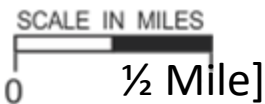
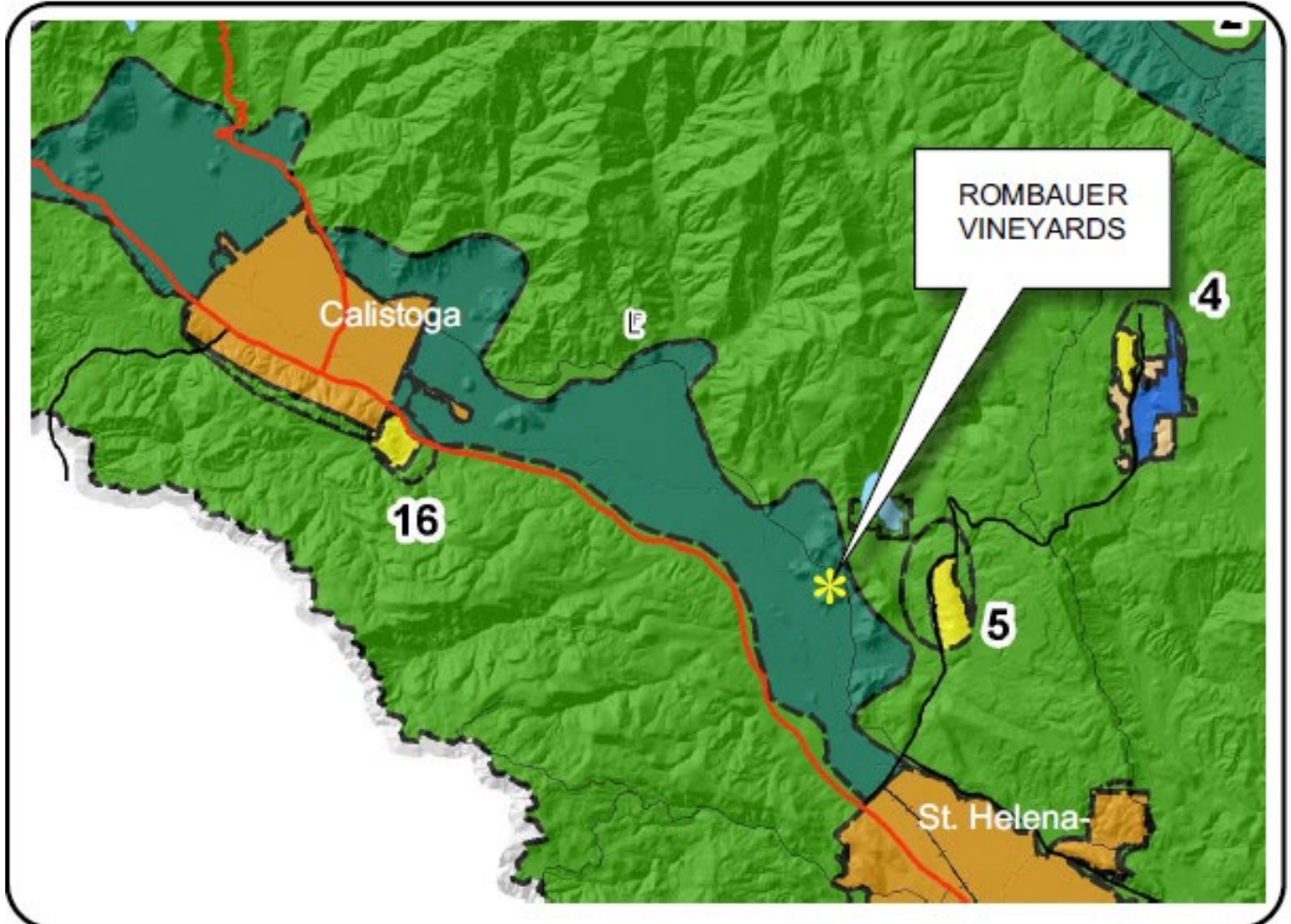


“G”

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

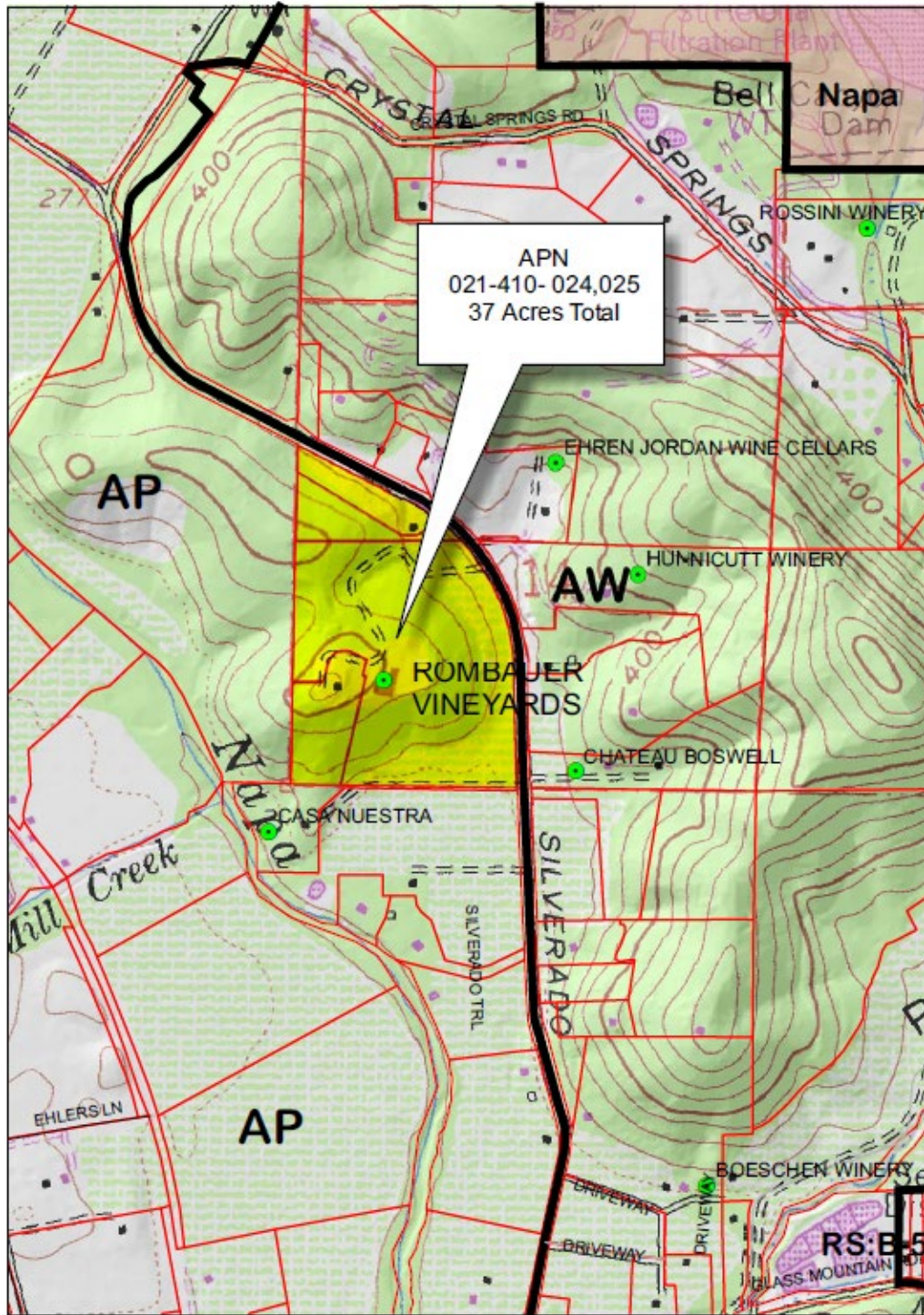
- Agriculture, Watershed & Open Space
- Agricultural Resource

### 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

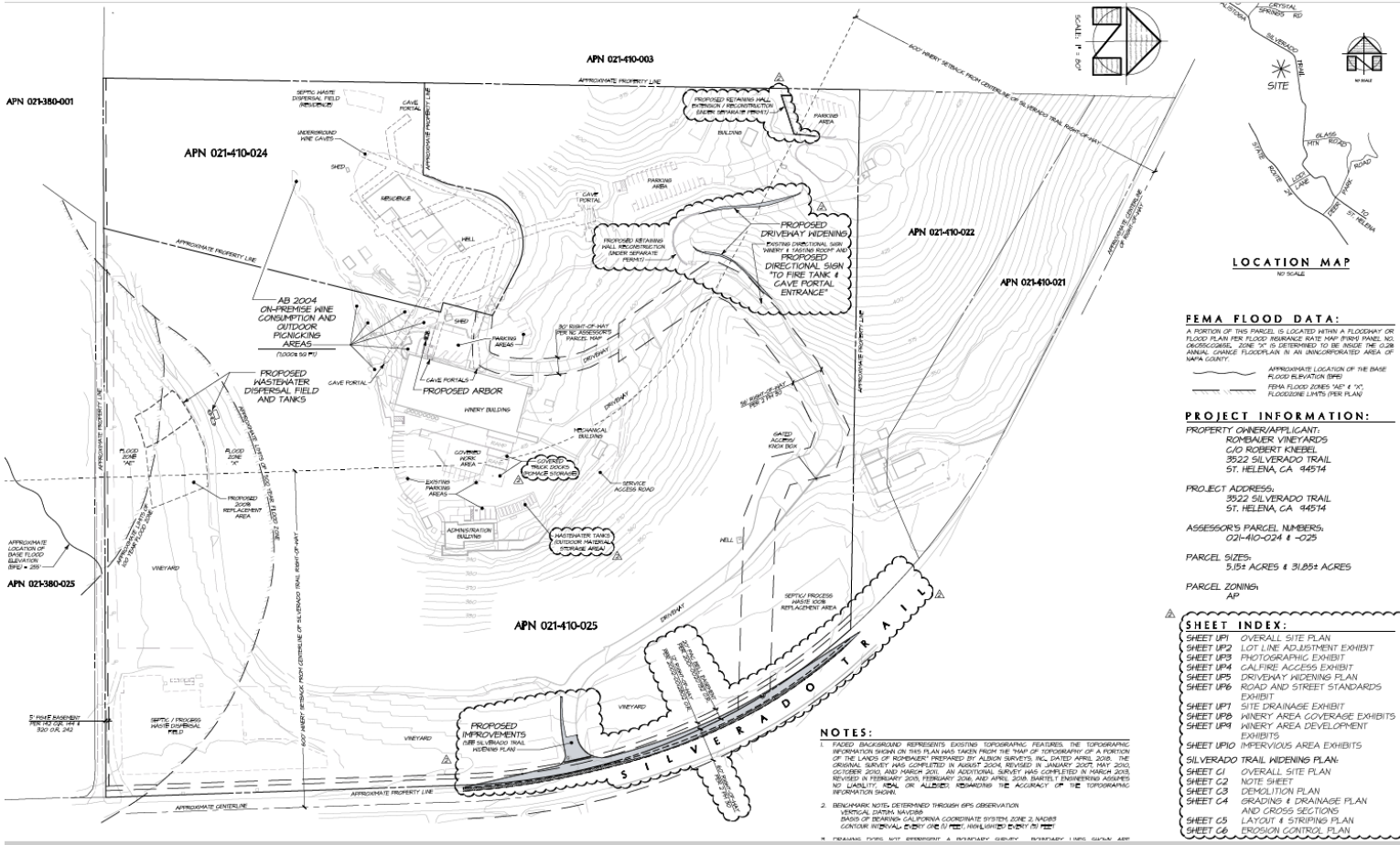
- Zoning
  - Parcels
- 0  1/2 Mile



# 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. 9903040400. ZONE 'X' IS DETERMINED TO BE UNDER THE 1% 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:**  
AF

**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. PAVED SURFACES/ROADS 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 2012, REVISED IN FEBRUARY 2013, FEBRUARY 2016, AND APRIL 2016. BARTLETT ENGINEERING ASSUMES 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. NAD83 CONTAIN INTERVAL EVERY ONE (1) FOOT, HORIZONTAL EVERY TWO (2) FEET.  
3. DIMENSIONS FROM LOT CORNER/STREET CORNER TO PROPERTY LINE SHOWN AS PER PLAN.

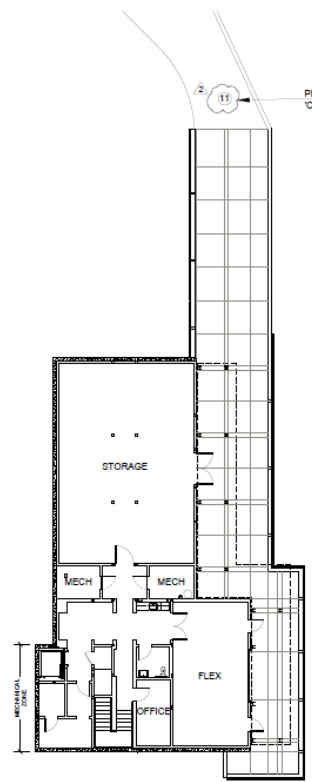
# Overall Site Plan

**ROMBAUER VINEYARDS**  
**USE PERMIT MODIFICATION**

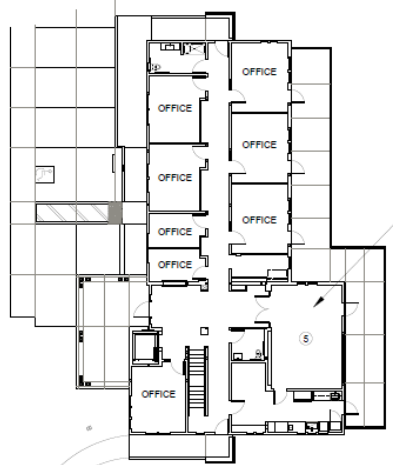
3522 SILVERADO TRAIL  
 ST. HELENA, CA  
 APN: 021-410-025

**STATEMENT OF REQUEST LEGEND & KEYED NOTES**

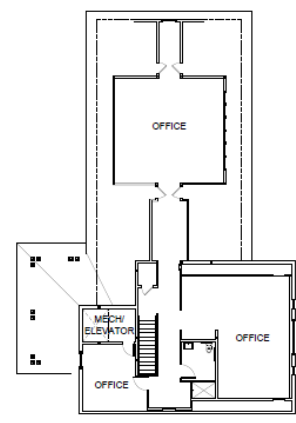
- SEE SHEET T2 FOR COMPLETE STATEMENT OF REQUEST DOCUMENT.
1. NUMBER OF FULL TIME EMPLOYEES: SEE STATEMENT OF REQUEST ON SHEET T3. NOT SHOWN ON PLAN.
  2. DESIGNATE ADDITIONAL ADDON ON PREMISE WINE CONSUMPTION AND OUTDOOR PROMISING AREAS.
  3. ALLOW SEASONAL TASTING IN EXISTING UNENCLOSED AND UNCOVERED 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"

# Administration Building

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

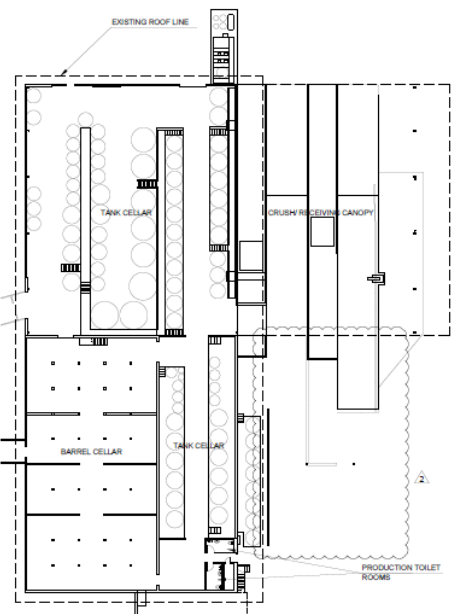
**ROMBAUER VINEYARDS**  
 USE PERMIT MODIFICATION  
 3522 SILVERADO TRAIL  
 ST. HELENA, CA  
 APN: 021-410-025

**STATEMENT OF REQUEST LEGEND & KEYED NOTES**

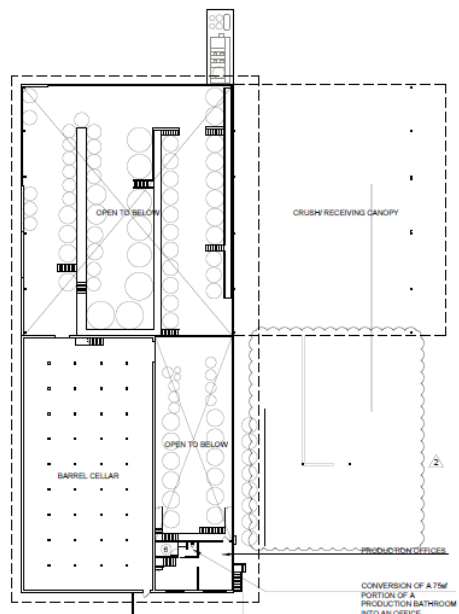
- 1. NUMBER OF FULL TIME EMPLOYEES: SEE STATEMENT OF REQUEST ON SHEET T1, NOT SHOWN ON PLAN.
- 2. DESIGNATE ADDITIONAL AREAS ON PREMISE WINE CONSUMPTION AND OUTDOOR RECREATION AREAS.
- 3. ALIGN SEASONAL TASTINGS IN EXISTING UNDEVELOPED AND UNCOVERED PATIO AREA.
- 4. REVISE WAITING PLAN: SEE STATEMENT OF REQUEST ON SHEET T2, NOT SHOWN ON PLAN.
- 5. ADD A VIP TASTING AREA IN AN EXISTING CONFERENCE ROOM ON THE MAIN LEVEL, LEVEL 2S 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 T3, NOT SHOWN ON PLAN.
- 10. CORRECT SUPERVISOR'S ERROR: SEE STATEMENT OF REQUEST ON SHEET T3, NOT SHOWN ON PLAN.
- 11. REQUEST APPROVAL TO UTILIZE A REMAINING TEMPORARY CONSTRUCTION ROAD AS A SERVICE ACCESS ROAD VIA 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 EXCEPTION REQUEST.



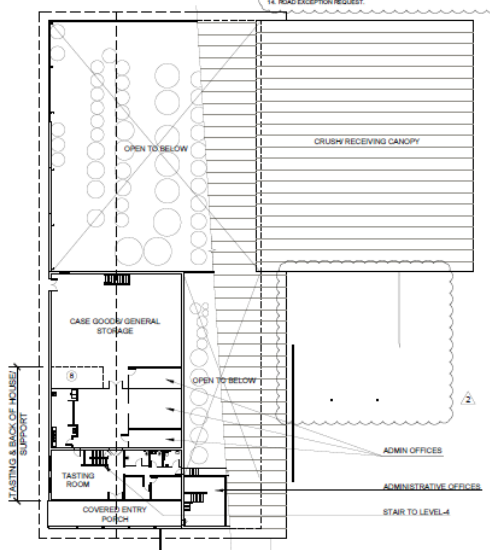
**4 LEVEL 4 - FLOOR PLAN**  
 Scale: 1:20



**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

**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

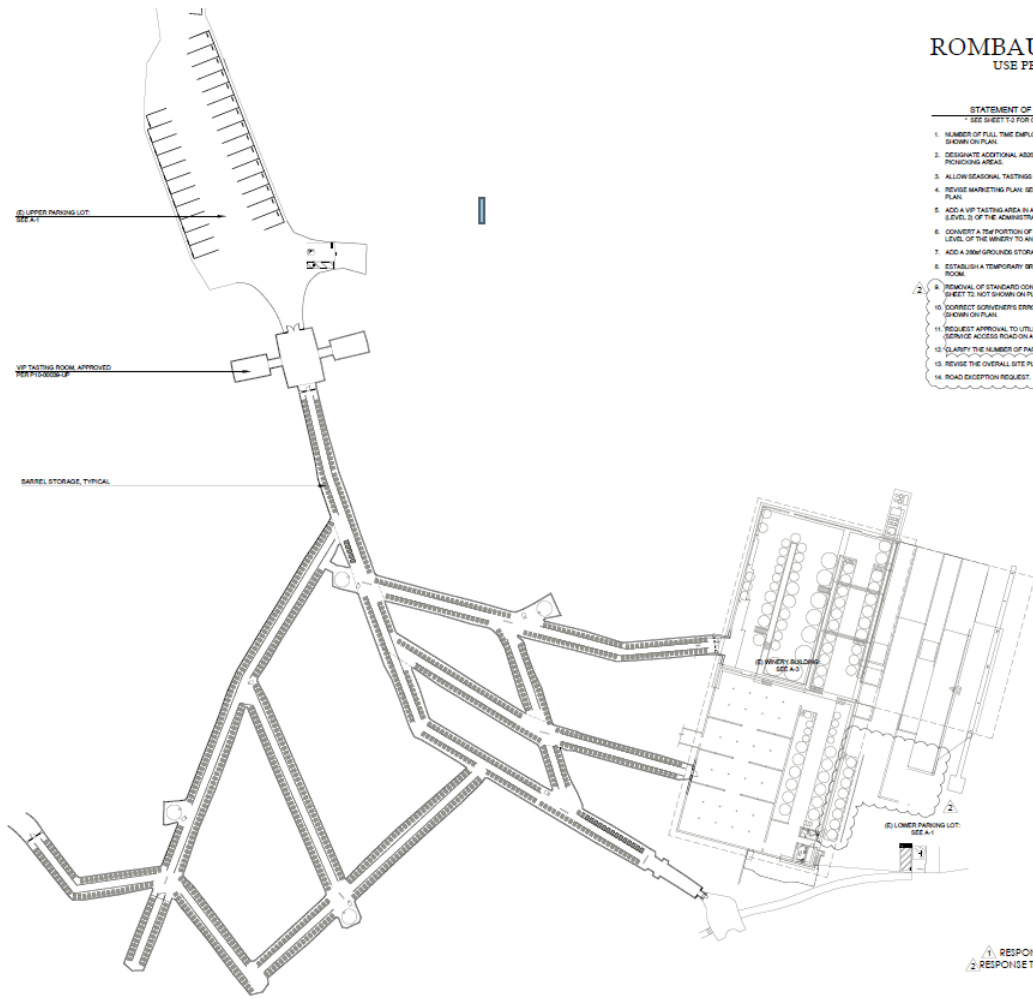
# Winery Building

**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 AREAS ON-PREMISE WINE CONSUMPTION AND OUTDOOR PICOONING 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-GRAVING 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: 1/30

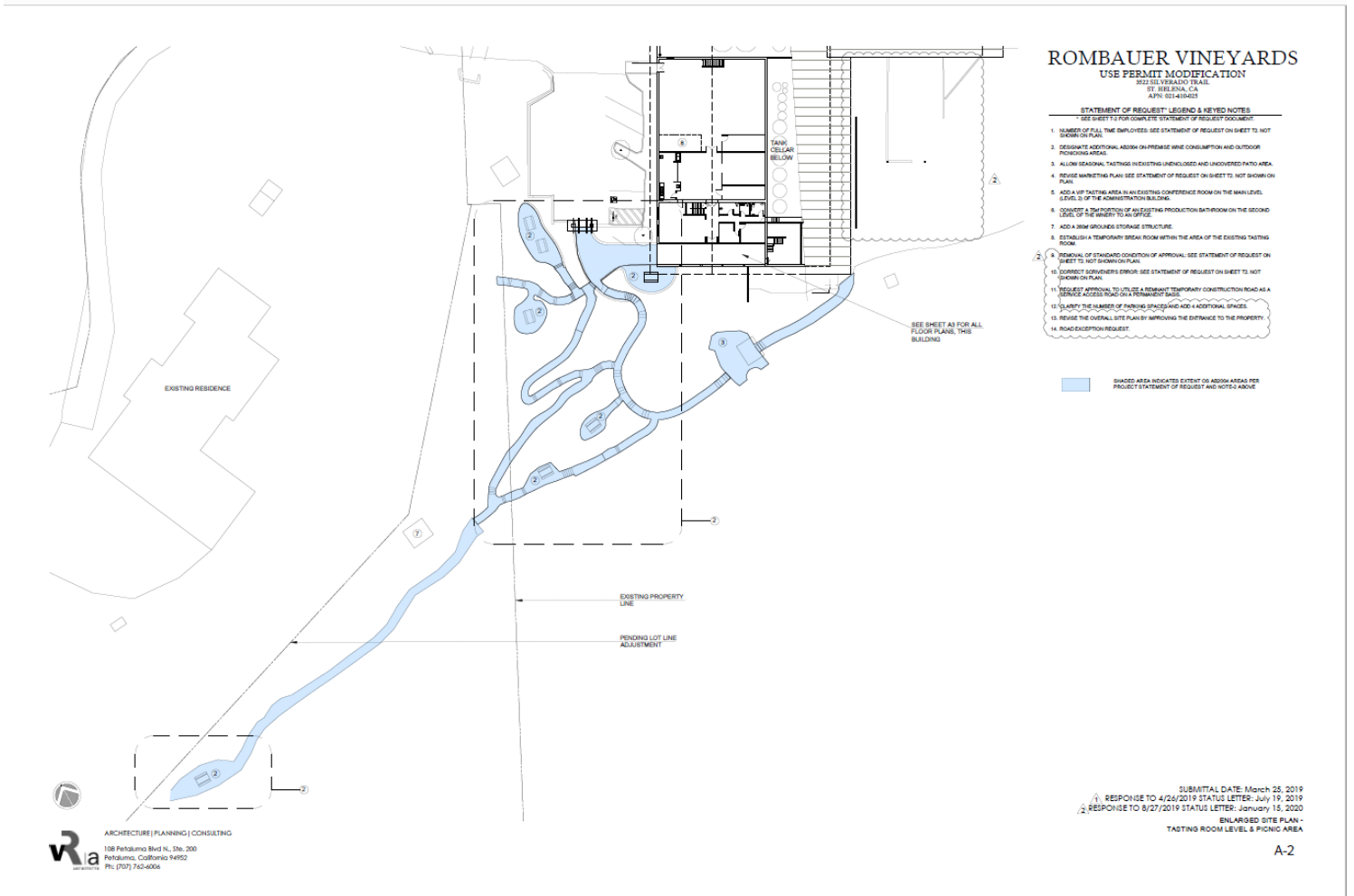
SUBMITTAL DATE: March 25, 2019  
 RESPONSE TO 4/24/2019 STATUS LETTER: July 19, 2019  
 RESPONSE TO 8/27/2019 STATUS LETTER: January 15, 2020  
 ENLARGED FLOOR PLAN -  
 DWG#B

# Cave Floor Plan

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



# • EXHIBIT AB 2004



## On-Premises Consumption Map

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