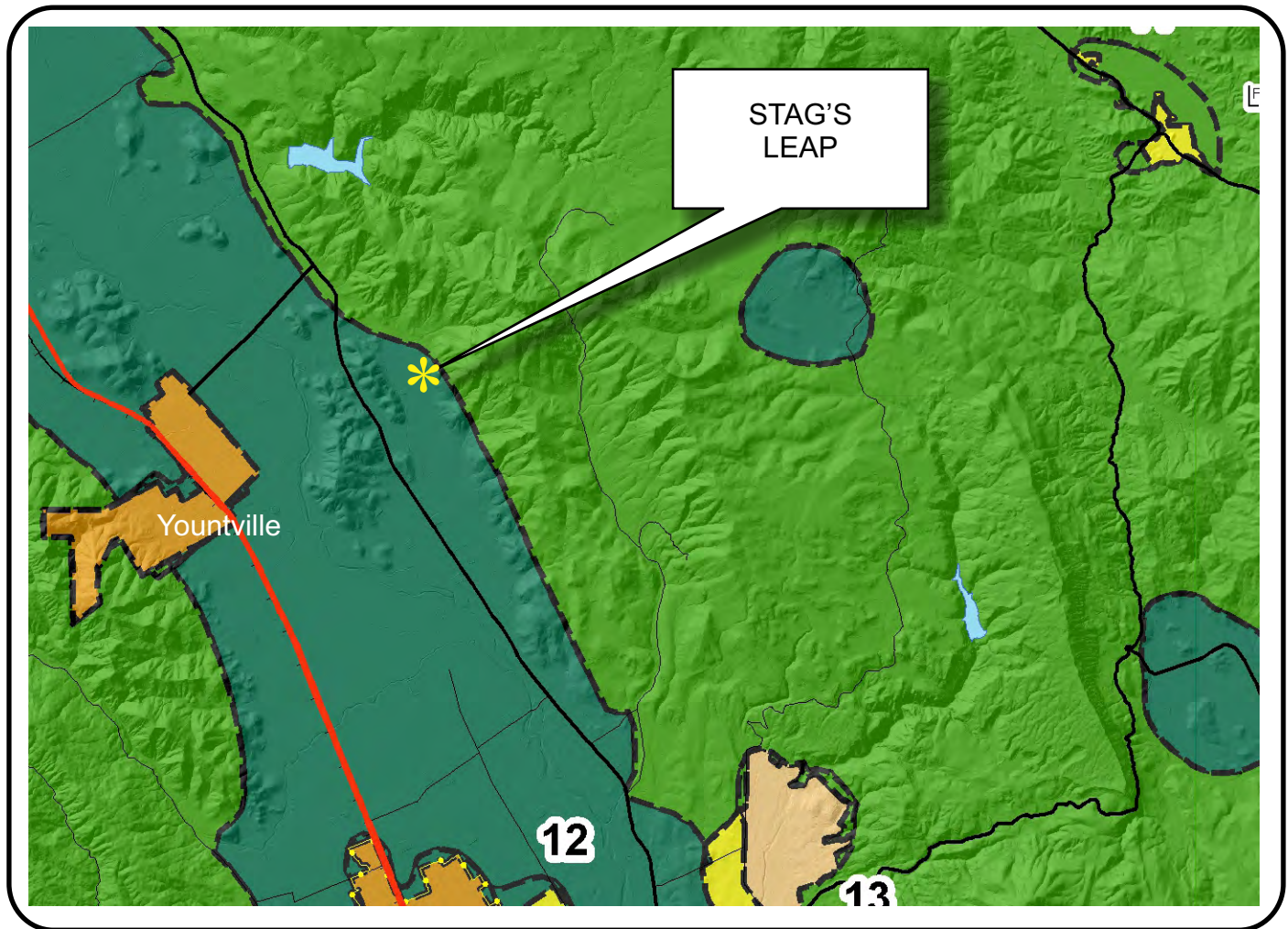








NAPA COUNTY LAND USE PLAN 2008 - 2030





LEGEND








URBANIZED OR NON-AGRICULTURAL

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

OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

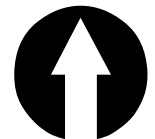
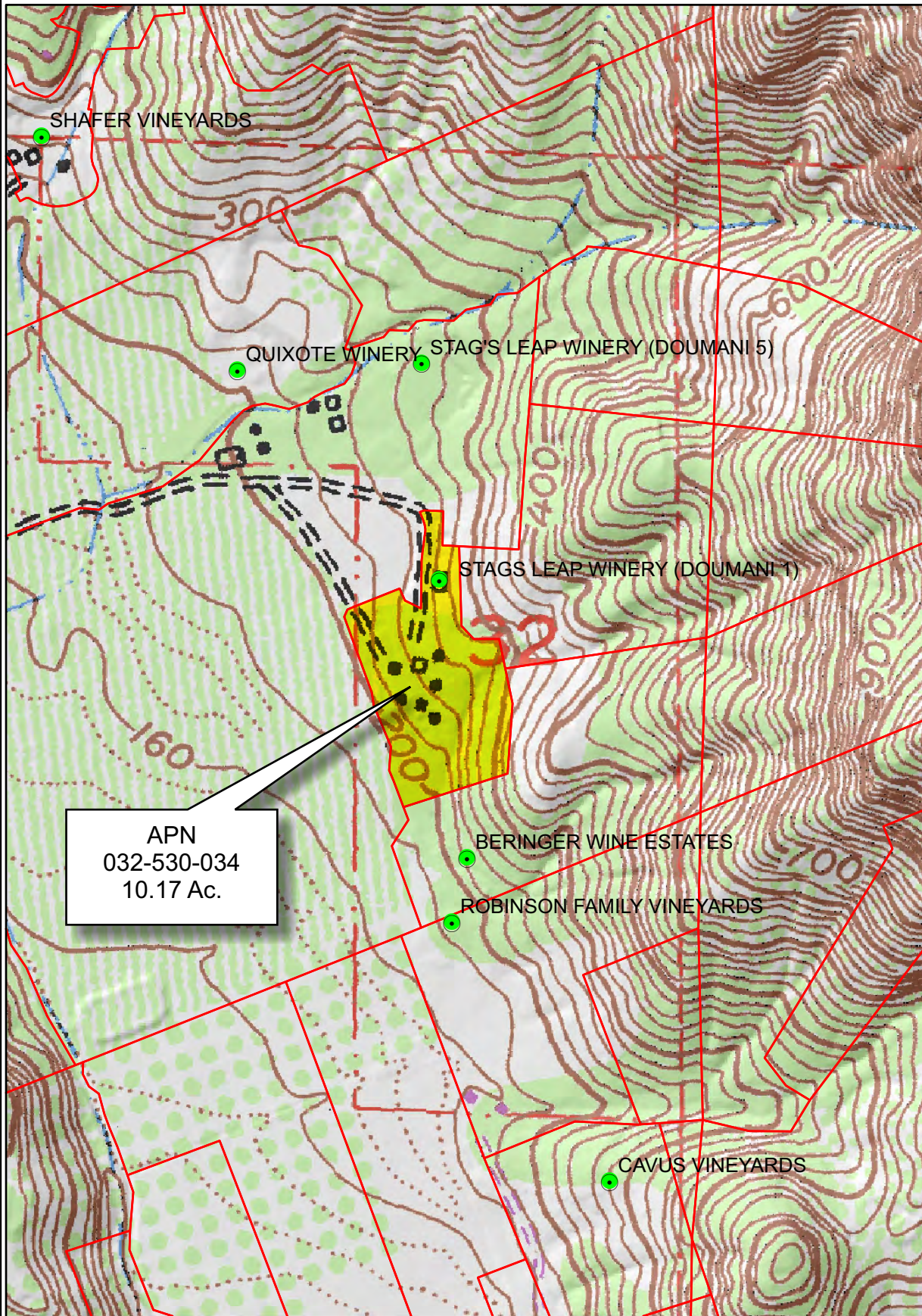
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
032-530-034
02-15-2013
7D MOD

SCALE IN MILES
0 2

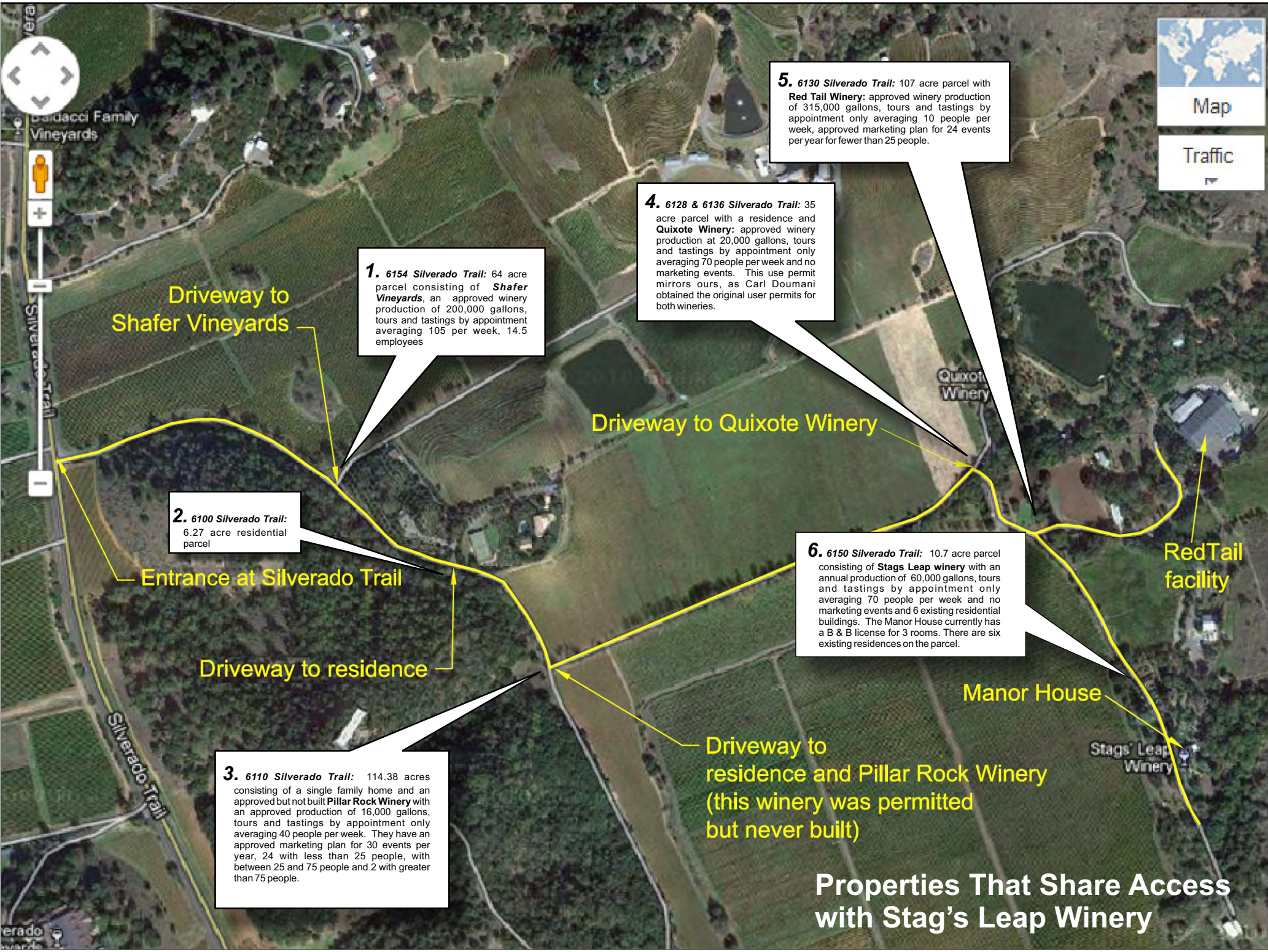


STAG'S LEAP



- Legend**
- Wineries in Vicinity**
- Producing
 - Approved
 - Pending
 - Parcels

0 300 600 1,200 1,800 2,400 Feet



1. 6154 Silverado Trail: 64 acre parcel consisting of **Shafer Vineyards**, an approved winery production of 200,000 gallons, tours and tastings by appointment averaging 105 per week, 14.5 employees

2. 6100 Silverado Trail: 6.27 acre residential parcel

3. 6110 Silverado Trail: 114.38 acres consisting of a single family home and an approved but not built **Pillar Rock Winery** with an approved production of 16,000 gallons, tours and tastings by appointment only averaging 40 people per week. They have an approved marketing plan for 30 events per year, 24 with less than 25 people, with between 25 and 75 people and 2 with greater than 75 people.

4. 6128 & 6136 Silverado Trail: 35 acre parcel with a residence and **Quixote Winery**: approved winery production at 20,000 gallons, tours and tastings by appointment only averaging 70 people per week and no marketing events. This use permit mirrors ours, as Carl Doumani obtained the original user permits for both wineries.

5. 6130 Silverado Trail: 107 acre parcel with **Red Tail Winery**: approved winery production of 315,000 gallons, tours and tastings by appointment only averaging 10 people per week, approved marketing plan for 24 events per year for fewer than 25 people.

6. 6150 Silverado Trail: 10.7 acre parcel consisting of **Stags Leap winery** with an annual production of 60,000 gallons, tours and tastings by appointment only averaging 70 people per week and no marketing events and 6 existing residential buildings. The Manor House currently has a B & B license for 3 rooms. There are six existing residences on the parcel.

Driveway to Shafer Vineyards

Entrance at Silverado Trail

Driveway to residence

Driveway to Quixote Winery

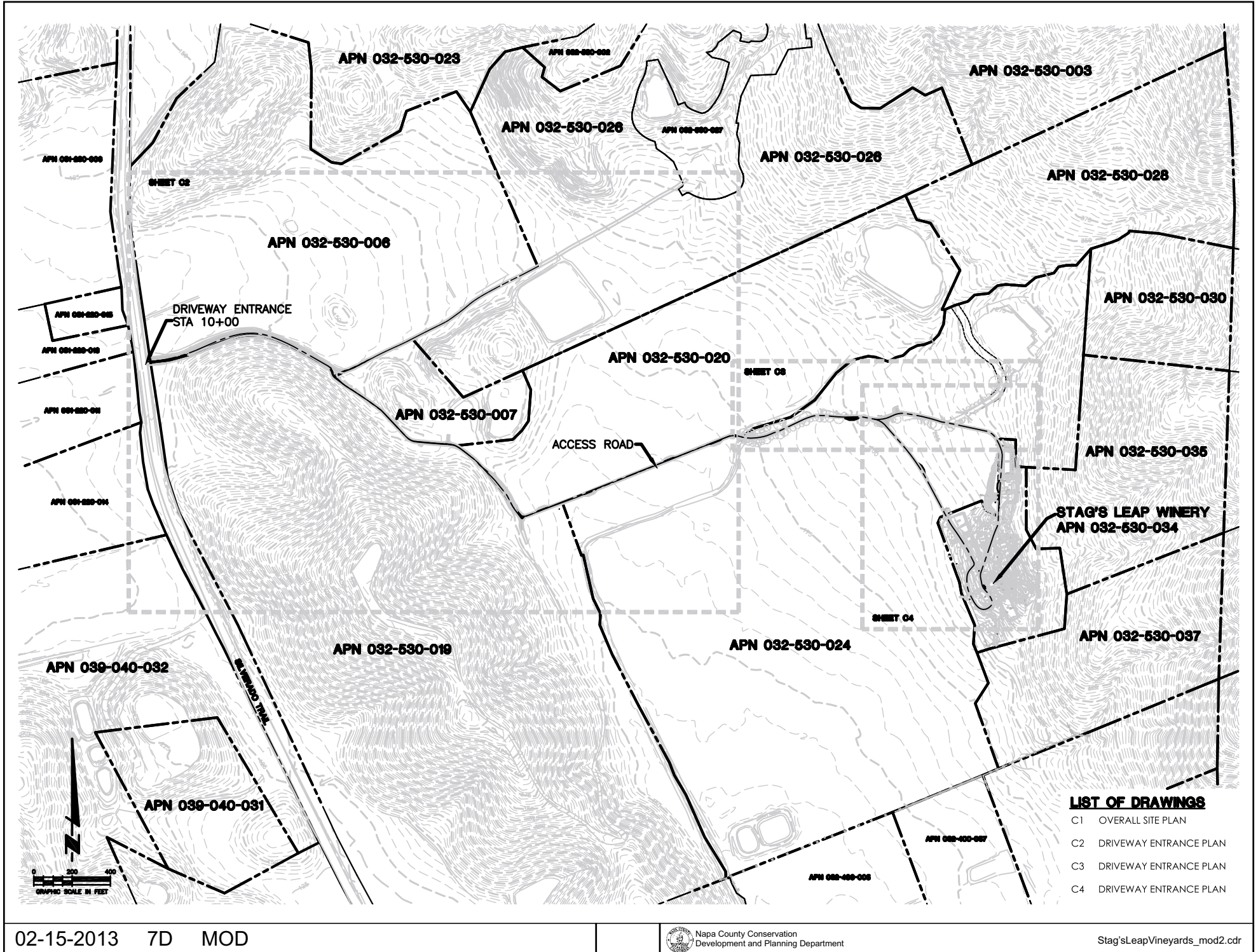
Driveway to residence and Pillar Rock Winery (this winery was permitted but never built)

Manor House

RedTail facility

Properties That Share Access with Stag's Leap Winery

STAG'S LEAP

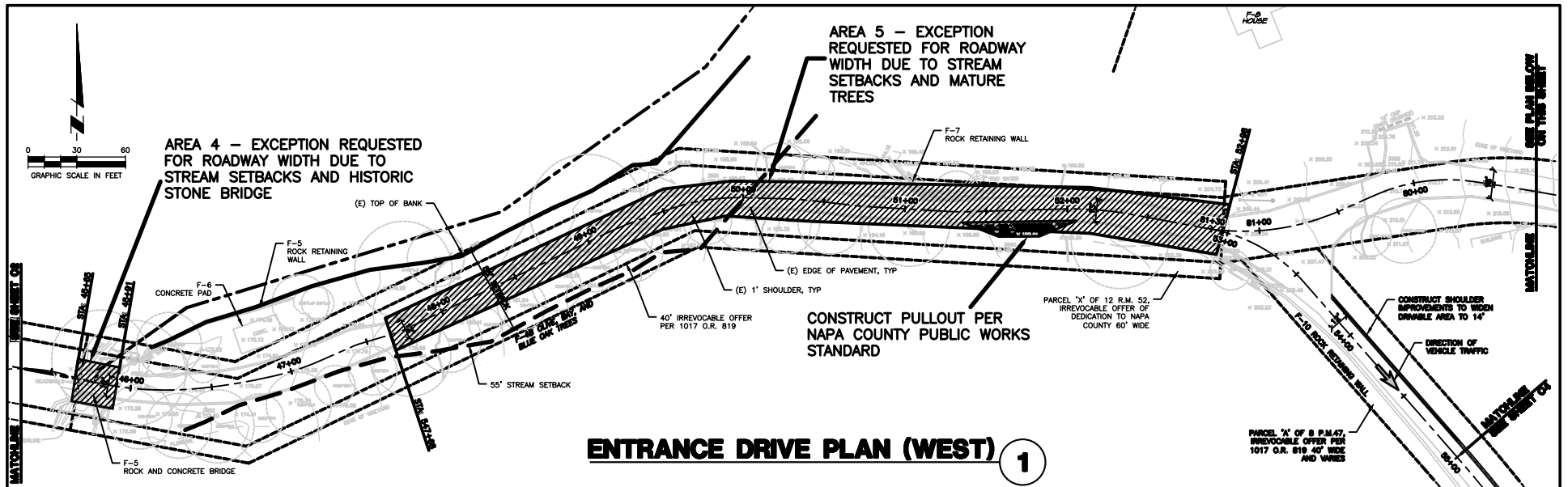


LIST OF DRAWINGS

- C1 OVERALL SITE PLAN
- C2 DRIVEWAY ENTRANCE PLAN
- C3 DRIVEWAY ENTRANCE PLAN
- C4 DRIVEWAY ENTRANCE PLAN

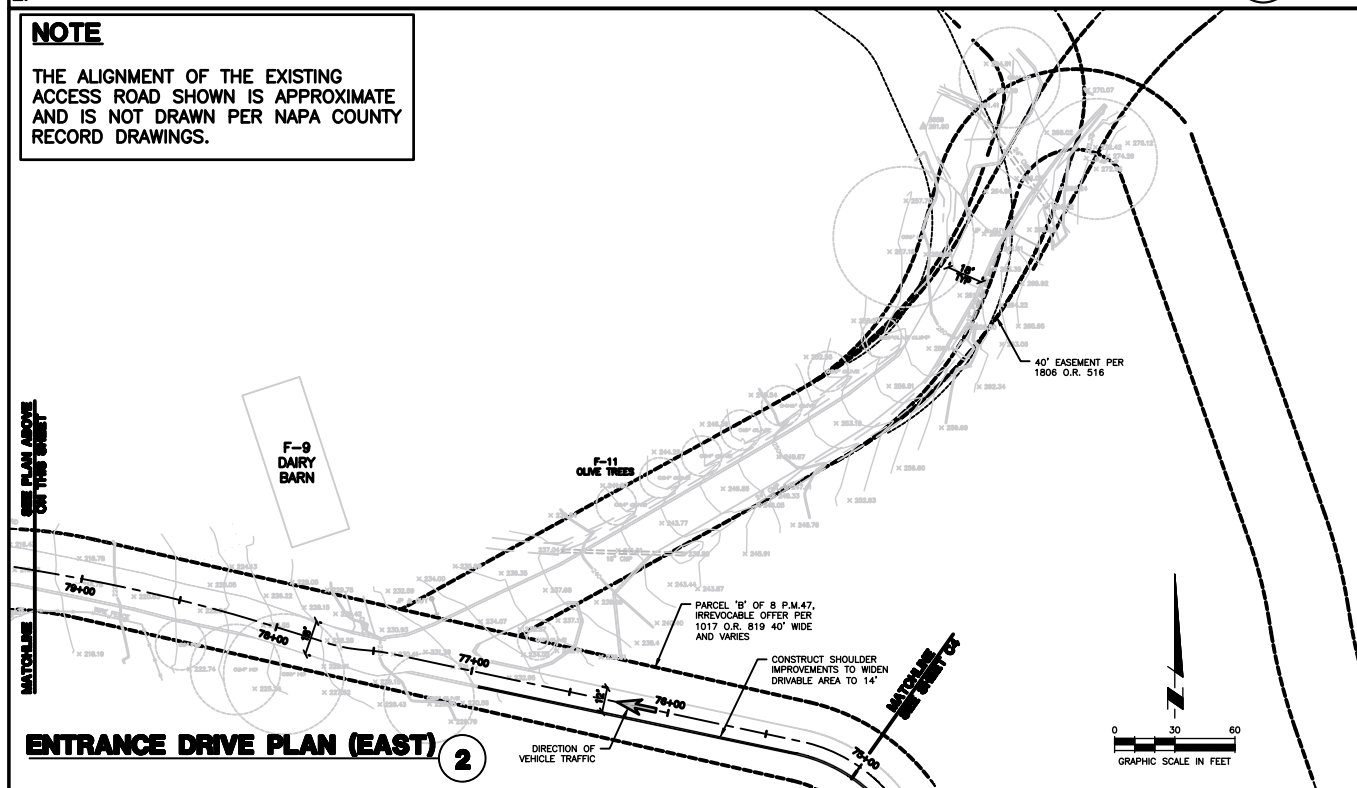
[illegible]

STAG'S LEAP



NOTE

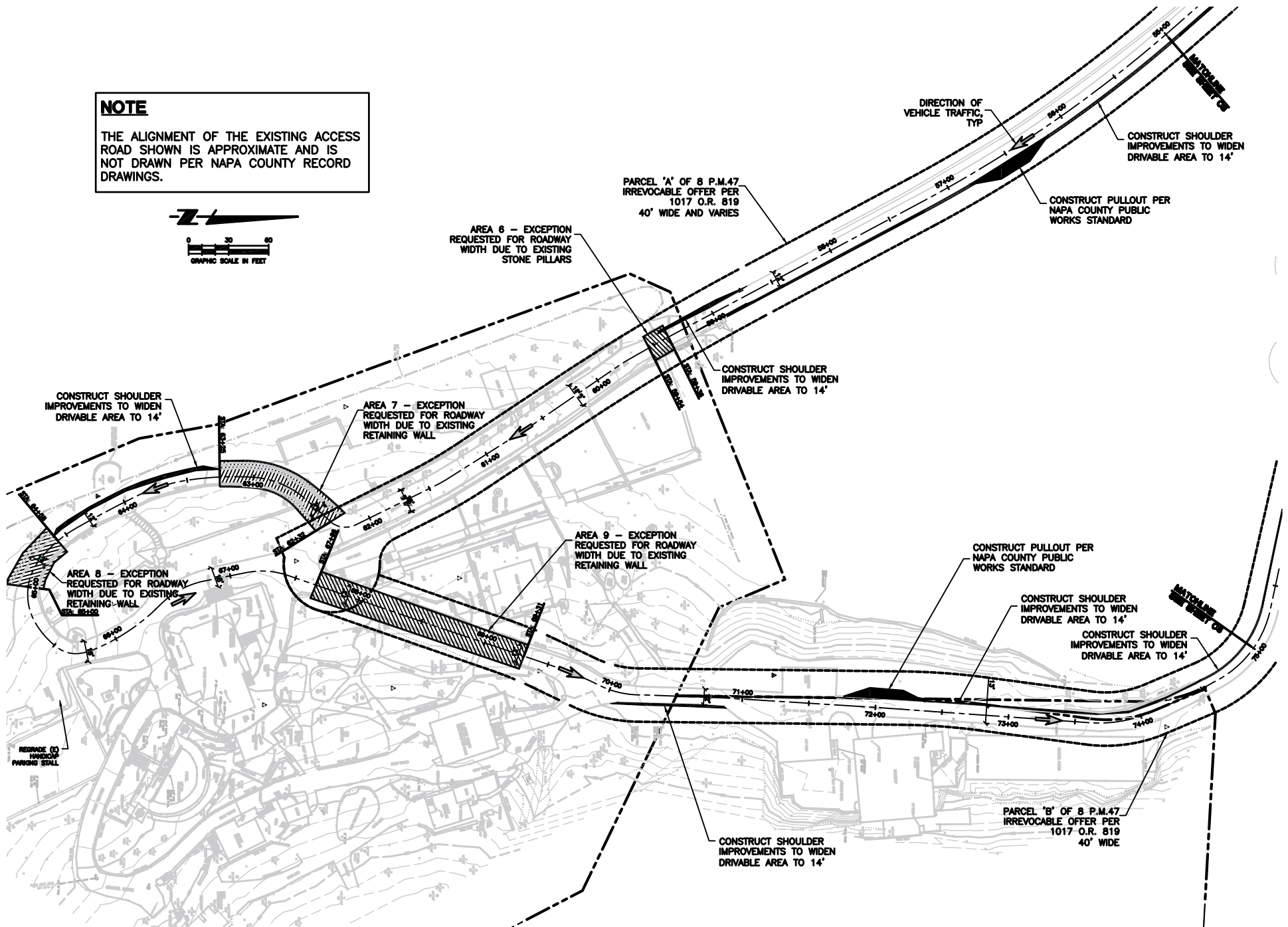
THE ALIGNMENT OF THE EXISTING
ACCESS ROAD SHOWN IS APPROXIMATE
AND IS NOT DRAWN PER NAPA COUNTY
RECORD DRAWINGS.



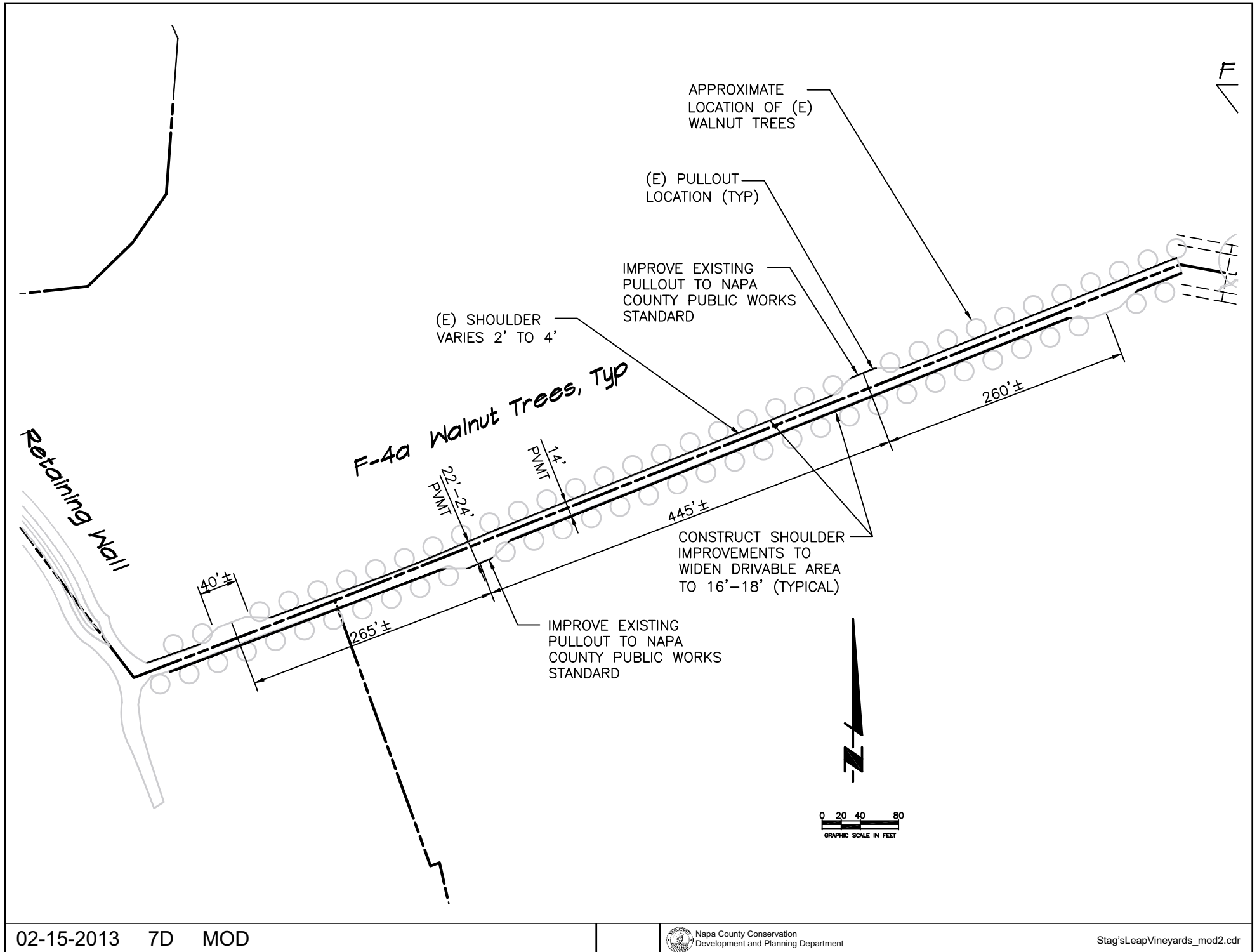
STAG'S LEAP

NOTE

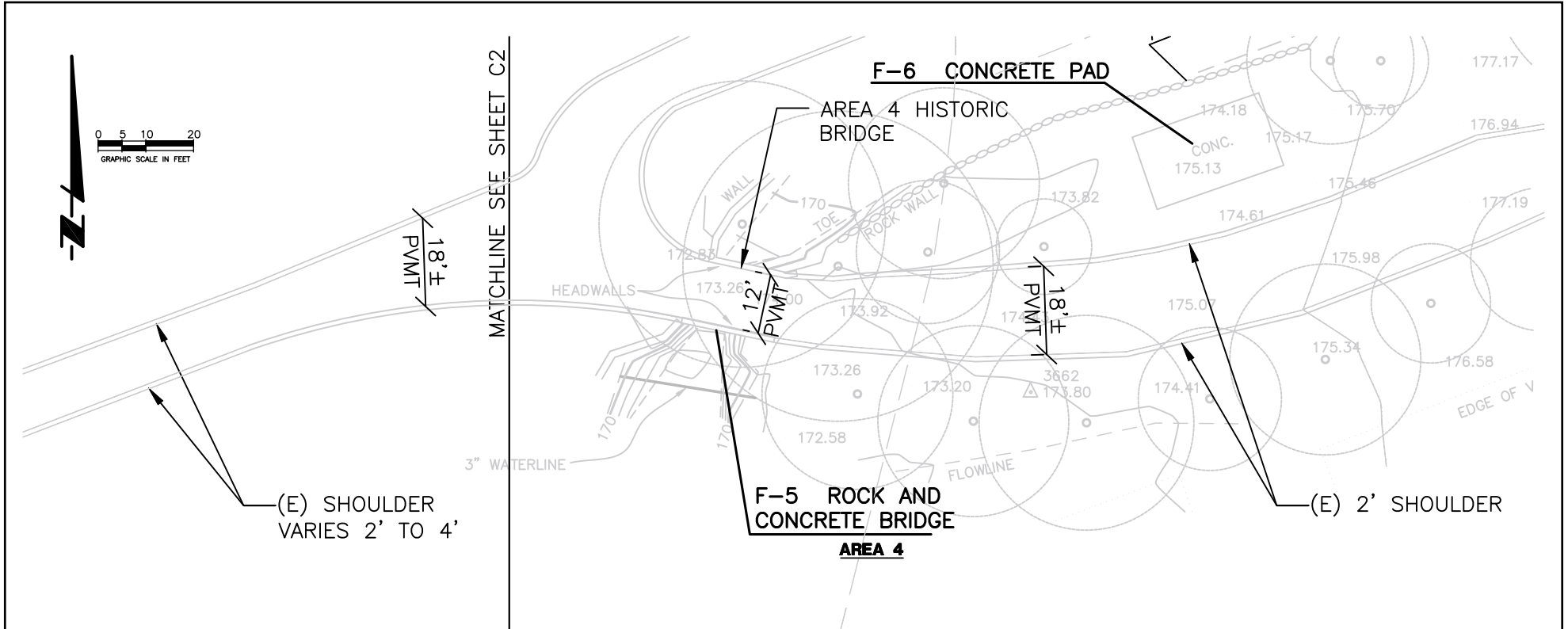
THE ALIGNMENT OF THE EXISTING ACCESS ROAD SHOWN IS APPROXIMATE AND IS NOT DRAWN PER NAPA COUNTY RECORD DRAWINGS.



STAG'S LEAP



STAG'S LEAP

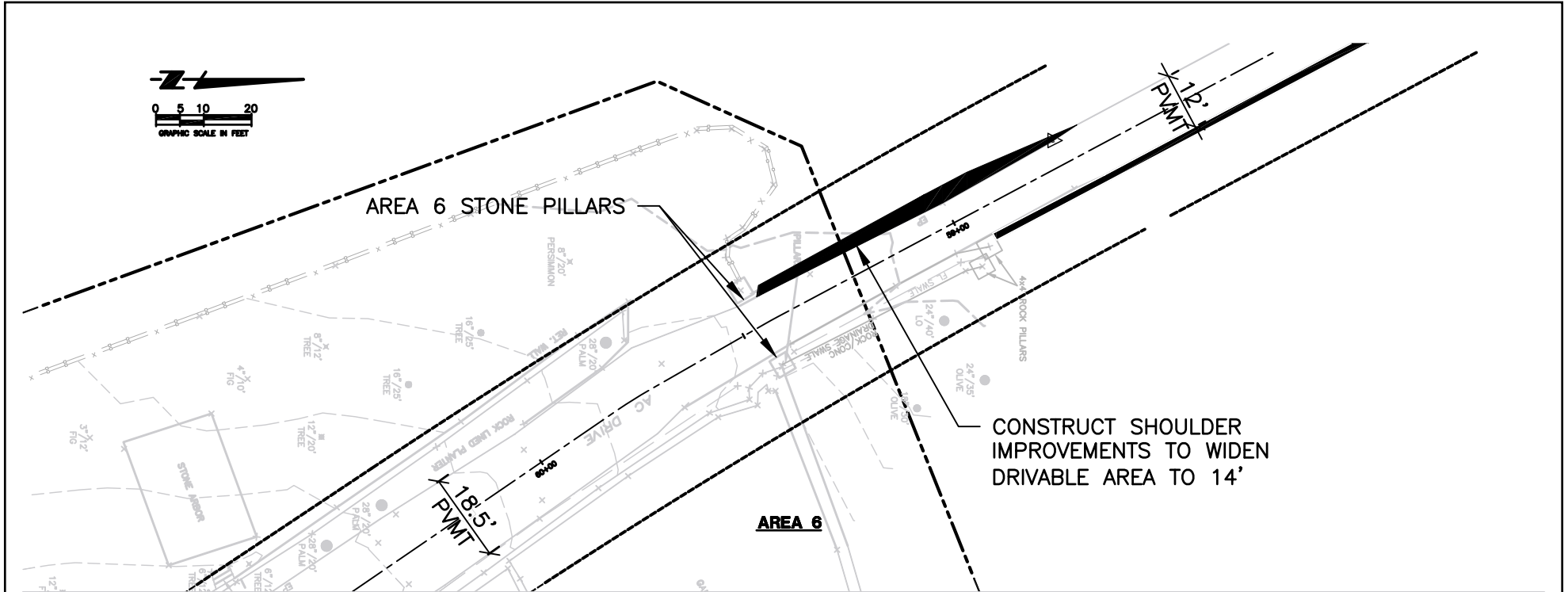


HISTORIC BRIDGE APPROACH FROM THE WEST



HISTORIC BRIDGE APPROACH FROM THE EAST

STAG'S LEAP

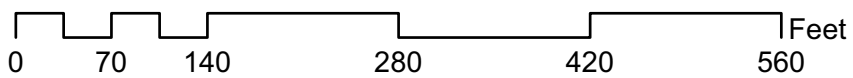
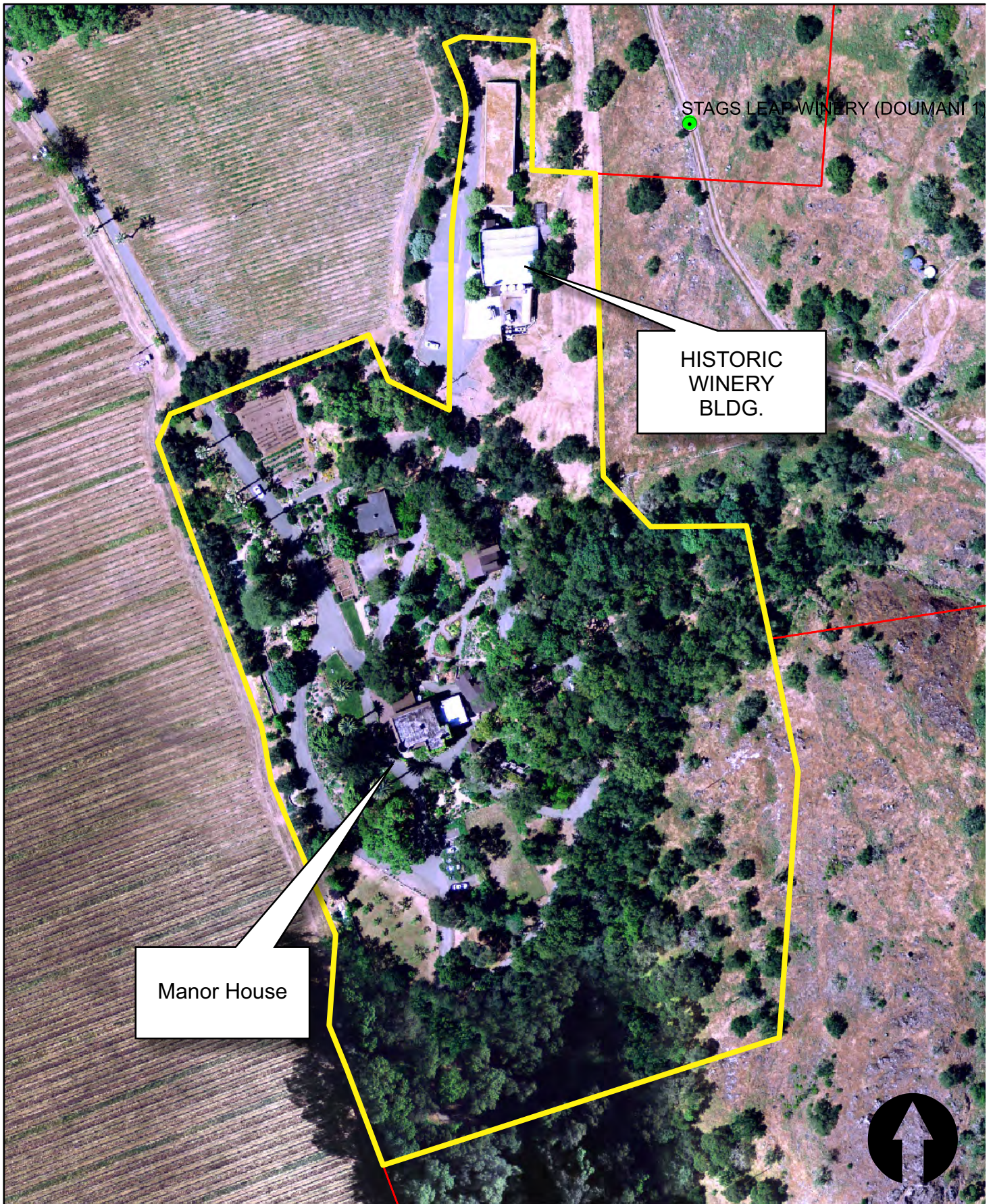


MANOR HOUSE PILLARS APPROACH FROM THE NORTH



MANOR HOUSE PILLARS APPROACH FROM THE SOUTH

STAG'S LEAP



Existing Conditions

02-15-2013

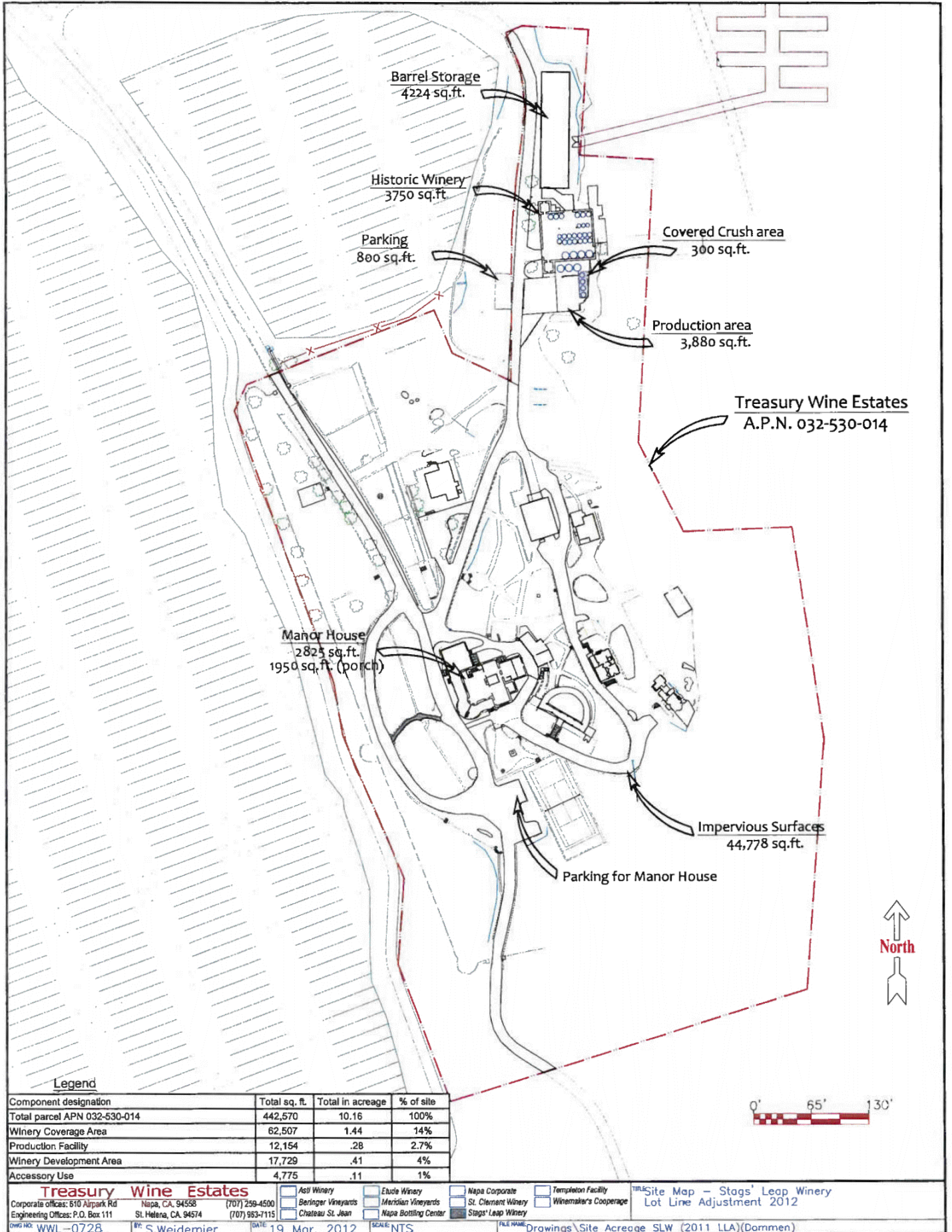
7D

MOD

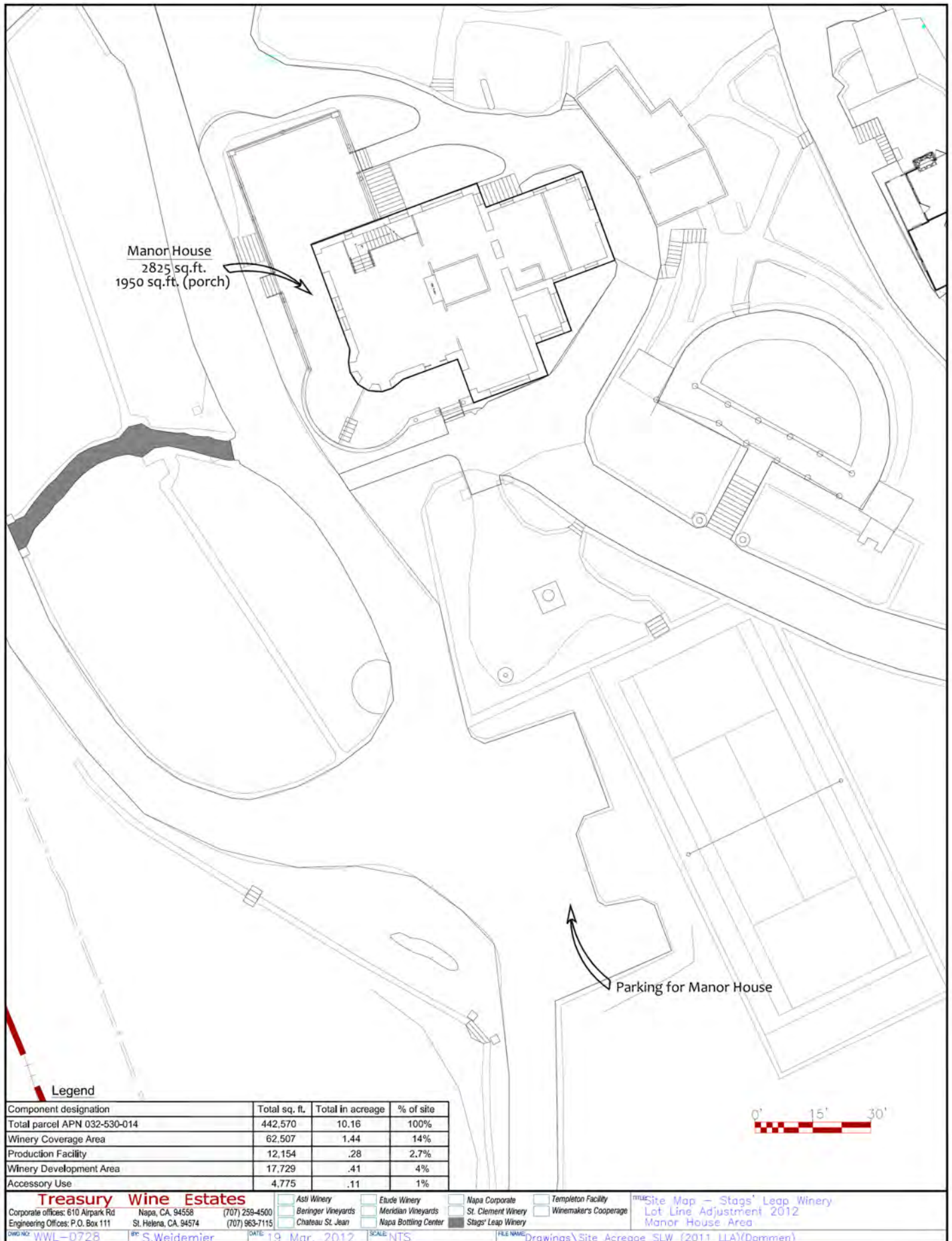
Napa County Conservation
Development and Planning Department

Stag'sLeapVineyards_mod2.cdr

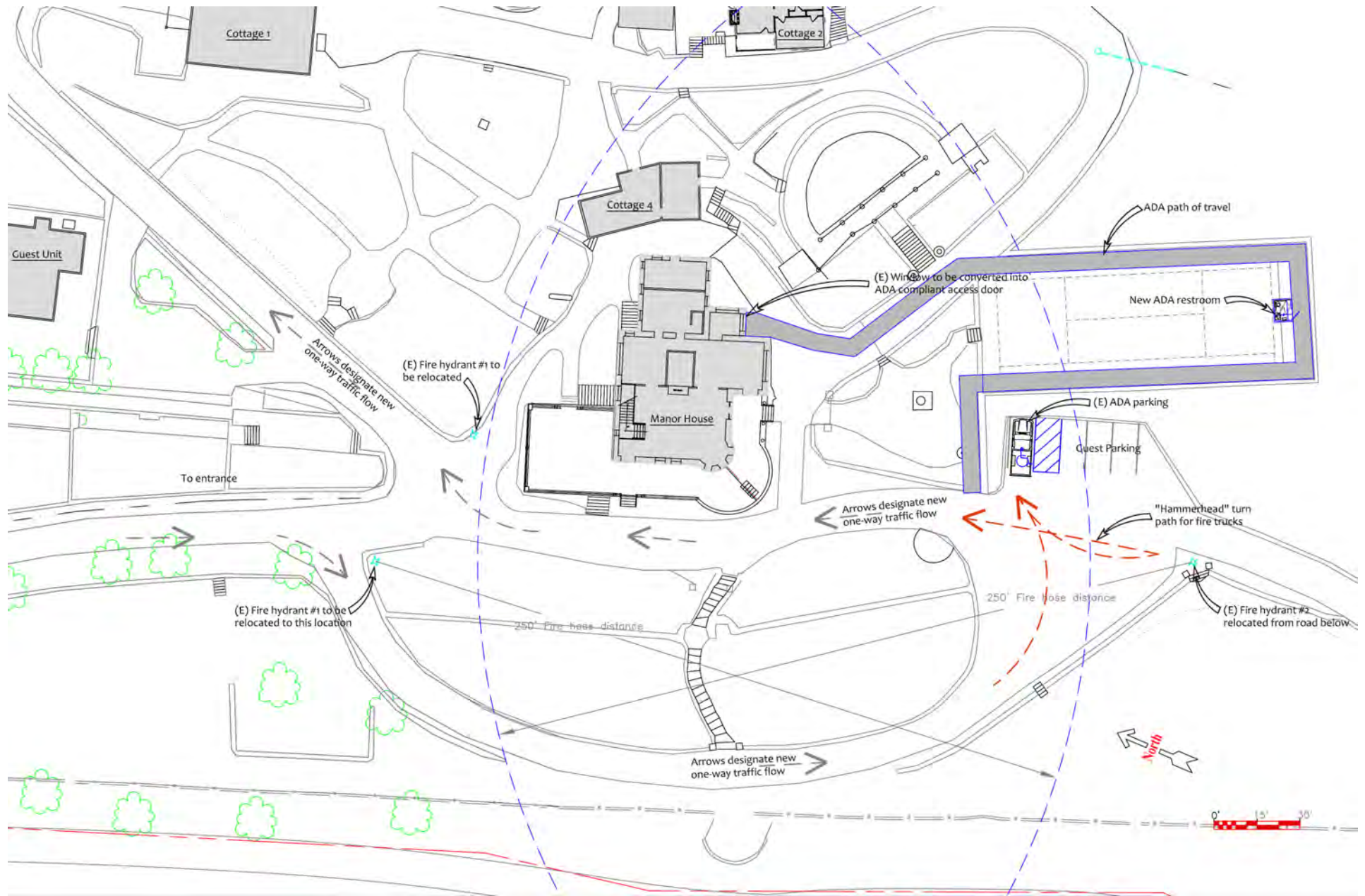
STAG'S LEAP



STAG'S LEAP

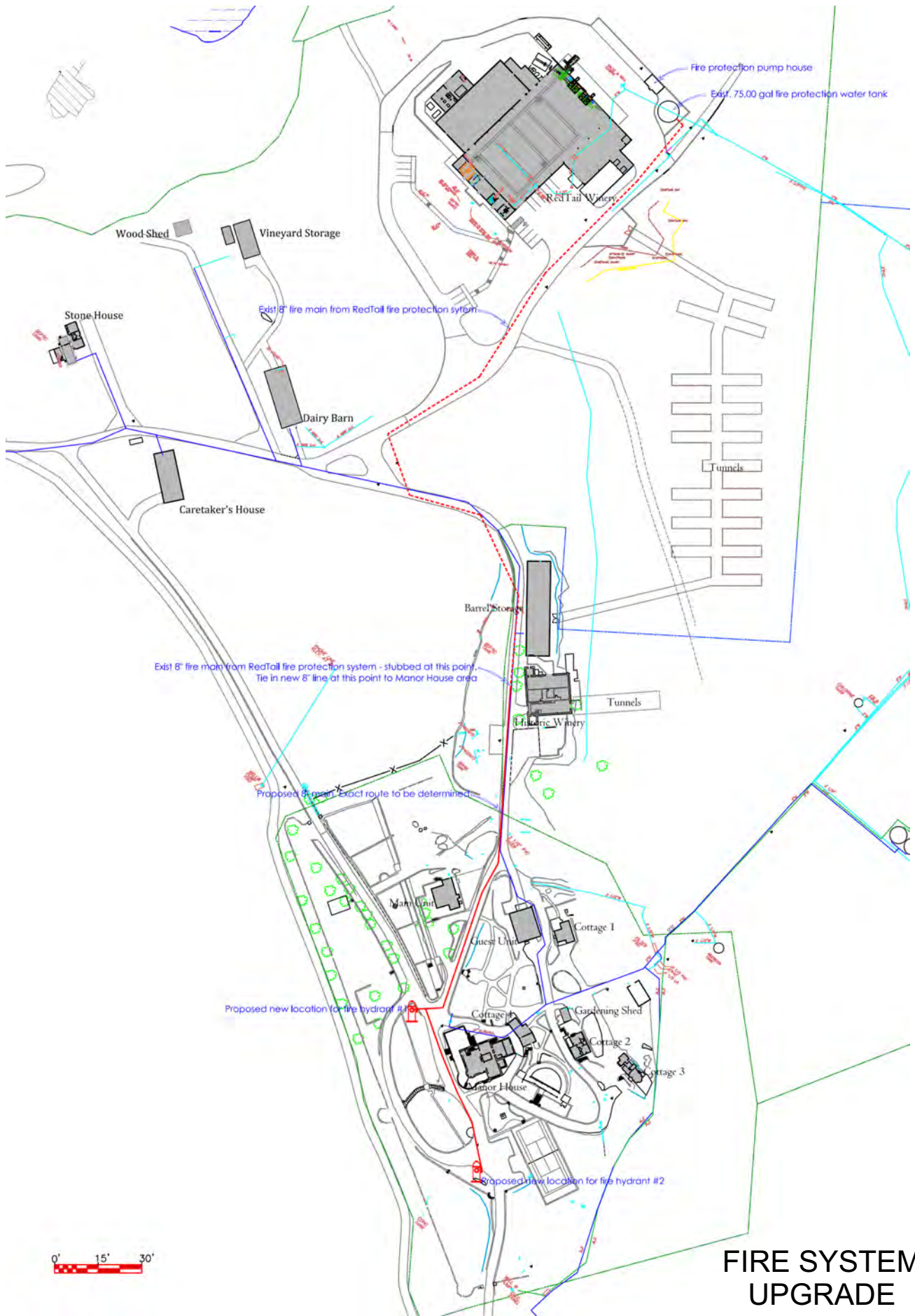


STAG'S LEAP



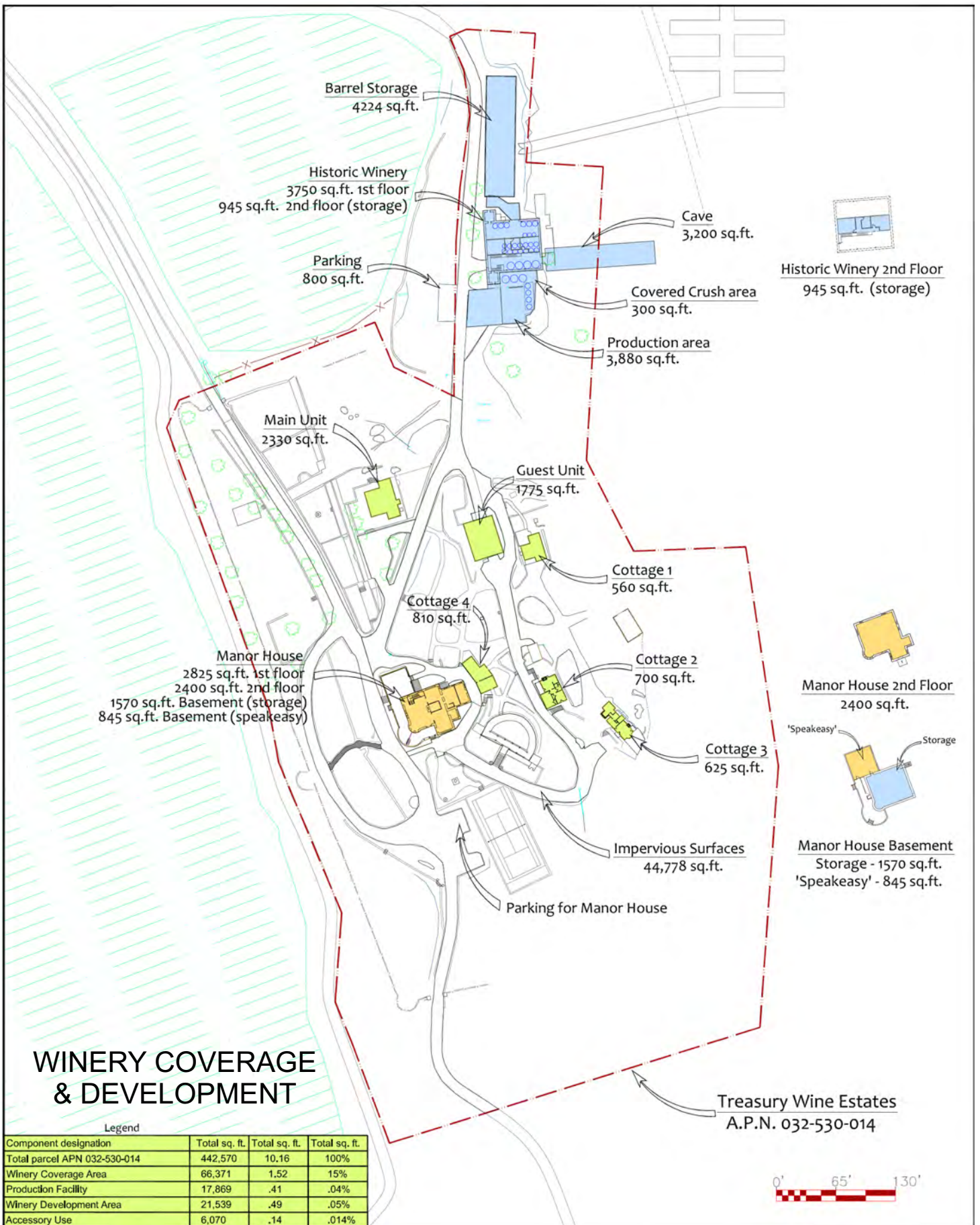
ADA Site Plan

STAG'S LEAP



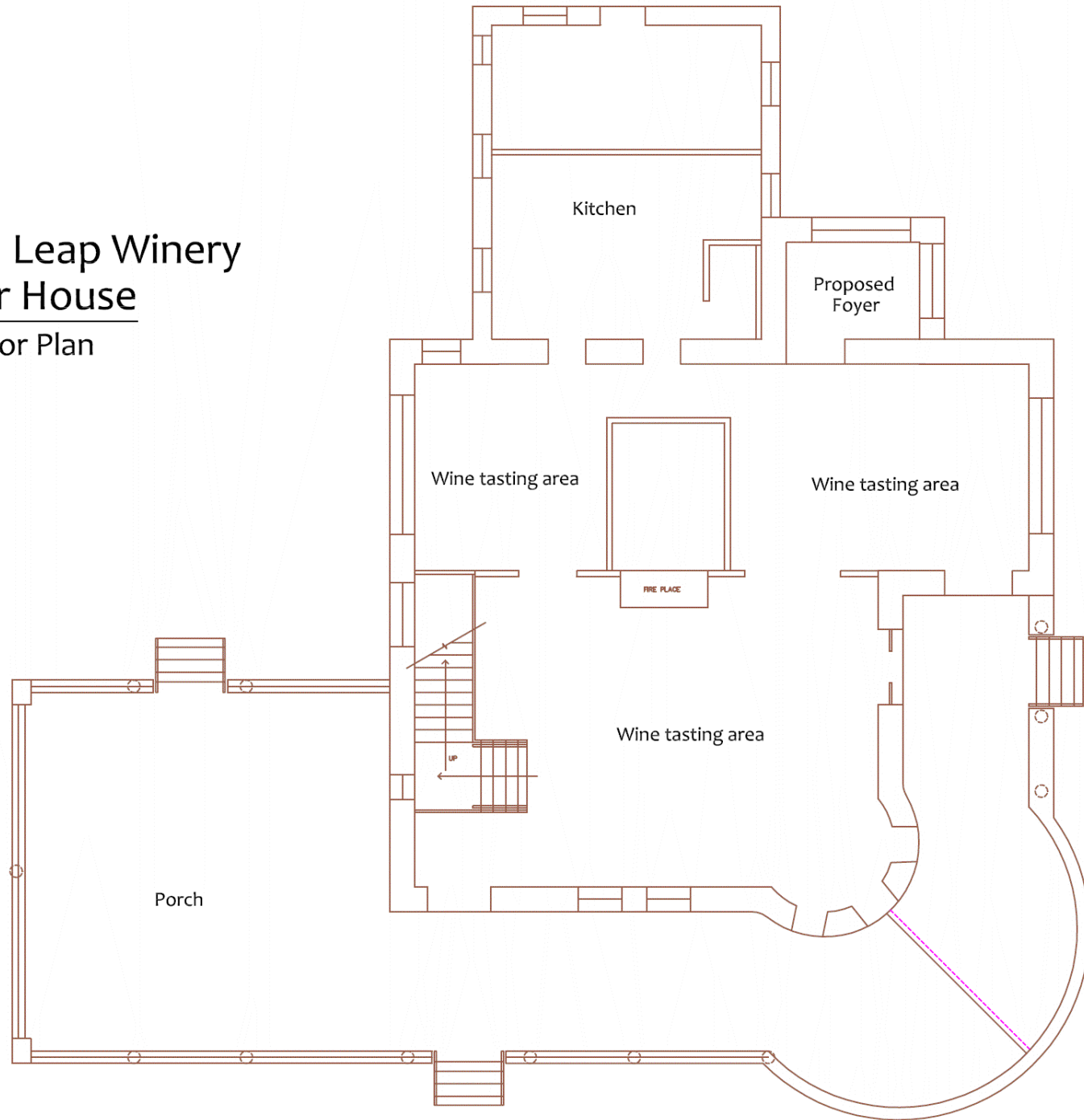
FIRE SYSTEM UPGRADE

STAG'S LEAP

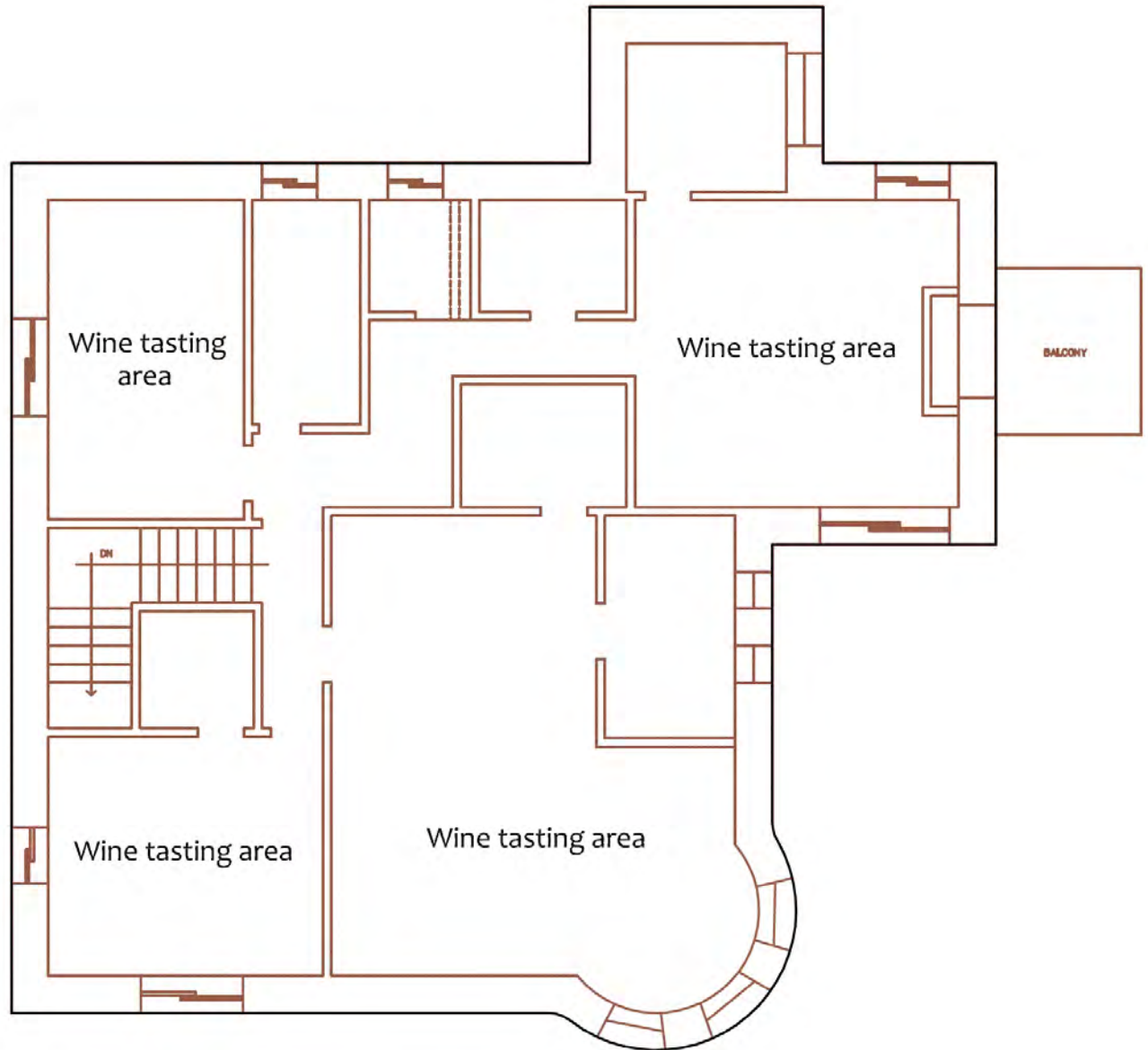


STAG'S LEAP

Stags' Leap Winery Manor House First Floor Plan



Stags' Leap Winery
Manor House
Second Floor Plan



SECOND FLOOR PLAN

STAG'S LEAP



Historic Winery Area

STAG'S LEAP

Exhibit A

Page 1

Stags' Leap

6150 Silverado Trail, Napa, CA

08/10/12

West elevation (front):



South elevation, new accessible parking location at right:



STAG'S LEAP

Exhibit A

Page 2

Stags' Leap

6150 Silverado Trail, Napa, CA

08/10/12

West porch showing stairs:



West (front) porch:



STAG'S LEAP

Exhibit A

Page 3

Stags' Leap

6150 Silverado Trail, Napa, CA

08/10/12

North porch ramp location:



North porch:



STAG'S LEAP



Image 1. Avenue of Black Walnut Trees and vineyard c1926 - View from west



Image 2. Existing Avenue of Black Walnut Trees – View from west

ARCHITECTURAL RESOURCES GROUP
Architects, Planners & Conservators, Inc.

STAG'S LEAP



Image 3. Historic Vineyard 'Ne Cede Malis' – View from northwest



Image 4. Historic Stone Bridge – View from east

ARCHITECTURAL RESOURCES GROUP
Architects, Planners & Conservators, Inc.

STAG'S LEAP



Image 5. Avenue of Trees east of stone bridge – View from east



Image 6. Entry Drive Stone Gates and Walls – View from north

ARCHITECTURAL RESOURCES GROUP
Architects, Planners & Conservators, Inc.

STAG'S LEAP



Image 7. Lower Lawn Stone Walls and Road c 1926– View from west



Image 8. Roadway leading to Winery and associated stone walls – view from southwest

ARCHITECTURAL RESOURCES GROUP
Architects, Planners & Conservators, Inc.

STAG'S LEAP



Image 9. Garden Terrace overlooking Lower Lawn stone walls c.1926 – view from northeast



Image 10. Stags Leap Manor House and Lower Lawn stone walls – View from southwest

ARCHITECTURAL RESOURCES GROUP
Architects, Planners & Conservators, Inc.

STAG'S LEAP



Image 11. Stags' Leap Manor House – View from west



Image 12. Stags' Leap Manor House –south elevation

ARCHITECTURAL RESOURCES GROUP
Architects, Planners & Conservators, Inc.

STAG'S LEAP



Image 13. Stags' Leap Manor House – window to be modified into ADA entrance

ARCHITECTURAL RESOURCES GROUP
Architects, Planners & Conservators, Inc.