

“J”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

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

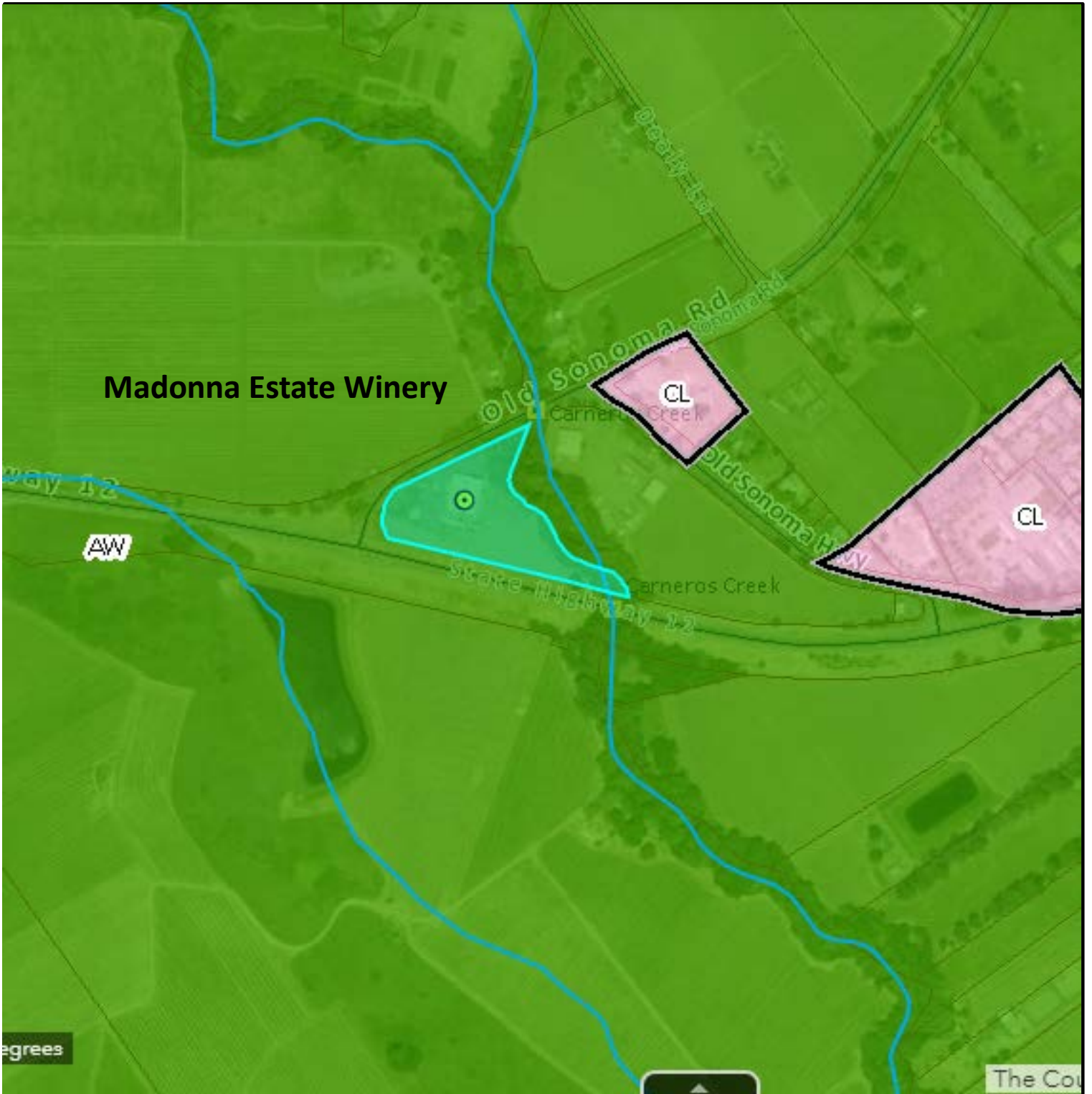
OPEN SPACE

- 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

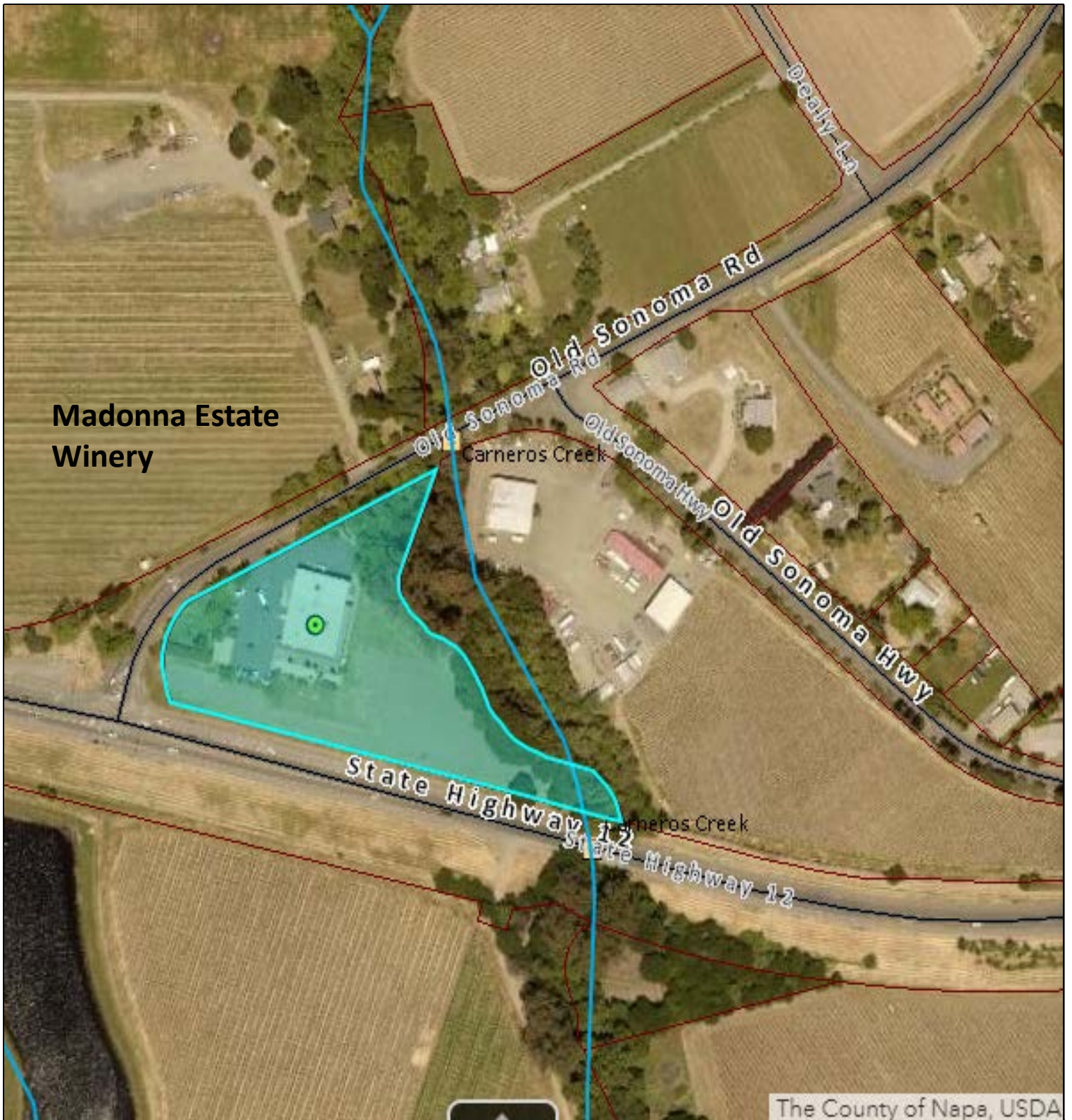


LEGEND

- Zoning
- Parcels



ZONING MAP



**Madonna Estate
Winery**

Carneros Creek

Dealy Ln

Old Sonoma Rd

Old Sonoma Hwy

Old Sonoma Hwy

State Highway 12

Carneros Creek

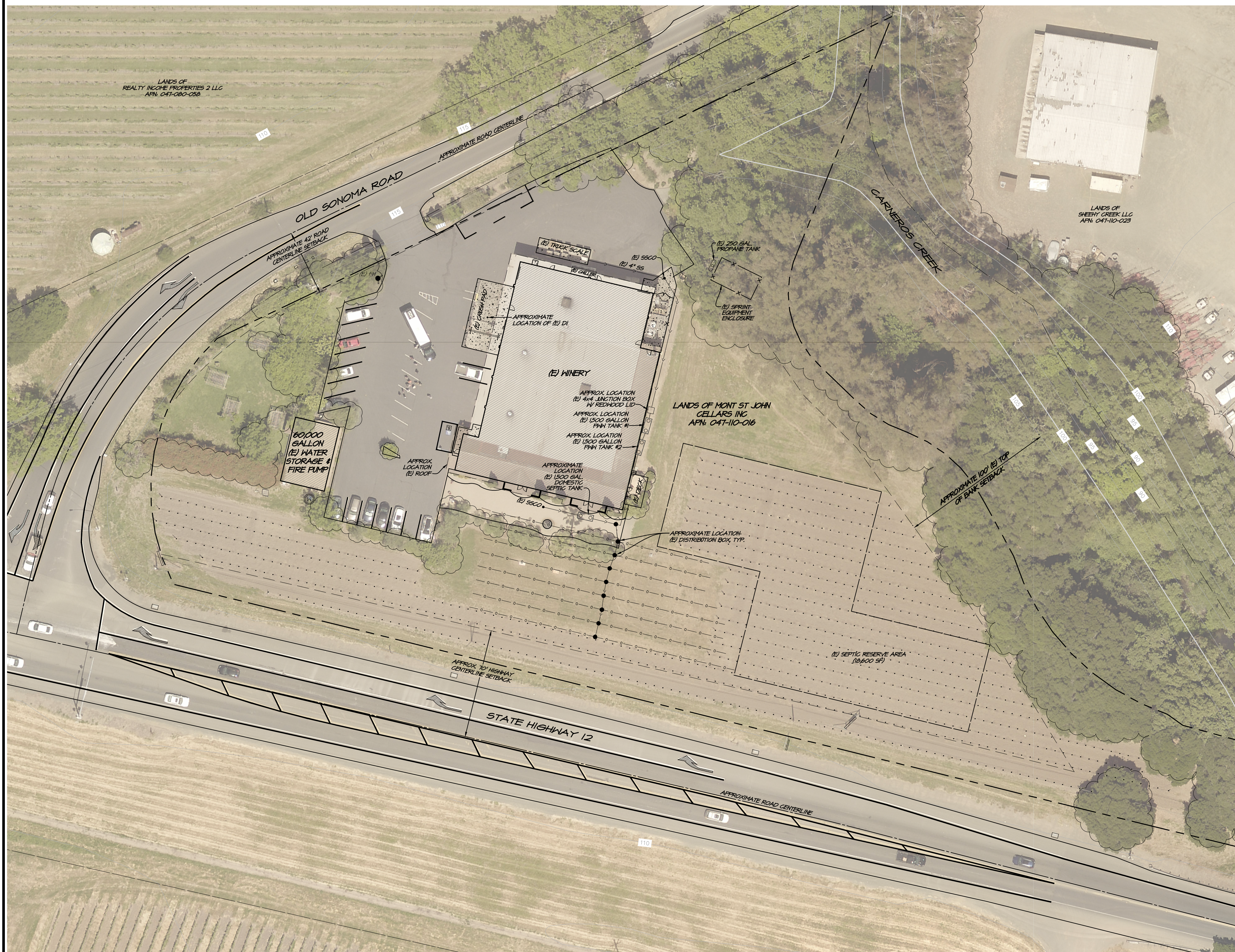
State Highway 12

The County of Napa, USDA



Existing Conditions

MADONNA ESTATE WINERY USE PERMIT MODIFICATION



VICINITY MAP
SCALE: 1" = 4000'

PROJECT INFORMATION

OWNER: MONT ST JOHN CELLARS INC
5400 OLD SONOMA ROAD
NAPA, CA 94559

CLIENT: MADONNA ESTATE WINERY
TAYLOR BARTOLUCCI

SITE ADDRESS: 5400 OLD SONOMA ROAD
NAPA, CA 94559

CIVIL ENGINEER: RSA+
1515 FOURTH STREET
NAPA, CA 94559

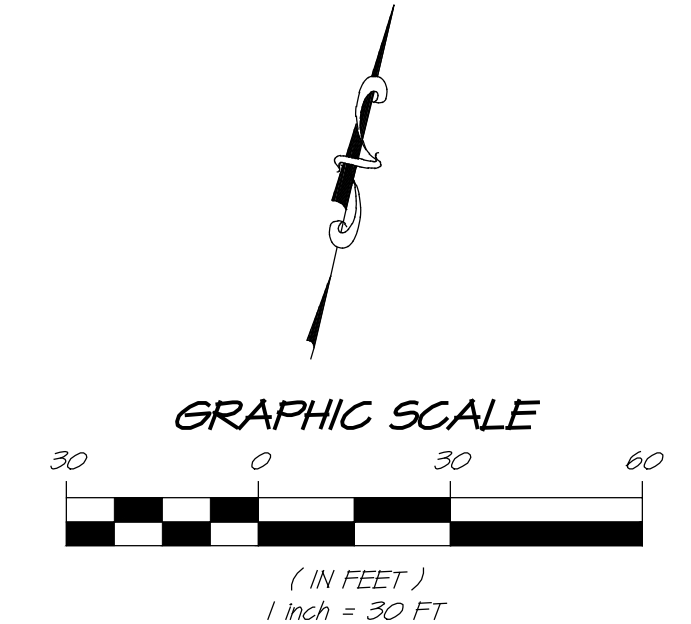
PARCEL NO: 047-110-016
PARCEL AREA: 4.37 ACRES

NOTES

- THE CONTOURS AND BOUNDARY SHOWN WERE PROVIDED BY NAPA COUNTY GIS AND SHOULD BE CONSIDERED APPROXIMATE. NO SURVEY WAS PERFORMED.
- FACILITIES LOCATED FROM AERIAL PHOTO AND CLIENT'S CONTRACTOR.
- SEPTIC FIELD LOCATION APPROXIMATED FROM CASSAIRE & ASSOCIATES SEWAGE DISPOSAL SYSTEM SITE PLAN DATED NOVEMBER 20, 1978 AND RECEIVED BY THE NAPA COUNTY ENVIRONMENTAL HEALTH DIVISION ON DECEMBER 14, 1978.

SHEET INDEX

- G1 EXISTING SITE PLAN
- G2 PROPOSED SITE & UTILITY PLAN
- G3 COVERAGE & DEVELOPMENT AREAS
- A-1.00 WINERY LAYOUT
- A-2.00 (E) FLOOR PLAN
- A-2.10 PROPOSED CHANGES
- A-3.00 ELEVATIONS: SOUTH & NORTH
- A-3.10 ELEVATIONS: EAST & WEST
- A-3.20 PROPOSED ELEVATIONS: SOUTH & NORTH
- A-3.30 PROPOSED ELEVATIONS: EAST & WEST

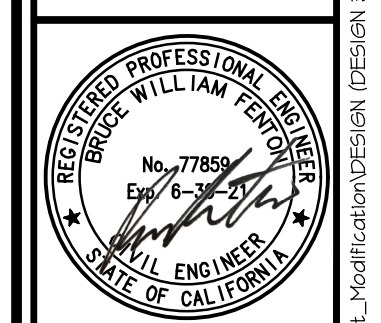


NO	DATE	REVISIONS	BY	APPD
0	03/28/19	FIRST SUBMITTAL	JFK	
1	08/15/19	RESPONSE TO COMMENTS #1	JFK	
2	07/02/20	RESPONSE TO COMMENTS #2	JFK	
3	01/27/21	RESPONSE TO COMMENTS #3	JFK	

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 832.3301
WWW.RSAHILL.COM

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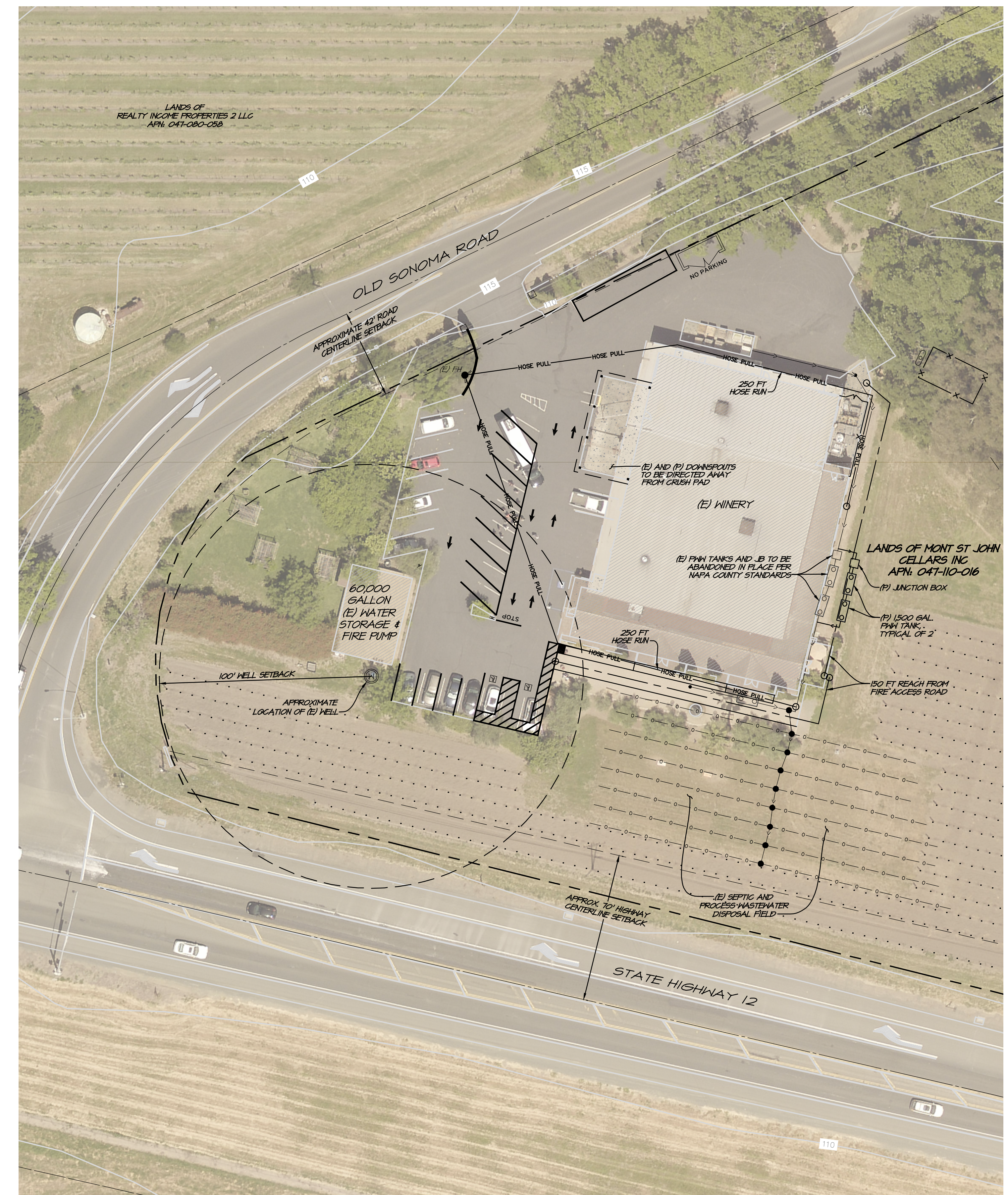
MADONNA ESTATE WINERY
EXISTING SITE PLAN
 CALIFORNIA
 NAPA COUNTY



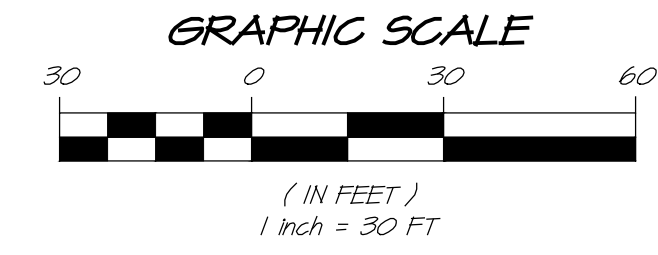
DATE	JAN 27, 2021
DRAWN	DBJ/FW
DESIGNED	JCK
CHECKED	EWBF
JOB NO.	419003.0
SHEET NO.	C1
	1 OF 10 SHEETS



PROPOSED SITE PLAN
SCALE: 1" = 30'



PROPOSED UTILITY PLAN
SCALE: 1" = 30'



PARKING SUMMARY

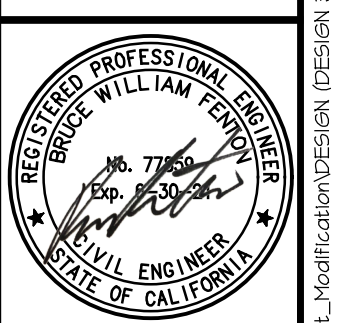
1	BUS PARKING SPACES
2	ACCESSIBLE PARKING SPACES
21	STANDARD PARKING SPACES

PARKING NOTE: (1) NON-CONFORMING PARKING TO BE RE-STRIPED PER PLAN.

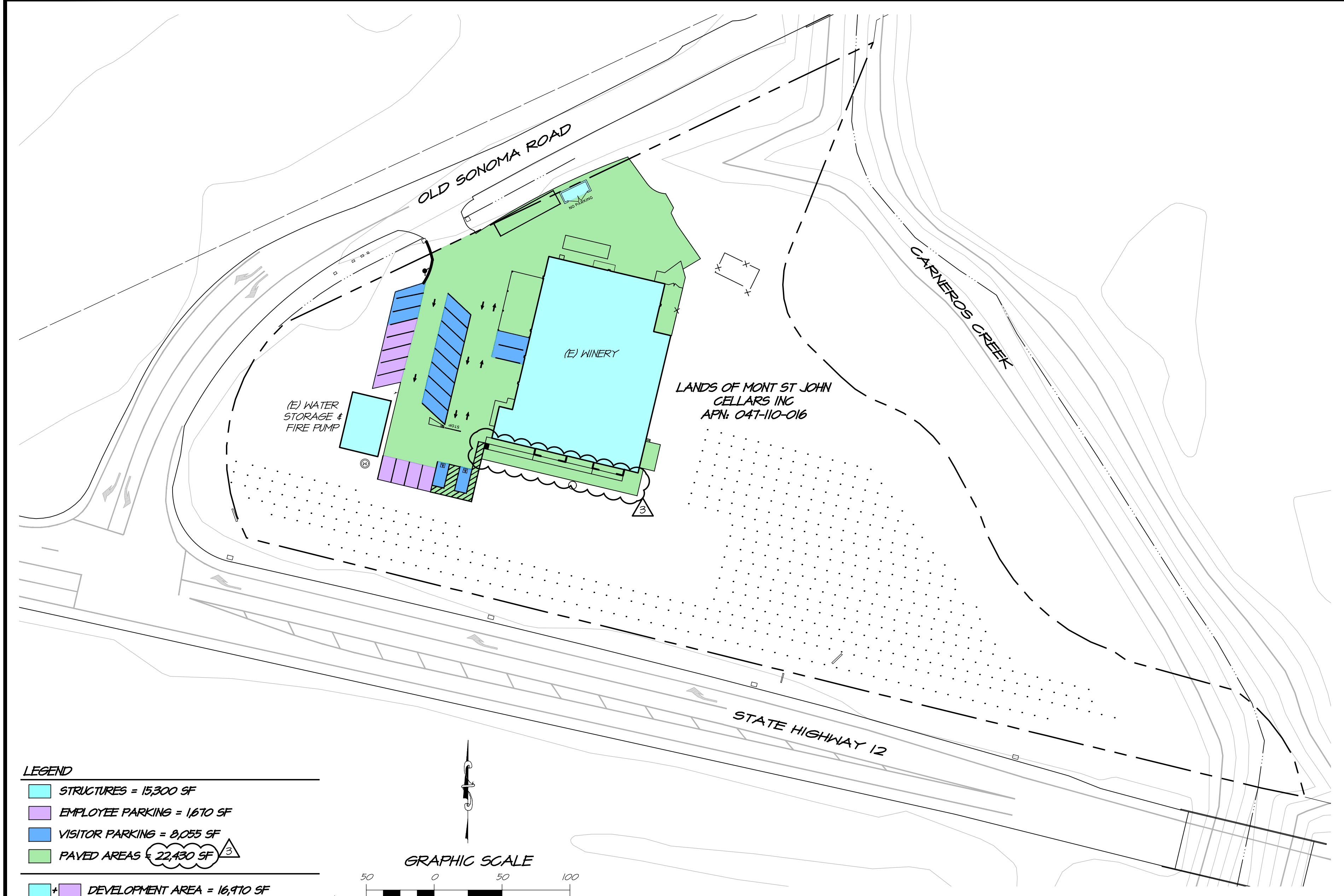
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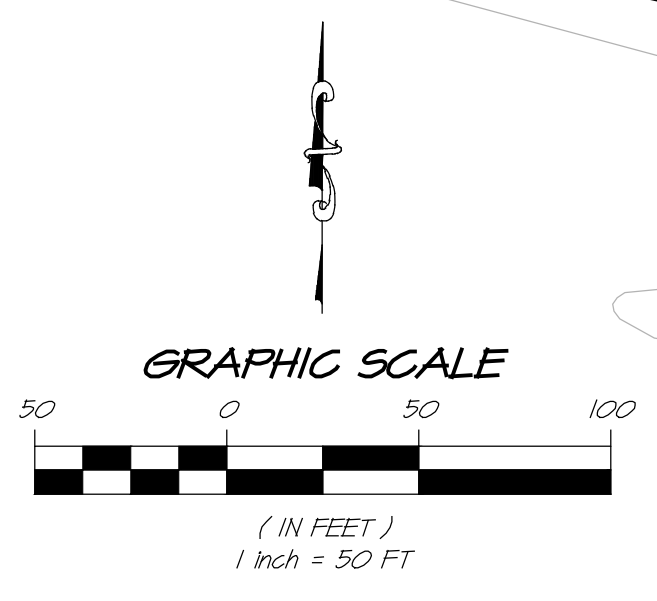
**MADONNA ESTATE WINERY
PROPOSED SITE & UTILITY PLAN
CALIFORNIA**



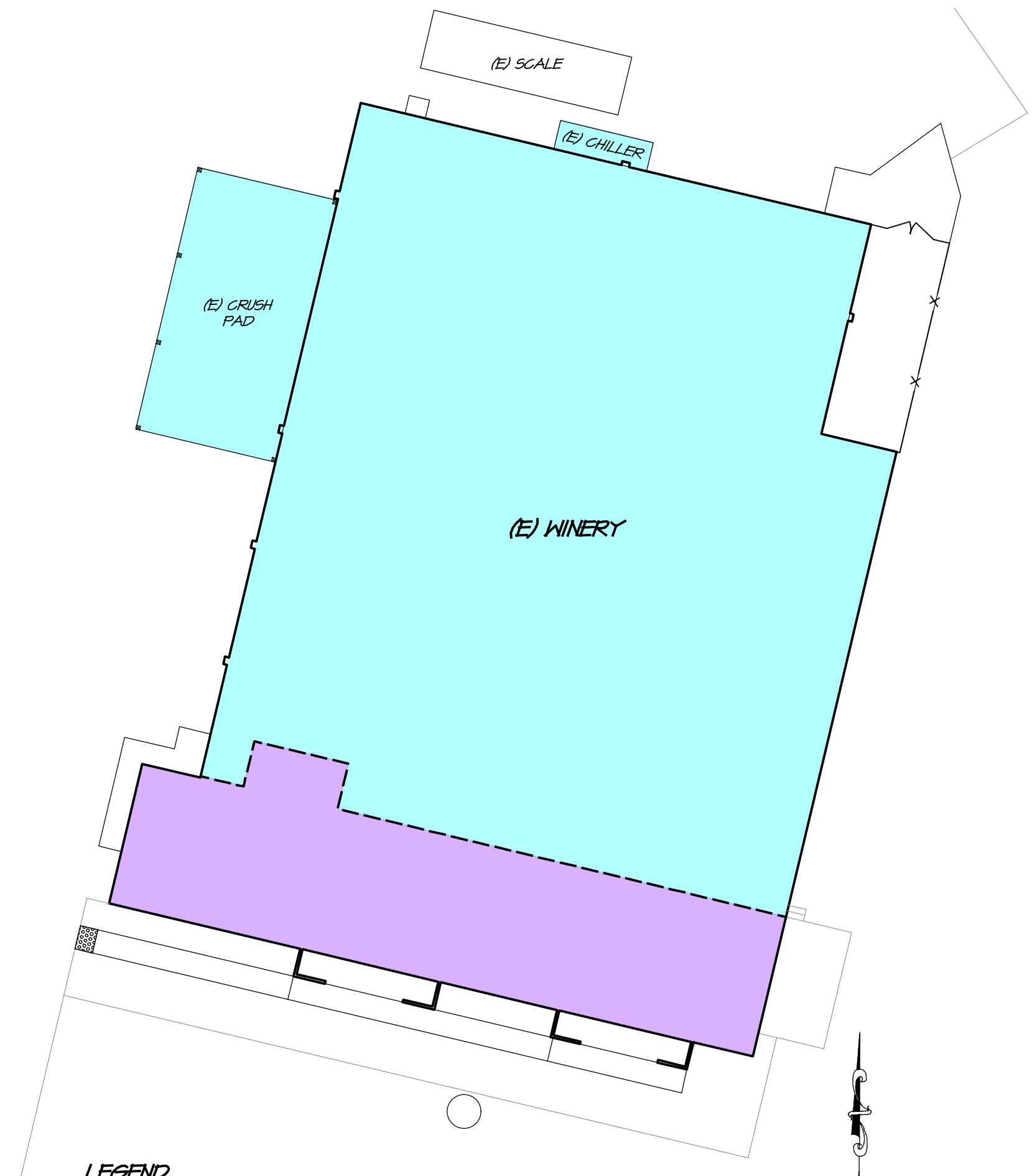
DATE	JAN 27, 2021
DRAWN	DBJ/FJK
DESIGNED	JCK
CHECKED	EWKF
JOB NO.	419003.0
SHEET NO.	C2
2 OF 10 SHEETS	



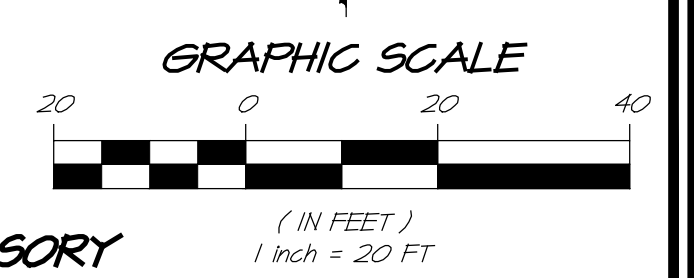
- LEGEND**
- STRUCTURES = 15,300 SF
 - EMPLOYEE PARKING = 1,670 SF
 - VISITOR PARKING = 8,055 SF
 - PAVED AREAS = 22,430 SF
-
- DEVELOPMENT AREA = 16,970 SF
 - COVERAGE AREA = 41,455 SF
- COVERAGE AREA AS PERCENT OF PARCEL = 25%



COVERAGE & DEVELOPMENT
SCALE: 1" = 50'



- LEGEND**
- PRODUCTION = 12,240 SF
 - ACCESSORY = 2,800 SF
- ACCESSORY AREA AS PERCENT OF PRODUCTION = 23%



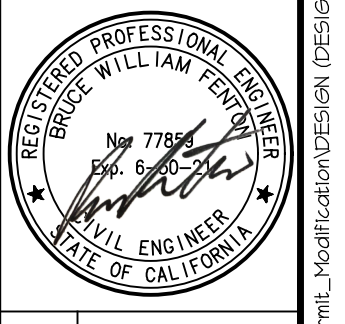
PRODUCTION & ACCESSORY
SCALE: 1" = 20'

NO	DATE	REVISIONS	BY	APPD
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1	06/15/19	RESPONSE TO COMMENTS #1	JFK	JFK
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MADONNA ESTATE WINERY
COVERAGE & DEVELOPMENT AREAS
CALIFORNIA
NAPA COUNTY



DATE	JAN 27, 2021
DRAWN	DBJ/FW
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CHECKED	EW4F
JOB NO.	4119003.0
SHEET NO.	C3

3 OF 10 SHEETS