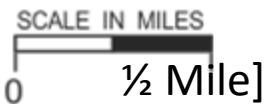
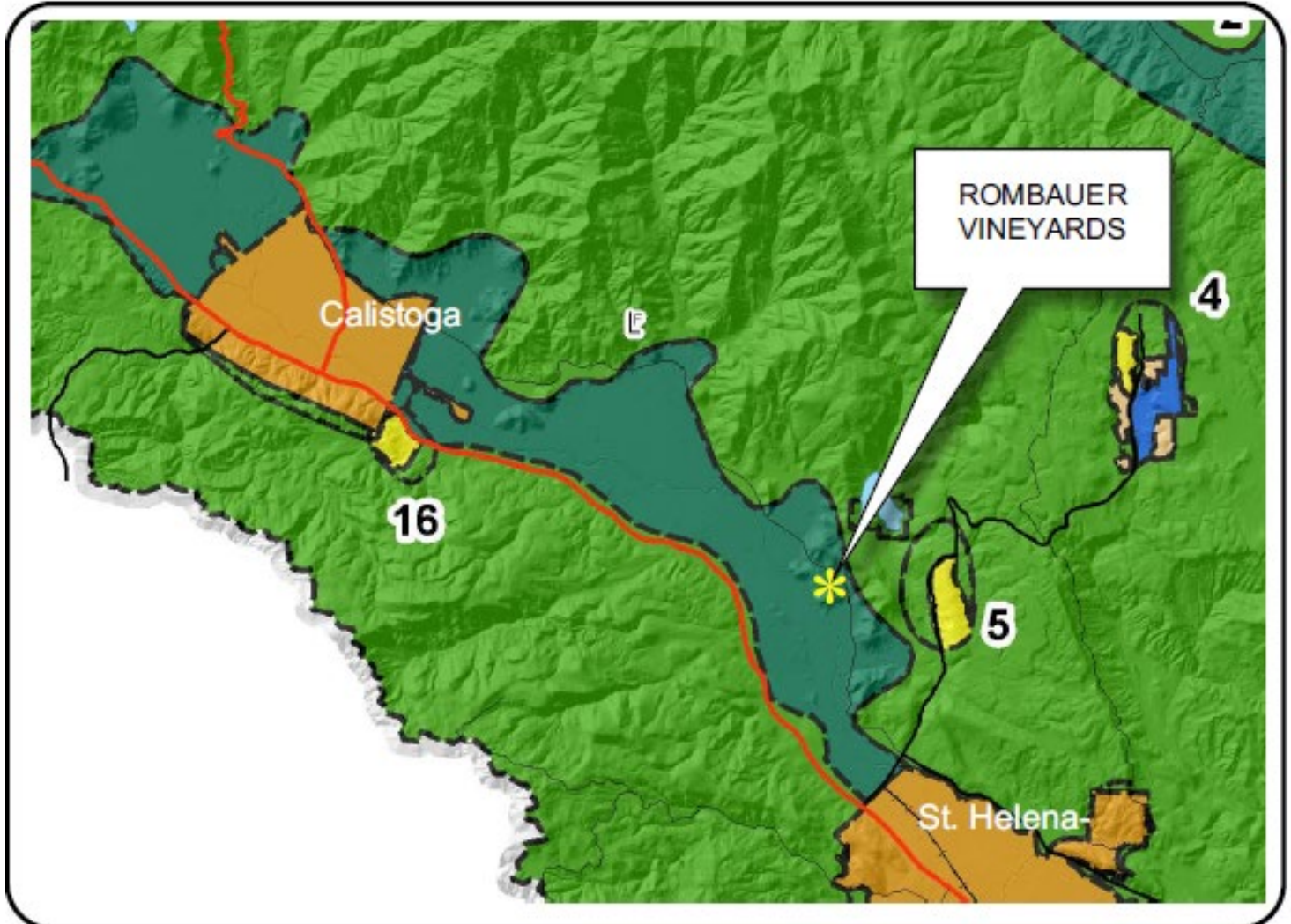


“K”

Graphics

NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

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

OPEN SPACE

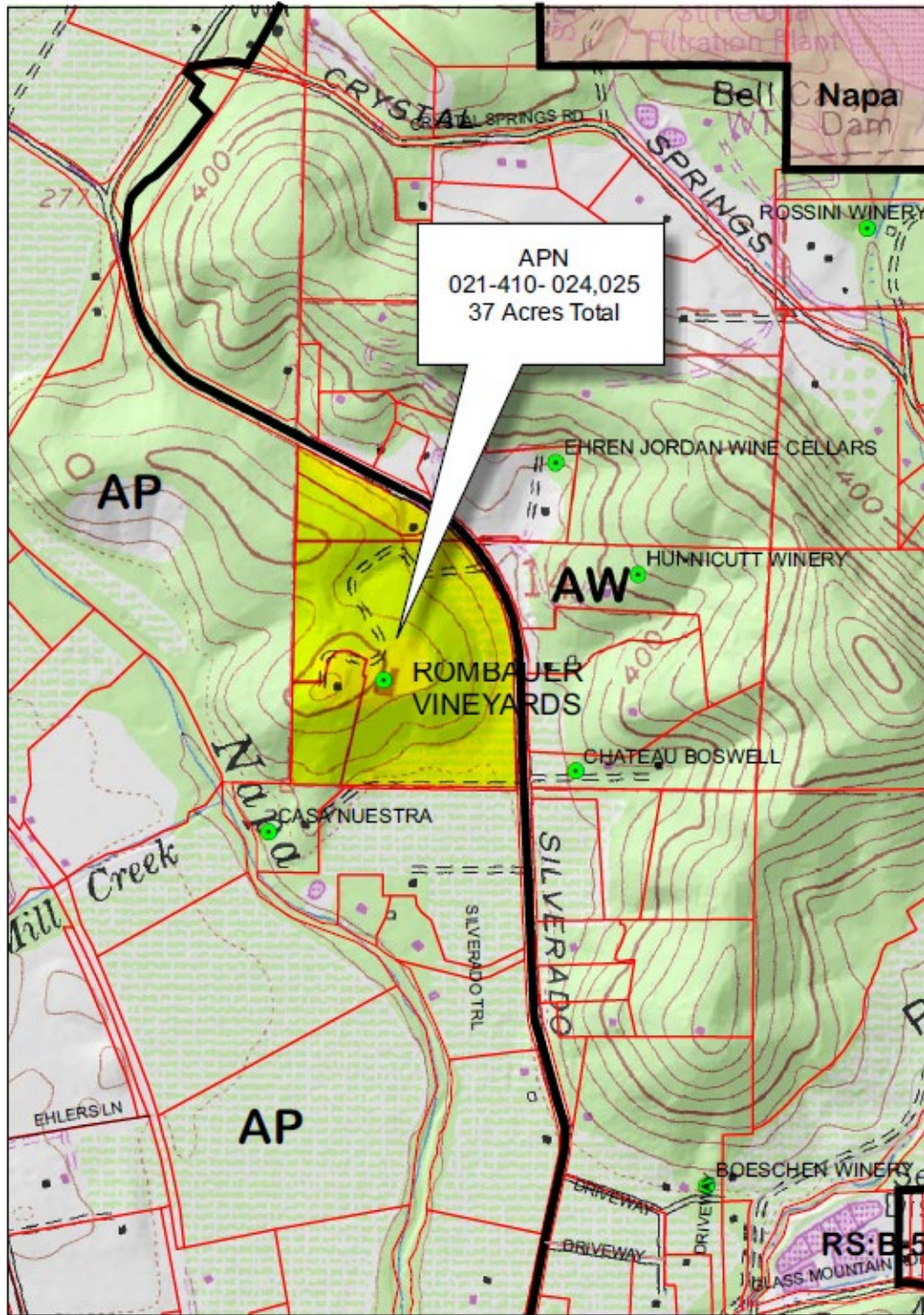
- Agriculture, Watershed & Open Space
- Agricultural Resource

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

ROMBAUER VINEYARDS



Legend

Wineries in Vicinity

- Producing
- Approved
- Pending
- Parcels
- Zoning

LEGEND

Zoning
 Parcels

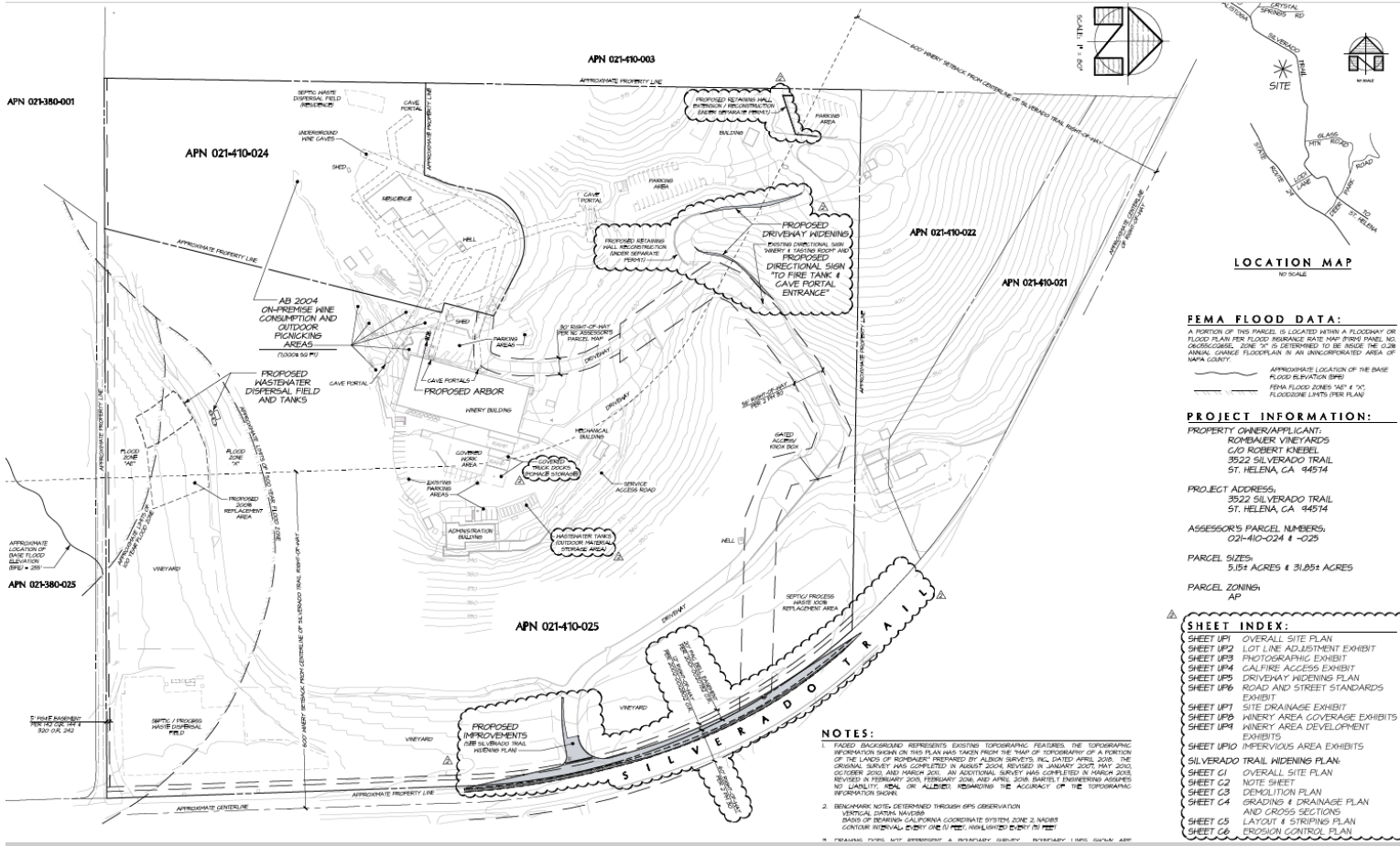
0 1/2 Mile



ZONING MAP



Existing Conditions



LOCATION MAP
NO SCALE

FEMA FLOOD DATA:
A PORTION OF THIS PARCEL IS LOCATED WITHIN A FLOODWAY OR FLOOD PLAN PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 990400400000. ZONE "X" IS DETERMINED TO BE UNDER THE 1-00 ANNUAL CHANCE FLOODPLAIN IN AN UNINCORPORATED AREA OF SANTA CLAY COUNTY.
APPROXIMATE LOCATION OF THE BASE FLOOD ELEVATION (BFE) FEMA FLOOD ZONES "AE" & "X" FLOODZONE LIMITS (PER PLAN)

PROJECT INFORMATION:

PROPERTY OWNER/APPLICANT:
ROMBAUER VINEYARDS
C/O ROBERT KNEBEL
3522 SILVERADO TRAIL
ST. HELENA, CA 94574

PROJECT ADDRESS:
3522 SILVERADO TRAIL
ST. HELENA, CA 94574

ASSESSOR'S PARCEL NUMBERS:
021-410-024 & -025

PARCEL SIZES:
5.81+ ACRES & 31.85+ ACRES

PARCEL ZONING:
AP

SHEET INDEX:

- SHEET U01 OVERALL SITE PLAN
- SHEET U02 LOT LINE ADJUSTMENT EXHIBIT
- SHEET U03 PHOTOGRAPHIC EXHIBIT
- SHEET U04 CALIFORNIA ACCESS EXHIBIT
- SHEET U05 DRIVEWAY WIDENING PLAN
- SHEET U06 ROAD AND STREET STANDARDS EXHIBIT
- SHEET U07 SITE DRAINAGE EXHIBIT
- SHEET U08 WINERY AREA COVERAGE EXHIBITS
- SHEET U09 WINERY AREA DEVELOPMENT EXHIBITS
- SHEET U10 INTERVIEWS AREA EXHIBITS
- SILVERADO TRAIL WIDENING PLAN
- SHEET C1 OVERALL SITE PLAN
- SHEET C2 NOTE SHEET
- SHEET C3 DEMOLITION PLAN
- SHEET C4 GRADING & DRAINAGE PLAN AND CROSS SECTIONS
- SHEET C5 LAYOUT & STRIPING PLAN
- SHEET C6 EROSION CONTROL PLAN

NOTES:

1. EXISTING TOPOGRAPHY REPRESENTS EXISTING TOPOGRAPHIC FEATURES. THE TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM THE MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF ROMBAUER PREPARED BY ALBION SERVICES INC. DATED APRIL 2001. THE ORIGINAL SURVEY WAS COMPLETED IN AUGUST 2004, REVISED IN JANUARY 2007, MAY 2009, OCTOBER 2009, AND MARCH 2011. AN ADDITIONAL SURVEY WAS COMPLETED IN MARCH 2015, REVISED IN FEBRUARY 2016, FEBRUARY 2016, AND APRIL 2016. BARTHLETT ENGINEERING ASSURES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN.
2. BENCHMARK NOTES REFERENCED THROUGH GPS OBSERVATION VERTICAL DATUM NAVD83. BASED ON BERNARD-CALIFORNIA COORDINATE SYSTEM ZONE 2. NORTH COORDINATE INTERVAL: 0.001 METERS; EASTING INTERVAL: 0.001 METERS.
3. DIMENSIONS SHOWN NOT REPRESENT A DIMENSIONAL SURVEY. DIMENSIONS SHOWN SHALL BE AS SHOWN.

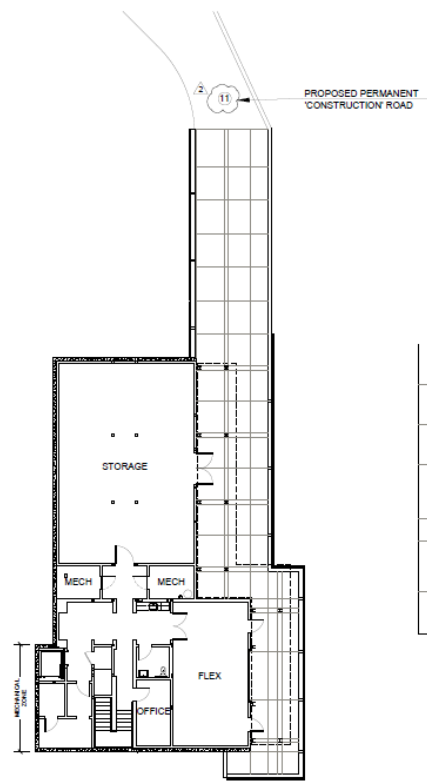
Overall Site Plan

ROMBAUER VINEYARDS
USE PERMIT MODIFICATION

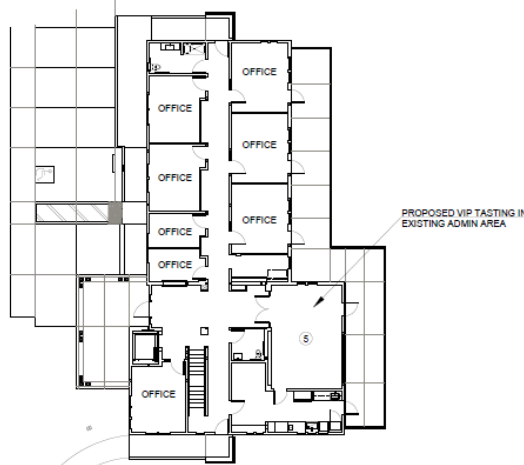
3522 SILVERADO TRAIL
 ST. HELENA, CA
 APN: 021-410-025

STATEMENT OF REQUEST LEGEND & KEYED NOTES

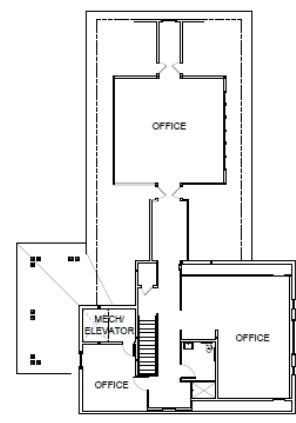
- SEE SHEET T2 FOR COMPLETE STATEMENT OF REQUEST DOCUMENT
1. NUMBER OF FULL TIME EMPLOYEES: SEE STATEMENT OF REQUEST ON SHEET T3. NOT SHOWN ON PLAN.
 2. DESIGNATE ADDITIONAL ADDON ON PREMISE WINE CONSUMPTION AND OUTDOOR PROMISING AREAS.
 3. ALLOW SEASONAL TASTING IN EXISTING UNENCLOSED AND UNCOVERED PATIO AREA.
 4. REVISE MARKETING PLAN: SEE STATEMENT OF REQUEST ON SHEET T3. NOT SHOWN ON PLAN.
 5. ADD A VIP TASTING AREA IN AN EXISTING CONFERENCE ROOM ON THE MAIN LEVEL. (SHEET 3) OF THE ADMINISTRATION BUILDING.
 6. CONVERT A PORTION OF AN EXISTING PRODUCTION BATHROOM ON THE SECOND LEVEL OF THE WINERY TO AN OFFICE.
 7. ADD A NEW GROUND STORAGE STRUCTURE.
 8. ESTABLISH A TEMPORARY BREAK ROOM WITHIN THE AREA OF THE EXISTING TASTING ROOM.
 9. REMOVAL OF STANDARD CONDITION OF APPROVAL: SEE STATEMENT OF REQUEST ON SHEET T3. NOT SHOWN ON PLAN.
 10. CORRECT SCHEMATIC ERROR: SEE STATEMENT OF REQUEST ON SHEET T3. NOT SHOWN ON PLAN.
 11. REQUEST APPROVAL TO UTILIZE A REMANENT TEMPORARY CONSTRUCTION ROAD AS A SERVICE ACCESS ROAD ON A PERMANENT BASIS.
 12. CLARIFY THE APPEARANCE OF FINISHING SPACES AND ADD ADDITIONAL SPACES.
 13. REVISE THE OVERALL SITE PLAN BY IMPROVING THE ENTRANCE TO THE PROPERTY.
 14. ROAD EXCEPTION REQUEST.



1 LEVEL 1 - BASEMENT FLOOR PLAN
 Scale: 1/16" = 1'-0"



2 LEVEL 2 - MAIN LEVEL FLOOR PLAN
 Scale: 1/16" = 1'-0"



3 LEVEL 3 - ATTIC FLOOR PLAN
 Scale: 1/16" = 1'-0"

SUBMITTAL DATE: March 25, 2019
 1 RESPONSE TO 4/25/2019 STATUS LETTER: July 19, 2019
 2 RESPONSE TO 8/27/2019 STATUS LETTER: January 15, 2020
 ENLARGED FLOOR PLAN -
 ADMINISTRATION/OFFICE BUILDING

Administration Building

P19-00103-MOD Rombauer Winery APN: 021-410-025 & 021-410-024

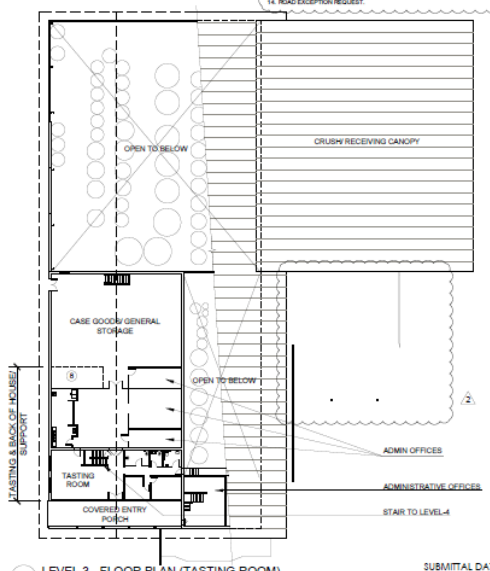
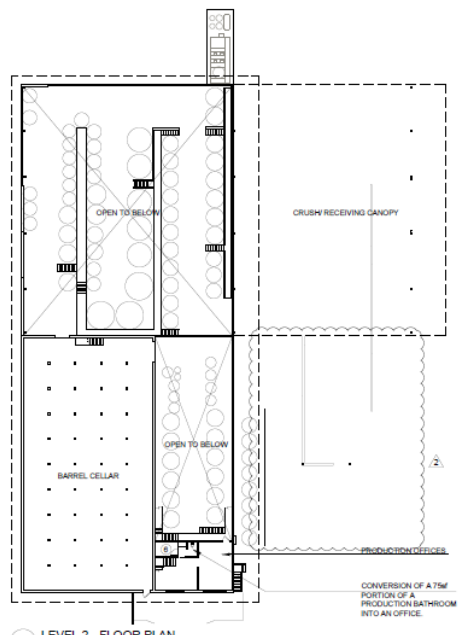
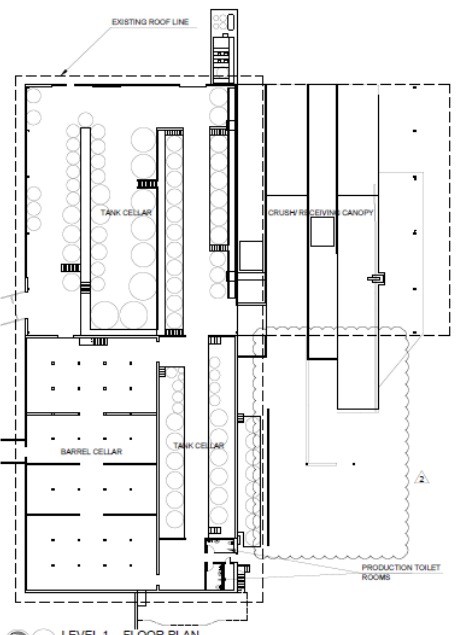
ROMBAUER VINEYARDS
 USE PERMIT MODIFICATION
 3522 SILVERADO TRAIL
 ST. HELENA, CA
 APN: 021-410-025

STATEMENT OF REQUEST LEGEND & KEYED NOTES

- 1. NUMBER OF FULL TIME EMPLOYEES: SEE STATEMENT OF REQUEST ON SHEET T1, NOT SHOWN ON PLAN.
- 2. DESIGNATE ADDITIONAL AREAS ON PREMISE WINE CONSUMPTION AND OUTDOOR RECREATION AREAS.
- 3. ALIGN SEASONAL TASTINGS IN EXISTING UNLICENSED AND UNCOVERED PATIO AREA.
- 4. REVISE WAITING PLAN: SEE STATEMENT OF REQUEST ON SHEET T1, NOT SHOWN ON PLAN.
- 5. ADD A VIP TASTING AREA IN AN EXISTING CONFERENCE ROOM ON THE MAIN LEVEL, LEVEL 3 OF THE ADMINISTRATION BUILDING.
- 6. CONVERT A 75% PORTION OF AN EXISTING PRODUCTION BATHROOM ON THE SECOND LEVEL OF THE WINERY TO AN OFFICE.
- 7. ADD A 2000 GROUND STORAGE STRUCTURE.
- 8. ESTABLISH A TEMPORARY BREAK ROOM WITHIN THE AREA OF THE EXISTING TASTING ROOM.
- 9. REMOVAL OF STANDARD CONDITION OF APPROVAL: SEE STATEMENT OF REQUEST ON SHEET T1, NOT SHOWN ON PLAN.
- 10. CORRECT SUPERVISOR'S ERROR: SEE STATEMENT OF REQUEST ON SHEET T1, NOT SHOWN ON PLAN.
- 11. REQUEST APPROVAL TO UTILIZE A REMAINING TEMPORARY CONSTRUCTION ROAD AS A SERVICE ACCESS ROAD (SUA) PERMANENT BASIS.
- 12. CLARIFY THE NUMBER OF PARKING SPACES (10) AND 4 ADDITIONAL SPACES.
- 13. REVISE THE OVERALL SITE PLAN BY IMPROVING THE ENTRANCE TO THE PROPERTY.
- 14. ROAD EXCEPTION REQUEST.



4 LEVEL 4 - FLOOR PLAN
 Scale: 1:20



1 LEVEL 1 - FLOOR PLAN
 Scale: 1:20

2 LEVEL 2 - FLOOR PLAN
 Scale: 1:20

3 LEVEL 3 - FLOOR PLAN (TASTING ROOM)
 Scale: 1:20

ria ARCHITECTURE | PLANNING | CONSULTING
 108 Petaluma Blvd N., Ste. 200
 Petaluma, California 94952
 Ph: (707) 762-8006

SUBMITTAL DATE: March 25, 2019
 RESPONSE TO 4/26/2019 STATUS LETTER: July 19, 2019
 RESPONSE TO 8/27/2019 STATUS LETTER: January 15, 2020
 ENLARGED FLOOR PLAN - WINERY BUILDING

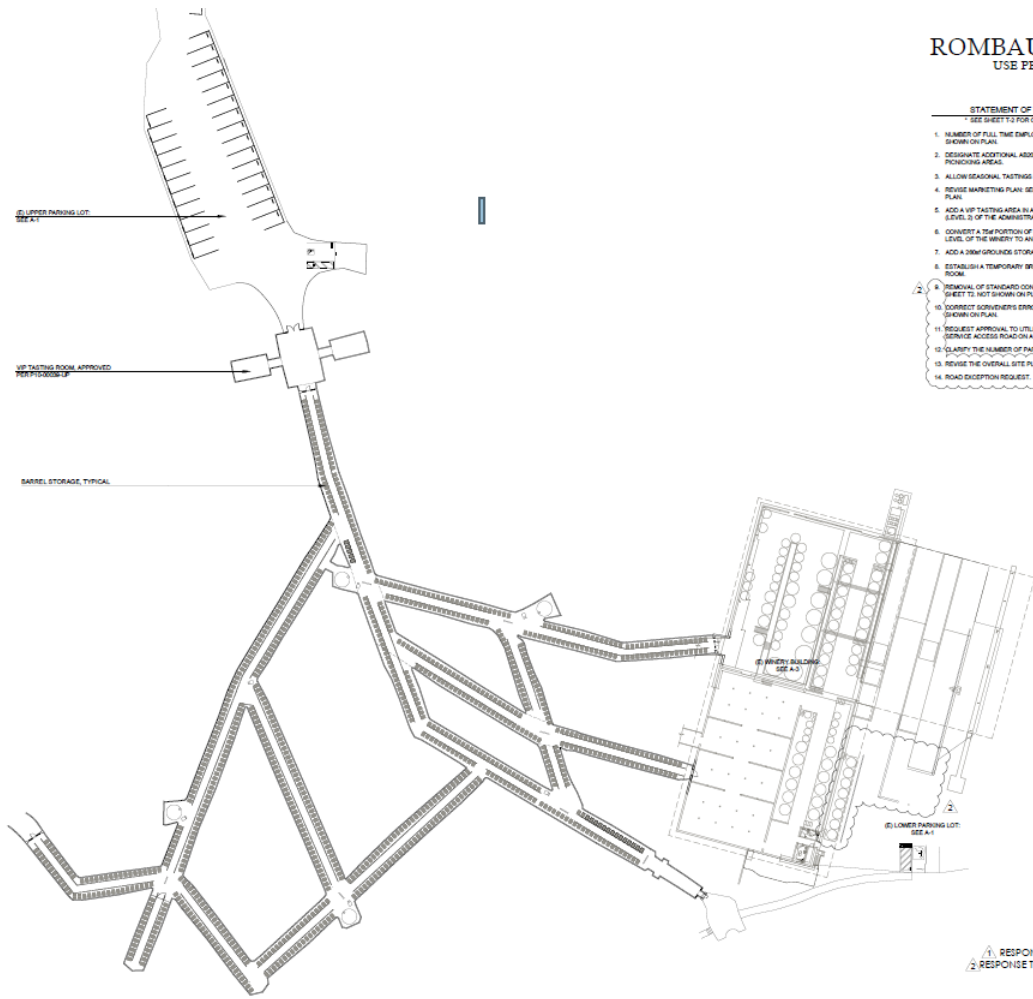
Winery Building

ROMBAUER VINEYARDS
USE PERMIT MODIFICATION

3522 SILVERADO TRAIL
 ST. HELENA, CA
 APN: 021-410-025

STATEMENT OF REQUEST LEGEND & KEYED NOTES

- 1. SEE SHEET FOR COMPLETE STATEMENT OF REQUEST DOCUMENT.
- 1. NUMBER OF FULL TIME EMPLOYEES: SEE STATEMENT OF REQUEST ON SHEET TO NOT SHOWN ON PLAN.
- 2. DESIGNATE ADDITIONAL AROUND PREMISE WINE CONSUMPTION AND OUTDOOR PONDING AREAS.
- 3. ALLOW SEASONAL TASTINGS IN EXISTING UNLOCKED AND UNCOVERED PATIO AREA.
- 4. REVISE MAINTENANCE PLAN: SEE STATEMENT OF REQUEST ON SHEET TO NOT SHOWN ON PLAN.
- 5. ADD A VIP TASTING AREA IN AN EXISTING CONFERENCE ROOM ON THE MAIN LEVEL, LEVEL 3, OF THE ADMINISTRATION BUILDING.
- 6. CONSIDER A PORTION OF AN EXISTING PRODUCTION BATHROOM ON THE SECOND LEVEL OF THE WINERY TO AN OFFICE.
- 7. ADD A DRUM GROUND STORAGE STRUCTURE.
- 8. ESTABLISH A TEMPORARY BREAK ROOM WITHIN THE AREA OF THE EXISTING TASTING ROOM.
- 9. REMOVAL OF STANDARD CONDITION OF APPROVAL: SEE STATEMENT OF REQUEST ON SHEET TO NOT SHOWN ON PLAN.
- 10. CORRECT SUBMITTER'S ERROR: SEE STATEMENT OF REQUEST ON SHEET TO NOT SHOWN ON PLAN.
- 11. REQUEST APPROVAL TO UTILIZE A REMNANT TEMPORARY CONSTRUCTION ROAD AS A SERVICE ACCESS ROAD ON A PERMANENT BASIS.
- 12. CLARIFY THE NUMBER OF PARKING SPACES AND ADD 4 ADDITIONAL SPACES.
- 13. REVISE THE OVERALL SITE PLAN BY IMPROVING THE ENTRANCE TO THE PROPERTY.
- 14. ROAD DESIGN/CONSTRUCTION REQUEST.

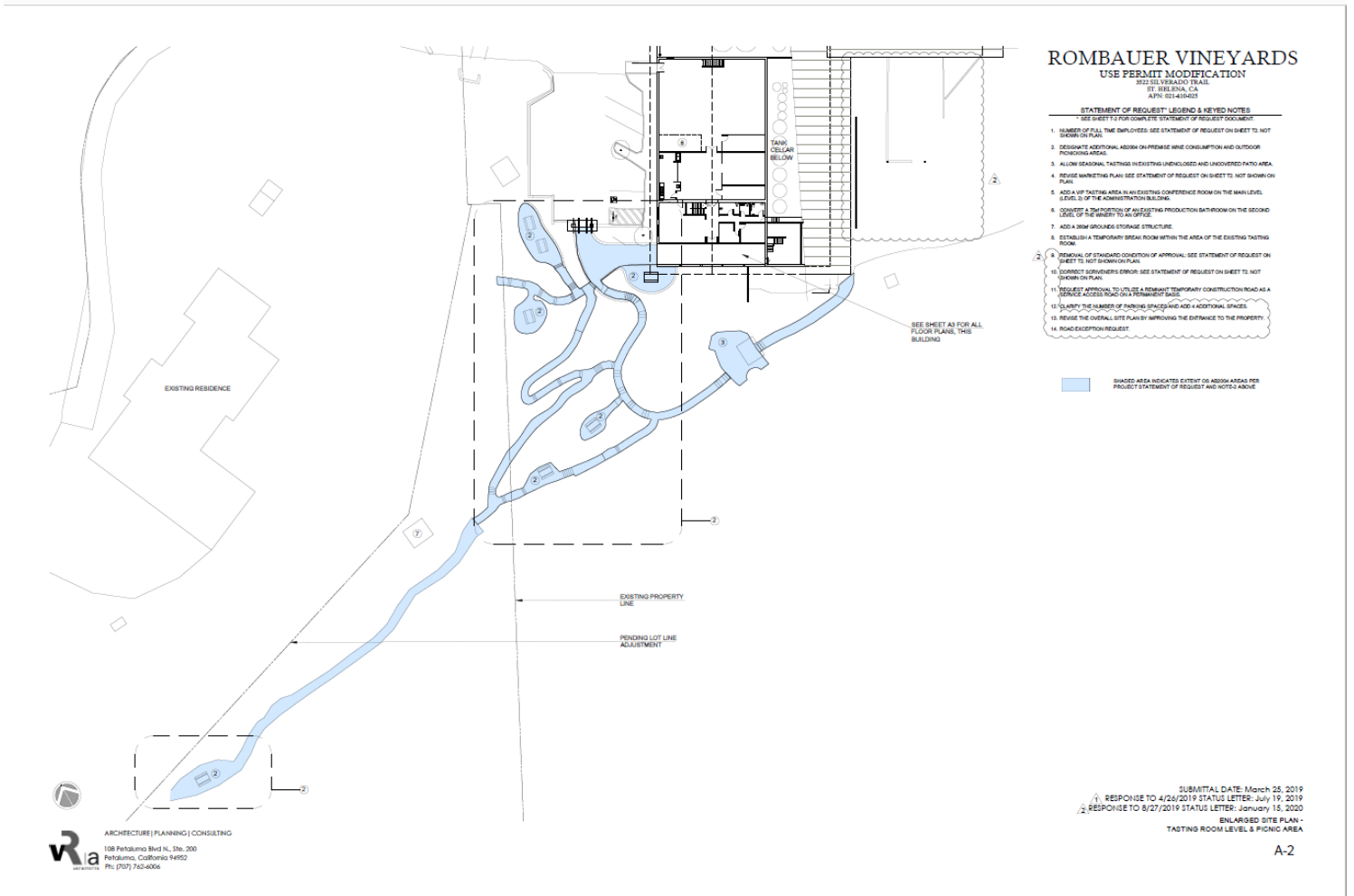


1 CAVE FLOOR PLAN
 Scale: 1/32

SUBMITTAL DATE: March 25, 2019
 RESPONSE TO 4/24/2019 STATUS LETTER: July 19, 2019
 RESPONSE TO 8/27/2019 STATUS LETTER: January 15, 2020
 ENLARGED FLOOR PLAN -
 DWG#S

Cave Floor Plan

• EXHIBIT AB 2004



On-Premises Consumption Map