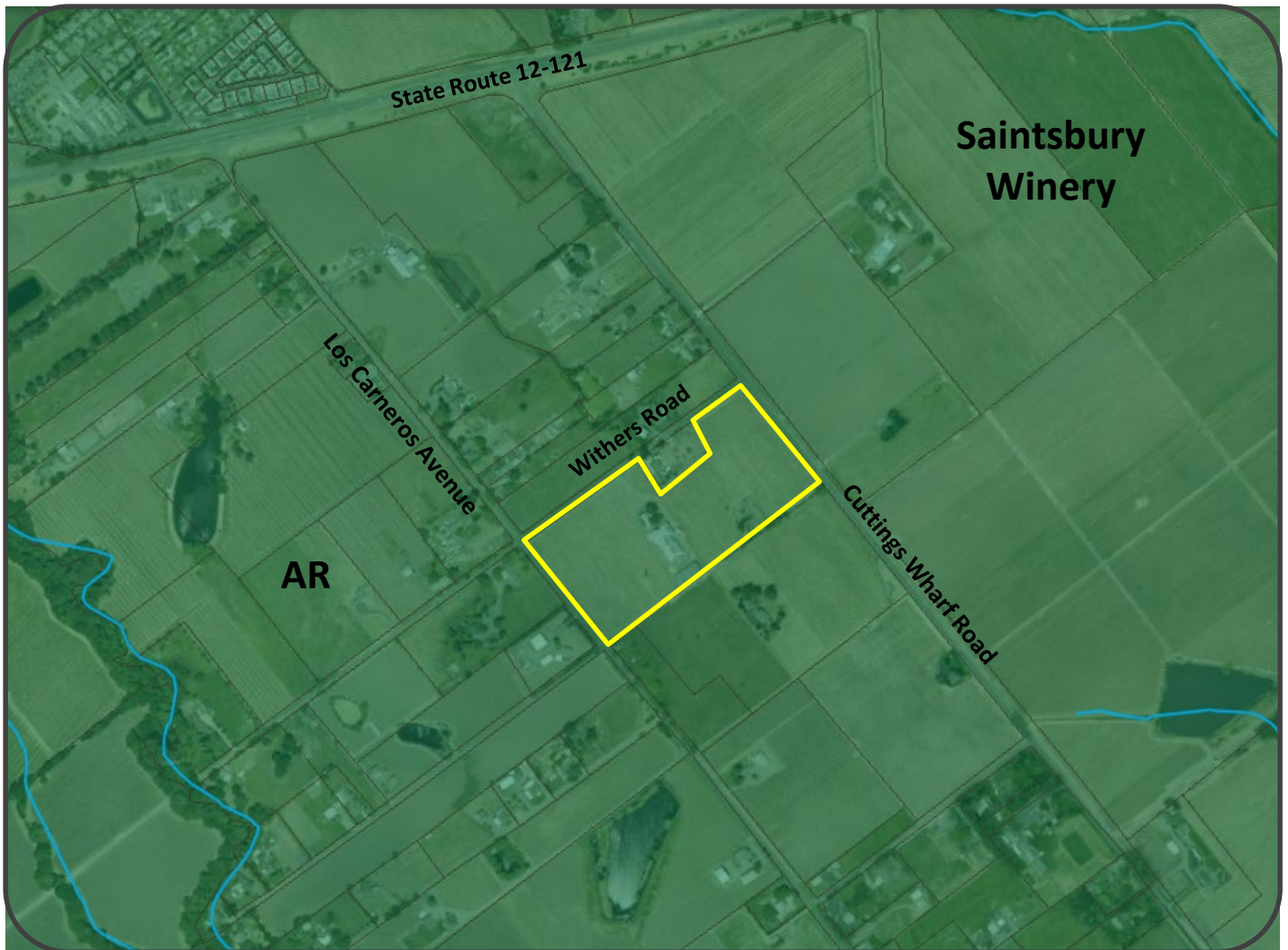




Graphics








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

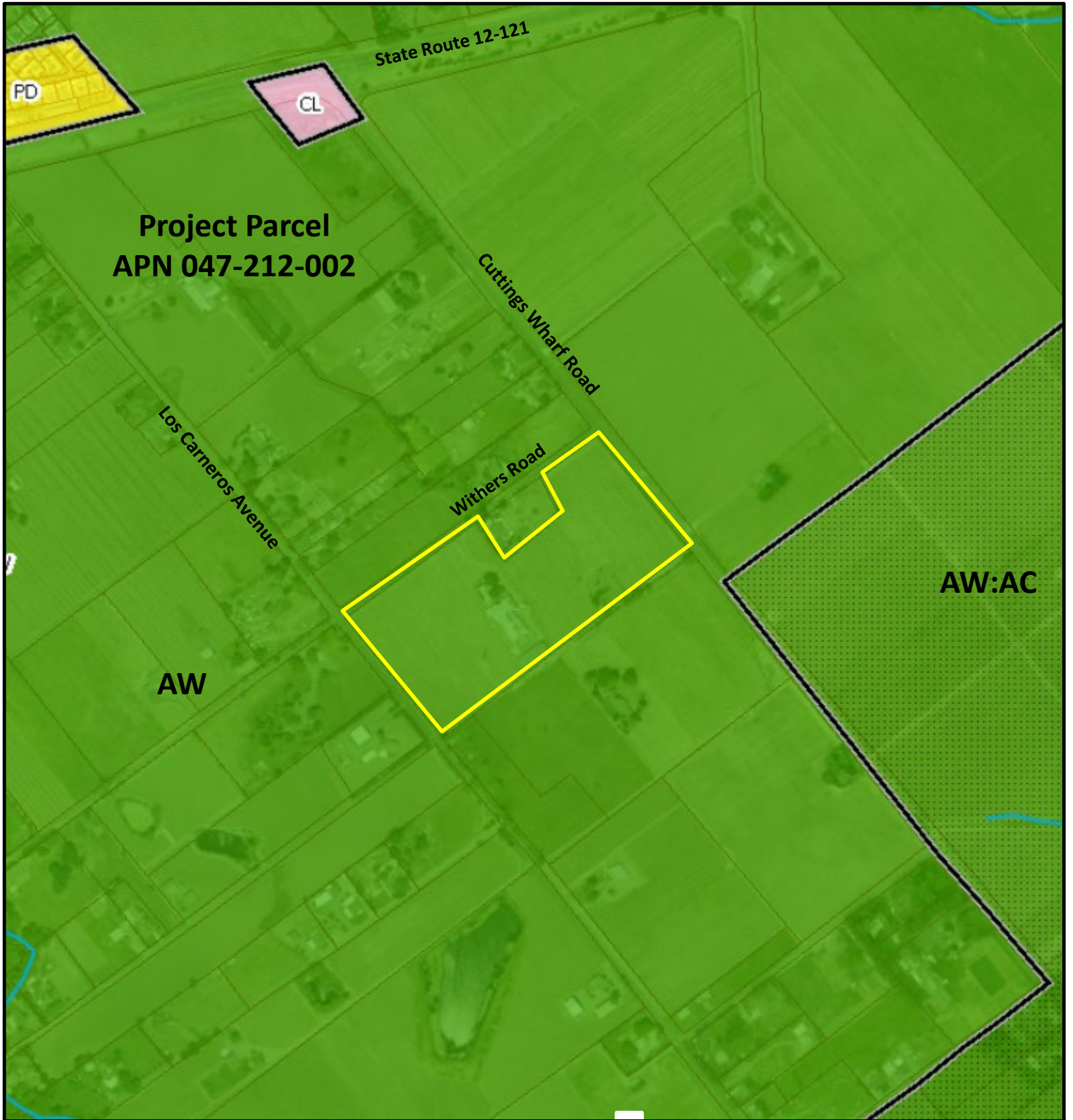
OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

TRANSPORTATION

-  Mineral Resource
-  Limited Access Highway
-  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



LEGEND

- Zoning
- Parcel



Zoning Designation

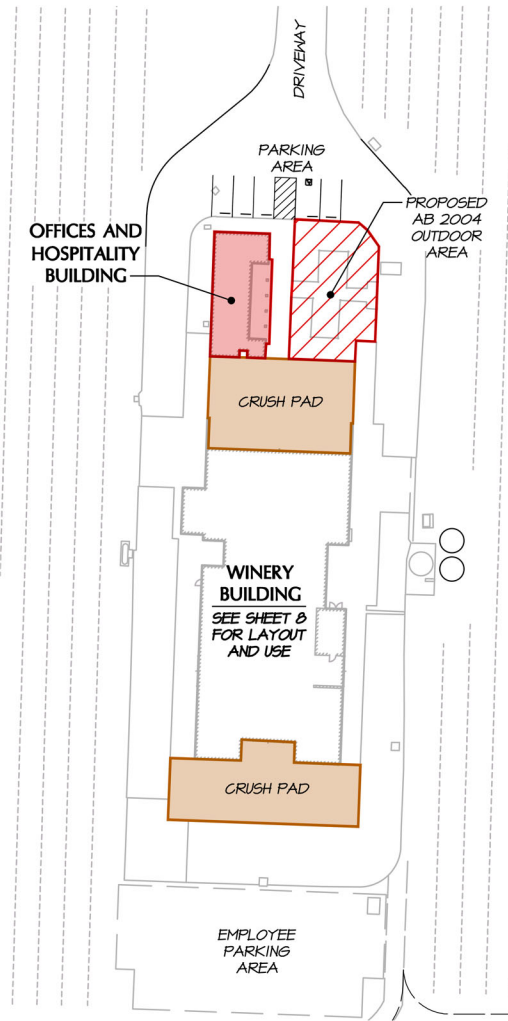


Aerial



Site Plan

11/26/2018 - 11:04 AM, Kristin, S:\LAND PROJECTS\2000-2009\008712016 IP MOD_MURKACAD\EXHIBITS\0087-COV6.DWG



ACCESSORY/PRODUCTION CALCULATIONS:

<p> ACCESSORY USE AREA (2,995± SQUARE FEET)</p> <p> AB 2004 OUTDOOR AREA (2,630± SQUARE FEET)</p>	<p> PRODUCTION FACILITY AREA (17,305± SQUARE FEET)</p> <p>ACCESSORY USE / PRODUCTION FACILITY 2,995 SQ FT / 17,305 SQ FT = 17.3% < 40%</p>
---	--

PRODUCTION FACILITY - (FOR THE PURPOSE TO CALCULATE THE MAXIMUM ALLOWABLE ACCESSORY USE) THE TOTAL SQUARE FOOTAGE OF ALL WINERY CRUSHING, FERMENTING, BOTTLING, BULK AND BOTTLE STORAGE, SHIPPING, RECEIVING, LABORATORY, EQUIPMENT STORAGE AND MAINTENANCE FACILITIES, AND EMPLOYEE-DESIGNATED RESTROOMS BUT DOES NOT INCLUDE WASTEWATER TREATMENT OR DISPOSAL AREAS WHICH CANNOT BE USED FOR AGRICULTURAL PURPOSES. SEE NAPA COUNTY CODE 518.104.200

ACCESSORY USE - THE TOTAL SQUARE FOOTAGE OF AREA WITHIN WINERY STRUCTURES USED FOR ACCESSORY USES RELATED TO A WINERY THAT ARE NOT DEFINED AS "PRODUCTION FACILITY" WHICH WOULD INCLUDE OFFICES, LOBBIES/WAITING ROOMS, CONFERENCE/MEETING ROOMS, NON-PRODUCTION ACCESS HALLWAYS, KITCHENS, TASTING ROOMS (PRIVATE AND PUBLIC AREAS), RETAIL SPACE AREAS, LIBRARIES, NON-EMPLOYEE DESIGNATED RESTROOMS, ART DISPLAY AREAS, OR ANY AREA WITHIN WINERY STRUCTURES NOT DIRECTLY RELATED TO WINE PRODUCTION. SEE NAPA COUNTY CODE 518.104.200

WINERY PRODUCTION AND ACCESSORY USE EXHIBIT - PROPOSED CONDITIONS

SCALE: 1" = 60'

BARTELT
ENGINEERING

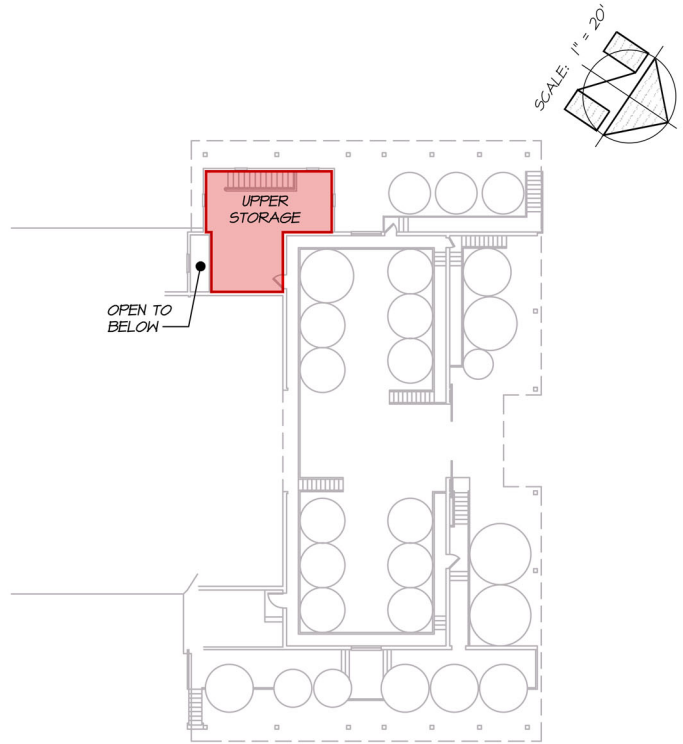
CIVIL ENGINEERING · LAND PLANNING
1303 Jefferson Street, 200 B, Napa, CA 94559

www.barteltengineering.com
· Telephone: 707-258-1301 ·

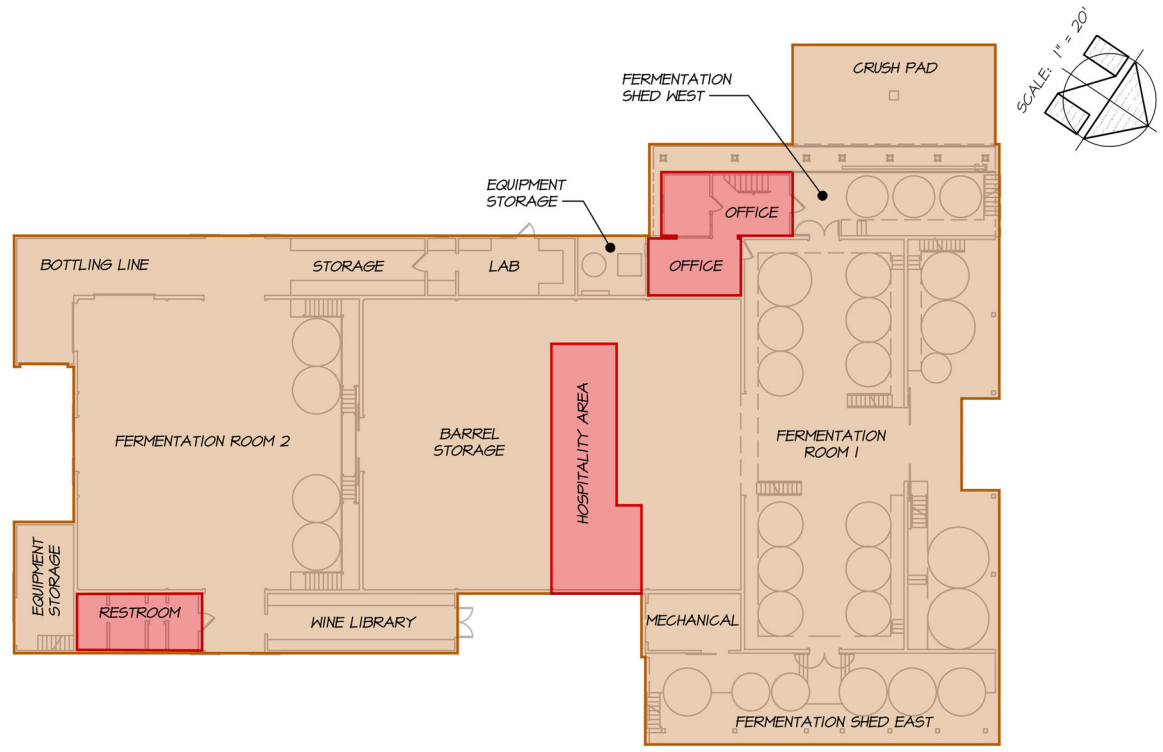
© COPYRIGHT 2018. ALL RIGHTS RESERVED.

Saintsbury Winery
1500 Los Careros Avenue
Napa, CA 94559
APN 047-212-002
Job No. 00-87
Revised - December 2018
Sheet 7 of 8

11/26/2018 - 11:04 AM, Kristin K., S:\LAND PROJECTS\2000-2009\2008\200812016 IP MOD_MURKAD\EXHIBITS\008T-COV\6.DWG



**WINERY BUILDING
SECOND FLOOR**
SCALE: 1" = 20'



**WINERY BUILDING
FIRST FLOOR**
SCALE: 1" = 20'

**WINERY PRODUCTION AND ACCESSORY
USE EXHIBIT - PROPOSED CONDITIONS**
SCALE: 1" = 20'

NOTE:

THE FLOOR PLAN USED AS A BASE FOR THIS EXHIBIT IS REFERENCED FROM THE SAINTSBURY WINERY ADDITION AND REMODEL ARCHITECTURAL PLANS PREPARED BY RORY MCCARTHY DESIGN, DATED AUGUST 15, 2007.

BARTELT
ENGINEERING
CIVIL ENGINEERING · LAND PLANNING
1303 Jefferson Street, 200 B, Napa, CA 94559
www.barteltengineering.com
· Telephone: 707-258-1301 ·

© COPYRIGHT 2018. ALL RIGHTS RESERVED.

Saintsbury Winery
1500 Los Carneros Avenue
Napa, CA 94559
APN 047-212-002
Job No. 00-87
Revised · December 2018
Sheet 8 of 8