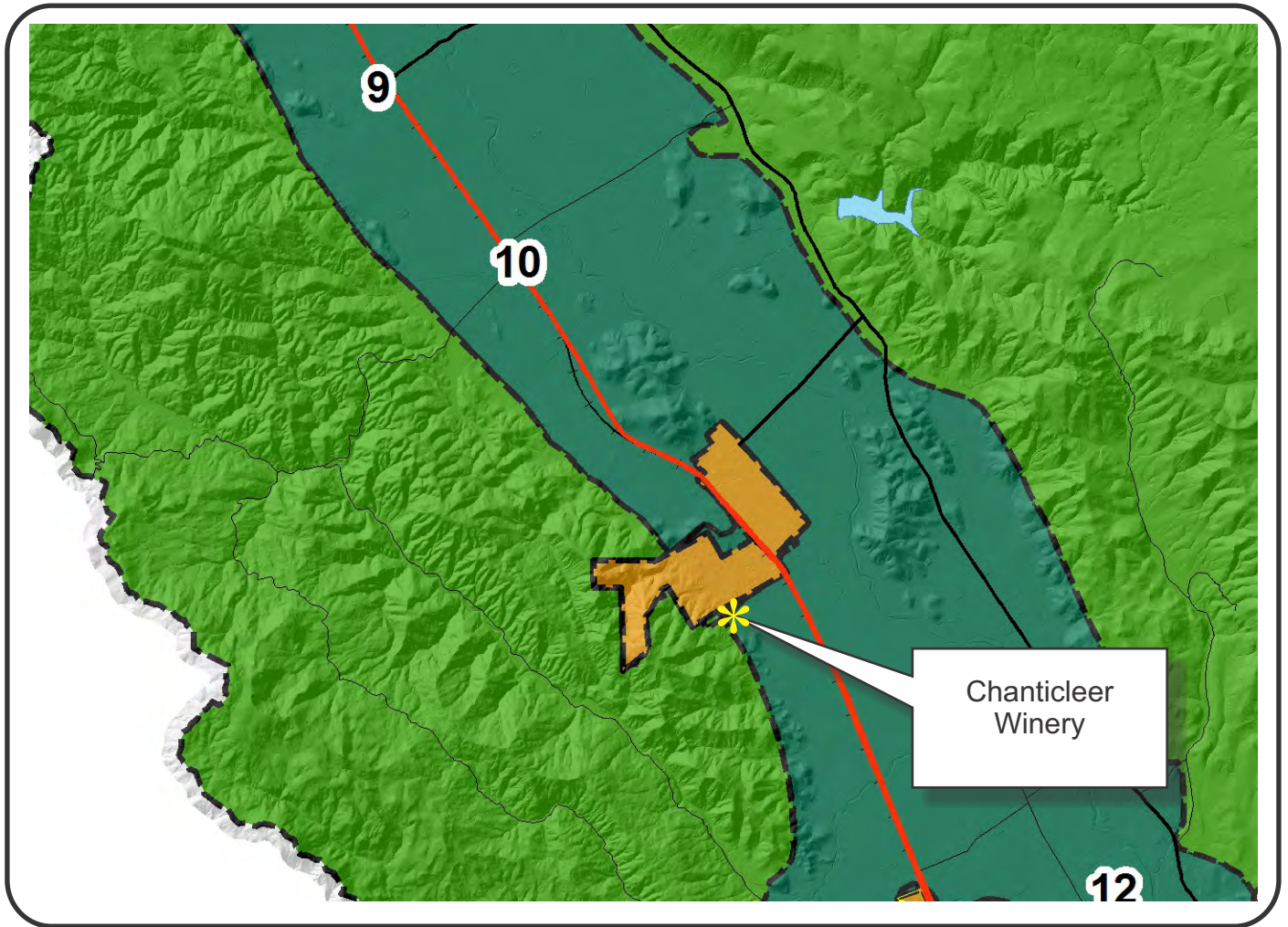


“J”

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

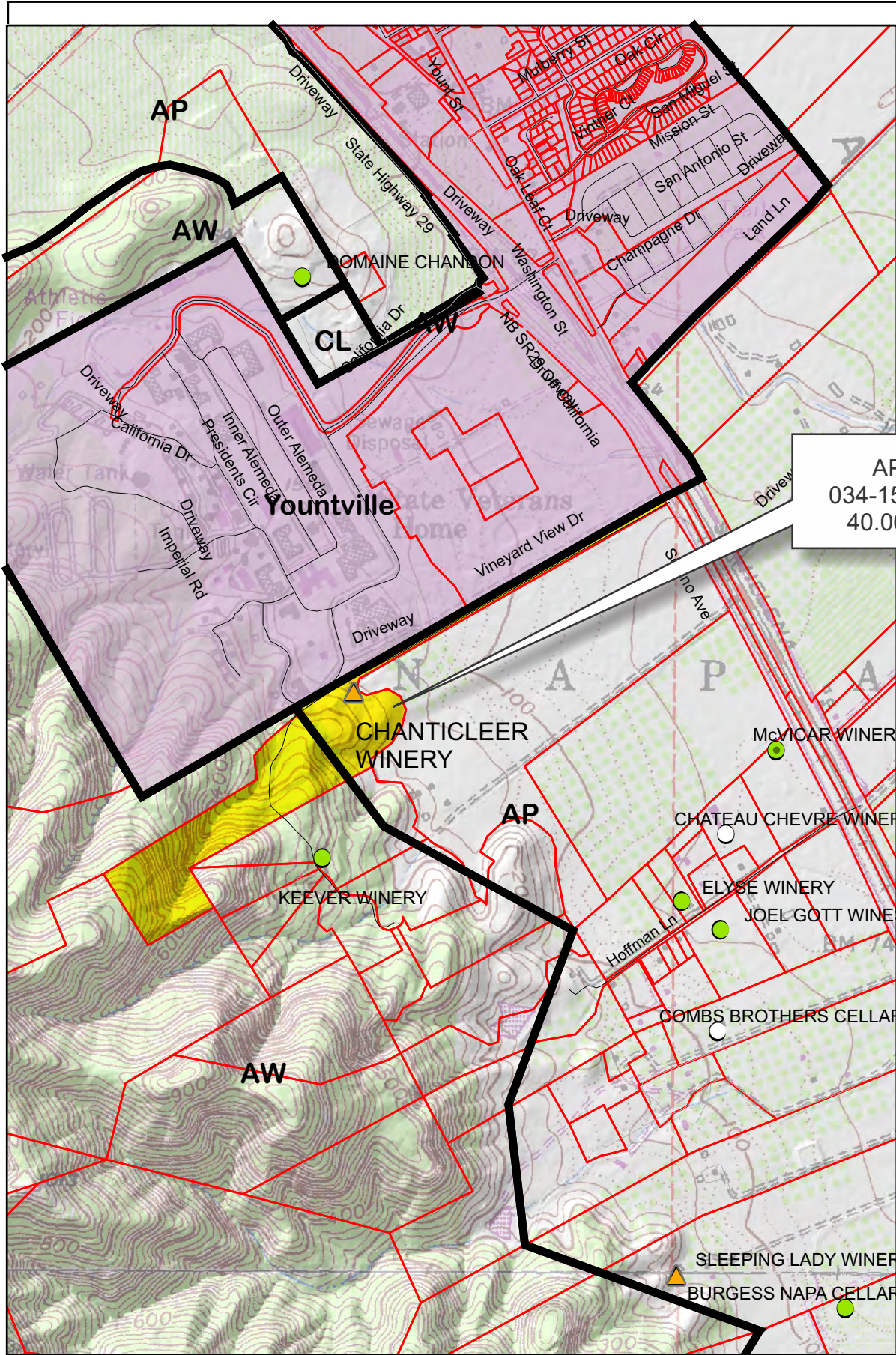
### TRANSPORTATION

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

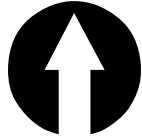
\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN  
034-150-045  
08-25-2016  
UP

# CHANTICLEER WINERY

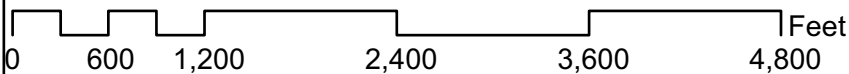


APN  
034-150-045  
40.06 Ac.

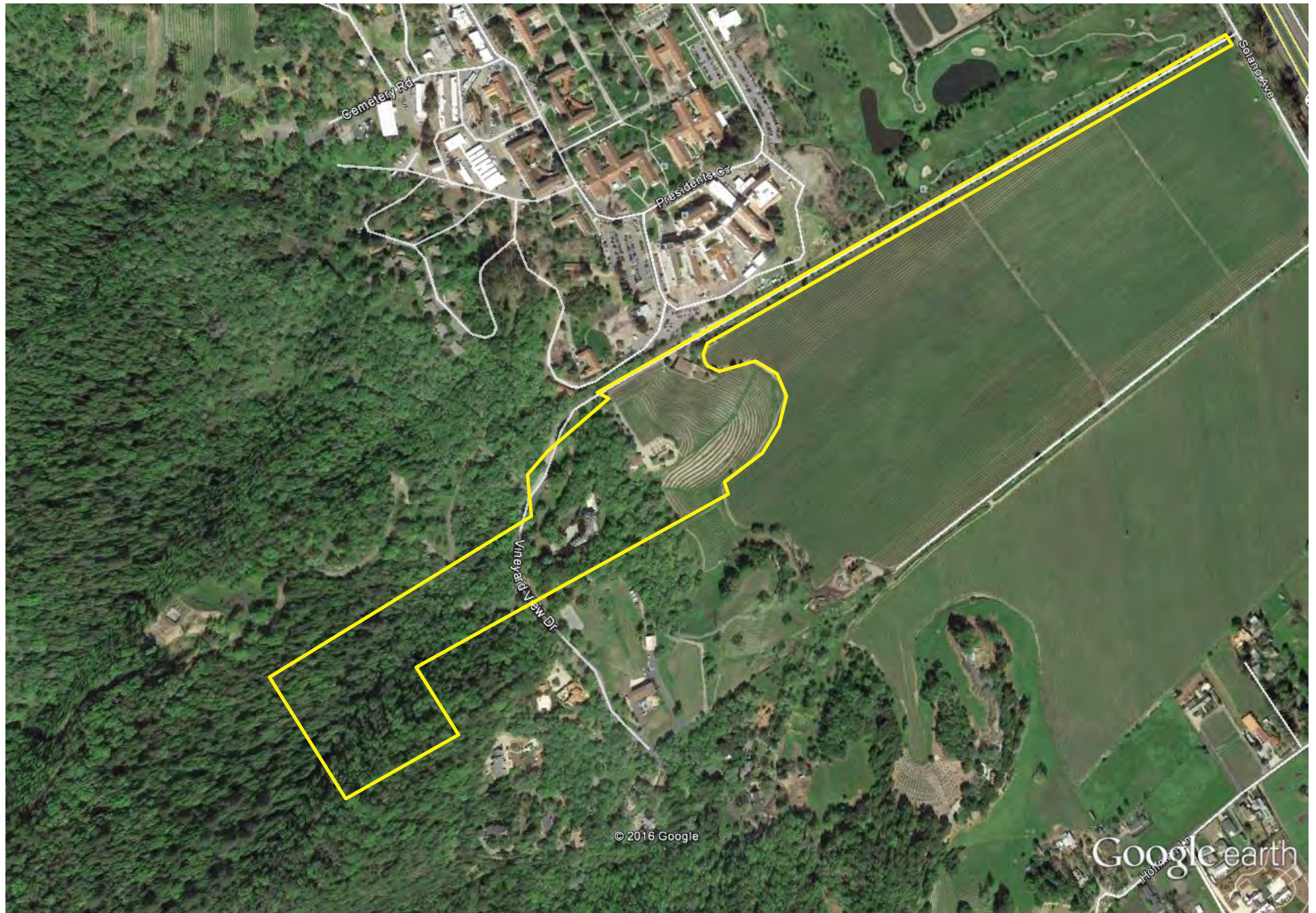


## Legend

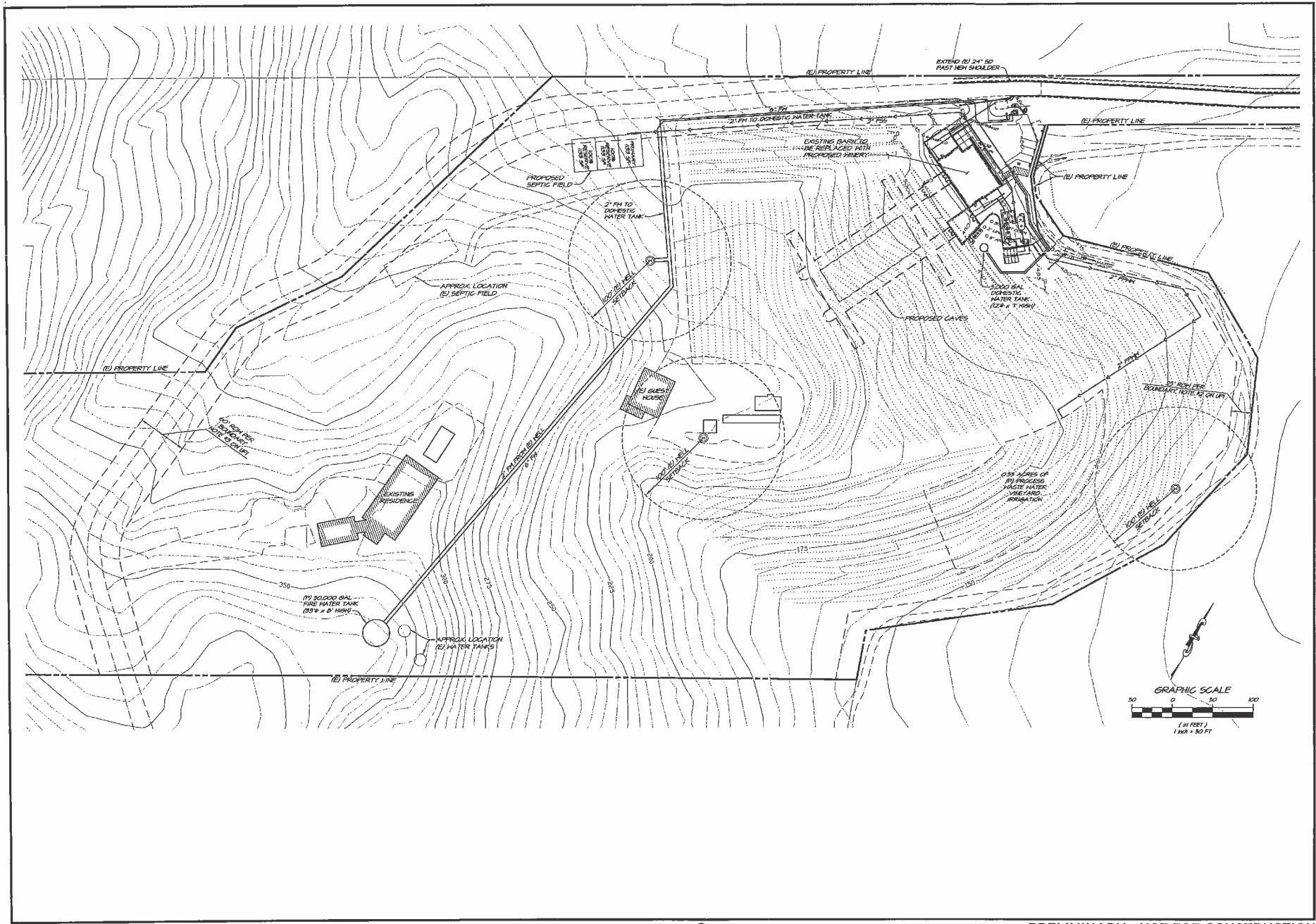
- Wineries**
- Status
- Producing
  - Producing, with pending major mod
  - ⬠ Approved
  - ▲ Pending
  - Unknown
  - Zoning
  - Parcels



# CHANTICLEER WINERY



Existing Conditions



NO.	DATE	REVISION	BY

**RSA+**  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL ENGINEERS - SUPERVISORS - [186]  
 1351 COUNTY STREET  
 NAPA, CALIF. 94959  
 OFFICE: (707) 253-1388  
 F. FAX: (707) 253-1388

**CHANTICLEER WINERY  
 SITE UTILITY PLAN**  
 CALIFORNIA  
 NAPA COUNTY

0.5% ADJUST. OF  
 WASTE WATER  
 VINEYARD  
 IRRIGATION  
 20' HIGH PER  
 100' PER  
 100' PER  
 100' PER

DATE	MARCH 9, 2009
DRAWN	UP4
DESIGNED	JOB#
CHECKED	20"
JOB NO.	4033610
SHEET NO.	UP4

4 OF 4 SHEETS

P:\2009\306266.chanticleerwinery\utility.dwg, 10:56:23 AM 3/9/09, J:\CADD\186

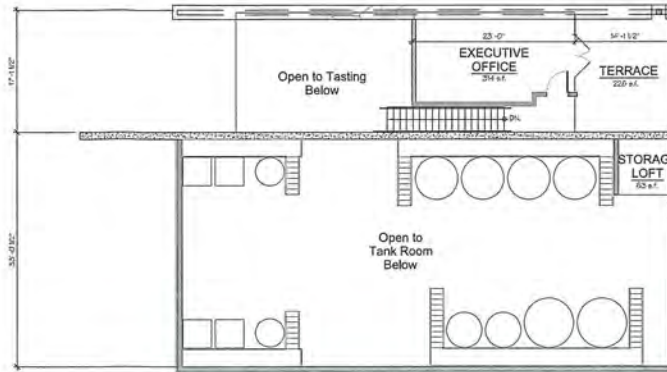
**BUILDING AREA**

**LOWER FLOOR:**

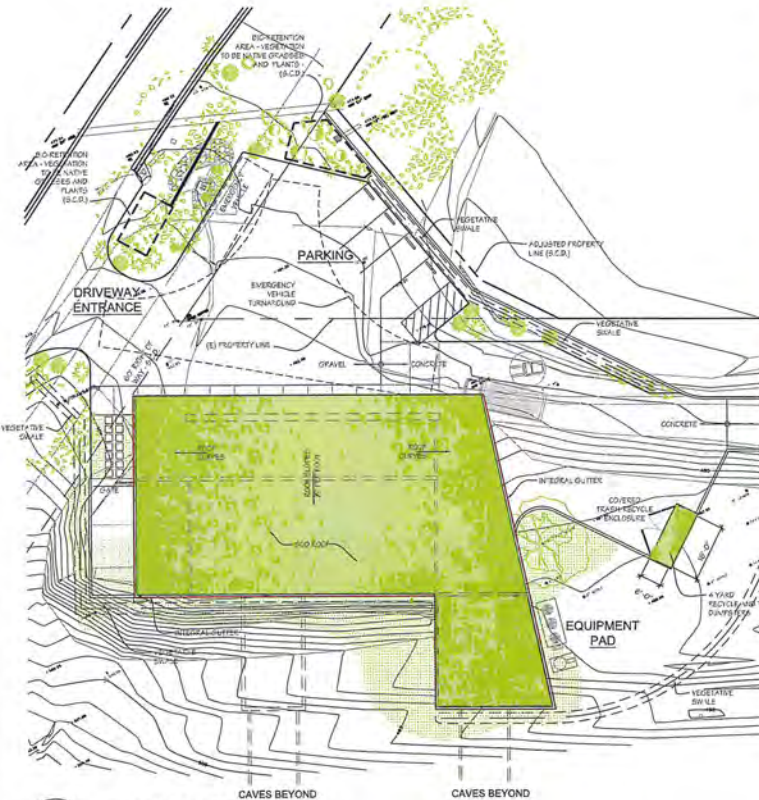
- PRODUCTION:  
TANK ROOM, MECH/ELECT,  
PUMP STORAGE,  
RESTROOM 1 ..... 3,278 s.f.
- WINE LAB/OFFICE ..... 261
- TASTING / ADMIN. /  
RESTROOM 2 ..... 878
- COVERED CRUSH PAD ..... 1,018
- COVERED WORK AREA ..... 484
- ENTRY COURT ..... 393

**UPPER FLOOR:**

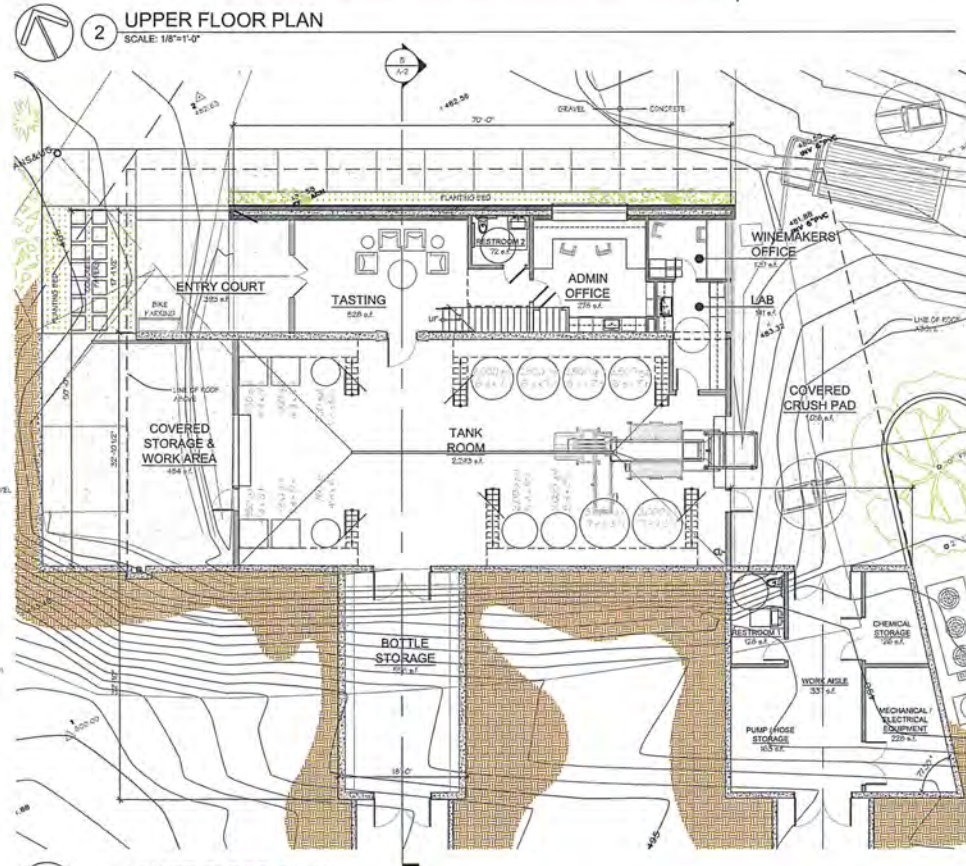
- EXECUTIVE OFFICE ..... 314 s.f.
- TERRACE ..... 228
- STORAGE LOFT ..... 63
- TOTAL ..... 6,917 s.f.**



**2 UPPER FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**3 LOCAL SITE PLAN**  
SCALE: 1/16"=1'-0"



**1 LOWER FLOOR PLAN**  
SCALE: 1/8"=1'-0"



**arch**  
osborn siegart  
architecture  
P O B O X 1 2 2 8  
SANTA ROSA, CA 95402  
PH: 707-549-1387



Project Architect  
Dave Siegart

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New Winery for:  
**CHANTICLEER WINERY**

4 Vineyard View Drive  
Napa, CA 94558  
APN: 034-150-026

PROJECT NO.	1301
DATE	November 19, 2014
CHECK BY	DS
DRAWN BY	DS
NO. ISSU.	DATE

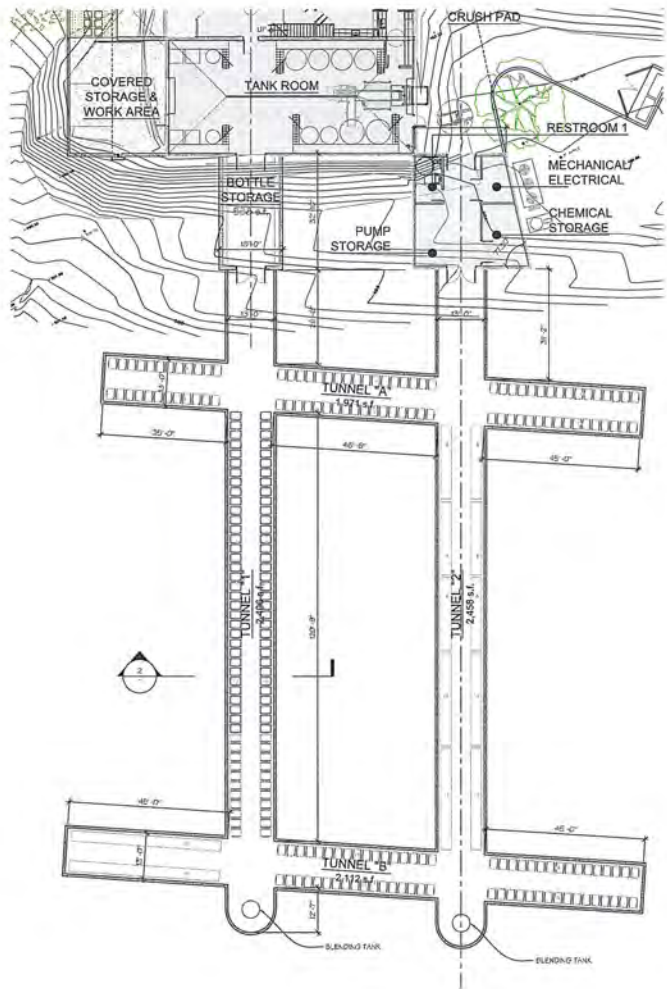
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**FLOOR PLANS  
LOCAL SITE PLAN**

**A-1**  
USE PERMIT

C:\DOCUMENTS AND SETTINGS\JANIEV\WORK\CHANTICLEER\DRAWINGS\PROJECTS\USE PERMIT\A-1.LWG - PLOTTED BY DANW ON 3/10/2015 12:32:20 PM

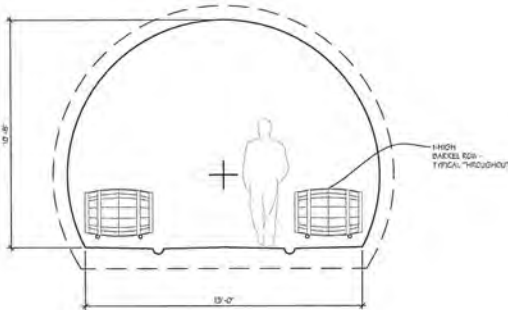
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**CAVE AREA**

• TUNNEL "1"	2,406 s.f.
• TUNNEL "2"	2,458
• TUNNEL "A"	1,634
• TUNNEL "B"	1,772
• BOTTLE STORAGE	558
<b>TOTAL</b>	<b>8,828 s.f.</b>

**368 BARRELS**



2 TYPICAL SECTION AT TUNNEL  
SCALE: 3/8"=1'-0"

1 CAVE PLAN  
SCALE: 1/16"=1'-0"

arch  
osborn siegert  
architecture

PO BOX 1334  
NAPA, CA 94558  
PH 707-252-6387

Project Architect  
Dave Siegert

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**CHANTICLEER  
WINERY**

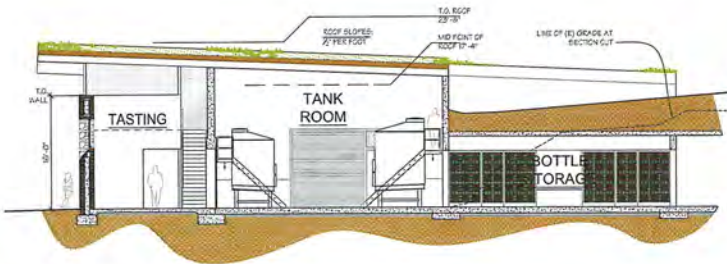
4 Vineyard View Drive  
Napa, CA 94558  
APN: 034-150-026

PROJECT NO.	1301
DATE	November 19, 2014
CHECK BY	DS
DRAWN BY	DS
NO. ISSUE	DATE

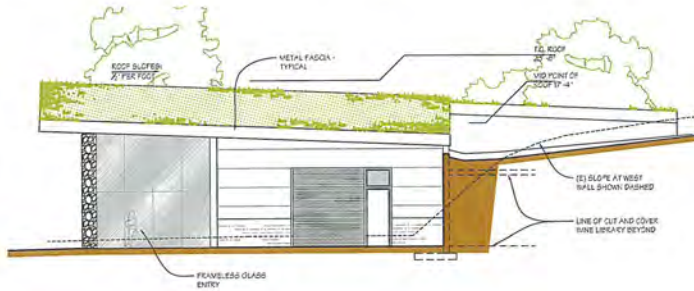
NOT FOR  
CONSTRUCTION

CAVE PLAN /  
SECTION

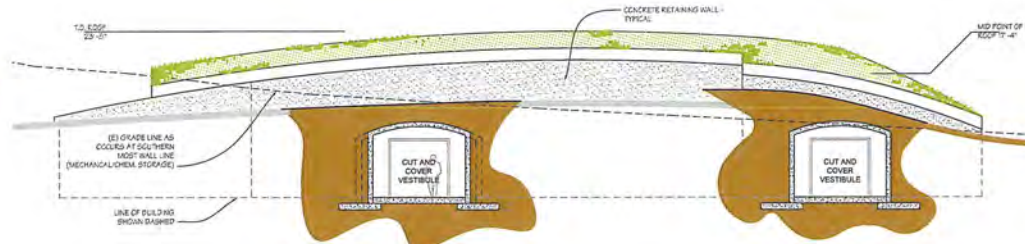
**A-2**  
USE PERMIT



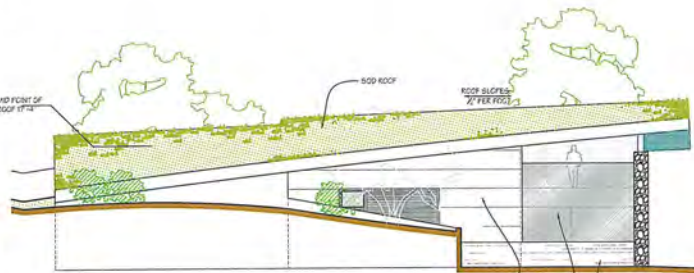
5 SECTION  
SCALE: 1/8"=1'-0"



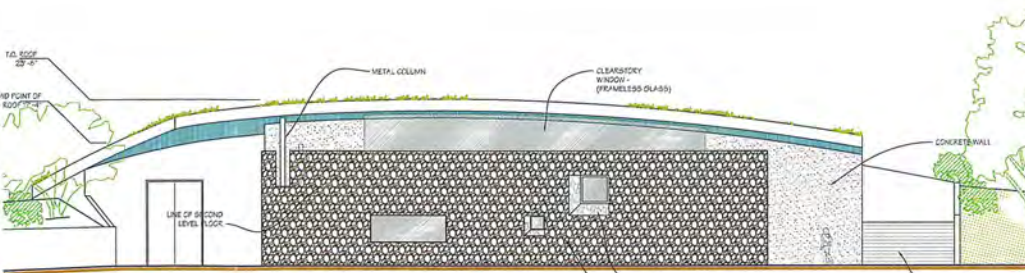
4 WEST ELEVATION  
SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



3 EAST ELEVATION  
SCALE: 1/8"=1'-0"



1 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

arch  
osborn siegart  
architecture  
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916.777.9495

DAVE SIEGERT  
DAVE SIEGERT  
ARCHITECT  
NOV 15 2014  
DAVE SIEGERT

Project Architect  
Dave Siegart

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ELEVATIONS / SECTION

**A-3**  
USE PERMIT

D:\DOCUMENTS AND SETTINGS\DAVE\WORK DOCUMENTS\LOS ANGELES\CHANTICLEER\DRAWINGS\PROJECTS\USE PERMIT\1301 A-3.DWG - PLOTTED BY DMC ON 3/10/2015 12:54:40 PM



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4 PHOTO - Existing View from Solano Road  
SCALE: NONE



3 PHOTO RENDERING - Proposed View from Solano Road  
SCALE: NONE



2 PHOTO RENDERING - Northeast Corner  
SCALE: NONE



1 PHOTO RENDERING - Northwest Corner  
SCALE: NONE

**arch**  
osborn siegart  
architecture  
P O B O X 1 5 5 8  
S A N T A R O S A , C A 9 4 5 8  
P H : 7 0 7 - 8 4 8 - 8 2 5 7

Project Architect  
Dave Siegart

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WINERY**

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Napa, CA 94558  
APN: 034-150-026

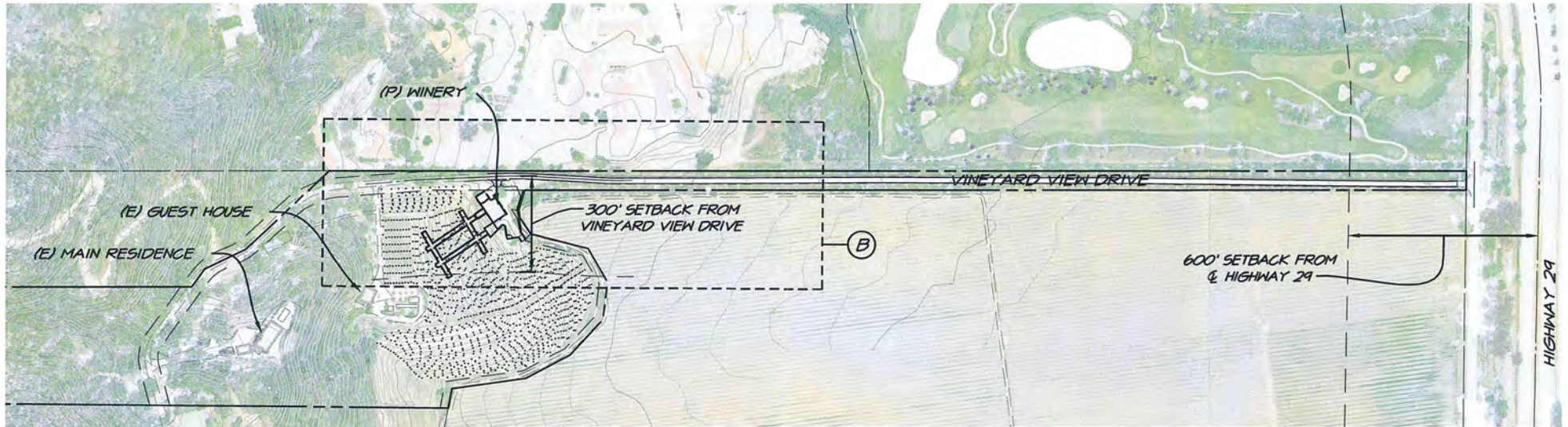
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CONSTRUCTION

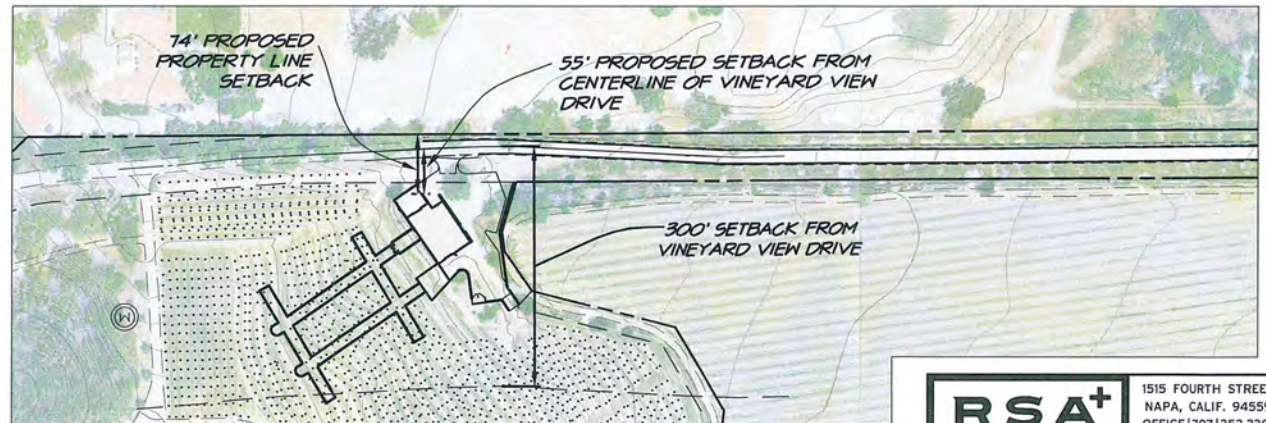
PHOTO  
RENDERINGS

**A-4**  
USE PERMIT

# CHANTICLEER WINERY VARIANCE EXHIBIT



**A** SITE LAYOUT  
SCALE: 1" = 300'

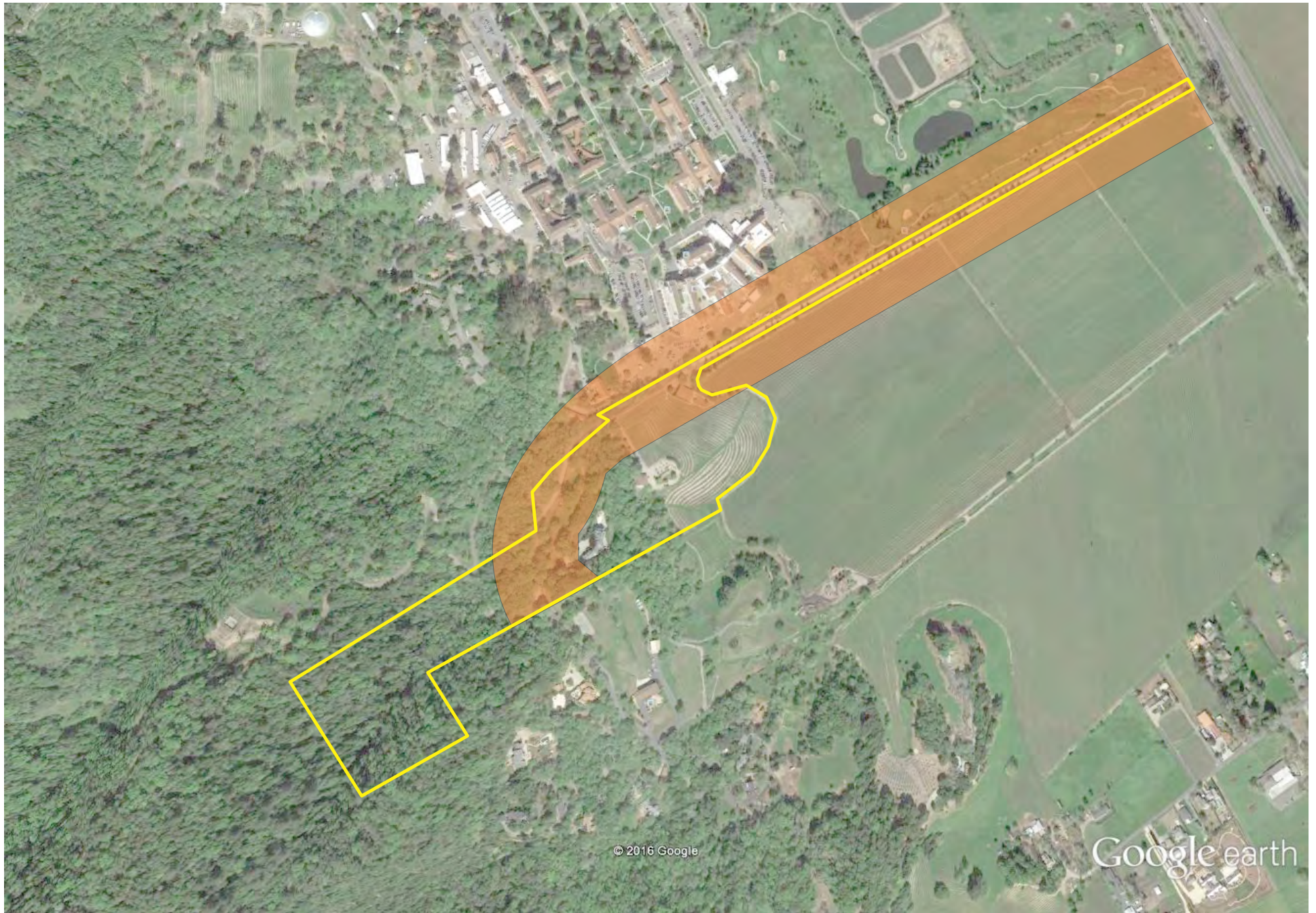


**B** SETBACK DETAIL  
SCALE: 1" = 150'

**RSA+** 1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE | 707 | 252.3301  
+ www.RSAcivil.com +

RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + EST. 1980  
APRIL 24, 2015 4112060.0 Exh-Variance.dwg

# CHANTICLEER WINERY



300' Setback