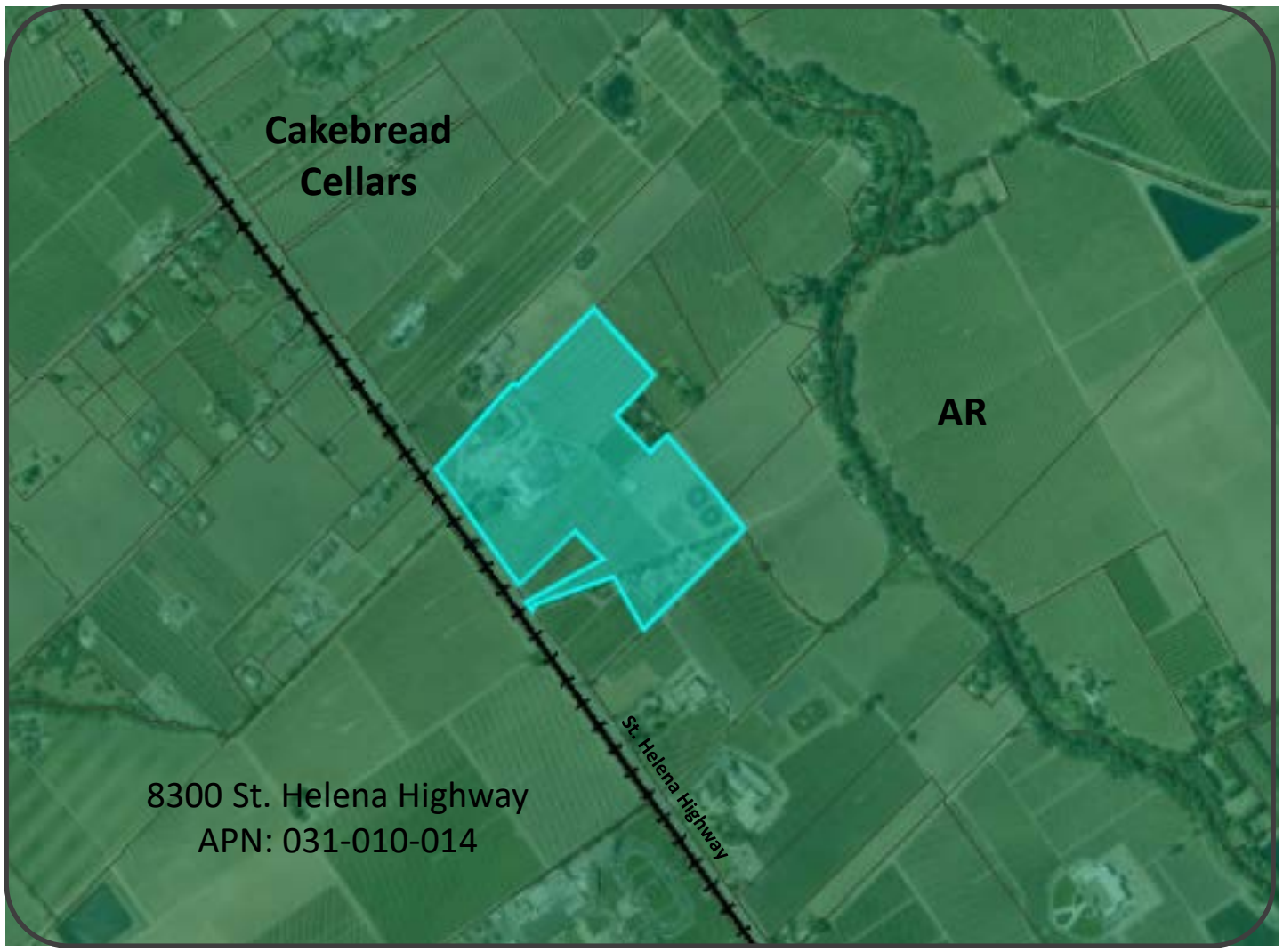
“I”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND

N

URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

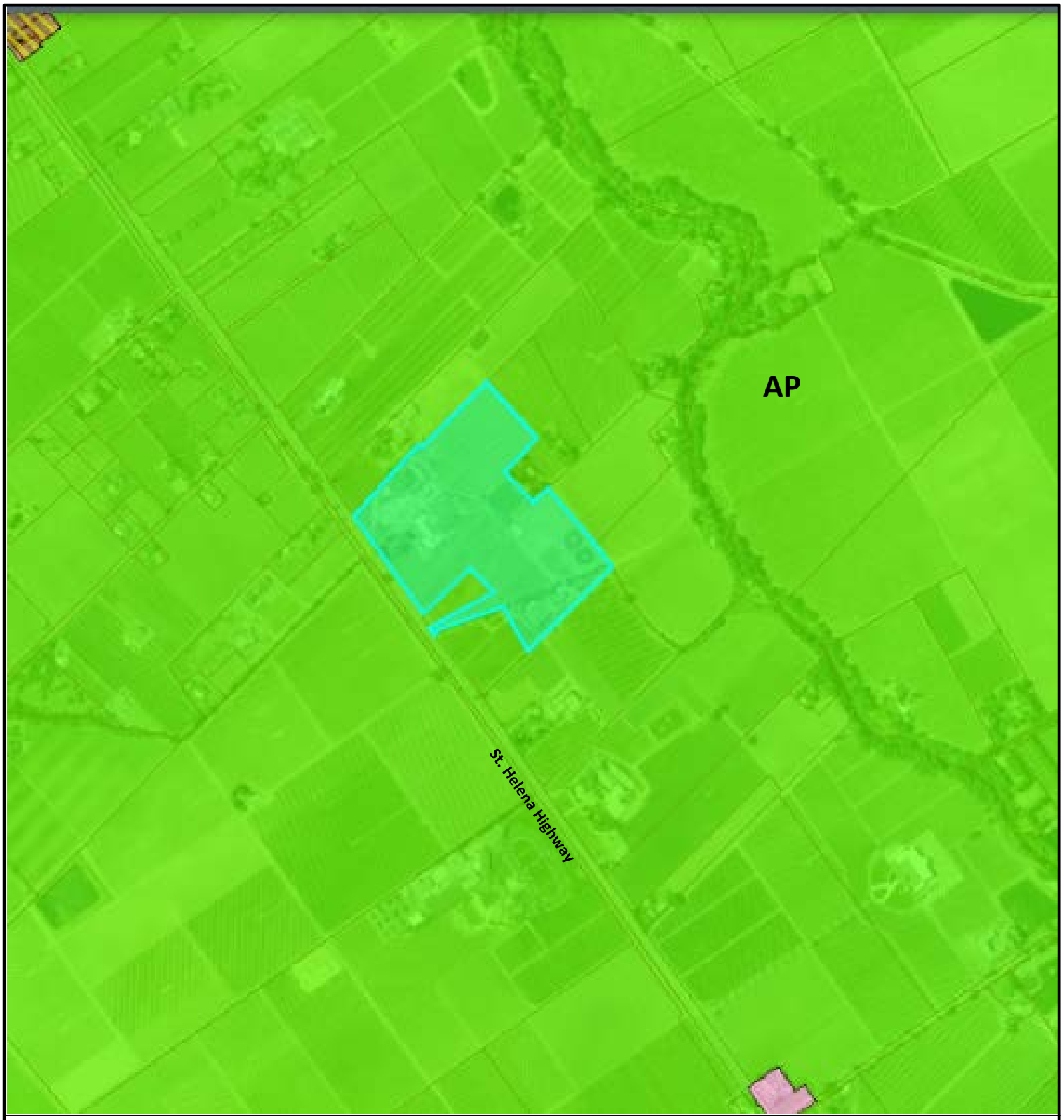
- Agriculture, Watershed & Open Space
- Agricultural Resource

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

P19-00074 Cakebread Cellars APN: 031-010-014



LEGEND

Zoning

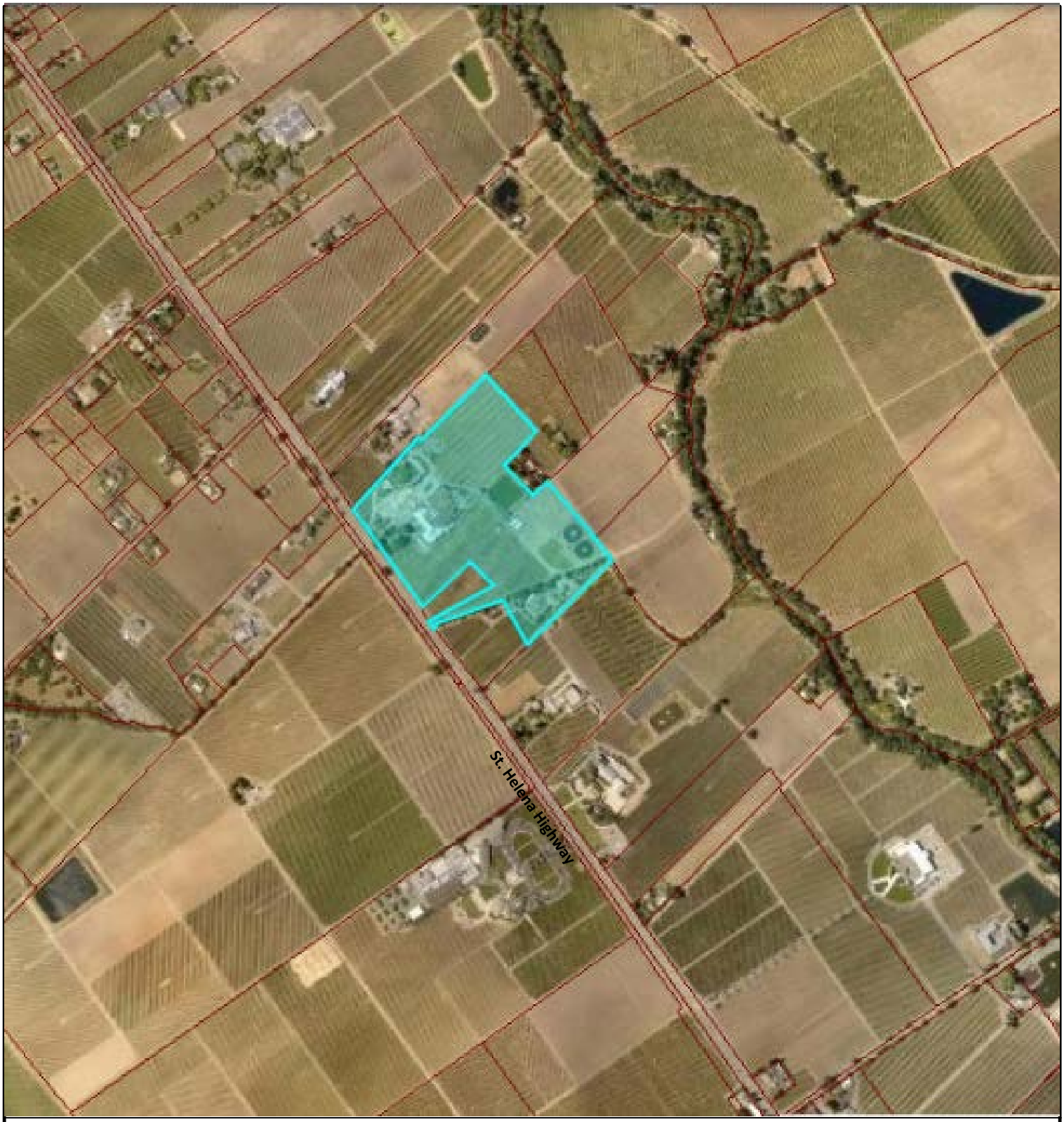
Parcel

N

Zoning Designation

P19-00074 Cakebread Cellars

APN: 031-010-014



N

Aerial

P19-00074 Cakebread Cellars

APN: 031-010-014

N

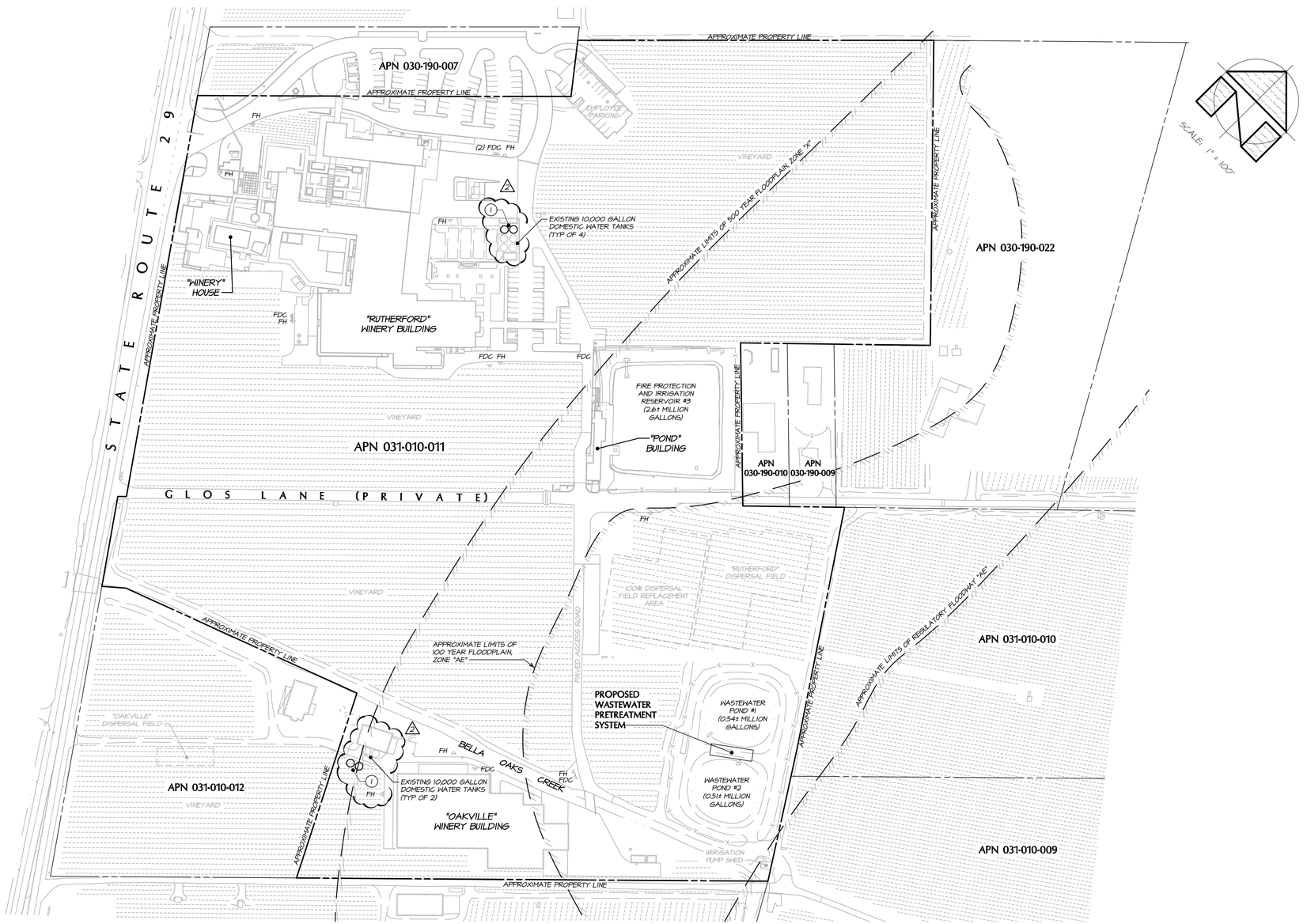
Site Plan

P19-00074 Cakebread Cellars

APN: 031-010-014

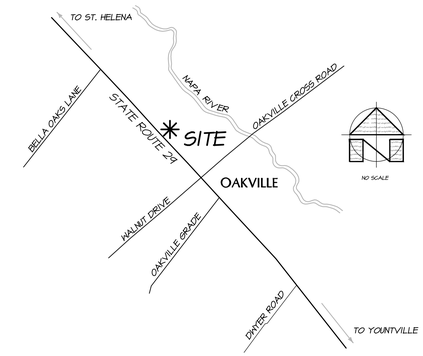
CAKEBREAD CELLARS

USE PERMIT MODIFICATION



OVERALL SITE PLAN

SCALE: 1" = 100'



LOCATION MAP

NO SCALE

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
CAKEBREAD HOME RANCH, LP
C/O BRUCE CAKEBREAD
P.O. BOX 216
RUTHERFORD, CA 94573

PROJECT ADDRESS:
8300 ST. HELENA HIGHWAY
RUTHERFORD, CA 94573

ASSESSOR'S PARCEL NUMBER:
031-010-011

PARCEL SIZE:
36.39± ACRES

PARCEL ZONING:
AP

SHEET INDEX:

SHEET UP1	OVERALL SITE PLAN
SHEET UP2	LOT LINE ADJUSTMENT EXHIBIT
SHEET UP3	PHOTOGRAPHIC DOCUMENTATION
SHEET UP4	EXISTING CONDITIONS - NORTH
SHEET UP5	EXISTING CONDITIONS - SOUTH
SHEET UP6	WINERY COVERAGE EXHIBITS
SHEET UP7	WINERY DEVELOPMENT AREA EXHIBITS
SHEET UP8	WINERY ACCESSORY TO PRODUCTION RATIO EXHIBITS
SHEET UP9	IMPERVIOUS AREA EXHIBITS

FEMA FLOOD DATA:

A PORTION OF THIS PROJECT IS LOCATED WITHIN A FLOODWAY OR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 06055C0385E. ZONE "X" IS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN AN UNINCORPORATED AREA OF NAPA COUNTY.

FEMA FLOOD ZONE

NOTE:

(1) DOMESTIC WATER STORAGE TANKS ARE PROPOSED FOR FUTURE INSTALLATION IF AND WHEN CAKEBREAD CELLARS DETERMINES THAT ADDITIONAL DOMESTIC WATER STORAGE IS REQUIRED TO PROVIDE ADEQUATE WATER STORAGE TO ACCOMMODATE ANY FUTURE INCREASE IN WATER DEMAND.

NO.	DATE	DESCRIPTION	SHEETS	BY
3				
2	02-05-2020	NAPA COUNTY PLAN REVIEW COMMENTS, DATED 12-30-19	UP1, UP4-UP7 & UP9	KK
1	04-10-2019	NAPA COUNTY PLAN REVIEW COMMENTS, DATED 05-17-19	UP4-UP6 & UP9	KK

REGISTERED PROFESSIONAL ENGINEER
RICHARD PAXTON
No. 84634
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

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DES:	RP
DRWN:	KK
CHKD:	PNB

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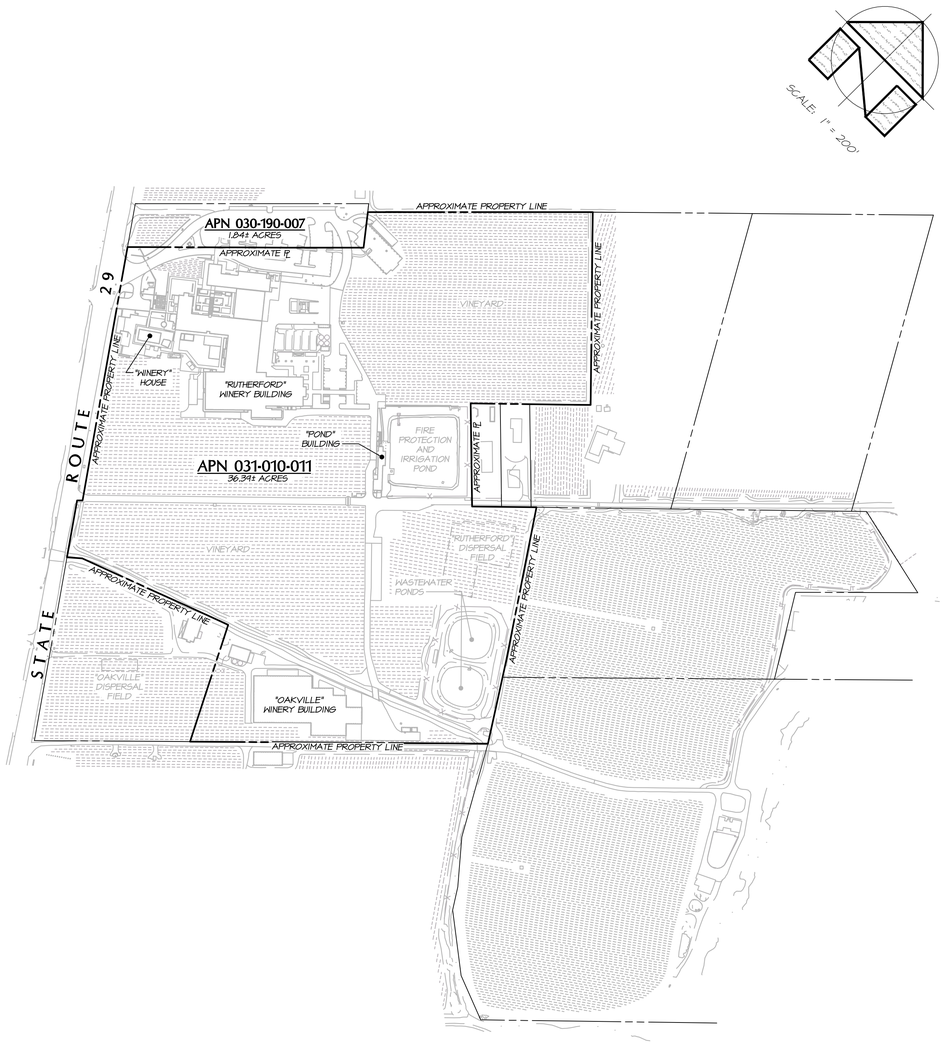
CAKEBREAD CELLARS
OVERALL SITE PLAN
USE PERMIT MODIFICATION
NAPA COUNTY CALIFORNIA

DATE: MARCH 2019
JOB NO: 18-62
SHEET NO:
UP1 OF 9 2

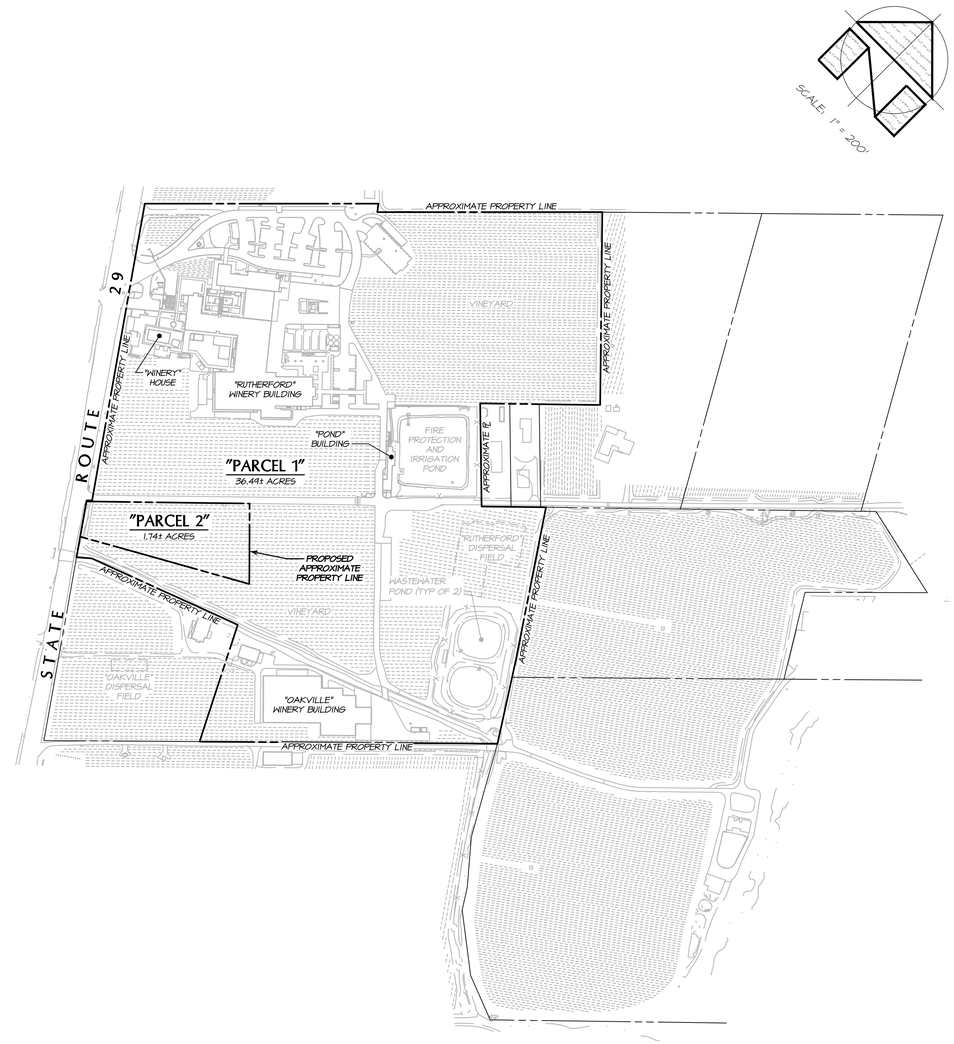
P19-00074

2/5/2020 - 1:49 AM, kristen4, S:\LAND PROJECTS\1862-HRR\1862\2019 UP MOD\ACAD\PLANS\1862-UPMOD.DWG, UP1-OSP, ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



EXISTING CONDITIONS

SCALE: 1" = 200'



PROPOSED CONDITIONS

SCALE: 1" = 200'

NOTE:

SEE THE "LOT LINE ADJUSTMENT MAP OF THE LANDS OF CAKEBREAD HOME RANCH, L.P." PREPARED BY TERRA FIRMA SURVEYS, INC., DATED FEBRUARY 12, 2019, FOR FURTHER INFORMATION REGARDING THE PROPOSED LOT LINE ADJUSTMENT SHOWN HEREON.

NO.	DATE	DESCRIPTION	BY
3			
2	02-05-2020	NO CHANGE TO THIS SHEET	KK
1	04-10-2019	NO CHANGE TO THIS SHEET	KK

REGISTERED PROFESSIONAL ENGINEER
RICHARD PAXTON
No. 84634
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

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CAKEBREAD CELLARS
LOT LINE ADJUSTMENT EXHIBIT
NAPA COUNTY USE PERMIT MODIFICATION CALIFORNIA

DATE: MARCH 2019
JOB NO: 18-62
SHEET NO: UP2 OF 9 △2

2/5/2020 - 7:49 AM, kristenk, S:\LAND PROJECTS\1862-HRRR\1862\2019 UP MOD\ACAD\PLANS\1862-UPMODLDWG, UP2-LLA, ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1 = 1, PLOTTED @ BARTELT ENGINEERING, (707-258-1301)

PHOTOGRAPH 1

EASTERLY PANORAMIC VIEW OF THE PLA BOOTH, "RUTHERFORD" WINERY BUILDING AND ENTRANCE GATE

PHOTOGRAPH 2

SOUTHWESTERLY PANORAMIC VIEW OF THE RUTHERFORD GARDEN, AND THE "RUTHERFORD" WINERY BUILDING

PHOTOGRAPH 3

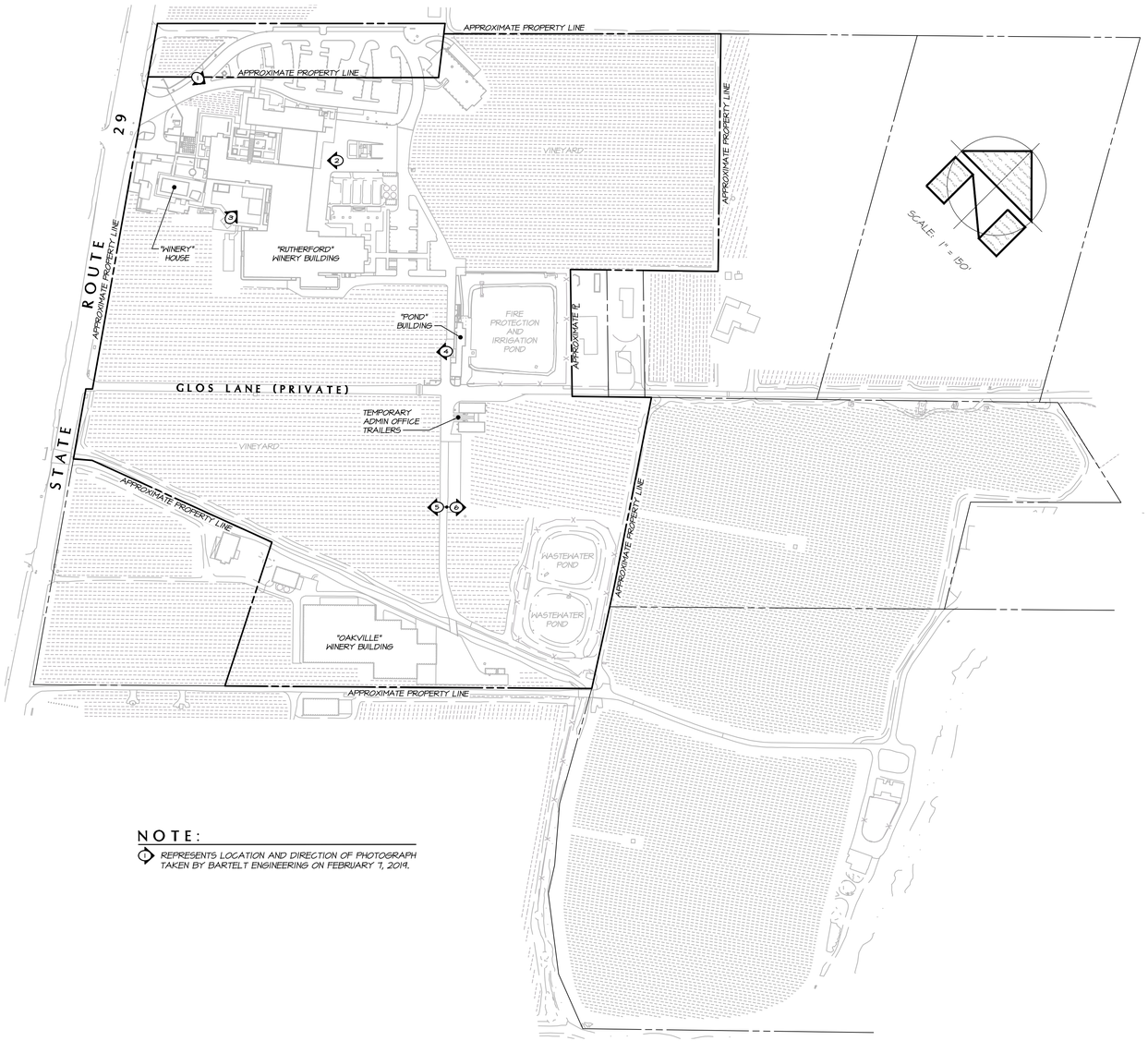
NORTHERLY PANORAMIC VIEW OF THE SOUTH COURTYARD, "WINERY" HOUSE, AND THE "RUTHERFORD" WINERY BUILDING

PHOTOGRAPH 4

SOUTHWESTERLY PANORAMIC VIEW FROM THE "POND" BUILDING OF VINEYARD, AND THE "RUTHERFORD" WINERY BUILDING

PHOTOGRAPH 5

SOUTHWESTERLY PANORAMIC VIEW OF THE "OAKVILLE" WINERY BUILDING, VINEYARD, "RUTHERFORD" WINERY BUILDING, AND TEMPORARY TRAILERS



NOTE:

1 REPRESENTS LOCATION AND DIRECTION OF PHOTOGRAPH TAKEN BY BARTELT ENGINEERING ON FEBRUARY 7, 2019.

PHOTOGRAPHIC DOCUMENTATION

SCALE: 1" = 150'

PHOTOGRAPH 6

NORTHEASTERLY PANORAMIC VIEW OF THE "RUTHERFORD" WINERY BUILDING, TEMPORARY TRAILERS, VINEYARD, AND THE "OAKVILLE" WINERY BUILDING

NO.	DATE	DESCRIPTION	BY
3			
2	02-05-2020	NO CHANGE TO THIS SHEET	KK
1	09-10-2019	NO CHANGE TO THIS SHEET	KK

REGISTERED PROFESSIONAL ENGINEER RICHARD PAXTON No. 84634 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

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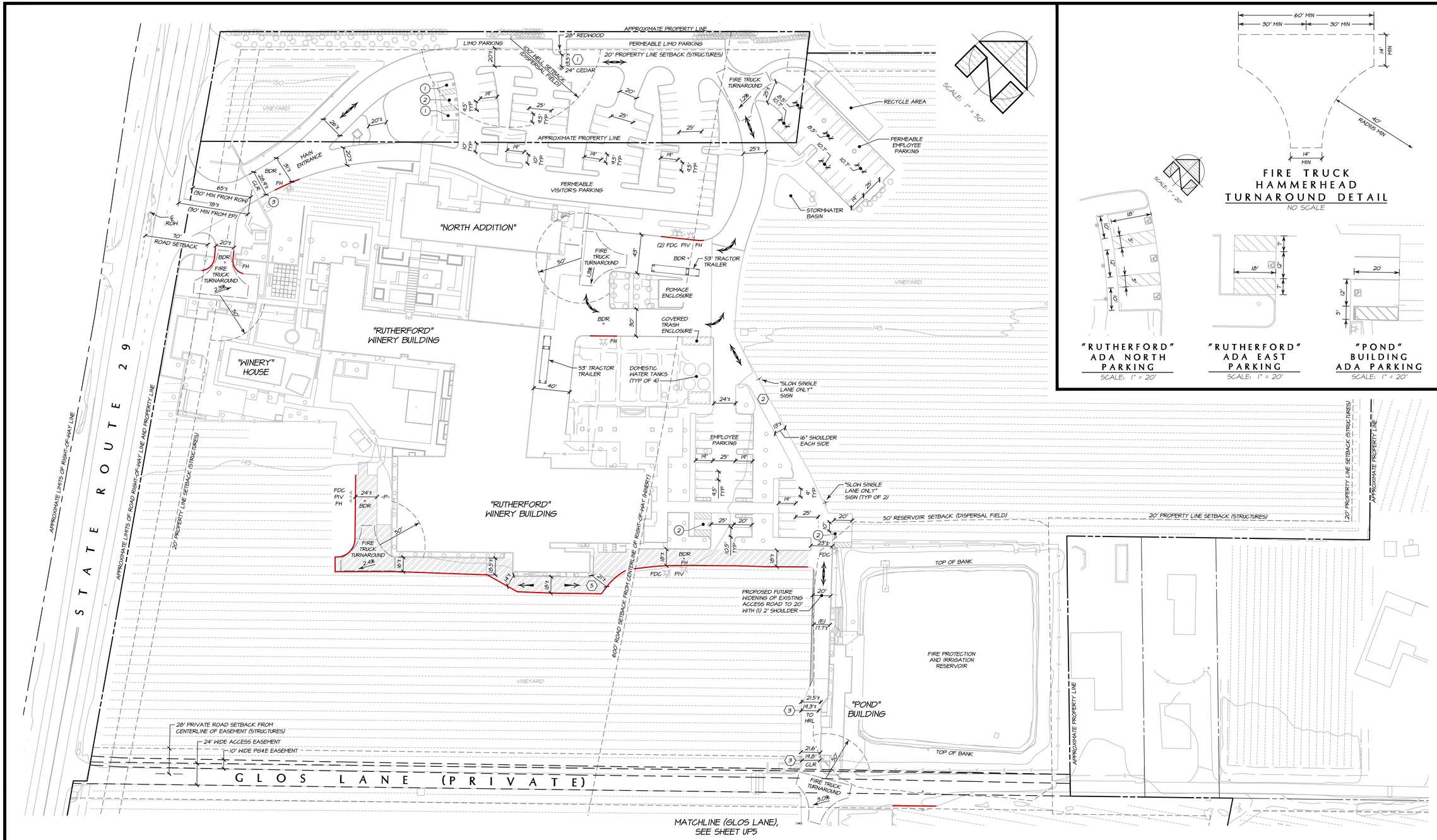
CAKEBREAD CELLARS
PHOTOGRAPHIC DOCUMENTATION
NAPA COUNTY USE PERMIT MODIFICATION CALIFORNIA

DATE: MARCH 2019
JOB NO: 18-62
SHEET NO: UP3 OF 9 2

2/4/2020 - 11:28 AM, kristenk, S:\LAND PROJECTS\1862-PRPR\1862\2019 UP MOD\ACAD\PLANS\1862-UPMOD.DWG, UP3-PHOTO, ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



EXISTING CONDITIONS - NORTH

SCALE: 1" = 50'

PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF STALLS
VISITOR	58
EMPLOYEE	60
UNIVERSAL ACCESS - VAN (UA-V)	3
UNIVERSAL ACCESS - STD (UA-S)	2
LIMOUSINE	8
TOTAL	131

TRAFFIC CIRCULATION LEGEND:

TWO-WAY ROAD — SINGLE LANE

TRUCK ROUTING

ARROWS REPRESENT ONSITE TRAFFIC CIRCULATION PATTERNS AND ARE FOR INFORMATIONAL PURPOSES ONLY.

ACCESSIBLE PARKING NOTES:

1. TWO (2) STANDARD ACCESSIBLE (UA-S) PARKING SPACES WITH APPLICABLE SIGN PER NAPA COUNTY ROAD AND STREET STANDARDS.
2. THREE (3) VAN ACCESSIBLE (UA-V) PARKING SPACES WITH APPLICABLE SIGN PER NAPA COUNTY ROAD AND STREET STANDARDS.
3. ACCESSIBLE PARKING TOW-AWAY SIGN.

ROAD EXCEPTION NOTES:

1. ROAD EXCEPTION REQUEST NUMBER ONE (1)
2. ROAD EXCEPTION REQUEST NUMBER TWO (2)
3. ROAD EXCEPTION REQUEST NUMBER THREE (3)
5. ROAD EXCEPTION REQUEST NUMBER FIVE (5)

NO.	DATE	DESCRIPTION	BY
3			
2	02-05-2020	NAPA COUNTY PLAN REVIEW COMMENTS, DATED 12-30-2019	KK
1	04-10-2019	NAPA COUNTY PLAN REVIEW COMMENTS, DATED 03-17-2019	KK

LEGEND:

- EXISTING TREE
- EXISTING FENCE
- INSTALL HMA
- FIRE ACCESS ROAD
- PROPOSED RED PAINT LINE DESIGNATED "NO PARKING FIRE LANE" IN WHITE LETTERING
- BDR — BLUE DOT REFLECTOR
- -P- — PLANTER
- ROW — RIGHT-OF-WAY

REGISTERED PROFESSIONAL ENGINEER RICHARD PAXTON No. 84634 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

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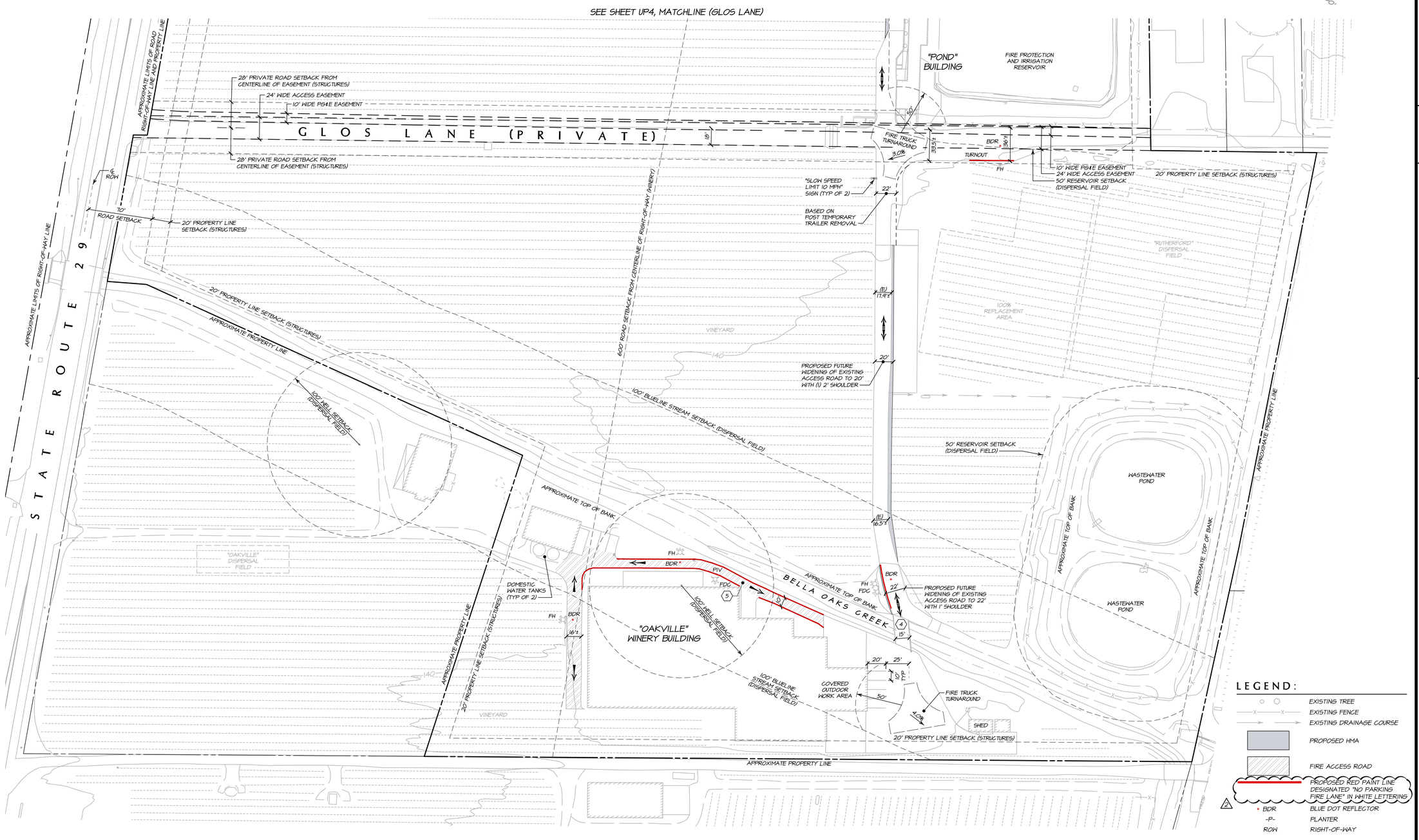
CAKEBREAD CELLARS
EXISTING CONDITIONS - NORTH
NAPA COUNTY USE PERMIT MODIFICATION CALIFORNIA

DATE: MARCH 2019
JOB NO: 18-62
SHEET NO: UP4 OF 9 3

2/4/2020 - 9:24 AM, krisbell, S:\LAND PROJECTS\1862-18881BA\2020\4 UP MOD\ACAD\PLANS\18862-UPMOD.DWG, UP4-EX COND N, ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



LEGEND:

- EXISTING TREE
- EXISTING FENCE
- EXISTING DRAINAGE COURSE
- PROPOSED HMA
- FIRE ACCESS ROAD
- PROPOSED RED PAINT LINE DESIGNATED "NO PARKING FIRE LANE" IN WHITE LETTERING
- BDR — BLUE DOT REFLECTOR
- -P- — PLANTER
- ROW — RIGHT-OF-WAY

TRAFFIC CIRCULATION LEGEND:

- TWO-WAY ROAD
- SINGLE LANE
- TRUCK ROUTING

ARROWS REPRESENT ONSITE TRAFFIC CIRCULATION PATTERNS AND ARE FOR INFORMATIONAL PURPOSES ONLY.

EXISTING CONDITIONS - SOUTH

SCALE: 1" = 50'

ROAD EXCEPTION NOTES:

(4) ROAD EXCEPTION REQUEST NUMBER FOUR (4)

(5) ROAD EXCEPTION REQUEST NUMBER FIVE (5)

NO.	DATE	DESCRIPTION	BY
3			
2	02-05-2020	NAPA COUNTY PLAN REVIEW COMMENTS, DATED 12-30-2019	KK
1	04-10-2019	NAPA COUNTY PLAN REVIEW COMMENTS, DATED 05-17-2019	KK

REGISTERED PROFESSIONAL ENGINEER — RICHARD PAXTON — No. 84634 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

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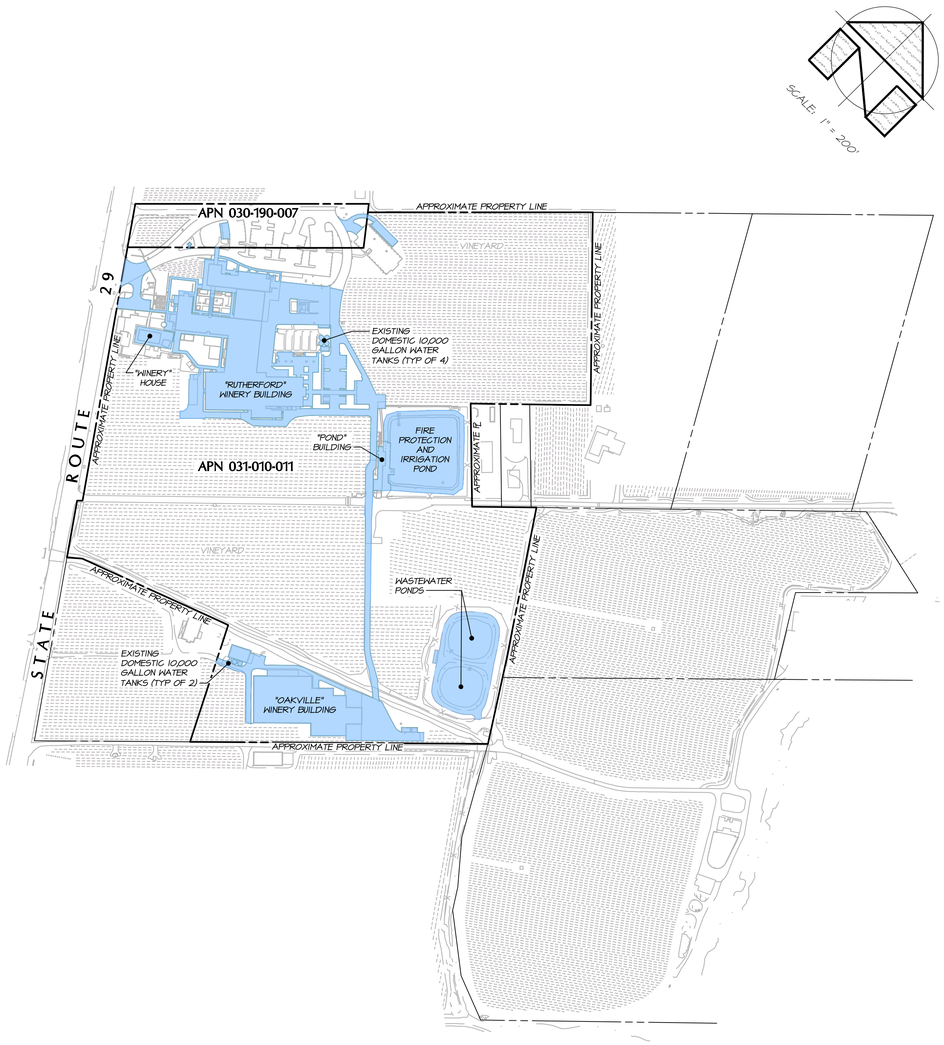
CAKEBREAD CELLARS
EXISTING CONDITIONS - SOUTH
NAPA COUNTY USE PERMIT MODIFICATION CALIFORNIA

DATE: MARCH 2019
JOB NO: 18-62
SHEET NO: UP5 OF 9 (3)

2/5/2020 - 7:57 AM, krisbark, S:\LAND PROJECTS\1862-18RHB\18-62\2019 UP MOD\ACAD\PLANS\18-62-UPMOD1.DWG, UP5-EX COND S, ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



WINERY COVERAGE AREA EXHIBIT
EXISTING CONDITIONS

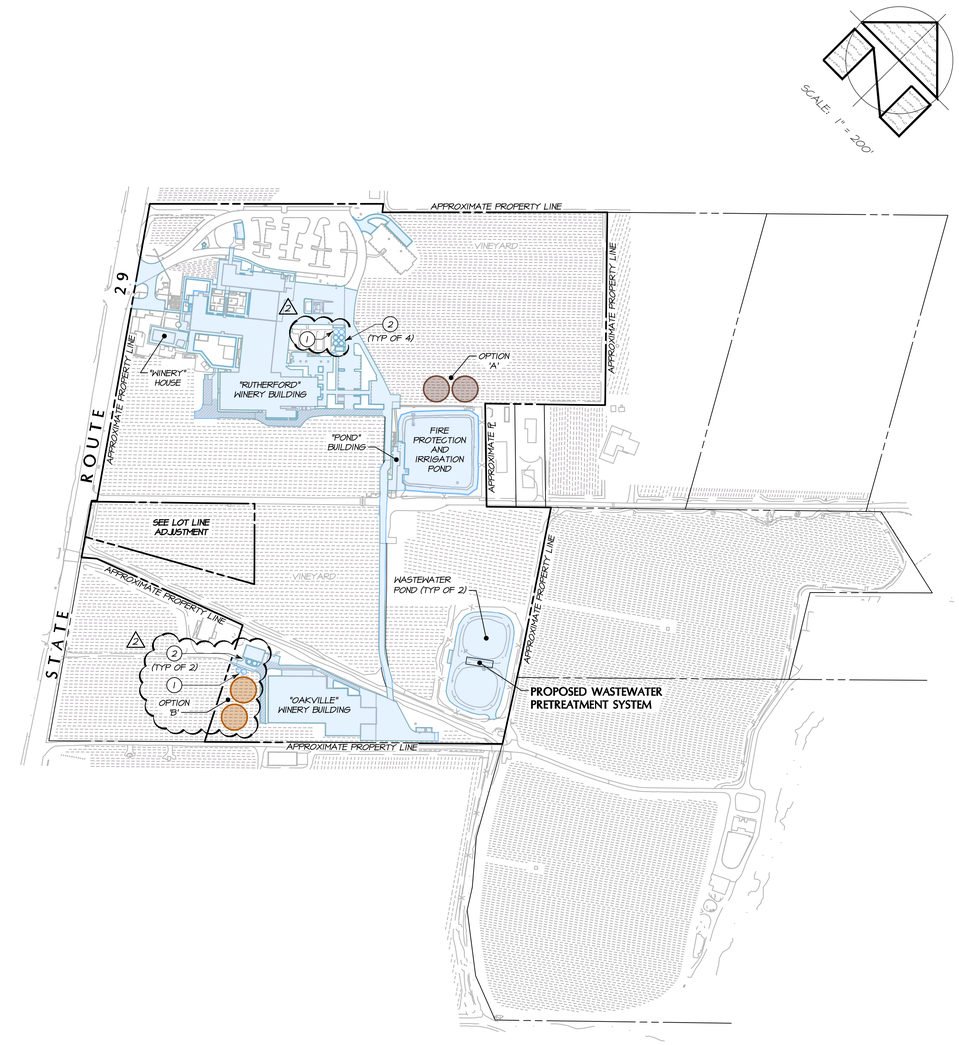
SCALE: 1" = 200'

WINERY COVERAGE CALCULATIONS:

WINERY COVERAGE AREA (3,112± SQ FT = 0.07± ACRES)
PARCEL SIZE (APN 030-190-007): 1.84± ACRES
0.07 ACRES / 1.84 ACRES = **3.8%** < 25%

WINERY COVERAGE AREA (346,143± SQ FT = 7.95± ACRES)
PARCEL SIZE (APN 031-010-011): 36.94± ACRES
7.95 ACRES / 36.94 ACRES = **21.5%** < 25%

WINERY COVERAGE = THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY (WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES), ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY, AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA COUNTY CODE 18.104.220



WINERY COVERAGE AREA EXHIBIT
PROPOSED CONDITIONS

SCALE: 1" = 200'

2

WINERY COVERAGE CALCULATIONS:

WINERY COVERAGE AREA (349,904± SQ FT = 8.03± ACRES)
PARCEL SIZE: 36.44± ACRES
8.03 ACRES / 36.44 ACRES = **22.0%** < 25%

OPTION 'A' - INCLUDE (2) WATER STORAGE TANKS AREA (8,143± SQ FT = 0.18± ACRES)
TOTAL WINERY COVERAGE AREA (358,047± SQ FT = 8.22± ACRES)
PARCEL SIZE: 36.44± ACRES
8.22 ACRES / 36.44 ACRES = **22.5%** < 25%

OPTION 'B' - INCLUDE (2) WATER STORAGE TANKS AREA (8,143± SQ FT = 0.18± ACRES)
TOTAL WINERY COVERAGE AREA (358,047± SQ FT = 8.22± ACRES)
PARCEL SIZE: 36.44± ACRES
8.22 ACRES / 36.44 ACRES = **22.5%** < 25%

WINERY COVERAGE = THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY (WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES), ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY, AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA COUNTY CODE 18.104.220

TANK NOTES:

1. DOMESTIC WATER STORAGE TANKS ARE PROPOSED FOR FUTURE INSTALLATION IF AND WHEN CAKEBREAD CELLARS DETERMINES THAT ADDITIONAL DOMESTIC WATER STORAGE IS REQUIRED TO PROVIDE ADEQUATE WATER STORAGE TO ACCOMMODATE ANY FUTURE INCREASE IN WATER DEMAND.
2. EXISTING 10,000 GALLON DOMESTIC WATER STORAGE TANKS.
3. ONE (1) FIRE WATER STORAGE TANK (4,072± SQ FT = 0.09± ACRES)
   TANK SPECIFICATIONS: 72' DIA X 32' HT @ 1,006,200± GALLONS.
4. ONE (1) DOMESTIC WATER STORAGE TANK (162± SQ FT)
   TANK SPECIFICATIONS: 13.5' DIA X 14' HT @ 10,000± GALLONS.

NO.	DATE	DESCRIPTION	BY
3			
2	02-05-2020	NAPA COUNTY PLAN REVIEW COMMENTS, DATED 12-30-2019	KK
1	04-10-2019	NAPA COUNTY PLAN REVIEW COMMENTS, DATED 03-17-2019	KK

REGISTERED PROFESSIONAL ENGINEER
RICHARD PAXTON
No. 84634
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

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CHKD:	PNB

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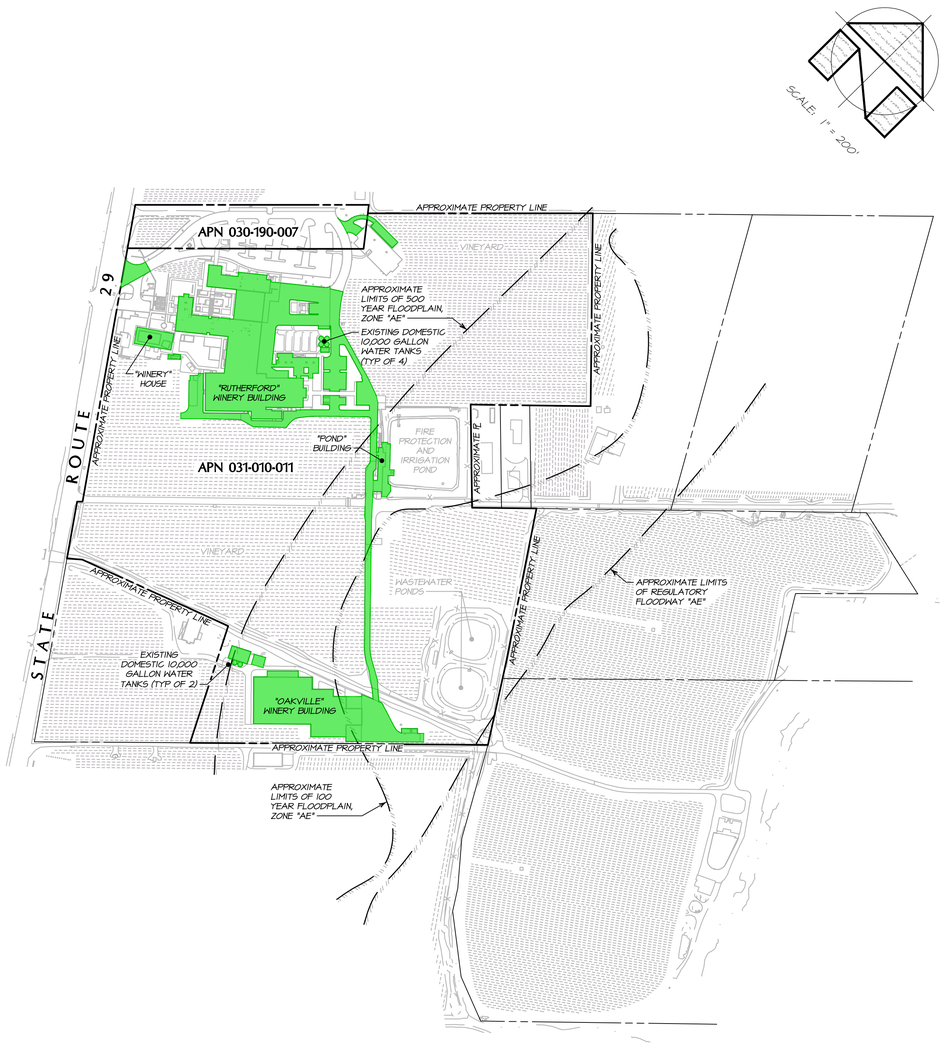
CAKEBREAD CELLARS

WINERY COVERAGE AREA EXHIBIT

NAPA COUNTY USE PERMIT MODIFICATION CALIFORNIA

DATE: MARCH 2019
JOB NO: 18-62
SHEET NO: UP6 2
OF 9

2/5/2020 - 8:05 AM krishank, S:\LAND PROJECTS\18-62-WINERY\CAD\PLANS\18-62-UP1-COD.DWG, UP6-WINERY COVG, ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



WINERY DEVELOPMENT AREA EXHIBIT
EXISTING CONDITIONS

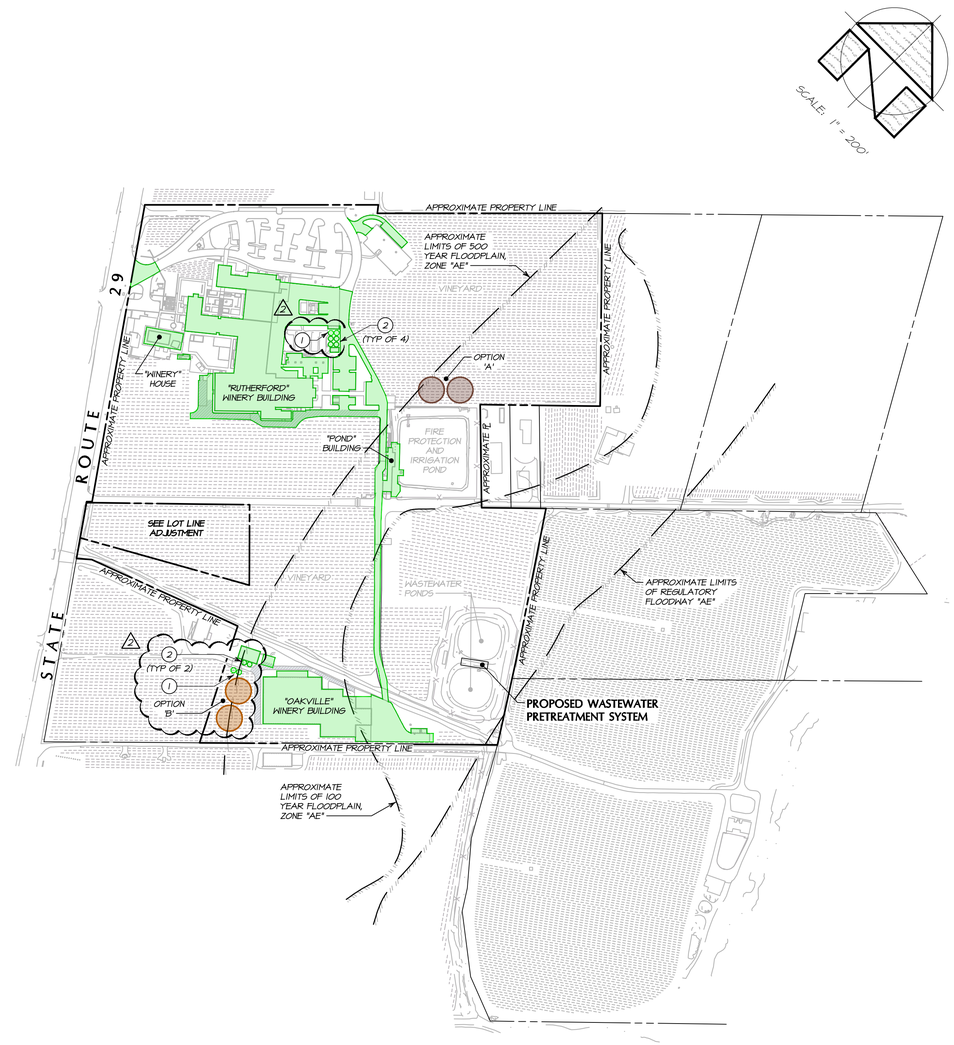
SCALE: 1" = 200'

WINERY DEVELOPMENT AREA:

WINERY DEVELOPMENT AREA (1,934± SQ FT = 0.04± ACRES)
PARCEL SIZE (APN 030-190-007): 1.84± ACRES

WINERY DEVELOPMENT AREA (217,415± SQ FT = 4.99± ACRES)
PARCEL SIZE (APN 031-010-011): 36.34± ACRES

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 18.104.210



WINERY DEVELOPMENT AREA EXHIBIT
PROPOSED CONDITIONS

SCALE: 1" = 200'

WINERY DEVELOPMENT AREA:

WINERY DEVELOPMENT AREA (220,003± SQ FT = 5.05± ACRES)
PARCEL SIZE: 36.49± ACRES

OPTION 'A' - INCLUDE (2) WATER STORAGE TANKS AREA (8,143± SQ FT = 0.18± ACRES)
TOTAL WINERY COVERAGE AREA (228,146± SQ FT = 5.24± ACRES)

OPTION 'B' - INCLUDE (2) WATER STORAGE TANKS AREA (8,143± SQ FT = 0.18± ACRES)
TOTAL WINERY COVERAGE AREA (228,146± SQ FT = 5.24± ACRES)

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 18.104.210

NOTES:

1. DOMESTIC WATER STORAGE TANKS ARE PROPOSED FOR FUTURE INSTALLATION IF AND WHEN CAKEBREAD CELLARS DETERMINES THAT ADDITIONAL DOMESTIC WATER STORAGE IS REQUIRED TO PROVIDE ADEQUATE WATER STORAGE TO ACCOMMODATE ANY FUTURE INCREASE IN WATER DEMAND.
2. EXISTING 10,000 GALLON DOMESTIC WATER STORAGE TANKS.

2

NO.	DATE	DESCRIPTION	BY
2			
2	01-31-2020	NAPA COUNTY PLAN REVIEW COMMENTS, DATED 12-30-2019	KK
1	09-10-2019	NO CHANGE TO THIS SHEET	KK

REGISTERED PROFESSIONAL ENGINEER
RICHARD PAXTON
No. 84634
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

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CAKEBREAD CELLARS
WINERY DEVELOPMENT AREA EXHIBITS
NAPA COUNTY USE PERMIT MODIFICATION CALIFORNIA

DATE: MARCH 2019
JOB NO: 98-62
SHEET NO: UP7 OF 9 2

2/4/2020 - 4:31 AM kirsten, S:\LAND PROJECTS\1962-WINERY\BBC\2019 UP MOD\ACAD\PLANS\1962-UPMOD1.DWG, UP7-WINRY DEVEL AREA FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301

NOTES:

1. CRUSH PAD
2. BOTTLING/SHIPPING/RECEIVING
3. LABORATORY
4. STORAGE
5. EMPLOYEE RESTROOMS
6. OFFICES/CONFERENCE MEETING ROOMS
7. RETAIL/LOBBY
8. KITCHEN
9. TASTING ROOM
10. NON-EMPLOYEE RESTROOMS
11. MAINTENANCE FACILITIES

WINERY ACCESSORY USE TO PRODUCTION RATIO EXHIBIT - LEVEL 1

SCALE: 1" = 60'

NOTES:

6. OFFICES/CONFERENCE MEETING ROOMS
7. RETAIL/LOBBY
9. TASTING ROOM
11. MAINTENANCE FACILITIES

WINERY ACCESSORY USE TO PRODUCTION RATIO EXHIBIT - LEVEL 2

SCALE: 1" = 60'

ACCESSORY/PRODUCTION CALCULATIONS:

ACCESSORY USE AREA (25,246± SQ FT)

PRODUCTION FACILITY AREA (103,370± SQ FT)

AB 2004 OUTDOOR AREA (52,952± SQ FT)

ACCESSORY USE / PRODUCTION FACILITY:
25,246 SQ FT / 103,370 SQ FT = **24.5%** < 40%

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 18.104.200

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 18.104.200

NOTE:

FLOOR PLANS PROVIDED BY BCV ARCHITECTS.

NO.	DATE	DESCRIPTION	BY
3			
2	02-05-2020	NO CHANGE TO THIS SHEET	KK
1	04-10-2019	NO CHANGE TO THIS SHEET	KK

REGISTERED PROFESSIONAL ENGINEER RICHARD PAXTON No. 84634 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

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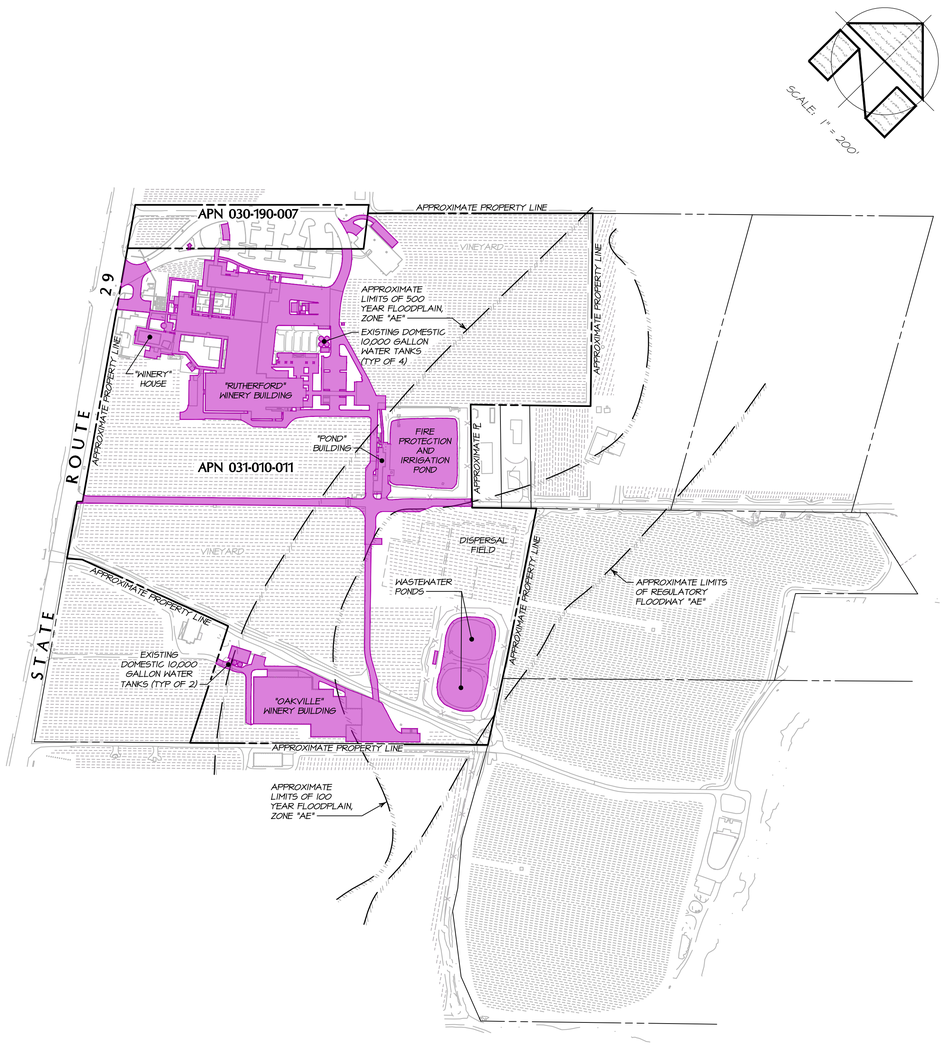
CAKEBREAD CELLARS

ACCESSORY USE TO PRODUCTION RATIO EXHIBITS

NAPA COUNTY USE PERMIT MODIFICATION CALIFORNIA

DATE: MARCH 2019
JOB NO: 18-62
SHEET NO: UP8
OF 9 3

2/4/2020 - 9:32 AM krisharr, S:\LAND PROJECTS\1862-WRIRUBA\2020 UP MOD\ACAD\PLANS\18062-UPMOD1.DWG, UP8-ACC_PROD, ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301

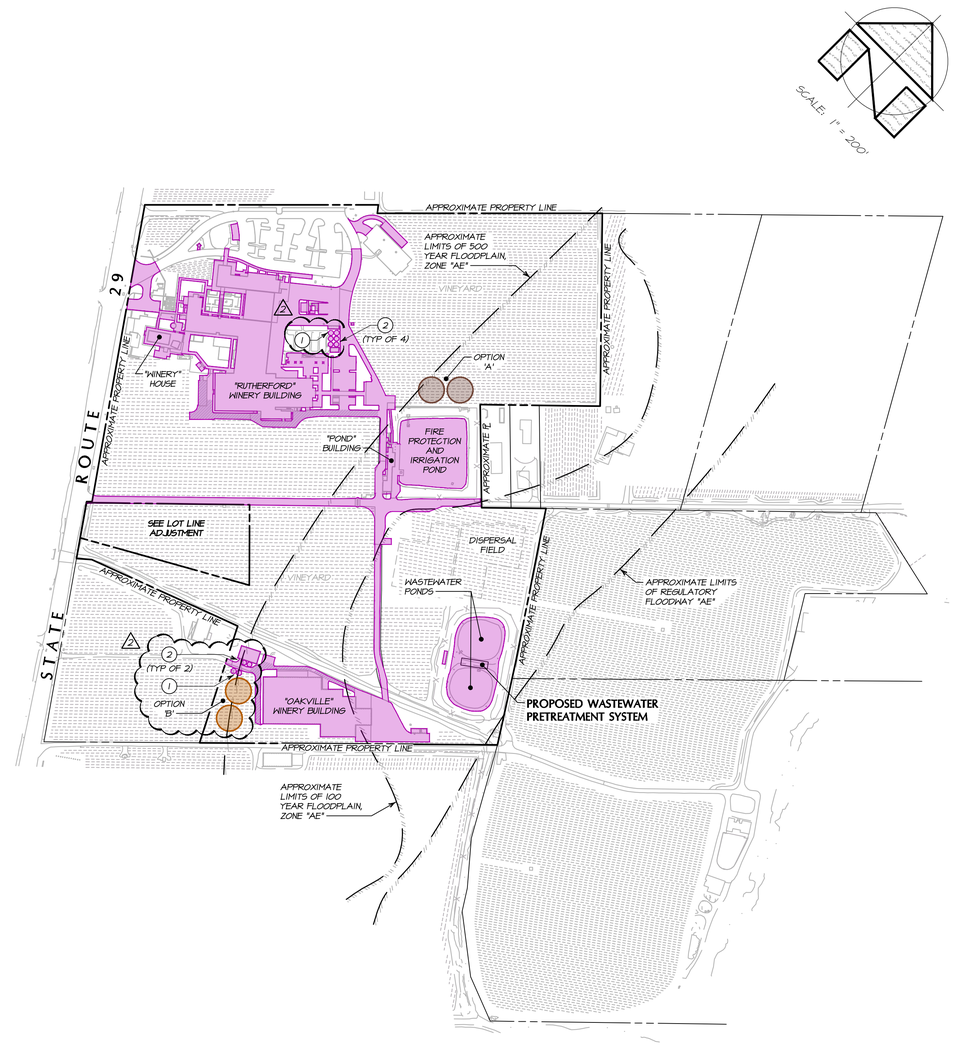


IMPERVIOUS AREA EXHIBIT
EXISTING CONDITIONS

SCALE: 1" = 200'

LEGEND:

- EXISTING IMPERVIOUS AREA (2,922± SQ FT = 0.07± ACRES)
  PARCEL SIZE (APN 030-190-007): 1.84± ACRES
- EXISTING IMPERVIOUS AREA (358,161± SQ FT = 8.22± ACRES)
  PARCEL SIZE (APN 031-010-011): 36.94± ACRES



IMPERVIOUS AREA EXHIBIT
PROPOSED CONDITIONS

SCALE: 1" = 200'

2

LEGEND:

- PROPOSED IMPERVIOUS AREA (361,731± SQ FT = 8.30± ACRES)
  PARCEL SIZE: 36.94± ACRES
- OPTION "A" - INCLUDE (2) FIRE WATER STORAGE TANKS AREA (8,143± SQ FT = 0.18± ACRES)
  TOTAL IMPERVIOUS AREA (369,874± SQ FT = 8.49± ACRES)
  PARCEL SIZE: 36.94± ACRES
- OPTION "B" - INCLUDE (2) FIRE WATER STORAGE TANKS AREA (8,143± SQ FT = 0.18± ACRES)
  TOTAL IMPERVIOUS AREA (369,874± SQ FT = 8.49± ACRES)
  PARCEL SIZE: 36.94± ACRES

TANK NOTES:

1. DOMESTIC WATER STORAGE TANKS ARE PROPOSED FOR FUTURE INSTALLATION IF AND WHEN CAKEBREAD CELLARS DETERMINES THAT ADDITIONAL DOMESTIC WATER STORAGE IS REQUIRED TO PROVIDE ADEQUATE WATER STORAGE TO ACCOMMODATE ANY FUTURE INCREASE IN WATER DEMAND.
2. EXISTING 10,000 GALLON DOMESTIC WATER STORAGE TANKS.
3. ONE (1) FIRE WATER STORAGE TANK (4,072± SQ FT = 0.09± ACRES)
   TANK SPECIFICATIONS: 72' DIA X 32' HT @ 1,006,200± GALLONS.
4. ONE (1) DOMESTIC WATER STORAGE TANK (162± SQ FT)
   TANK SPECIFICATIONS: 13.5' DIA X 14' HT @ 10,000± GALLONS.

NO.	DATE	DESCRIPTION	BY
2			
1	02-05-2020	NAPA COUNTY PLAN REVIEW COMMENTS, DATED 12-30-2019	KK
1	09-10-2019	NAPA COUNTY PLAN REVIEW COMMENTS, DATED 05-17-2019	KK

REGISTERED PROFESSIONAL ENGINEER
RICHARD PAXTON
No. 84634
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

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DRWN. KK
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CAKEBREAD CELLARS
IMPERVIOUS AREA EXHIBITS
NAPA COUNTY USE PERMIT MODIFICATION CALIFORNIA

DATE: MARCH 2019
JOB NO: 18-62
SHEET NO.
UP9
OF 9
2

2/4/2020 - 11:33 AM, krisbank, S:\LAND PROJECTS\18-62-HRRRHBAG\2020\4 UP MOD\ACAD\PLANS\18BG2-UPMOD.DWG, UP1-IMPRV, ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1 = 1, PLOTTED @ BARTELT ENGINEERING, 707-258-1301