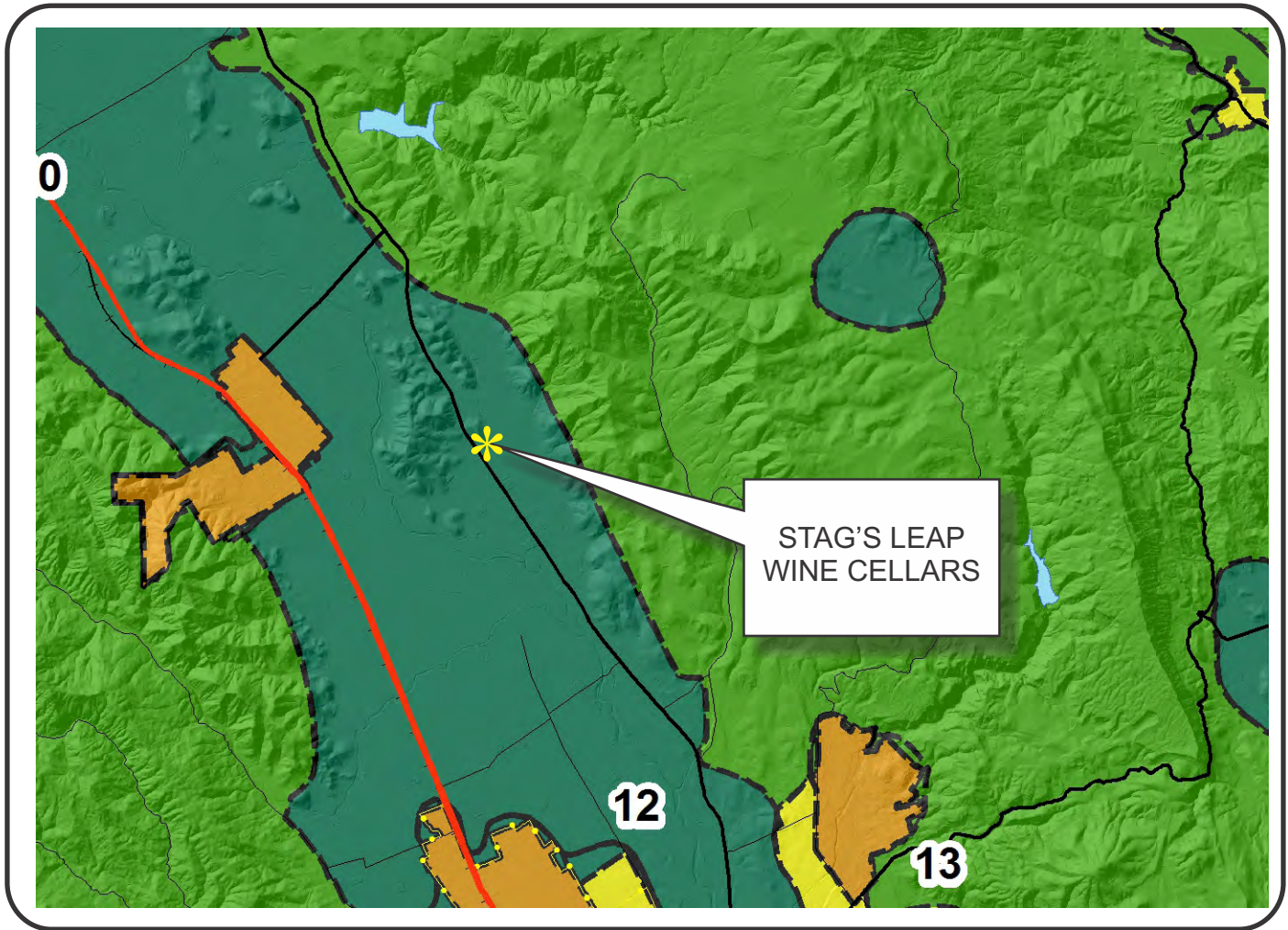


NAPA COUNTY LAND USE PLAN 2008 - 2030



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

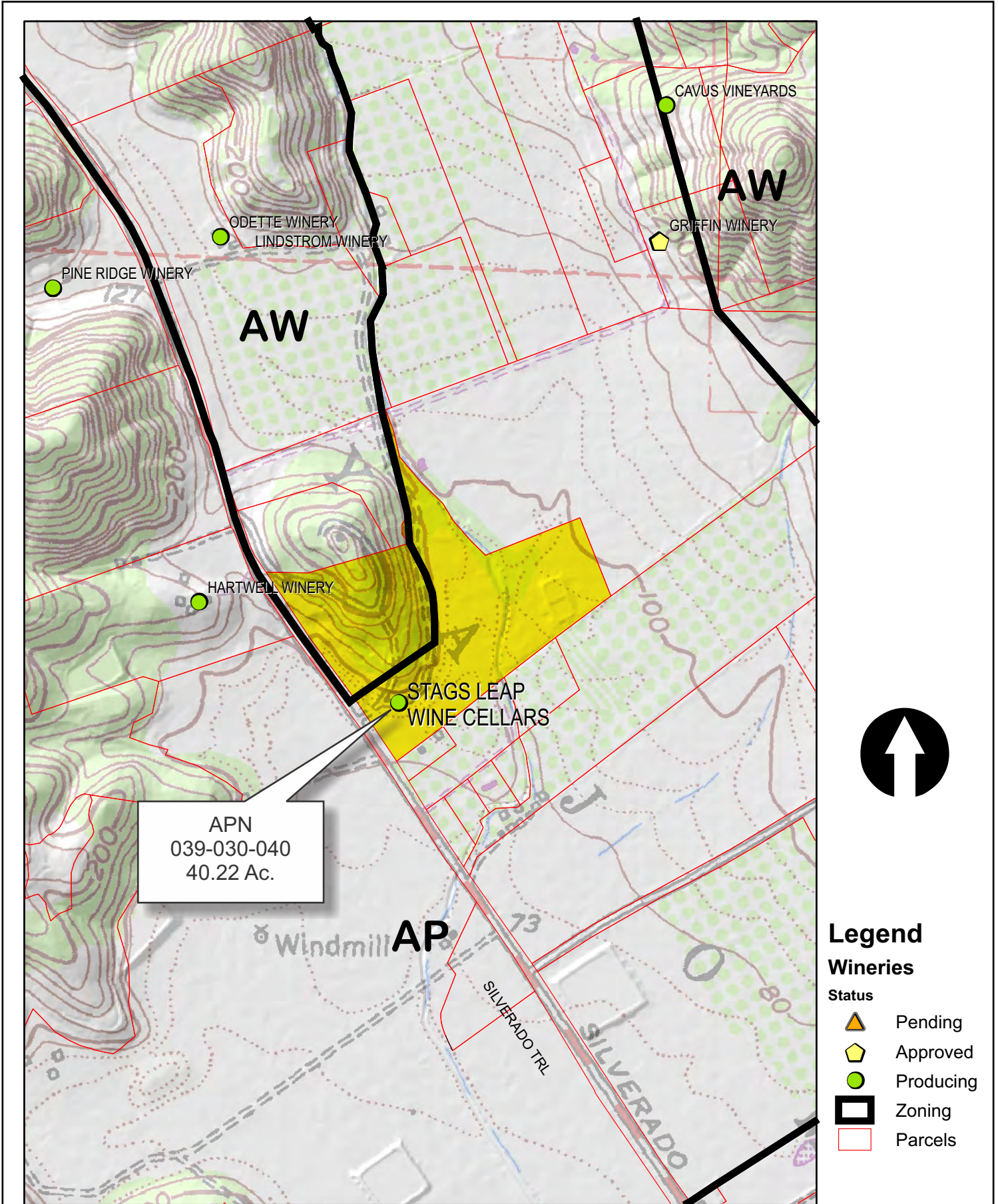
TRANSPORTATION

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

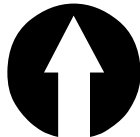
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
039-030-040
04-27-2015
7C MOD

STAG'S LEAP WINE CELLARS








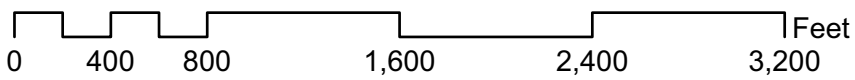
APN
039-030-040
40.22 Ac.



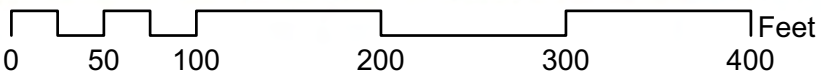
Legend

Wineries

- Status
-  Pending
 -  Approved
 -  Producing
 -  Zoning
 -  Parcels



STAG'S LEAP WINE CELLARS



Existing Conditions
photo date: 2014

04-27-2015

7C

MOD

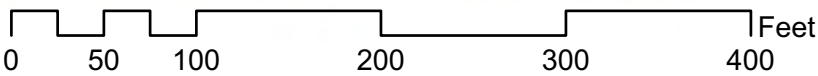
03



Napa County Conservation
Development and Planning Department

Stag'sLeap_P13-00356_mod2.cdr

STAG'S LEAP WINE CELLARS



Proposed New Production Bldg
photo date: 2014

04-27-2015

7C

MOD

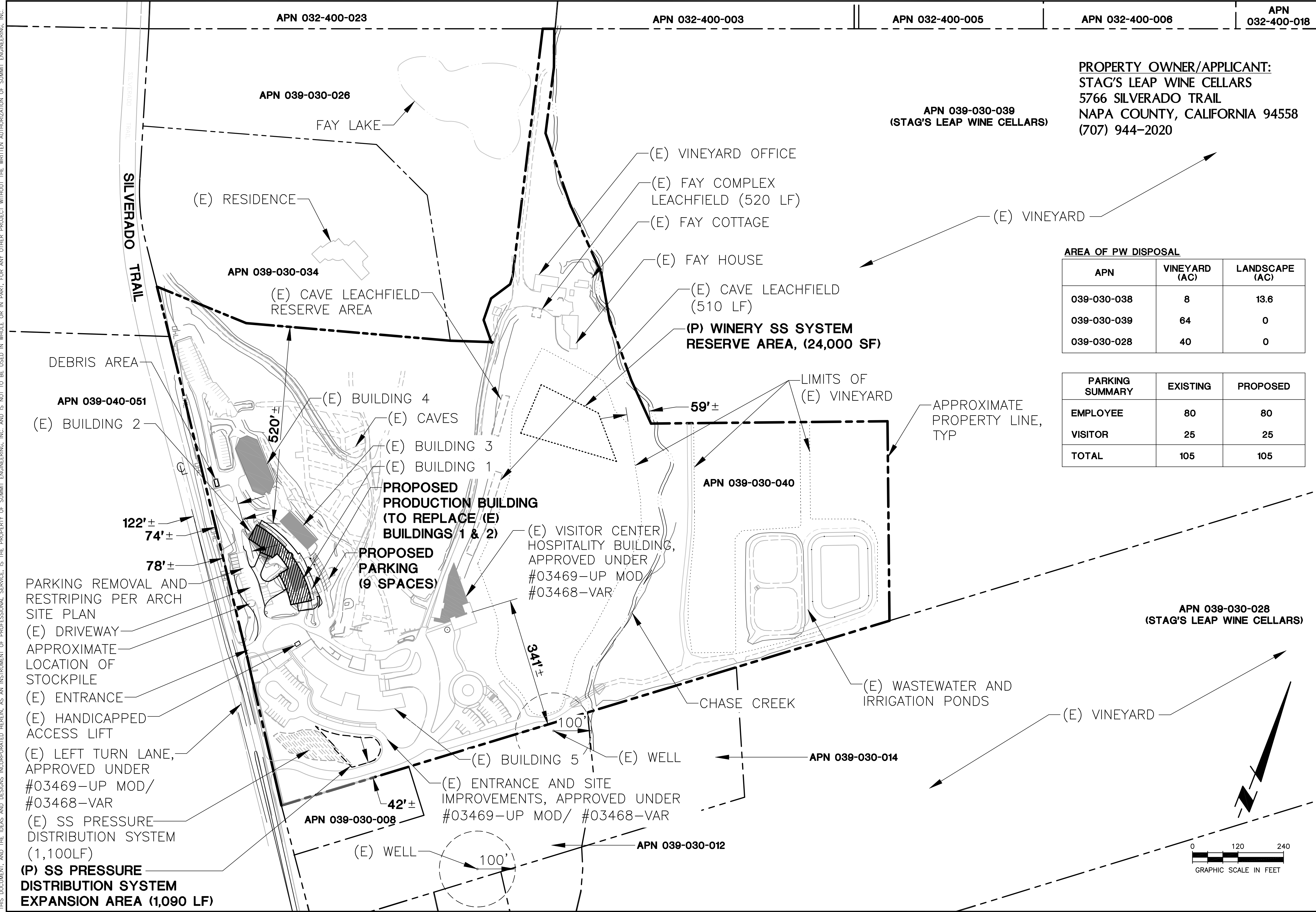
04



Napa County Conservation
Development and Planning Department

Stag'sLeap_P13-00356_mod2.cdr

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PROPERTY OWNER/APPLICANT:
STAG'S LEAP WINE CELLARS
 5766 SILVERADO TRAIL
 NAPA COUNTY, CALIFORNIA 94558
 (707) 944-2020

APN 039-030-039
 (STAG'S LEAP WINE CELLARS)

AREA OF PW DISPOSAL

APN	VINEYARD (AC)	LANDSCAPE (AC)
039-030-038	8	13.6
039-030-039	64	0
039-030-028	40	0

PARKING SUMMARY

	EXISTING	PROPOSED
EMPLOYEE	80	80
VISITOR	25	25
TOTAL	105	105

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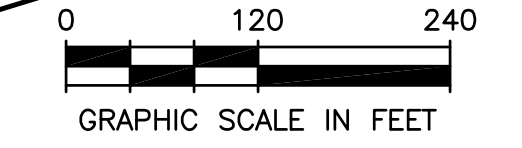
STAG'S LEAP WINE CELLARS
 5766 SILVERADO TRAIL
 NAPA, CALIFORNIA
 APN 039-030-040

USE PERMIT APPLICATION
OVERALL SITE PLAN

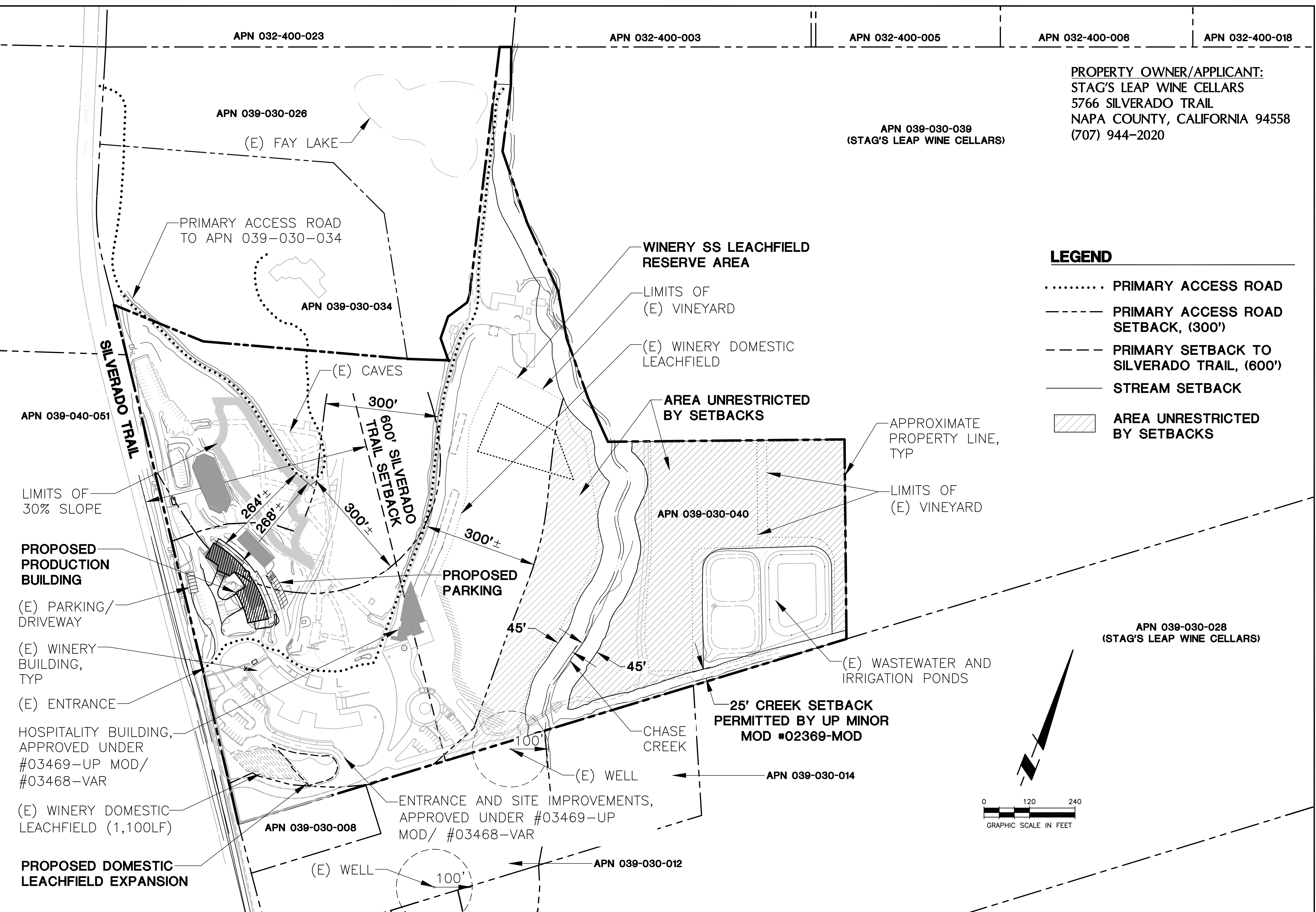
2013-04-15	ISSUE FOR REVIEW
2013-10-03	ISSUED FOR WWFS
2014-02-11	UP RESUBMITTAL
2014-10-15	UP RESUBMITTAL
2015-05-19	UP RESUBMITTAL

DATE: 04-09-2013
 JOB NO: 2012088
 SCALE: AS SHOWN
 DRAWN: MS
 CHECKED: TCS

SHEET **UP1**



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PROPERTY OWNER/APPLICANT:
STAG'S LEAP WINE CELLARS
 5766 SILVERADO TRAIL
 NAPA COUNTY, CALIFORNIA 94558
 (707) 944-2020

- LEGEND**
- PRIMARY ACCESS ROAD
 - PRIMARY ACCESS ROAD SETBACK, (300')
 - PRIMARY SETBACK TO SILVERADO TRAIL, (600')
 - STREAM SETBACK
 - [Hatched Box] AREA UNRESTRICTED BY SETBACKS

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STAG'S LEAP WINE CELLARS
 5766 SILVERADO TRAIL
 NAPA, CALIFORNIA
 APN 039-030-040

USE PERMIT APPLICATION
VARIANCE PLAN

2013-04-15	ISSUE FOR REVIEW
2013-10-03	ISSUE FOR UP
2014-02-11	UP RESUBMITTAL
2014-10-15	UP RESUBMITTAL
2015-05-19	UP RESUBMITTAL

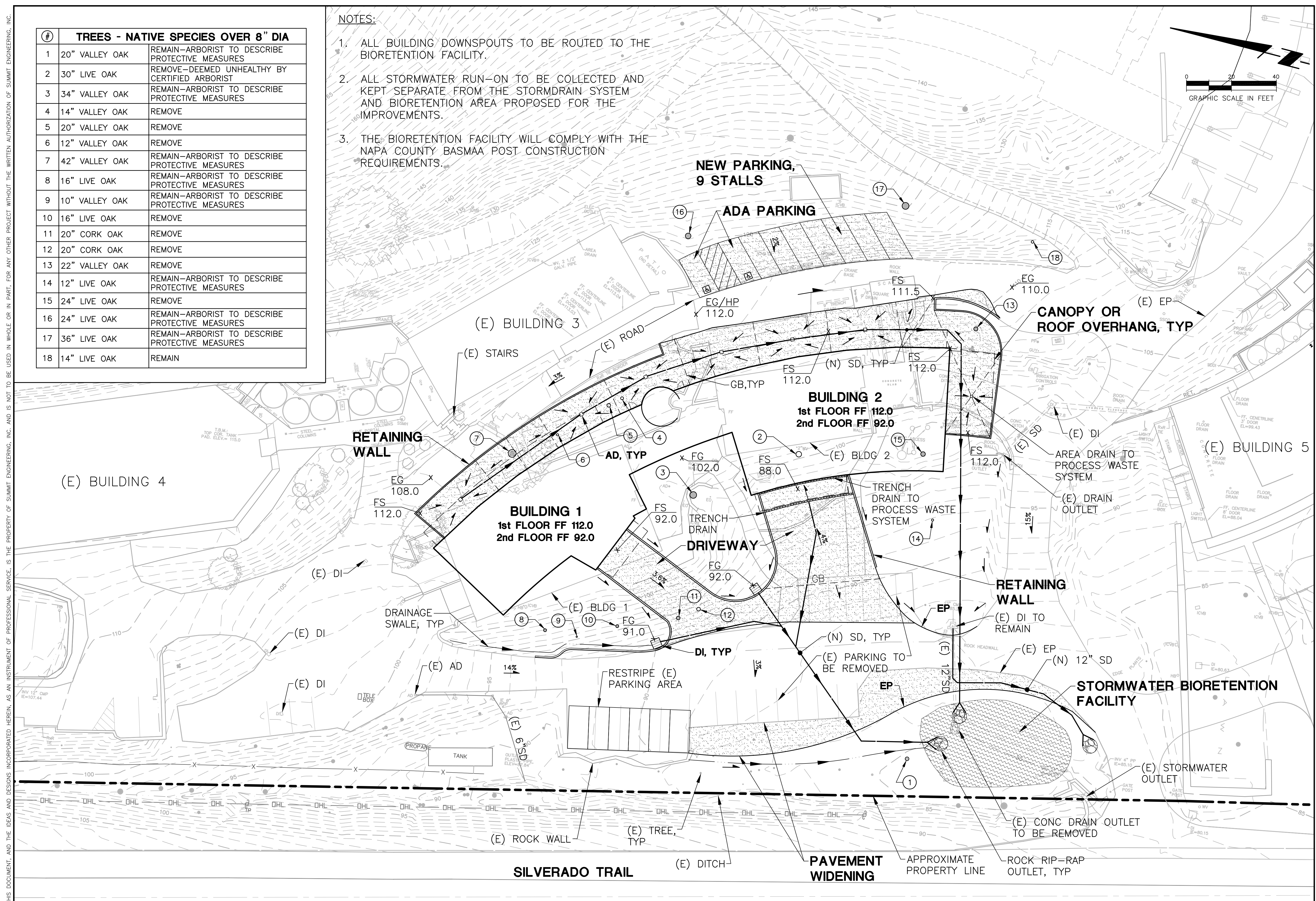
DATE: 04-09-2013
 JOB NO: 2012088
 SCALE: AS SHOWN
 DRAWN: MS
 CHECKED: TCS
 SHEET

UP2

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#	TREES - NATIVE SPECIES OVER 8" DIA	
1	20" VALLEY OAK	REMAIN-ARBORIST TO DESCRIBE PROTECTIVE MEASURES
2	30" LIVE OAK	REMOVE-DEEMED UNHEALTHY BY CERTIFIED ARBORIST
3	34" VALLEY OAK	REMAIN-ARBORIST TO DESCRIBE PROTECTIVE MEASURES
4	14" VALLEY OAK	REMOVE
5	20" VALLEY OAK	REMOVE
6	12" VALLEY OAK	REMOVE
7	42" VALLEY OAK	REMAIN-ARBORIST TO DESCRIBE PROTECTIVE MEASURES
8	16" LIVE OAK	REMAIN-ARBORIST TO DESCRIBE PROTECTIVE MEASURES
9	10" VALLEY OAK	REMAIN-ARBORIST TO DESCRIBE PROTECTIVE MEASURES
10	16" LIVE OAK	REMOVE
11	20" CORK OAK	REMOVE
12	20" CORK OAK	REMOVE
13	22" VALLEY OAK	REMOVE
14	12" LIVE OAK	REMAIN-ARBORIST TO DESCRIBE PROTECTIVE MEASURES
15	24" LIVE OAK	REMOVE
16	24" LIVE OAK	REMAIN-ARBORIST TO DESCRIBE PROTECTIVE MEASURES
17	36" LIVE OAK	REMAIN-ARBORIST TO DESCRIBE PROTECTIVE MEASURES
18	14" LIVE OAK	REMAIN

- NOTES:**
- ALL BUILDING DOWNSPOUTS TO BE ROUTED TO THE BIORETENTION FACILITY.
 - ALL STORMWATER RUN-ON TO BE COLLECTED AND KEPT SEPARATE FROM THE STORMDRAIN SYSTEM AND BIORETENTION AREA PROPOSED FOR THE IMPROVEMENTS.
 - THE BIORETENTION FACILITY WILL COMPLY WITH THE NAPA COUNTY BASMAA POST CONSTRUCTION REQUIREMENTS.



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STAG'S LEAP WINE CELLARS
 5766 SILVERADO TRAIL
 NAPA, CALIFORNIA
 APN 039-030-040

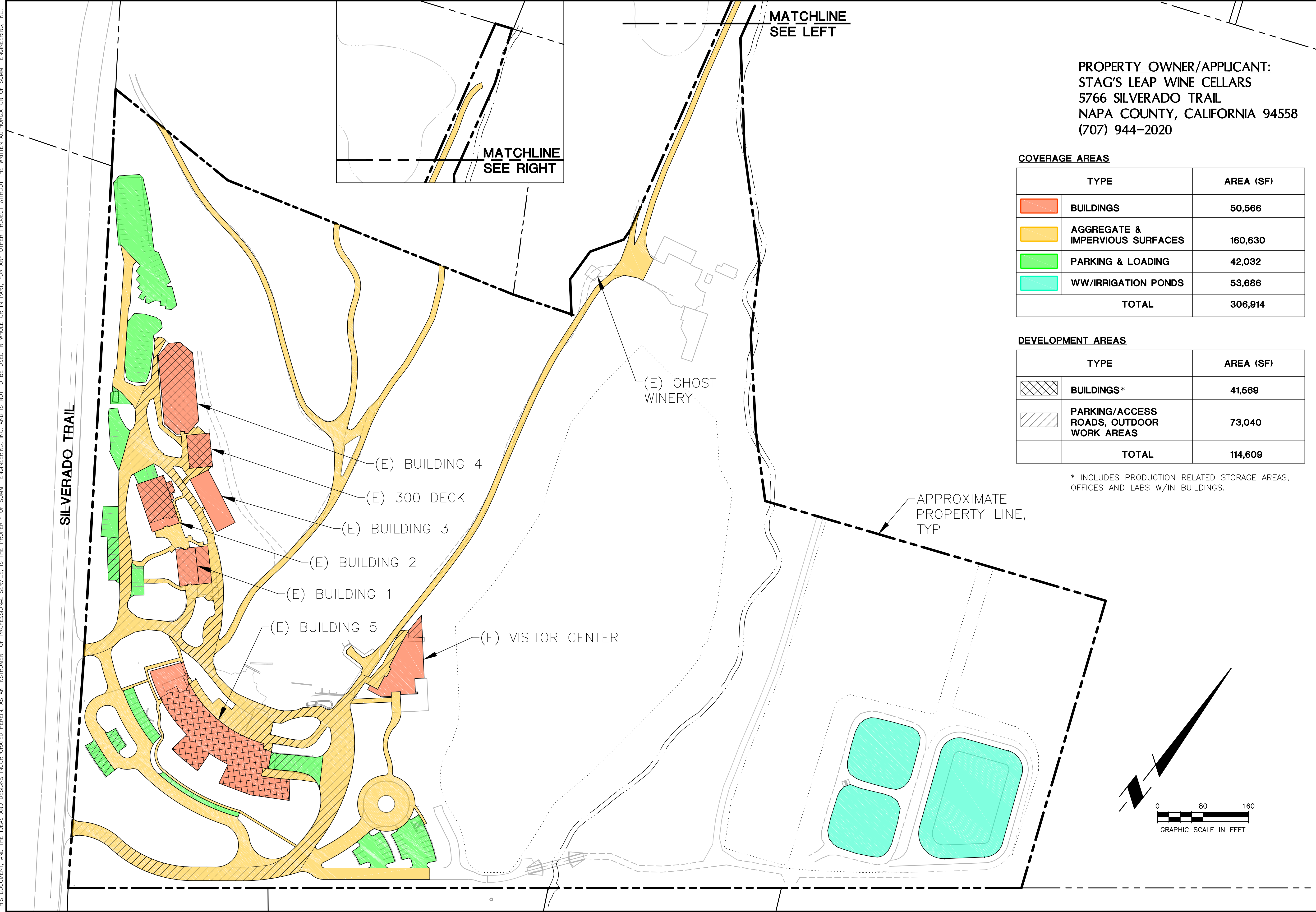
USE PERMIT APPLICATION
 PRELIMINARY
 GRADING, DRAINAGE & TREE
 PROTECTION/REMOVAL PLAN

2013-04-15
 ISSUE FOR REVIEW
 2013-10-03
 ISSUED FOR WWFS
 2014-02-11
 UP RESUBMITTAL
 2014-10-15
 UP RESUBMITTAL
 2015-05-19
 UP RESUBMITTAL

DATE: 04-09-2013
 JOB NO: 2012088
 SCALE: AS SHOWN
 DRAWN: SMI
 CHECKED: JAP
 SHEET

UP3

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PROPERTY OWNER/APPLICANT:
STAG'S LEAP WINE CELLARS
 5766 SILVERADO TRAIL
 NAPA COUNTY, CALIFORNIA 94558
 (707) 944-2020

COVERAGE AREAS

TYPE	AREA (SF)
BUILDINGS	50,566
AGGREGATE & IMPERVIOUS SURFACES	160,630
PARKING & LOADING	42,032
WW/IRRIGATION PONDS	53,686
TOTAL	306,914

DEVELOPMENT AREAS

TYPE	AREA (SF)
BUILDINGS*	41,569
PARKING/ACCESS ROADS, OUTDOOR WORK AREAS	73,040
TOTAL	114,609

* INCLUDES PRODUCTION RELATED STORAGE AREAS, OFFICES AND LABS W/IN BUILDINGS.

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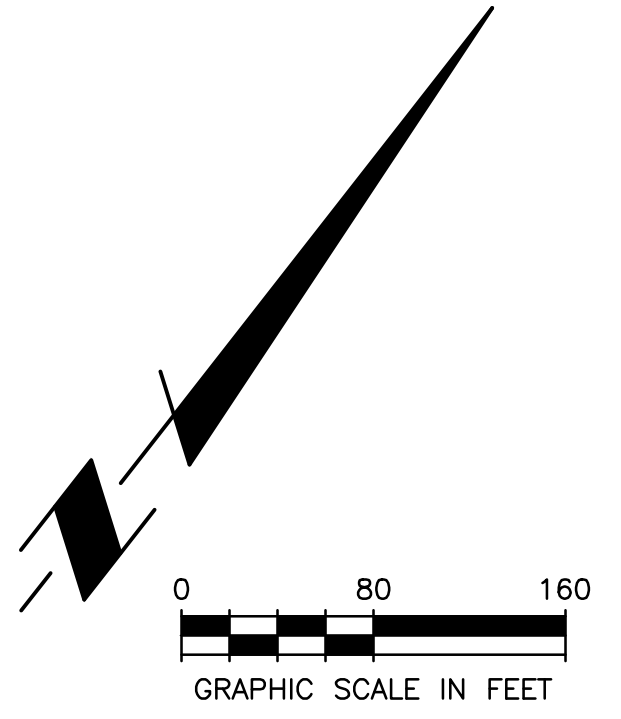
STAG'S LEAP WINE CELLARS
 5766 SILVERADO TRAIL
 NAPA, CALIFORNIA
 APN 039-030-040

USE PERMIT APPLICATION
COVERAGE & DEVELOPMENT AREAS
EXISTING SITE

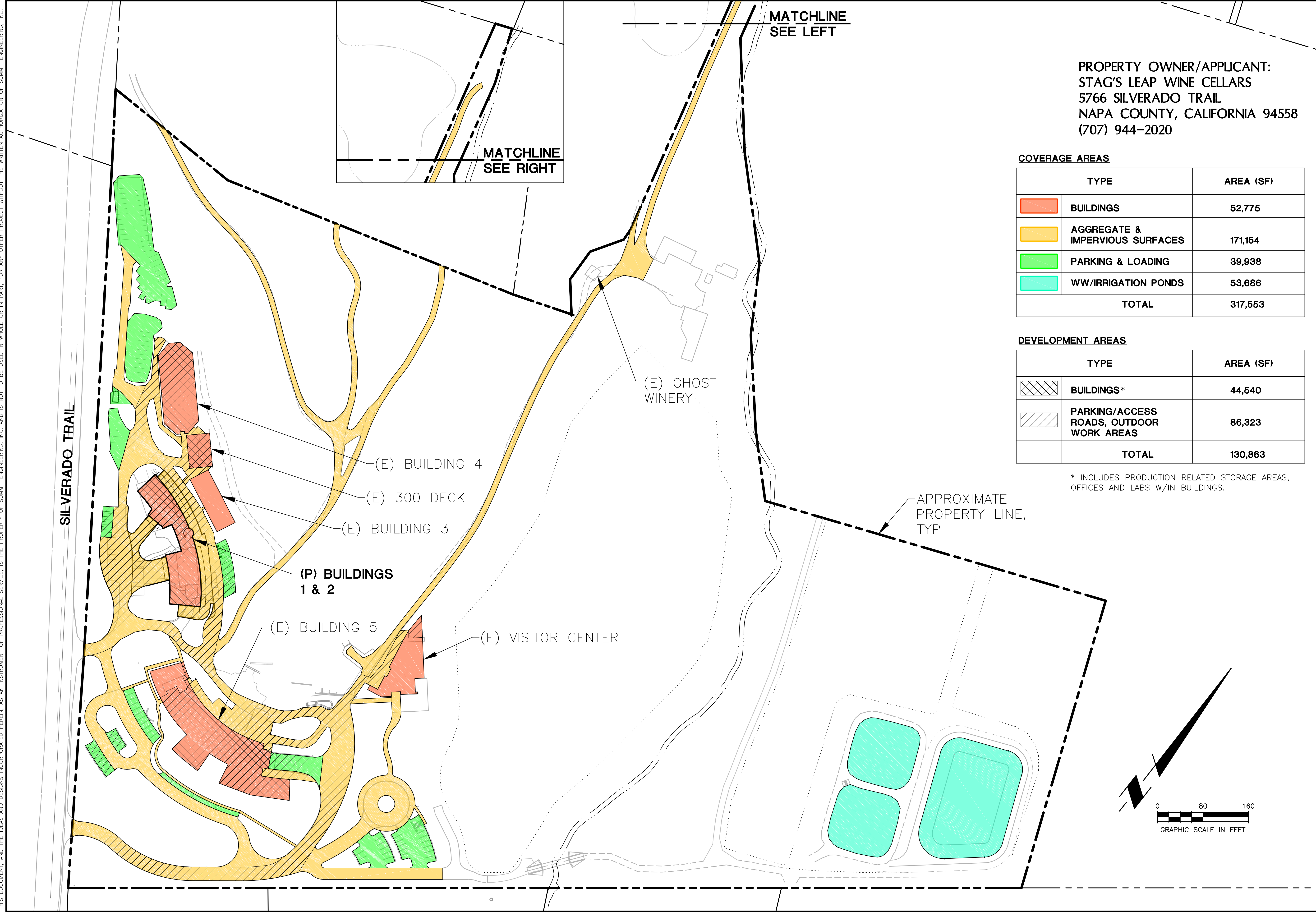
2015-05-19
 UP RESUBMITTAL

DATE: 04-09-2013
 JOB NO: 2012088
 SCALE: AS SHOWN
 DRAWN: TAF
 CHECKED: TCS

SHEET
UP4A



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PROPERTY OWNER/APPLICANT:
STAG'S LEAP WINE CELLARS
 5766 SILVERADO TRAIL
 NAPA COUNTY, CALIFORNIA 94558
 (707) 944-2020

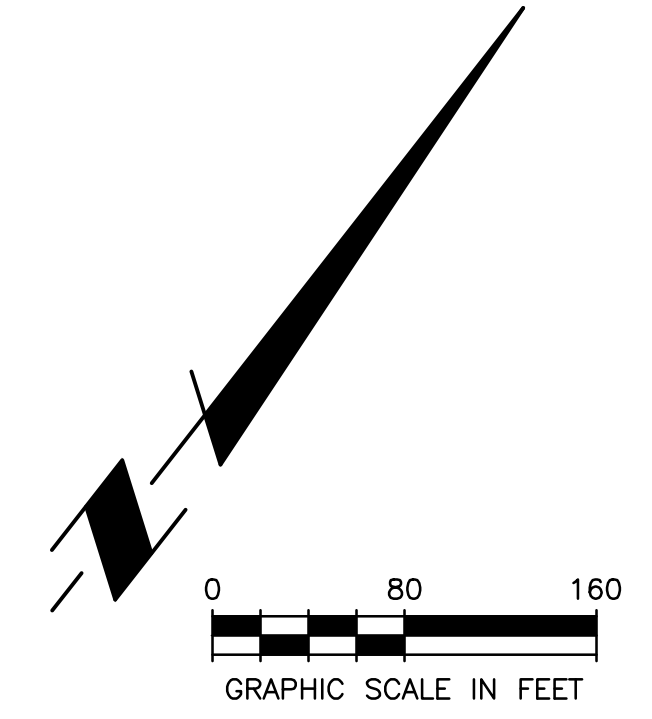
COVERAGE AREAS

TYPE	AREA (SF)
BUILDINGS	52,775
AGGREGATE & IMPERVIOUS SURFACES	171,154
PARKING & LOADING	39,938
WW/IRRIGATION PONDS	53,686
TOTAL	317,553

DEVELOPMENT AREAS

TYPE	AREA (SF)
BUILDINGS*	44,540
PARKING/ACCESS ROADS, OUTDOOR WORK AREAS	86,323
TOTAL	130,863

* INCLUDES PRODUCTION RELATED STORAGE AREAS, OFFICES AND LABS W/IN BUILDINGS.



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STAG'S LEAP WINE CELLARS
 5766 SILVERADO TRAIL
 NAPA, CALIFORNIA
 APN 039-030-040

USE PERMIT APPLICATION
COVERAGE & DEVELOPMENT AREAS PROPOSED SITE

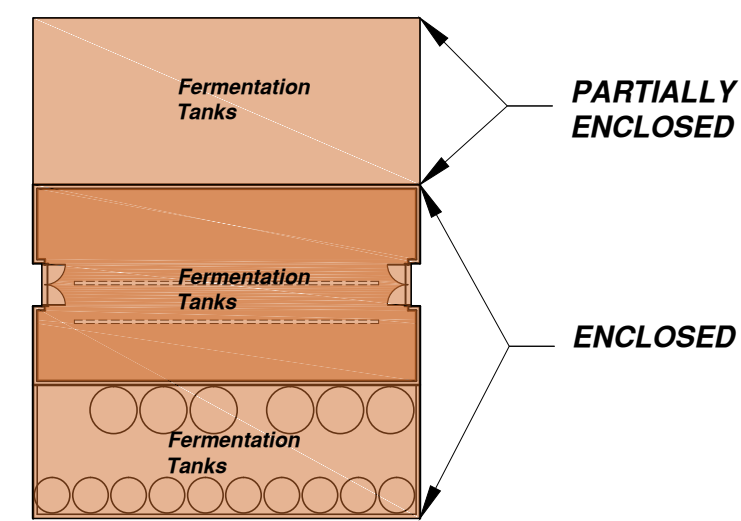
2015-05-19
 UP RESUBMITTAL

DATE: 04-09-2013
 JOB NO: 2012088
 SCALE: AS SHOWN
 DRAWN: TAF
 CHECKED: TCS

SHEET **UP4B**

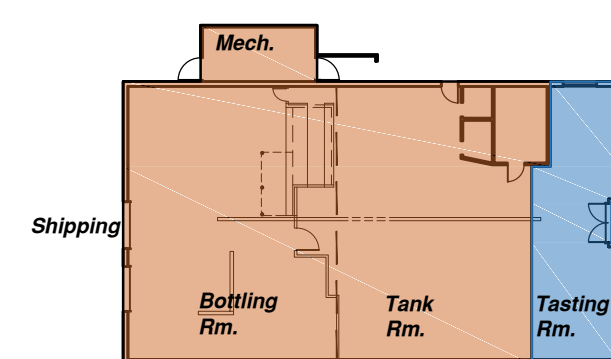
EXISTING AREAS	PRODUCTION	ACCESSORY	TOTAL
BUILDING 1			
Enclosed building	2,218 sf		2,218 sf
Partially enclosed building	1,600 sf		1,600 sf
BUILDING 2	3,965 sf	731 sf	4,696 sf
BUILDING 3		7,100 sf	7,100 sf
BUILDING 4	8,000 sf	-	8,000 sf
300 DECK (Exterior Tank Pad with Canopy)	1,350 sf	-	1,350 sf
BUILDING 5	16,325 sf	7,160 sf	23,485 sf
Offices			
laboratory			
Restrooms			
Kitchen			
Bottling			
Case Goods Storage			
Fermentation Tanks			
Barrel Storage			
Crush Area Vestibule			
Aisles/ Corridors			
500 DECK (Exterior Tank Pad with Canopy)	1,750 sf		1,750 sf
BUILDING 6 Visitor Center	639 sf	5,377 sf	6,016 sf
CAVES			
Barrel Storage and Aging	30,710		
Bottle Storage	1,320		
Catering Kitchen		956 sf	
Restrooms		414 sf	
Event Room		1,460 sf	
Sub-Total	32,030	2,830 sf	34,860 sf
TOTAL EXISTING	67,877 sf	20,848 sf	88,725 sf
AREA PRODUCTION USE			67,877 sf
AREA ACCESSORY USE			20,848 sf
PERCENT OF ACCESSORY USE TO PRODUCTION FACILITY			30.7 %

PROPOSED AREAS	PRODUCTION	ACCESSORY	TOTAL
REMOVE:			
BUILDING 1			
Enclosed building	2,218 sf		2,218 sf
Partially enclosed building	1,600 sf		1,600 sf
BUILDING 2	3,965 sf	731 sf	4,696 sf
TOTAL	7,783 sf	731 sf	8,514 sf
ADD:			
NEW PRODUCTION BUILDING			
Enclosed building	10,298 sf	668 sf	10,966 sf
TOTAL	10,298 sf	668 sf	10,966 sf
TOTAL INCREASE	2,515 sf	(63) sf	2,452 sf
TOTAL EXISTING + PROPOSED	70,592 sf	20,785 sf	91,177 sf
AREA PRODUCTION USE			70,592 sf
AREA ACCESSORY USE			20,785 sf
PERCENT OF ACCESSORY USE TO PRODUCTION FACILITY			29.4 %



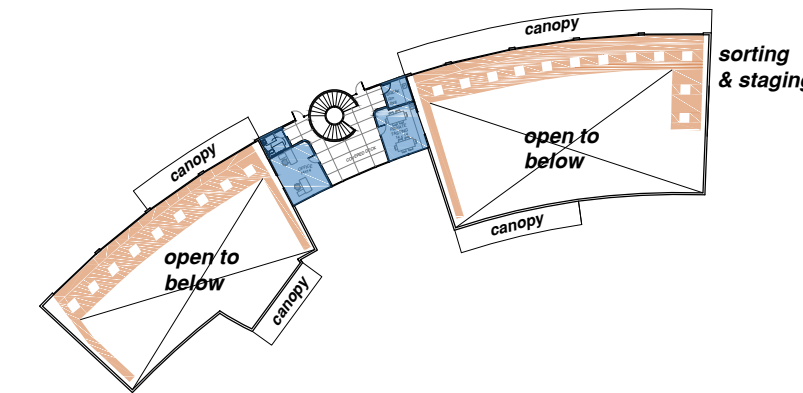
BUILDING TO BE REMOVED

BUILDING 1 1/32" = 1'-0"



BUILDING TO BE REMOVED

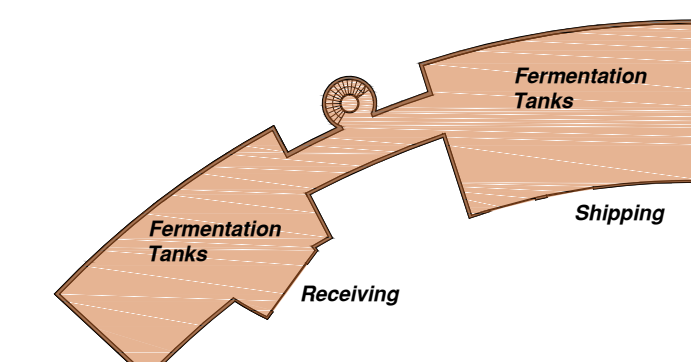
BUILDING 2 1/32" = 1'-0"



UPPER FLOOR

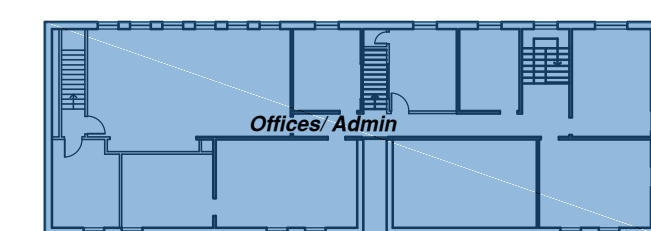
PROPOSED FACILITY

NEW PRODUCTION BUILDING



LOWER FLOOR

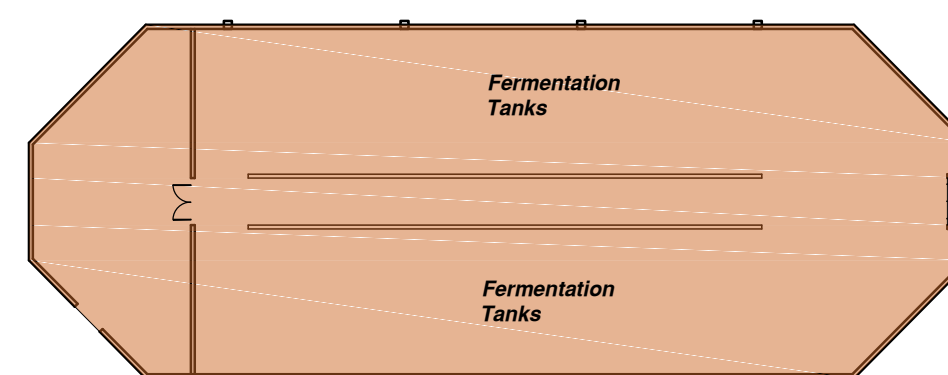
1/64" = 1'-0"



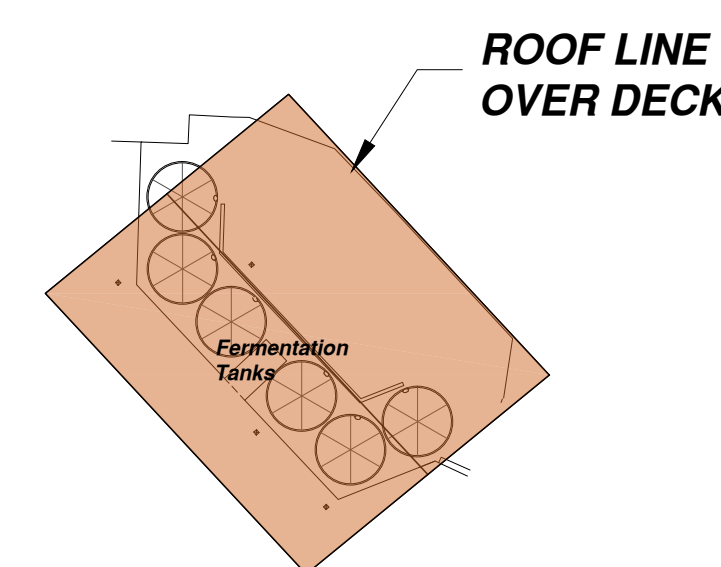
UPPER FLOOR

LOWER FLOOR

BUILDING 3 1/32" = 1'-0"

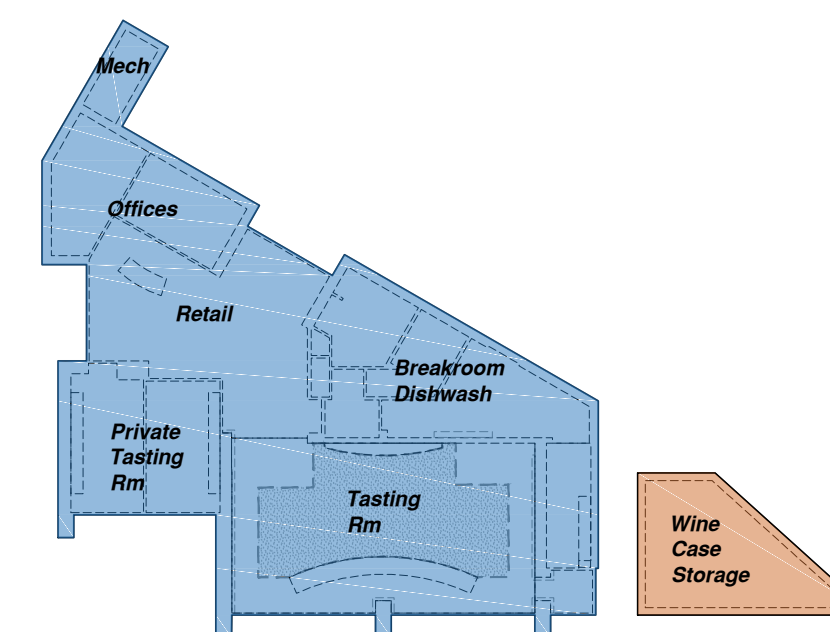


BUILDING 4 1/32" = 1'-0"

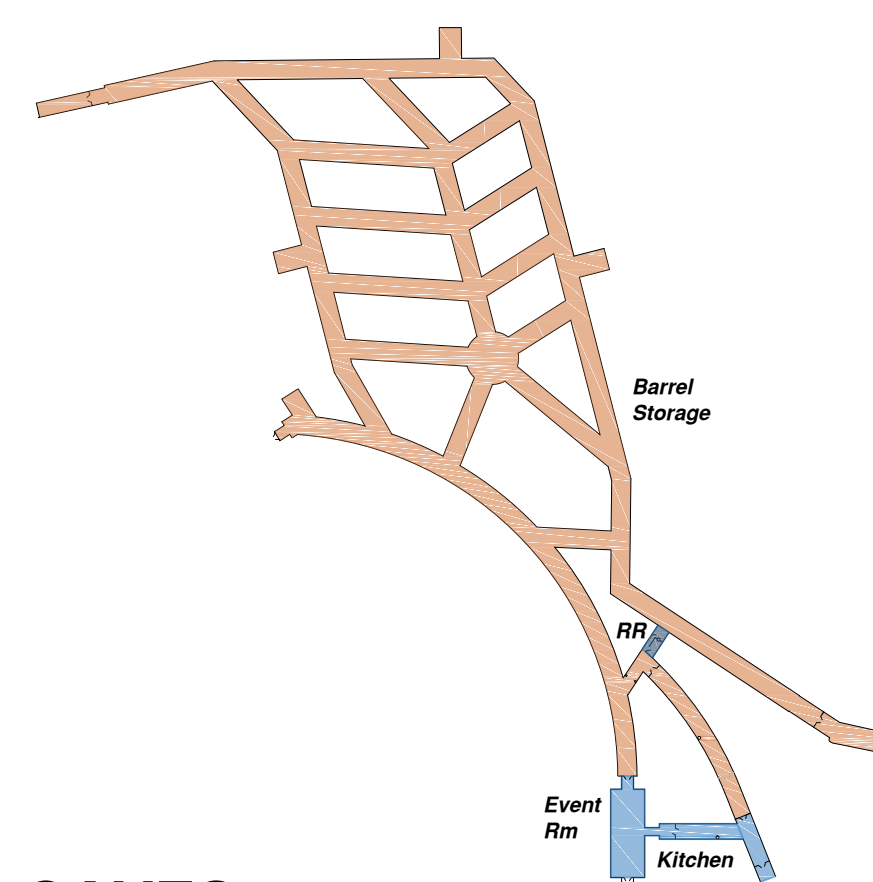


AREA UNDER ROOF (UNENCLOSED)

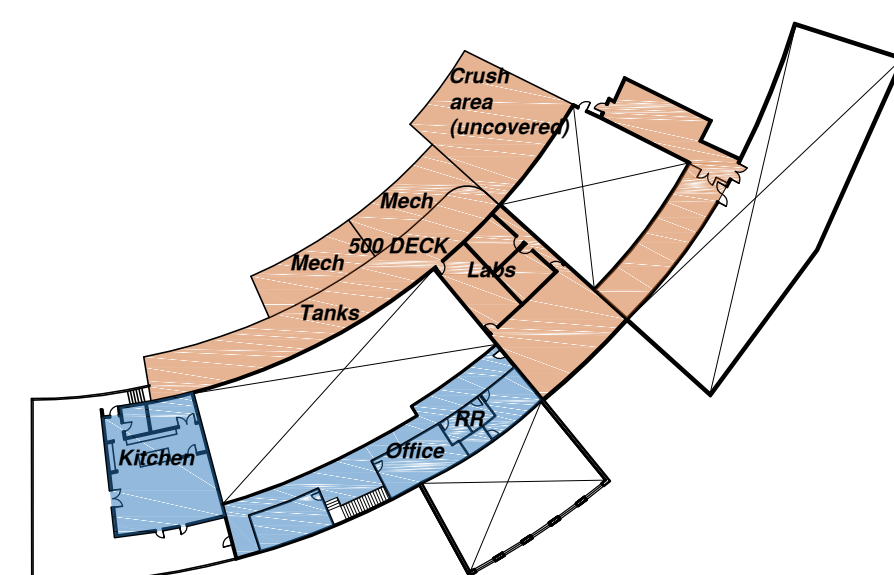
300 DECK 1/32" = 1'-0"



VISITOR'S CENTER 1/32" = 1'-0"

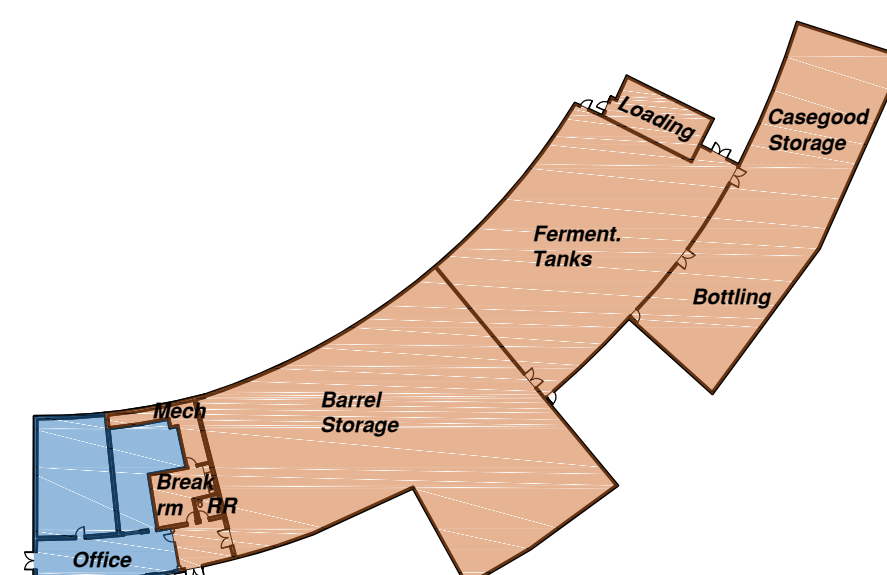


CAVES 1/128" = 1'-0"



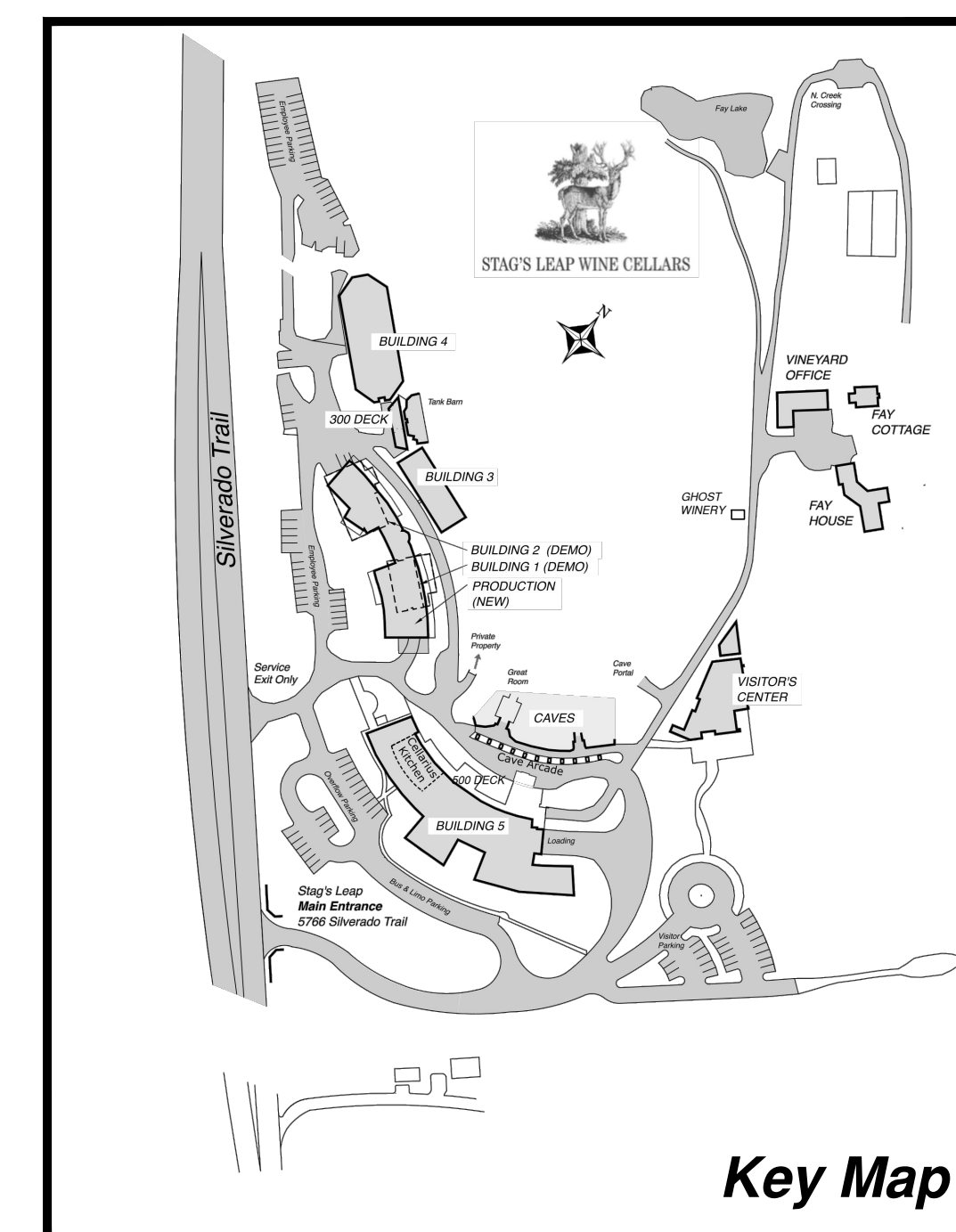
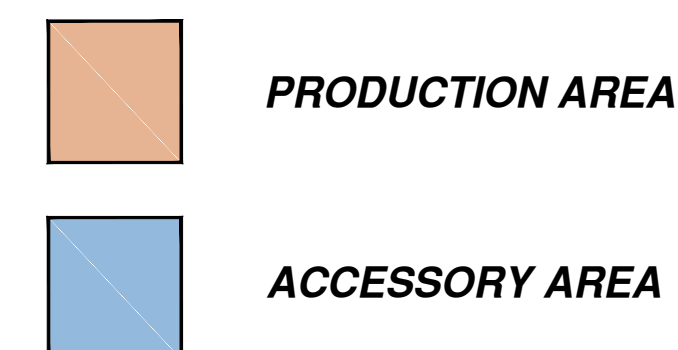
UPPER FLOOR

BUILDING 5



LOWER FLOOR

1/64" = 1'-0"



Key Map

Daniel Macdonald AIA Architects, Inc.
 1595 Grant Avenue, Suite 200
 Novato, California 94945
 (415) 899-0050 • Fax (415) 899-0055

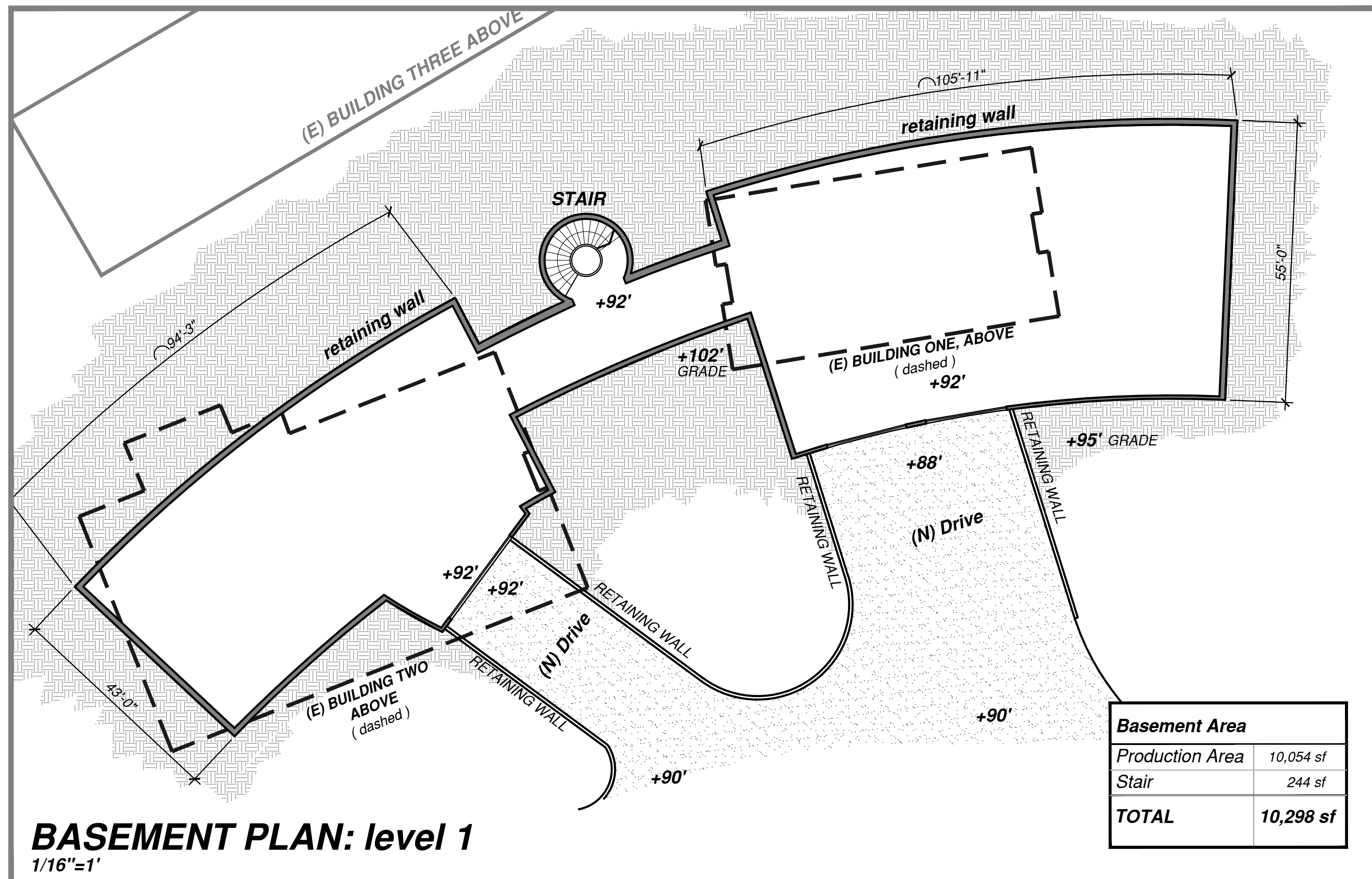
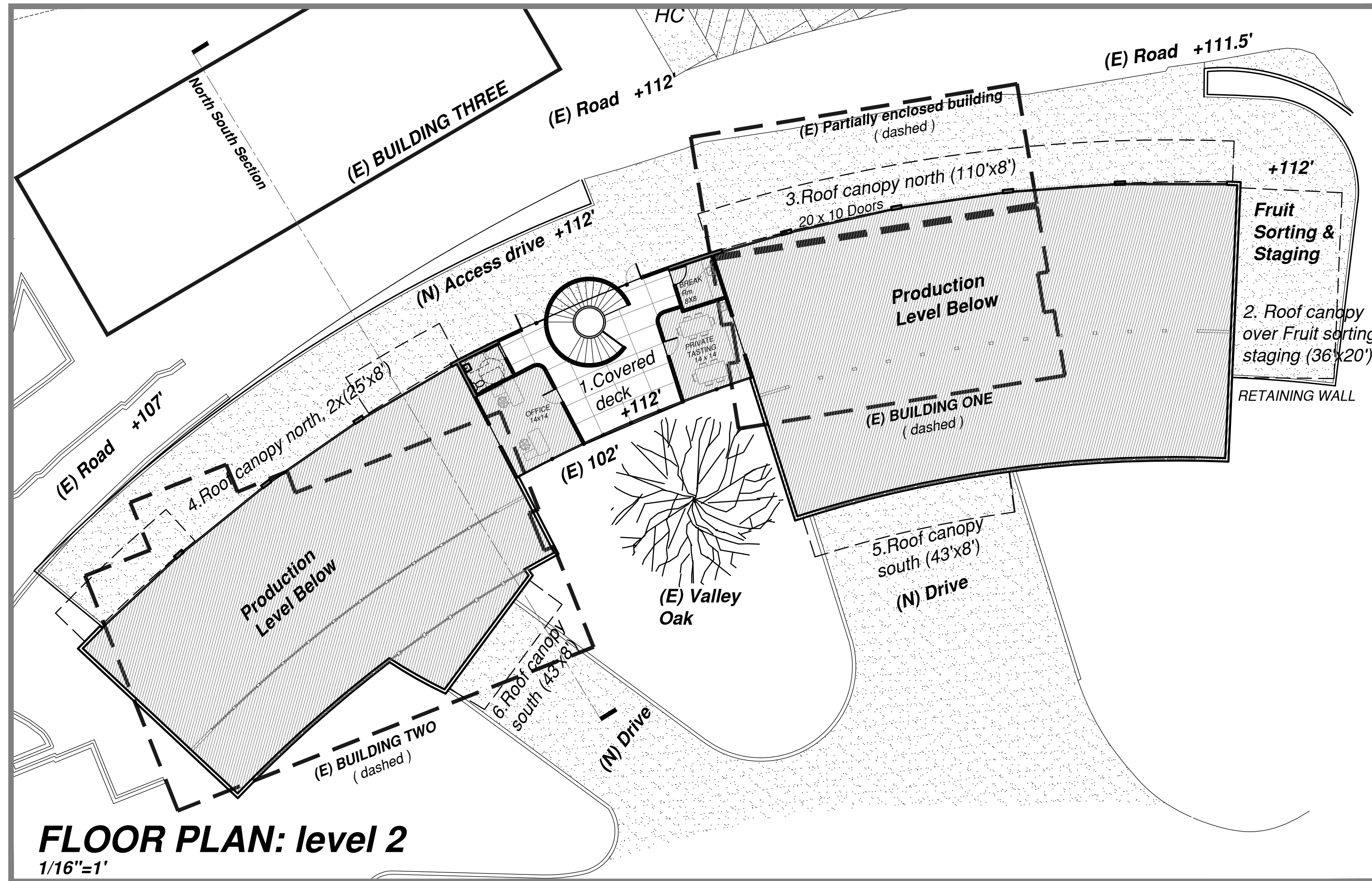
Stag's Leap Wine Cellars
 New Hospitality Center Project
 5766 Silverado Trail
 Napa, California 94558
 APN: 039-030-0055

PRODUCTION / ACCESSORY AREA DIAGRAM

USE PERMIT
MAY 2015

DMAIA #1519
DRAWN BY
CHECKED BY

A1.0

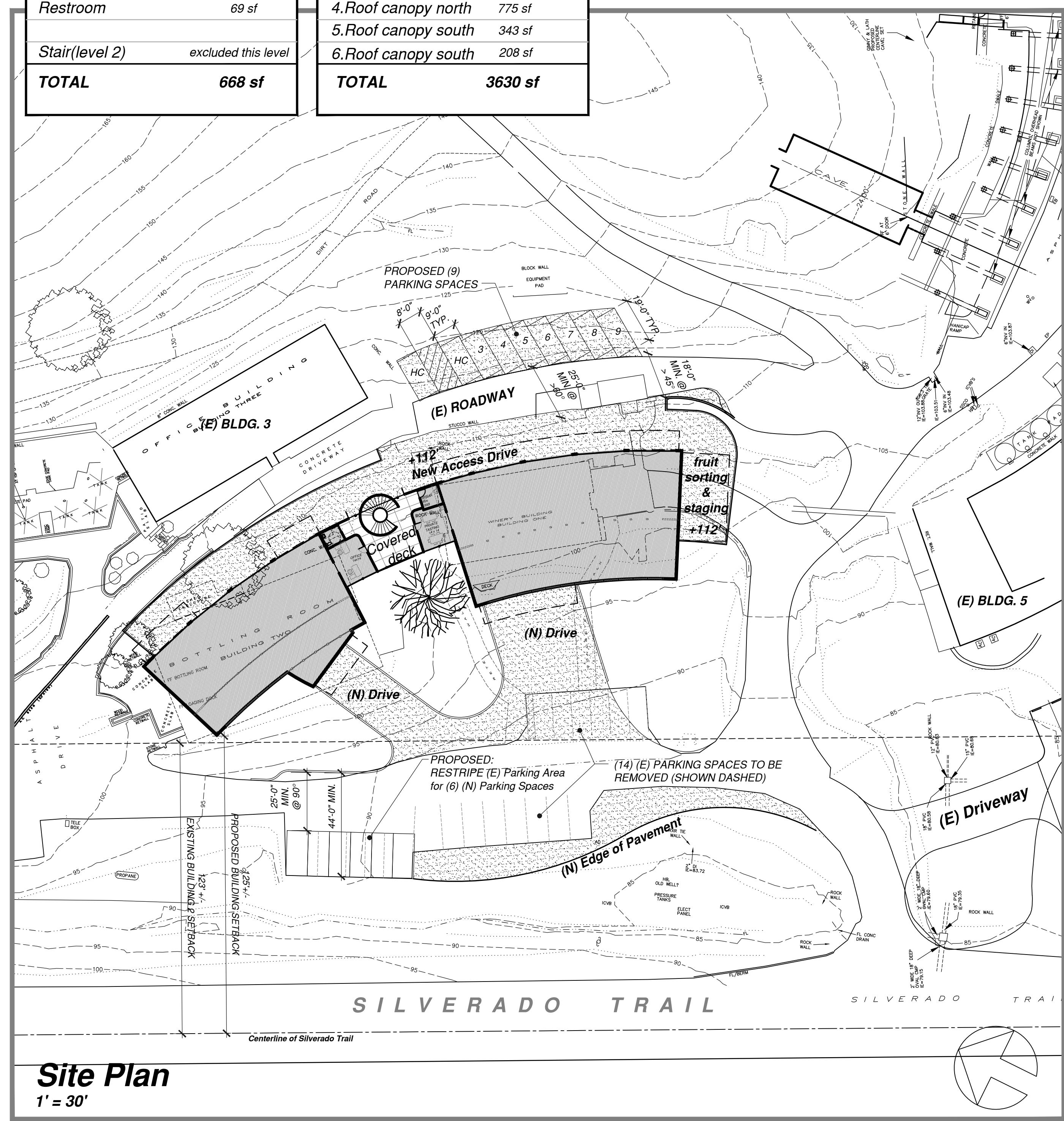


Interior	
Accessory Areas:	
Private Tasting	246 sf
Office	269 sf
Break Room	84 sf
Restroom	69 sf
Stair (level 2)	excluded this level
TOTAL	668 sf

Exterior	
Covered Areas:	
1. Covered deck	682 sf
2. Fruit sorting/staging	738 sf
3. Roof canopy north	884 sf
4. Roof canopy north	775 sf
5. Roof canopy south	343 sf
6. Roof canopy south	208 sf
TOTAL	3630 sf

Parking Spaces	
Total (E) Parking Spaces:	19
Total Proposed and (E) Parking Spaces:	15

Typical Proposed Parking Stall = 19' x 9'



	(E) BLDG 1 (to be removed)	(E) BLDG 2 (to be removed)	(N) PRODUCTION BUILDING (proposed)
FLOOR 1	2,218 sf (enclosed building) 1,600 sf (partially enclosed building)	4,696 sf	668 sf (accessory)
BASEMENT	-	-	10,298 sf (production)
TOTAL	8,514 sf (existing)		10,966 sf (2,452 sf increase)

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Novato, California 94945
(415) 899-0050 • Fax (415) 899-0055

Stag's Leap Wine Cellars
New Hospitality Center Project
APN: 039-030-040
2766 Silverado Trail
Napa, California 94558



New Production Building
FLOOR & SITE PLANS

April 30, 2013

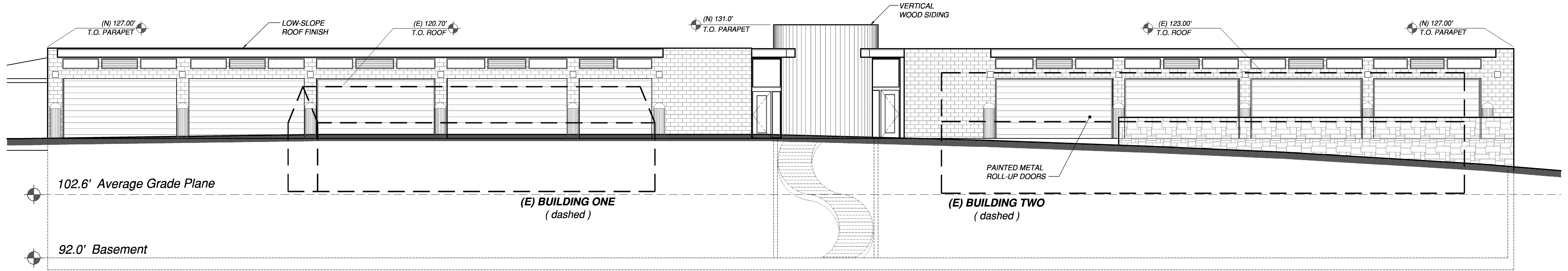
-2015-05-19 UP resubmittal

DMAIA #12020

DRAWN BY
CHECKED BY

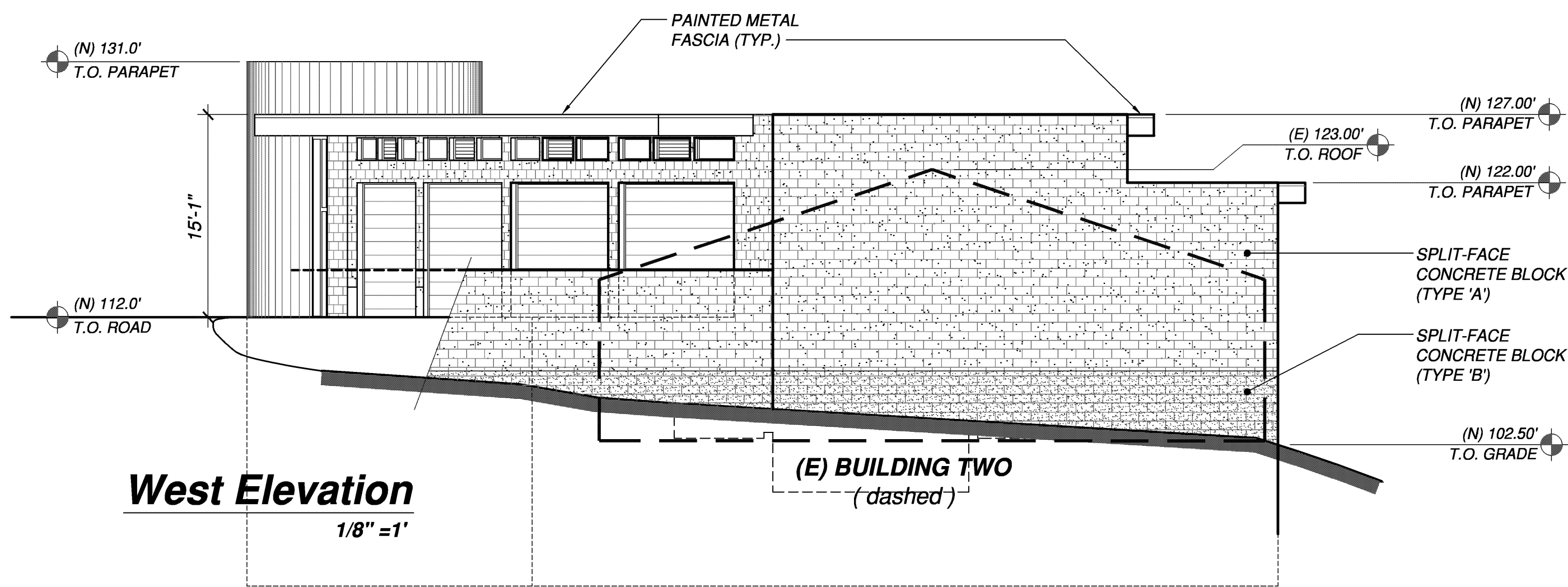
A2.0

137.6' Maximum Allowable Building Height



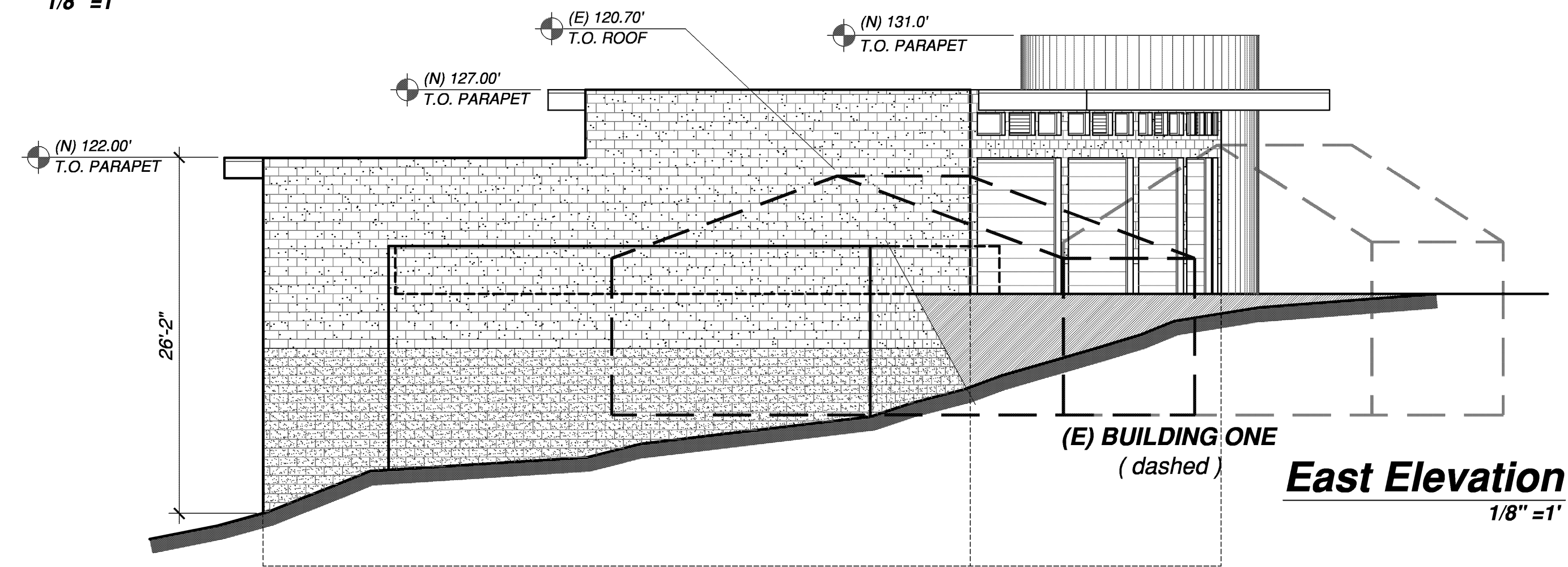
North Elevation

1/8" = 1'



West Elevation

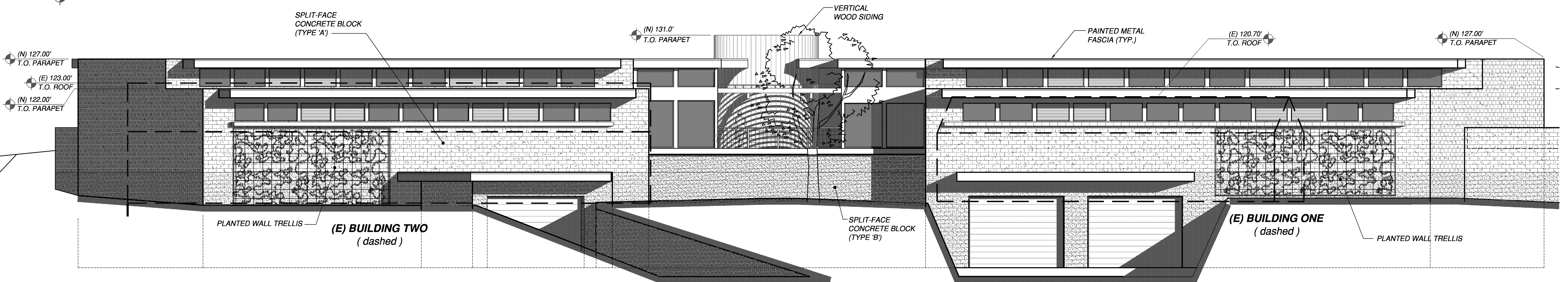
1/8" = 1'



East Elevation

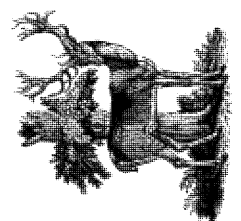
1/8" = 1'

137.6' Maximum Allowable Building Height



South Elevation

1/8" = 1'



April 30, 2013

DMAIA #12020
 DRAWN BY
 CHECKED BY