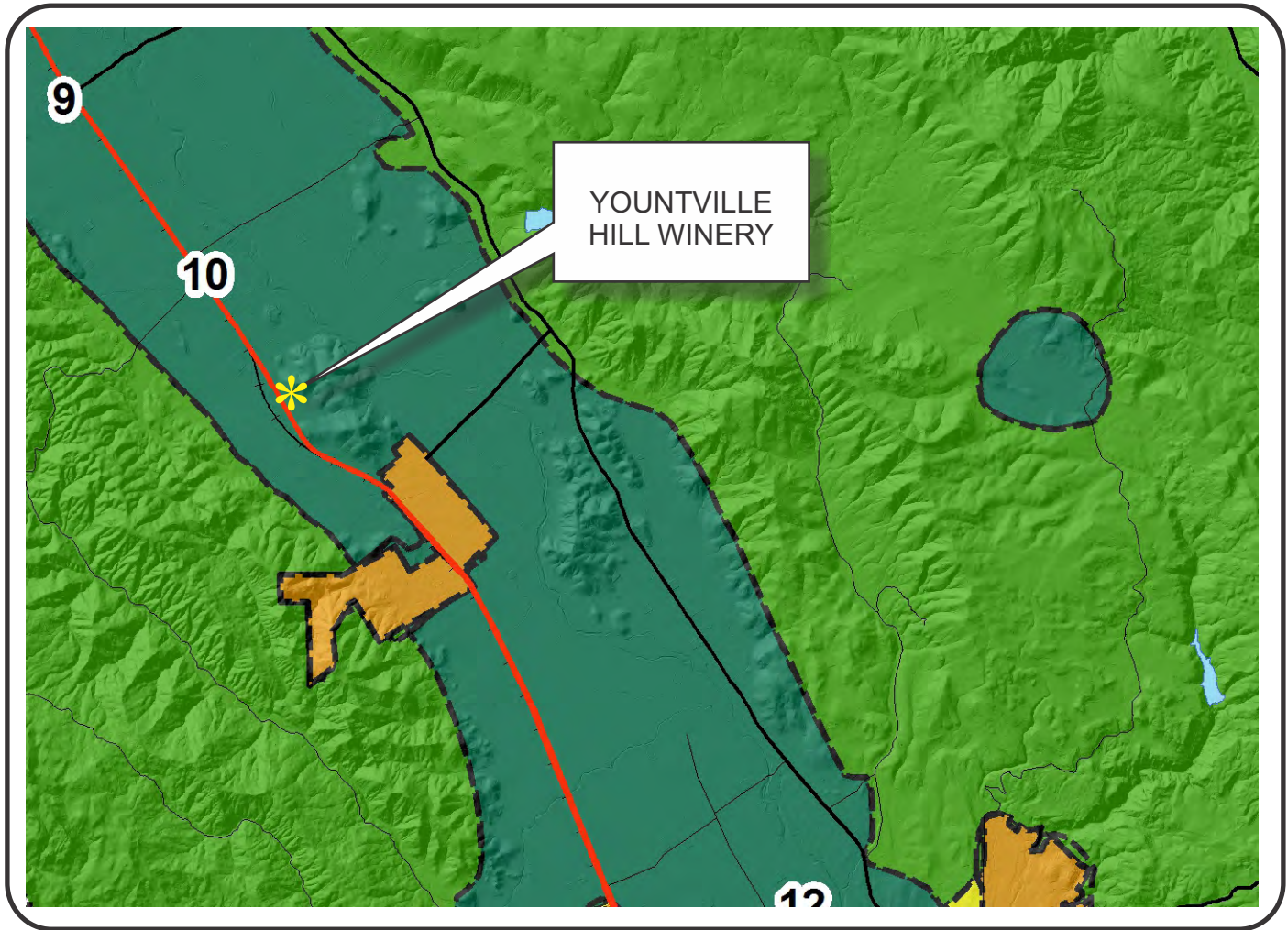


# NAPA COUNTY LAND USE PLAN 2008 - 2030



## 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

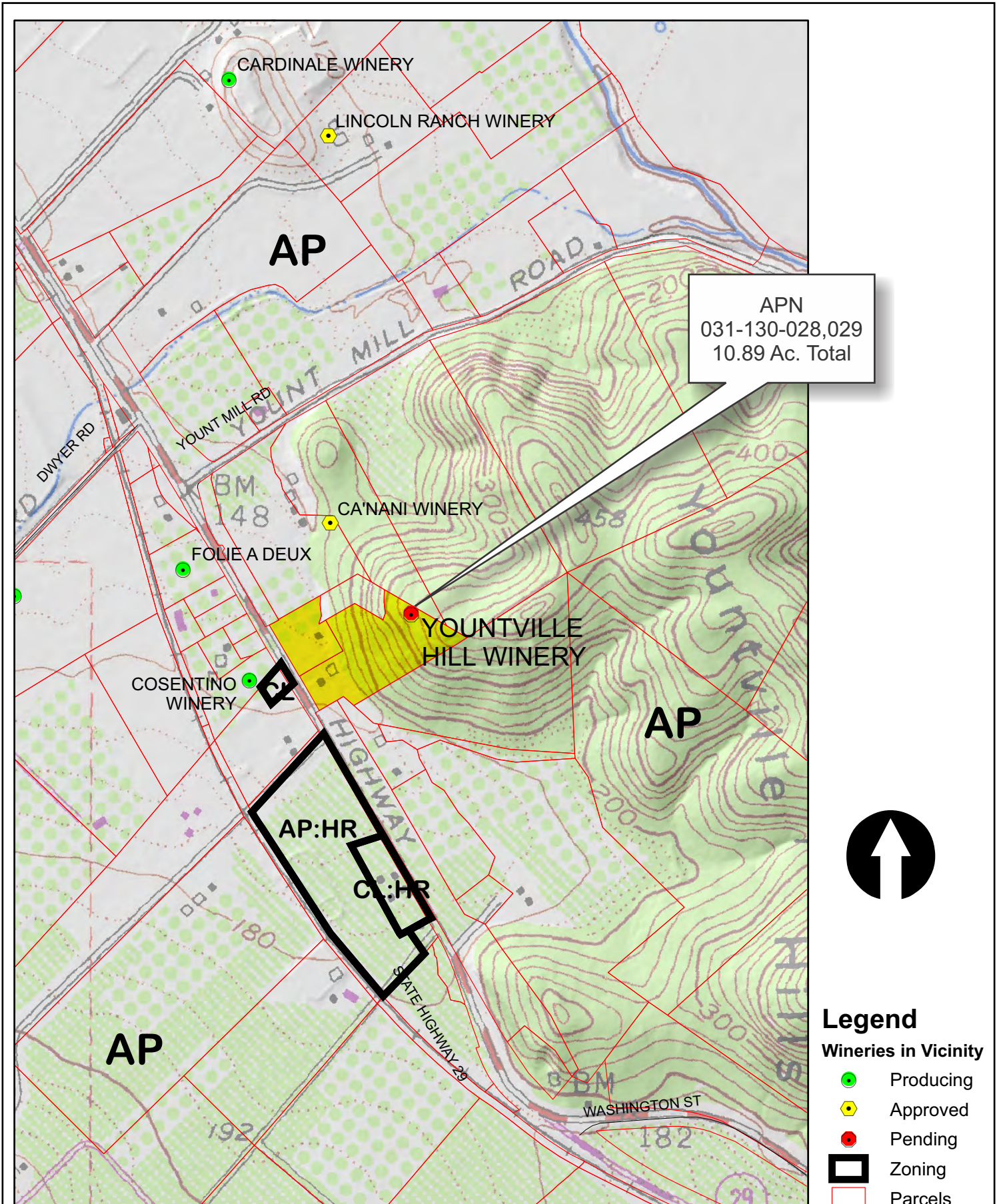
- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

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

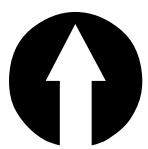
APN  
031-130-029  
03-06-2014  
7C UP



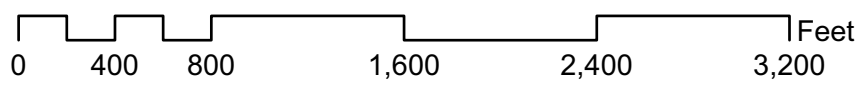
# YOUNTVILLE HILL WINERY



APN  
031-130-028,029  
10.89 Ac. Total



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





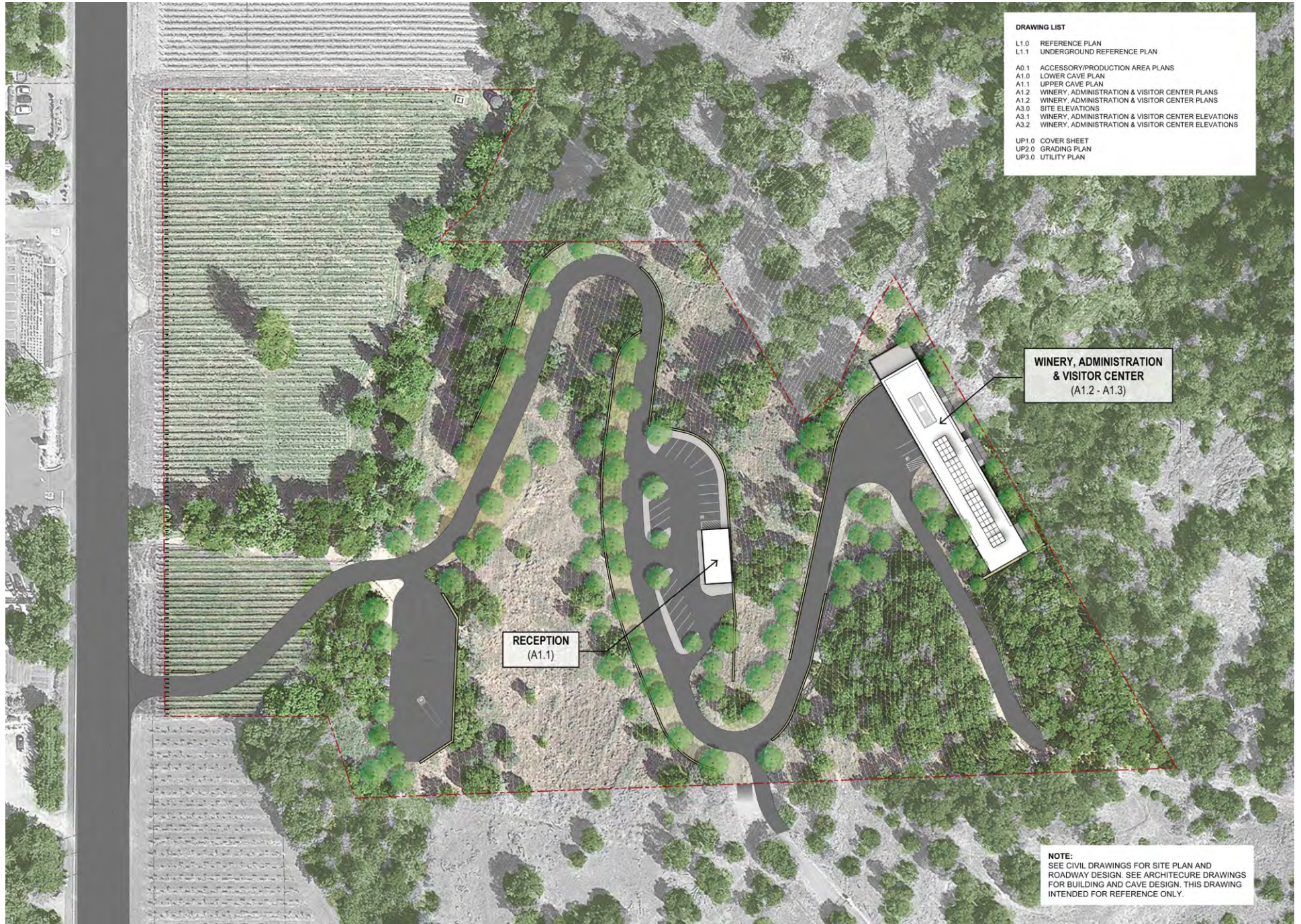
# YOUNTVILLE HILL WINERY



Existing Conditions



# YOUNTVILLE HILL WINERY





# YOUNTVILLE HILL WINERY





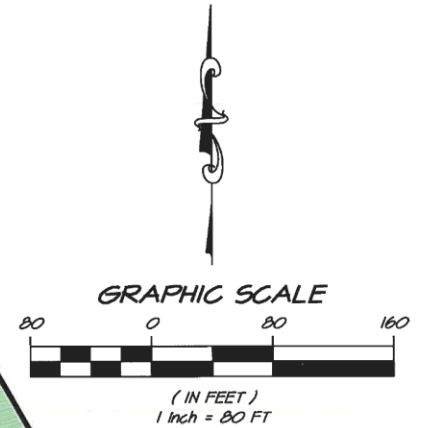
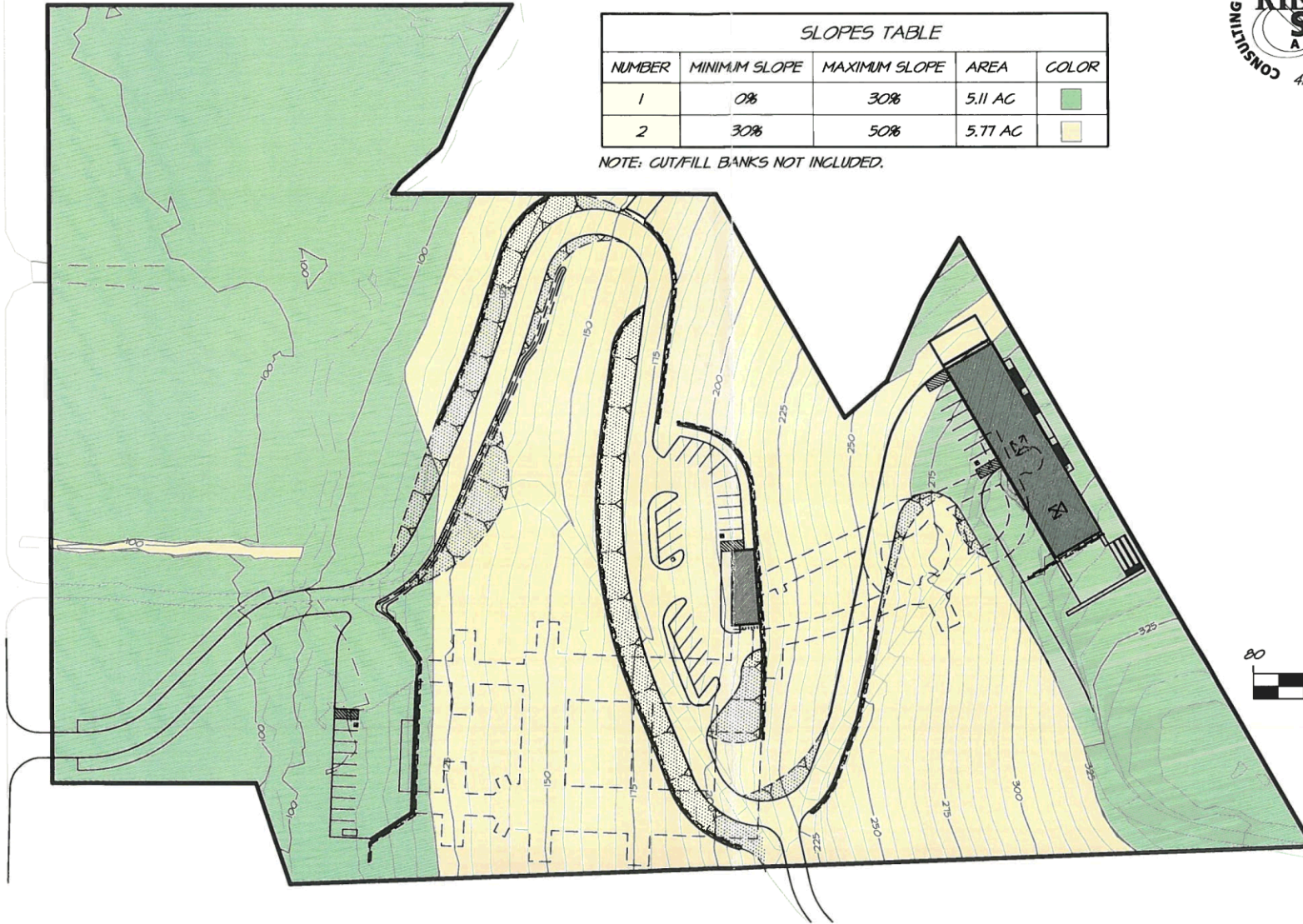
# YOUNTVILLE HILL WINERY

## YOUNTVILLE HILL WINERY SLOPE ANALYSIS

CONSULTING CIVIL ENGINEERS  
**RIECHERS  
 SPENCE  
 ASSOCIATES**  
 1515 Fourth Street  
 Napa, Calif. 94559  
 v 707.252.3301  
 f 707.252.4966  
 OCT. 15, 2013  
 4113043.0 Exh-Slope Analysis.dwg

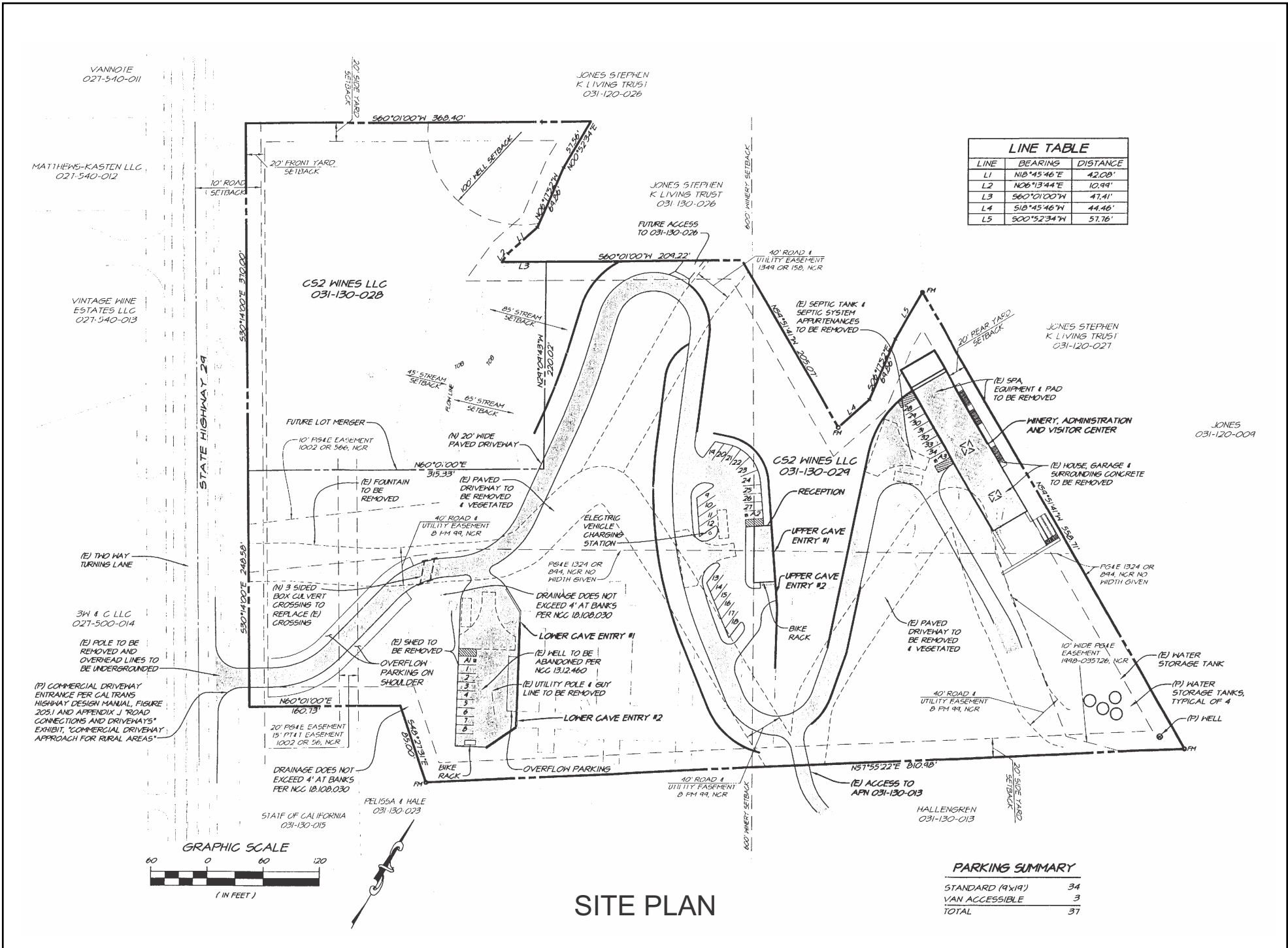
SLOPES TABLE				
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	COLOR
1	0%	30%	5.11 AC	Green
2	30%	50%	5.77 AC	Yellow

NOTE: CUT/FILL BANKS NOT INCLUDED.





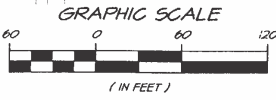
# YOUNTVILLE HILL WINERY



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N18°45'46"E	42.08'
L2	N06°13'44"E	10.99'
L3	S60°10'00"W	47.41'
L4	S18°45'46"W	44.46'
L5	S00°52'34"W	57.76'

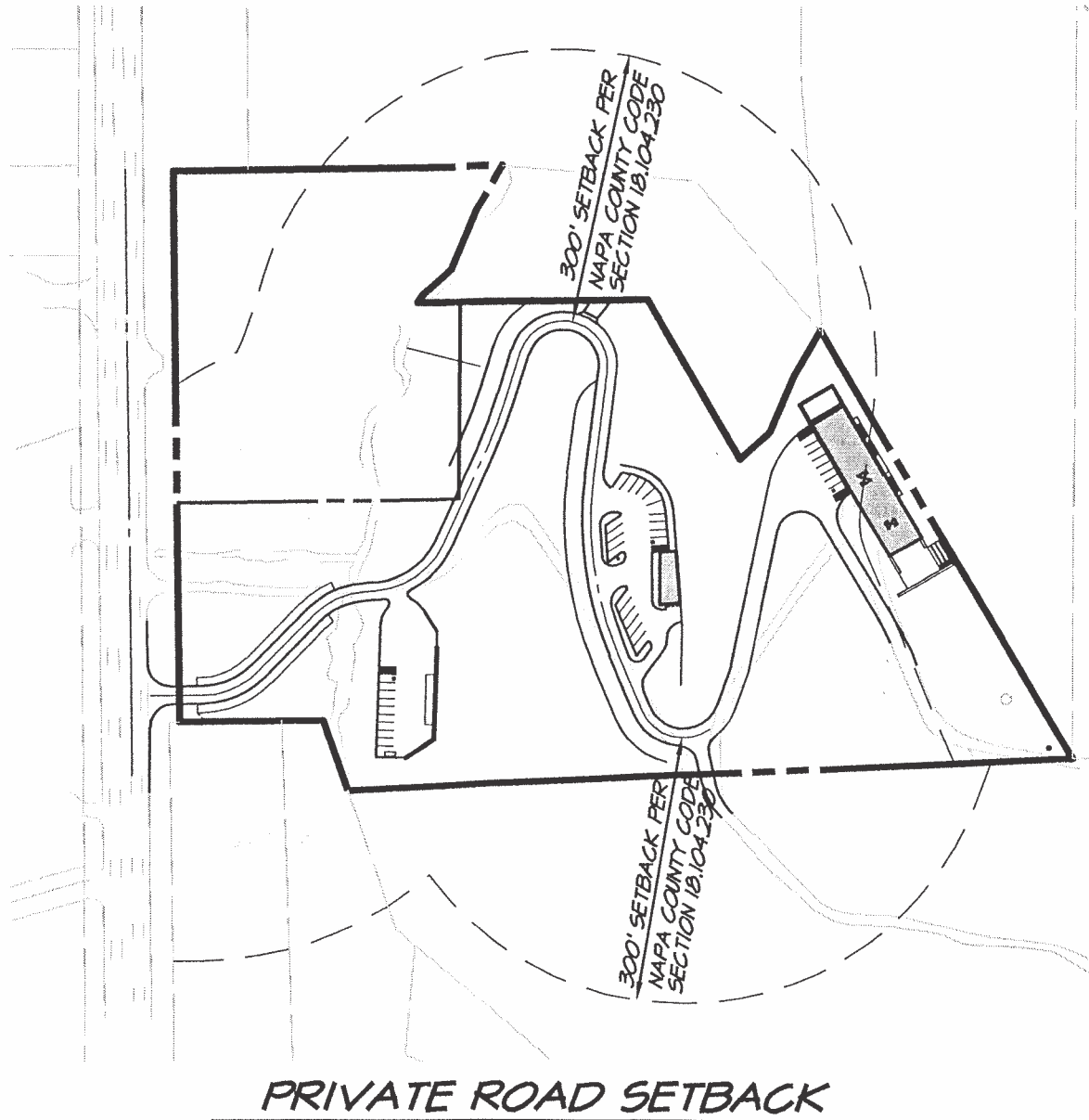
PARKINGS SUMMARY	
STANDARD (9x19')	34
VAN ACCESSIBLE	3
TOTAL	37

## SITE PLAN





# YOUNTVILLE HILL WINERY

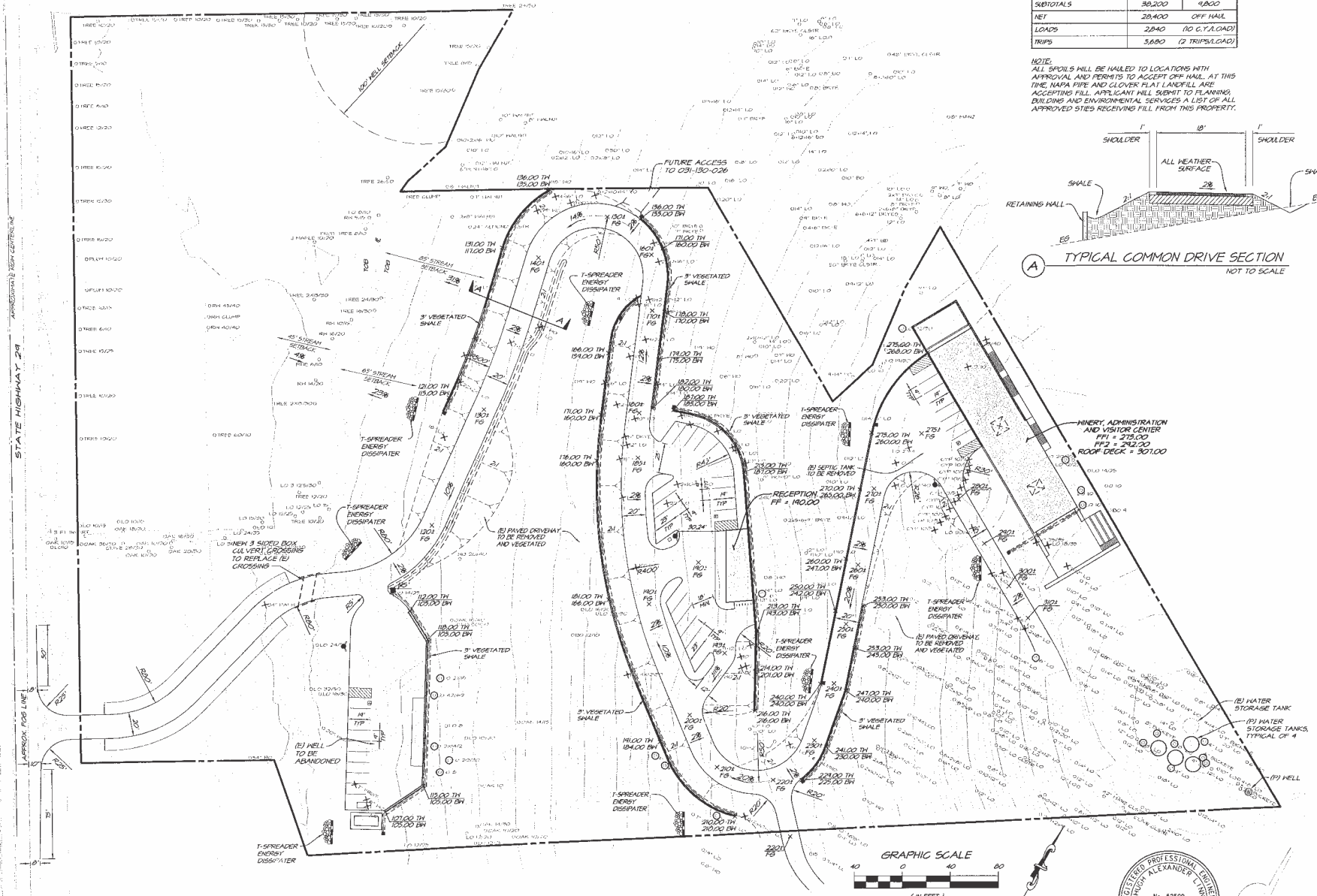
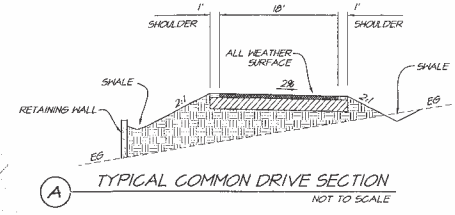




# YOUNTVILLE HILL WINERY

EARTHWORK ESTIMATES		
LOCATION	CUT (C.Y.)	FILL (C.Y.)
BUILDING PADS, PARKING, LANDSCAPING	13,200	2,700
CAVE	23,300	-
ROAD	1,700	7,100
SUBTOTALS	38,200	9,800
NET	28,400	OFF HAIL
LOADS	2,840	(NO C.Y. LOAD)
TRIPS	3,600	(2 TRIPS/LOAD)

NOTE:  
ALL SPOILS WILL BE HAULED TO LOCATIONS WITH APPROVAL AND PERMITS TO ACCEPT OFF HAIL. AT THIS TIME, NAIPA FIRE AND GLOVER PLANT LANDFILL ARE ACCEPTING FILL. APPLICANT WILL SUBMIT TO PLANNING, BUILDING AND ENVIRONMENTAL SERVICES A LIST OF ALL APPROVED SITES RECEIVING FILL FROM THIS PROPERTY.



## GRADING PLAN



PREPARED UNDER THE DIRECTION OF:  
*[Signature]*  
MATH A. LAM, REG. 32524, EXP. 12-31-14

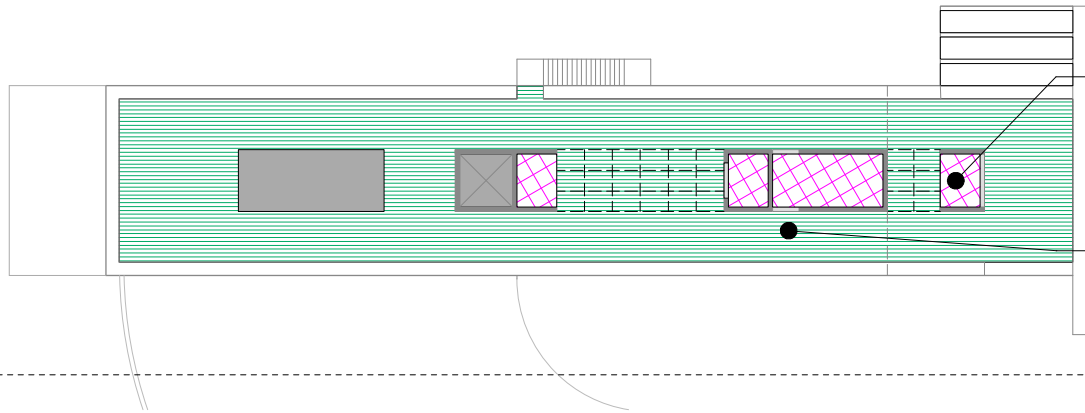






# YOUNTVILLE HILL WINERY

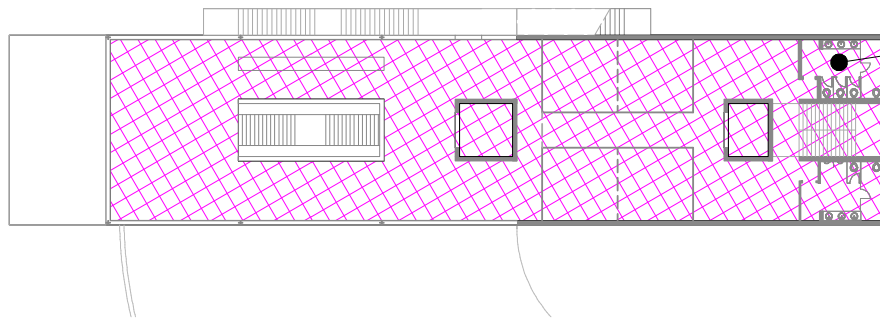
**LEVEL 03**



INDOOR WINE TASTING AREA




OUTDOOR TASTING AREA

**LEVEL 02**

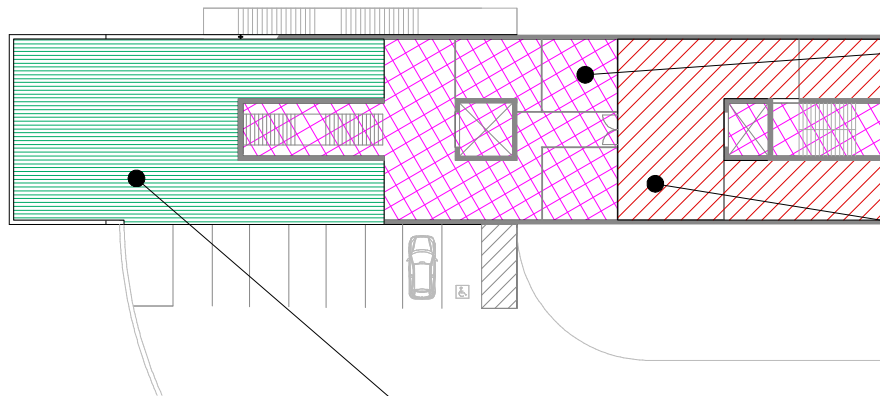


OFFICES AND WINE TASTING

LEGEND:

-  WINERY PRODUCTION FACILITY
-  WINERY ACCESSORY USES
-  OUTDOOR TASTING AREA (PER NAPA COUNTY CODE 18.104.200, 18.104.210, AND 18.104.220)

**LEVEL 01**

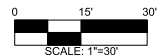


OFFICES AND HOSPITALITY

PRODUCTION, STORAGE AND LAB

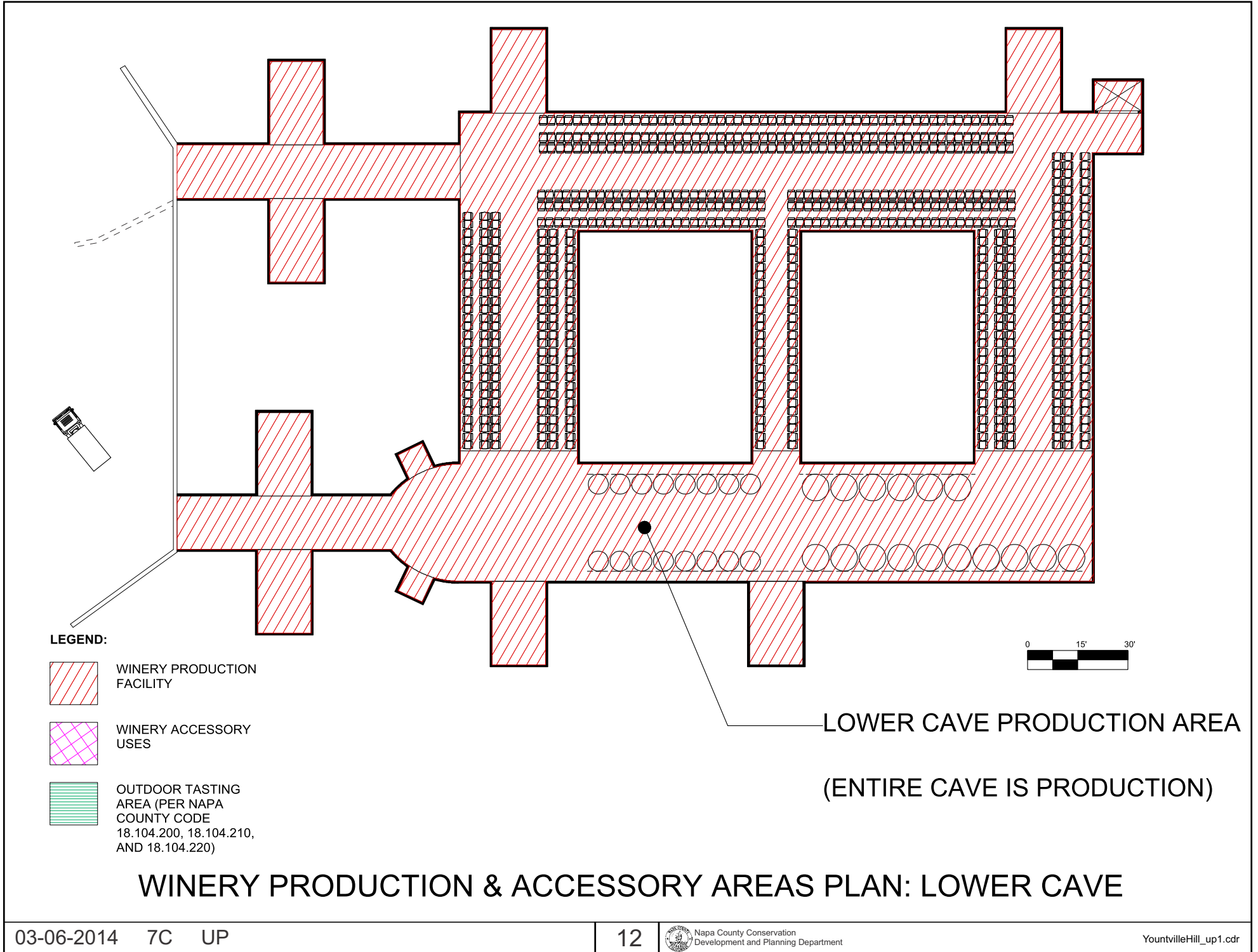
OUTDOOR TASTING AREA

WINERY PRODUCTION & ACCESSORY AREAS PLAN: WINERY, ADMINISTRATION & VISITOR CENTER








# YOUNTVILLE HILL WINERY



**LEGEND:**

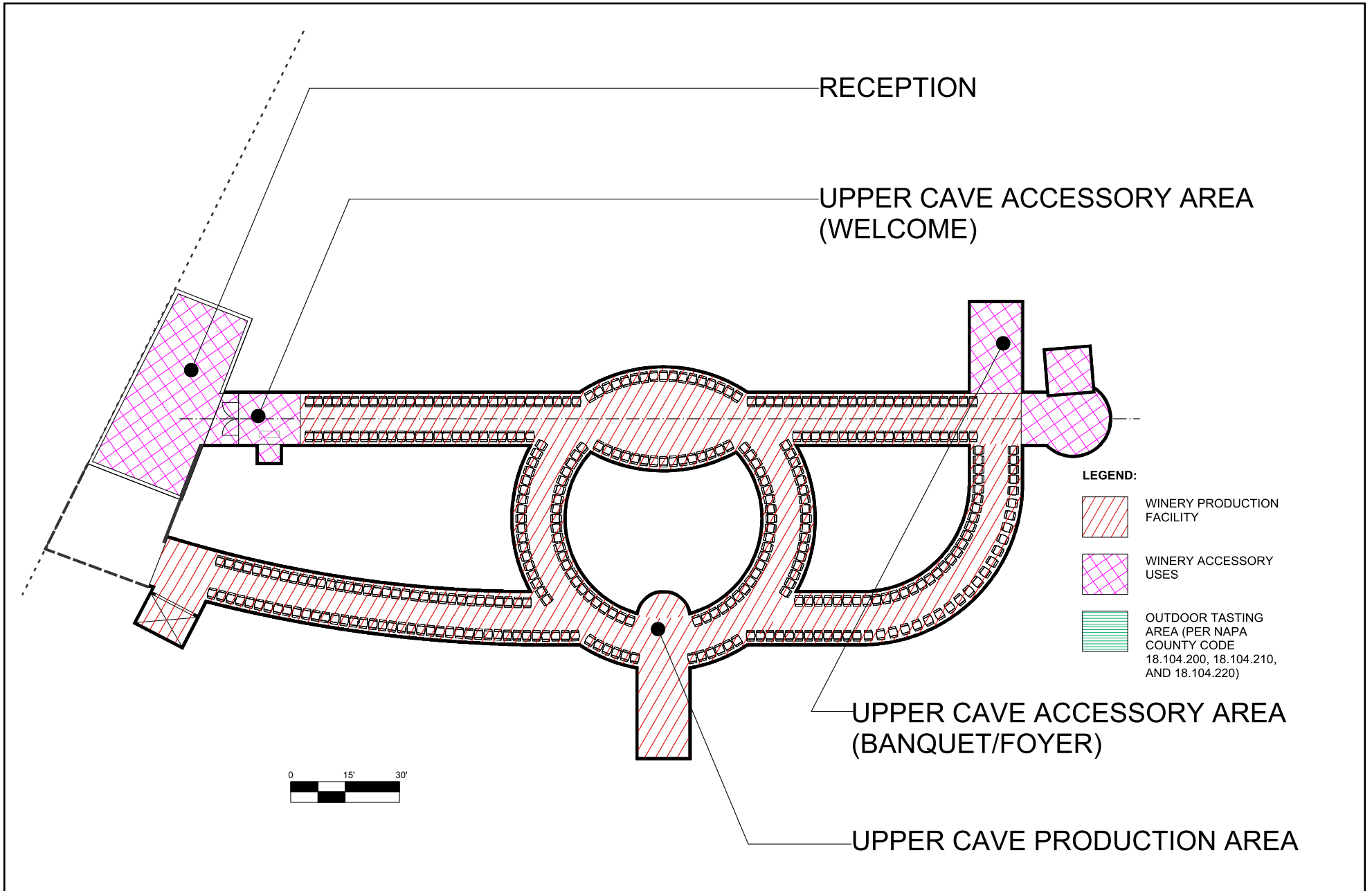
-  WINERY PRODUCTION FACILITY
-  WINERY ACCESSORY USES
-  OUTDOOR TASTING AREA (PER NAPA COUNTY CODE 18.104.200, 18.104.210, AND 18.104.220)

LOWER CAVE PRODUCTION AREA  
(ENTIRE CAVE IS PRODUCTION)

## WINERY PRODUCTION & ACCESSORY AREAS PLAN: LOWER CAVE



# YOUNTVILLE HILL WINERY



WINERY PRODUCTION & ACCESSORY AREAS PLAN: UPPER CAVE AND RECEPTION



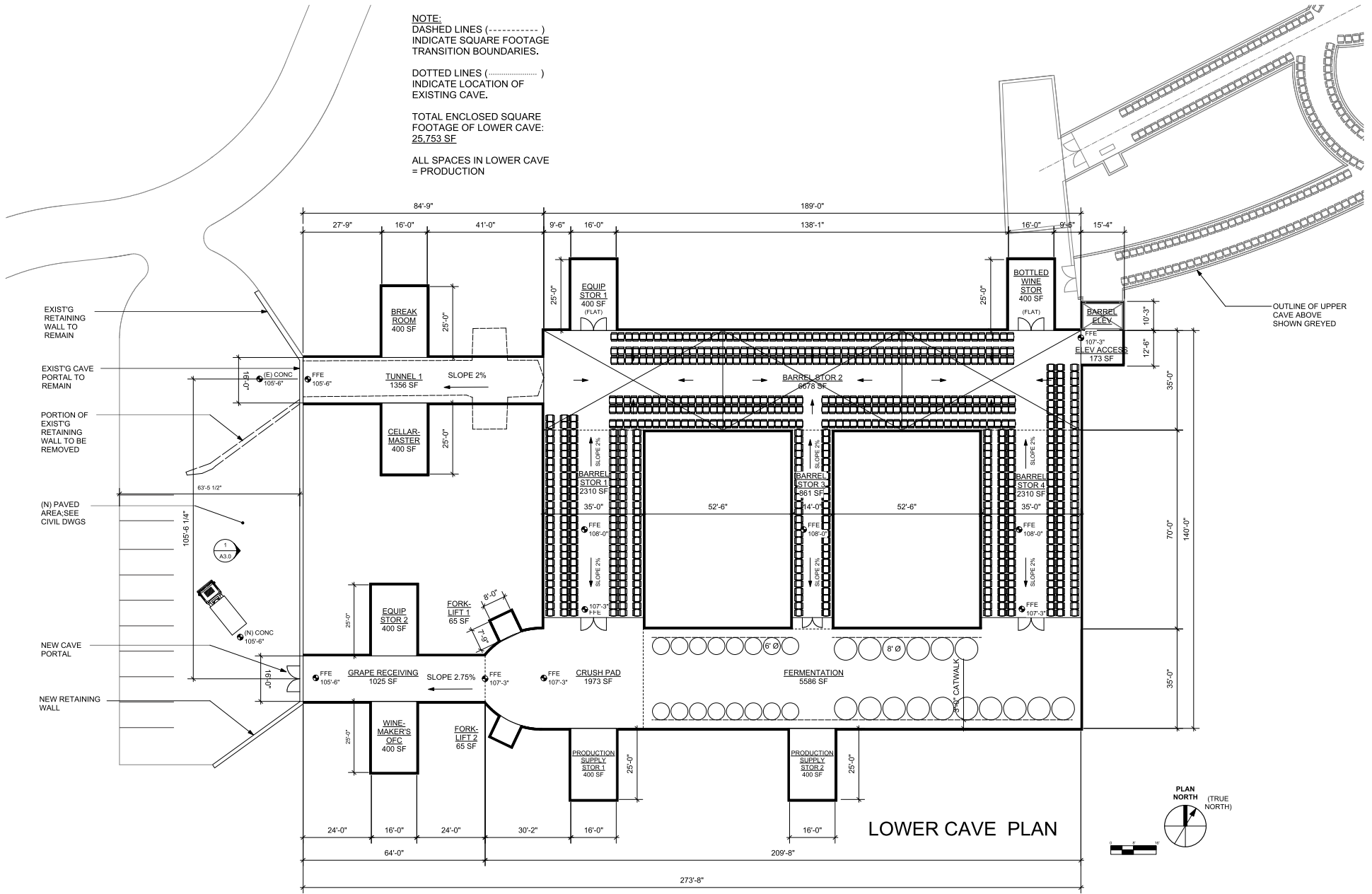
# YOUNTVILLE HILL WINERY

NOTE:  
 DASHED LINES (-----) INDICATE SQUARE FOOTAGE TRANSITION BOUNDARIES.  
 DOTTED LINES (.....) INDICATE LOCATION OF EXISTING CAVE.

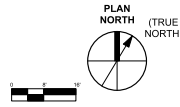
DOTTED LINES (.....) INDICATE LOCATION OF EXISTING CAVE.

TOTAL ENCLOSED SQUARE FOOTAGE OF LOWER CAVE:  
 25,753 SF

ALL SPACES IN LOWER CAVE = PRODUCTION

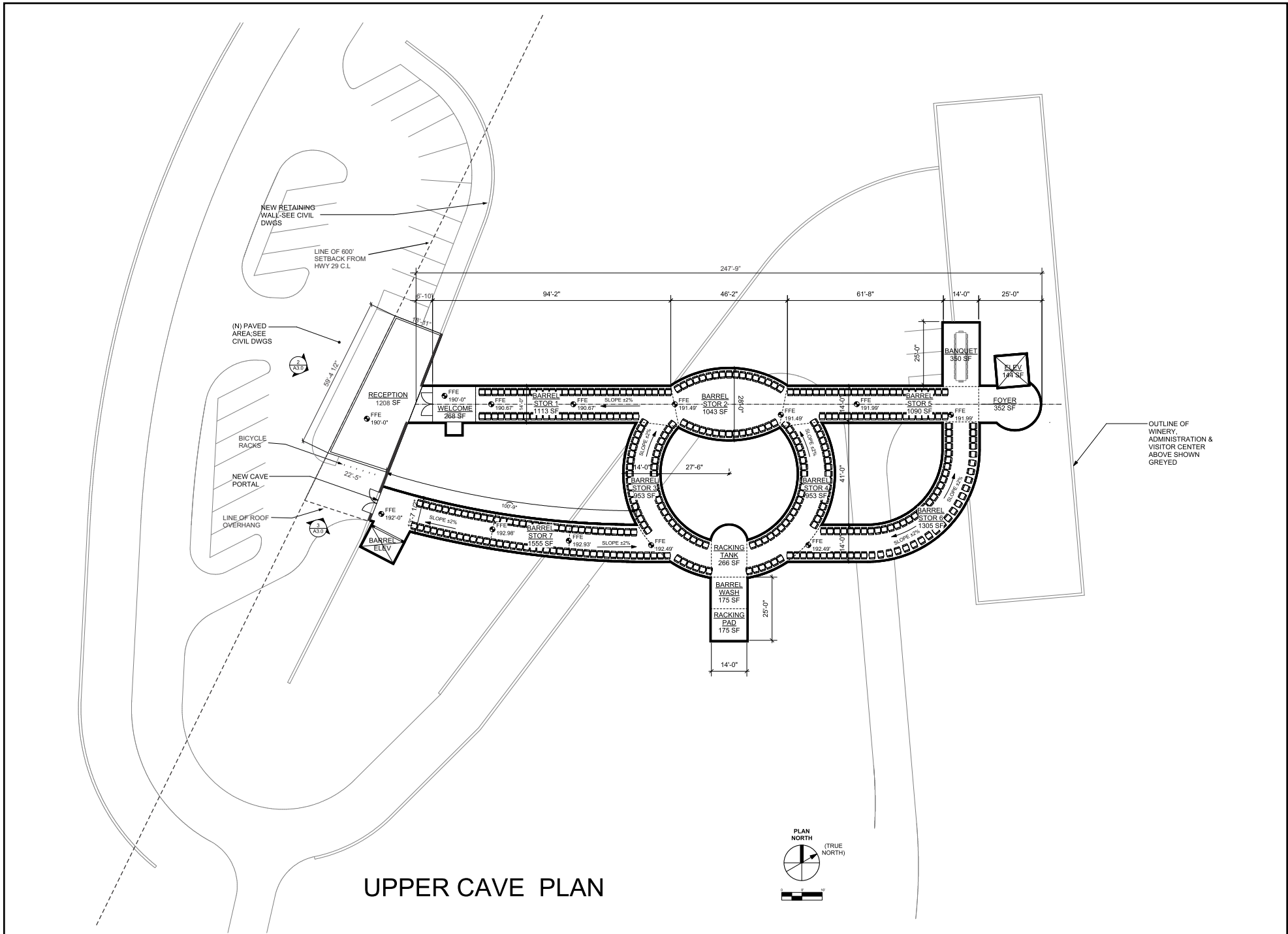


LOWER CAVE PLAN



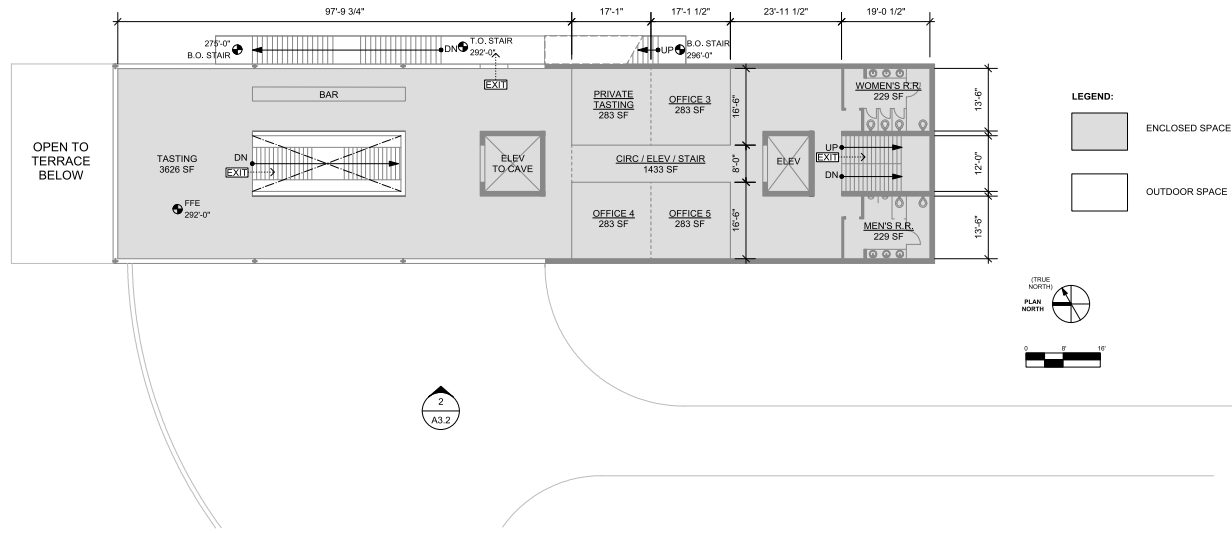


# YOUNTVILLE HILL WINERY

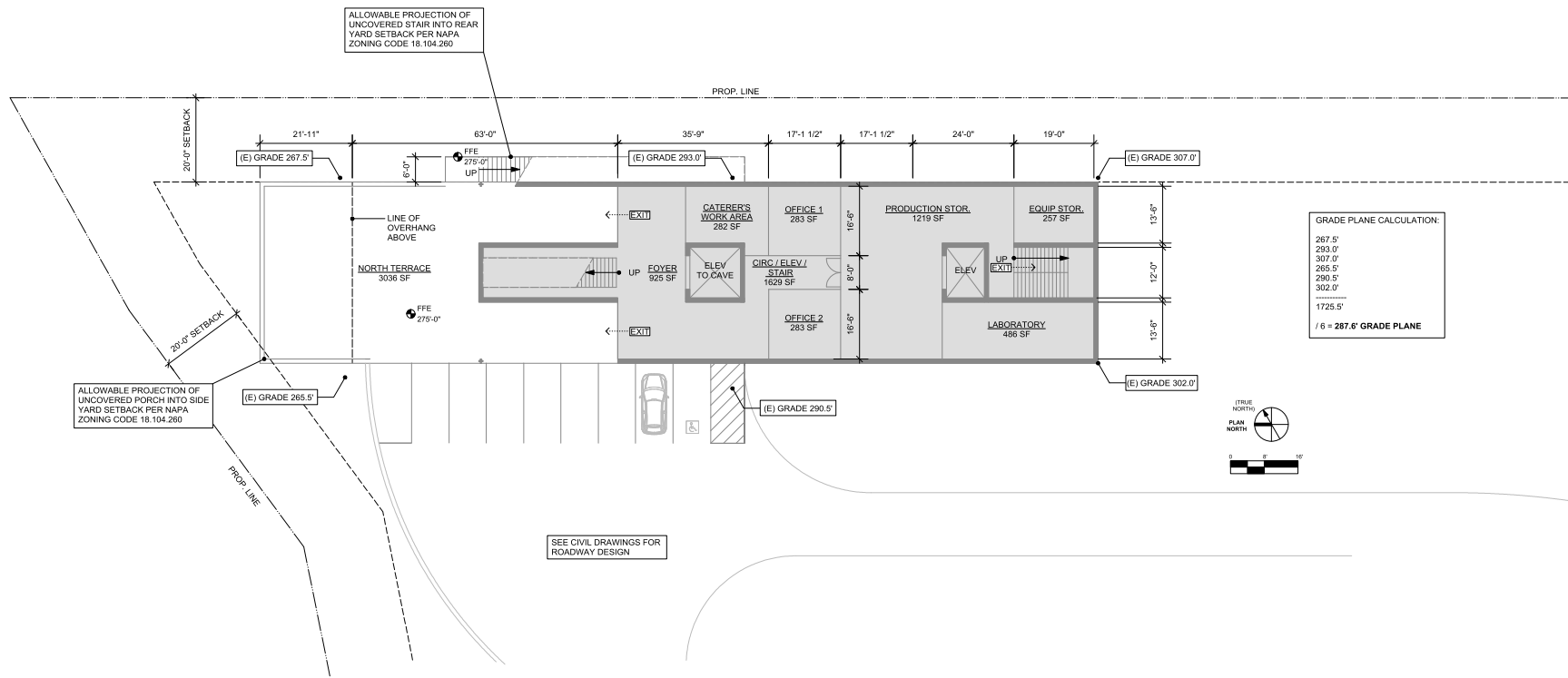




# YOUNTVILLE HILL WINERY



WINERY, ADMINISTRATION & VISITOR CENTER: LEVEL 2 PLAN

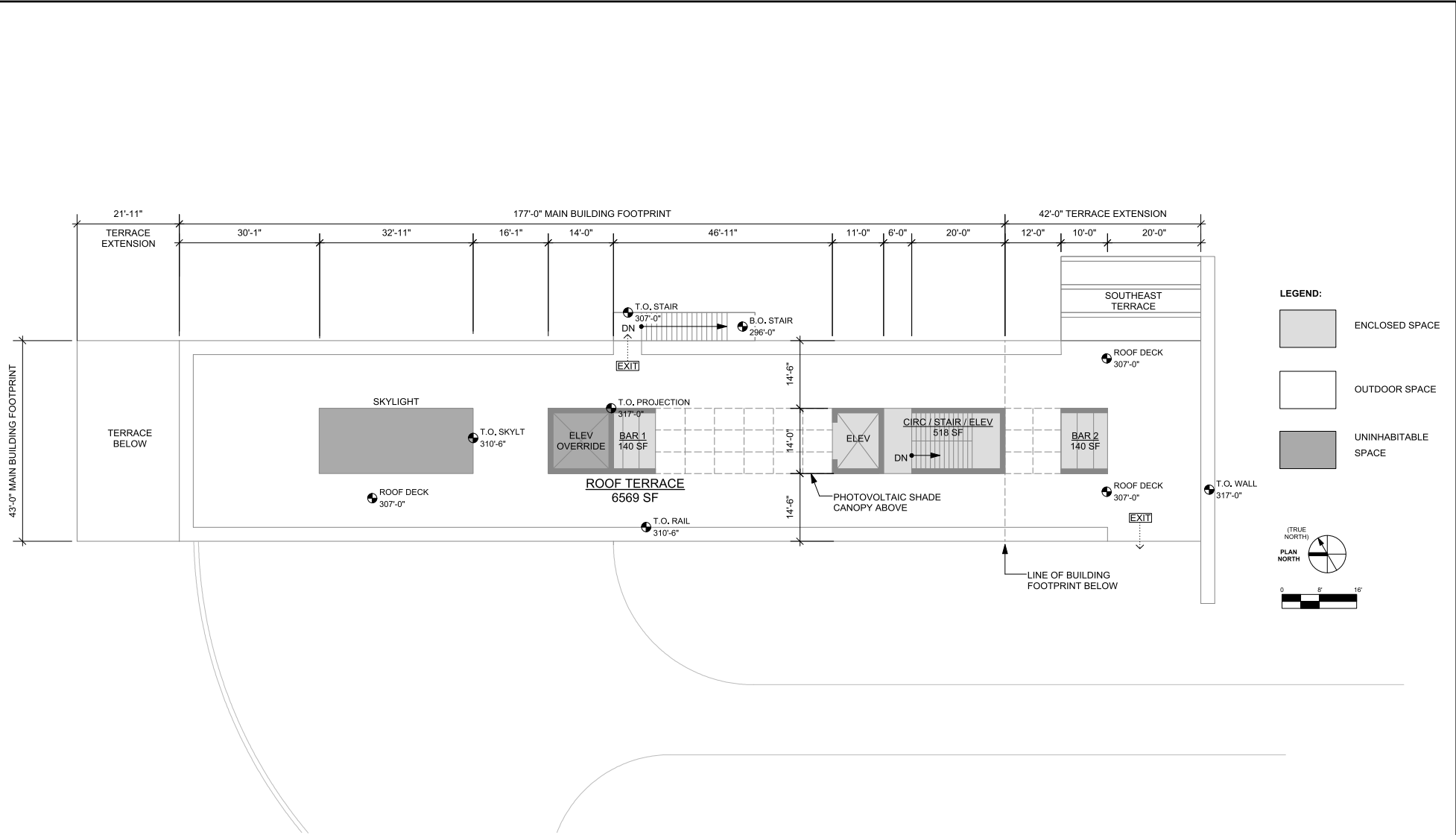


GRADE PLANE CALCULATION:	
287.5'	
293.0'	
307.0'	
265.5'	
280.5'	
302.0'	
1725.5'	
/ 6 = 287.6' GRADE PLANE	

WINERY, ADMINISTRATION & VISITOR CENTER: LEVEL 1 PLAN



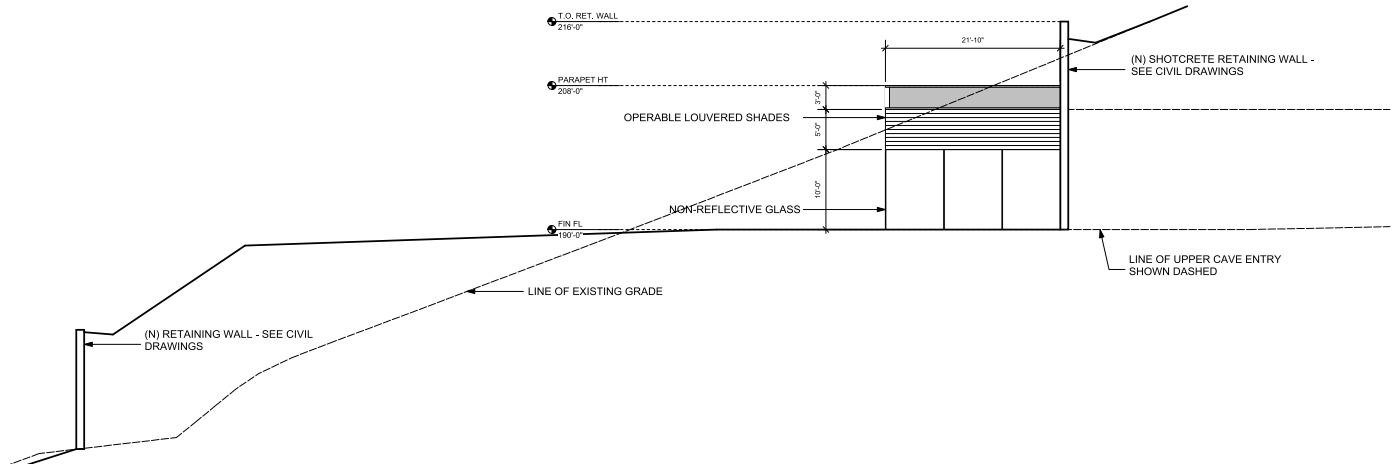
# YOUNTVILLE HILL WINERY



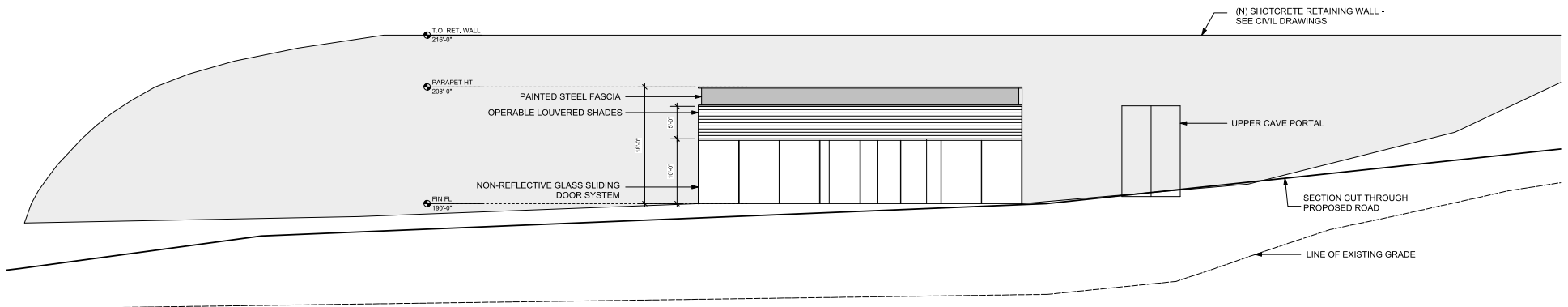
WINERY, ADMINISTRATION & VISITOR CENTER: LEVEL 3 (ROOF) PLAN



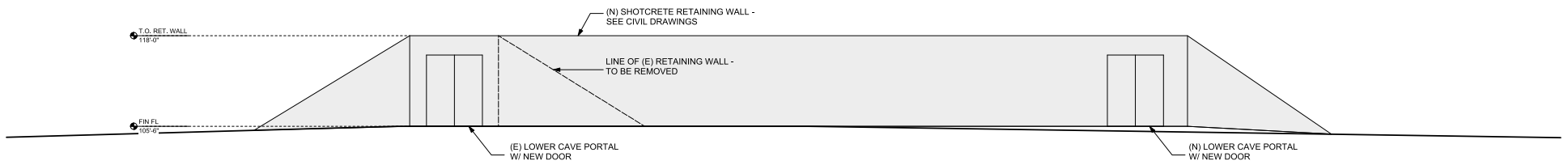
# YOUNTVILLE HILL WINERY



3 RECEPTION BUILDING: SOUTH ELEVATION



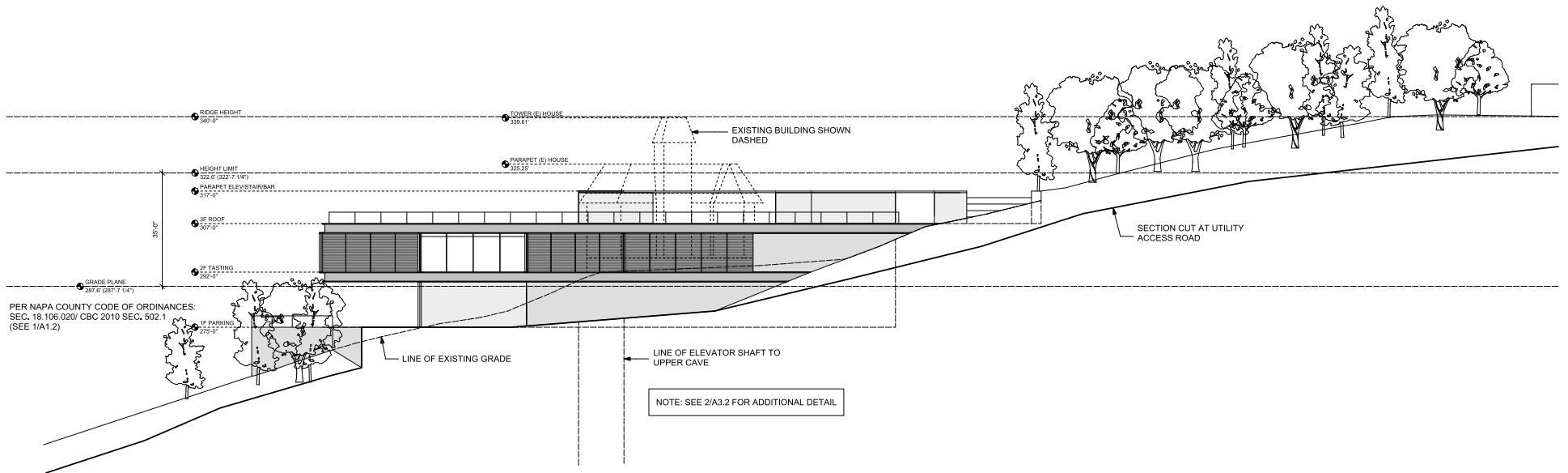
2 RECEPTION BUILDING: WEST ELEVATION



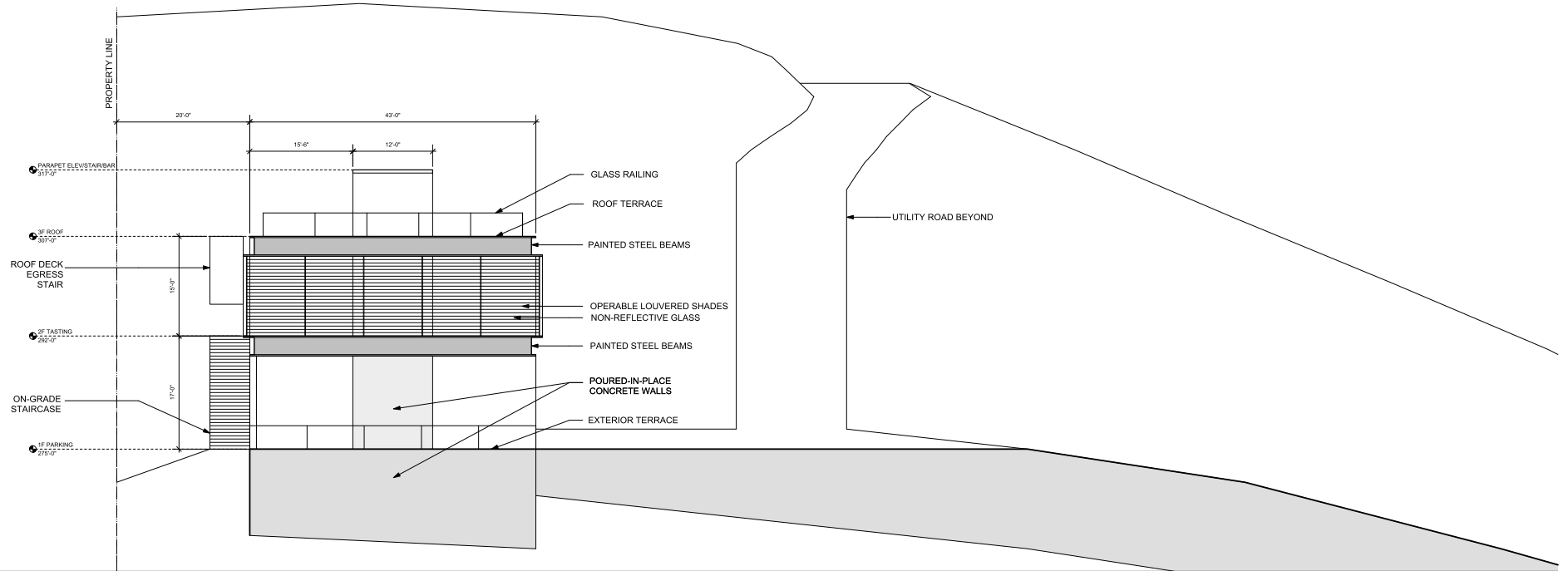
1 LOWER CAVE PORTALS ELEVATION



# YOUNTVILLE HILL WINERY



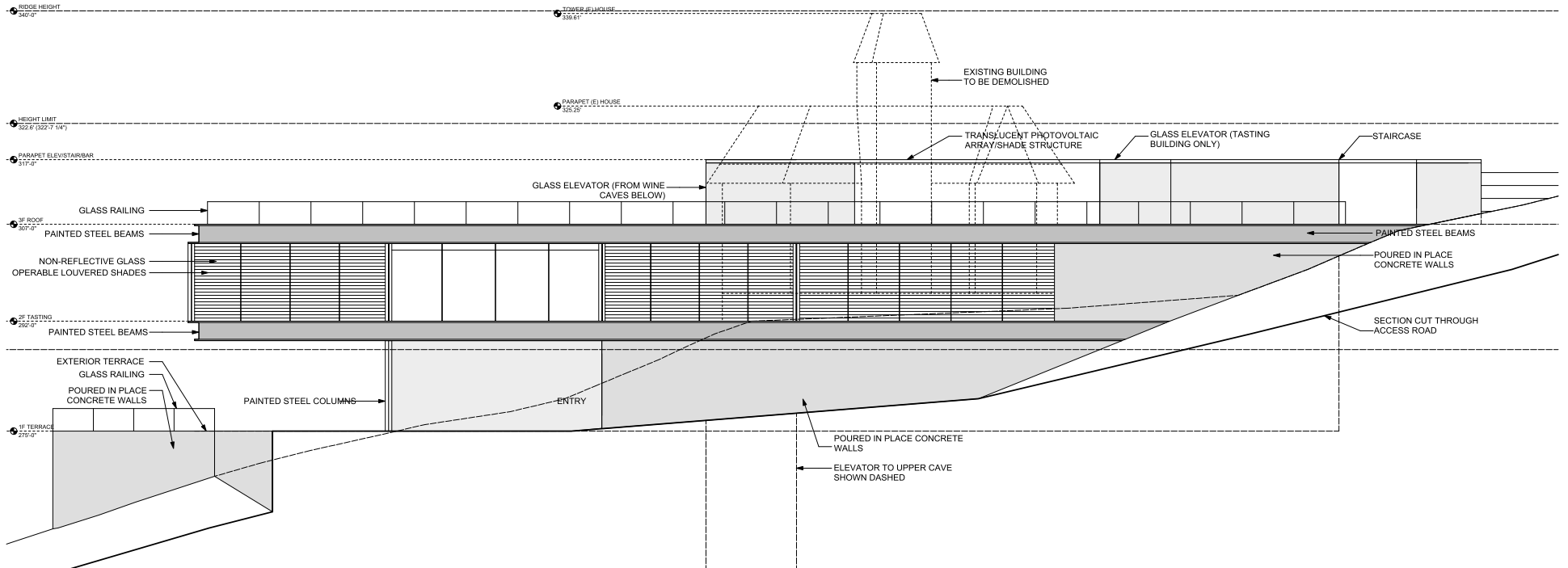
2 WINERY, ADMINISTRATION & VISITOR CENTER: WEST ELEVATION (SHOWING THE RELATIONSHIP TO THE TOP OF RIDGE)



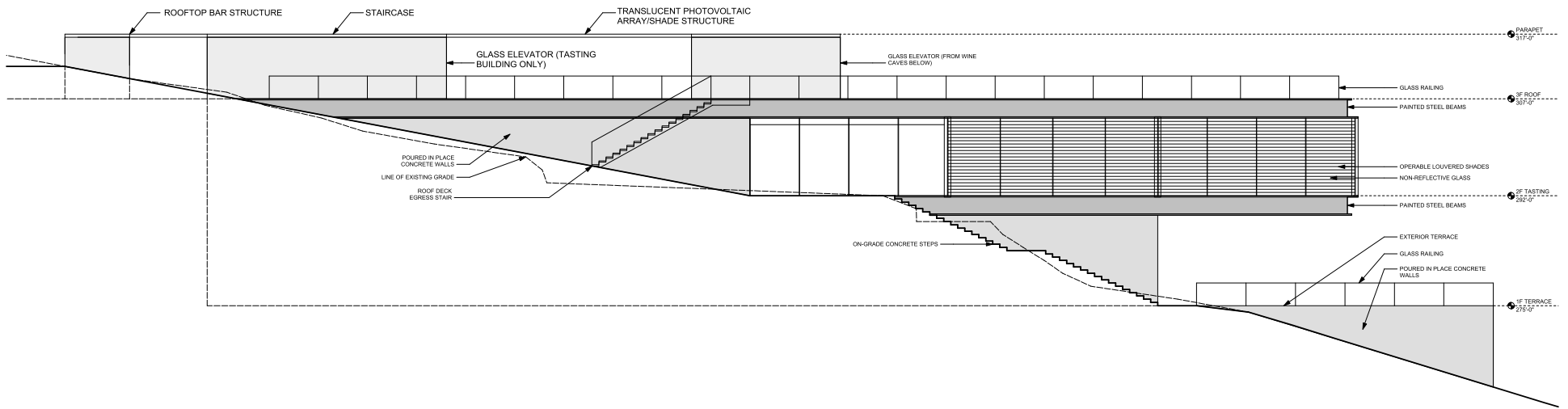
1 WINERY, ADMINISTRATION & VISITOR CENTER: NORTH ELEVATION



# YOUNTVILLE HILL WINERY



2 WINERY, ADMINISTRATION & VISITOR CENTER: WEST ELEVATION

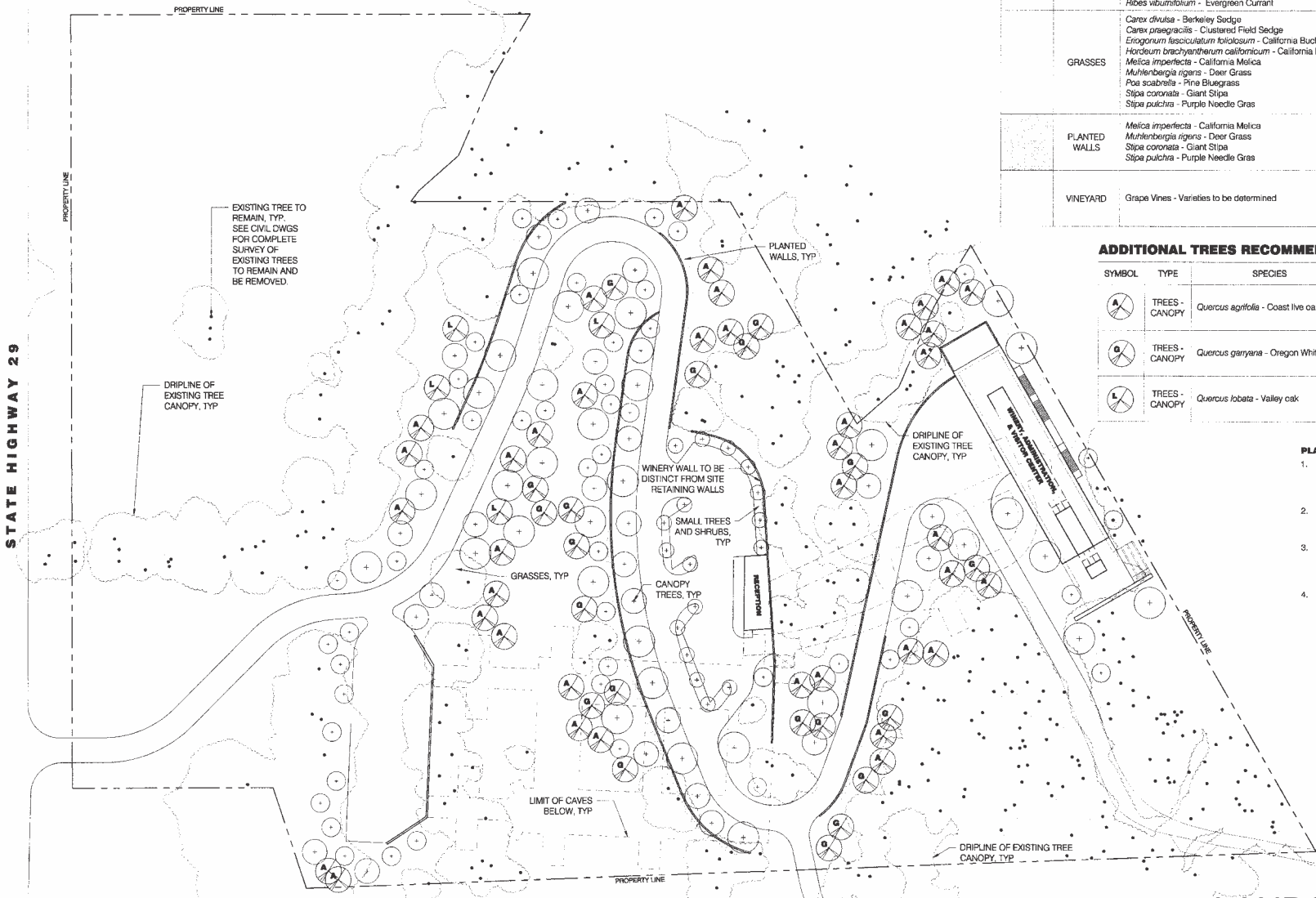
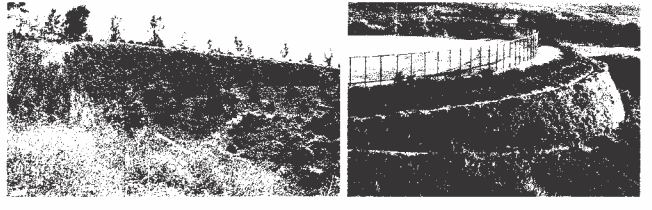


1 WINERY, ADMINISTRATION & VISITOR CENTER: EAST ELEVATION



# YOUNTVILLE HILL WINERY

## PLANTED WALLS - DESIGN CONCEPT



## PLANT SCHEDULE

SYMBOL	TYPE	SPECIES	INITIAL SIZE	10-YEAR SIZE
(+)	TREES - CANOPY	<i>Aesculus californica</i> - California buckeye <i>Olea europaea</i> - Olive <i>Quercus agrifolia</i> - Coast live oak <i>Quercus douglasii</i> - Blue oak <i>Quercus lobata</i> - Valley oak	Height: 8' - 20' Tall, Canopy: 10' - 20' Wide 80% - 24" Box or larger 20% - 48" Box or larger	Height: 15' - 35' Tall, Canopy: 20' - 40' Wide
(A)	SMALL TREES AND SHRUBS	<i>Arctostaphylos glauca</i> - Ramona Manzanita <i>Ceanothus Blue Jeans</i> - Holly Leaf Mountain Lilac <i>Ceanothus Ray Hartman</i> - Ray Hartman Wild Lilac <i>Cercis occidentalis</i> - Western Redbud <i>Fremontodendron californicum</i> - California Flannelbush <i>Heteromeles arbutifolia</i> - Toyon <i>Prunus ilicifolia</i> - Hollyleaf Cherry <i>Prunus californica</i> - Coffeeberry <i>Rhus ovata</i> - Sugar Bush Sumac <i>Ribes sanguineum glutinosum</i> - Pink-Flowered Currant <i>Ribes viburnifolium</i> - Evergreen Currant	SMALL TREES: Height: 5' - 10' Tall, Canopy: 5' - 8' Wide 80% - 24" Box or larger 20% - 48" Box or larger  SHRUBS: Height: 2' - 5' Tall, Width: 2' - 5' Wide 80% - 5 gal. or larger 20% - 15 Gal. or larger	SMALL TREES: Height: 10' - 20' Tall, Width: 10' - 20' Wide  SHRUBS: Height: 2' - 10' Tall, Width: 2' - 10' Wide
(G)	GRASSES	<i>Carex divulsa</i> - Berkeley Sedge <i>Carex praegracilis</i> - Clustered Field Sedge <i>Eriogonum fasciculatum foliolosum</i> - California Buckwheat <i>Hordeum brachyantherum californicum</i> - California Barley <i>Melica imperfecta</i> - California Melica <i>Muhlenbergia rigens</i> - Deer Grass <i>Poa scaberrima</i> - Pine Biograss <i>Stipa coronata</i> - Giant Stipa <i>Stipa pulchra</i> - Purple Needle Grass	Height: 0.5' - 2' Tall, Width: 0.5' - 2' Wide 80% - 4" pot or larger 20% - 2 Gal. or larger	Height: 1' - 5' Tall, Width: 1' - 5' Wide
(W)	PLANTED WALLS	<i>Melica imperfecta</i> - California Melica <i>Muhlenbergia rigens</i> - Deer Grass <i>Stipa coronata</i> - Giant Stipa <i>Stipa pulchra</i> - Purple Needle Grass	Height: 0.5' - 2' Tall, Width: 0.5' - 2' Wide 80% - 4" pot or larger 20% - 2 Gal. or larger	Height: 1' - 5' Tall, Width: 1' - 5' Wide
(V)	VINEYARD	Grape Vines - Varieties to be determined	Height: 2' - 4' Tall, Width: 1' - 2' Wide	Height: 3' - 4' Tall, Width: 1' - 3' Wide

## ADDITIONAL TREES RECOMMENDED BY ARBORIST

SYMBOL	TYPE	SPECIES	INITIAL SIZE	10-YEAR SIZE
(A)	TREES - CANOPY	<i>Quercus agrifolia</i> - Coast live oak	Height: 8' - 20' Tall, Canopy: 10' - 20' Wide 80% - 24" Box or larger 20% - 48" Box or larger	Height: 15' - 35' Tall, Canopy: 20' - 40' Wide
(B)	TREES - CANOPY	<i>Quercus garryana</i> - Oregon White Oak	Height: 8' - 20' Tall, Canopy: 10' - 20' Wide 80% - 24" Box or larger 20% - 48" Box or larger	Height: 15' - 35' Tall, Canopy: 20' - 40' Wide
(L)	TREES - CANOPY	<i>Quercus lobata</i> - Valley oak	Height: 8' - 20' Tall, Canopy: 10' - 20' Wide 80% - 24" Box or larger 20% - 48" Box or larger	Height: 15' - 35' Tall, Canopy: 20' - 40' Wide

### PLANTING NOTES:

- See Site Plan for Height, Canopy Width, and Diameter at Breast Height Information for Existing Trees to be Protected and Existing Trees to be Removed.
- Existing Trees and Vegetation to be pruned and maintained per recommendations of a certified Arborist.
- Prior to issuance of any building permit pursuant to this approval, two copies of a detailed planting plan shall be submitted for Planning Division review and approval.
- All proposed Planting shall comply with all applicable codes and regulations.

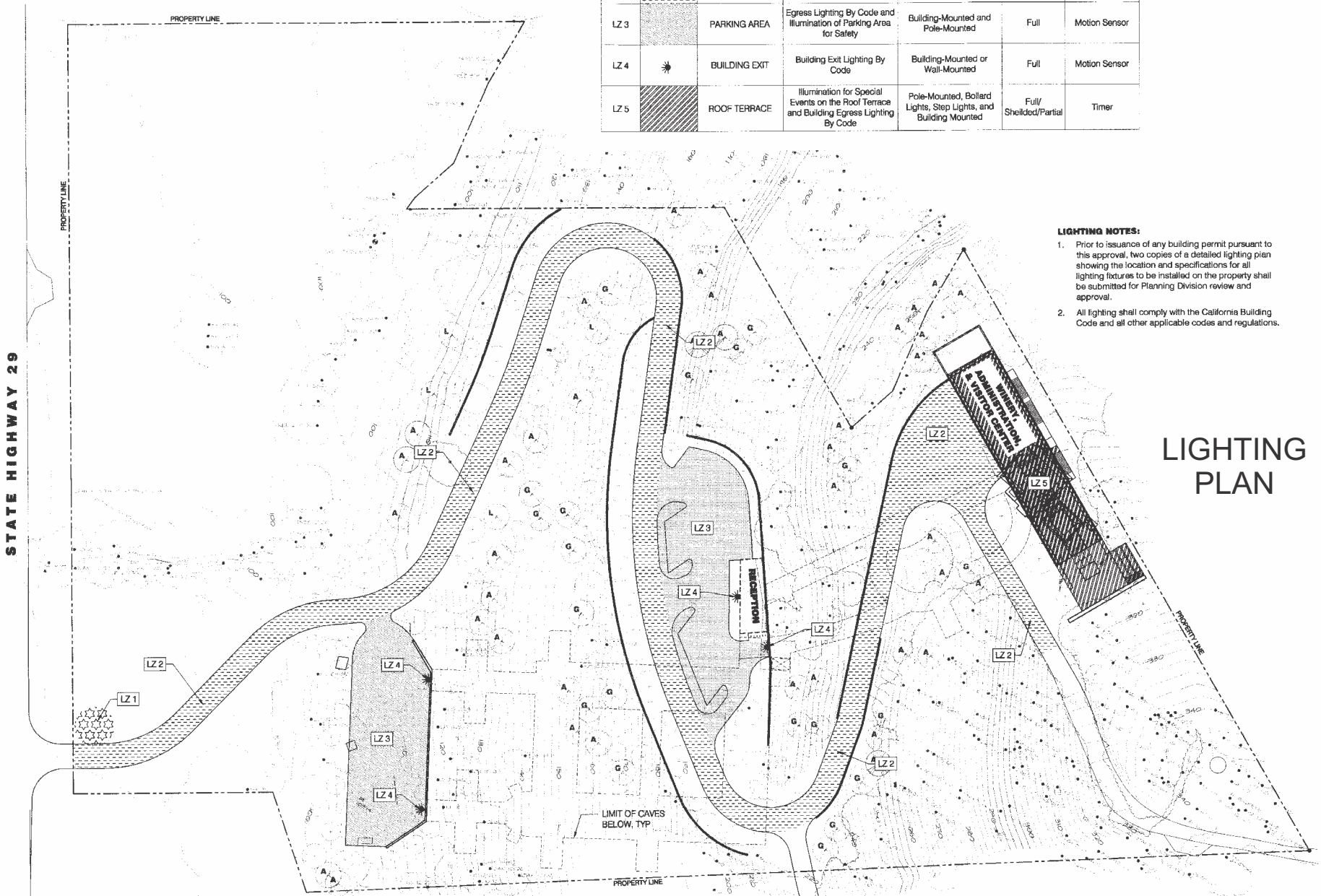
## LANDSCAPE PLAN



# YOUNTVILLE HILL WINERY

## LIGHTING ZONES

KEY	SYMBOL	ZONE	PURPOSE	TYPE	CUT-OFF	TIMER/SENSOR
LZ 1		ENTRY SIGNAGE	Illumination of Winery Signage	Wall-Mounted or In-Ground Fixtures	Shielded/Partial	N/A
LZ 2		ROADWAY	Illumination of Driving Surface for Safety	Pole-Mounted	Full	Motion Sensor
LZ 3		PARKING AREA	Egress Lighting By Code and Illumination of Parking Area for Safety	Building-Mounted and Pole-Mounted	Full	Motion Sensor
LZ 4		BUILDING EXIT	Building Exit Lighting By Code	Building-Mounted or Wall-Mounted	Full	Motion Sensor
LZ 5		ROOF TERRACE	Illumination for Special Events on the Roof Terrace and Building Egress Lighting By Code	Pole-Mounted, Bollard Lights, Step Lights, and Building Mounted	Full/ Shielded/Partial	Timer



### LIGHTING NOTES:

1. Prior to issuance of any building permit pursuant to this approval, two copies of a detailed lighting plan showing the location and specifications for all lighting fixtures to be installed on the property shall be submitted for Planning Division review and approval.
2. All lighting shall comply with the California Building Code and all other applicable codes and regulations.

## LIGHTING PLAN



# YOUNTVILLE HILL WINERY



1 EXISTING VIEW FROM ENTRY

NTS  
RENDERING



2 PROPOSED VIEW FROM ENTRY

NTS  
RENDERING



3 EXISTING VIEW FROM NORTH

NTS  
RENDERING



4 PROPOSED VIEW FROM NORTH

NTS  
RENDERING



5 EXISTING VIEW FROM SOUTH

NTS  
RENDERING

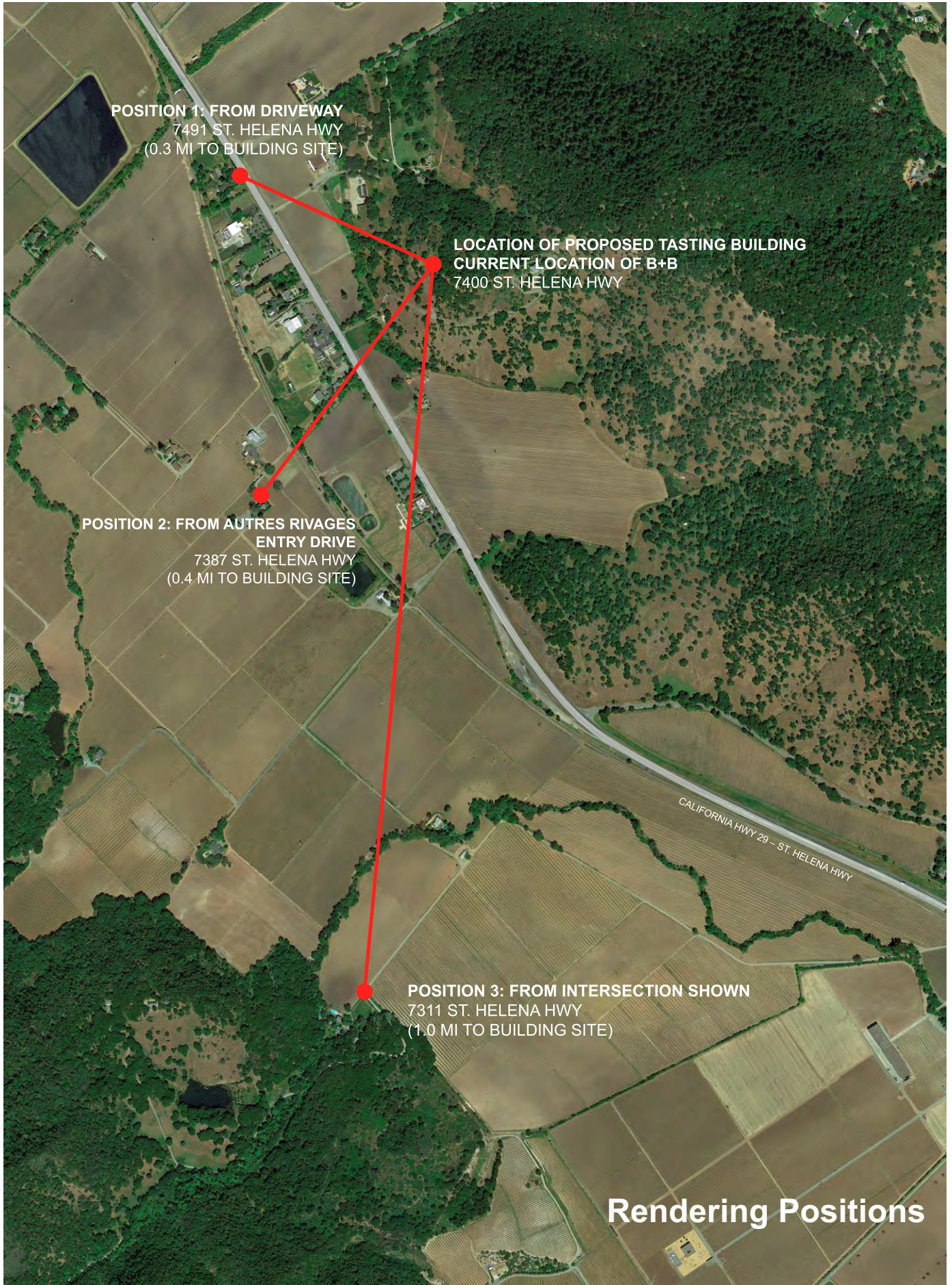


6 PROPOSED VIEW FROM SOUTH

NTS  
RENDERING



# YOUNTVILLE HILL WINERY





# YOUNTVILLE HILL WINERY



POSITION 1: DAYTIME VIEW (EXISTING)



POSITION 1: DAYTIME VIEW (PROPOSED)



POSITION 1: NIGHTTIME VIEW (EXISTING) WITH LIGHTS ON



POSITION 1: NIGHTTIME VIEW (PROPOSED) WITH LIGHTS ON



# YOUNTVILLE HILL WINERY



POSITION 2: DAYTIME VIEW (EXISTING)



POSITION 2: DAYTIME VIEW (PROPOSED)



POSITION 2: NIGHTTIME VIEW (EXISTING)



POSITION 2: NIGHTTIME VIEW (PROPOSED)



# YOUNTVILLE HILL WINERY



POSITION 3: DAYTIME VIEW (EXISTING)



POSITION 3: DAYTIME VIEW (PROPOSED)



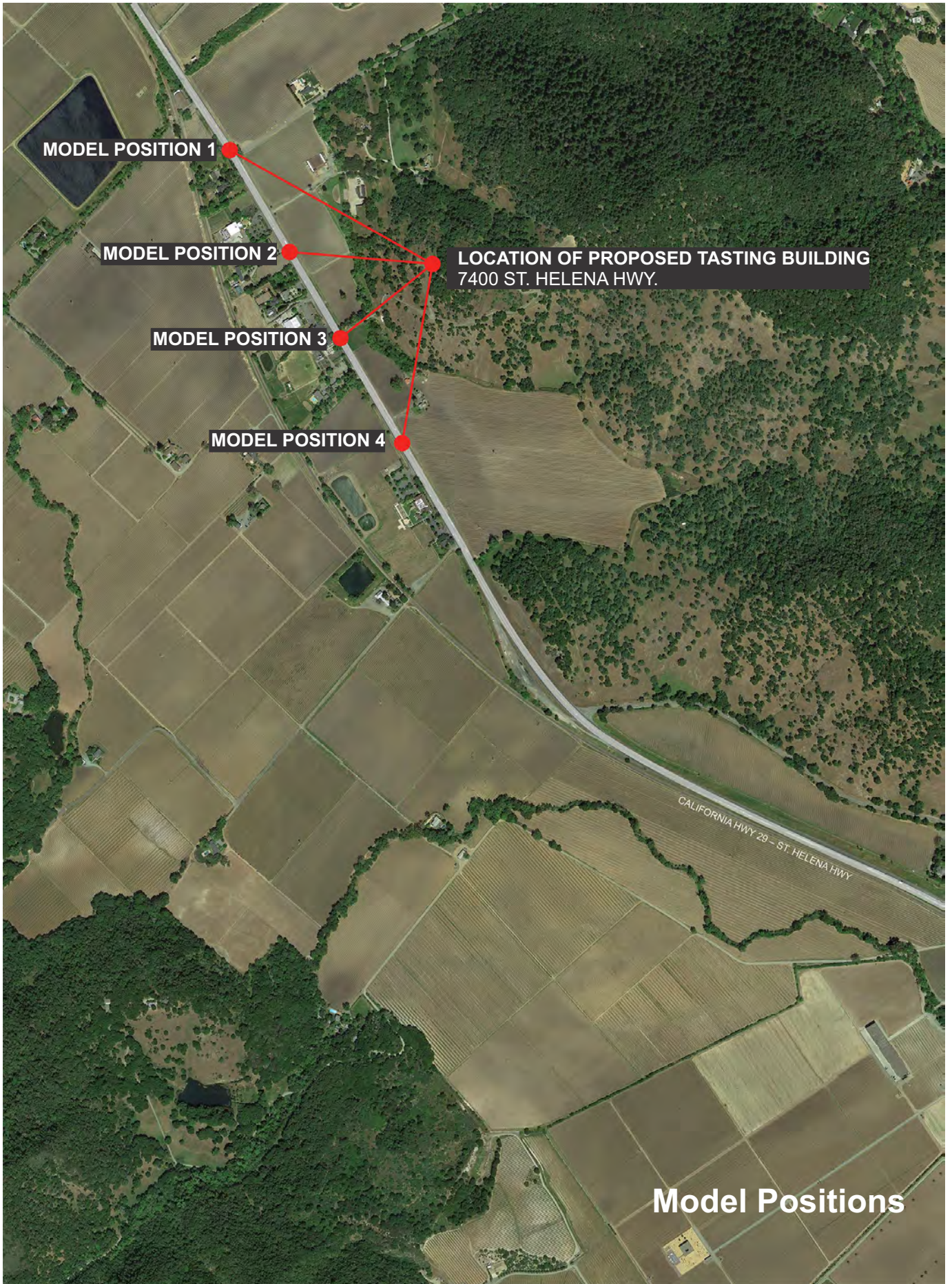
POSITION 3: NIGHTTIME VIEW (EXISTING)



POSITION 3: NIGHTTIME VIEW (PROPOSED)



# YOUNTVILLE HILL WINERY





# YOUNTVILLE HILL WINERY



POSITION 1



POSITION 2

Model Positions



# YOUNTVILLE HILL WINERY



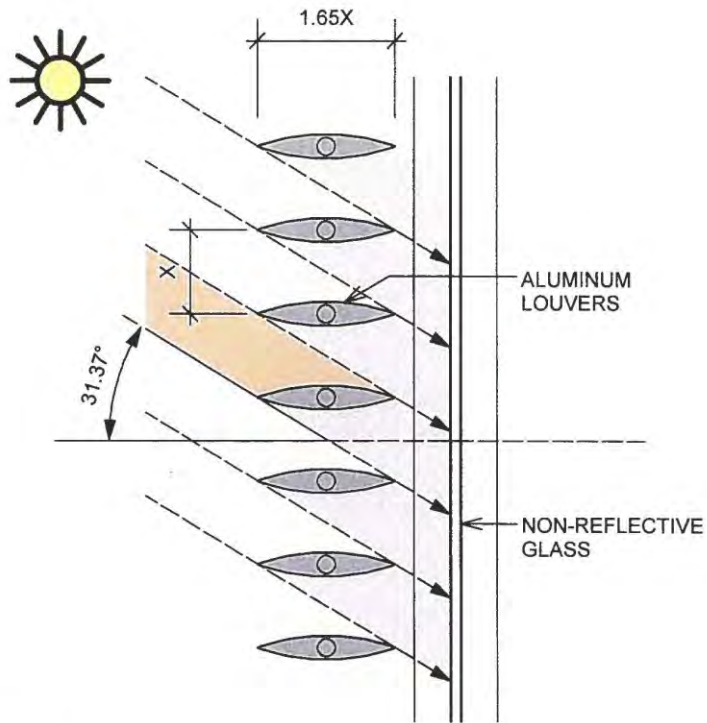
POSITION 3



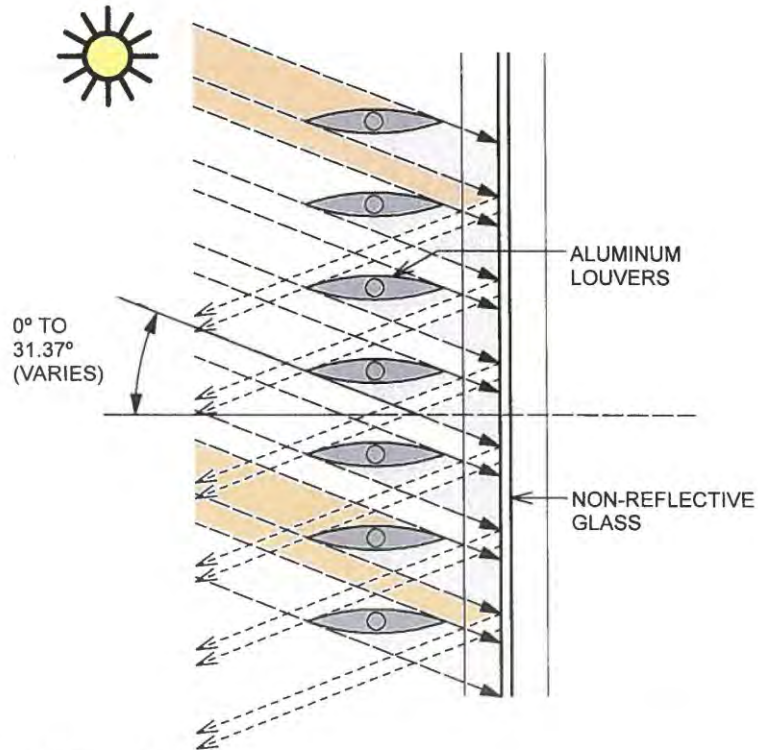
POSITION 4

Model Positions

# YOUNTVILLE HILL WINERY



**FULL SHADING**  
31.37° AND GREATER

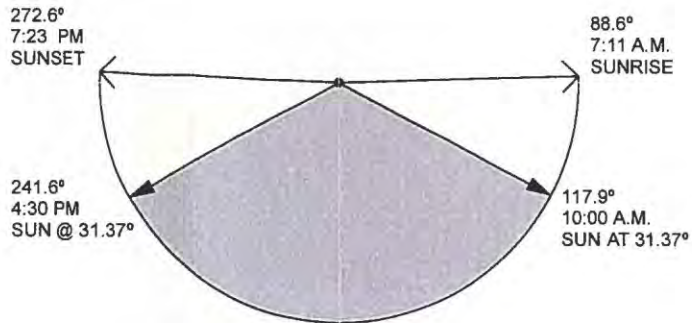


**PARTIAL SHADING**  
0° (SUNRISE/SUNSET) TO 31.37°

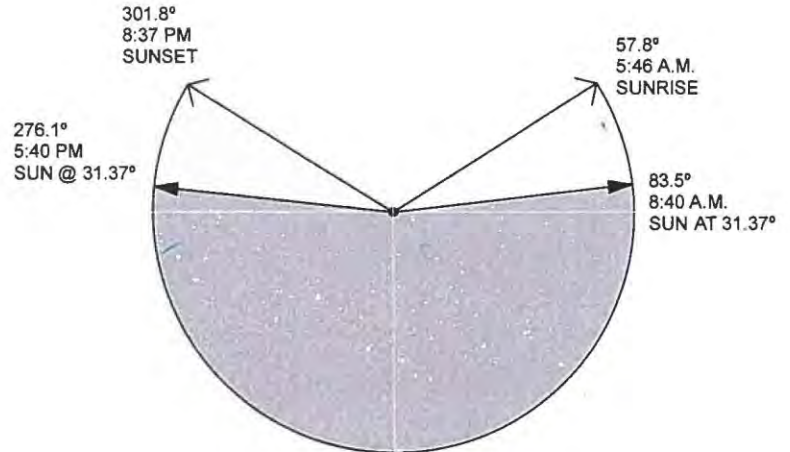
## Sun Angle Analysis



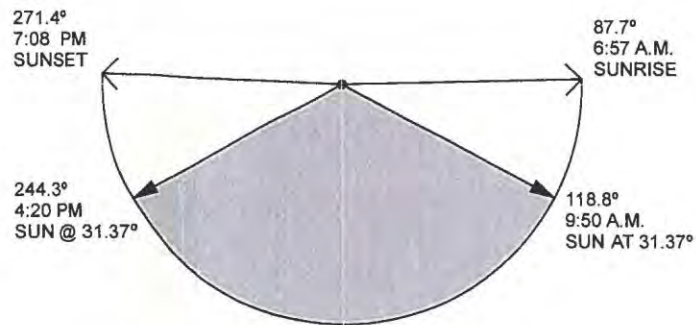
# YOUNTVILLE HILL WINERY



**SPRING EQUINOX**  
MARCH 21



**SUMMER SOLSTICE**  
JUNE 21



**AUTUMN EQUINOX**  
SEPTEMBER 21



(SUN DOES NOT REACH 31.37° ON WINTER SOLSTICE)

**WINTER SOLSTICE**  
DECEMBER 21

**LEGEND:**



GLASS PARTIALLY SHADED BY LOUVERS;  
REMAINING SUNLIGHT HITS NON-REFLECTIVE GLASS  
(2% RESIDUAL REFLECTION)



GLASS FULLY SHADED BY LOUVERS

## Sun Angle Analysis