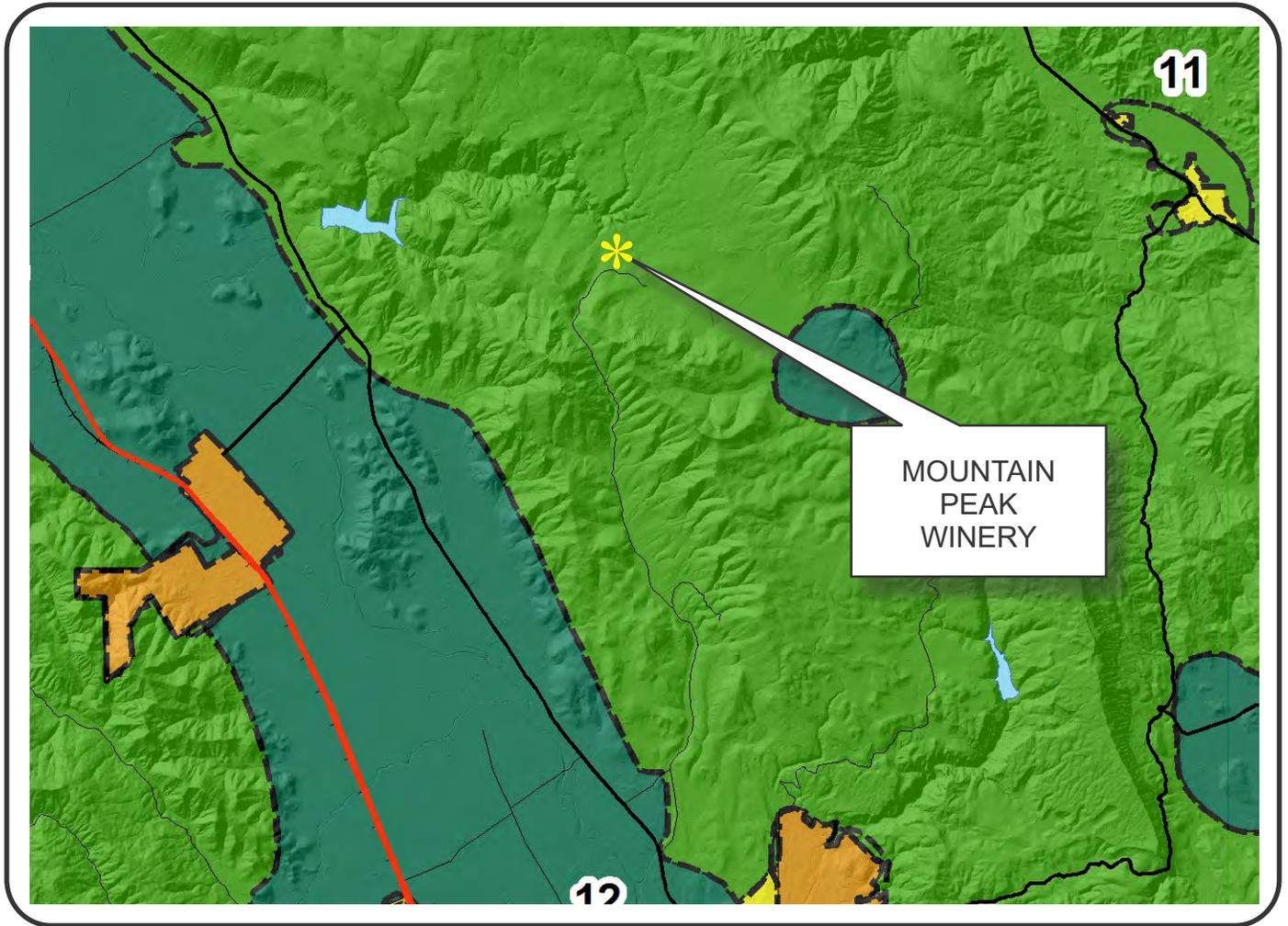


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

-  Study Area
-  Cities
-  Urban Residential*
-  Rural Residential*
-  Industrial
-  Public-Institutional
-  Napa Pipe Mixed Use

OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

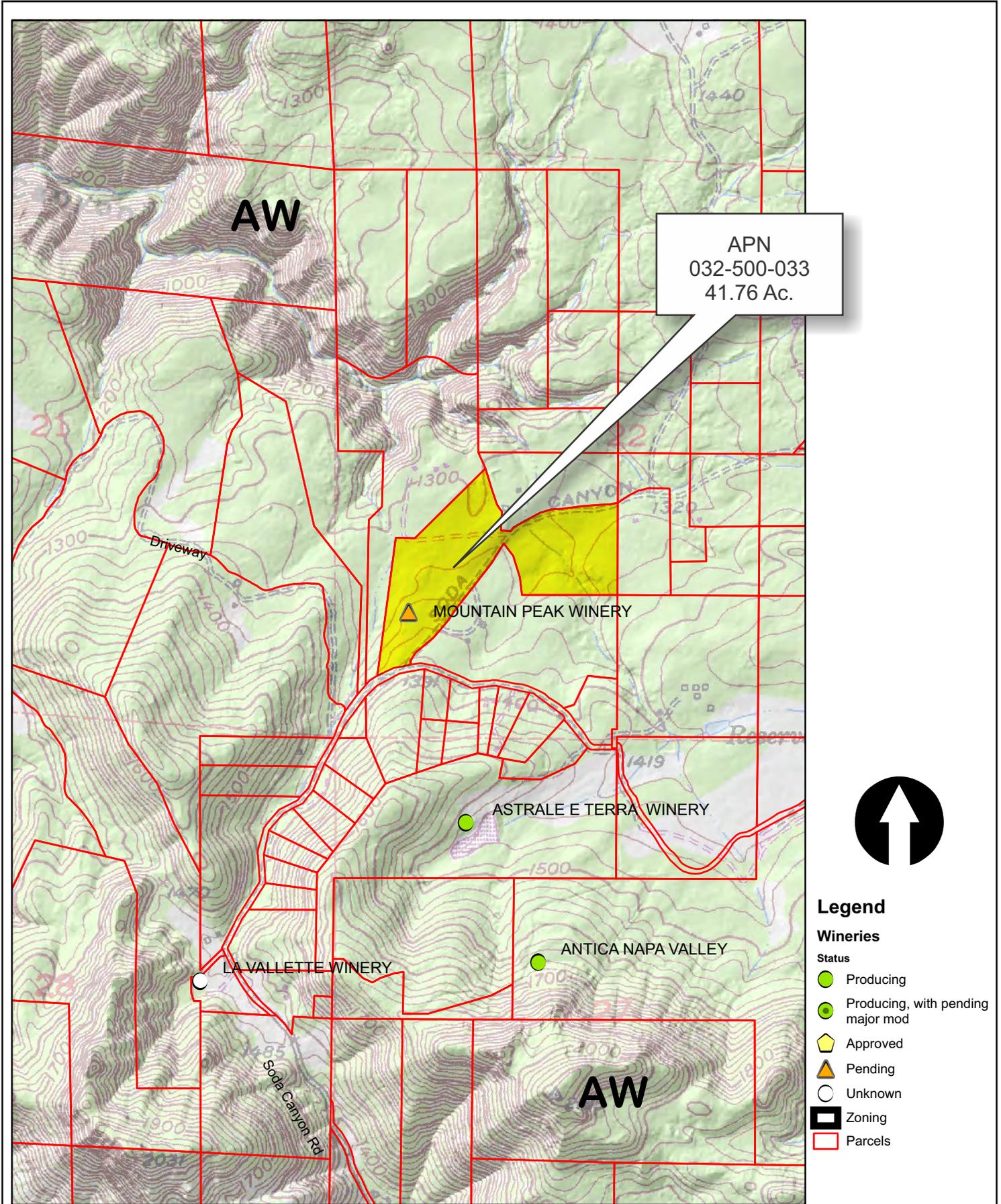
TRANSPORTATION

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

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

APN
032-500-033
06-21-2016
7D UP

MOUNTAIN PEAK WINERY



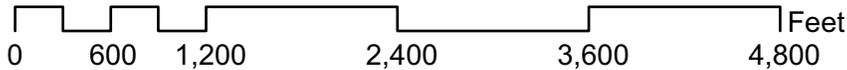
APN
032-500-033
41.76 Ac.



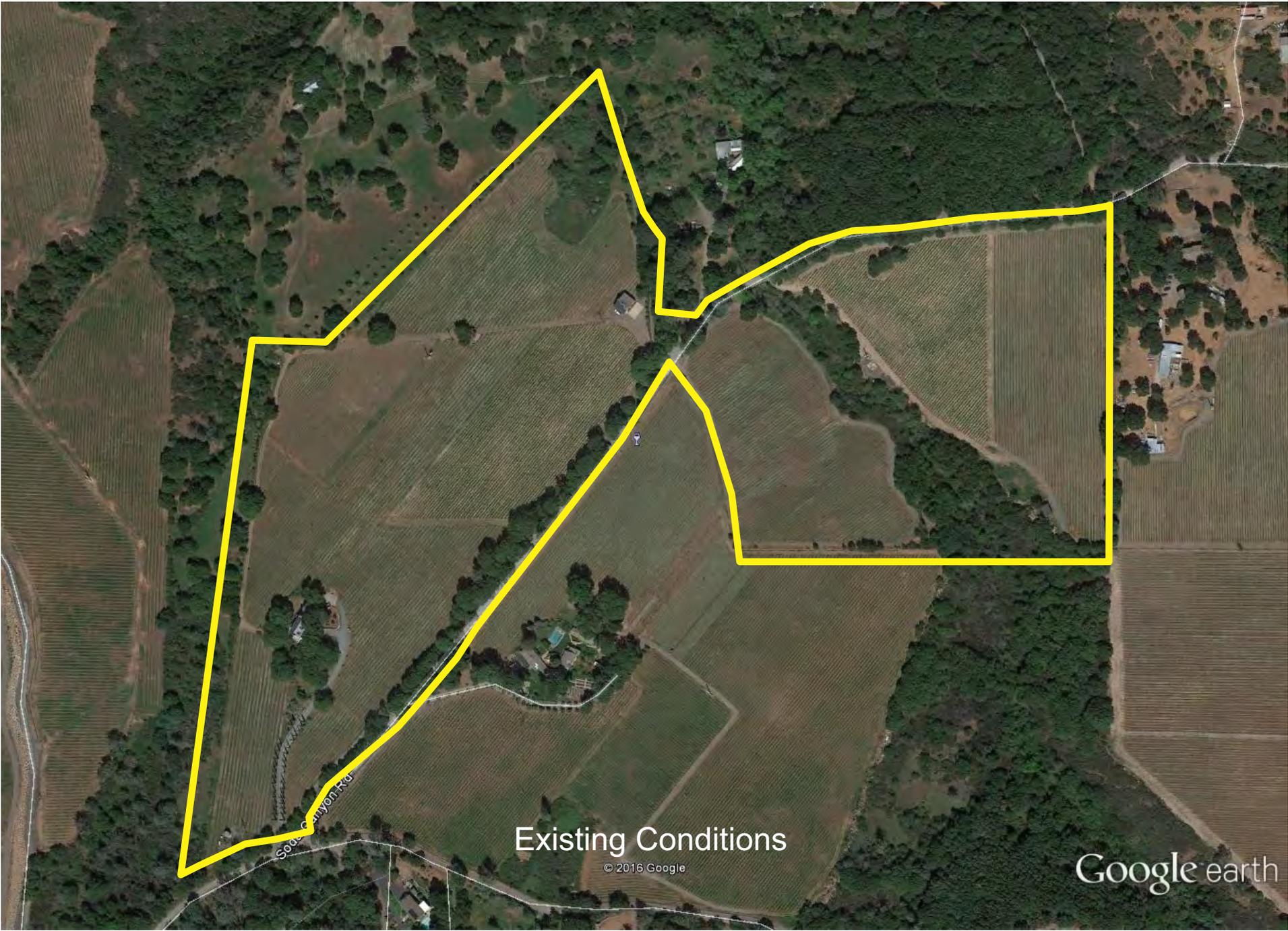
Legend

Wineries

- Status
- Producing
 - Producing, with pending major mod
 - ▭ Approved
 - ▲ Pending
 - Unknown
- Zoning
- ▭ Zoning
 - ▭ Parcels



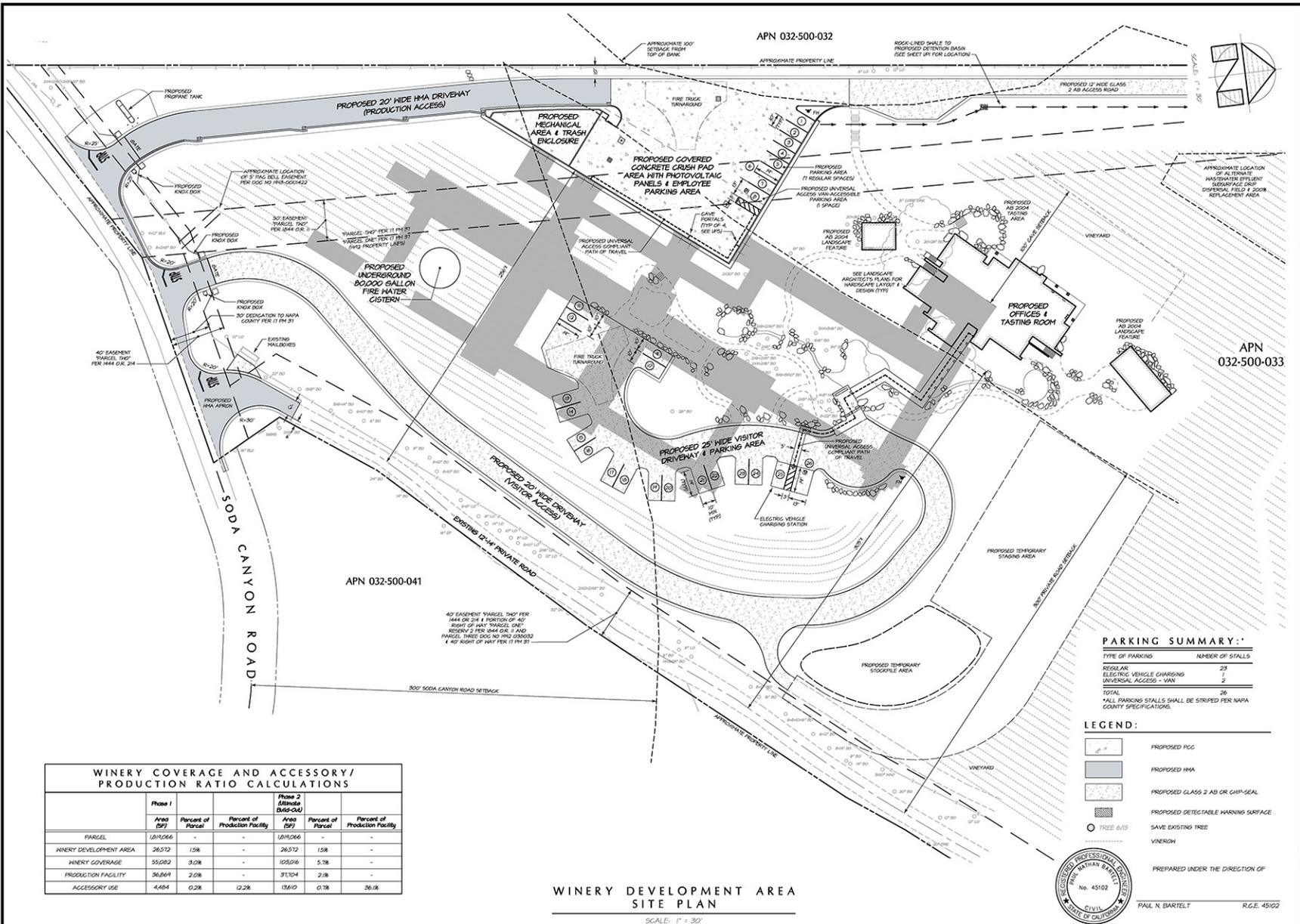
MOUNTAIN PEAK WINERY



Existing Conditions

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Google earth



APN 032-500-032

APN 032-500-033

APN 032-500-041

WINERY COVERAGE AND ACCESSORY/ PRODUCTION RATIO CALCULATIONS

PARCEL	Phase 1			Phase 2 (Ultimate 2016-2018)		
	Area (SF)	Percent of Parcel	Percent of Production Facility	Area (SF)	Percent of Parcel	Percent of Production Facility
WINERY DEVELOPMENT AREA	265,732	15%	-	265,732	15%	-
WINERY COVERAGE	55,082	3.2%	-	105,016	5.7%	-
PRODUCTION FACILITY	36,861	2.2%	-	91,104	4.9%	-
ACCESSORY USE	4,404	0.2%	12.2%	13,610	0.7%	36.0%

PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF STALLS
REGULAR	23
ELECTRIC VEHICLE CHARGING	2
UNIVERSAL ACCESS - VAN	2
TOTAL	27

ALL PARKING STALLS SHALL BE STRIPED PER NAPA COUNTY SPECIFICATIONS.

LEGEND:

- PROPOSED PGG
- PROPOSED HMA
- PROPOSED GLASS 2 AB OR GHP-SEAL
- PROPOSED DETECTABLE WARNING SURFACE
- SAVE EXISTING TREE
- VINEYARD



PREPARED UNDER THE DIRECTION OF

FRAN N. BARTELT R.G.E. 45102

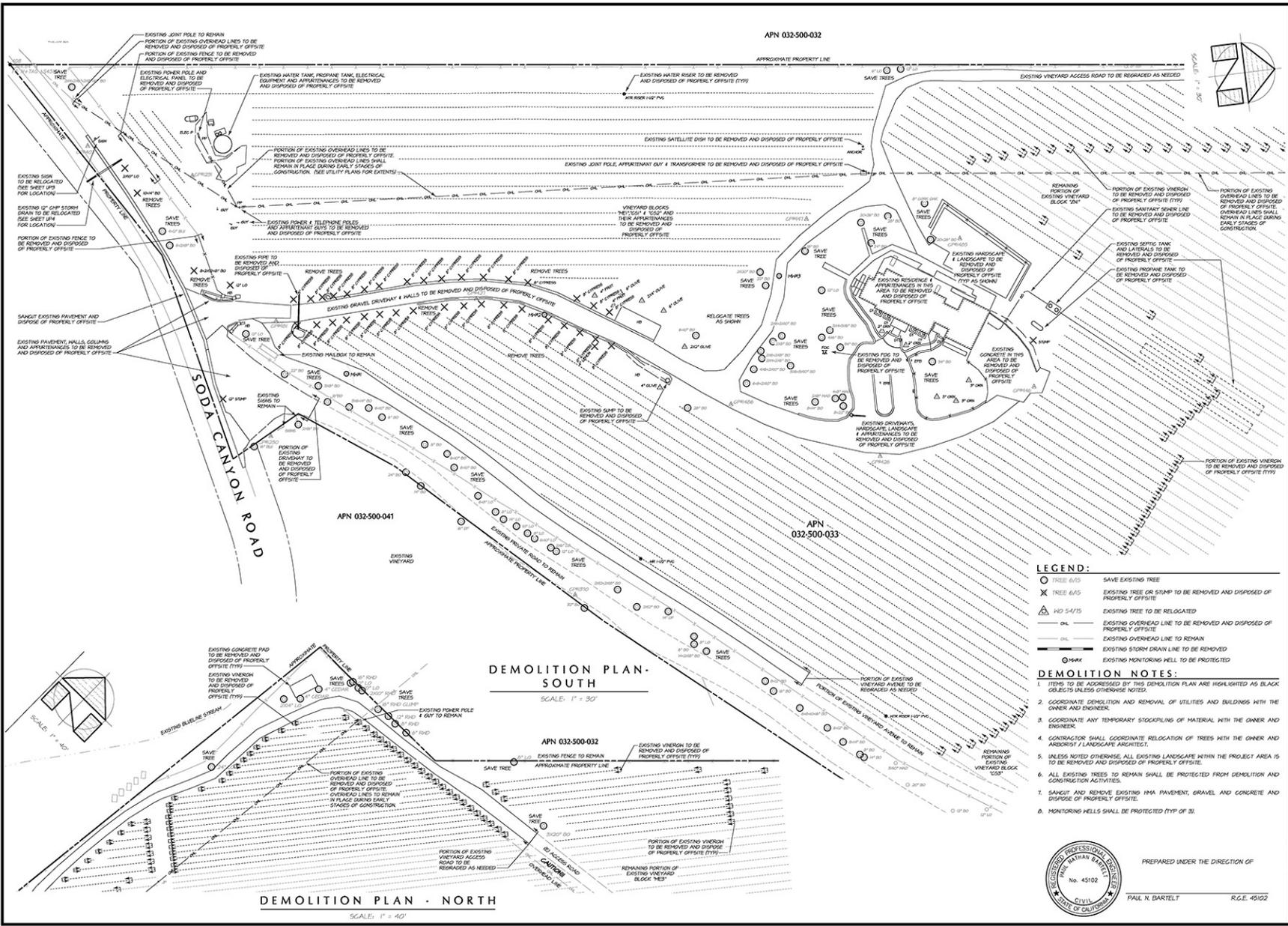
WINERY DEVELOPMENT AREA SITE PLAN

SCALE: 1" = 30'

CHAIRMAN OF BOARD OF SUPERVISORS
 COUNTY OF NAPA
 DATE: MARCH 2016
 FILE NO. 008-UP2160
 JOB NO. 00-3
 SHEET NO. 5
 OF 5

BARTELT
 CIVIL ENGINEERING & LAND PLANNING
 1001
 www.napabarbartel.com
 Telephone: (707) 258-1811
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MOUNTAIN PEAK WINERY
WINERY DEVELOPMENT AREA SITE PLAN
USE PERMIT
 COUNTY OF NAPA
 CALIFORNIA



APN 032-500-032

APN 032-500-041

APN 032-500-033

DEMOLITION PLAN - SOUTH

SCALE: 1" = 30'

DEMOLITION PLAN - NORTH

SCALE: 1" = 40'

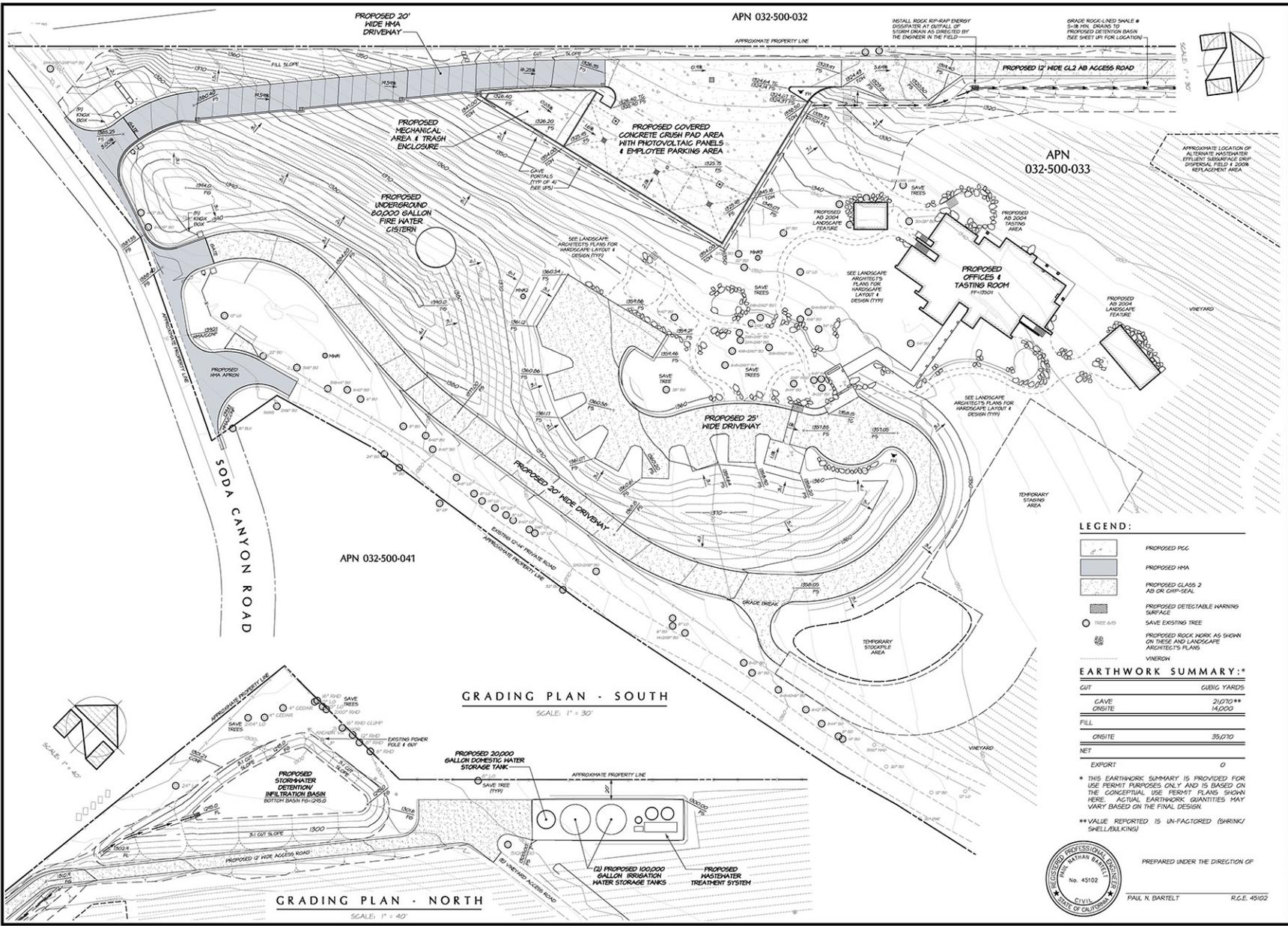
- LEGEND:**
- TREE 6/5 SAVE EXISTING TREE
 - ✕ TREE 6/5 EXISTING TREE OR STAMP TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE
 - △ AND 5/4/75 EXISTING TREE TO BE RELOCATED
 - OH EXISTING OVERHEAD LINE TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE
 - OH EXISTING OVERHEAD LINE TO REMAIN
 - OH EXISTING STORM DRAIN LINE TO BE REMOVED
 - OH EXISTING MONITORING HELL TO BE PROTECTED

- DEMOLITION NOTES:**
1. ITEMS TO BE ADDRESSSED BY THIS DEMOLITION PLAN ARE HIGHLIGHTED AS BLACK OBJECTS UNLESS OTHERWISE NOTED.
 2. COORDINATE DEMOLITION AND REMOVAL OF UTILITIES AND BUILDINGS WITH THE OWNER AND ENGINEER.
 3. COORDINATE ANY TEMPORARY STOCKPILING OF MATERIAL WITH THE OWNER AND ENGINEER.
 4. CONTRACTOR SHALL COORDINATE RELOCATION OF TREES WITH THE OWNER AND ARCHITECT/LANDSCAPE ARCHITECT.
 5. UNLESS NOTED OTHERWISE ALL EXISTING LANDSCAPE WITHIN THE PROJECT AREA IS TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE.
 6. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM DEMOLITION AND CONSTRUCTION ACTIVITIES.
 7. SALVAGE AND REMOVE EXISTING INPA PAVEMENT, GRAVEL AND CONCRETE AND DISPOSE OF PROPERLY OFFSITE.
 8. MONITORING HELLS SHALL BE PROTECTED (TYP OF 3).



PREPARED UNDER THE DIRECTION OF
 PAUL N. BARTELT
 R.G.E. 45102

COUNTY OF SACRAMENTO
 BARTELT
 CIVIL ENGINEERING, LAND PLANNING
 1001
 www.bartelt.com
 Telephone: (916) 938-1801
 DATE: MARCH 2016
 FILE NO. 03R-UP370
 JOB NO. 03-3
 SHEET NO.
UP3
 OF 5
 COUNTY OF NAPA
 MOUNTAIN PEAK WINERY
 DEMOLITION PLAN
 USE PERMIT
 CALIFORNIA
 ALL RIGHTS RESERVED



APN 032-500-032

APN 032-500-033

APN 032-500-041

GRADING PLAN - SOUTH

SCALE: 1" = 30'

GRADING PLAN - NORTH

SCALE: 1" = 40'

LEGEND:

- PROPOSED PCC
- PROPOSED HMA
- PROPOSED GLASS 2 AB ON GIP-SEAL
- PROPOSED DETECTABLE WARNING SURFACE
- SAVE EXISTING TREE
- SAVE TREE
- VINEYARD

EARTHWORK SUMMARY:*

CUT	CUBIC YARDS
CAVE	21,070**
ONSITE	14,000
FILL	
ONSITE	39,270
NET	
EXPORT	0

* THIS EARTHWORK SUMMARY IS PROVIDED FOR USE PERMIT PURPOSES ONLY AND IS BASED ON THE CONCEPTUAL USE PERMIT PLANS SHOWN HERE. ACTUAL EARTHWORK QUANTITIES MAY VARY BASED ON THE FINAL DESIGN.

** VALUE REPORTED IS UN-FACTORED (SHRINK/SWELL/BULKING)



PREPARED UNDER THE DIRECTION OF

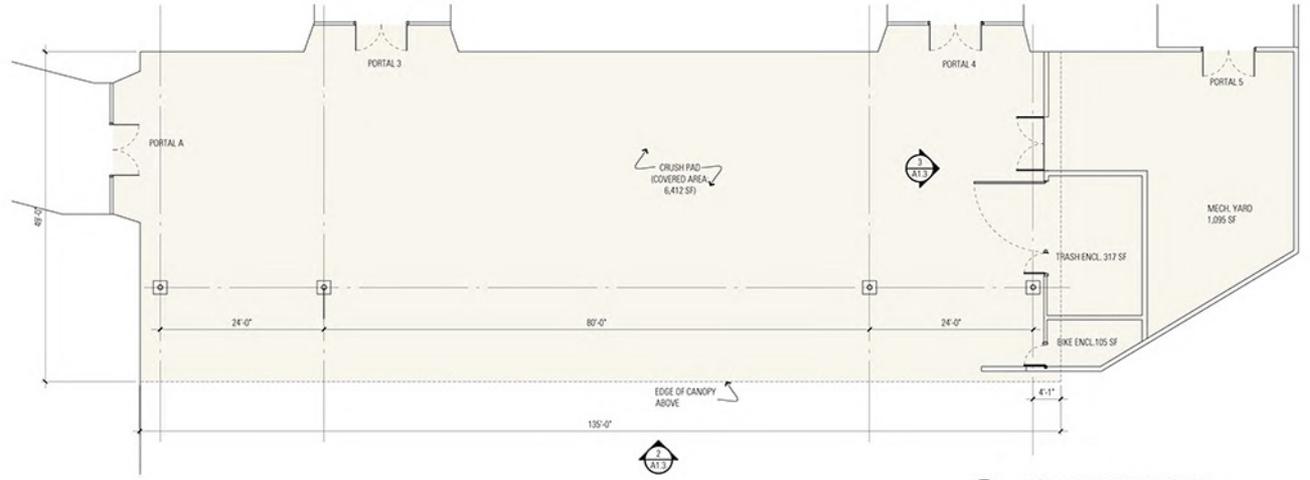
PAUL N. BARTELT R.G.E. 45102

COUNTY OF NAPA
MOUNTAIN PEAK WINERY
GRADING PLAN
USE PERMIT

BARTELT
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 1001
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DATE: MARCH 2016
 FILE NO. 032-UP1260
 JOB NO. 03-3
 SHEET NO.
 OF 5

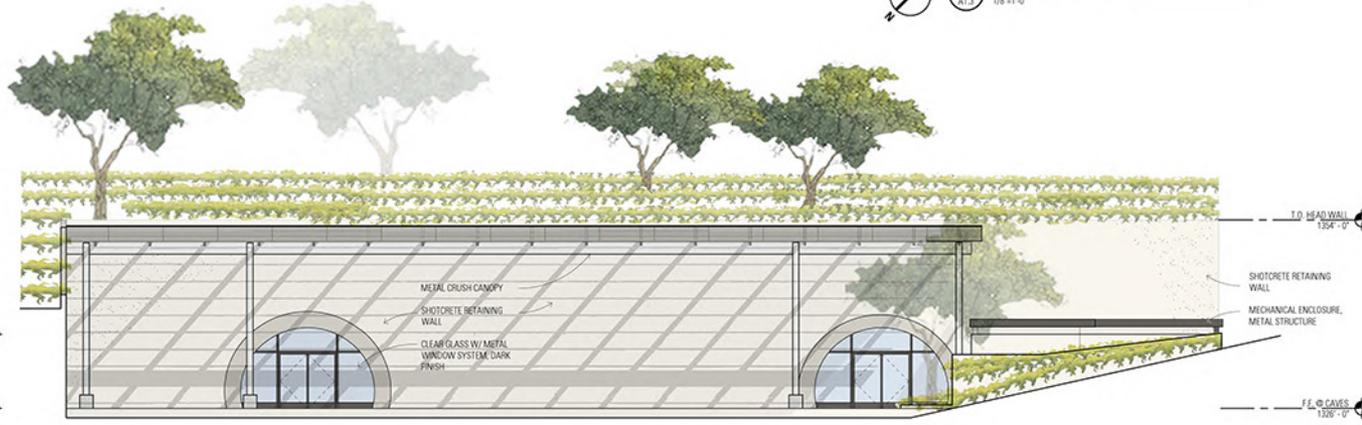
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1 CRUSH PAD PLAN
1/8"=1'-0"



3 MECHANICAL ENCLOSURE EAST ELEVATION
1/8"=1'-0"



2 CRUSH PAD NORTH ELEVATION
1/8"=1'-0"

MOUNTAIN PEAK WINERY | NAPA, CA

CRUSH PAD PLAN AND ELEVATIONS



1 EAST ELEVATION
A2.0 1/8" = 1'-0"



2 SOUTH ELEVATION
A2.0 1/8" = 1'-0"

NOTE:
ALL METALS TO BE NON-REFLECTIVE

MOUNTAIN PEAK WINERY

NAPA, CA

USE PERMIT - OFFICES & TASTING ROOM ELEVATIONS

BAR architects

901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com

13002

09/22/14



A2.0



1 WEST ELEVATION
AS1 1/8" = 1'-0"



2 NORTH ELEVATION
AS1 1/8" = 1'-0"

NOTE:
ALL METALS TO BE NON-REFLECTIVE

MOUNTAIN PEAK WINERY

NAPA, CA

USE PERMIT - OFFICES & TASTING ROOM ELEVATIONS

BAR architects

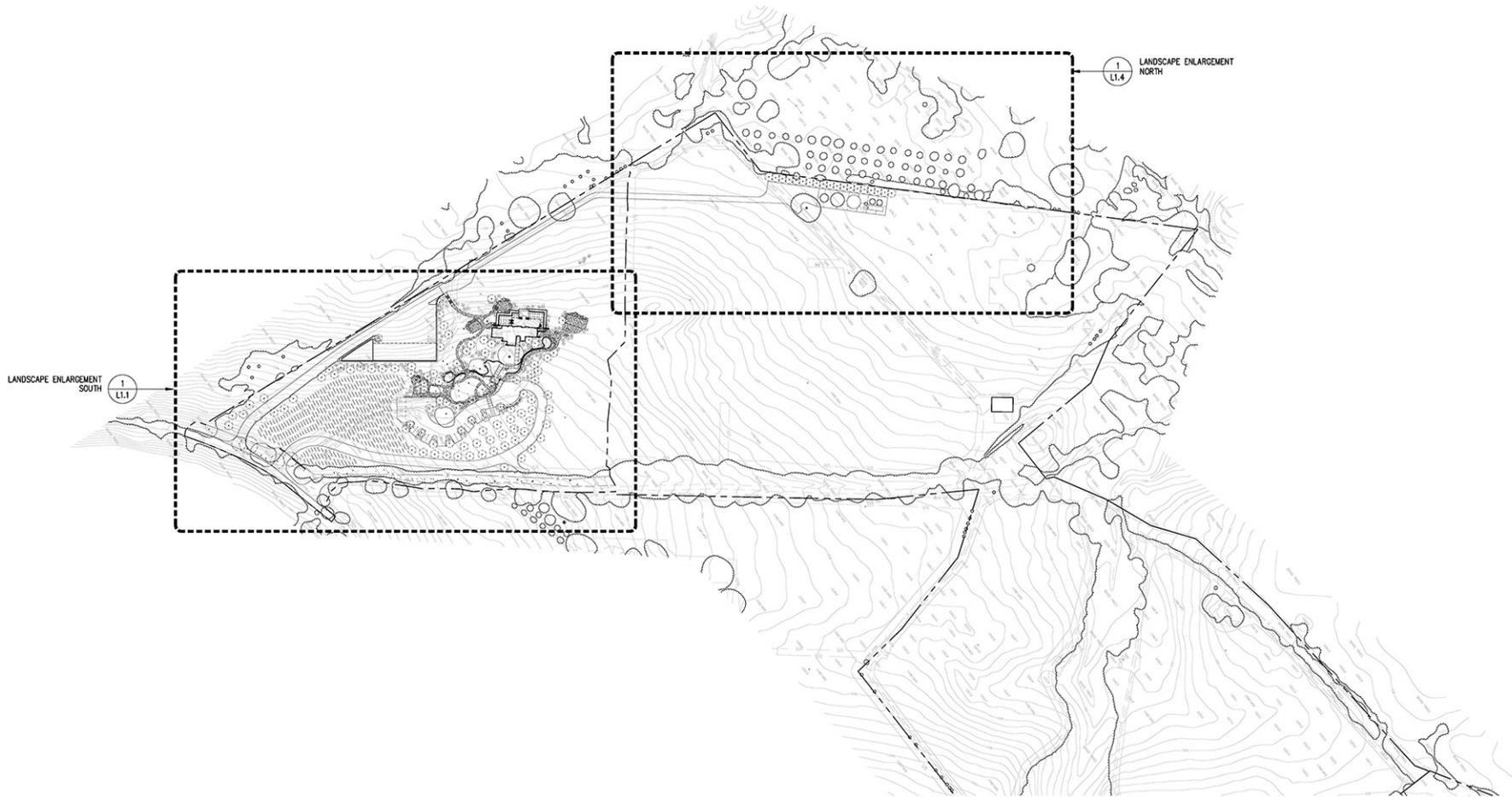
901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com

13002

09/22/14



A2.1



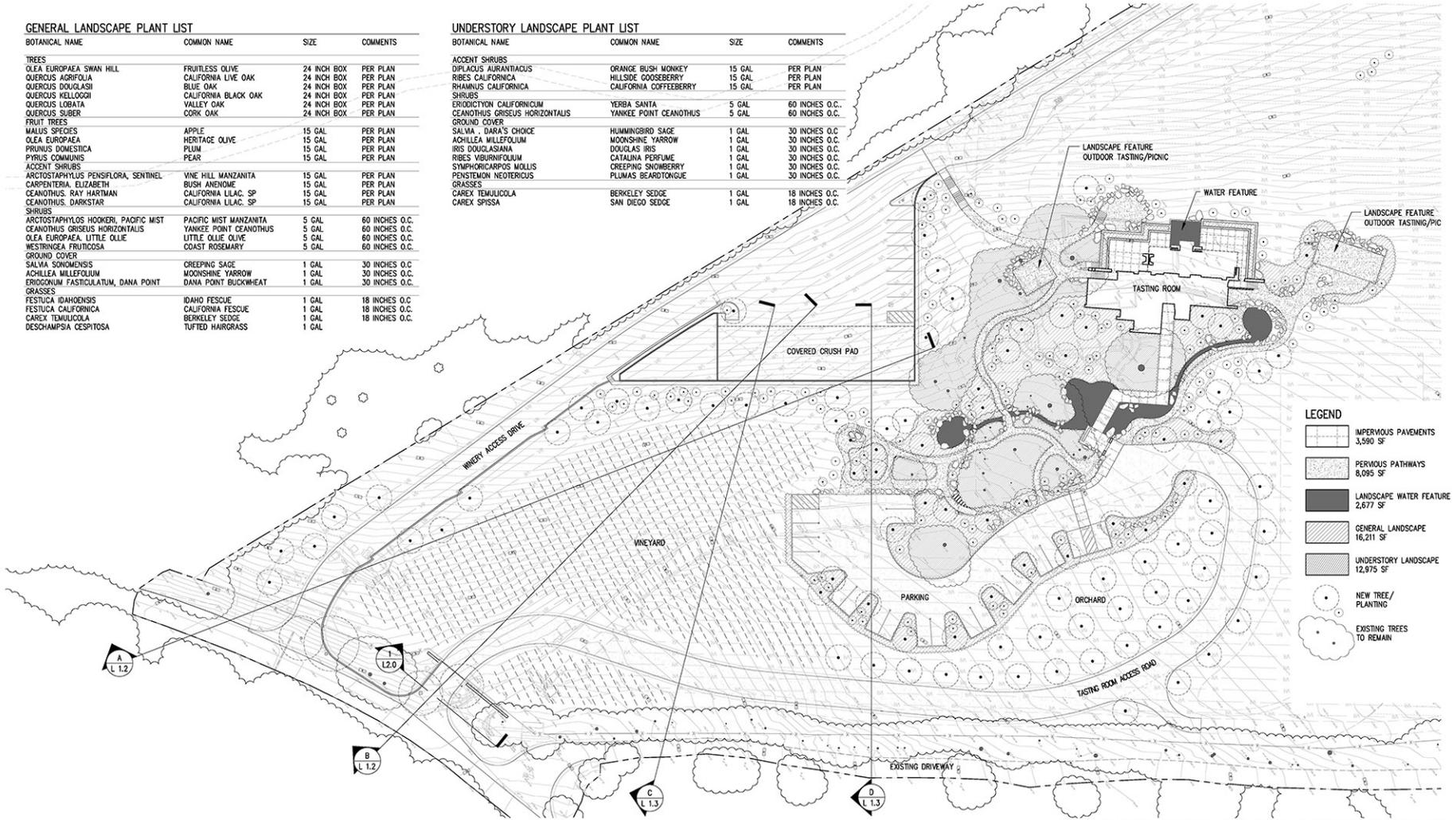
OVERALL LANDSCAPE SITE PLAN

GENERAL LANDSCAPE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES			
OLEA EUROPAEA SWAN HILL	FRUITLESS OLIVE	24 INCH BOX	PER PLAN
QUERCUS AEGIFOLIA	CALIFORNIA LIVE OAK	24 INCH BOX	PER PLAN
BLUE OAK	24 INCH BOX	PER PLAN	
QUERCUS DOUGLASSII	CALIFORNIA BLACK OAK	24 INCH BOX	PER PLAN
QUERCUS LOBATA	VALLEY OAK	24 INCH BOX	PER PLAN
QUERCUS SUBER	CORK OAK	24 INCH BOX	PER PLAN
FRUIT TREES			
MALUS SPICES	APPLE	15 GAL	PER PLAN
OLEA EUROPAEA	HERITAGE OLIVE	15 GAL	PER PLAN
PRUNUS DOMESTICA	PLUM	15 GAL	PER PLAN
PIRUS COMMUNIS	PEAR	15 GAL	PER PLAN
ACCENT SHRUBS			
ARCTOSTAPHYLOS PENSIFLORA, SENTINEL	WINE HILL MANZANITA	15 GAL	PER PLAN
CARPENTARIA ELIZABETH	BUSH ANEMONE	15 GAL	PER PLAN
CEANOTHUS RAY HARTMAN	CALIFORNIA LILAC, SP	15 GAL	PER PLAN
CEANOTHUS DARKSTAR	CALIFORNIA LILAC, SP	15 GAL	PER PLAN
SHRUBS			
ARCTOSTAPHYLOS HOOKERI, PACIFIC MIST	PACIFIC MIST MANZANITA	5 GAL	60 INCHES O.C.
CEANOTHUS GRISSEUS HORIZONTALIS	YANKEE POINT CEANOTHUS	5 GAL	60 INCHES O.C.
OLEA EUROPAEA, LITTLE OLLIE	LITTLE OLLIE OLIVE	5 GAL	60 INCHES O.C.
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	60 INCHES O.C.
GROUND COVER			
SALVA SONOMENSIS	CREeping SAGE	1 GAL	30 INCHES O.C.
ACHILLEA MILLEFOLIUM	MOONSHINE YARROW	1 GAL	30 INCHES O.C.
ERODIUM FASTIGIATUM, DANA POINT	DANA POINT BUCKWHEAT	1 GAL	30 INCHES O.C.
GRASSES			
FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL	18 INCHES O.C.
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	18 INCHES O.C.
CAREX TEMULICOLA	BERKELEY SEDGE	1 GAL	18 INCHES O.C.
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GAL	18 INCHES O.C.

UNDERSTORY LANDSCAPE PLANT LIST

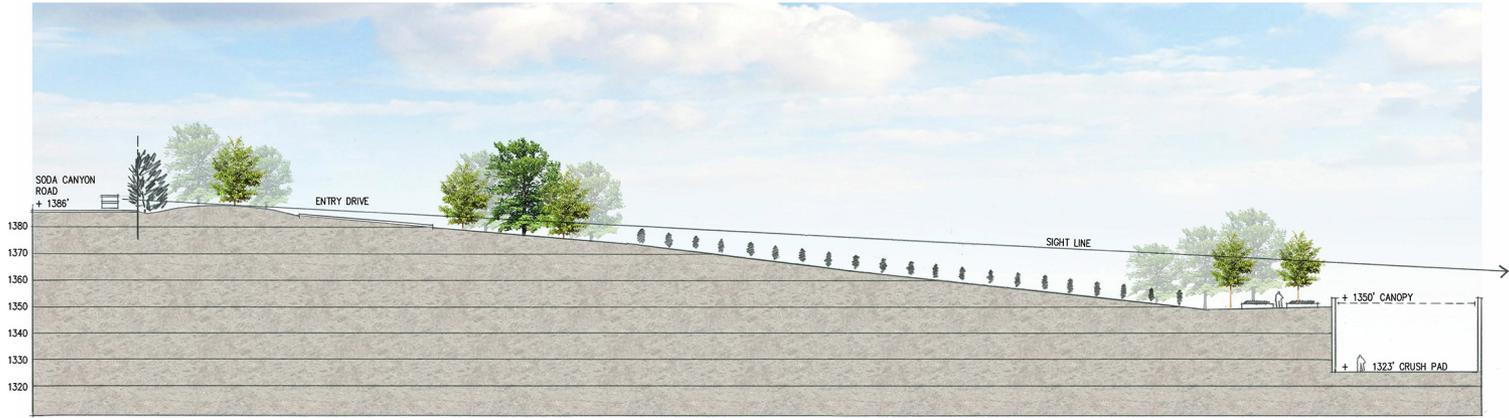
BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
ACCENT SHRUBS			
DIPLOCLADUS AURANTIACUS	ORANGE BUSH MONKEY	15 GAL	PER PLAN
RIBES CALIFORNICA	HILLSIDE COGEBERRY	15 GAL	PER PLAN
RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	15 GAL	PER PLAN
SHRUBS			
ERODIUM CALIFORNICUM	YERBA SANTA	5 GAL	60 INCHES O.C.
CEANOTHUS GRISSEUS HORIZONTALIS	YANKEE POINT CEANOTHUS	5 GAL	60 INCHES O.C.
GROUND COVER			
SALVA, DANA'S CHOICE	HUMMINGBIRD SAGE	1 GAL	30 INCHES O.C.
ACHILLEA MILLEFOLIUM	MOONSHINE YARROW	1 GAL	30 INCHES O.C.
IRIS DOUGLASSIANA	DOUGLAS IRIS	1 GAL	30 INCHES O.C.
RIBES VIBURNIFOLIUM	CATALINA PERIWINKLE	1 GAL	30 INCHES O.C.
STIMPHORCANOPSIS MOLLIS	CREeping SNOWBERRY	1 GAL	30 INCHES O.C.
PENSTEMON NEOTERICUS	PLUMAS BEARDTONGUE	1 GAL	30 INCHES O.C.
GRASSES			
CAREX TEMULICOLA	BERKELEY SEDGE	1 GAL	18 INCHES O.C.
CAREX SPISSA	SAN DIEGO SEDGE	1 GAL	18 INCHES O.C.



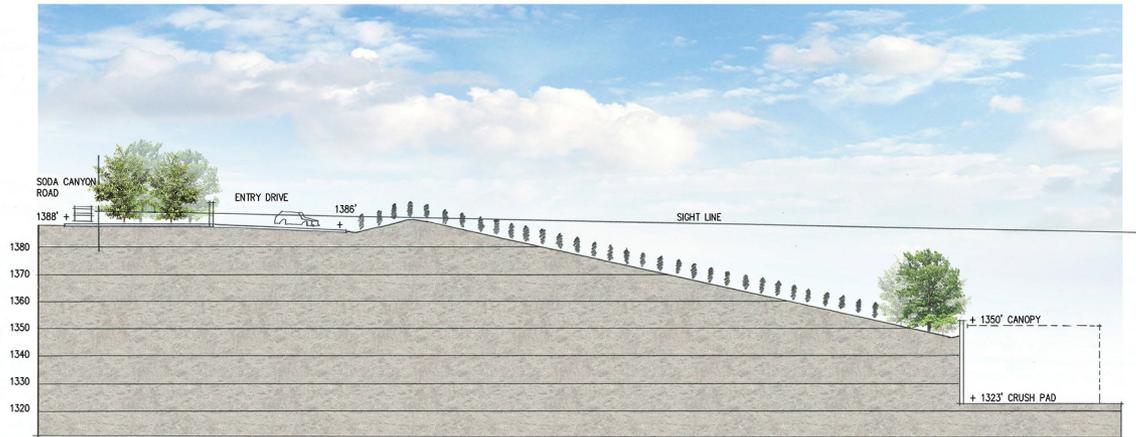
LEGEND

- IMPERVIOUS PAVEMENTS
3,580 SF
- PERVIOUS PATHWAYS
8,095 SF
- LANDSCAPE WATER FEATURE
2,677 SF
- GENERAL LANDSCAPE
16,211 SF
- UNDERSTORY LANDSCAPE
12,875 SF
- NEW TREE/
PLANTING
- EXISTING TREES
TO REMAIN

LANDSCAPE ENLARGEMENT SOUTH

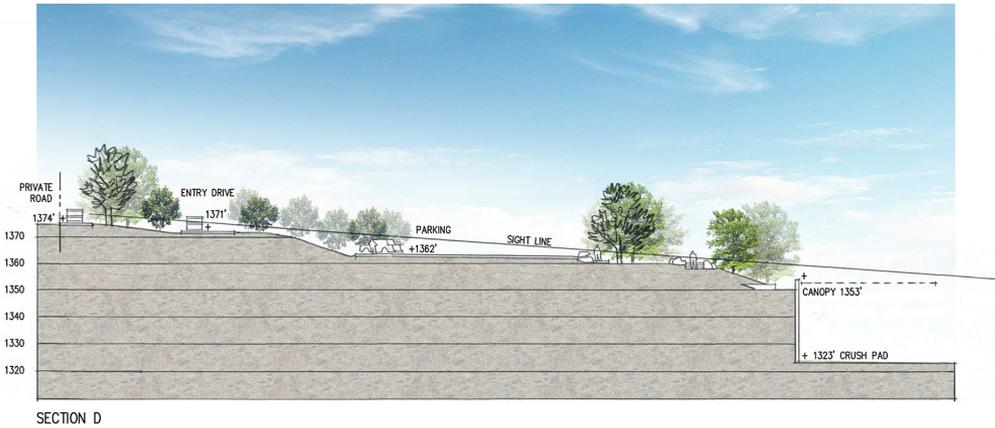
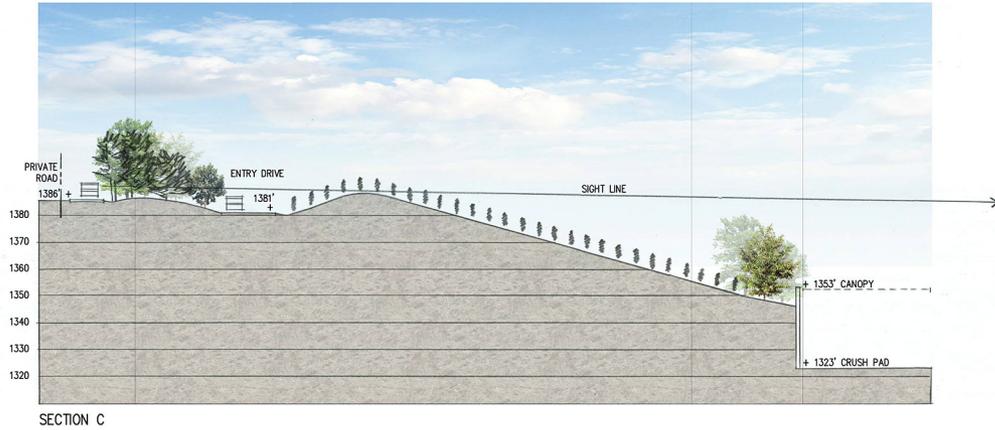


SECTION A



SECTION B

VISUAL ANALYSIS SITE SECTIONS



VISUAL ANALYSIS SITE SECTIONS



LANDSCAPE ENLARGEMENT NORTH

