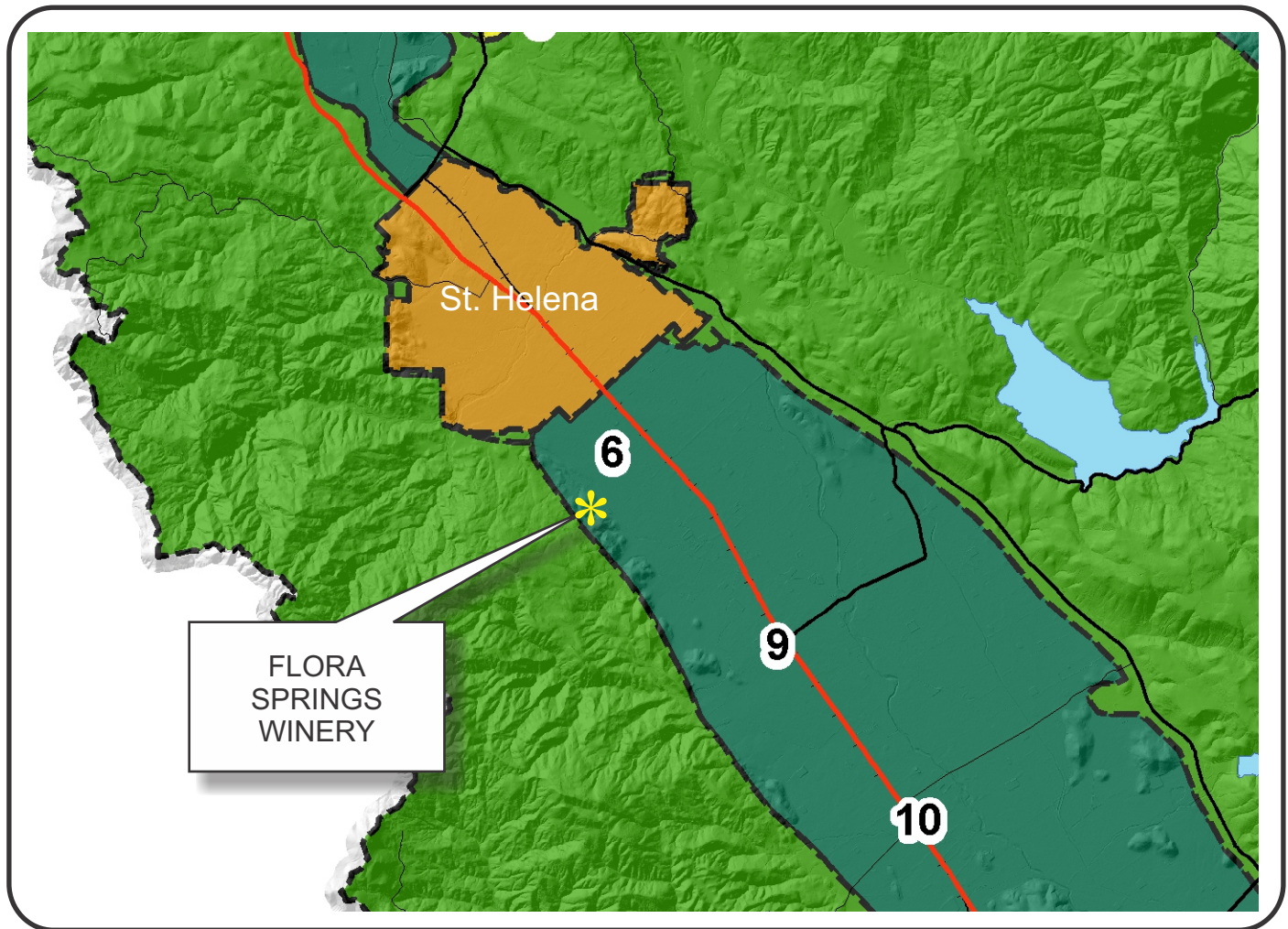


NAPA COUNTY LAND USE PLAN 2008 - 2030



SCALE IN MILES
0 2

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

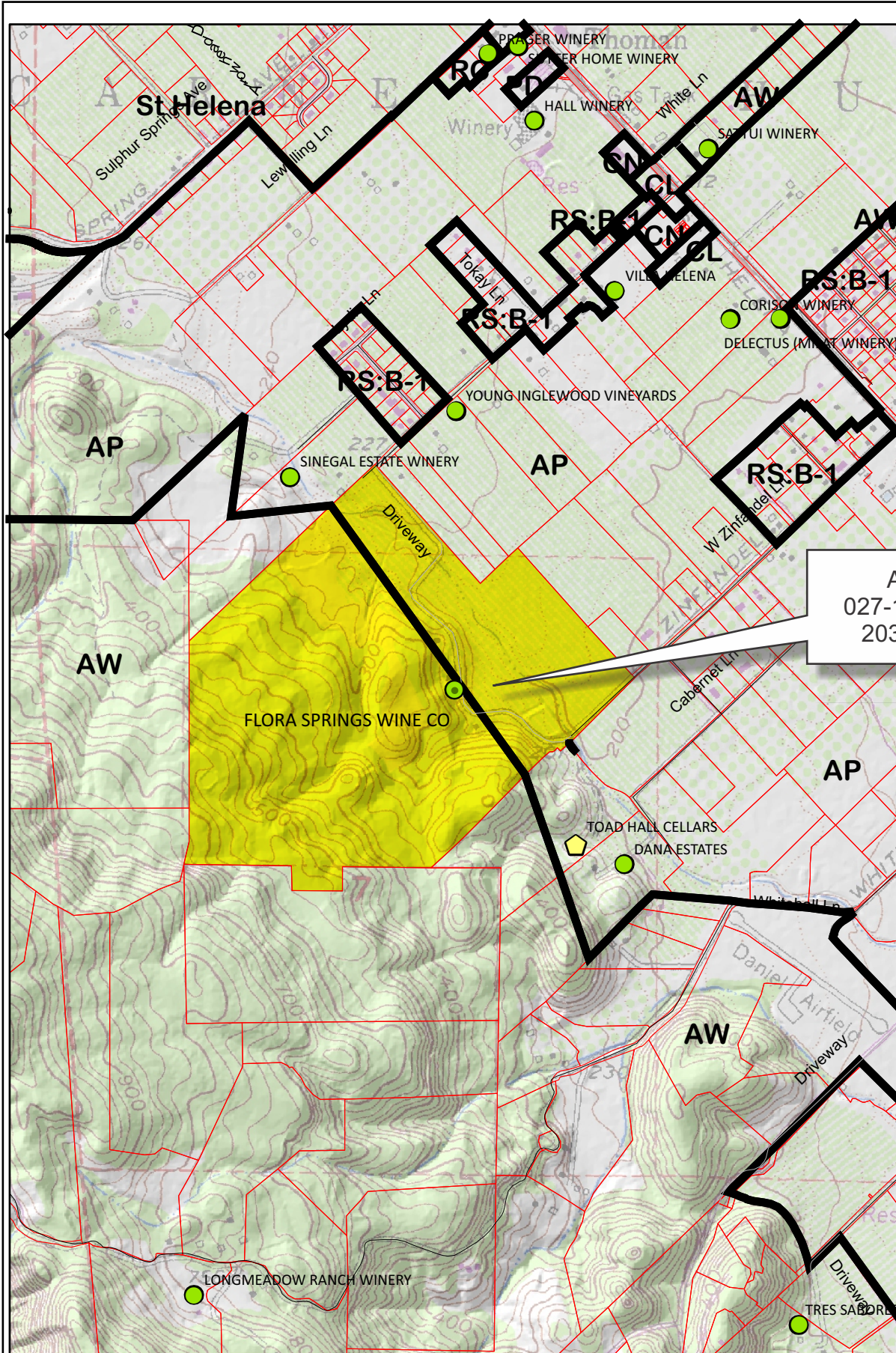
TRANSPORTATION

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

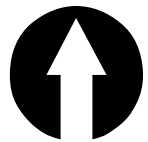
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
027-100-037
03-08-2017

FLORA SPRINGS WINERY



APN
027-100-037
203.0 Ac.



Legend

Wineries

Status

- Producing
- Producing, with pending major mod
- Approved, not yet producing
- ▲ Pending
- Unknown
- Zoning
- Parcels

0 600 1,200 2,400 3,600 4,800 Feet

03-08-2017

Napa County Conservation
Development and Planning Department

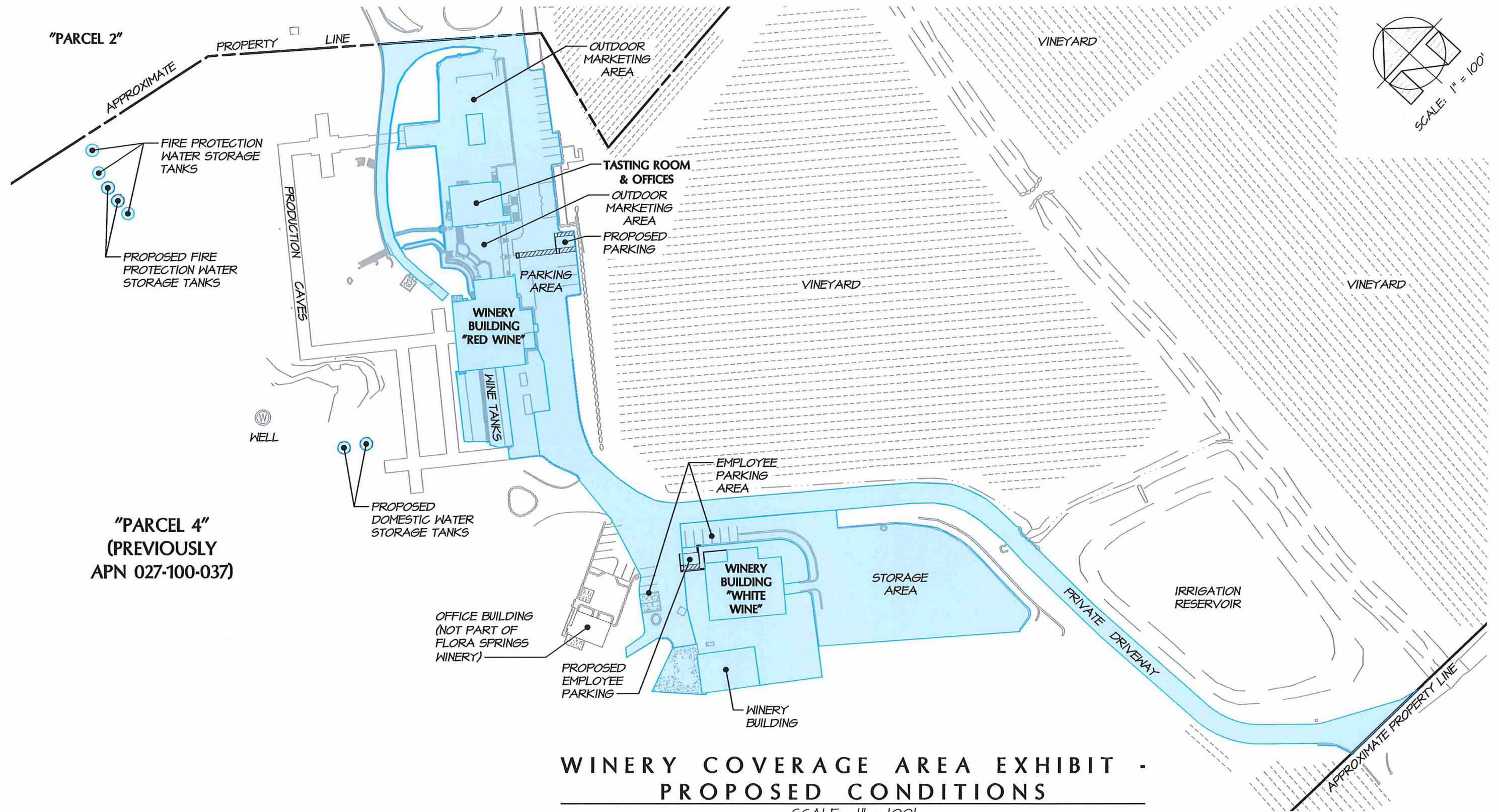
P15-00111_FloraSpringsWinery.cdr

FLORA SPRINGS WINERY



Existing Conditions

P 15-0011



WINERY COVERAGE AREA EXHIBIT - PROPOSED CONDITIONS

SCALE: 1" = 100'

WINERY COVERAGE CALCULATIONS:



WINERY COVERAGE AREA (133,153± SQUARE FEET = 3.06± ACRES)
PARCEL SIZE: 168.8± ACRES
 $3.04 \text{ ACRES} / 168.8 \text{ ACRES} = 1.8\% < 25\%$

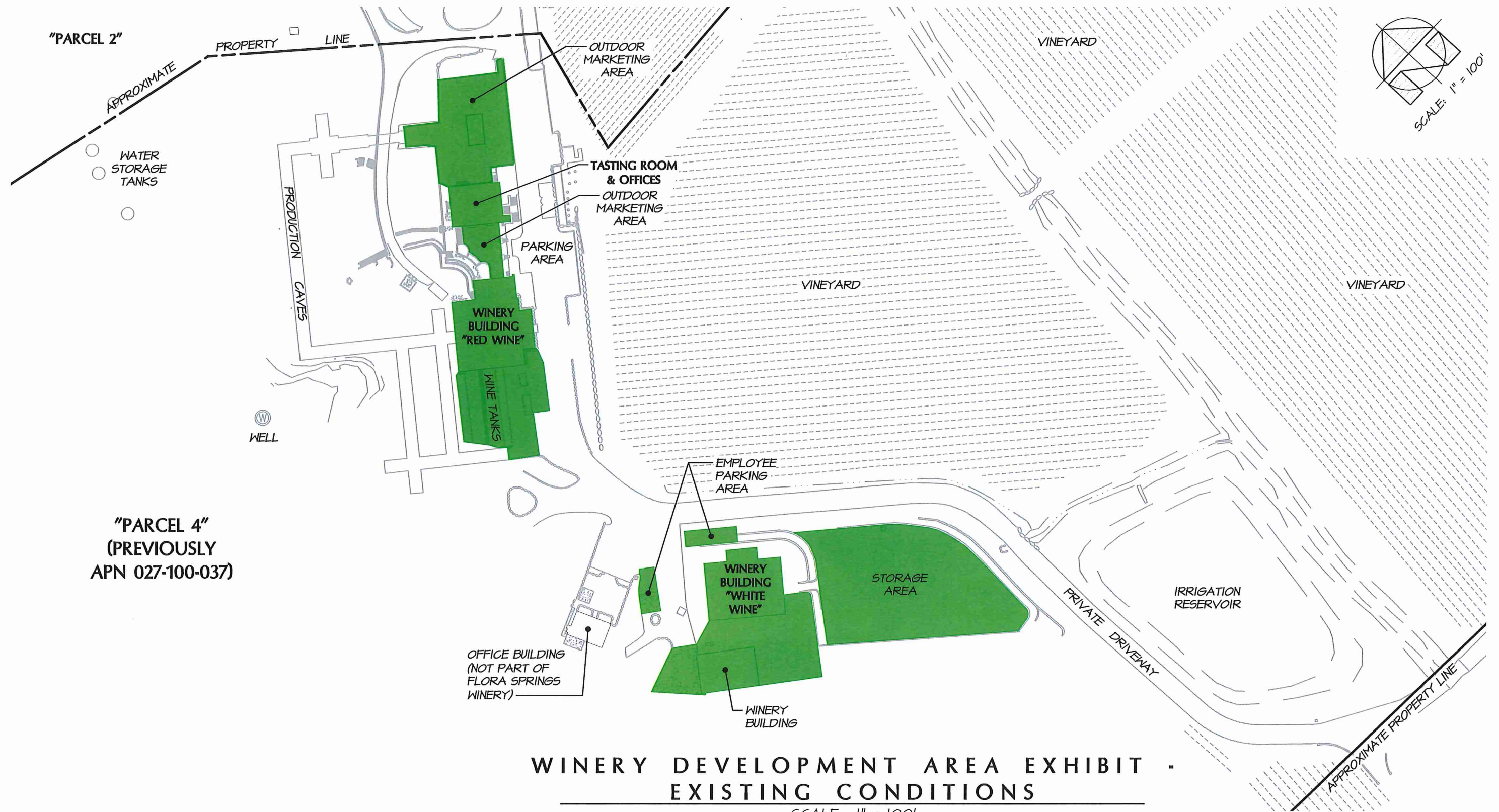
WINERY COVERAGE - THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES); ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY; AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA COUNTY CODE 918.104.220

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Flora Springs Winery
1978 West Zinfandel Lane
St. Helena, CA 94574
"Parcel 4"
Previously APN 027-100-037
Job No. 96-19
May 2016
Sheet 2 of 7



WINERY DEVELOPMENT AREA EXHIBIT - EXISTING CONDITIONS

SCALE: 1" = 100'

WINERY DEVELOPMENT AREA:



WINERY DEVELOPMENT AREA
(65,736± SQUARE FEET = 1.51± ACRES)
PARCEL SIZE: 168.8± ACRES

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 51B.104.210

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Sheet 3 of 7

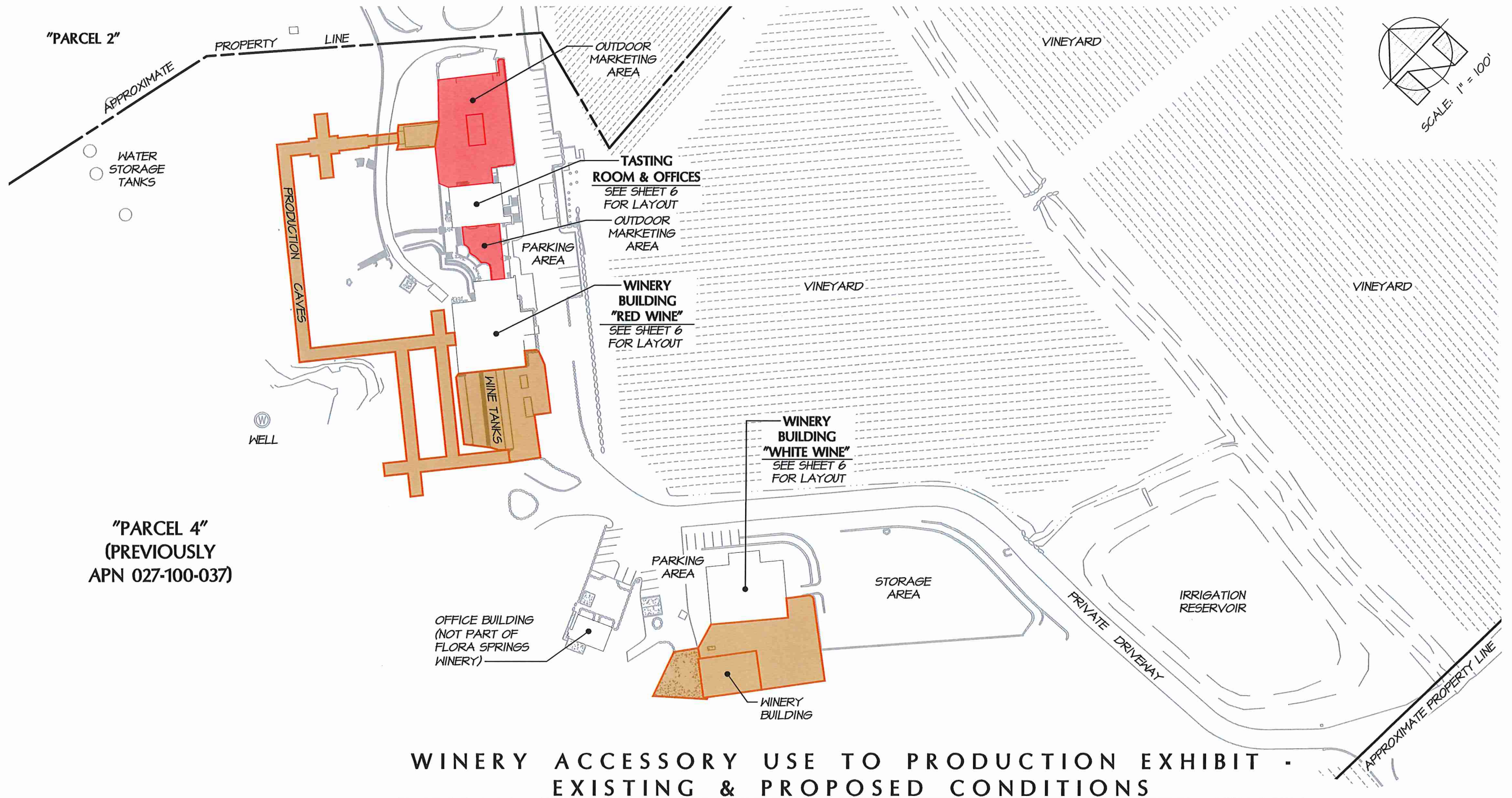


WINERY DEVELOPMENT AREA:

WINERY DEVELOPMENT AREA
(66,102± SQUARE FEET = 1.52± ACRES)
PARCEL SIZE: 168.8± ACRES

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 51B.104.210

4/14/2017 - 10:53 AM, christina, S:\LAND PROJECTS\1992-1999\1961\DWG\2014\EXHIBITS\1961-DEV1 & COV6.DWG



WINERY ACCESSORY USE TO PRODUCTION EXHIBIT - EXISTING & PROPOSED CONDITIONS

SCALE: 1" = 100'

ACCESSORY/PRODUCTION CALCULATIONS:

ACCESSORY USE AREA
(13,875± SQUARE FEET)



PRODUCTION FACILITY AREA
(49,319± SQUARE FEET)

ACCESSORY USE / PRODUCTION FACILITY
 $13,875 \text{ SQ FT} / 49,319 \text{ SQ FT} = 28\% < 40\%$

PRODUCTION FACILITY - (FOR THE PURPOSE TO CALCULATE THE MAXIMUM ALLOWABLE ACCESSORY USE) THE TOTAL SQUARE FOOTAGE OF ALL WINERY CRUSHING, FERMENTING, BOTTLING, BULK AND BOTTLE STORAGE, SHIPPING, RECEIVING, LABORATORY, EQUIPMENT STORAGE AND MAINTENANCE FACILITIES, AND EMPLOYEE-DESIGNATED RESTROOMS BUT DOES NOT INCLUDE WASTEWATER TREATMENT OR DISPOSAL AREAS WHICH CANNOT BE USED FOR AGRICULTURAL PURPOSES. SEE NAPA COUNTY CODE 518.104.200

ACCESSORY USE - THE TOTAL SQUARE FOOTAGE OF AREA WITHIN WINERY STRUCTURES USED FOR ACCESSORY USES RELATED TO A WINERY THAT ARE NOT DEFINED AS "PRODUCTION FACILITY" WHICH WOULD INCLUDE OFFICES, LOBBIES/WAITING ROOMS, CONFERENCE/MEETING ROOMS, NON-PRODUCTION ACCESS HALLWAYS, KITCHENS, TASTING ROOMS (PRIVATE AND PUBLIC AREAS), RETAIL SPACE AREAS, LIBRARIES, NON-EMPLOYEE DESIGNATED RESTROOMS, ART DISPLAY AREAS, OR ANY AREA WITHIN WINERY STRUCTURES NOT DIRECTLY RELATED TO WINE PRODUCTION. SEE NAPA COUNTY CODE 518.104.200

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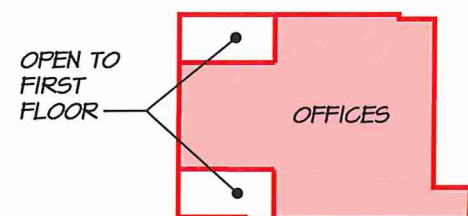
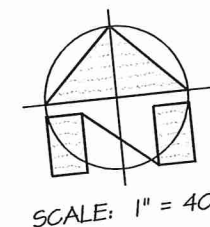
Flora Springs Winery
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Previously APN 027-100-037

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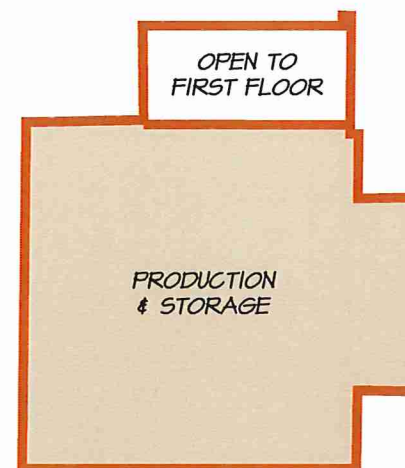
May 2016

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**TASTING ROOM
& OFFICES
SECOND FLOOR**

SCALE: 1" = 40'



**WINERY BUILDING
"RED WINE"
SECOND FLOOR**

SCALE: 1" = 40'



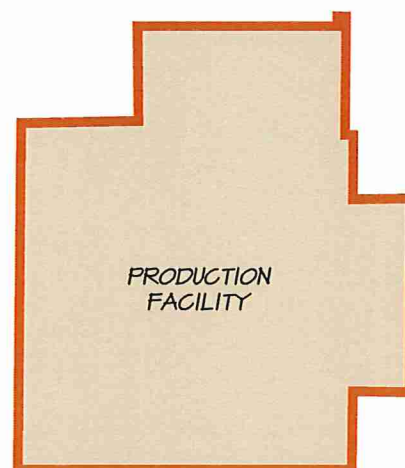
**WINERY BUILDING
"WHITE WINE"
SECOND FLOOR**

SCALE: 1" = 40'



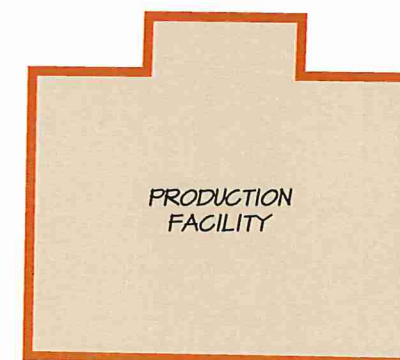
**TASTING ROOM
& OFFICES
FIRST FLOOR**

SCALE: 1" = 40'



**WINERY BUILDING
"RED WINE"
FIRST FLOOR**

SCALE: 1" = 40'



**WINERY BUILDING
"WHITE WINE"
FIRST FLOOR**

SCALE: 1" = 40'

**WINERY ACCESSORY USE TO PRODUCTION EXHIBIT -
EXISTING & PROPOSED CONDITIONS**

SCALE: 1" = 40'

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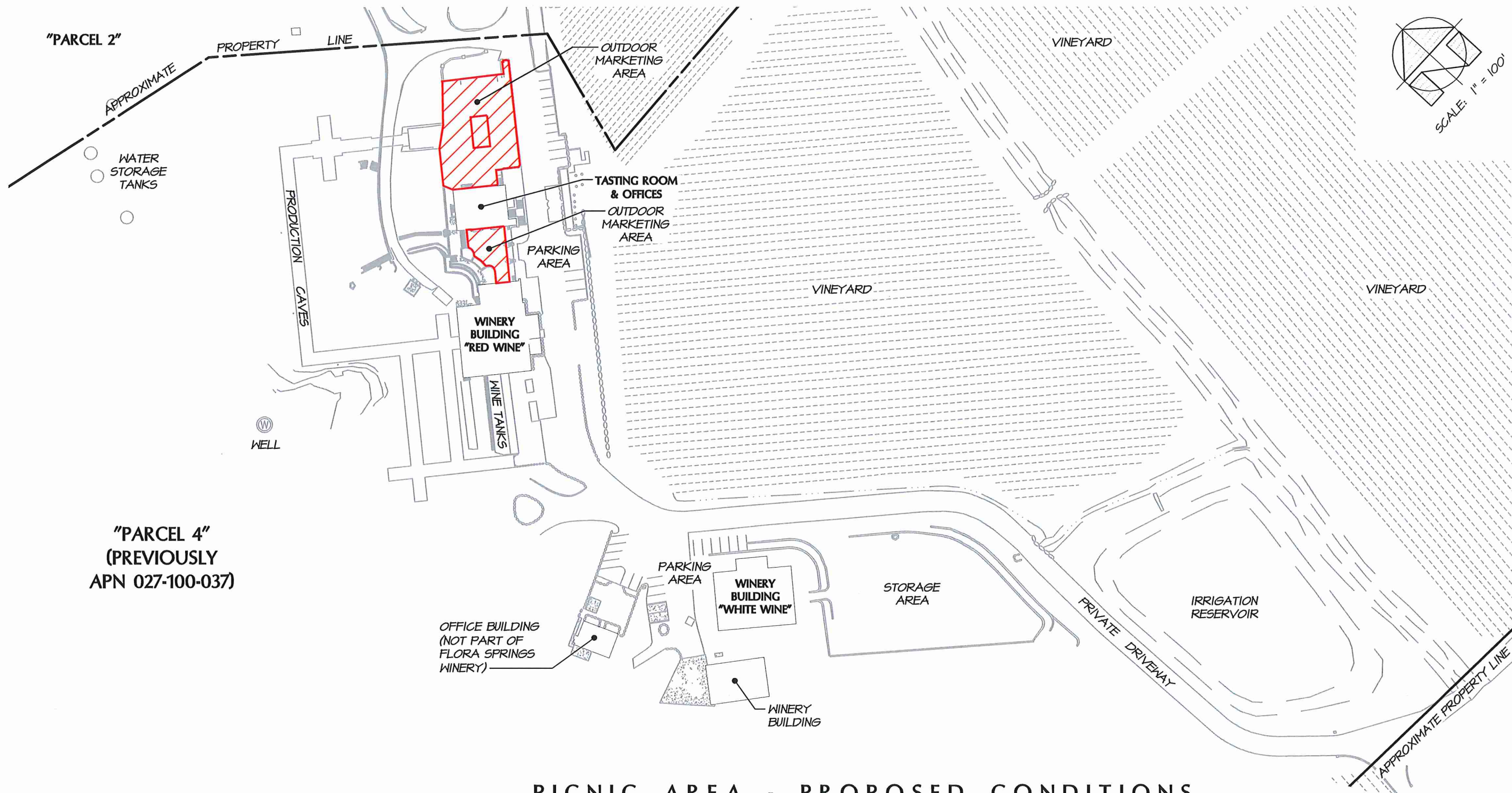
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PICNIC AREA - PROPOSED CONDITIONS

SCALE: 1" = 100'

PICNIC AREA CALCULATIONS:



AB 2004 PICNIC AREA
(9,655± SQUARE FEET)

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