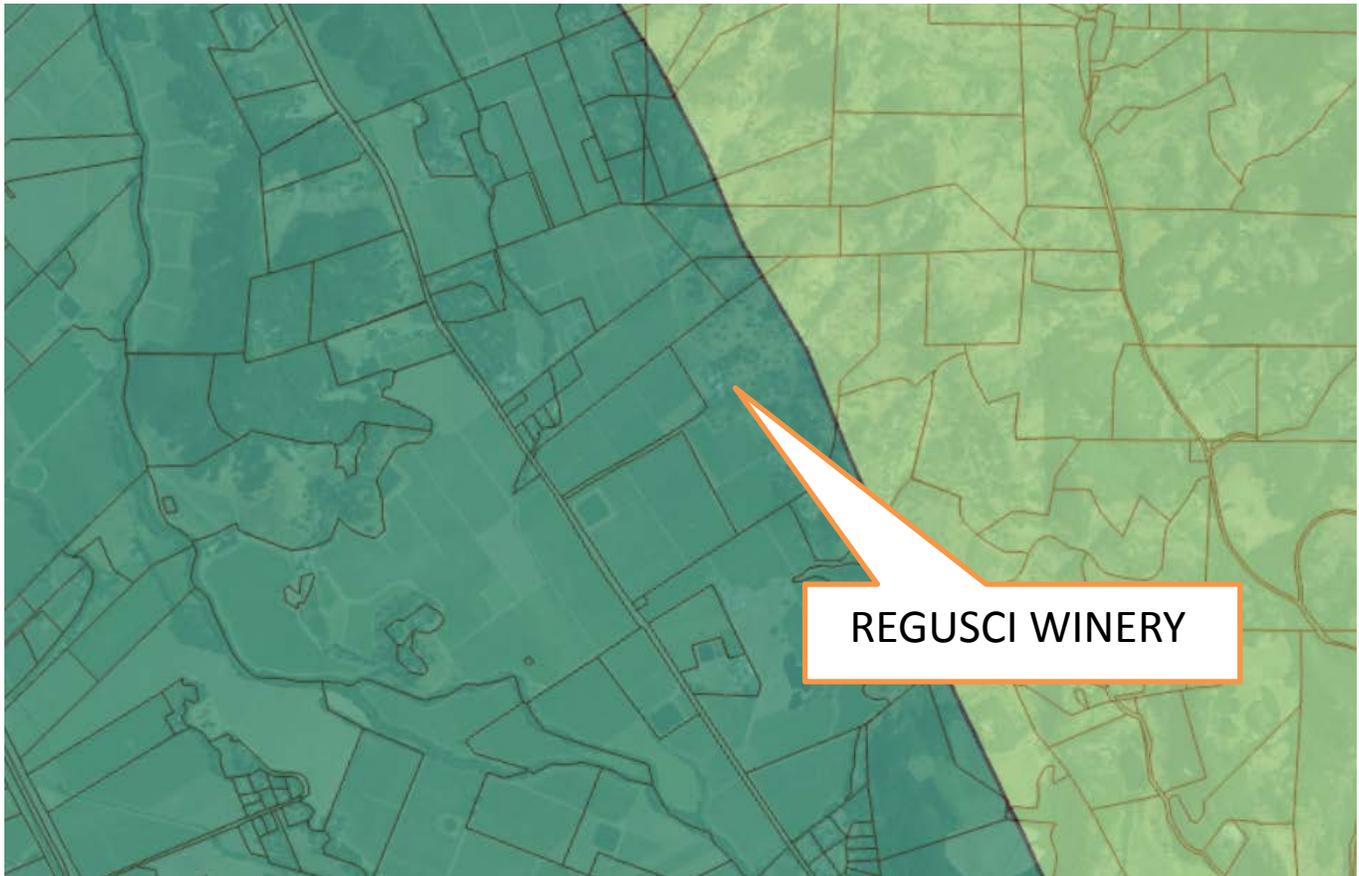


“K”

Graphics

Regusci Winery, Major Modification to Use Permit P16-00307  
& Request for Exception to Road and Street Standards  
Planning Commission Hearing Date, November 15, 2017

# 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

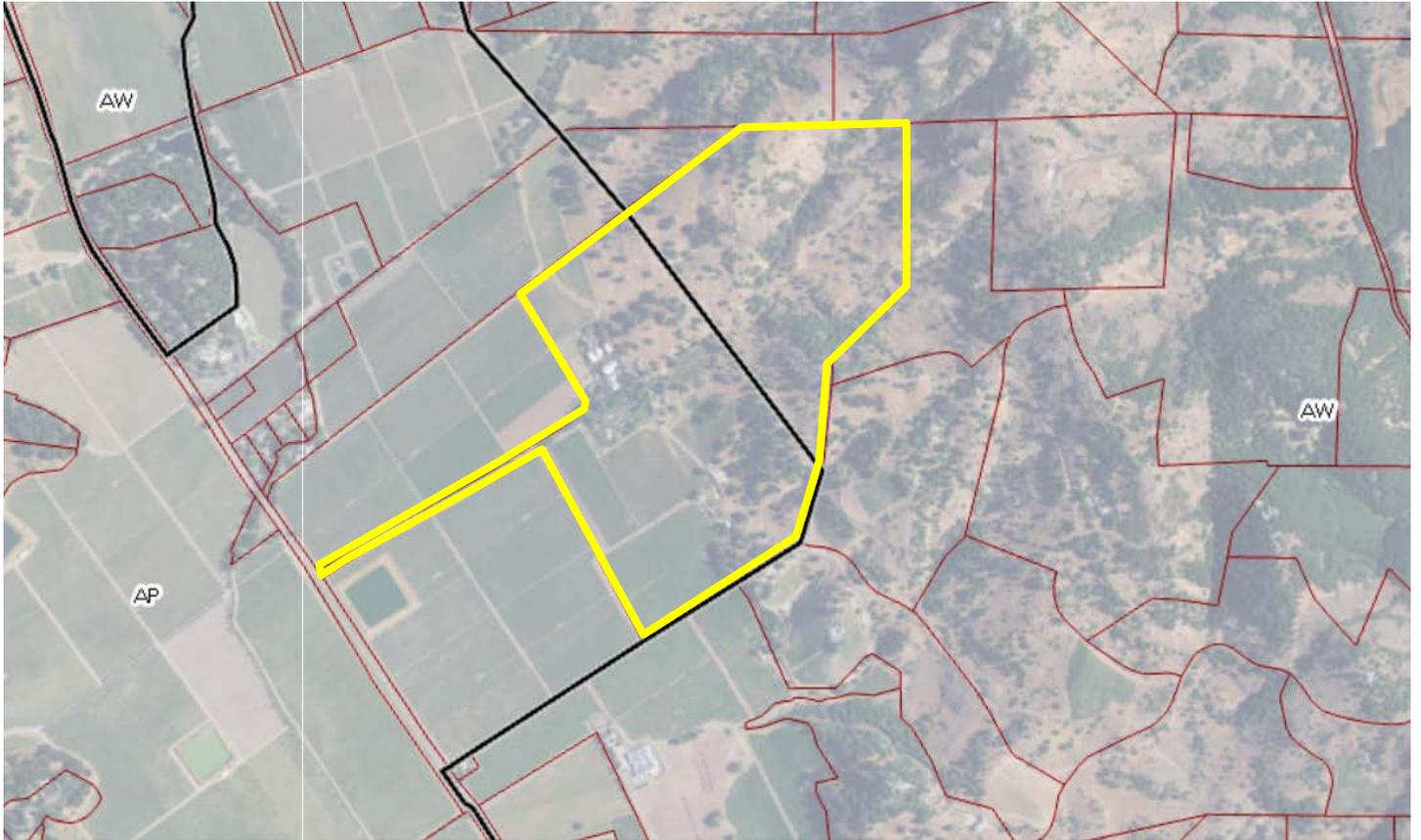
### OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

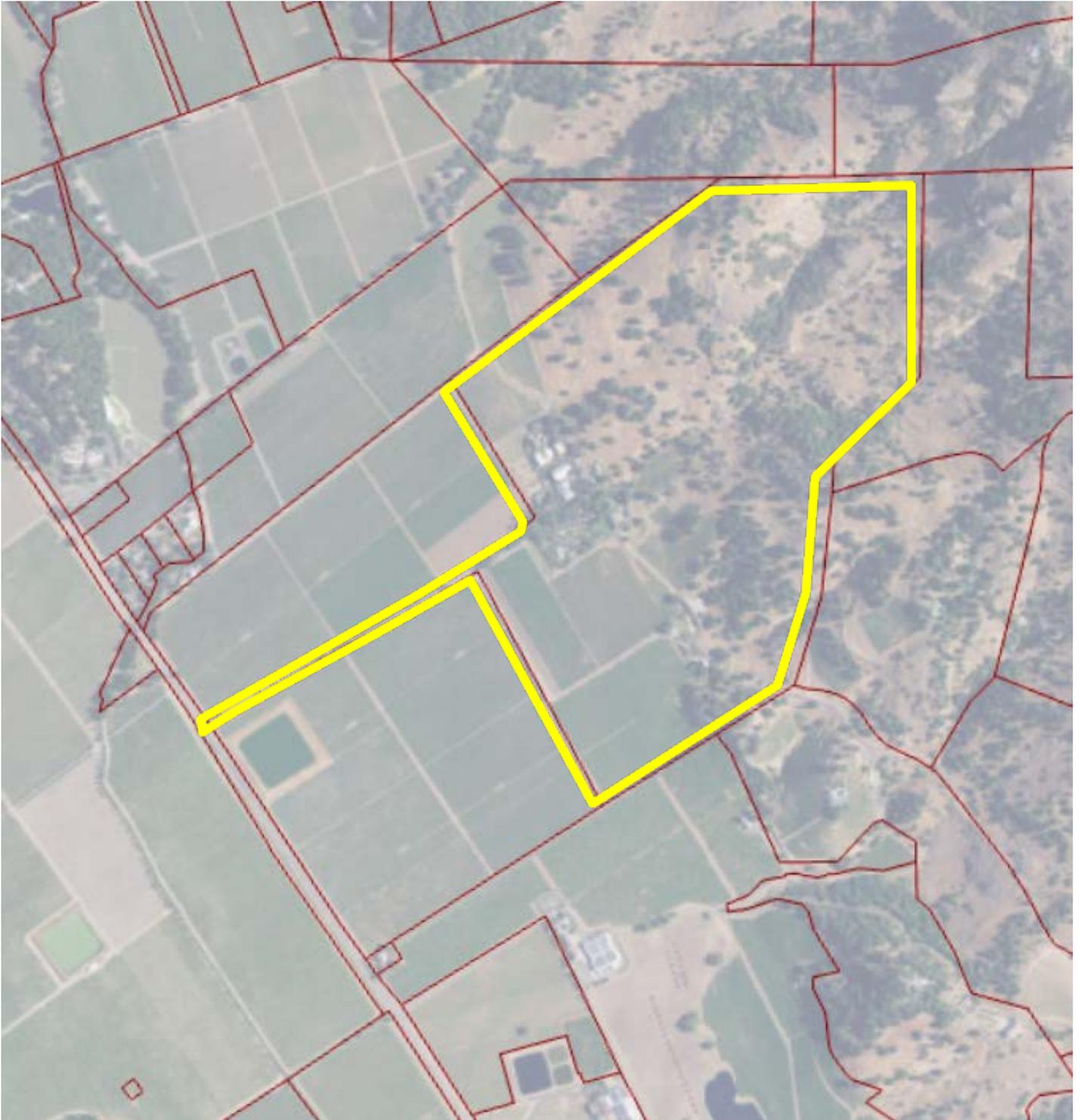
### TRANSPORTATION

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

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



**Zoning**



**Aerial**



**Aerial Zoomed**



**\*\* POND NOTES**  
 1. POND LAYOUT SHOWN FOR USE PERMIT PURPOSES ONLY.  
 2. FINAL POND DESIGN SHALL BE AESTHETICALLY PLEASING AND BLEND INTO THE EXISTING NATURAL FEATURES.  
 3. FINAL POND DESIGN TO BE BY OTHERS AND SUBMITTED AS A SEPARATE CONSTRUCTION PERMIT.  
 4. POND SHALL STORE A MINIMUM OF 1 AC-FT

**SHEET NOTES:**  
 1. CONTOURS SHOWN ARE PROVIDED BY THE NAPA COUNTY GIS DATABASE.  
 2. AERIAL PHOTOGRAPH SHOWN PROVIDED BY GOOGLE EARTH.

SUBJECT PARCEL:  
 REGUSCI SIMONE RANCH  
 APN 039-030-023

**BUILDING LEGEND**

BUILDING	BUILDING
A	SHOP / STORAGE *
B	VINEYARD MANAGEMENT OFFICES *
C	OFFICES / CARETAKER'S DWELLING
D	WINERY / BARREL STORAGE
E	WINERY / TASTING ROOM / PRODUCTION

\* BUILDINGS ARE NOT A PART OF THE USE PERMIT MODIFICATION

**REVISIONS**

- 01/27/2017  
 • ADDED PARKING DIMENSIONS  
 • ADDED ONE-WAY SIGN
- 06/28/2017  
 • REVISED LYE TANKS  
 • UPDATED POND NOTES



MATCHLINE  
 SEE SHEET C2.1 - DRIVEWAY PLAN

SITE PLAN

DELTA CONSULTING & ENGINEERING  
 OF ST. HELENA

1104 ADAMS STREET, SUITE 203 • ST. HELENA, CALIFORNIA 94574  
 707-963-8456 + 707-963-8528 FAX

**USE PERMIT MODIFICATION  
 SITE PLAN**

REGUSCI WINERY  
 5584 SILVERADO TRAIL  
 NAPA, CA 94558  
 APN: 039-030-023  
 PROJECT: 0160

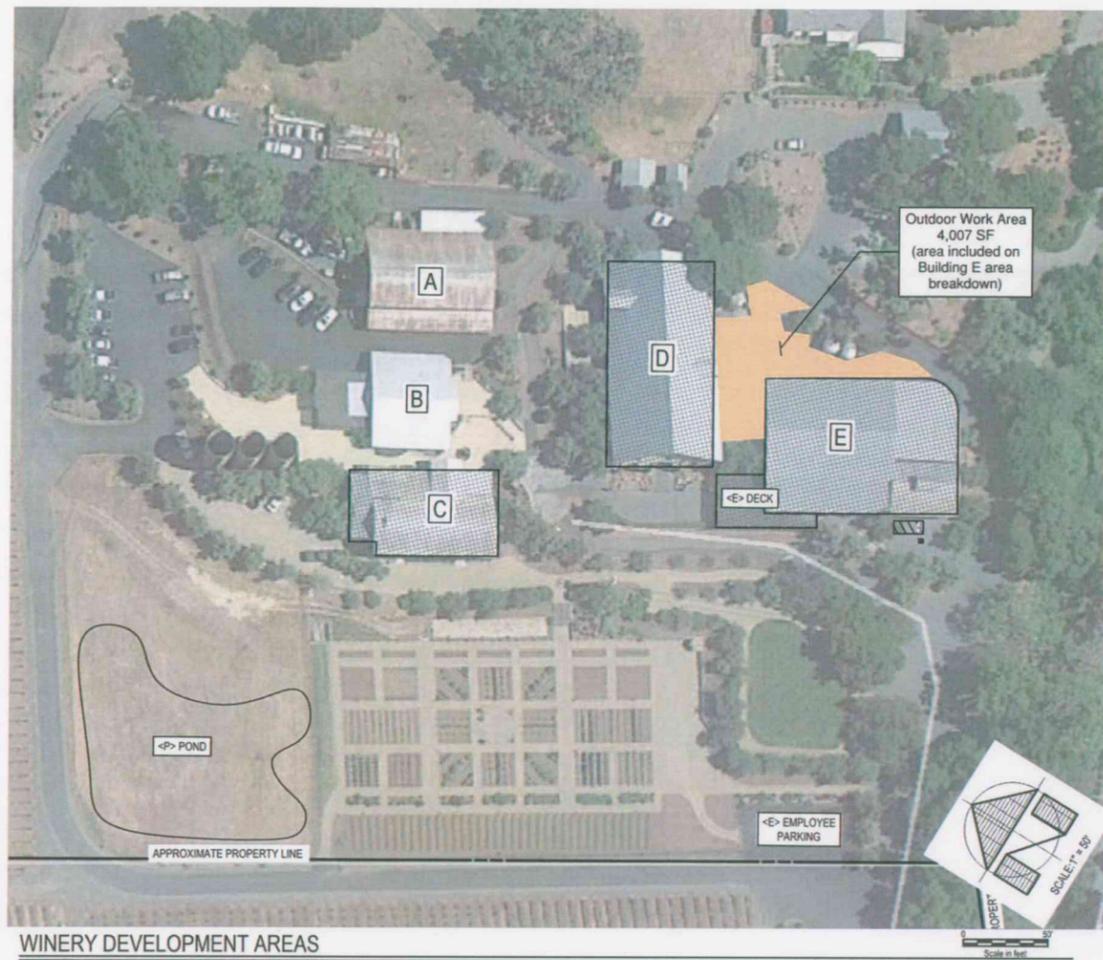


EVERY PERSON PLANNING TO DIG  
 CALL USA AT 1-800-377-0208

DATE: 06/20/2016  
 01/27/2017  
 06/28/2017

ISSUE: USE PERMIT  
 PLAN CHECK  
 PLAN CHECK

SHEET: C2.0



WINERY DEVELOPMENT AREAS

### ACCESSORY VS PRODUCTION RATIO BUILDING BREAKDOWN BY AREA

BUILDING C	
<b>Lower Floor</b>	<b>Area (sf)</b>
Office #1	283
Office #2	325
Office #3	319
Office #4	324
Office #5	257
Office #6	142
Office #7	147
Restroom	98
Storage	750
<b>Floor Total:</b>	<b>2,636</b>
<b>Upper Level</b>	<b>Area (sf)</b>
Meeting	440
Kitchen	252
Entry/Storage	136
Storage	136
Wash Room	207
Caretaker's Residence*	1514
<b>Floor Total:</b>	<b>2,685</b>
<b>Building Total:</b>	<b>5,321</b>
*not a part of winery	

Building Break-Down Summary			
Use	Lower	Upper	Total
Accessory	1,885	1,171	3,057
Production	750	0	750
Not A Part	0	1,514	1,514
<b>Floor Total--&gt;</b>	<b>2,636</b>	<b>2,685</b>	<b>5,321</b>

BUILDING D	
<b>Lower Floor</b>	<b>Area (sf)</b>
Barrel Storage	5,742
<b>Floor Total:</b>	<b>5,742</b>
<b>Mid-Level Floor</b>	<b>Area (sf)</b>
Tasting Space	1,838
Winery/Case Storage	3,822
<b>Floor Total:</b>	<b>5,660</b>
<b>Upper Level</b>	<b>Area (sf)</b>
Adc*	4,618
<b>Floor Total:</b>	<b>4,618</b>
<b>Building Total:</b>	<b>16,020</b>
*not a part of winery	

Building Break-Down Summary				
Use	Lower	Mid-Level	Upper	Total
Accessory	-	1,838	0	1,838
Production	5,742	3,822	0	9,564
Not A Part	0	0	4,618	4,618
<b>Floor Total--&gt;</b>	<b>5,742</b>	<b>5,660</b>	<b>4,618</b>	<b>16,020</b>

BUILDING E	
<b>Floor</b>	<b>Area (sf)</b>
Production #1	646
Production #2	3,900
Office/Lab	293
Tasting Space	804
Office #1	392
Office #2	59
Restroom #1	50
Restroom #2	55
Tasting Room	1,185
<b>Floor Total:</b>	<b>7,384</b>
Outdoor: Deck	855
Outdoor: Work Area	4,007
<b>Outdoor Total Area:</b>	<b>4,862</b>

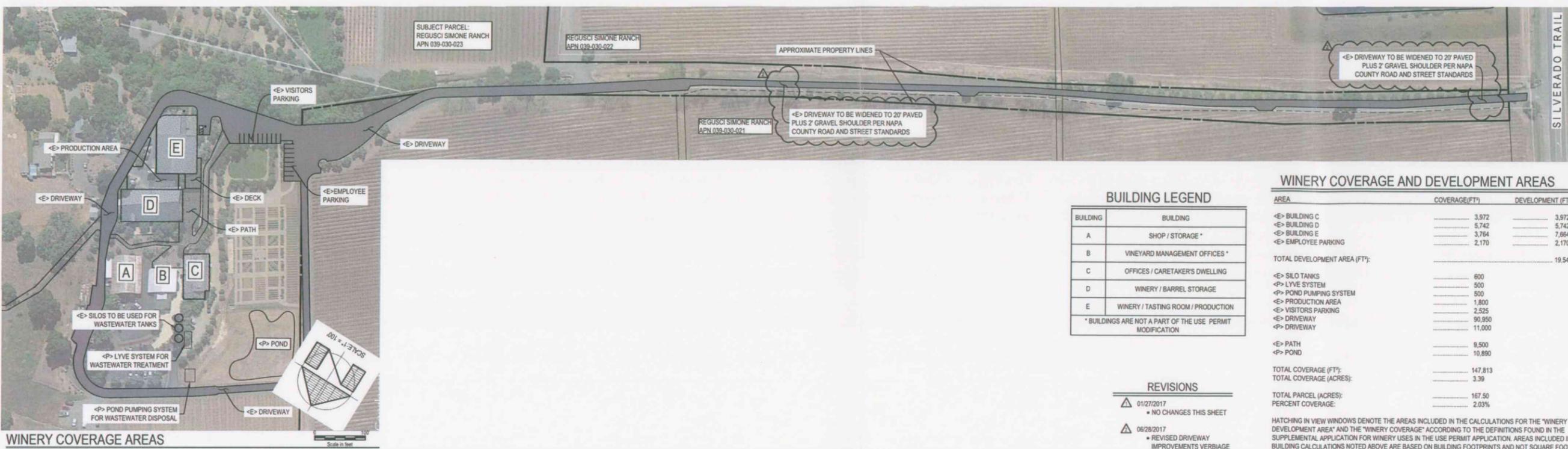
  

Building Break-Down Summary			
Use	Floor (sf)	Outdoor (sf)	Total
Accessory	2,545	855	3,400
Production	4,839	4,007	8,846
<b>Floor Total--&gt;</b>	<b>7,384</b>	<b>4,862</b>	<b>12,246</b>

### ACCESSORY VS PRODUCTION RATIO SUMMARY

ACCESSORY VS PRODUCTION					
Building Summary					
Use	C	D	E	Total	Ratio
Accessory	3,057	1,838	2,545	7,440	39%
Production	750	9,564	8,846	19,160	61%
<b>Building Total--&gt;</b>	<b>3,807</b>	<b>11,402</b>	<b>11,391</b>	<b>26,600</b>	

See sheets BLDG-C, BLDG-D, & BLDG-E for individual building area breakdown



WINERY COVERAGE AREAS

BUILDING	BUILDING
A	SHOP / STORAGE *
B	VINEYARD MANAGEMENT OFFICES *
C	OFFICES / CARETAKER'S DWELLING
D	WINERY / BARREL STORAGE
E	WINERY / TASTING ROOM / PRODUCTION

\* BUILDINGS ARE NOT A PART OF THE USE PERMIT MODIFICATION

WINERY COVERAGE AND DEVELOPMENT AREAS		
AREA	COVERAGE (FT²)	DEVELOPMENT (FT²)
<E> BUILDING C	3,972	3,972
<E> BUILDING D	5,742	5,742
<E> BUILDING E	3,764	7,664
<E> EMPLOYEE PARKING	2,170	2,170
<b>TOTAL DEVELOPMENT AREA (FT²):</b>		<b>19,548</b>
<E> SILO TANKS	600	
<P> LYVE SYSTEM	500	
<P> POND PUMPING SYSTEM	500	
<E> PRODUCTION AREA	1,800	
<E> VISITORS PARKING	2,525	
<E> DRIVEWAY	90,950	
<P> DRIVEWAY	11,000	
<E> PATH	9,500	
<P> POND	10,890	
<b>TOTAL COVERAGE (FT²):</b>	<b>147,813</b>	
<b>TOTAL COVERAGE (ACRES):</b>	<b>3.39</b>	
<b>TOTAL PARCEL (ACRES):</b>	<b>167.50</b>	
<b>PERCENT COVERAGE:</b>	<b>2.03%</b>	

- REVISIONS**
- 01/27/2017  
NO CHANGES THIS SHEET
  - 06/28/2017  
REVISED DRIVEWAY IMPROVEMENTS VERBIAGE

HATCHING IN VIEW WINDOWS DENOTE THE AREAS INCLUDED IN THE CALCULATIONS FOR THE "WINERY DEVELOPMENT AREA" AND THE "WINERY COVERAGE" ACCORDING TO THE DEFINITIONS FOUND IN THE SUPPLEMENTAL APPLICATION FOR WINERY USES IN THE USE PERMIT APPLICATION. AREAS INCLUDED IN THE BUILDING CALCULATIONS NOTED ABOVE ARE BASED ON BUILDING FOOTPRINTS AND NOT SQUARE FOOTAGES DIFFERENT FLOORS OF THE BUILDINGS.

DELTA CONSULTING & ENGINEERING  
OF ST. HELENA  
1104 ADAMS STREET, SUITE 205 - ST. HELENA, CALIFORNIA 94574  
707-963-8456 + 707-963-8528 FAX

USE PERMIT MODIFICATION  
WINERY AREAS

REGUSCI WINERY  
5584 SILVERADO TRAIL  
NAPA, CA 94558  
APN: 039-030-023  
PROJECT: 0160



EVERY PERSON PLANNING TO DO  
CALL US AT 1-800-377-0862

FOR MORE INFORMATION  
SEE WWW.USACERT.ORG

DATE: 06/28/2017  
ISSUE: 06/28/2017  
DATE: 06/28/2017  
ISSUE: 06/28/2017

DATE: 06/28/2017  
ISSUE: 06/28/2017  
DATE: 06/28/2017  
ISSUE: 06/28/2017

SHEET: C2.2

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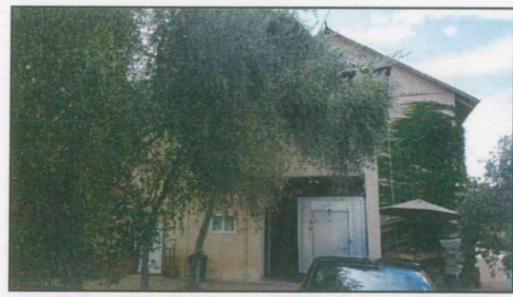
Consultant:  
Monteverdi Consulting, LLC  
PO Box 6071  
Napa, CA 94581  
707-761-2516

Drafting:  
n2k CAD Services  
314 12th Street  
Petaluma, CA 94452  
info@n2kCAD.com

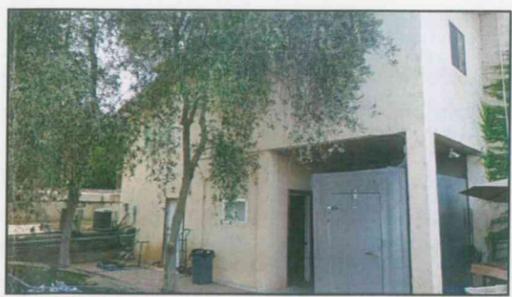
As Built Drawings for:  
**Regusci Winery**  
5584 Silverado Trail  
Napa, Ca 94558  
APN: 034-030-023

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n2k  
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REVIEW  
DATE  
May 9, 2016  
SCALE  
AS NOTED  
  
SHEET

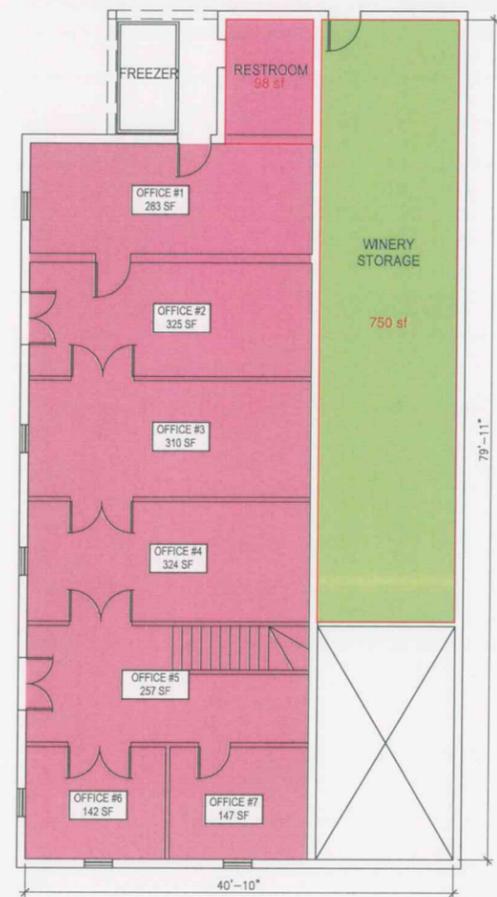
**BLDG-C**



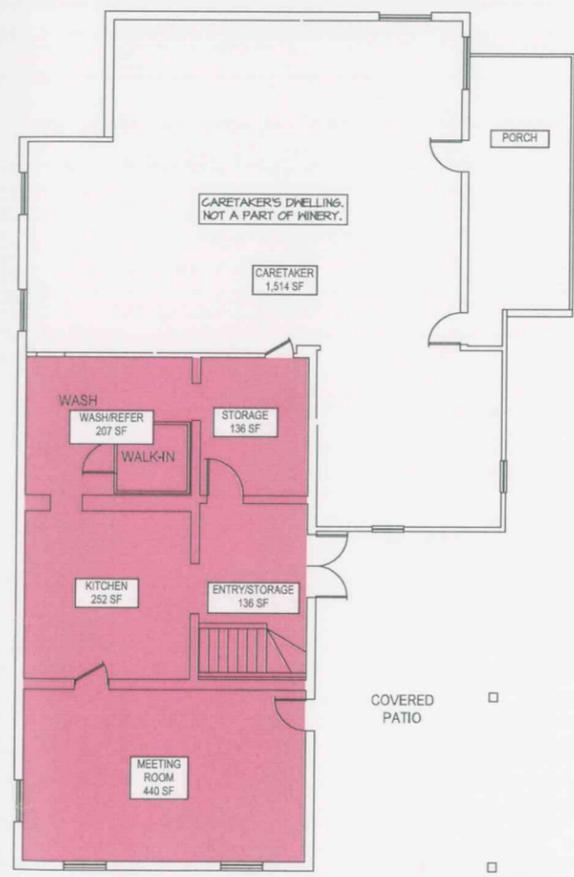
NORTH ELEVATION 7



NORTH ELEVATION 6



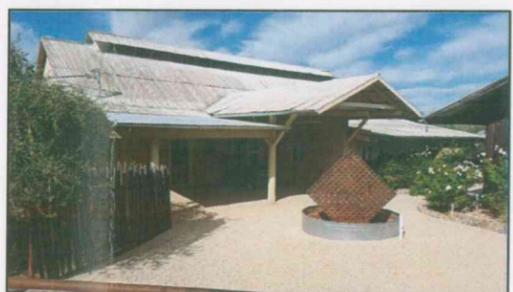
LOWER FLOOR PLAN 2



UPPER FLOOR PLAN 1



EAST ELEVATION 5



EAST ELEVATION 4



EAST ELEVATION 3



WEST ELEVATION 8



WEST / SOUTH ELEVATION 9



SOUTH ELEVATION 10

ACCESSORY VS PRODUCTION BUILDING SUMMARY			
BUILDING C			
Lower Floor	Area (sf)	Upper Level	Area (sf)
Office #1	283	Meeting	448
Office #2	325	Kitchen	252
Office #3	310	Entry/Storage	136
Office #4	324	Storage	136
Office #5	257	Wash Room	207
Office #6	142	Caretaker's Residence*	1514
Office #7	147		
Restroom	98		
Storage	750		
<b>Floor Total:</b>	<b>2,636</b>	<b>Floor Total:</b>	<b>2,685</b>
		<b>Building Total:</b>	<b>5,321</b>
		*not a part of winery	
Building Break-Down Summary			
Use	Lower	Upper	Total
Accessory	1,883	1,171	3,054
Production	750	0	750
Net A Part	0	1,514	1,514
<b>Floor Total--&gt;</b>	<b>2,635</b>	<b>2,685</b>	<b>5,321</b>
			---Building Total Area



NORTH ELEVATION

8



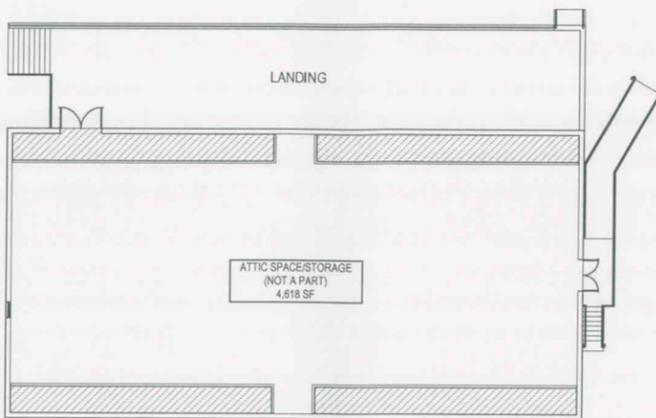
WEST ELEVATION

9



WEST ELEVATION

10



UPPER LEVEL FLOOR PLAN

3

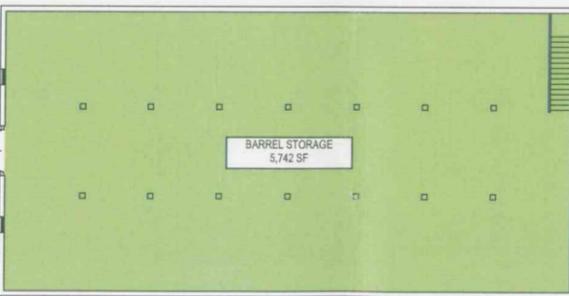
Scale: 1/16" = 1'-0"



MID LEVEL FLOOR PLAN

2

Scale: 1/16" = 1'-0"



LOWER LEVEL FLOOR PLAN

1

Scale: 1/16" = 1'-0"



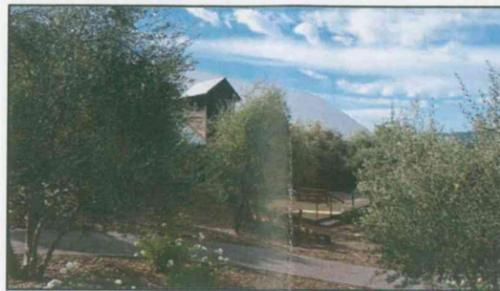
SOUTH EAST ELEVATION

11



NORTH ELEVATION

7



NORTH ELEVATION

6



EAST ELEVATION

5



EAST ELEVATION

4

ACCESSORY VS PRODUCTION BUILDING SUMMARY				
BUILDING D				
Lower Floor		Area (sf)		
	Barrel Storage	5,742		
	<b>Floor Total:</b>	<b>5,742</b>		
Mid-Level Floor		Area (sf)		
	Tasting Space	1,838		
	Winery/Case Storage	3,822		
	<b>Floor Total:</b>	<b>5,660</b>		
Upper Level		Area (sf)		
	Attic*	4,618		
	<b>Floor Total:</b>	<b>4,618</b>		
	<b>Building Total:</b>	<b>16,020</b>		
	*not a part of winery			
Building Break-Down Summary				
Use	Lower	Mid-Level	Upper	Total
Accessory		1,838	0	1,838
Production	5,742	3,822	0	9,564
Not A Part	0	0	4,618	4,618
<b>Floor Total</b>	<b>5,742</b>	<b>5,660</b>	<b>4,618</b>	<b>16,020</b>

REVISIONS	BY

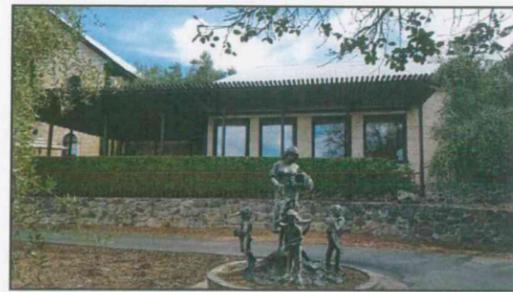
Consultant:  
Monteverdi Consulting, LLC  
PO Box 60719  
Napa, CA 94551  
707-261-2516

Drafting:  
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319 12th Street  
Petaluma, CA 94452  
Info@n2kCAD.com

As Built Drawings for:  
**Regusci Winery**  
  
5584 Silverado Trail  
Napa, Ca 94558  
APN: 039-030-023

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DATE  
May 4, 2016  
SCALE  
AS NOTED  
0 1/2 1 1 1/2 2  
SHEET

**BLDG-D**



WEST ELEVATION

7



WEST ELEVATION

8



WEST ELEVATION

9



WEST ELEVATION

10

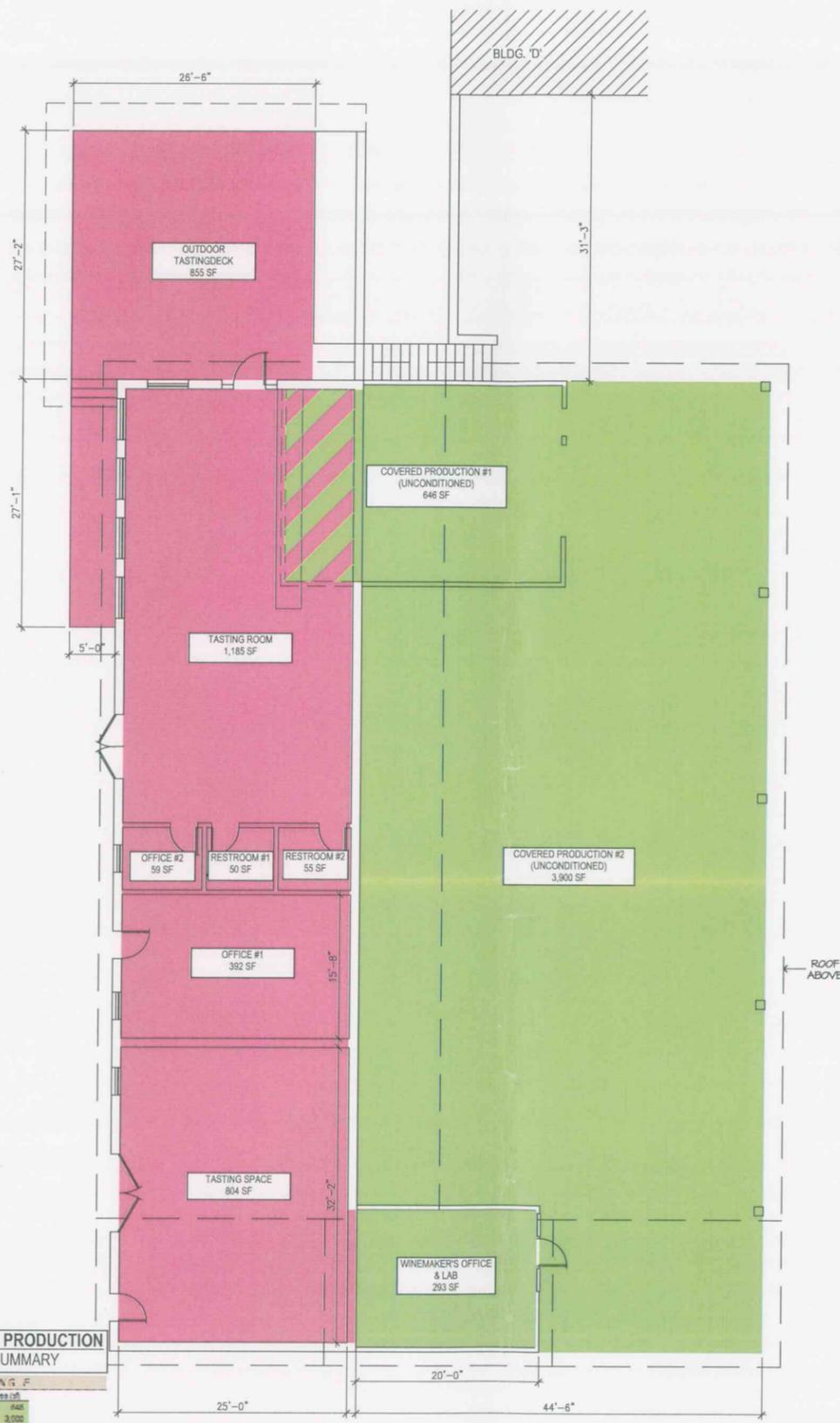


SOUTH ELEVATION

11

**ACCESSORY VS PRODUCTION BUILDING SUMMARY**

Use	Floor (sf)	Outdoor (sf)	Total
Accessory	2,416	576	2,992
Production	4,629	4,007	8,636
<b>Total</b>	<b>7,045</b>	<b>4,583</b>	<b>11,628</b>



FLOOR PLAN

Scale: 1/8" = 1'-0"

1



NORTH EAST ELEVATION

6



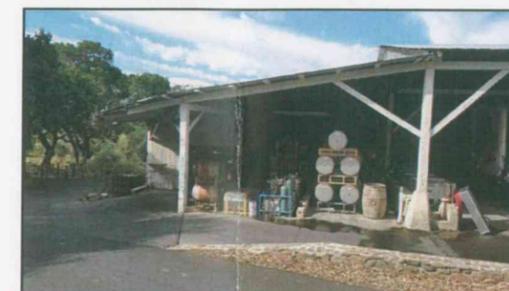
EAST ELEVATION

5



EAST ELEVATION

4



EAST ELEVATION

3



SOUTH EAST ELEVATION

2

REVISIONS	BY

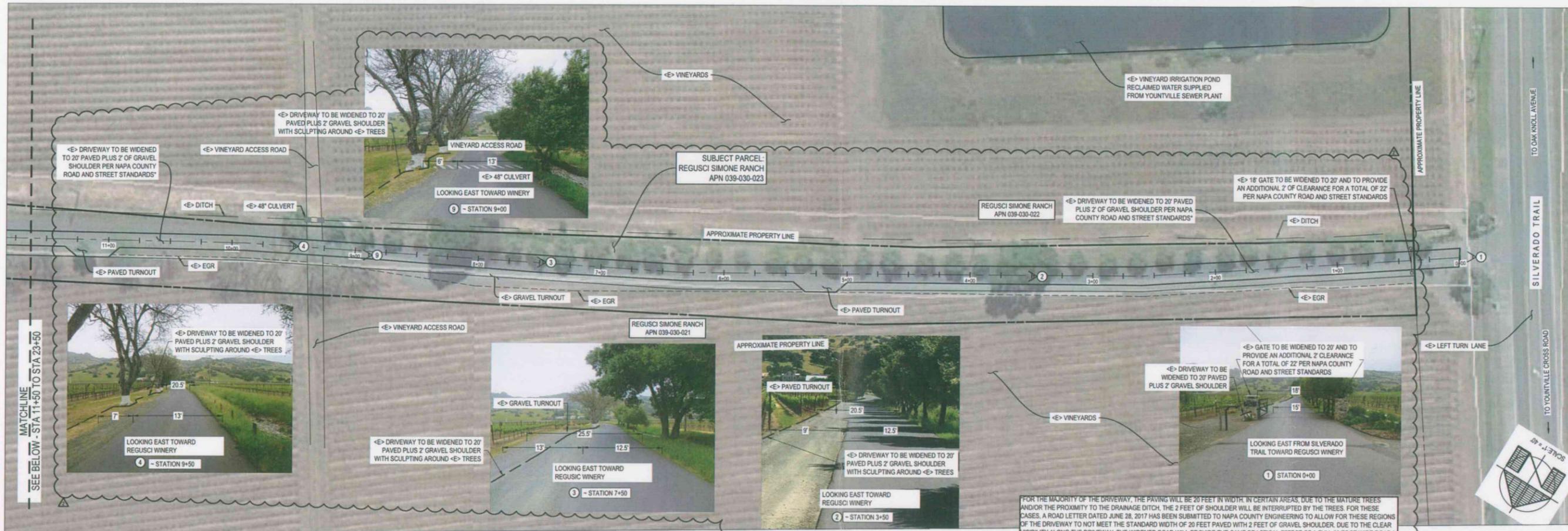
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**BLDG-E**



DRIVEWAY PLAN - STA 0+00 TO STA 11+50



DRIVEWAY PLAN - STA 11+50 TO 23+50

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**USE PERMIT MODIFICATION**  
**DRIVEWAY PLAN**

**REGUSCI WINERY**  
5584 SILVERADO TRAIL  
NAPA, CA 94558  
APN: 039-030-023  
PROJECT: 0180



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DATE	ISSUE
01/27/2017	USE PERMIT
06/28/2017	PLAN CHECK
06/28/2017	PLAN CHECK

SHEET: **C2.1**

FOR THE MAJORITY OF THE DRIVEWAY, THE PAVING WILL BE 20 FEET IN WIDTH. IN CERTAIN AREAS, DUE TO THE MATURE TREES AND/OR THE PROXIMITY TO THE DRAINAGE DITCH, THE 2 FEET OF SHOULDER WILL BE INTERRUPTED BY THE TREES. FOR THESE CASES, A ROAD LETTER DATED JUNE 28, 2017 HAS BEEN SUBMITTED TO NAPA COUNTY ENGINEERING TO ALLOW FOR THESE REGIONS OF THE DRIVEWAY TO NOT MEET THE STANDARD WIDTH OF 20 FEET PAVED WITH 2 FEET OF GRAVEL SHOULDER. DUE TO THE CLEAR VISIBILITY ALONG THE DRIVEWAY, THE WIDENED ROAD WILL PROVIDE THE SAME PRACTICAL EFFECT OF A FULL 22 FOOT WIDE ROAD.

**REVISIONS**

01/27/2017	NO CHANGES THIS SHEET
06/28/2017	REVISED DRIVEWAY IMPROVEMENTS VERBIAGE ADDED DRIVEWAY WIDENING LINE