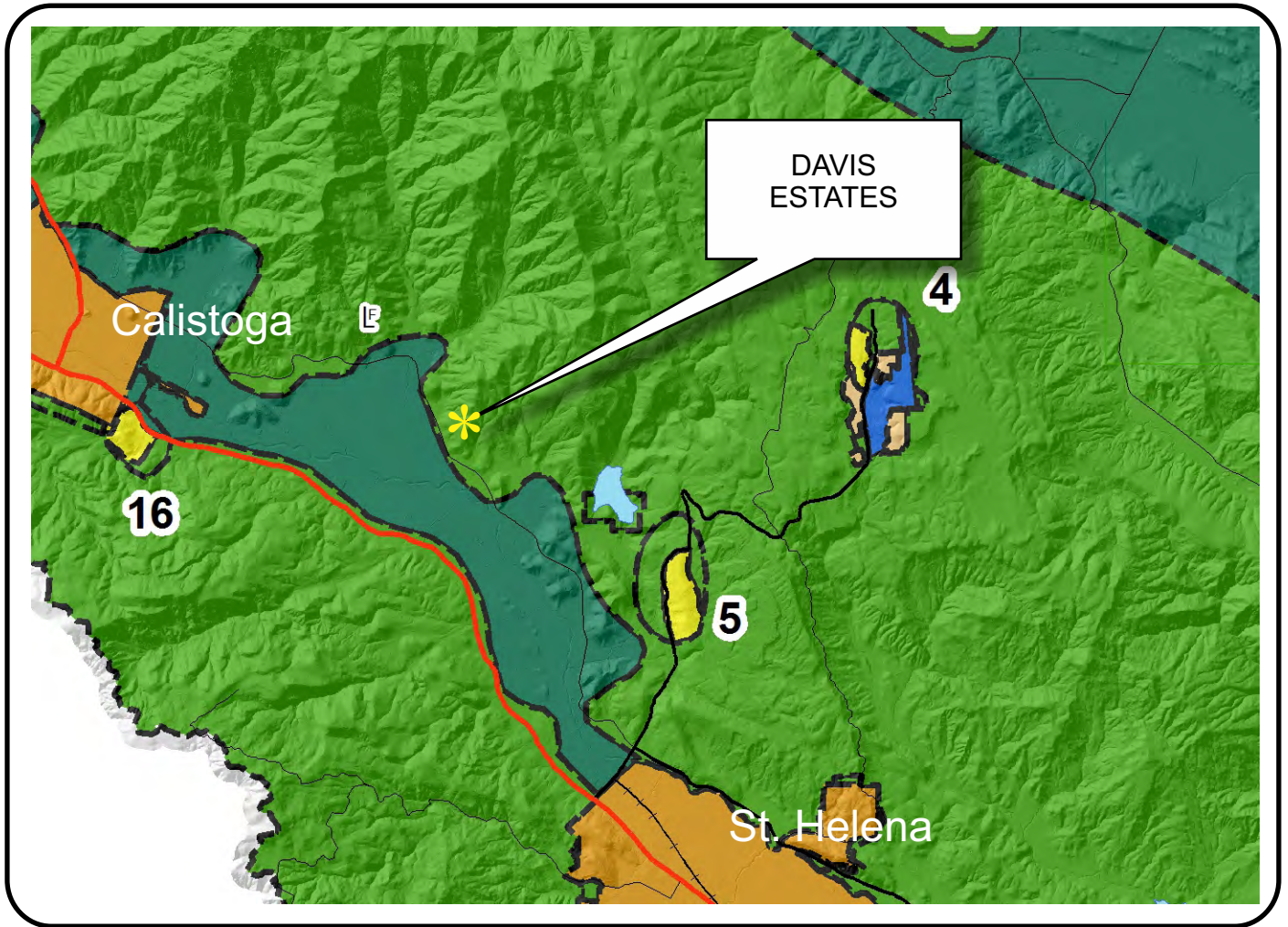


“J”







Graphics

NAPA COUNTY LAND USE PLAN 2008 - 2030





LEGEND






URBANIZED OR NON-AGRICULTURAL

-  Cities
-  Urban Residential *
-  Rural Residential *
-  Industrial
-  Public-Institutional
-  Study Area

OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

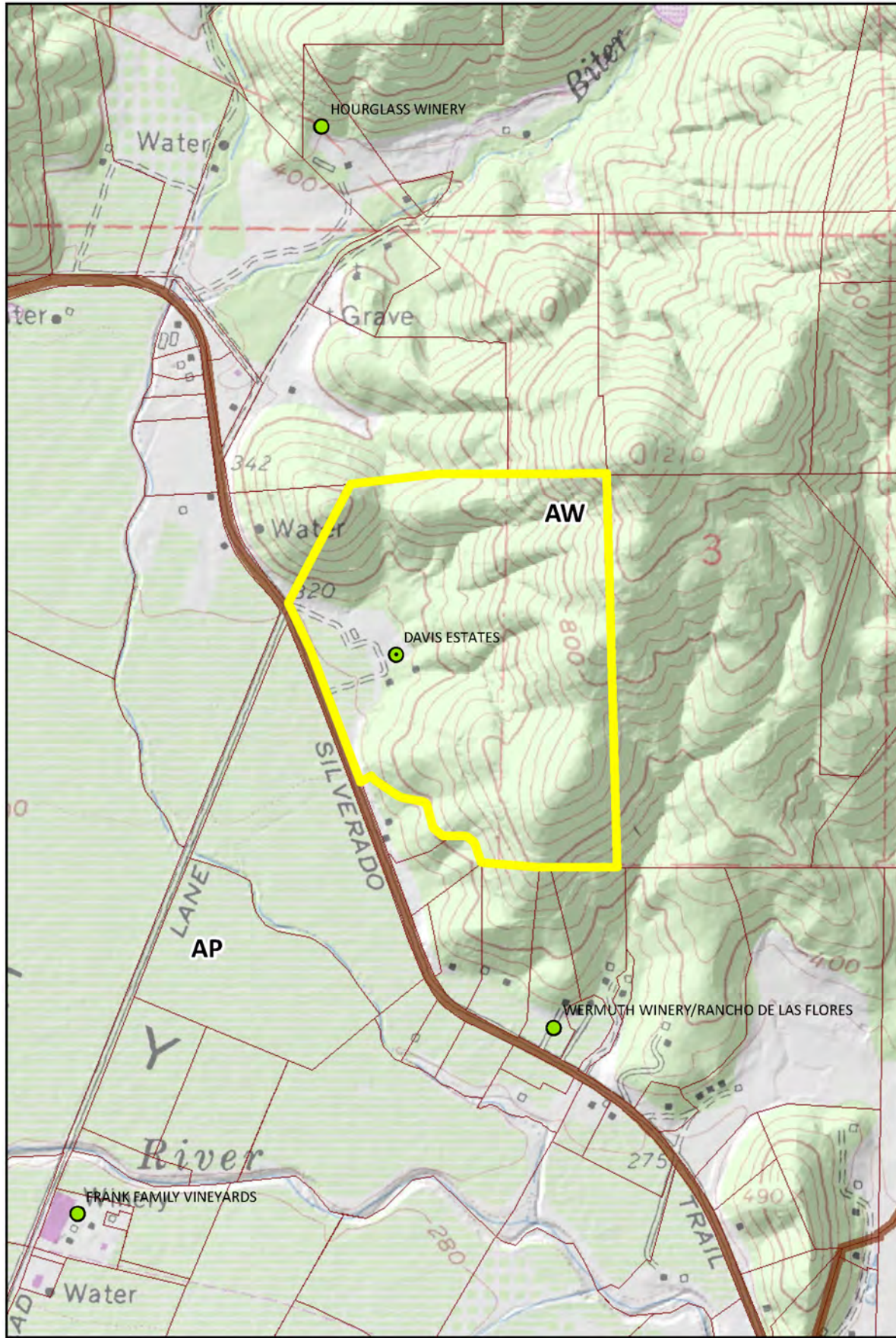
-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

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

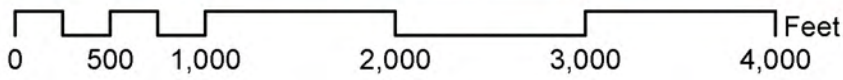
APN
021-010-003
10C 1 UP
(1)

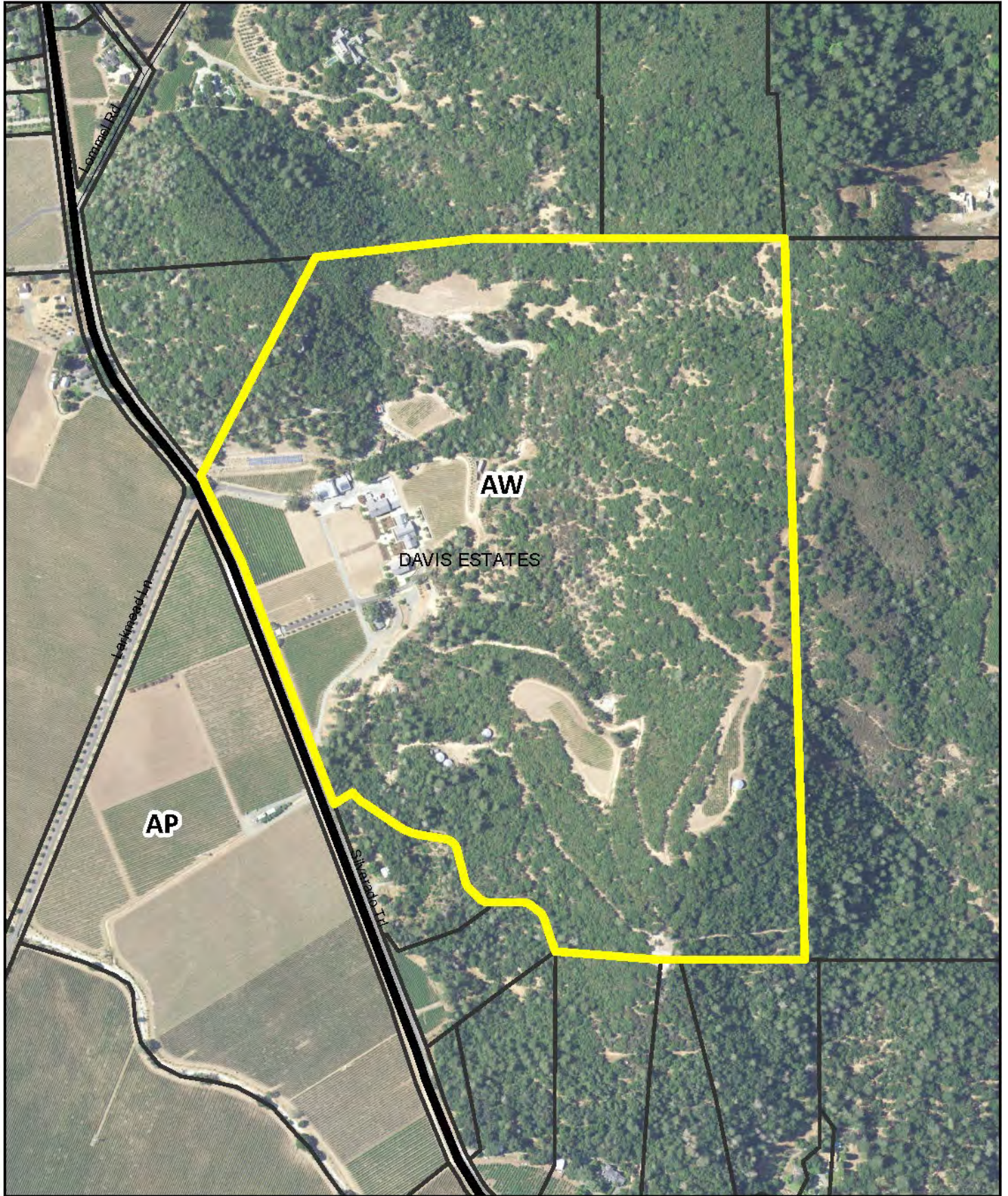
SCALE IN MILES
0 2





- Legend**
- Wineries**
- Status
- Producing
 - Producing, w/ pending major mod
 - Approved, not producing
 - Pending
 - Unknown
 - Zoning
 - Parcels





0 250 500 1,000 1,500 2,000 Feet

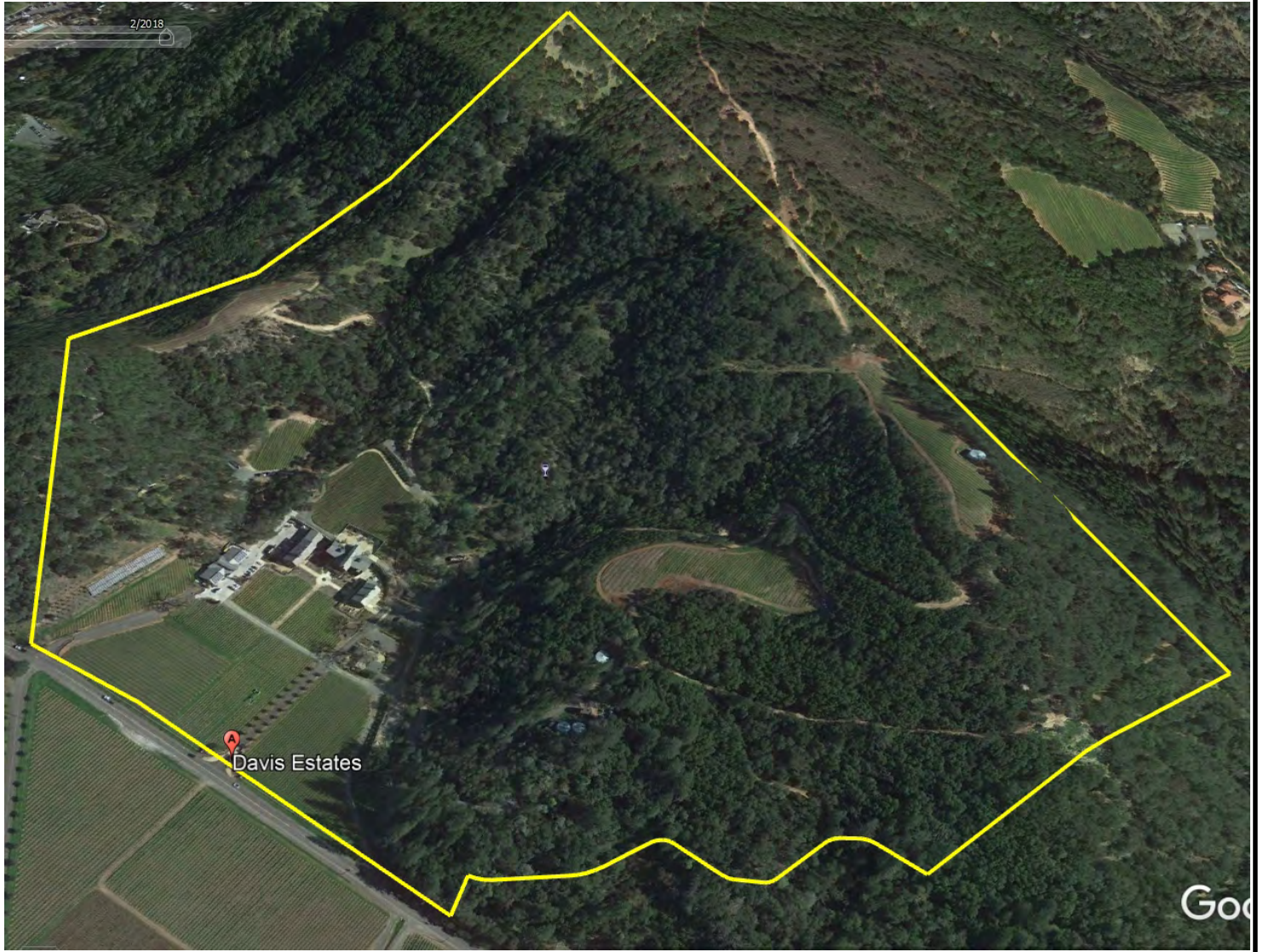


9/2018 | P14-00411

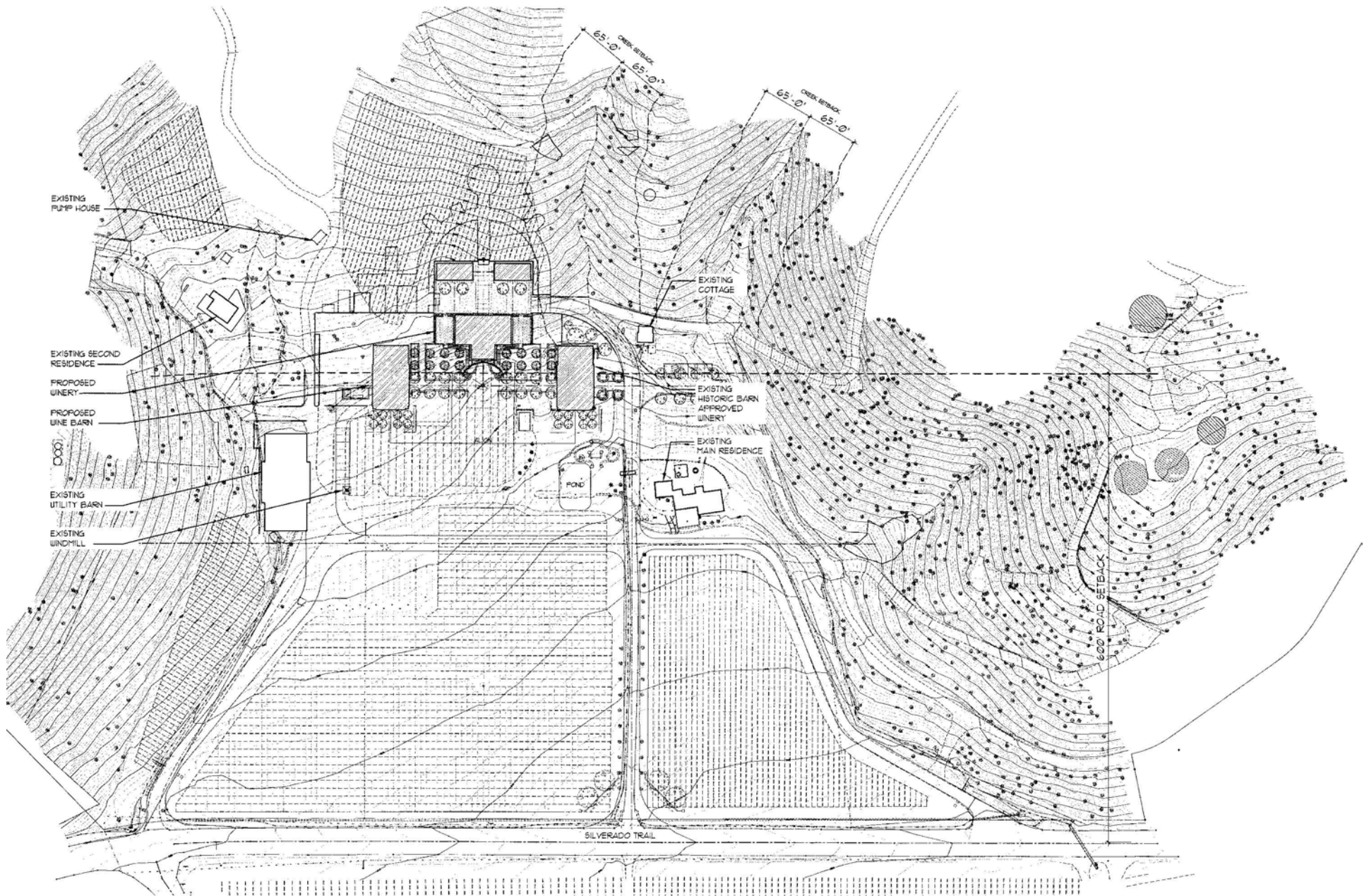
**CURRENT CONDITIONS
(2016 AERIAL)**

(3)

GIS\-- graphics (Planning)\Davis Estates



DAVIS ESTATES

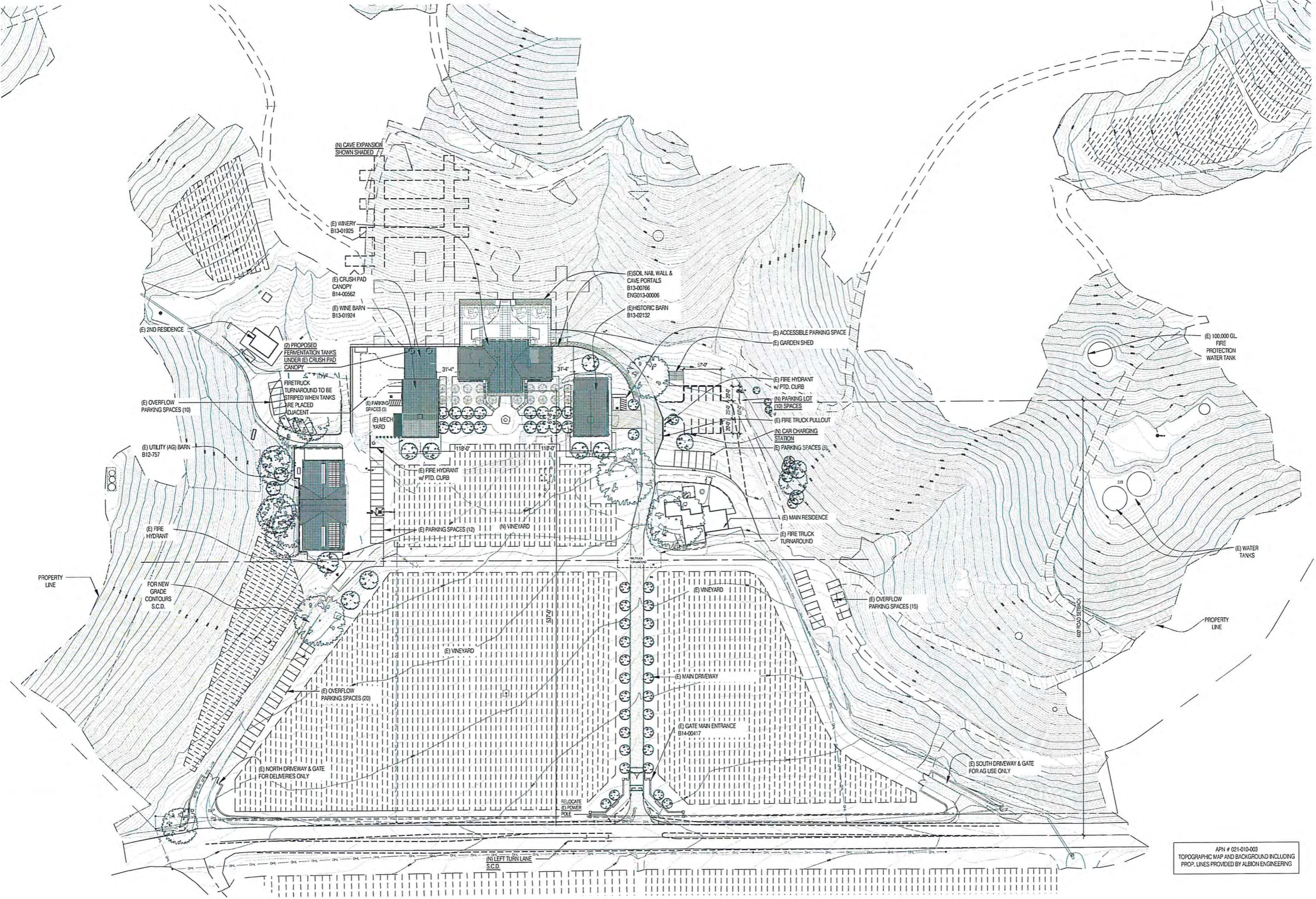


9/2018 | P14-00411

EXISTING SITE PLAN

(5)

GIS\-- graphics (Planning)\Davis Estates



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1024 MAIN STREET
SALFORDO, CA 94965
TELEPHONE: 415-299-3666
FACSIMILE: 415-299-3666

DAVIS ESTATES
4060 SILVERADO TRAIL
CALISTOGA, CA

Plot Date	10/6/17
Drawn By	JT
Checked By	JT
Project No.	2011-19
Date	Issue
9/28/12	USE PERMIT SUBMITTAL
2/14/13	USE PERMIT SUBMITTAL
9/5/14	USE PERMIT MINOR MOD. RESUBMITTAL
2/10/15	USE PERMIT MINOR MOD. RESUBMITTAL
7/28/17	USE PERMIT MINOR MOD. RESUBMITTAL

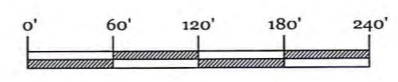
**OVERALL
PROPOSED
SITE PLAN**

SCALE: AS NOTED

UP1.1

9/2018 | P14-00411

PROPOSED SITE PLAN (6) GIS\-- graphics (Planning)\Davis Estates



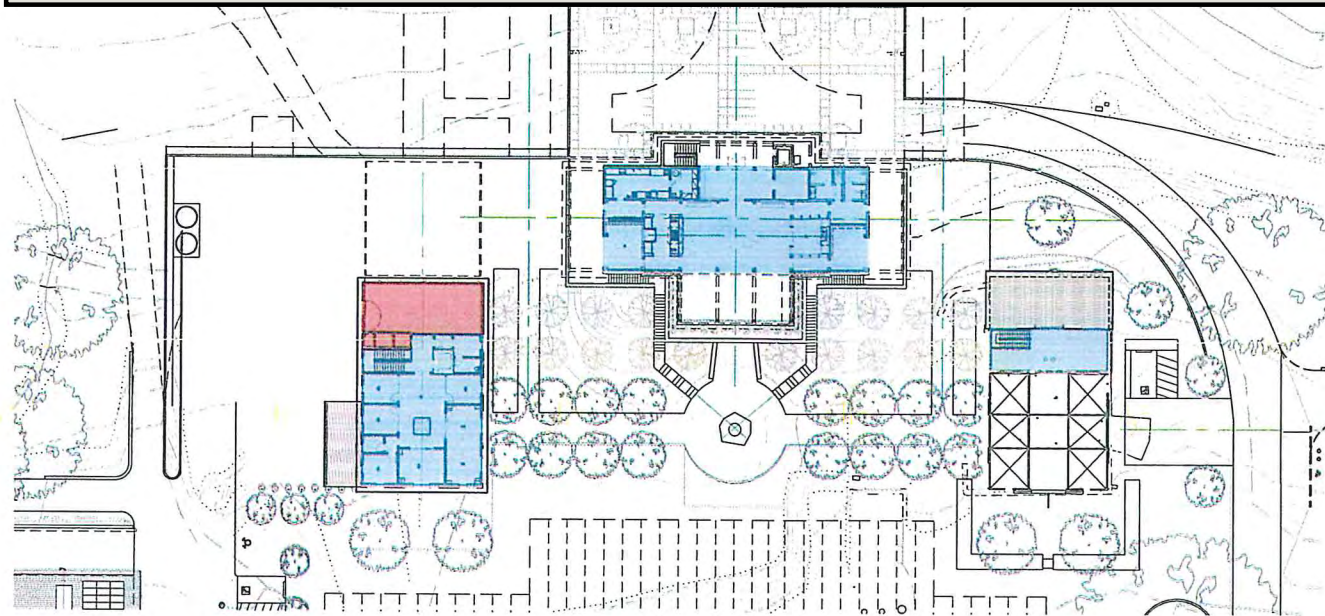
APN # 021-010-003
TOPOGRAPHIC MAP AND BACKGROUND INCLUDING
PROP. LINES PROVIDED BY ALBION ENGINEERING



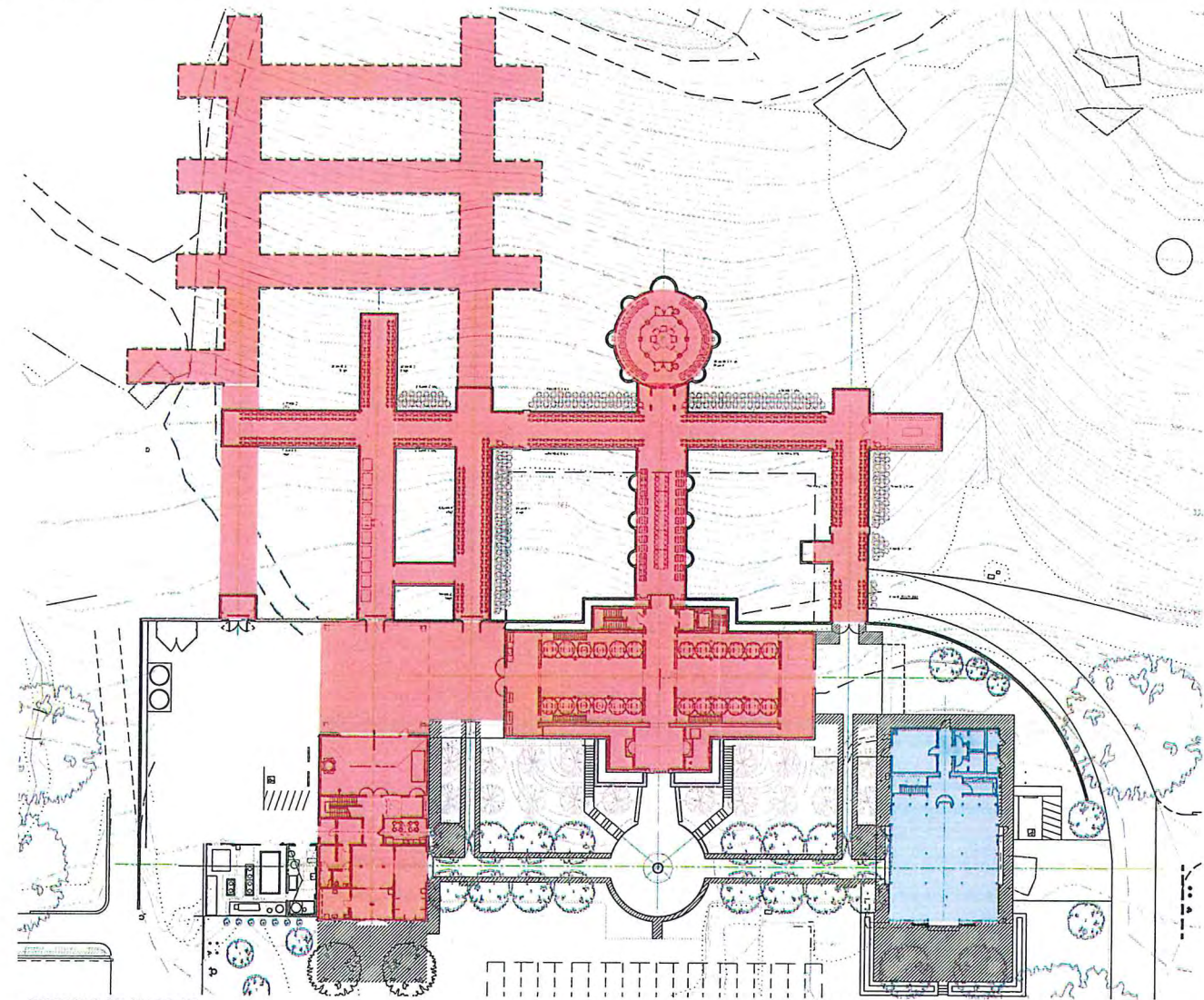
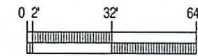
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CALISTOGA, CA

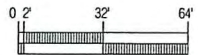


2 SECOND FLOOR DIAGRAM
SCALE: 1/32" = 1'-0"



1 FIRST FLOOR DIAGRAM
SCALE: 1/32" = 1'-0"

(7)



PRODUCTION VS. ACCESSORY

PRODUCTION AREA:	
1ST FLOOR WINE BARN	3,450 SF
2ND FLOOR WINE BARN STORAGE	1,370 SF
CAVES	24,170 SF
1ST FLOOR WINERY	6,850 SF
OUTDOOR PRODUCTION AREA	3,375 SF
TOTAL	39,215 SF

ACCESSORY AREA:	
2ND FLOOR WINE BARN	2,480 SF
2ND FLOOR WINERY TASTING ROOM	4,000 SF
2ND FLOOR WINERY COVERED PORCHES	2,850 SF
HISTORIC BARN	4,396 SF
TOTAL	10,876 SF

ACCESSORY/PRODUCTION
= 27.7% < 40%

LEGEND

- PRODUCTION AREA
- ACCESSORY AREA

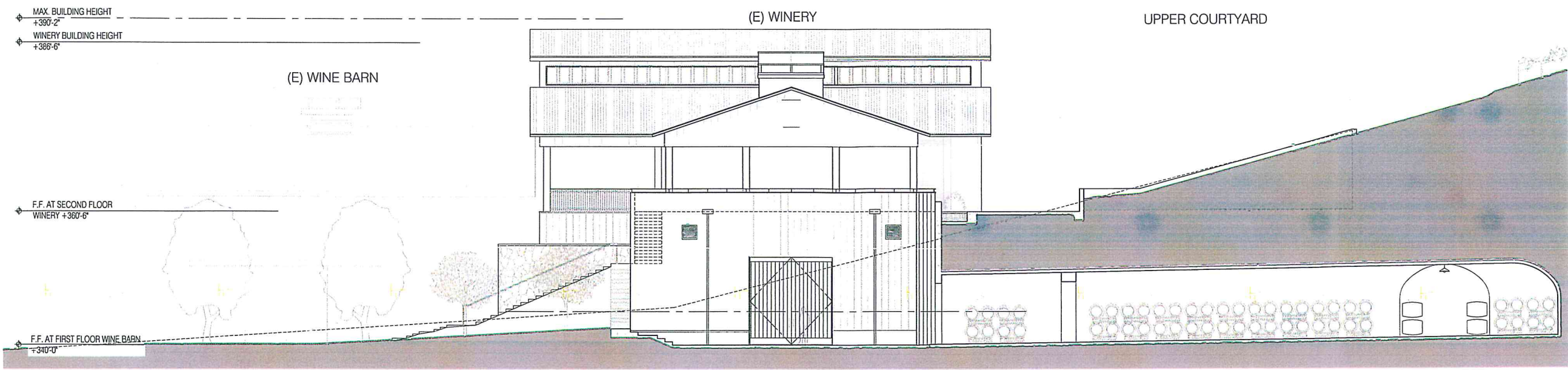
Plot Date	7/25/17
Drawn By	MB
Checked By	JT
Project No.	2011-19
Date	Issue
9/28/12	USE PERMIT SUBMITTAL
2/14/13	USE PERMIT SUBMITTAL
9/5/14	USE PERMIT MINOR MOD. RESUBMITTAL
2/10/15	USE PERMIT MINOR MOD. RESUBMITTAL
7/28/17	USE PERMIT MINOR MOD. RESUBMITTAL

PRODUCTION
VS.
ACCESSORY
DIAGRAM

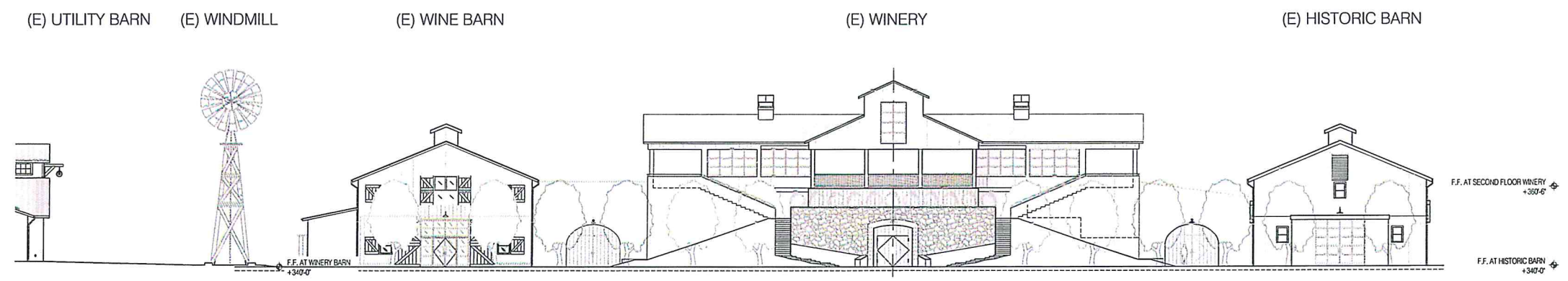
SCALE: AS NOTED

UP1.2

7/28/17 S:\0011201119 - Davis Winery\Drawings\01-Current\1-CD Winery\1-Slice-201119 ACCY PROD Future Exp 100.dwg Copyright © 2011 by BACKEN GILLIAM KROEGER ARCHITECTS



3 WINERY SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2 WINERY WEST ELEVATION
SCALE 1/16" = 1'-0"



1 WINERY WEST ELEVATION - photo from silverado trail
SCALE N/A

(8)

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DAVIS ESTATES
4060 SILVERADO TRAIL
CALISTOGA, CA

Plot Date	7/25/17
Drawn By	MB
Checked By	JT
Project No.	2011-19
Date	Issue
9/28/12	USE PERMIT SUBMITTAL
2/14/13	USE PERMIT SUBMITTAL
9/5/14	USE PERMIT MINOR MOD.
2/10/15	USE PERMIT MINOR MOD. RESUBMITTAL
7/28/17	USE PERMIT MINOR MOD. RESUBMITTAL

WINERY
ELEVATIONS
SECTIONS

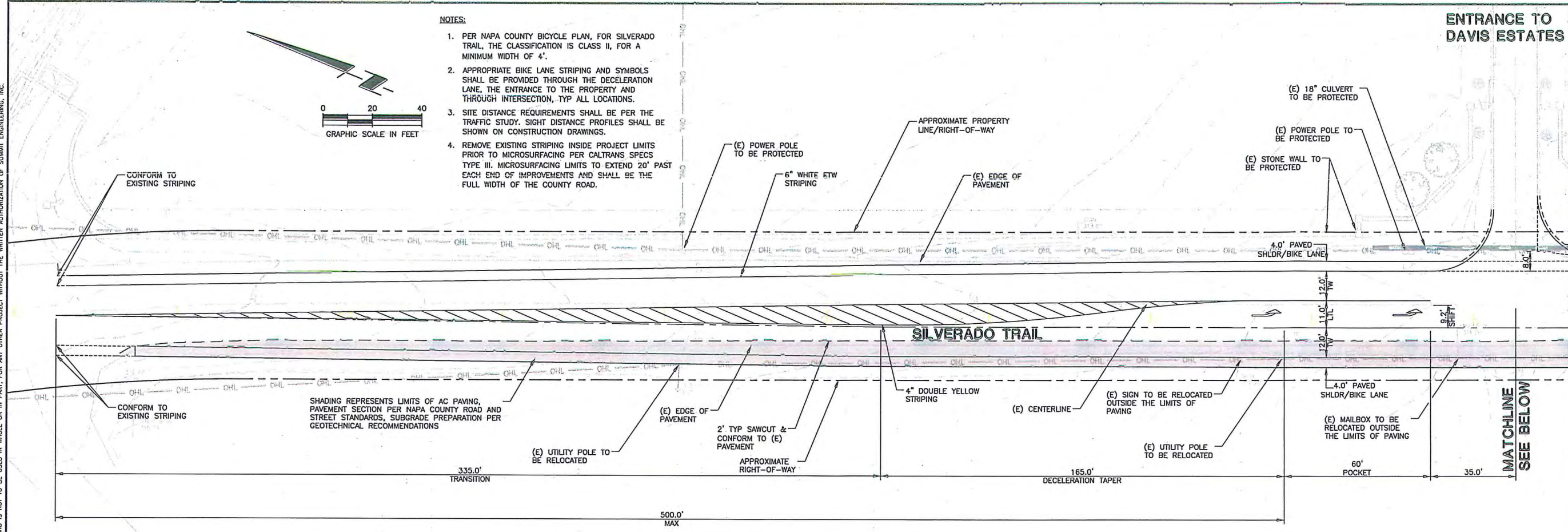
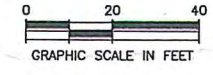
SCALE: AS NOTED

UP1.3

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ENTRANCE TO DAVIS ESTATES

- NOTES:**
- PER NAPA COUNTY BICYCLE PLAN, FOR SILVERADO TRAIL, THE CLASSIFICATION IS CLASS II, FOR A MINIMUM WIDTH OF 4'.
 - APPROPRIATE BIKE LANE STRIPING AND SYMBOLS SHALL BE PROVIDED THROUGH THE DECELERATION LANE, THE ENTRANCE TO THE PROPERTY AND THROUGH INTERSECTION, TYP ALL LOCATIONS.
 - SITE DISTANCE REQUIREMENTS SHALL BE PER THE TRAFFIC STUDY. SIGHT DISTANCE PROFILES SHALL BE SHOWN ON CONSTRUCTION DRAWINGS.
 - REMOVE EXISTING STRIPING INSIDE PROJECT LIMITS PRIOR TO MICROSURFACING PER CALTRANS SPECS TYPE III. MICROSURFACING LIMITS TO EXTEND 20' PAST EACH END OF IMPROVEMENTS AND SHALL BE THE FULL WIDTH OF THE COUNTY ROAD.

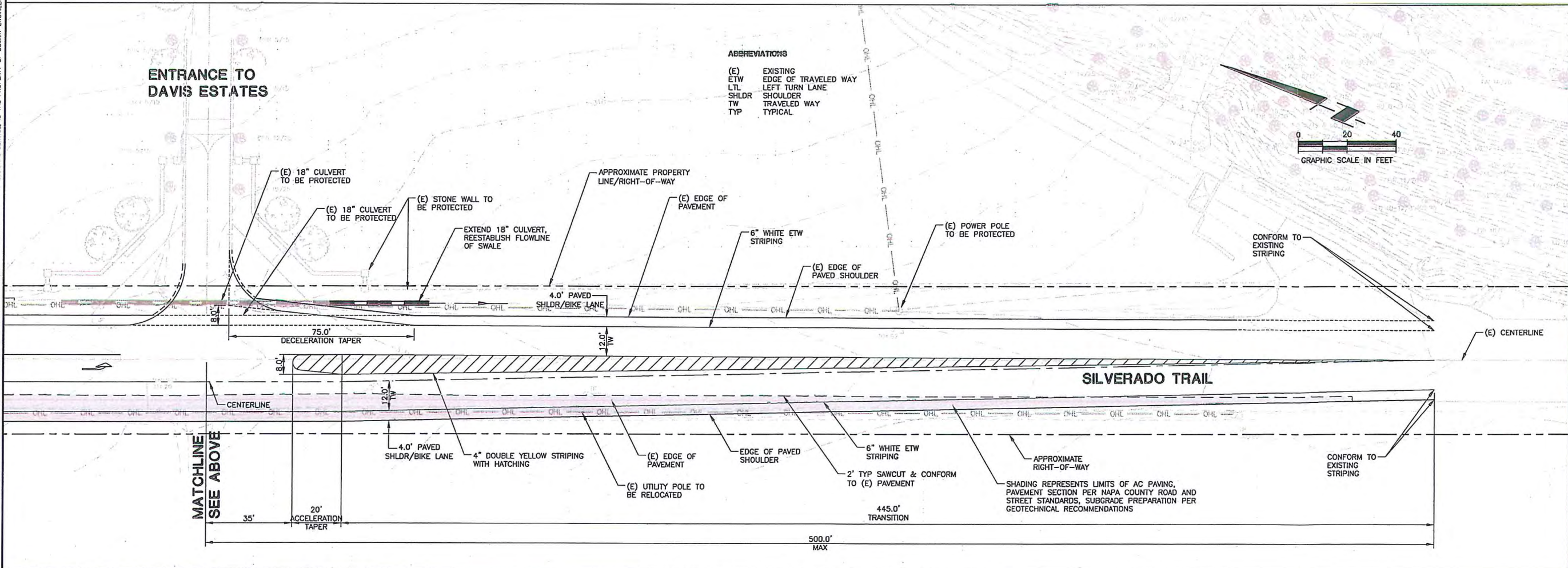
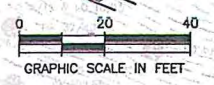


SUMMIT ENGINEERING INC.
 483 AVIATION BLVD., #200
 SANTA ROSA, CA 95403
 Phone 707.527.0775 Fax 707.527.0212

DAVIS ESTATES
 4060 SILVERADO TRAIL
 CALISTOGA, CA 94515
 APN 021-010-009

ENTRANCE TO DAVIS ESTATES

- ABBREVIATIONS**
- (E) EXISTING
 - ETW EDGE OF TRAVELED WAY
 - LTL LEFT TURN LANE
 - SHLDR SHOULDER
 - TW TRAVELED WAY
 - TYP TYPICAL



USE PERMIT APPLICATION
CONCEPT
LEFT TURN LANE

2017-04-27 REVIEW
 2017-08-03 PLAN CHECK RESPONSE

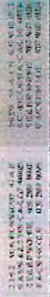
DATE: 2017-04-27
 JOB NO: 2012097
 SCALE: AS SHOWN
 DRAWN: MS
 CHECKED: JLG/TCS
 SHEET

LTL

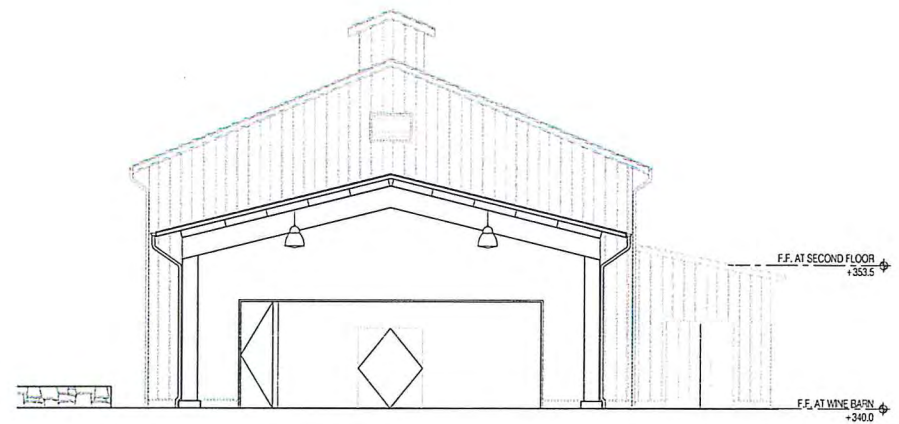
Copyright © 2011 by BACKEN GILLAM KROEGER ARCHITECTS 7/25/17 S:\2011\201119 - Davis Winery\1-Drawings\01-Current\1-CD Winery\03-Bldg Elev-201119 Winery Minor Mod.dwg

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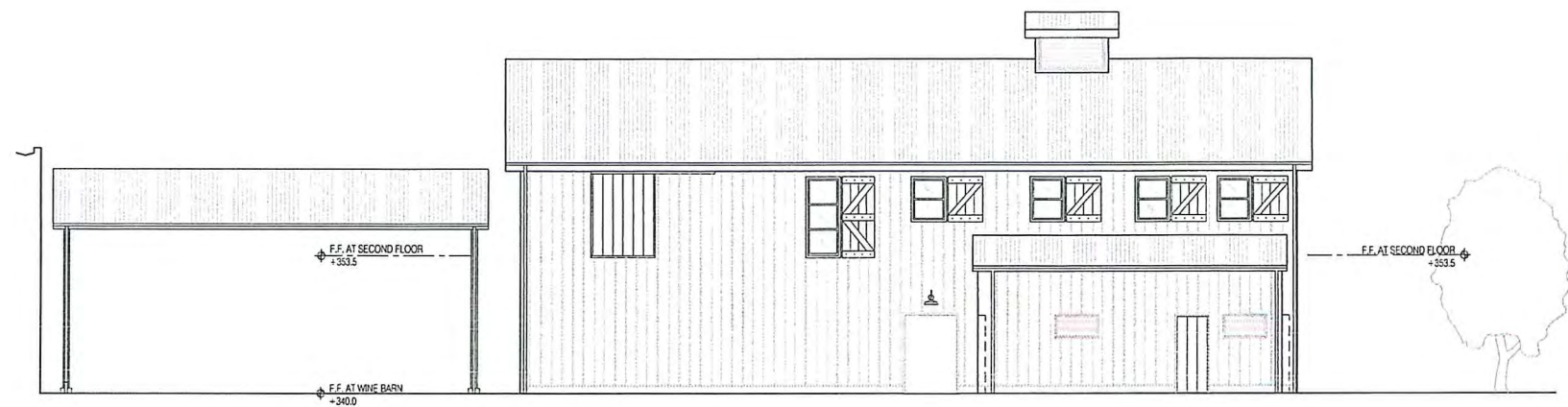
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CALISTOGA, CA



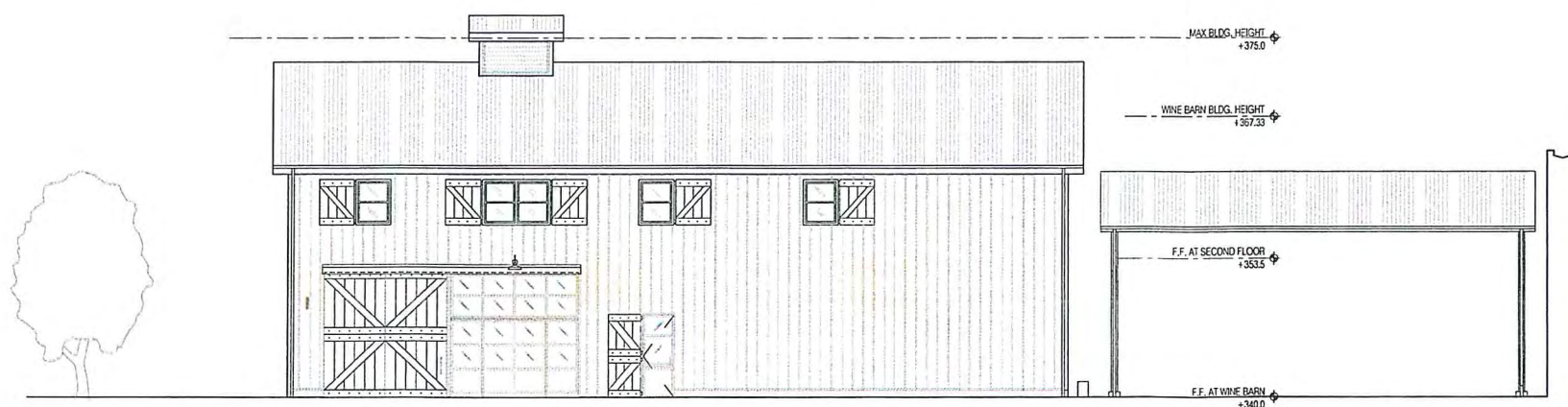
3 WINE BARN EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

Plot Date	7/25/17
Drawn By	MB
Checked By	JT
Project No.	2011-19
Date	Issue
8/28/12	USE PERMIT SUBMITTAL
2/14/13	USE PERMIT SUBMITTAL
6/5/14	USE PERMIT MINOR MOD.
2/10/15	USE PERMIT MINOR MOD. RESUBMITTAL
7/28/17	USE PERMIT MINOR MOD. RESUBMITTAL

WINE BARN ELEVATIONS

SCALE: AS NOTED

UP1.5

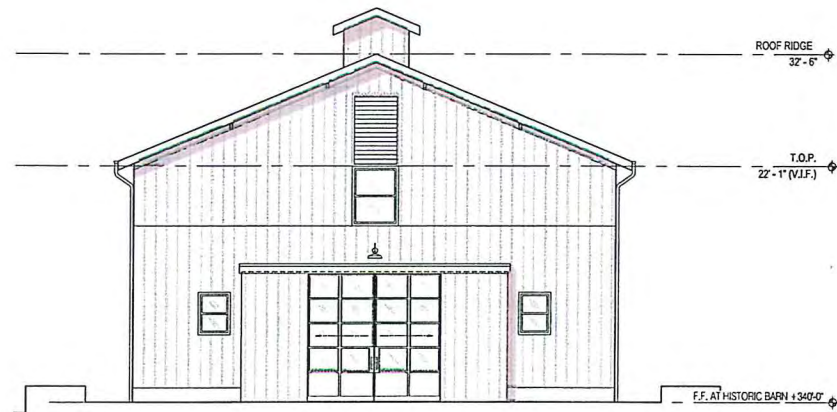
Copyright © 2011 by BACKEN GILLAM KROEGER ARCHITECTS 7/25/17 S:\2011\201119 - Davis Winery\Drawings\01-Current\1-CD Winery\3-Bldg_Elev-201119 Winery Minor Mod.dwg



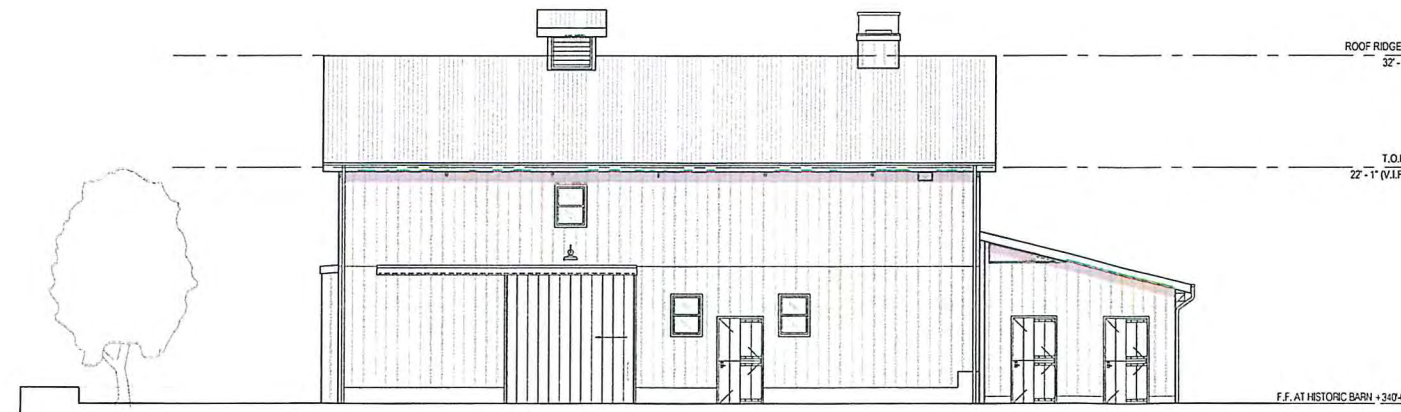
3 HISTORIC BARN EAST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

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DAVIS ESTATES
4000 SILVERADO TRAIL
CALISTOGA, CA

Pilot Date	7/25/17
Drawn By	UB
Checked By	JT
Project No.	201119
Date	Issue
8/28/12	USE PERMIT SUBMITTAL
2/14/13	USE PERMIT SUBMITTAL
8/5/14	USE PERMIT MINOR MOD. RESUBMITTAL
2/10/15	USE PERMIT MINOR MOD. RESUBMITTAL
7/28/17	USE PERMIT MINOR MOD. RESUBMITTAL

HISTORIC BARN ELEVATIONS

SCALE: AS NOTED

UP1.6