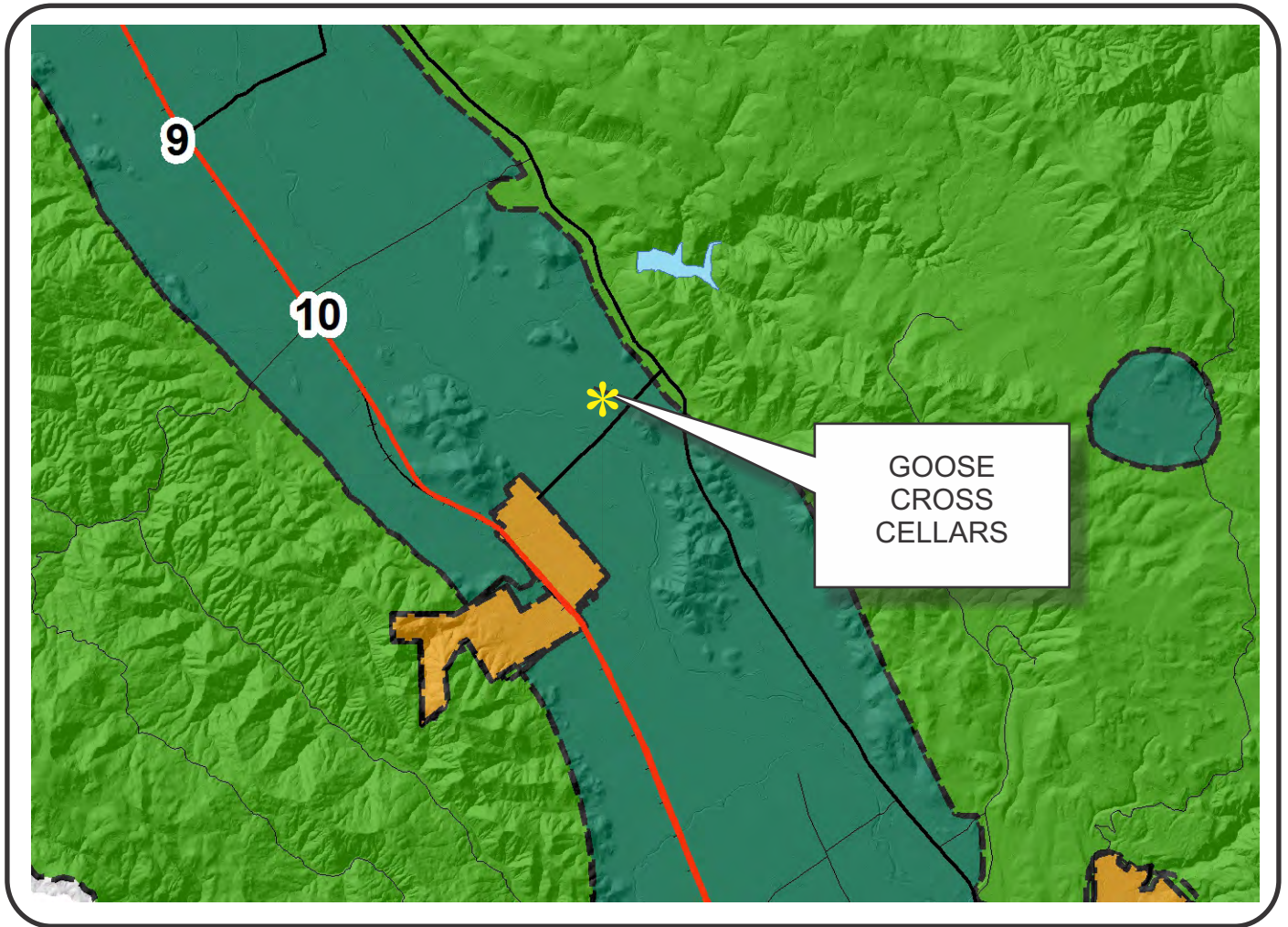









NAPA COUNTY LAND USE PLAN 2008 - 2030





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

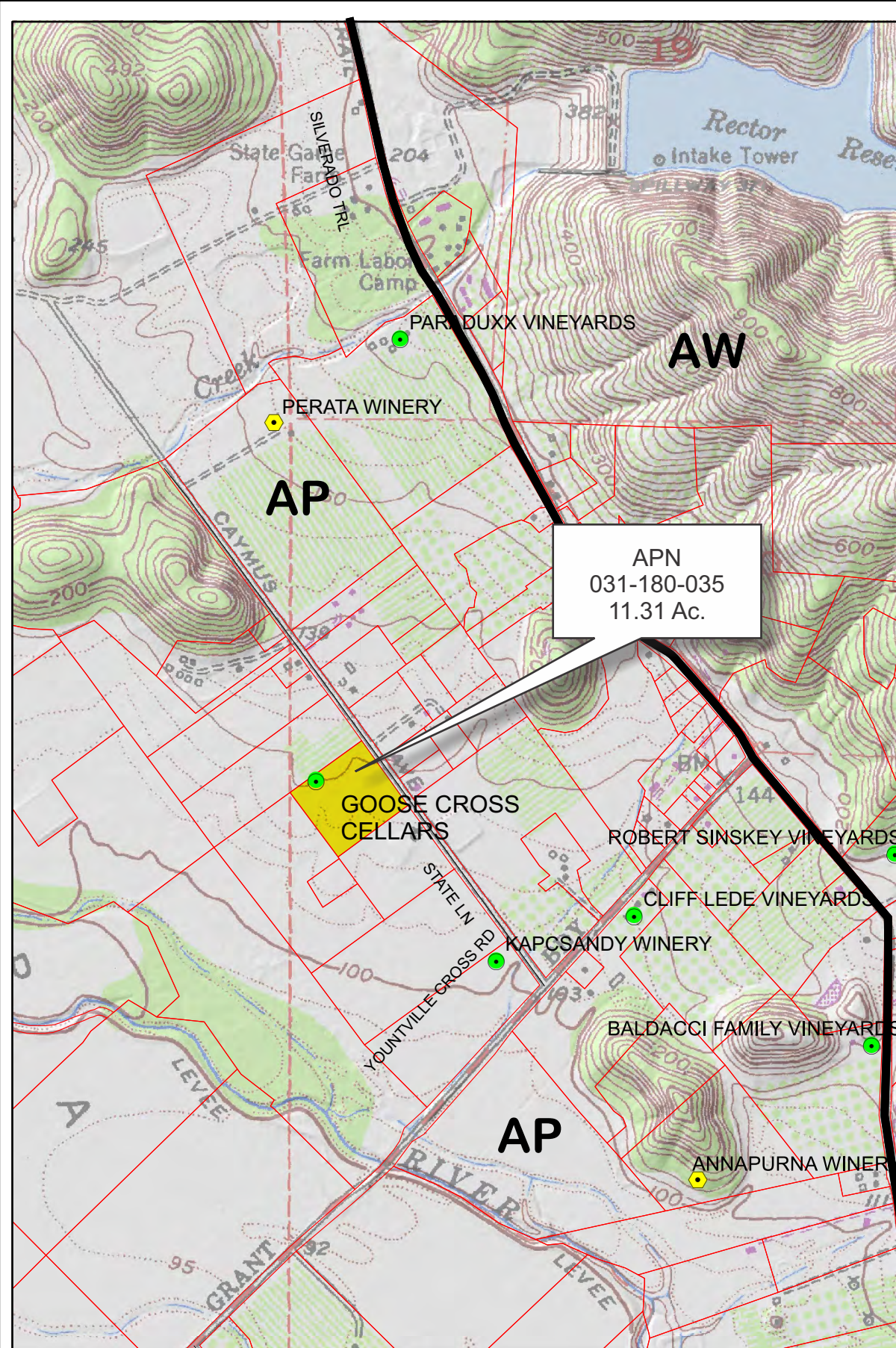
TRANSPORTATION

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

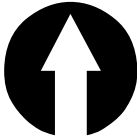
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
031-180-035
05-01-2014
7C MOD

GOOSECROSS CELLARS

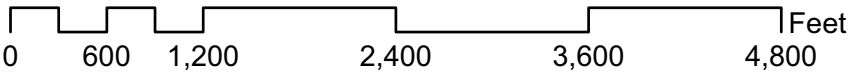


APN
031-180-035
11.31 Ac.



Legend

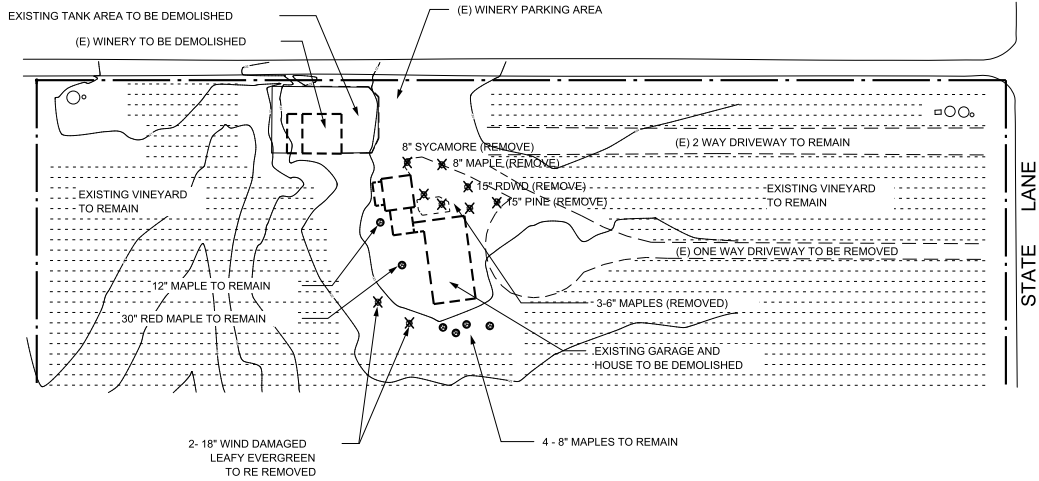
- Wineries in Vicinity**
- Producing
 - Approved
 - Pending
 - Zoning
 - Parcels



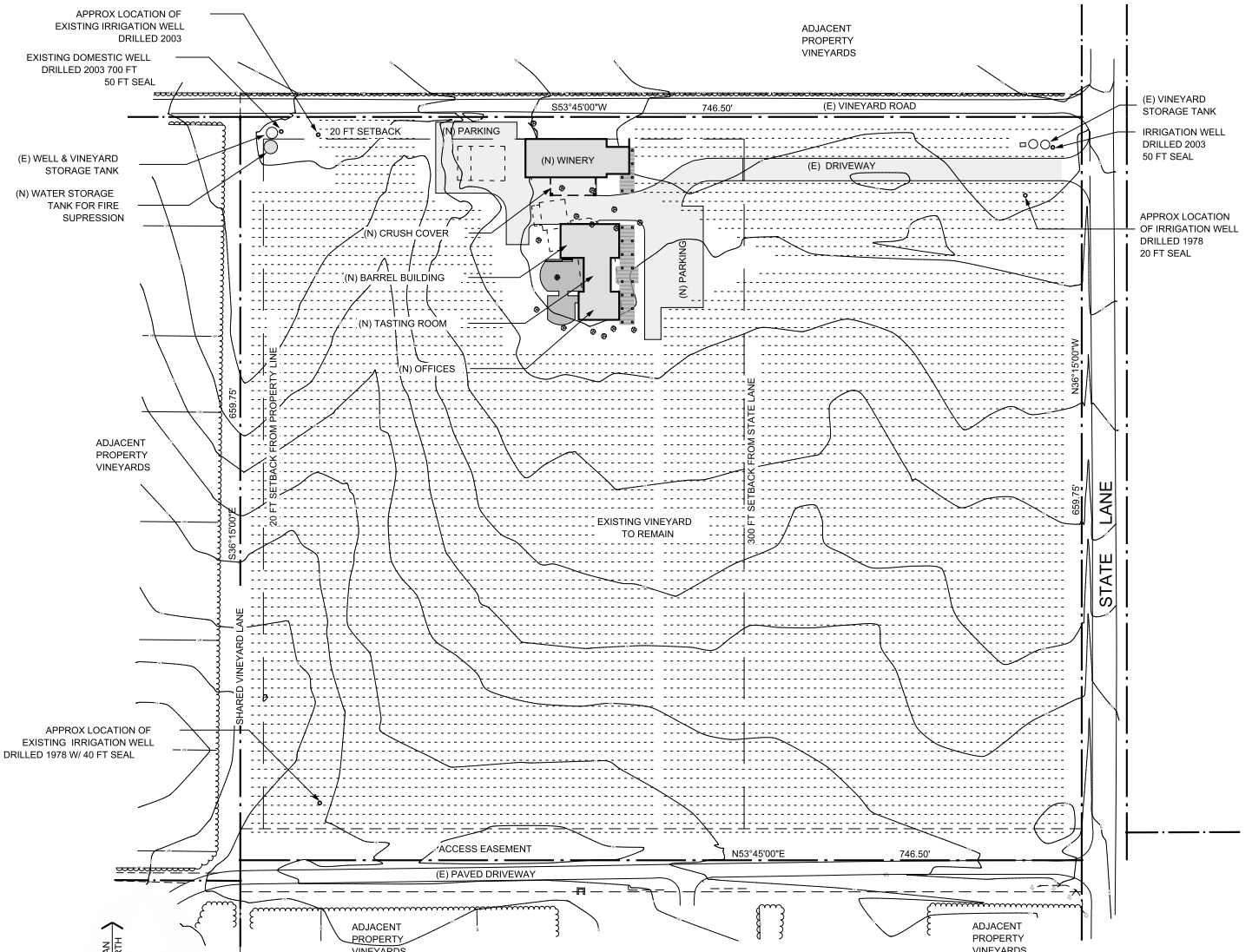
GOSECROSS CELLARS



GOSECROSS CELLARS

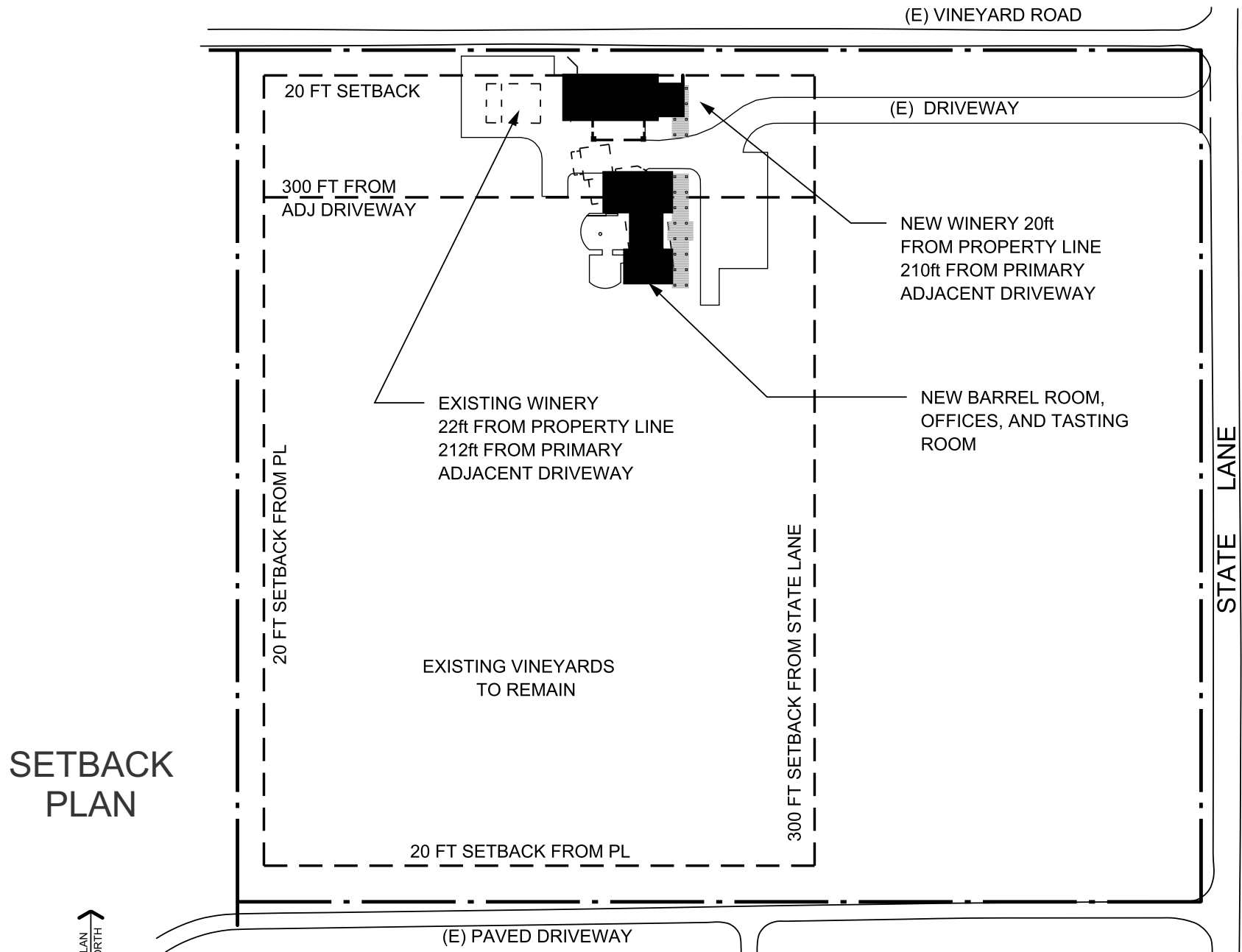


EXISTING PARTIAL SITE PLAN - SHOWING EXISTING ITEMS TO BE REMOVED



OVERALL SITE PLAN - SHOWING PROPOSED IMPROVEMENTS

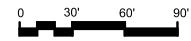
GOOSECROSS CELLARS



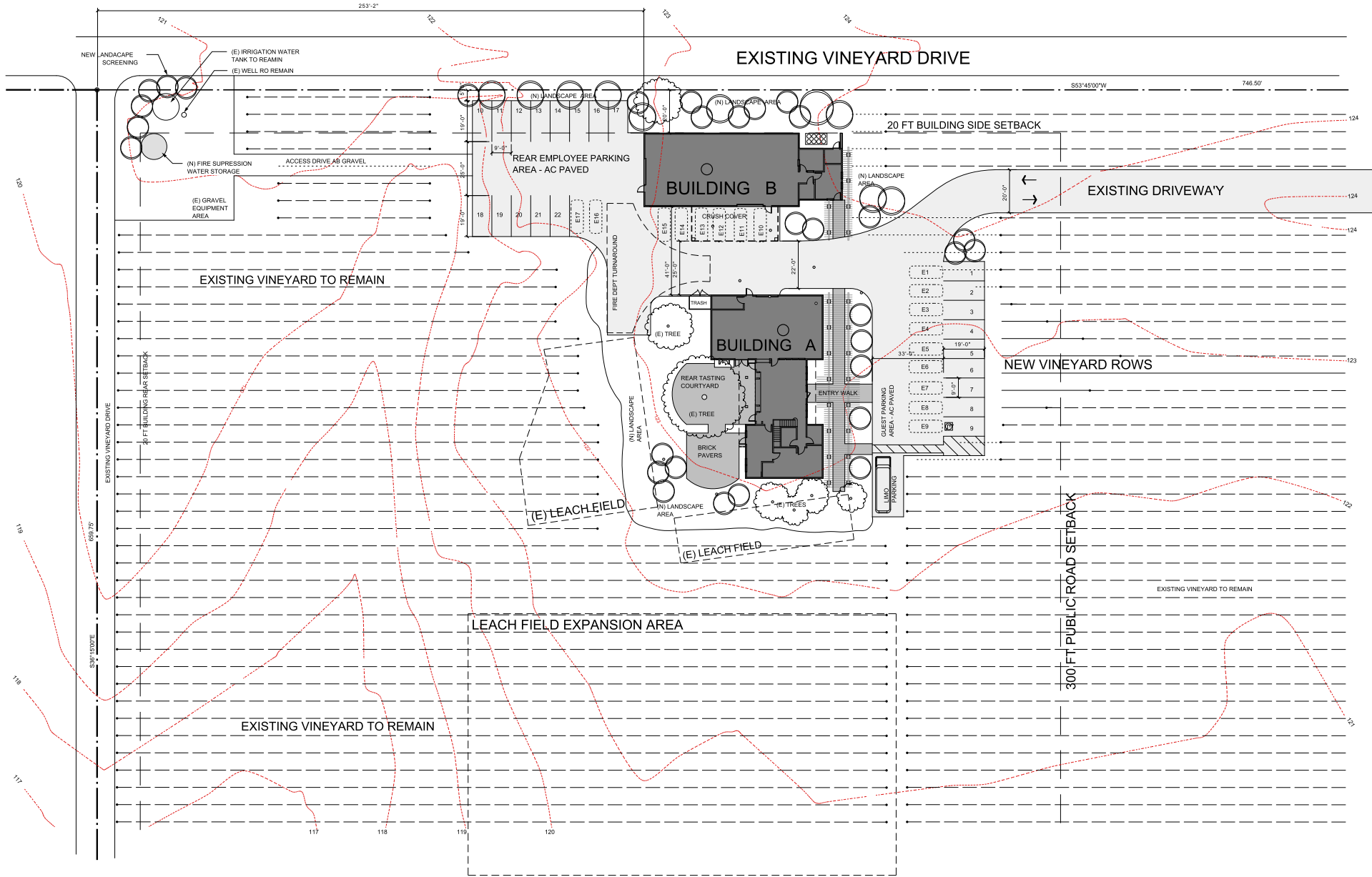
SETBACK PLAN



OVERALL SITE PLAN - SHOWING PROPOSED IMPROVEMENTS
GOOSECROSS CELLARS - 1119 STATE LANE, YOUNTVILLE, CA

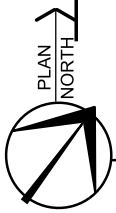
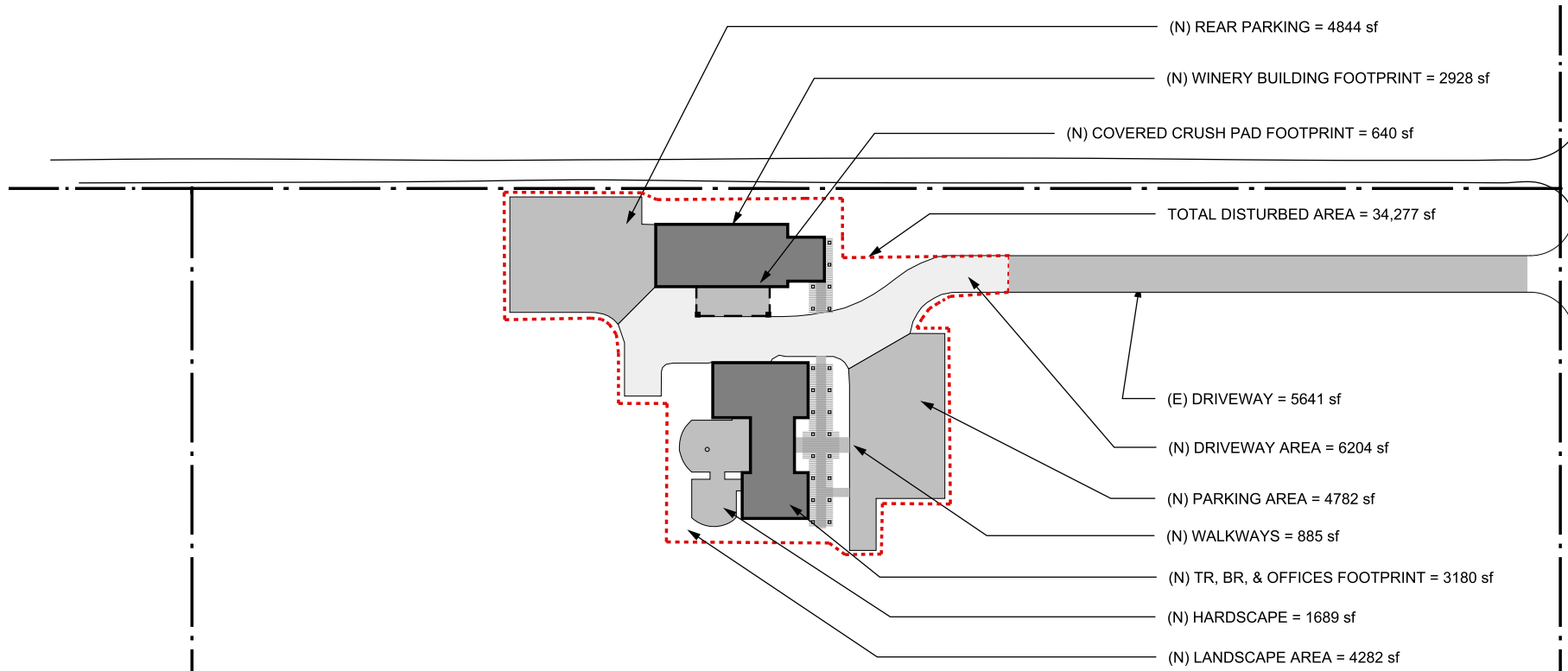


GOOSECROSS CELLARS

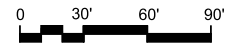


PARTIAL SITE PLAN - AT PROPOSED WINERY DEVELOPMENT

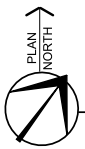
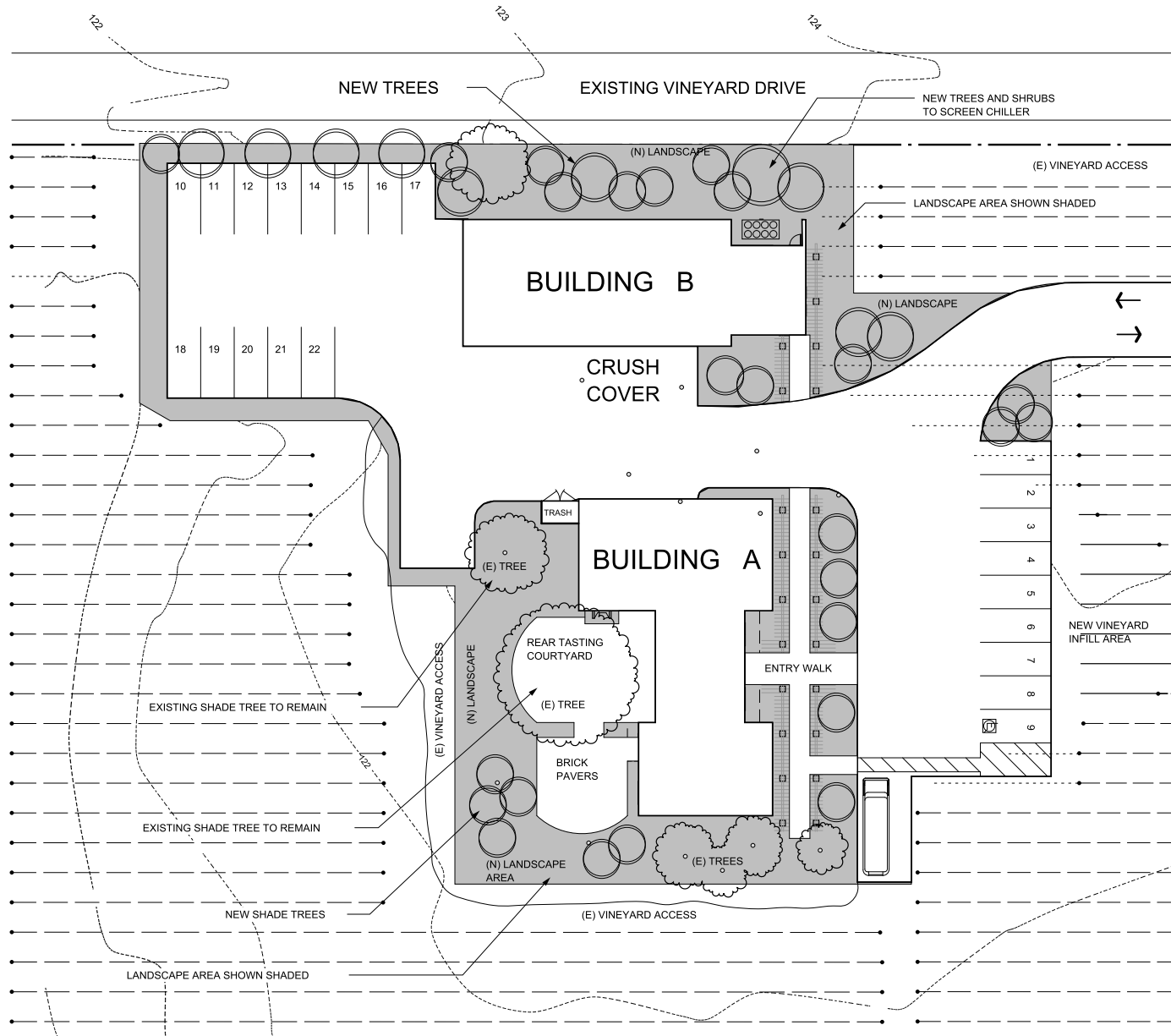
GOOSECROSS CELLARS



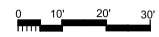
PARTIAL SITE PLAN - SHOWING DISTURBED AREA FOR DEVELOPMENT



GOOSECROSS CELLARS



PARTIAL LANDSCAPE PLAN - TREES AND LANDSCAPE AREA



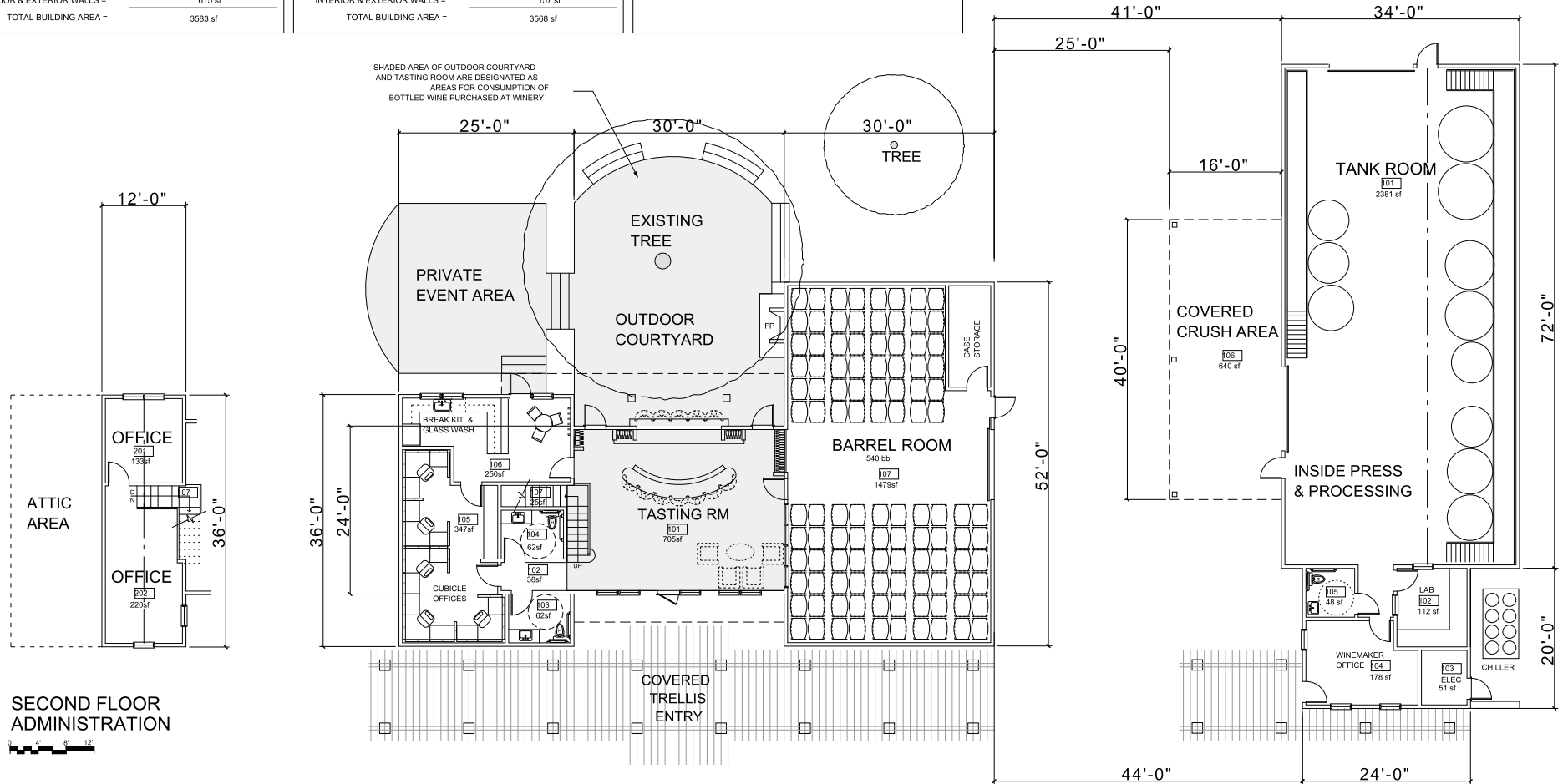
GOOSECROSS CELLARS

BUILDING AREA SUMMARIES

BUILDING - A ADMINISTRATION / TASTING RM / BARREL RM		
ROOM	PRODUCTION AREA	ACCESSORY AREA
101 - ENTRY / TASTING RM		705 sf
102 - HALLWAY		38 sf
103 - TOILET ROOM		62 sf
104 - TOILET ROOM		62 sf
105 - OFFICE CUBICLES		347 sf
106 - BREAK RM / GLASS WASH		250 sf
107 - STAIRS		25 sf
108 - BARREL RM	1479 sf	
202 - OFFICE		133 sf
203 - OFFICE		220 sf
AREA TOTALS =		1479 sf 1489 sf
INTERIOR & EXTERIOR WALLS =		615 sf
TOTAL BUILDING AREA =		3583 sf

BUILDING - B WINERY		
ROOM	PRODUCTION AREA	ACCESSORY AREA
101 - TANK ROOM	2381 sf	
102 - WINE LAB	112 sf	
103 - ELECTRICAL RM	51 sf	178 sf
104 - WINEMAKER OFFICE		
105 - WINERY EMPLOY. TOILET	49 sf	
106 - CRUSH COVER	640 sf	
AREA TOTALS =		3233 sf 178 sf
INTERIOR & EXTERIOR WALLS =		157 sf
TOTAL BUILDING AREA =		3568 sf

PRODUCTION SPACE VS ACCESSORY SPACE CALCULATION		
	PRODUCTION AREA	ACCESSORY AREA
BUILDING - A	1479 sf	1489 sf
BUILDING - B	3233 sf	178 sf
TOTAL AREAS =	4712 sf	1667 sf
PERCENTAGES =	75 %	35 %

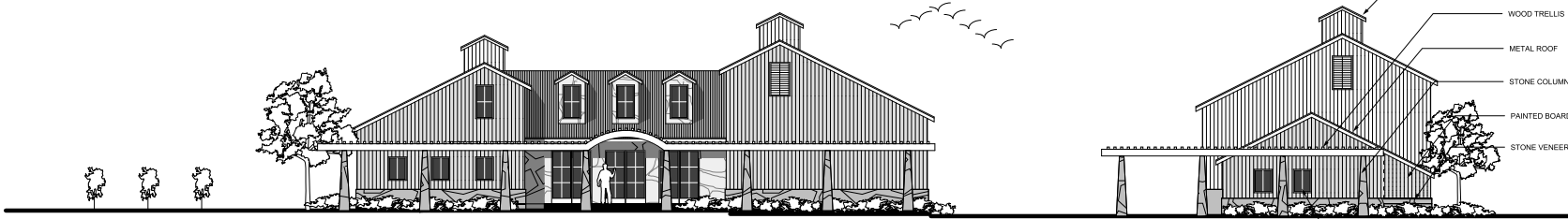


GOOSECROSS CELLARS
FLOOR PLANS - ADMINISTRATION / TASTING ROOM / BARREL STORAGE
BUILDING A = 3583 sf

GOOSECROSS CELLARS
FLOOR PLAN - WINERY BUILDING
BUILDING B = 3568 sf

GOSECROSS CELLARS

EXTERIOR MATERIALS



VINEYARD

OFFICES

TASTING ROOM

BARREL ROOM

WINERY

FRONT ELEVATION (EAST)

FRONT ELEVATION (EAST)



WINERY

CRUSH

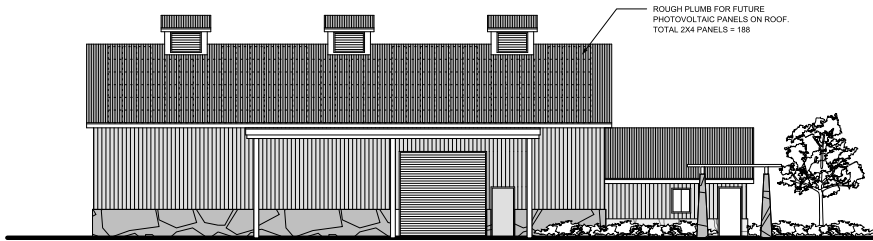
BARREL ROOM

TASTING ROOM

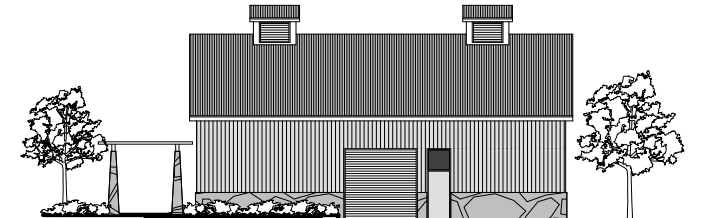
OFFICES

REAR ELEVATION (WEST)

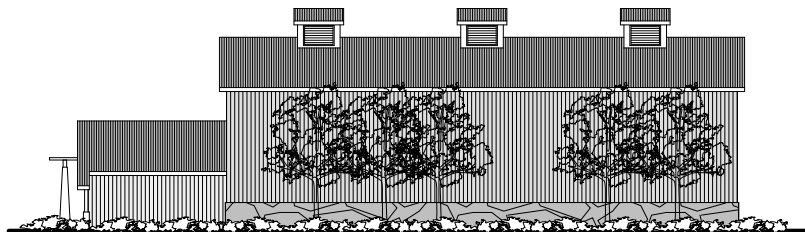
REAR ELEVATION (WEST)



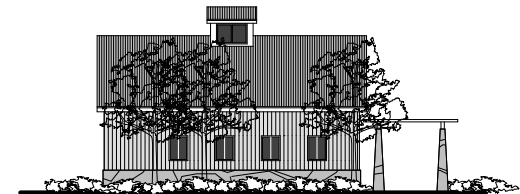
WINERY
SIDE ELEVATION (SOUTH)



BARREL ROOM
SIDE ELEVATION (NORTH)



WINERY
SIDE ELEVATION (NORTH)



OFFICES
SIDE ELEVATION (SOUTH)