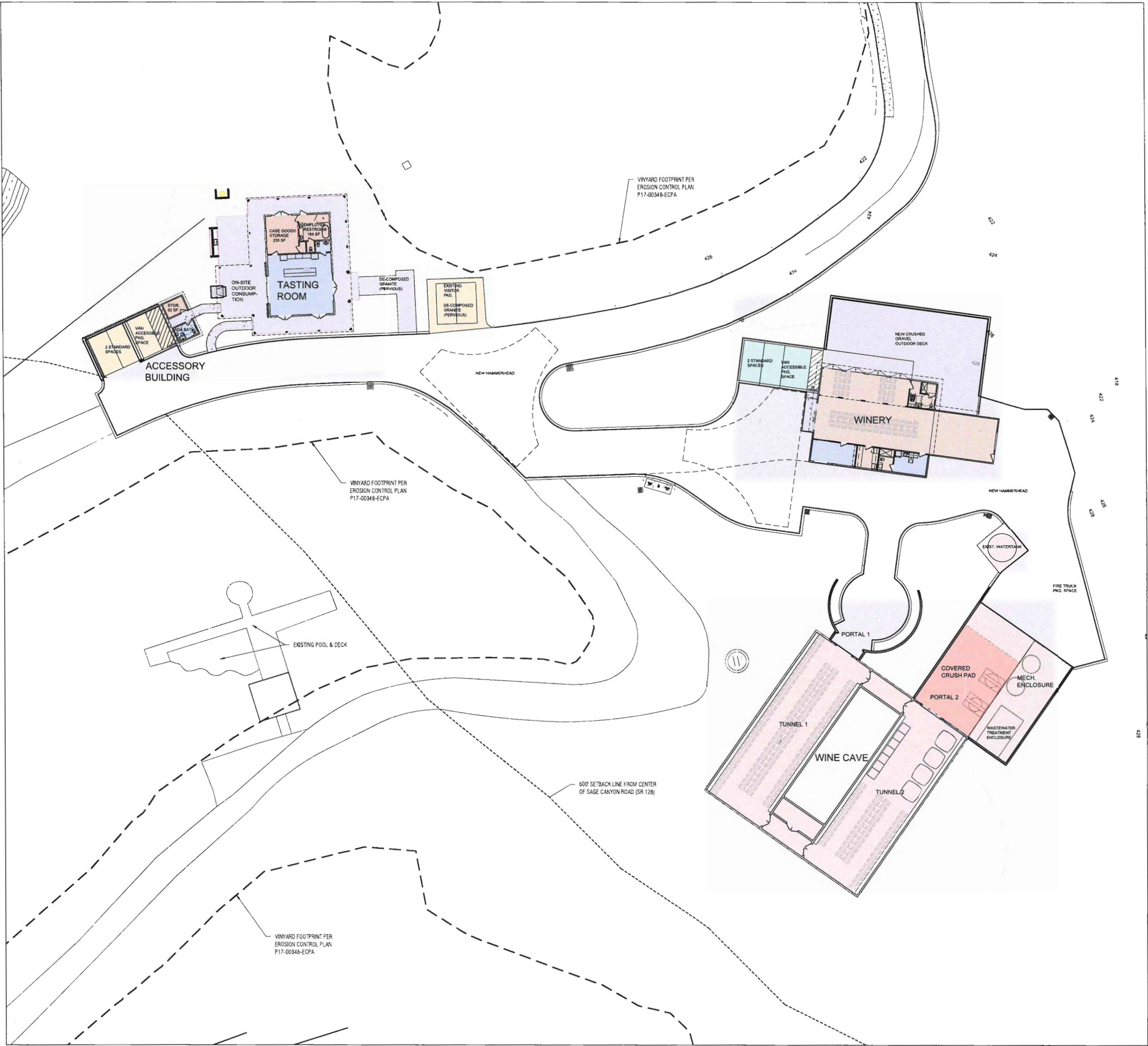
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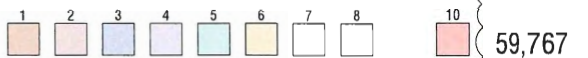
WINERY DEVELOPMENT & COVERAGE AREA PHASE 2

	USE / FUNCTION	EXIST. SF	NEW SF	TOTAL SF
1	PRODUCTION USE - INDOOR	2,370	587	2,957
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





PROMISE WINE

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PROMISE

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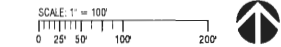
Telephone: (707) 320-4968

Facsimile: (707) 320-2395

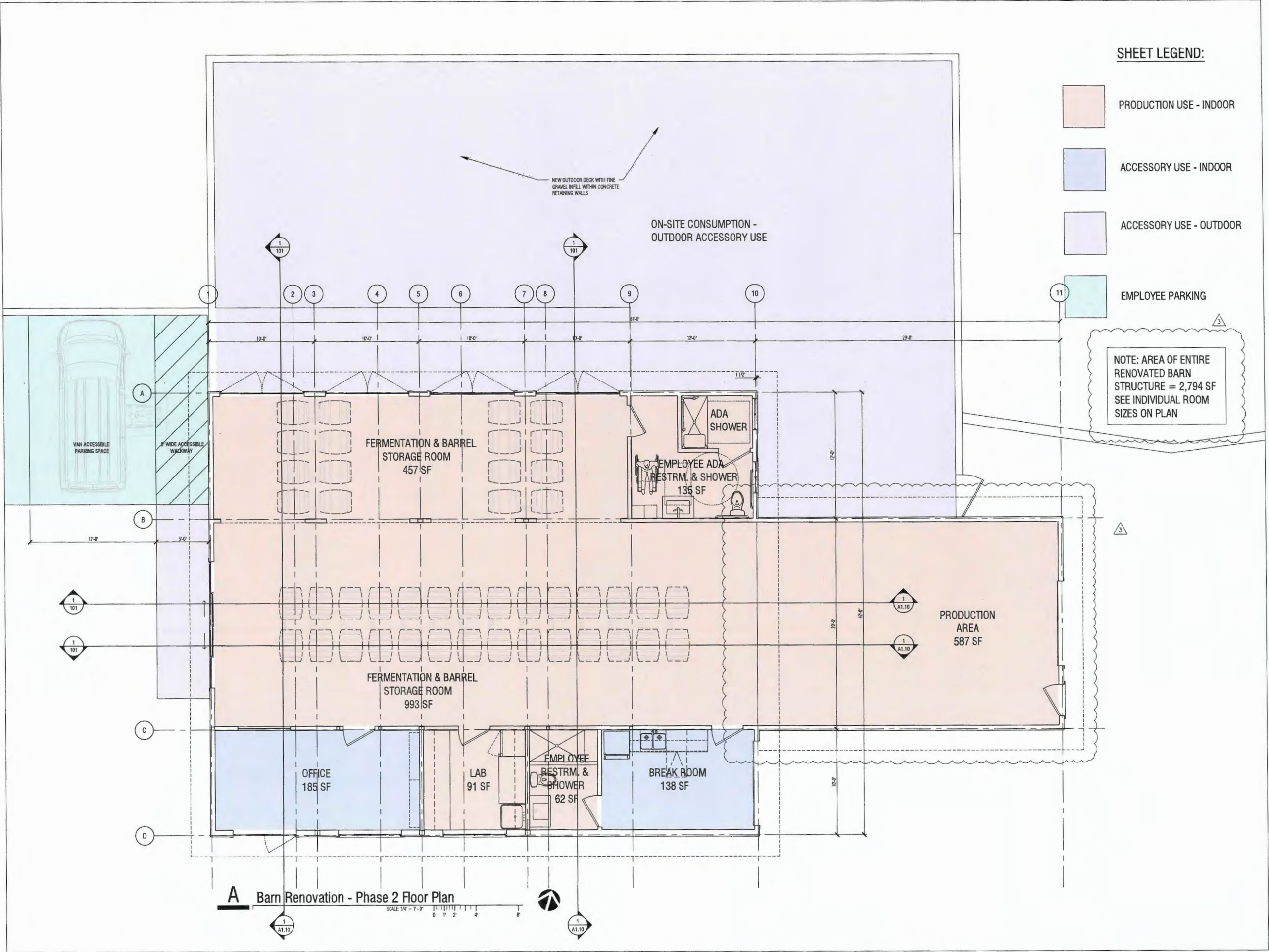
PROJECT NO.	2023-00	REVISIONS	
REVIEWED BY	12.01.2022	1	ISSUED FOR USE PERMIT
DATE/TIME STAMP	USE PERMIT	2	SECOND APPLICATION
ISSUED FOR			05.16.2024

- ORIGINAL DRAWING IS 24" X 36". SCALE ENTITIES ACCORDINGLY IF REDUCED.
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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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**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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REVISIONS

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

SHEET TITLE: PROJECT NO: 2023-01

FILE NAME:

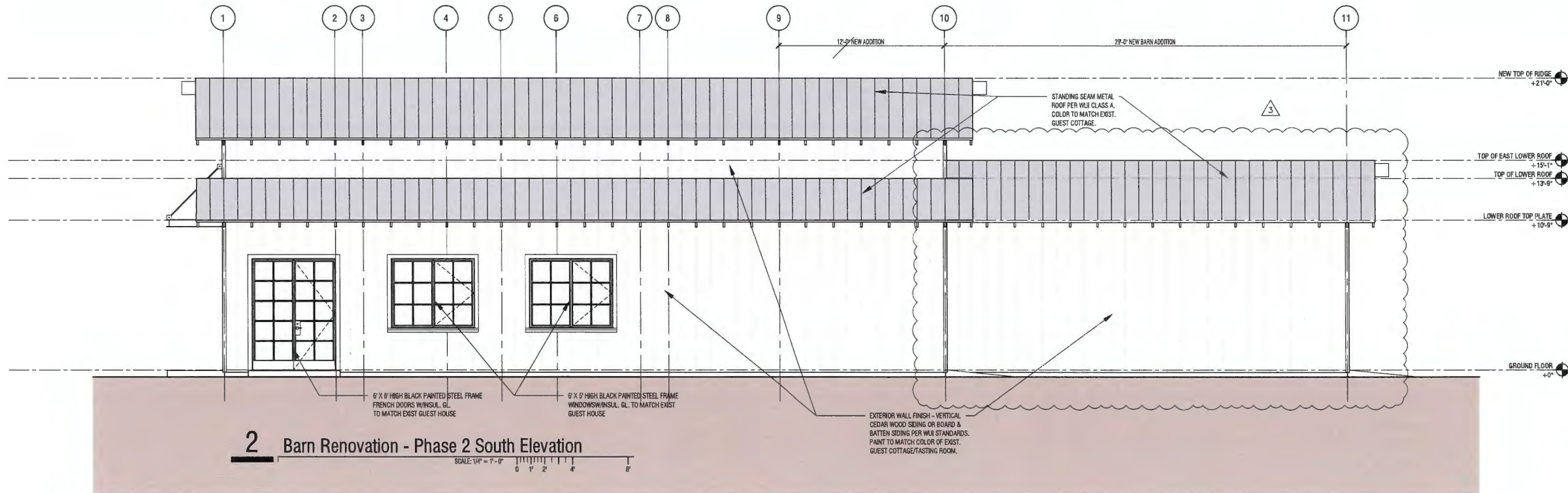
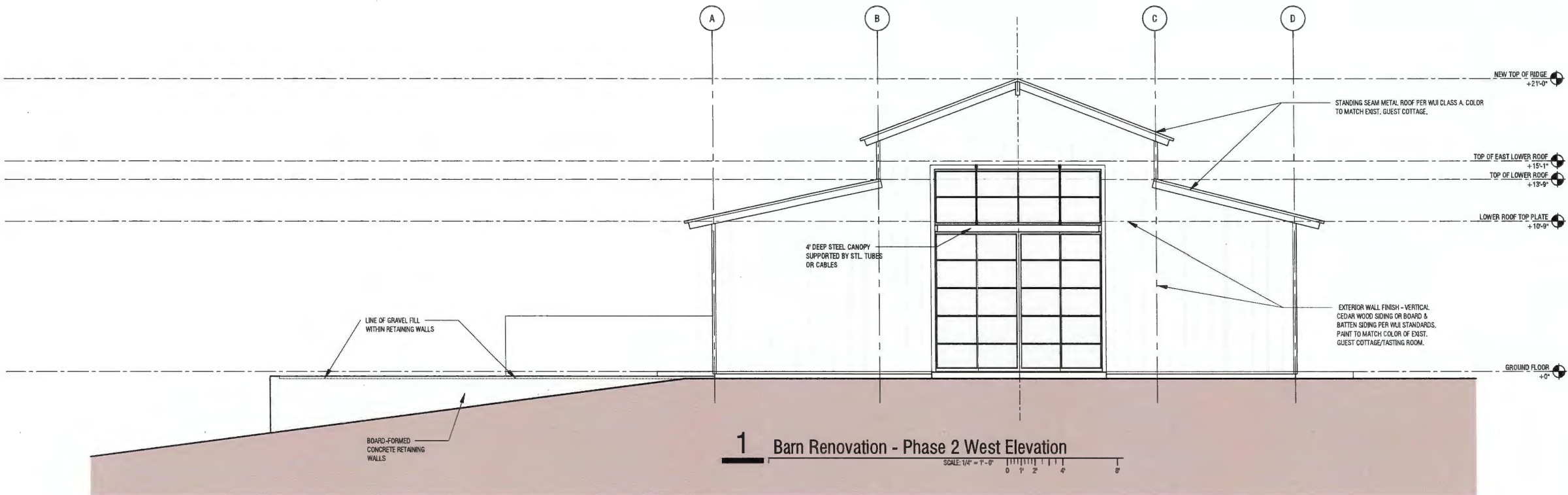
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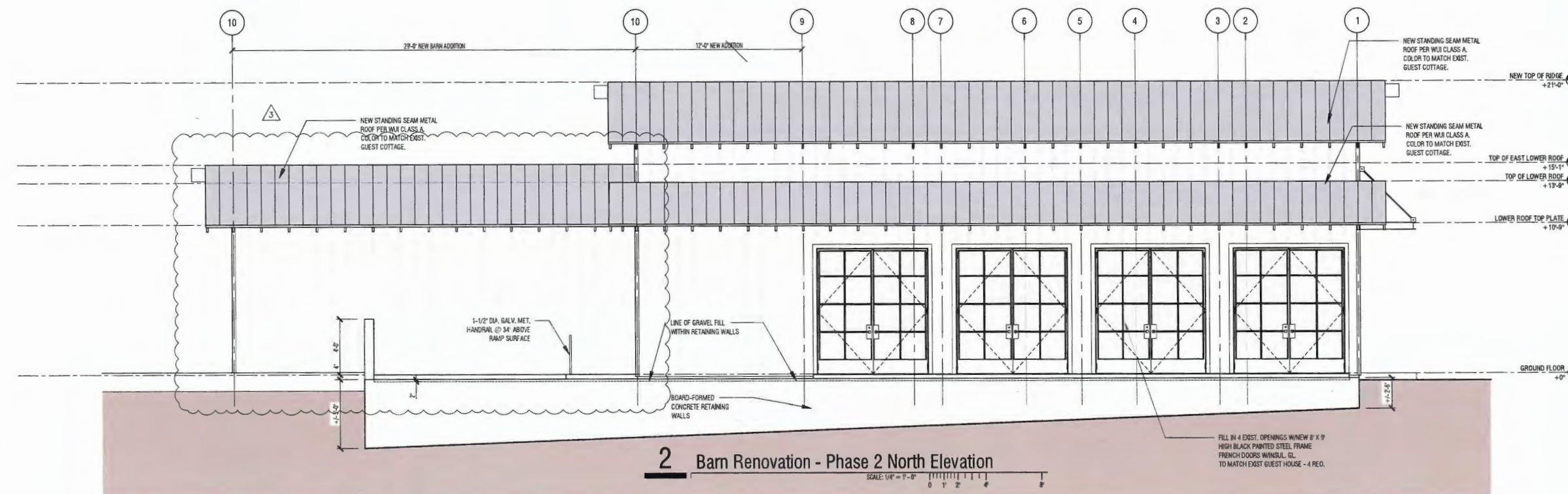
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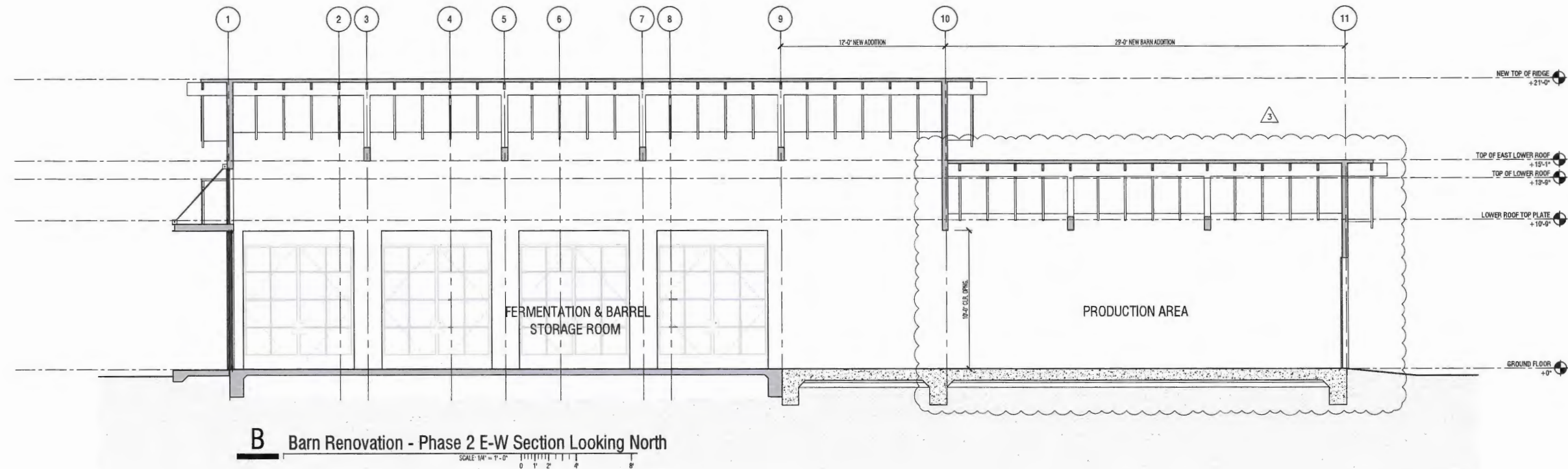
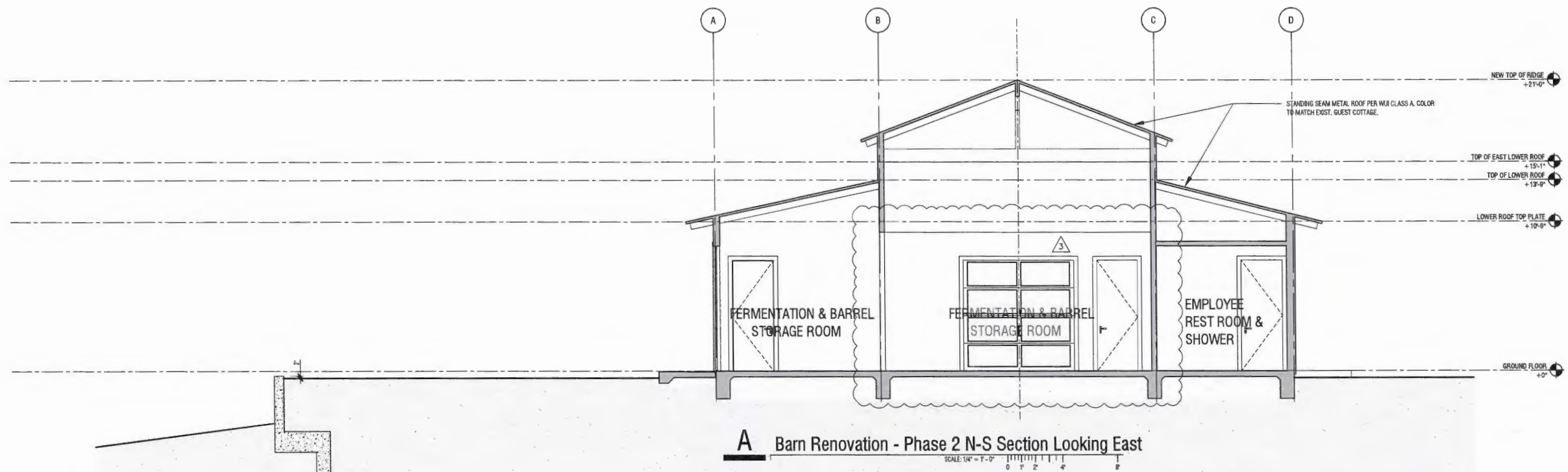
**PHASE 2 - CONVERTED
BARN FLOOR PLAN**

SHEET NUMBER

A4.1



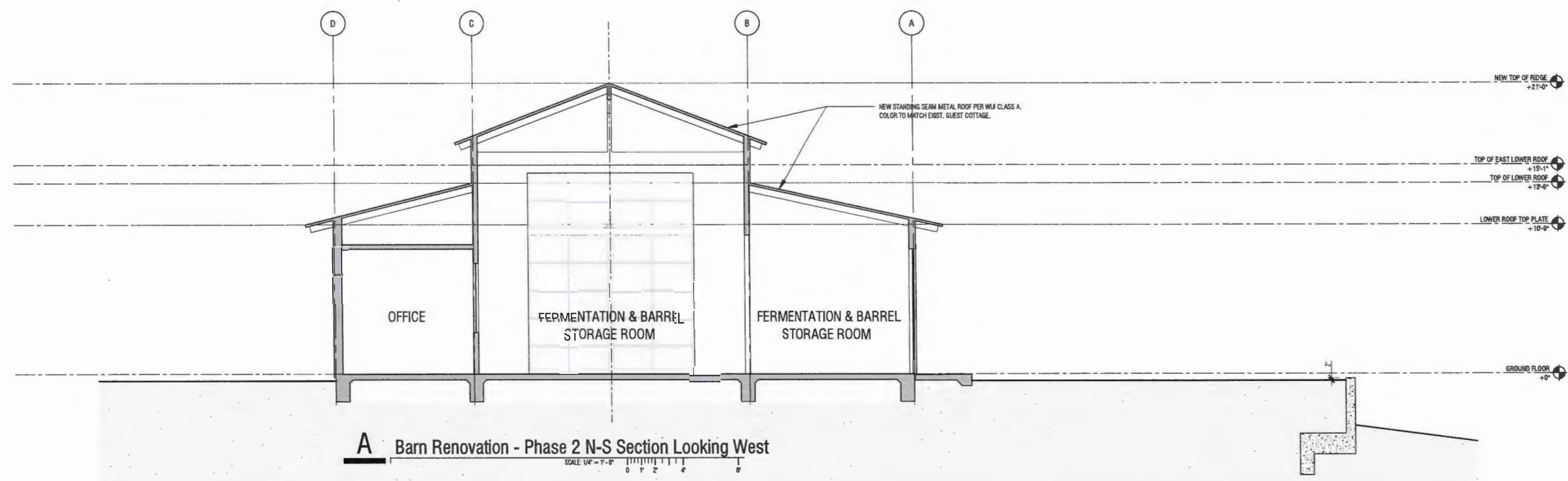




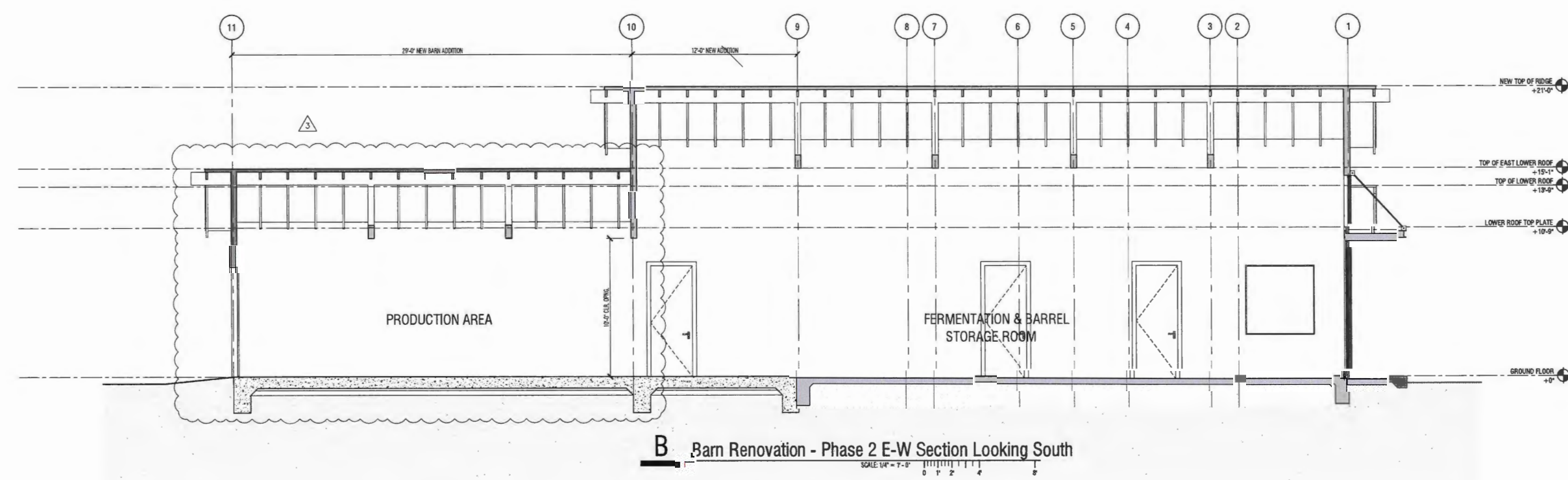


ISSUED		
1	USE PERMIT SUBMITTAL	12.01.2023
2	SECOND APPLICATION	05.16.2024
3	FOURTH APPLICATION - BARN AREA INCREASE	09.12.2025

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



A Barn Renovation - Phase 2 N-S Section Looking West
 SCALE: 1/4" = 1'-0"



B Barn Renovation - Phase 2 E-W Section Looking South
 SCALE: 1/4" = 1'-0"



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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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ISSUES

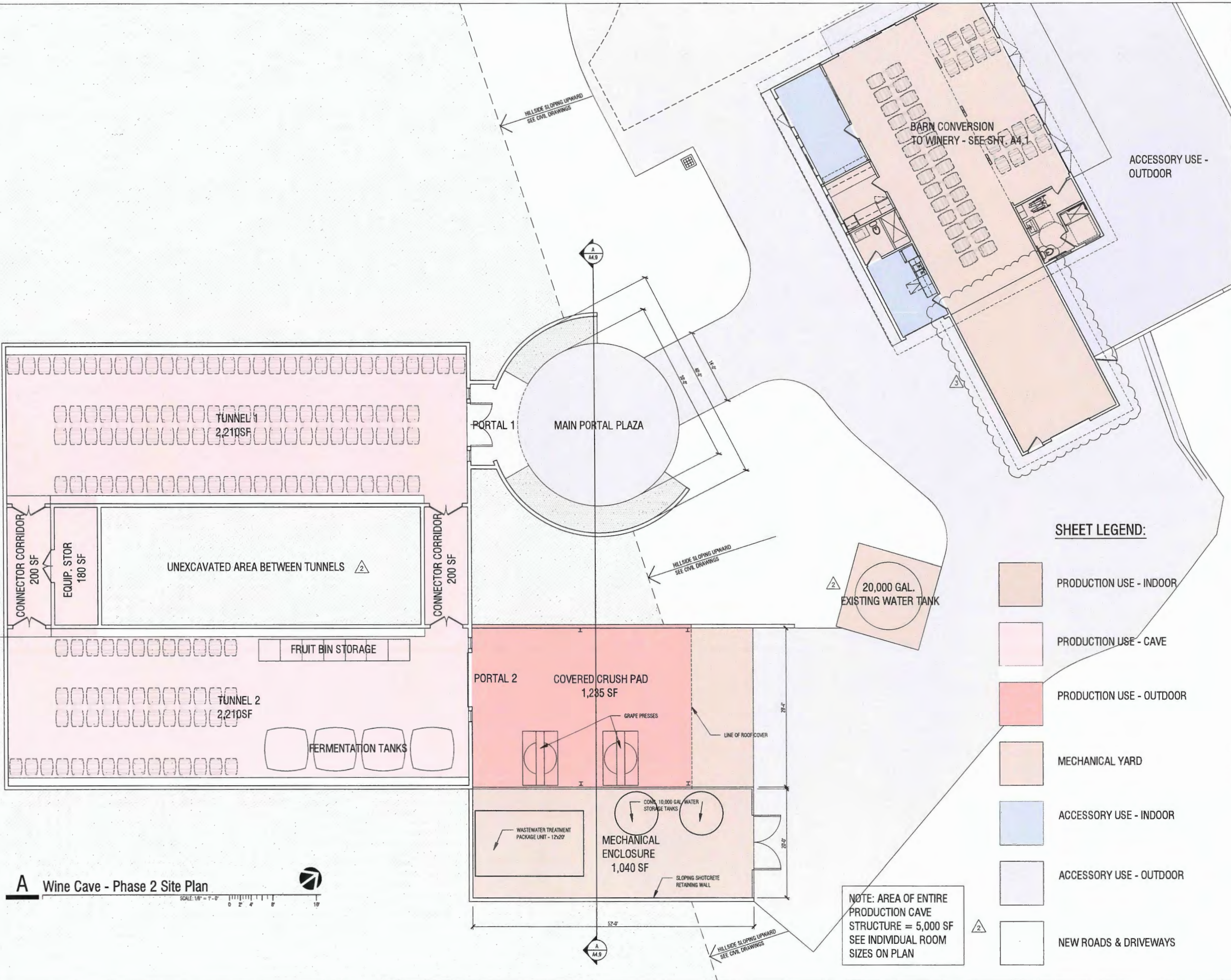
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2	SECOND APPLICATION	05.16.2024
3	FOURTH APPLICATION - BARN AREA INCREASE	09.12.2025

SHEET INFO

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

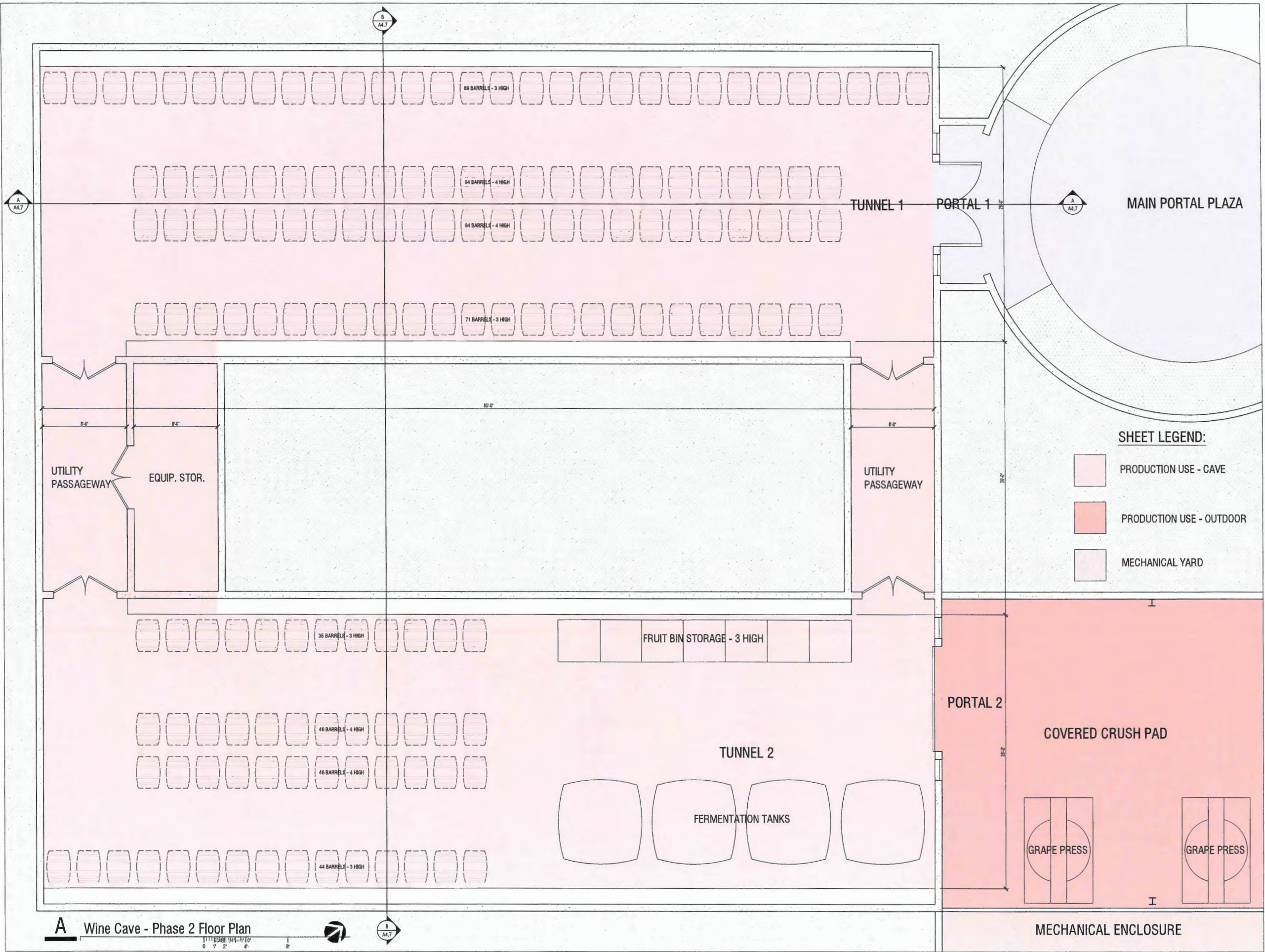
PHASE 2 - WINE CAVE
SITE PLAN

SHEET NUMBER



A Wine Cave - Phase 2 Site Plan

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



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LICENSED ARCHITECT
MICHAEL S. GOULD
No. C-7228
RENEWED 12/21/23
STATE OF CALIFORNIA

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**WINERY USE PERMIT -
PHASE 1 & PHASE 2**
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APN #: 032-520-009-000

NOTES

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ISSUES

1	USE PERMIT SUBMITTAL	12.01.2023
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SHEET INFO

PROJECT NO: 2023-01

FILE NAME:

DATE AND TIME STAMP:

APPROVED BY: MS.SR

SHEET TITLE:

**PHASE 2 - WINE CAVE
FLOOR PLAN**

SHEET NUMBER

A4.7



PROMISE WINE
2000 SAGE CANYON ROAD
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**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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ISSUES

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SHEET INFO

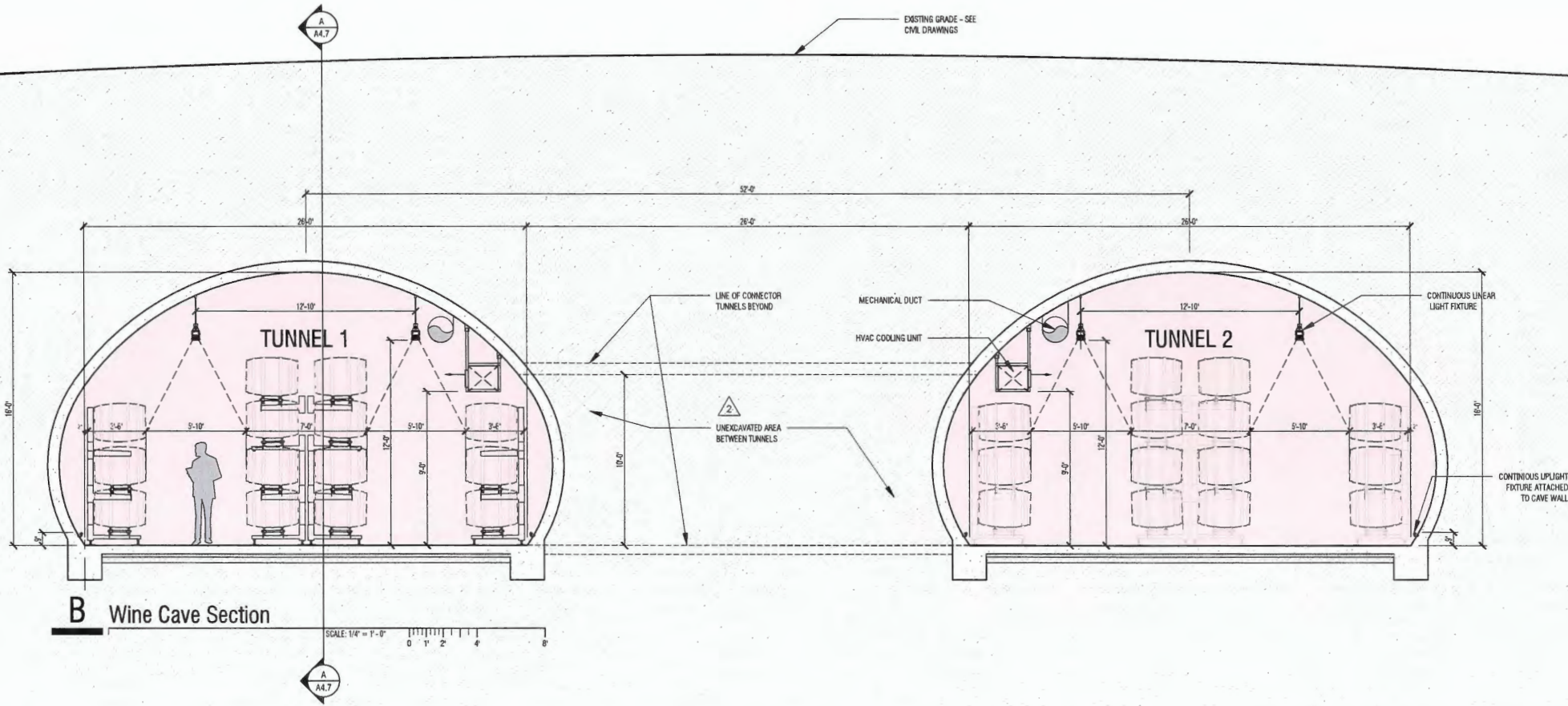
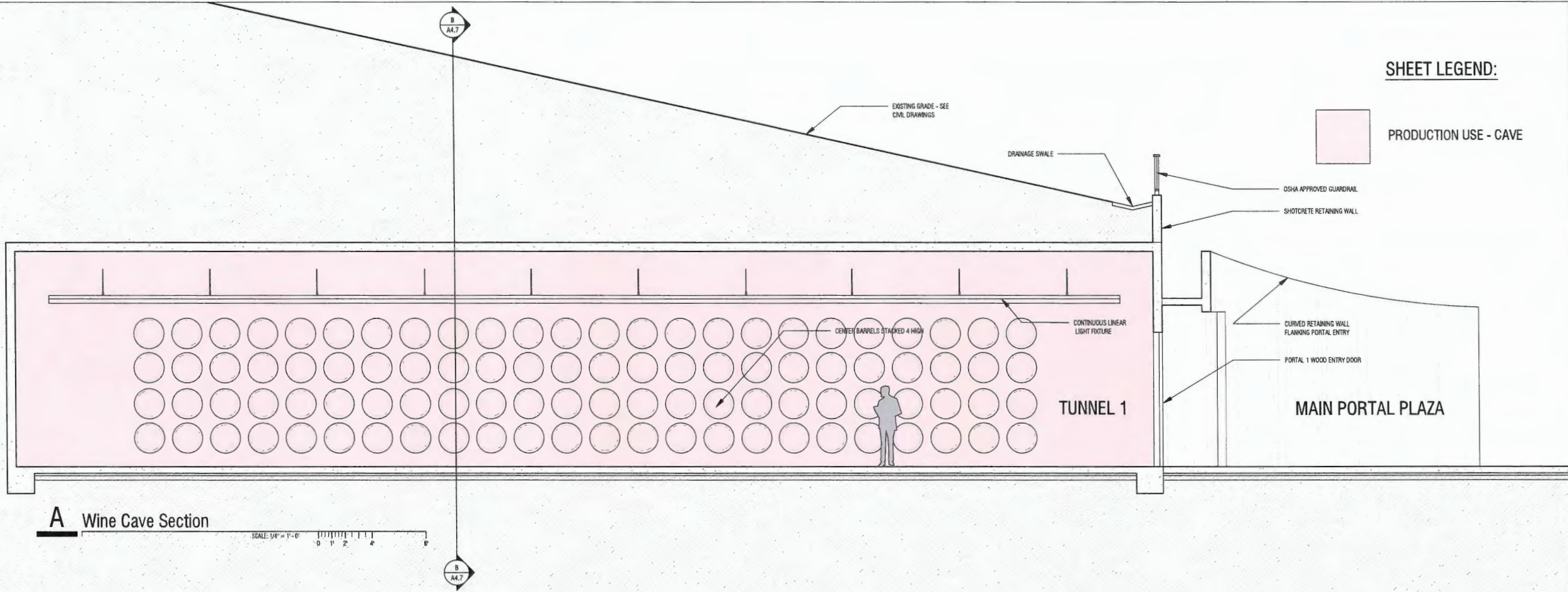
PROJECT NO	2023-01
FILE NAME	
DATE AND TIME STAMP	
DESIGNED BY	MSR
CHECKED BY	

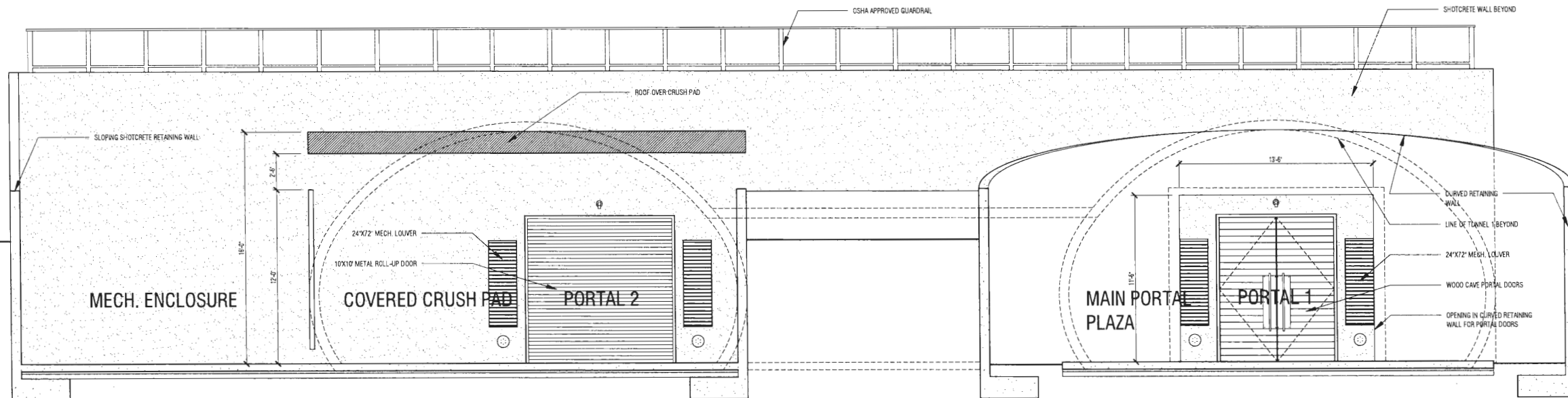
**PHASE 2 - WINE CAVE
SECTIONS**

SHEET LEGEND:



PRODUCTION USE - CAVE





A Wine Cave Portals 1&2 Elevations
SCALE: 1/4" = 1'-0"
0 1' 2' 4' 8'

SHEET LEGEND:



SHOTCRETE RETAINING WALL

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APN #: 032-520-009-000

NOTES
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REVISIONS

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

**PHASE 2 - WINE CAVE
PORTAL ELEVATIONS**

SHEET NUMBER

A4.9