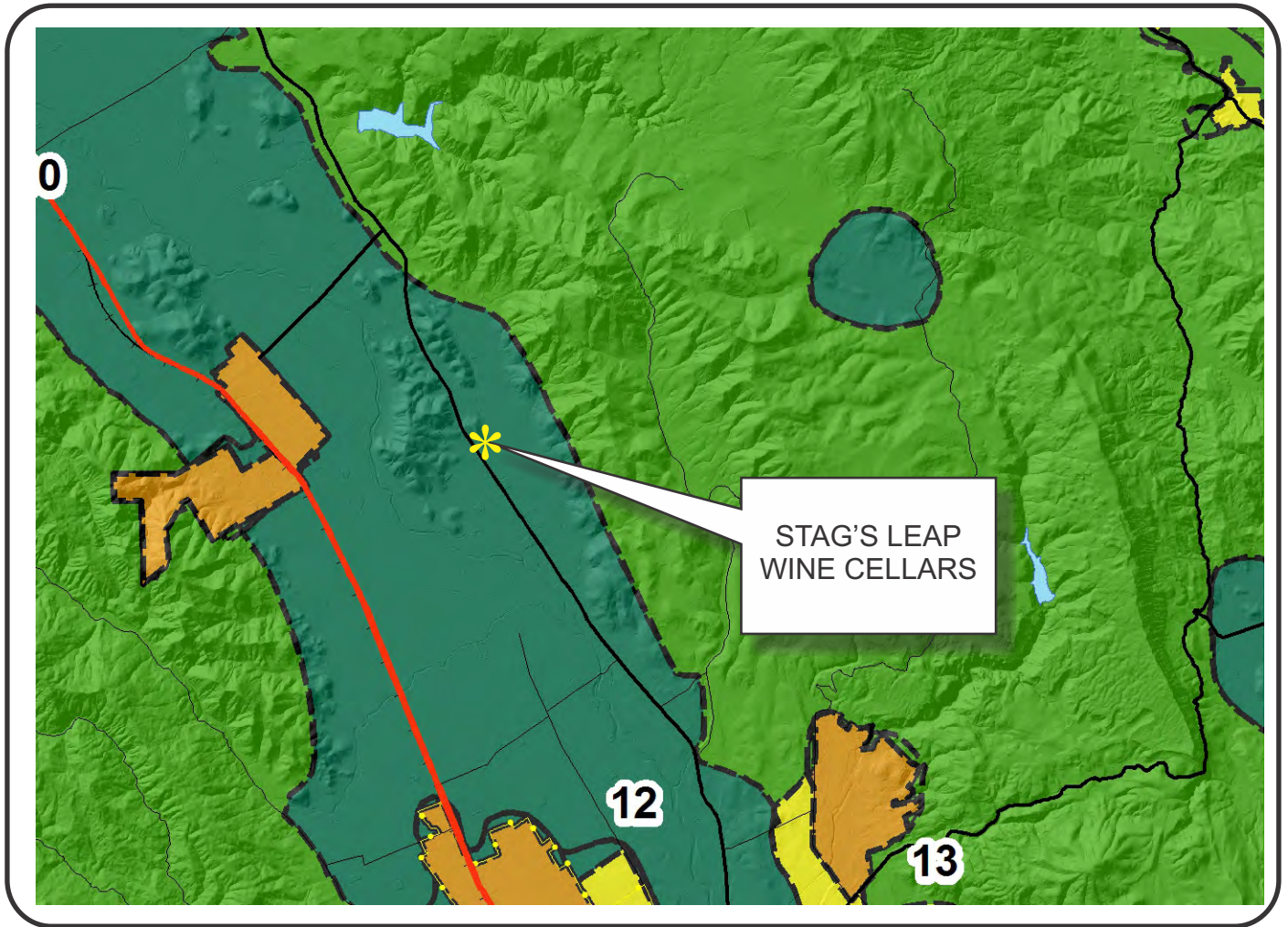


“L”

Graphics

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

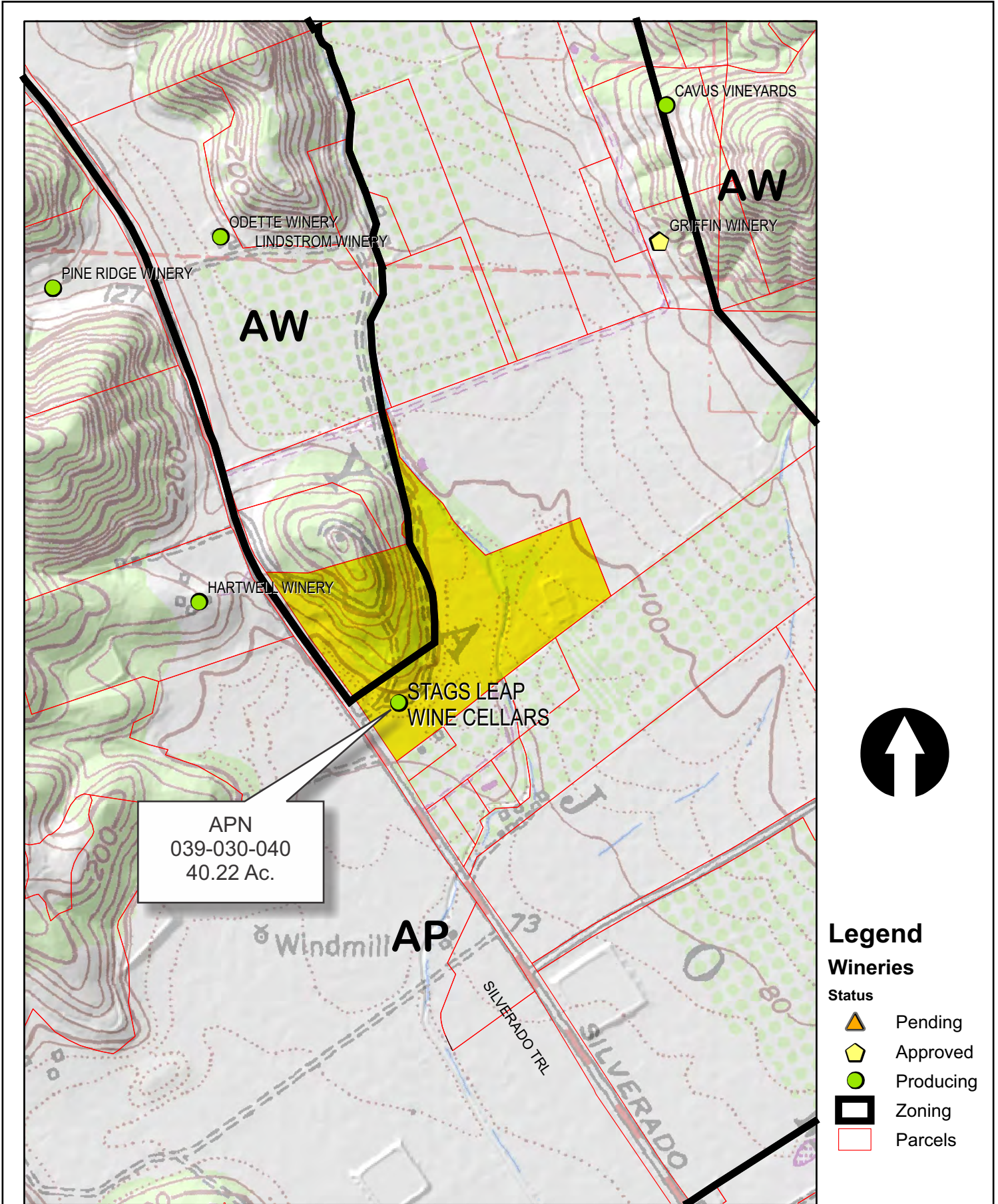
TRANSPORTATION

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

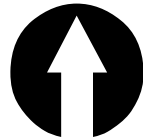
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

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

STAG'S LEAP WINE CELLARS








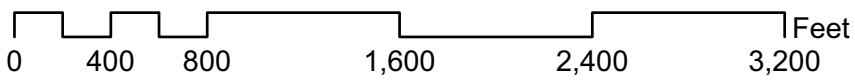
APN
039-030-040
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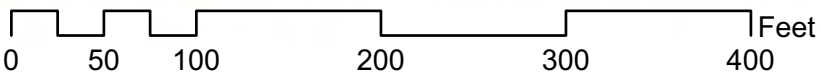
Legend

Wineries

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



STAG'S LEAP WINE CELLARS



Existing Conditions
photo date: 2014

04-27-2015

7C

MOD

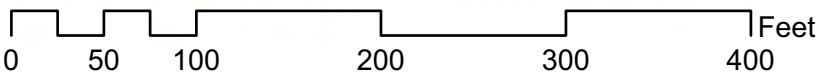
03



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

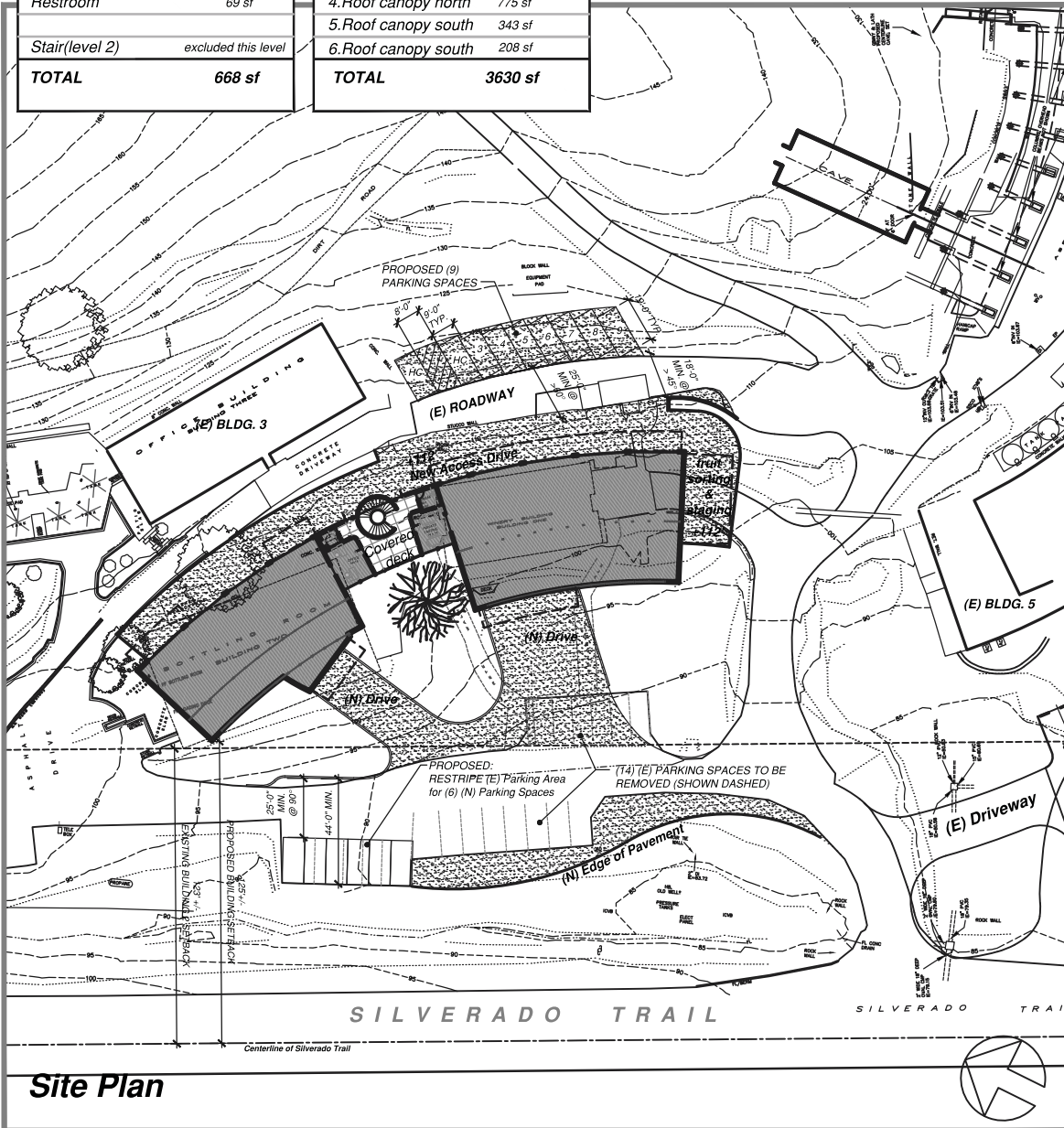


Napa County Conservation
Development and Planning Department

Stag'sLeap_P13-00356_mod2.cdr

STAG'S LEAP WINE CELLARS


Interior		Exterior	
Accessory Areas:			
Private Tasting	246 sf	1. Covered deck	682 sf
Office	269 sf	2. Fruit sorting/staging	738 sf
Break Room	84 sf	3. Roof canopy north	884 sf
Restroom	69 sf	4. Roof canopy north	775 sf
		5. Roof canopy south	343 sf
Stair (level 2)	excluded this level	6. Roof canopy south	208 sf
TOTAL	668 sf	TOTAL	3630 sf



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 Novato · California · 94945
 (415) 899-0050 · Fax (415) 899-0055

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

Typical Proposed Parking Stall = 19' x 9'

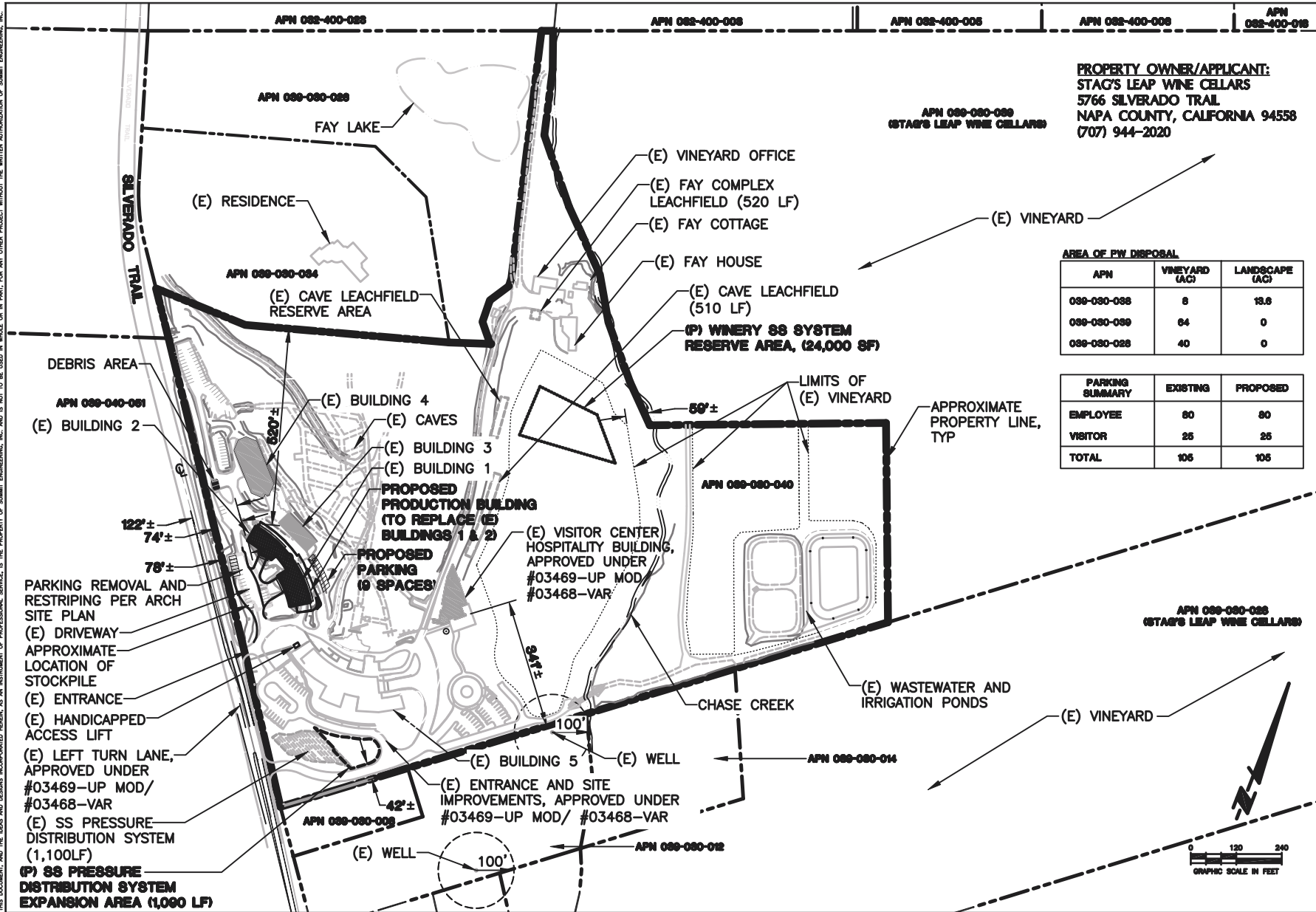
 PROPOSED (N) ASPHALT ROAD SURFACE

	(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)

Site Plan

STAG'S LEAP WINE CELLARS

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

AREA OF PW DISPOSAL		
APN	VINEYARD (AC)	LANDSCAPE (AC)
090-090-098	8	13.6
090-090-099	64	0
090-090-098	40	0

PARKING SUMMARY		
	EXISTING	PROPOSED
EMPLOYEE	60	80
VISITOR	25	25
TOTAL	105	105

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 707-527-0775 • www.summit-sr.com

STAG'S LEAP WINE CELLARS
 5766 SILVERADO TRAIL
 NAPA, CALIFORNIA
 APN 090-090-040

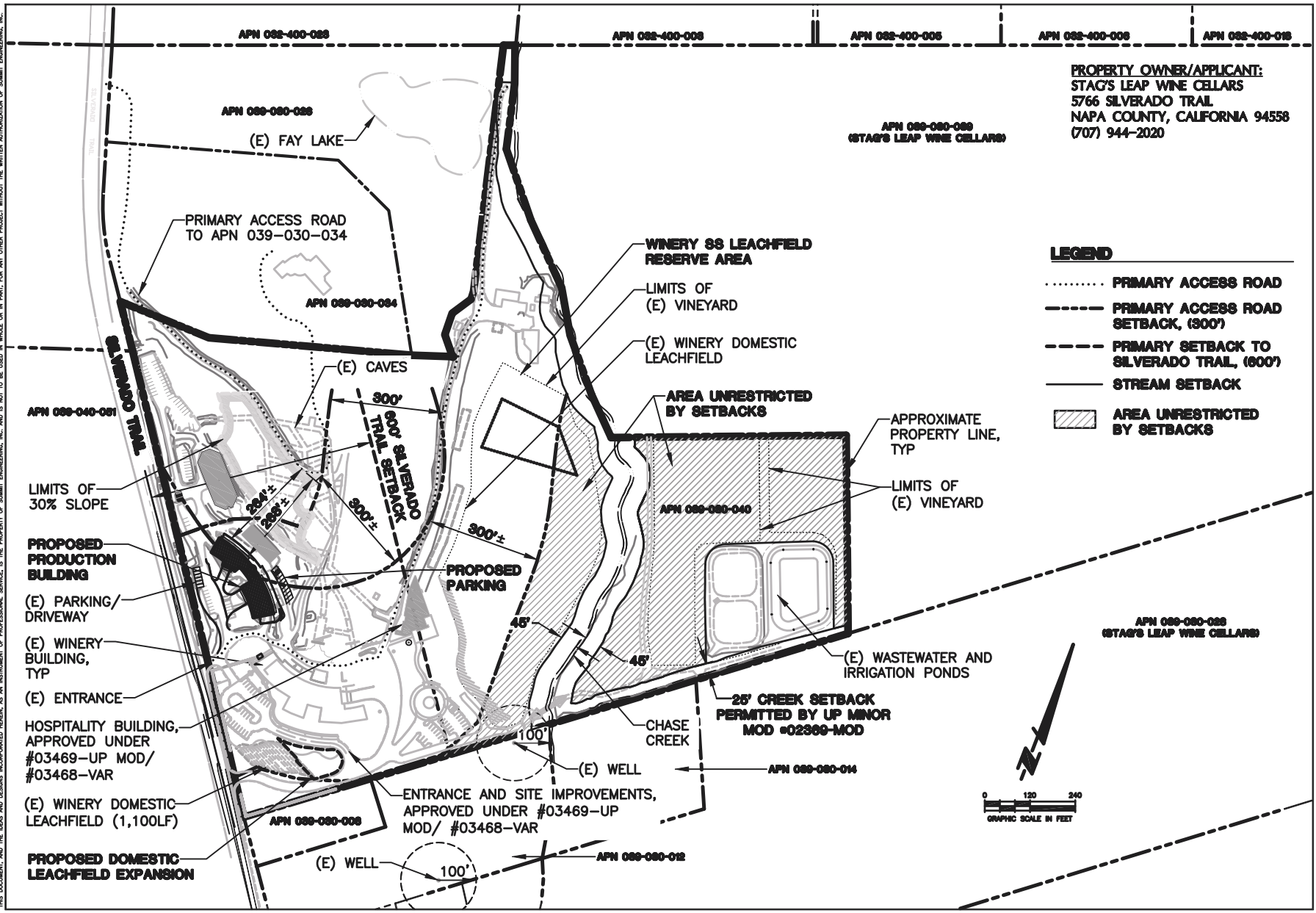
USE PERMIT APPLICATION
OVERALL SITE PLAN

2013-04-15	ISSUE FOR REVIEW
2013-10-03	ISSUED FOR WFS
2014-02-11	UP RESUBMITTAL
2014-10-15	UP RESUBMITTAL
2015-05-18	UP RESUBMITTAL

DATE: 04-09-2013
 JOB NO: 2012088
 SCALE: AS SHOWN
 DRAWN: MS
 CHECKED: TCS
 SHEET
UP1

STAG'S LEAP WINE CELLARS

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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
 - ▨ AREA UNRESTRICTED BY SETBACKS

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STAG'S LEAP WINE CELLARS
 5766 SILVERADO TRAIL
 NAPA, CALIFORNIA
 APN 088-080-040

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
2015-04-15	UP RESUBMITTAL

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

UP2

P:\PROJECT\2012\2012088 STAG'S LEAP WINE CELLARS USE PERMIT\CAD\CIVIL\USE PERMIT\12088-UP1-UP4B.DWG

PLOTTED ON: 5/19/2015 10:27 AM

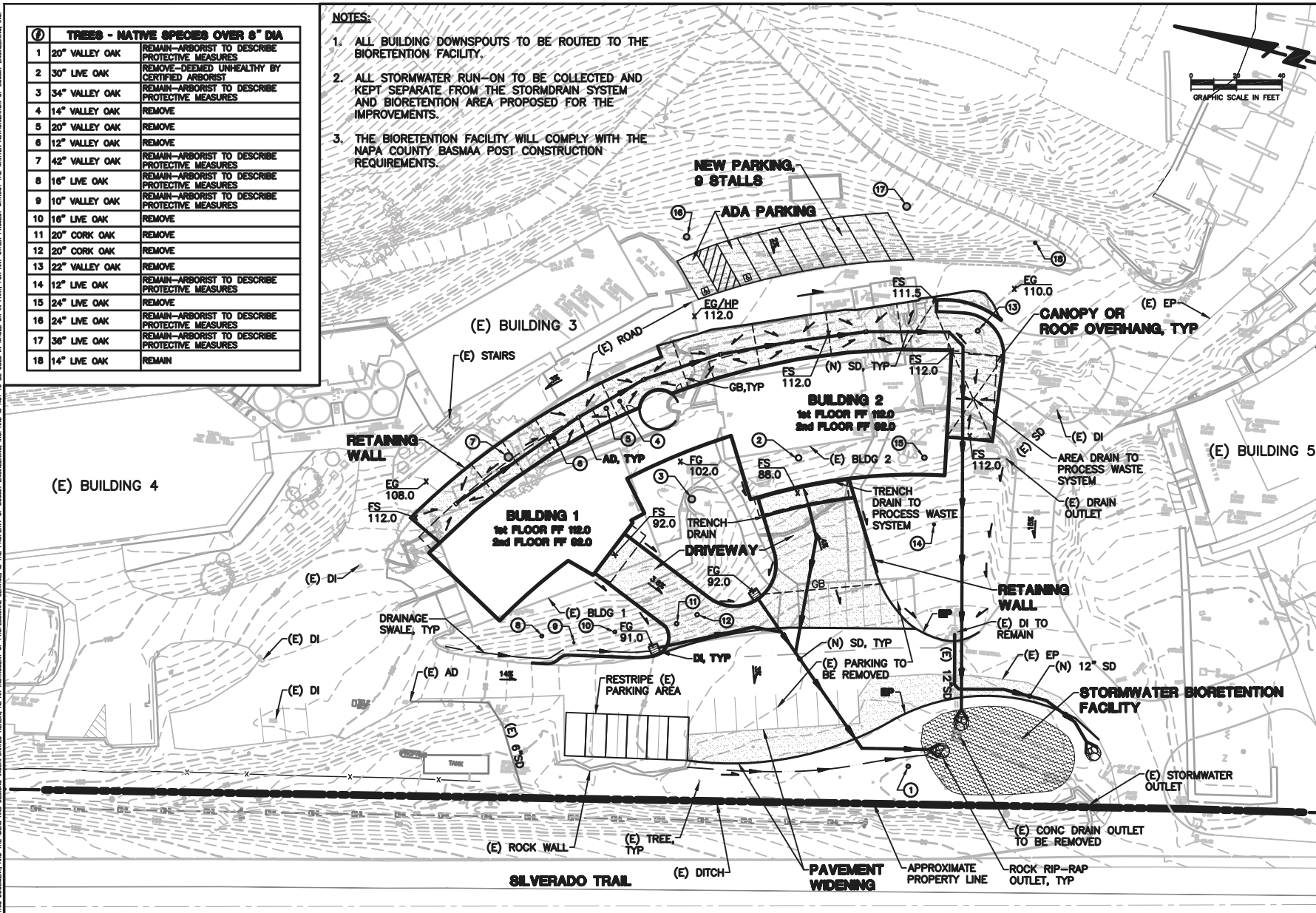
STAG'S LEAP WINE CELLARS

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①	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:

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



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STAG'S LEAP WINE CELLARS
6766 SILVERADO TRAIL
NAPA, CALIFORNIA
 APR 08-080-040

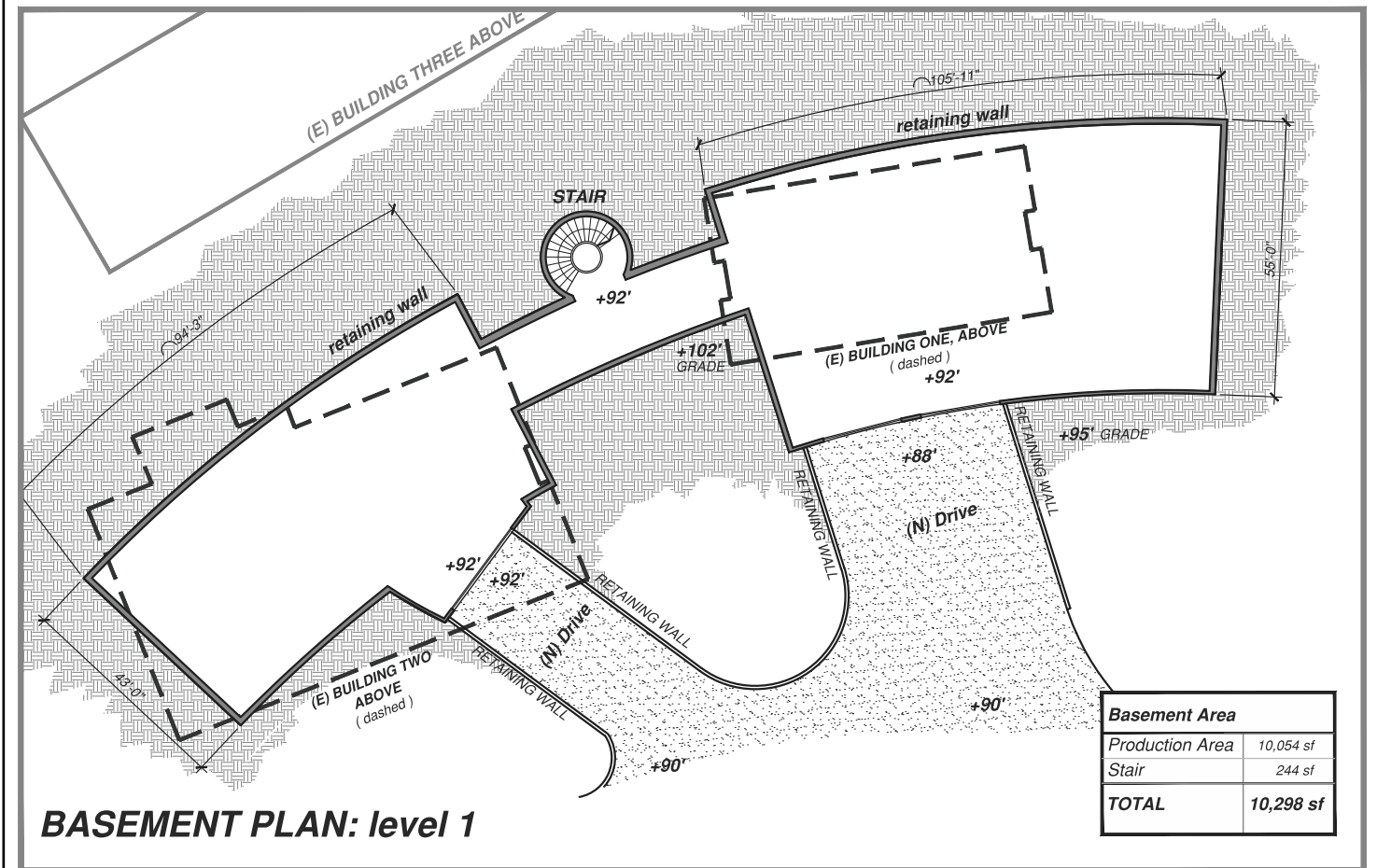
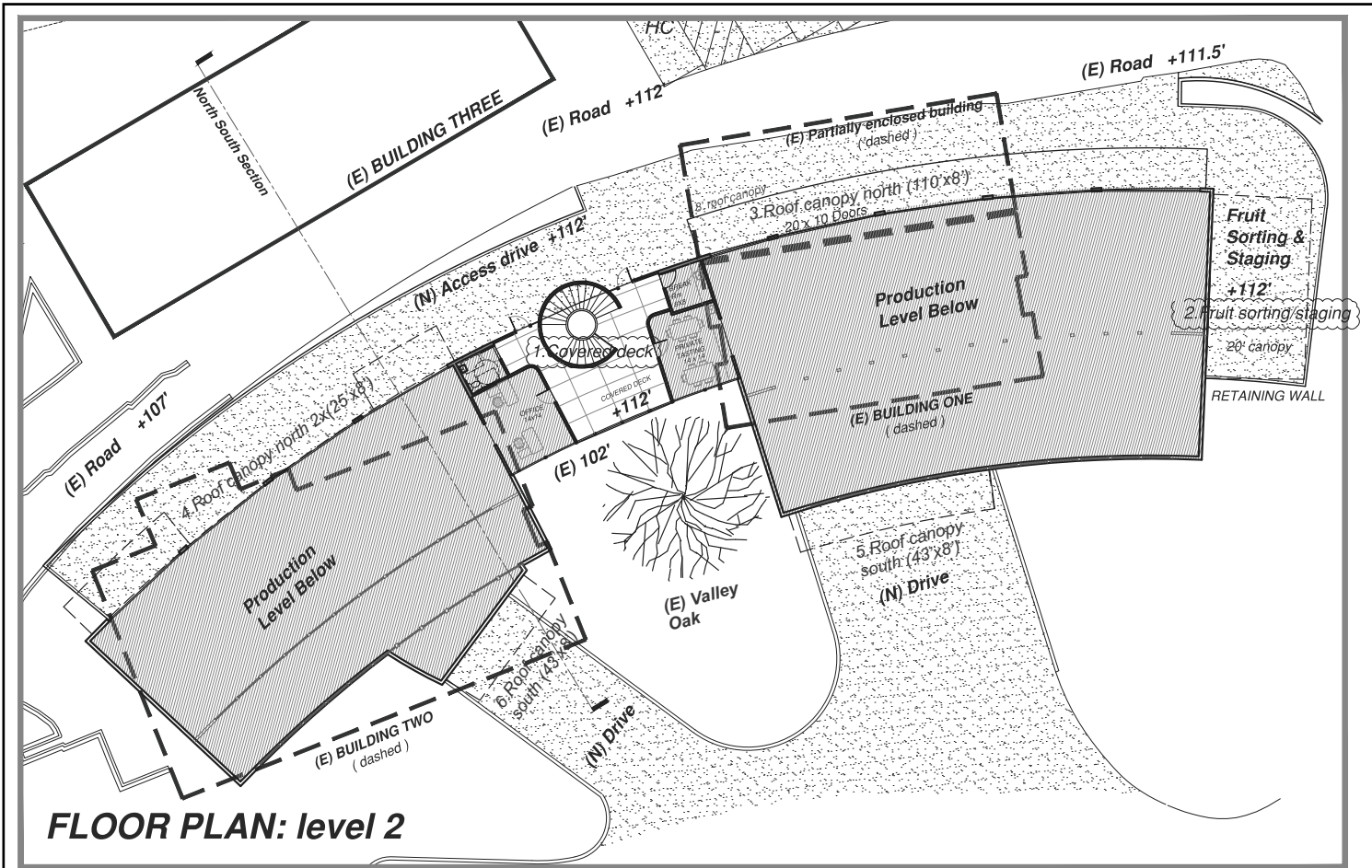
USE PERMIT APPLICATION
PRELIMINARY
GRADING, DRAINAGE & TREE
PROTECTION/REMOVAL PLAN

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

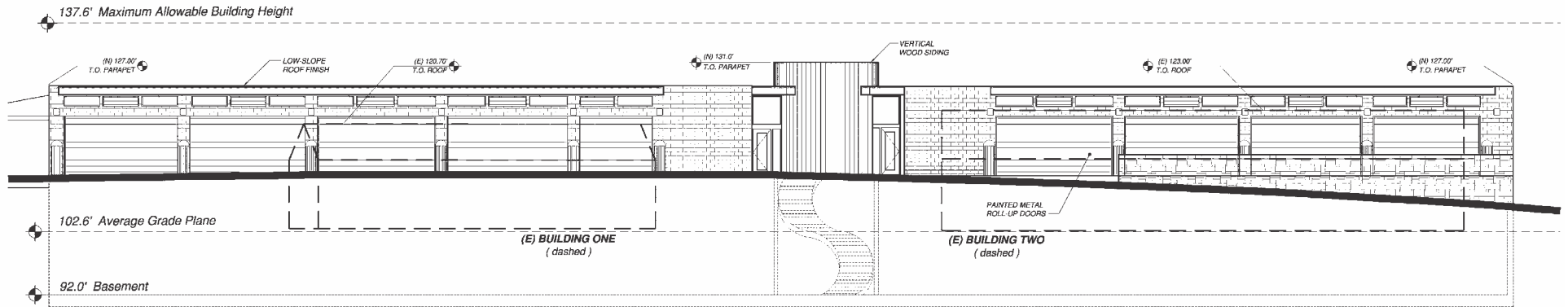
DATE: 04-09-2013
 JOB NO: 2012088
 SCALE: AS SHOWN
 DRAWN: SMJ
 CHECKED: JAP
 SHEET

UP3

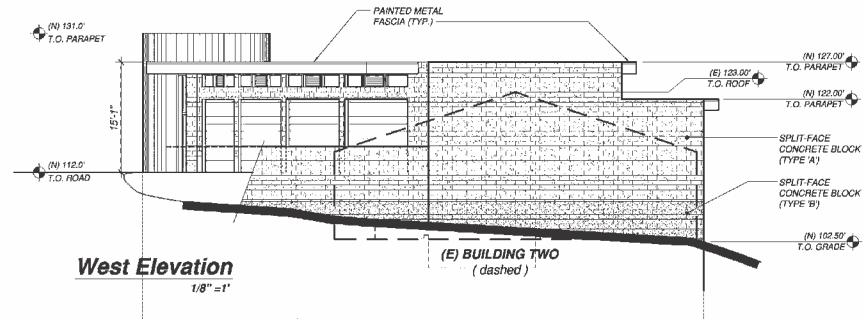
STAG'S LEAP WINE CELLARS



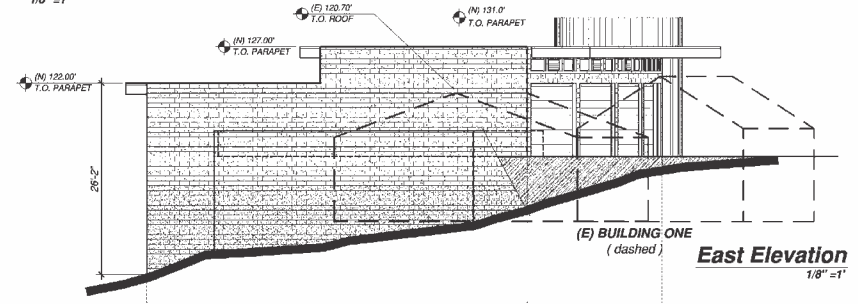
STAG'S LEAP WINE CELLARS



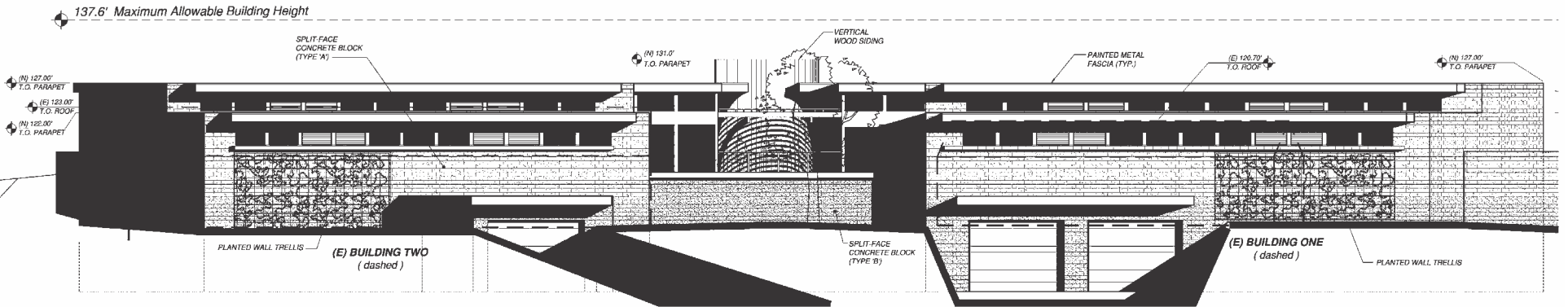
North Elevation
1/8" = 1'



West Elevation
1/8" = 1'



East Elevation
1/8" = 1'

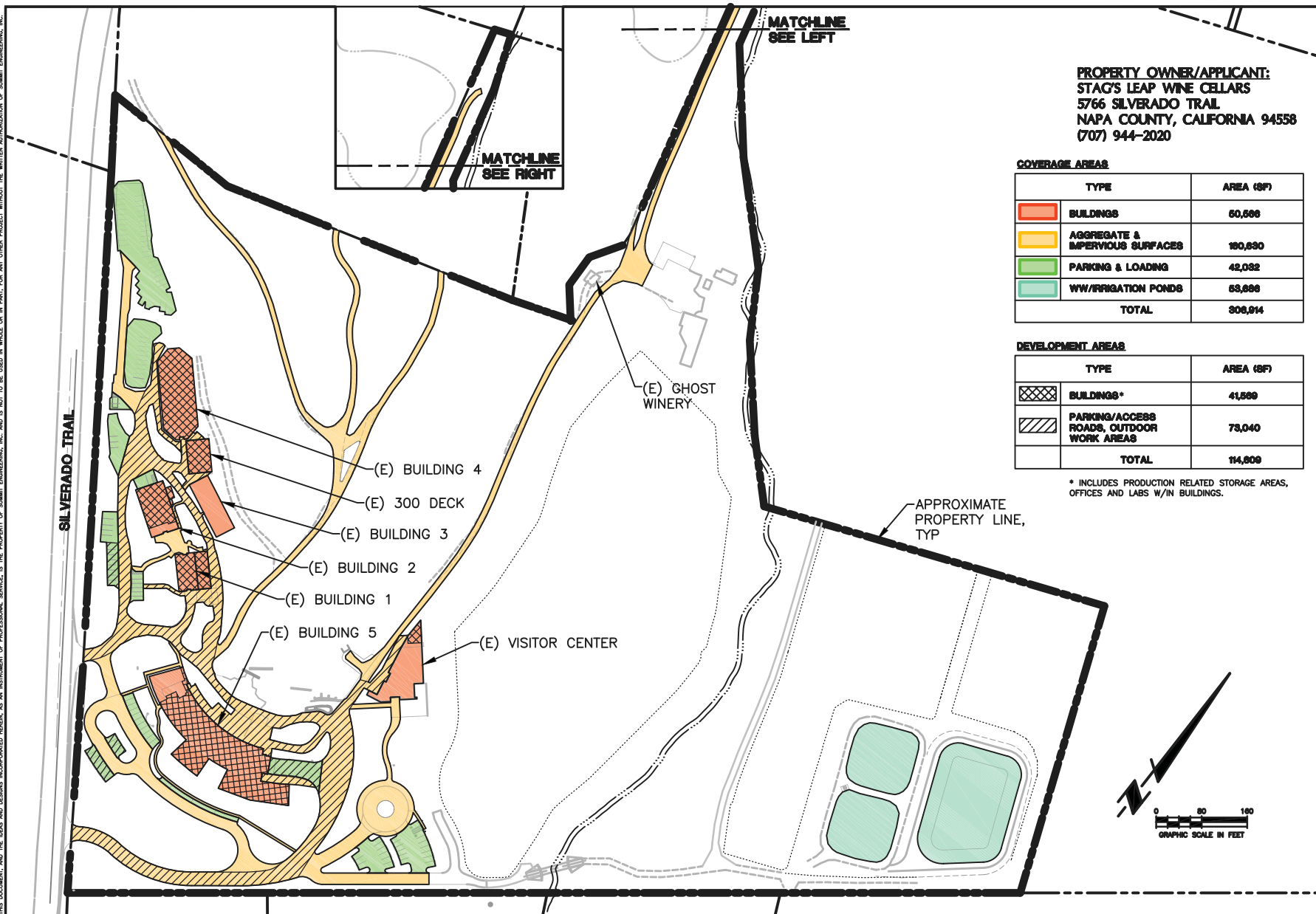


South Elevation
1/8" = 1'

Daniel Macdonald AIA Architects, Inc.
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STAG'S LEAP WINE CELLARS

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STAG'S LEAP WINE CELLARS
5766 SILVERADO TRAIL
NAPA, CALIFORNIA
APN 089-080-040

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

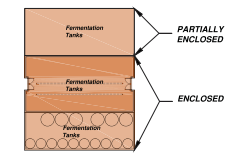
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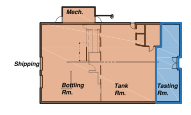
STAG'S LEAP WINE CELLARS

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 %	

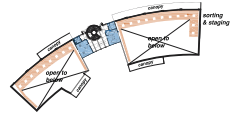
PROPOSED AREAS	PRODUCTION	ACCESSORY	TOTAL
REMOVE:			
BUILDING 1			
Enclosed building	2,218 sf		2,218 sf
Partially enclosed building	1,600 sf		1,600 sf
BUILDING 2	3,965 sf	731 sf	4,696 sf
TOTAL	7,783 sf	731 sf	8,514 sf
ADD:			
NEW PRODUCTION BUILDING			
Enclosed building	10,298 sf	668 sf	10,966 sf
TOTAL	10,298 sf	668 sf	10,966 sf
TOTAL INCREASE	2,515 sf	(63) sf	2,452 sf
TOTAL EXISTING + PROPOSED	70,392 sf	20,785 sf	91,177 sf
AREA PRODUCTION USE	70,392 sf		
AREA ACCESSORY USE		20,785 sf	
PERCENT OF ACCESSORY USE TO PRODUCTION FACILITY		29.4 %	



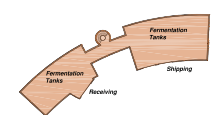
BUILDING 1
1:32" = 1'-0"



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



UPPER FLOOR

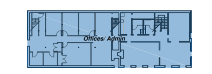


LOWER FLOOR

NEW PRODUCTION BUILDING
1:64" = 1'-0"

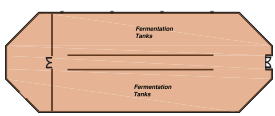


UPPER FLOOR

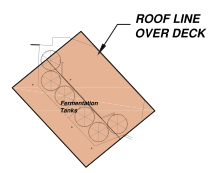


LOWER FLOOR

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

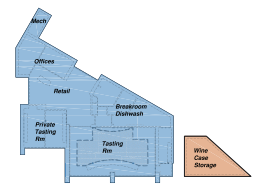


BUILDING 4
1:32" = 1'-0"

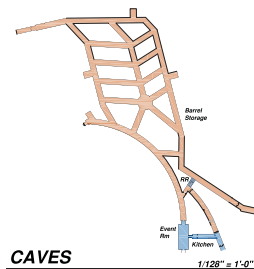


AREA UNDER ROOF (UNENCLOSED)

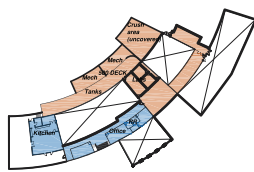
300 DECK
1:32" = 1'-0"



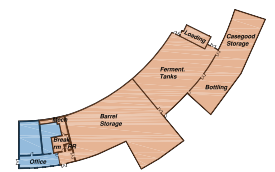
VISITOR'S CENTER
1:64" = 1'-0"



CAVES
1:128" = 1'-0"

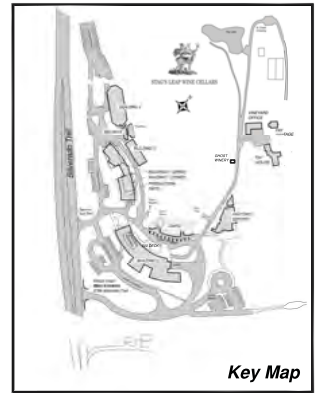
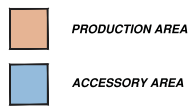


UPPER FLOOR



LOWER FLOOR

BUILDING 5
1:64" = 1'-0"



Key Map

Daniel Macdonald AIA Architects, Inc.
1495 GLENN AVENUE, SUITE 200
NOVATO, CALIFORNIA 94945
(415) 899-0050 • Fax (415) 899-0055

Stag's Leap Wine Cellars
New Hospitality Center Project
APR 2013/03/05
2013/03/05
2013/03/05
2013/03/05



PRODUCTION / ACCESSORY AREA DIAGRAM

USE PERMIT
MAY 2015

DMAIA #1519
DRAWN BY
CHECKED BY

A1.0

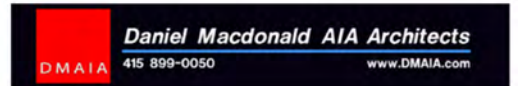
STAG'S LEAP WINE CELLARS



New Production Building from Silverado Trail



STAG'S LEAP WINE CELLARS



STAG'S LEAP WINE CELLARS



New Production Building from Silverado Trail
Ghost Image of New Building



STAG'S LEAP WINE CELLARS

