

10.14.15

I am writing to you as part of my early neighborhood outreach plan, as we have an application on file with Napa County for a small family winery. My family has lived in Napa County for 35 years and I already know many of you. Our hope is that we can schedule a time to meet with any of the neighbors who have questions about the small winery we envision. We are available to meet at your convenience and I invite you to contact me at the telephone number below to set up a meeting. For informational purposes, we are enclosing reduced-scale copies of the winery site plan and elevations for the winery structures. There is not a variance associated with our winery proposal.

The proposed winery is a 25,000-gallon per year production facility that will be sited on the adjacent parcel to our home. The proposed winery consists of a 3,072-sq. ft. production facility (fermentation and barrel aging) and a 1,266-sq. ft. hospitality building. Also proposed is a 2,435-sq. covered outdoor crush pad; a 1,952-sq. ft. outdoor tank area, mechanical equipment enclosure and equipment storage areas, and a 1,204-sq. ft. outdoor patio. The production-to-accessory ratio is 80 percent production and 20 percent accessory, falling well below the County's 60/40 percent ratio for these winery uses.

The winery proposes a maximum of 12 visitors per day on the busiest day, or a maximum of 70 visitors per week for tours and tastings. We propose to serve some light fare foods with some of the tastings, but there is no commercial kitchen proposed in association with the winery. The proposed winery marketing plan proposes three events per year: two events with a maximum of 40 visitors each and one event with a maximum of 75. We are asking for Assembly Bill 2004 ("Picnic" Ordinance), which allows a visitor to purchase a picnic lunch and a bottle of our wine to consume on-site. There are no larger Auction-related events proposed for our winery.

We look forward to discussing our plans with you in more detail at a time that is mutually agreeable. Our proposal is small in scale and envisioned to focus primarily on the processing of Napa Valley grapes into wines, with the ability to develop some of our customers through a direct-to-consumer approach.

Thank you for your consideration of our proposal for a new winery, which will allow us the quality control we wish to have in the wines we have made for over a decade.

Sincerely,

Mark & Jami Grassi  
1060 Soda Canyon Road. Napa CA 94558. 707.477.6240. mark@grassinapa.com



108C SOGA CANYON ROAD  
NAPA, CA 94558  
APN 039-140-006

SHEET NUMBER

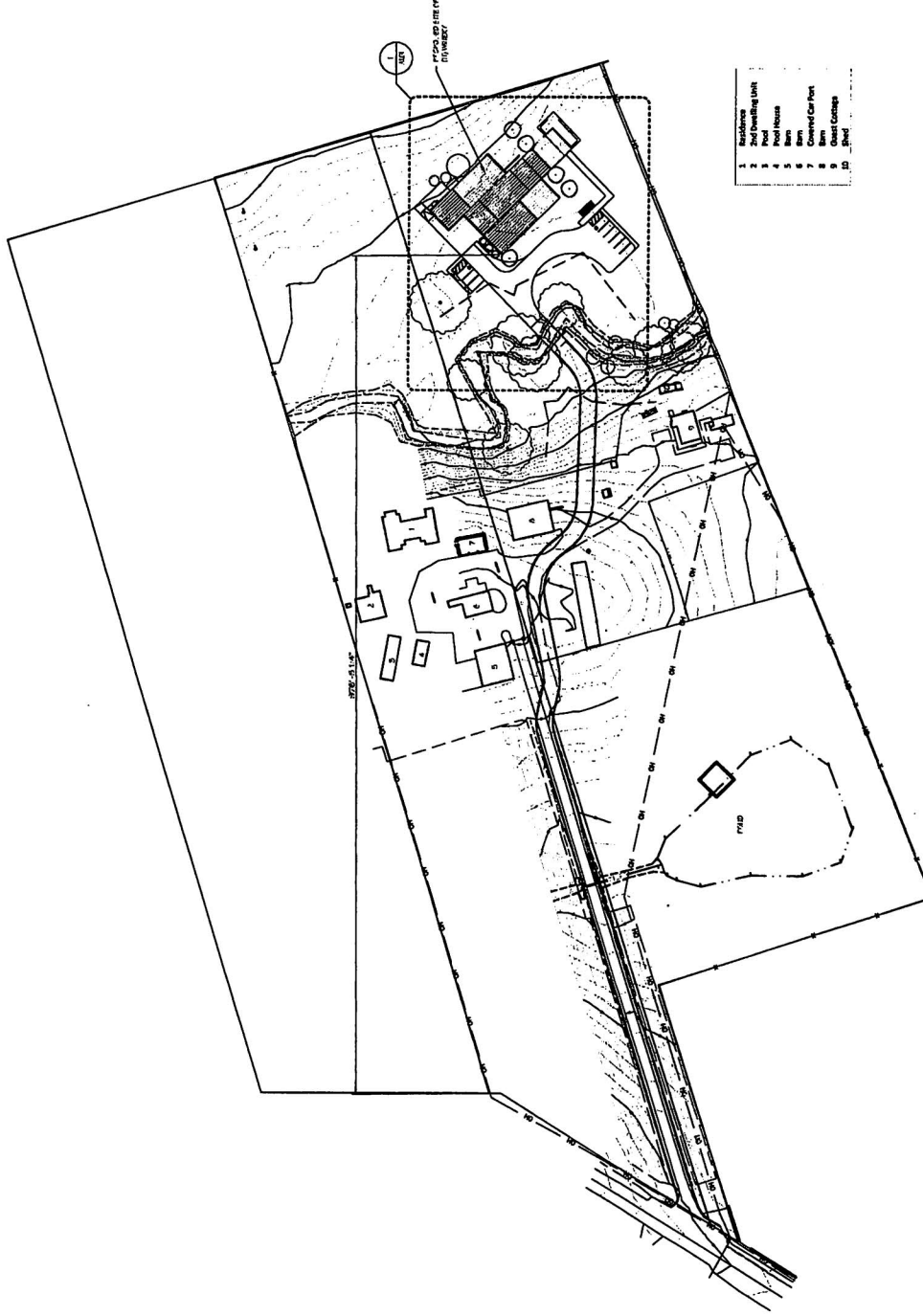
USE PERMIT

**SEGIUM ARCHITECTURE, LLP** 707 943 8831  
1080 Adams Street, Suite D, El Malero, CA 94574

[illegible]**EXERCISE NUMBER 1**

**USE PRESENT**

SCALE:  $1/64" = 1'-0"$

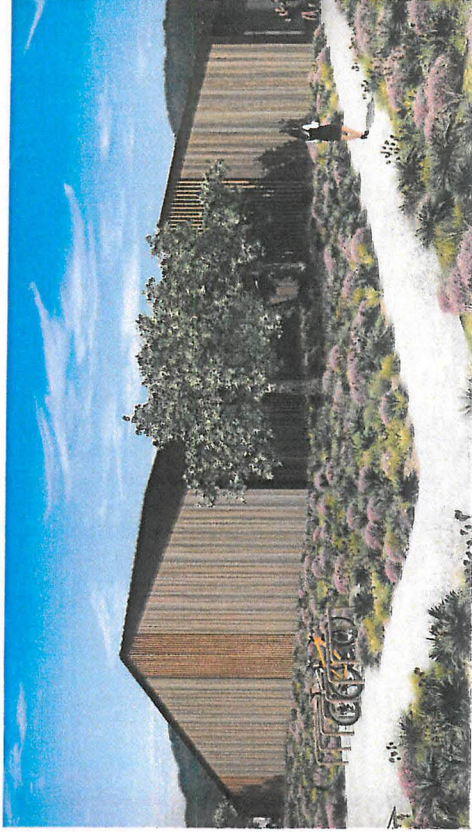


1	Residence
2	2nd Dwelling Unit
3	Pool
4	Pool House
5	Barn
6	Barn
7	Covered Car Port
8	Barn
9	Guest Cottage

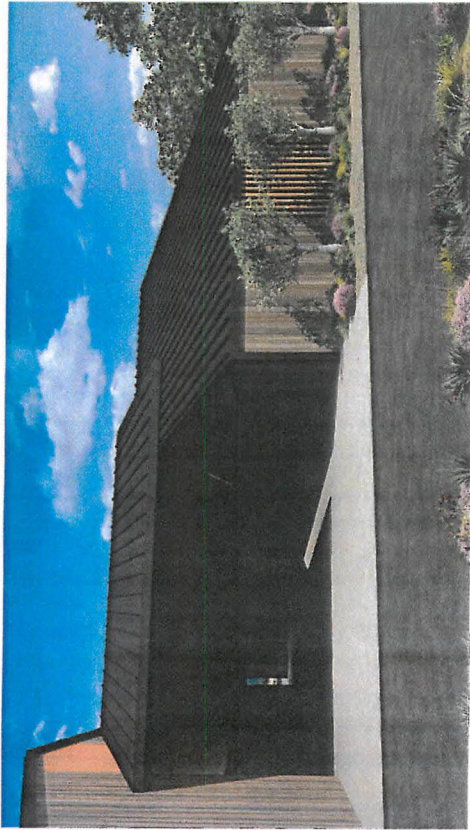


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WALKWAY TO TASTING ROOM 2  
NTS.



VIEW OF COVERED CRUSH PAD



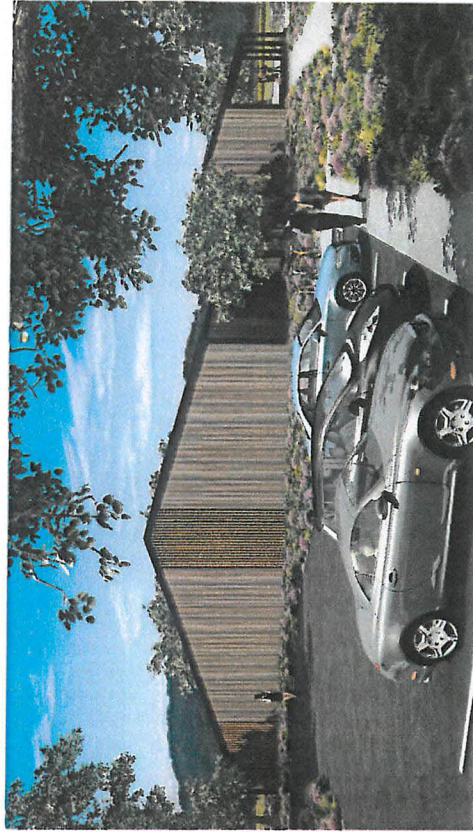
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VIEW FROM PARKING 1 N.T.S.



**EMPLOYEE PARKING & COVERED CRUSH PAD**



**BIOMUM ARCHITECTURE, LLP** 707 943 8831  
1050 Adams Street, Suite D, El Cerrito, CA 94574

**GRASSI  
WINERY**

TASTING ROOM TERRACE  
N.T.S.

## RENDERINGS

**SHEET NUMBER**

GO.05

USE PERUANT