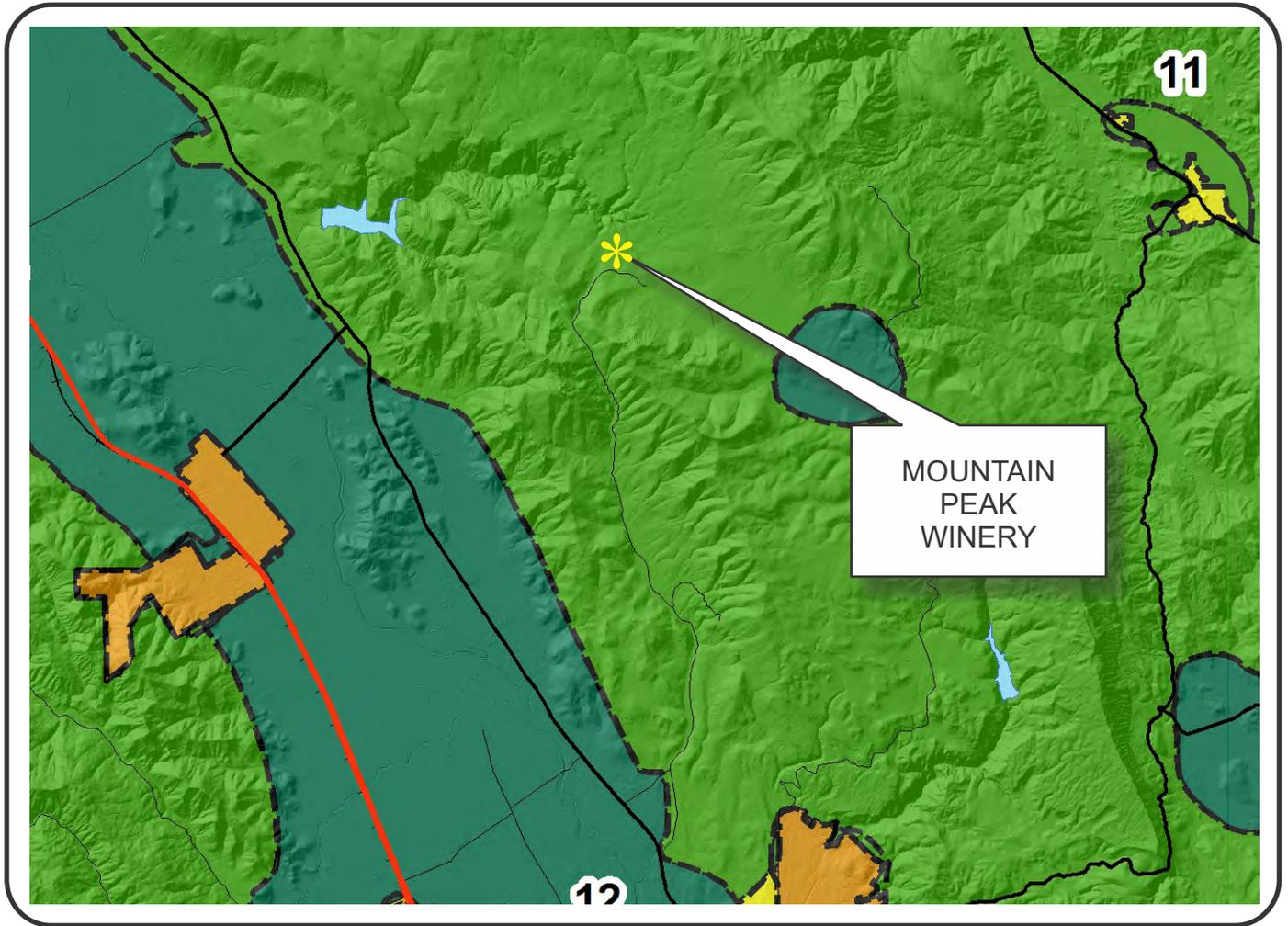


# NAPA COUNTY LAND USE PLAN 2008 - 2030



## 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

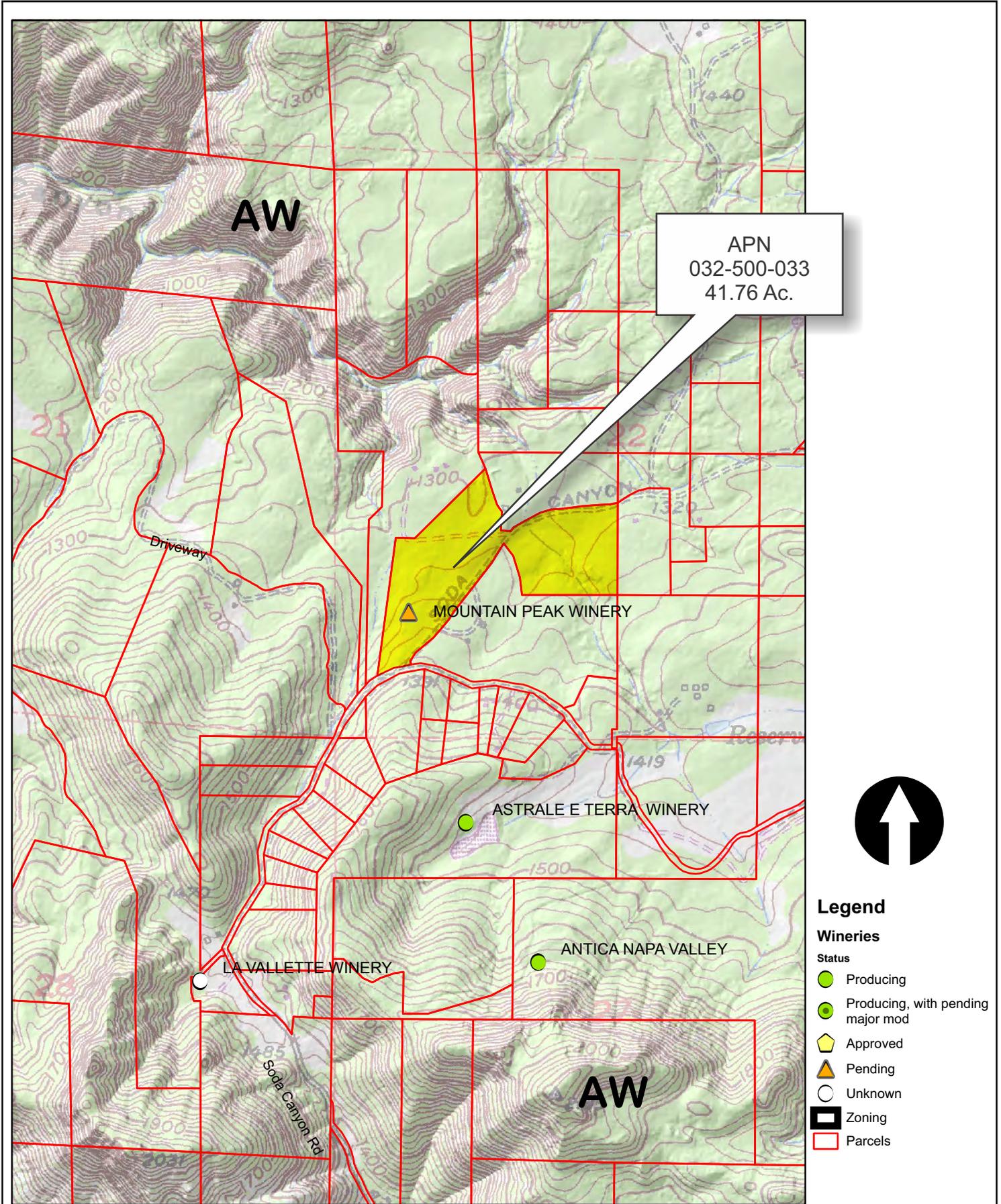
### TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN  
032-500-033  
06-21-2016  
7D UP

# MOUNTAIN PEAK WINERY



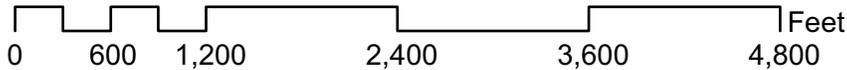
APN  
032-500-033  
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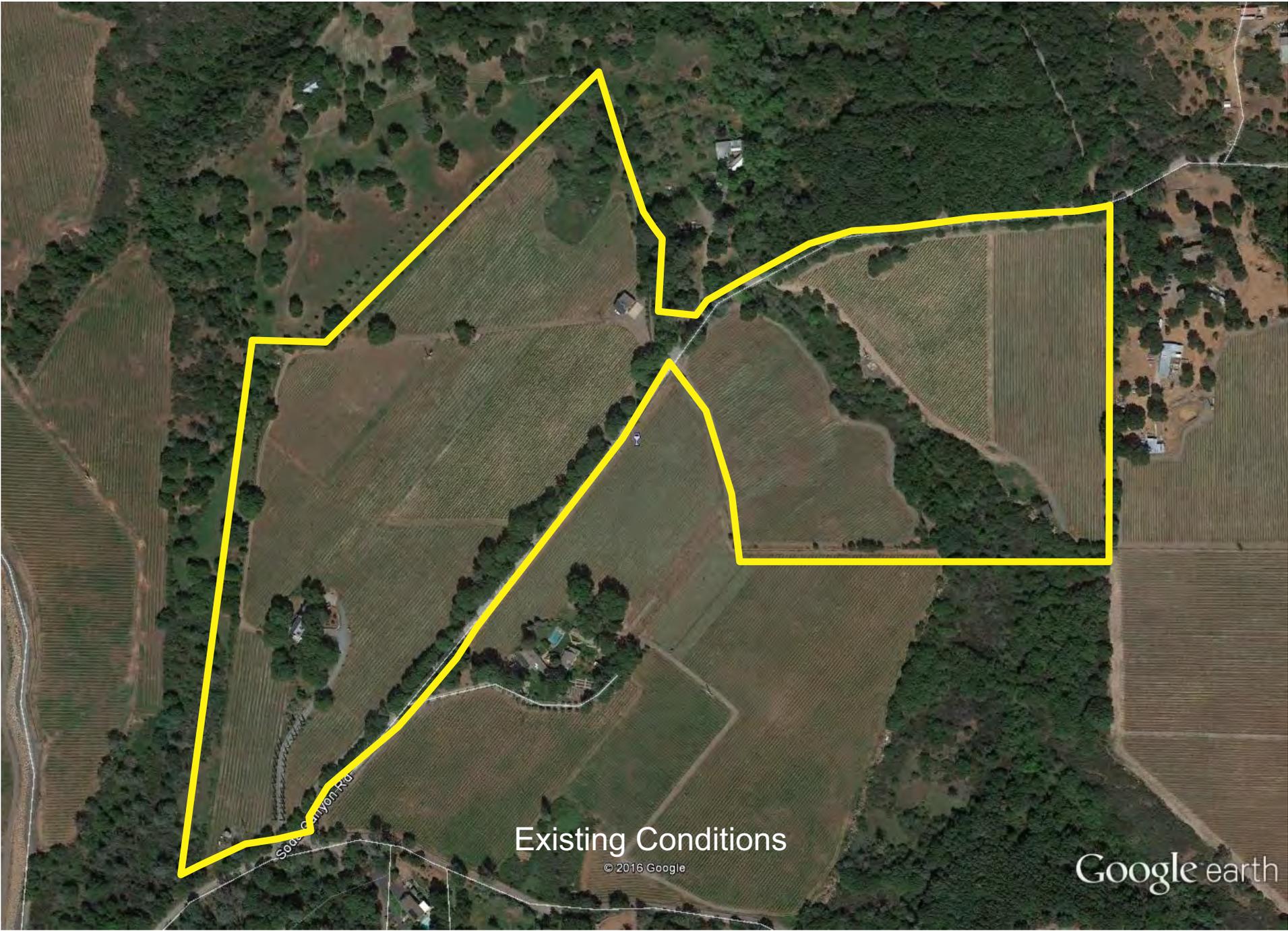
## Legend

### Wineries

- Status
- Producing
  - Producing, with pending major mod
  - ▭ Approved
  - ▴ Pending
  - Unknown
- Zoning
- ▭ Zoning
  - ▭ Parcels



# MOUNTAIN PEAK WINERY

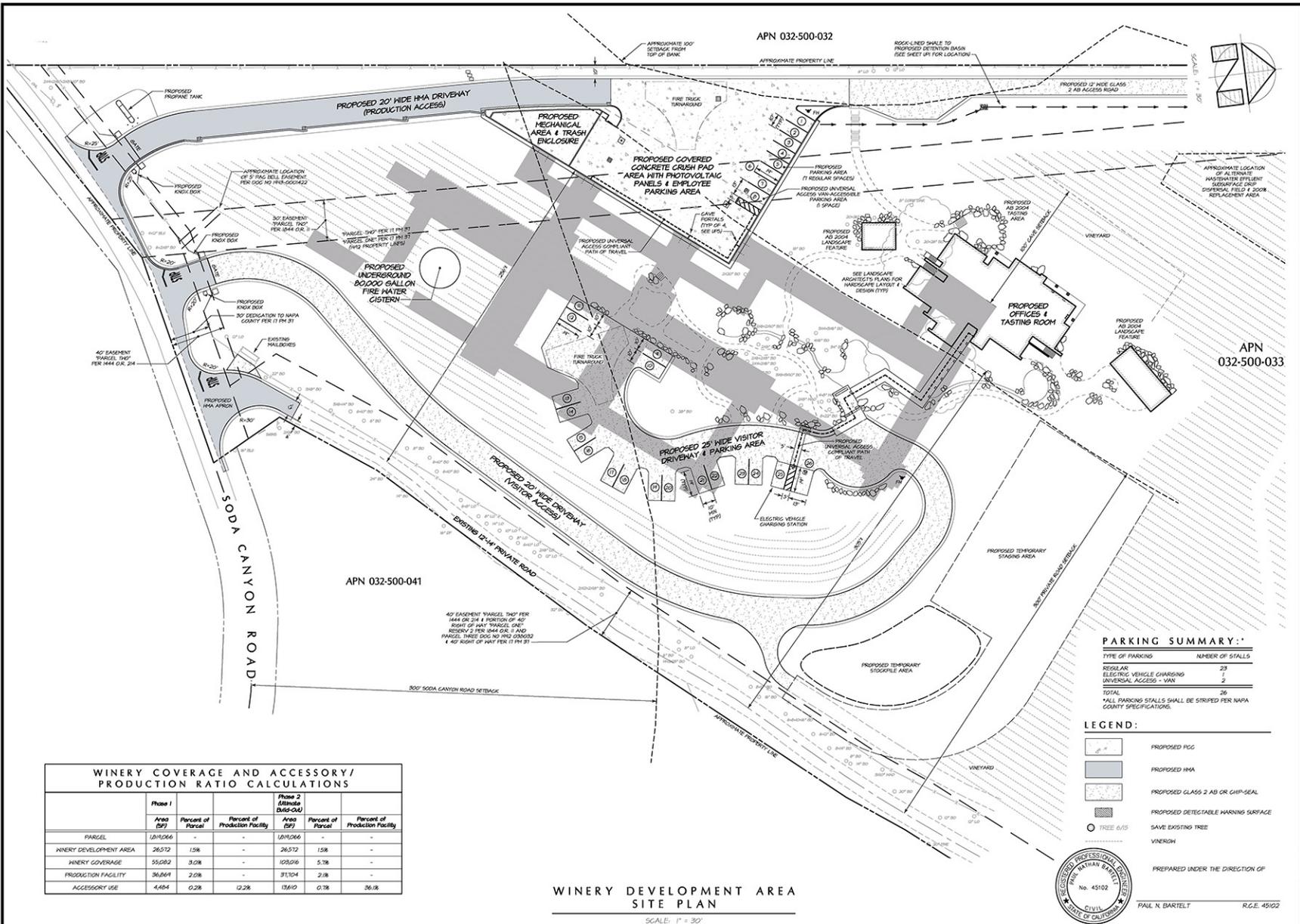


Existing Conditions

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APN 032-500-032

APN 032-500-033

APN 032-500-041

WINERY COVERAGE AND ACCESSORY/ PRODUCTION RATIO CALCULATIONS

PARCEL	Phase 1			Phase 2 (Ultimate 2016-2018)		
	Area (SF)	Percent of Parcel	Percent of Production Facility	Area (SF)	Percent of Parcel	Percent of Production Facility
WINERY DEVELOPMENT AREA	26157	15%	-	26157	15%	-
WINERY COVERAGE	55282	3.2%	-	105016	5.7%	-
PRODUCTION FACILITY	36,861	2.2%	-	91104	2.1%	-
ACCESSORY USE	4,404	0.2%	12.2%	13,610	0.7%	36.0%

**PARKING SUMMARY:**

TYPE OF PARKING	NUMBER OF STALLS
REGULAR	23
ELECTRIC VEHICLE CHARGING	2
UNIVERSAL ACCESS - VAN	2
TOTAL	27

ALL PARKING STALLS SHALL BE STRIPED PER NAPA COUNTY SPECIFICATIONS.

**LEGEND:**

- PROPOSED PGG
- PROPOSED HMA
- PROPOSED GLASS 2 AB OR GHP-SEAL
- PROPOSED DETECTABLE WARNING SURFACE
- SAVE EXISTING TREE
- VINEYARD



PREPARED UNDER THE DIRECTION OF

FRAN N. BARTELT R.G.E. 45102

WINERY DEVELOPMENT AREA SITE PLAN

SCALE: 1" = 30'

CHAIRMAN OF BOARD OF SUPERVISORS  
 COUNTY OF NAPA  
 DATE: MARCH 2016  
 FILE NO. 008-UP2160  
 JOB NO. 00-3  
 SHEET NO. 5  
 OF 5

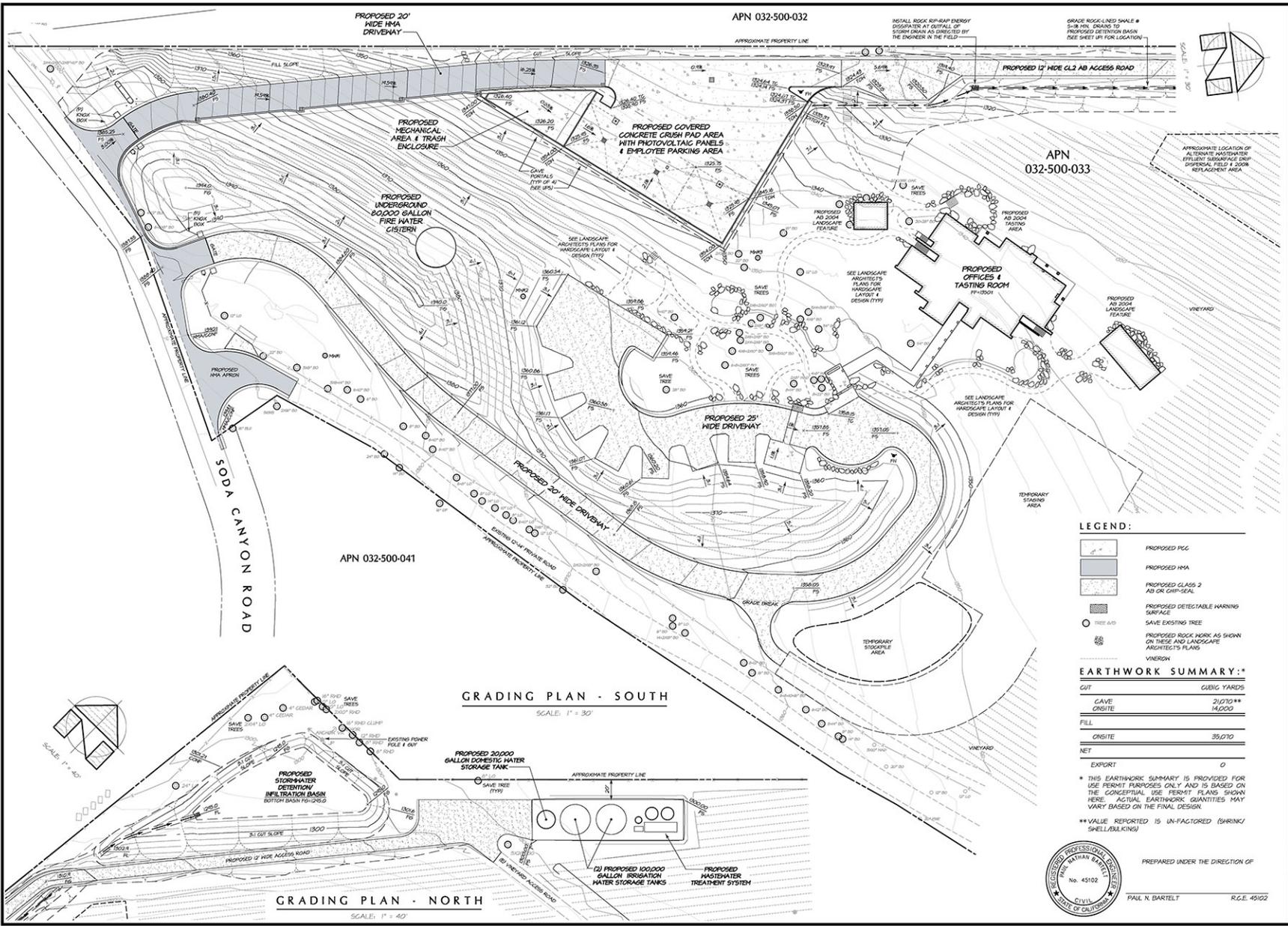
**BARTELT**  
 CIVIL ENGINEERING & LAND PLANNING  
 1001  
 www.napabarrel.com  
 Telephone: (707) 258-1811

MOUNTAIN PEAK WINERY  
 WINERY DEVELOPMENT AREA SITE PLAN  
 COUNTY OF NAPA  
 USE PERMIT

APN 032-500-032  
 APN 032-500-033  
 APN 032-500-041

ALL RIGHTS RESERVED





APN 032-500-032

APN 032-500-033

APN 032-500-041

**GRADING PLAN - SOUTH**

SCALE: 1" = 30'

**GRADING PLAN - NORTH**

SCALE: 1" = 40'

**LEGEND:**

- PROPOSED PCC
- PROPOSED HMA
- PROPOSED GLASS 2 AB ON GIP-SEAL
- PROPOSED DETECTABLE WARNING SURFACE
- SAVE EXISTING TREE
- SAVE TREE
- VINEYARD

**EARTHWORK SUMMARY:\***

CUT	CUBIC YARDS
CAVE	21,070**
ONSITE	14,000
FILL	
ONSITE	39,270
NET	
EXPORT	0

\* THIS EARTHWORK SUMMARY IS PROVIDED FOR USE PERMIT PURPOSES ONLY AND IS BASED ON THE CONCEPTUAL USE PERMIT PLANS SHOWN HERE. ACTUAL EARTHWORK QUANTITIES MAY VARY BASED ON THE FINAL DESIGN.

\*\* VALUE REPORTED IS UN-FACTORED (SHRINK/SWELL/BULKING)



PREPARED UNDER THE DIRECTION OF

PAUL N. BARTELT R.G.E. 45102

COUNTY OF NAPA  
**MOUNTAIN PEAK WINERY**  
**GRADING PLAN**  
**USE PERMIT**

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 ENGINEERING & PLANNING  
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 1001  
 www.bartelt.com  
 Telephone: 707.258.1811

DATE: MARCH 2016  
 FILE NO. 032-UP1260  
 JOB NO. 03-3  
 SHEET NO.  
 OF 5

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APN 032-500-032

PROPOSED ROCK-LINED SHALE (PHASE I)

PROPOSED 12' WIDE CL2 AB ACCESS ROAD (PHASE I)

PROPOSED 20' WIDE HMA PRODUCTION DRIVEWAY (PHASE I)

PROPOSED MECHANICAL AREA & TRASH ENCLOSURE (PHASE I)

PROPOSED COVERED CONCRETE CRUSH PAD AND PARKING AREA (PHASE I)

PROPOSED UNDERGROUND 80,000 GALLON FIRE WATER CISTERN (PHASE I)

PROPOSED VINEYARD (PHASE I)

PROPOSED LANDSCAPE AS 2004 FEATURE (PHASE 2)

PROPOSED AS 2004 TRAINING AREA (PHASE 2)

APPROXIMATE LOCATION OF ALTERNATE PROPOSED EFFLUENT ADAPTANCE DROP DISPOSAL PITS & 2008 REPLACEMENT AREA (PHASE I)

PROPOSED HMA VISITOR ENTRANCE (PHASE I)

PROPOSED HMA APRON (PHASE I)

PROPOSED GATE (PHASE I)

PROPOSED VINEYARD (PHASE I)

CAVE PORTAL 5 (PHASE I)

CAVE PORTAL 4 (PHASE I)

CAVE PORTAL 3 (PHASE I)

CAVE PORTAL 2 (PHASE I)

CAVE PORTAL 1 (PHASE I)

CAVE PORTAL 0 (PHASE I)

CAVE PORTAL -1 (PHASE I)

CAVE PORTAL -2 (PHASE I)

CAVE PORTAL -3 (PHASE I)

CAVE PORTAL -4 (PHASE I)

CAVE PORTAL -5 (PHASE I)

SEE LANDSCAPE ARCHITECT'S PLANS FOR LAYOUT & DESIGN IN THIS AREA (PHASE 2)

PROPOSED OFFICES & TASTING ROOM (PHASE 2)

PROPOSED LANDSCAPE FEATURE (PHASE 2)

PROPOSED VISITOR PARKING & 25' WIDE DRIVEWAY (PHASE I)

SEE LANDSCAPE ARCHITECT'S PLANS FOR LAYOUT & DESIGN IN THIS AREA (PHASE I)

PROPOSED VISITOR DRIVEWAY (PHASE I)

PROPOSED NINE CAVE (PHASE I)  
SEE "MOUNTAIN PEAK VINEYARDS NINE CAVE PLAN" PROVIDED BY CONCORD EARLY TECHNOLOGIES, INC. FOR SPECIFICATIONS

SODDY CANYON ROAD

APN 032-500-033

PROPOSED STAGING AREA (PHASES 1 & 2)

PROPOSED OVERLOOK AREA (PHASES 1 & 2)

APN 032-500-041

PHASING EXHIBIT

SCALE: 1" = 30'

PROPOSED 20,000 GALLON DOMESTIC WATER STORAGE TANK (PHASE I)

PROPOSED IRRIGATION WATER STORAGE TANKS & WASTEWATER TREATMENT SYSTEM (PHASE I)

PROPOSED STORMWATER DETENTION / INFILTRATION BASIN (PHASE I)

PROPOSED 12' WIDE CL2 AB ACCESS ROAD (PHASE II)

PHASING EXHIBIT - NORTH

SCALE: 1" = 40'



CHANGEMASK OF DOCUMENTS

DATE: 03/05/2016  
 FILE NO: 032-UP-032  
 JOB NO: 03-3  
 SHEET NO: UP5

PREPARED UNDER THE DIRECTION OF  
 PAUL N. BARTELT  
 R.G.E. 45102

APPROVED PROFESSIONAL ENGINEER  
 PAUL N. BARTELT  
 No. 45102  
 CIVIL  
 STATE OF CALIFORNIA

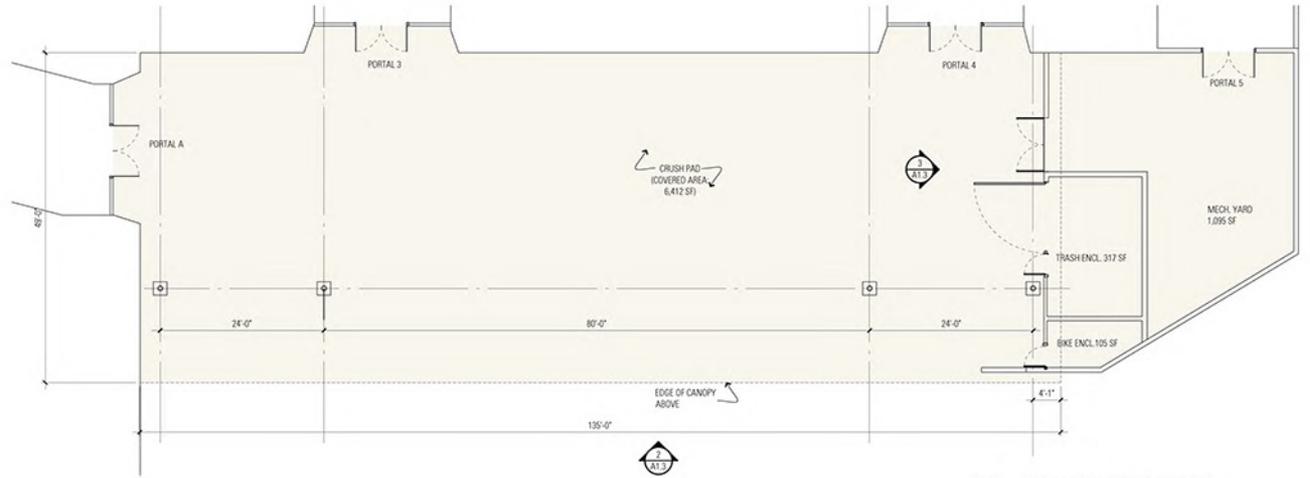
COUNTY OF NAPA  
 PHASING EXHIBIT  
 USE PERMIT

MOUNTAIN PEAK WINERY  
 PHASING EXHIBIT  
 USE PERMIT

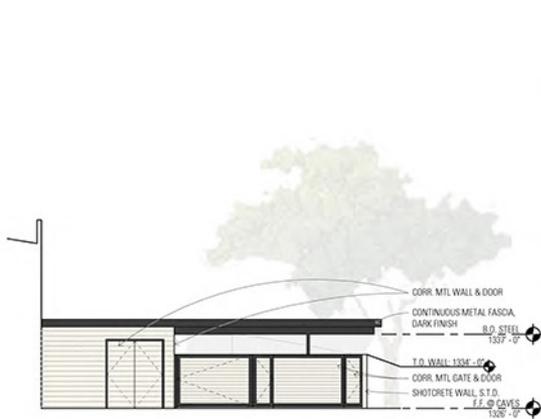
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 1001  
 www.barbartelet.com  
 Telephone: 707.258.1811

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 JOB NO: 03-3  
 FILE NO: 032-UP-032

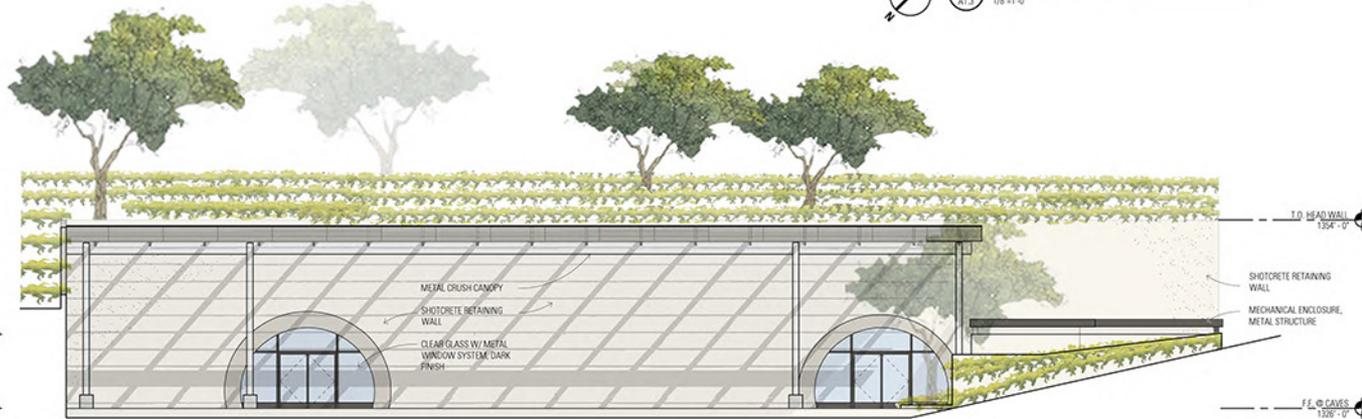
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**1 CRUSH PAD PLAN**  
1/8"=1'-0"



**3 MECHANICAL ENCLOSURE EAST ELEVATION**  
1/8"=1'-0"



**2 CRUSH PAD NORTH ELEVATION**  
1/8"=1'-0"

# MOUNTAIN PEAK WINERY | NAPA, CA

# CRUSH PAD PLAN AND ELEVATIONS



1 EAST ELEVATION  
A2.0 1/8" = 1'-0"



2 SOUTH ELEVATION  
A2.0 1/8" = 1'-0"

NOTE:  
ALL METALS TO BE NON-REFLECTIVE

# MOUNTAIN PEAK WINERY

NAPA, CA

## USE PERMIT - OFFICES & TASTING ROOM ELEVATIONS

**BAR** architects

901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com

13002

09/22/14



A2.0



1 WEST ELEVATION  
AS1 1/8" = 1'-0"



2 NORTH ELEVATION  
AS1 1/8" = 1'-0"

NOTE:  
ALL METALS TO BE NON-REFLECTIVE

# MOUNTAIN PEAK WINERY

NAPA, CA

# USE PERMIT - OFFICES & TASTING ROOM ELEVATIONS

**BAR** architects

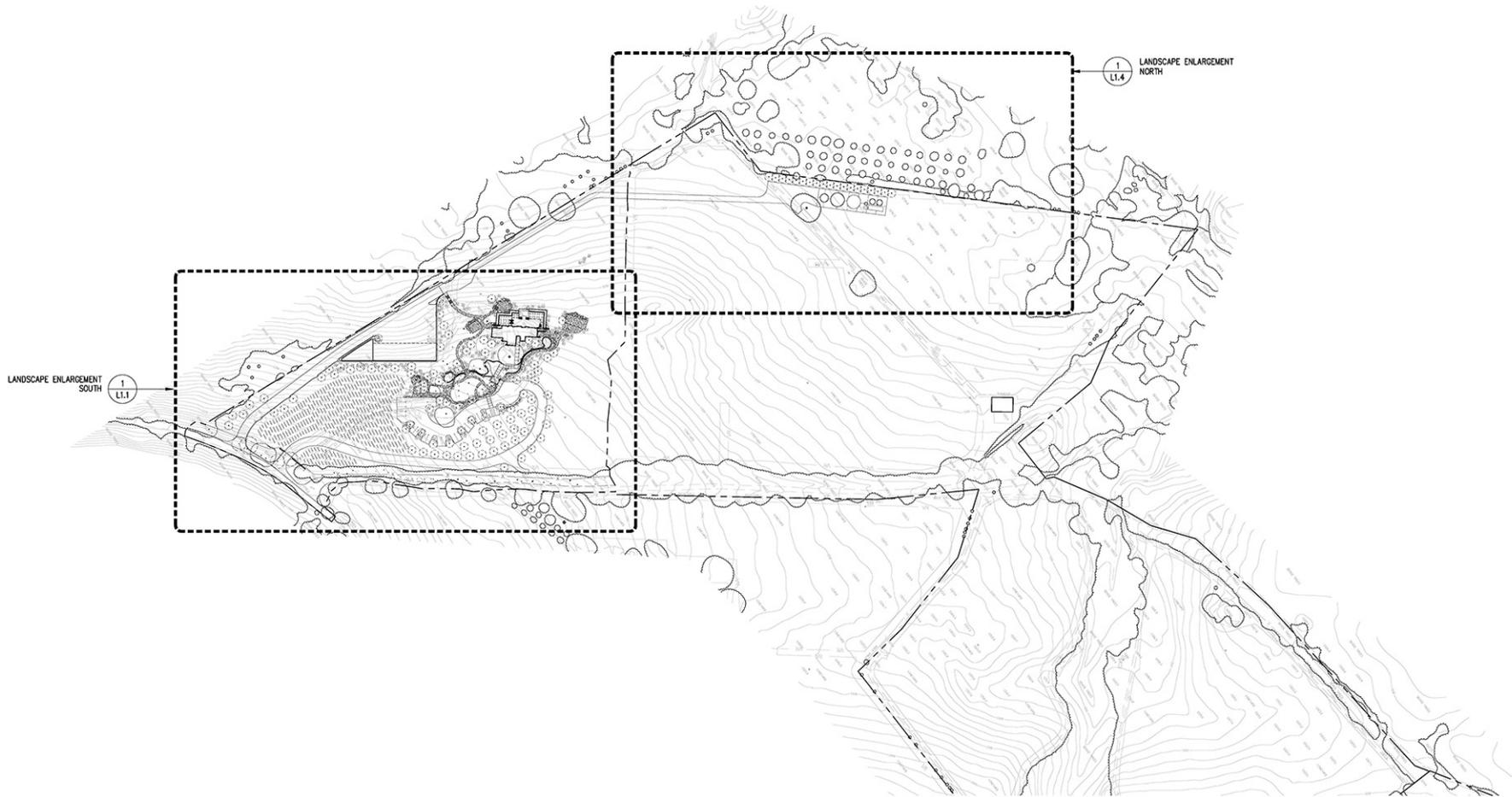
901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com

13002

09/22/14



A2.1



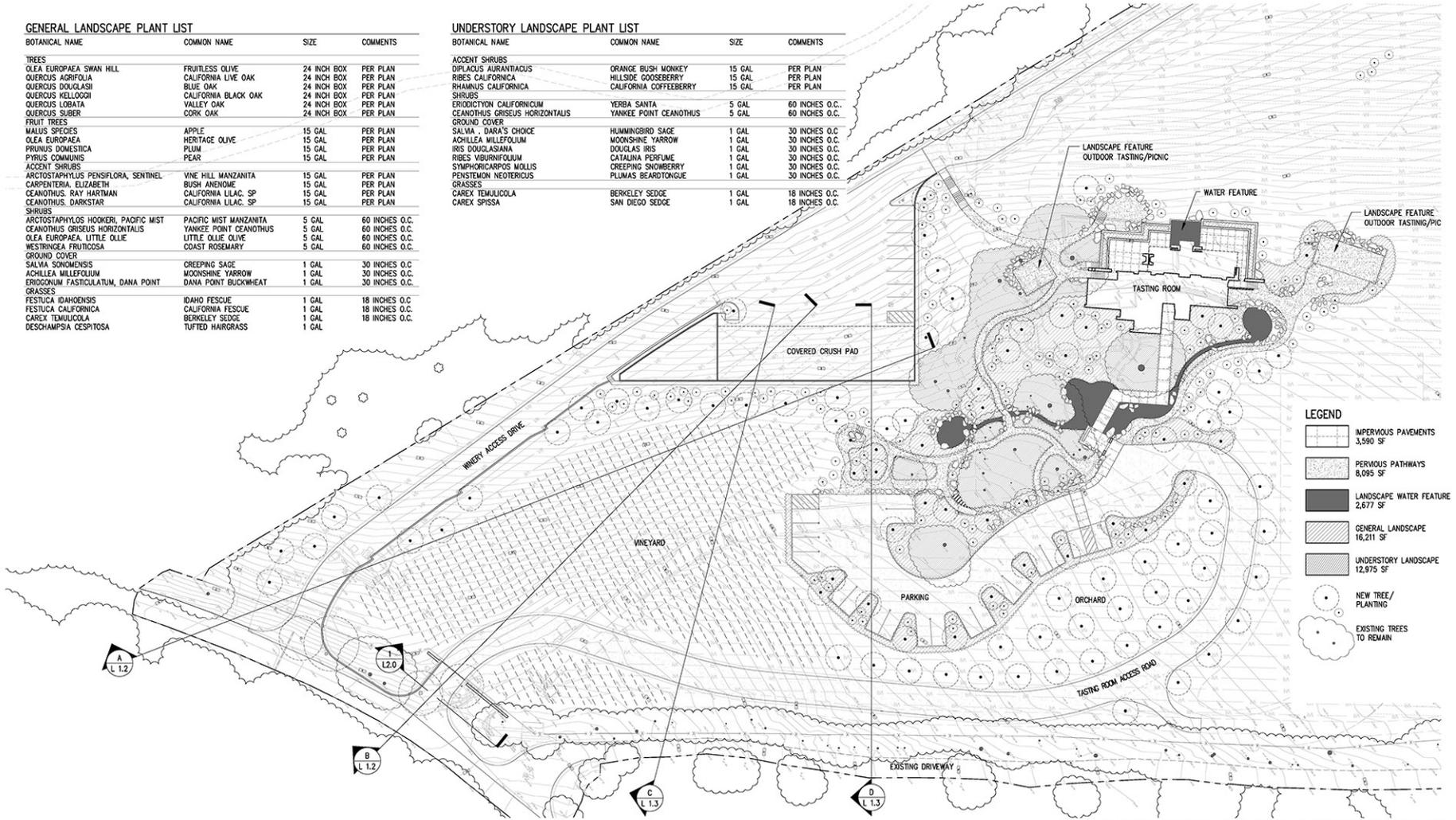
**OVERALL LANDSCAPE SITE PLAN**

**GENERAL LANDSCAPE PLANT LIST**

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>TREES</b>			
OLEA EUROPAEA SWAN HILL	FRUITLESS OLIVE	24 INCH BOX	PER PLAN
QUERCUS AEGIFOLIA	CALIFORNIA LIVE OAK	24 INCH BOX	PER PLAN
BLUE OAK	24 INCH BOX	PER PLAN	
QUERCUS DOUGLASSII	CALIFORNIA BLACK OAK	24 INCH BOX	PER PLAN
QUERCUS LOBATA	VALLEY OAK	24 INCH BOX	PER PLAN
QUERCUS SUBER	CORK OAK	24 INCH BOX	PER PLAN
<b>FRUIT TREES</b>			
MALUS SPICES	APPLE	15 GAL	PER PLAN
OLEA EUROPAEA	HERITAGE OLIVE	15 GAL	PER PLAN
PRUNUS DOMESTICA	PLUM	15 GAL	PER PLAN
PIRUS COMMUNIS	PEAR	15 GAL	PER PLAN
<b>ACCENT SHRUBS</b>			
ARCTOSTAPHYLOS PENSIFLORA, SENTINEL	WINE HILL MANZANITA	15 GAL	PER PLAN
CARPENTIERA ELIZABETH	BUSH ANEMONE	15 GAL	PER PLAN
CEANOETHUS RAY HARTMAN	CALIFORNIA LILAC, SP	15 GAL	PER PLAN
CEANOETHUS DARKSTAR	CALIFORNIA LILAC, SP	15 GAL	PER PLAN
<b>SHRUBS</b>			
ARCTOSTAPHYLOS HOOKERI, PACIFIC MIST	PACIFIC MIST MANZANITA	5 GAL	60 INCHES O.C.
CEANOETHUS GRISEUS HORIZONTALIS	YANKEE POINT CEANOETHUS	5 GAL	60 INCHES O.C.
OLEA EUROPAEA, LITTLE OLLIE	LITTLE OLLIE OLIVE	5 GAL	60 INCHES O.C.
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	60 INCHES O.C.
<b>GROUND COVER</b>			
SALVA SONOMENSIS	CREeping SAGE	1 GAL	30 INCHES O.C.
ACHILLEA MILLEFOLIUM	MOONSHINE YARROW	1 GAL	30 INCHES O.C.
ERODIUM FASTIGIATUM, DANA POINT	DANA POINT BUCKWHEAT	1 GAL	30 INCHES O.C.
<b>GRASSES</b>			
FESTUCA IDAHOENSIS	IDAHO FESCUE	1 GAL	18 INCHES O.C.
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	18 INCHES O.C.
CAREX TEMULICOLA	BERKELEY SEDGE	1 GAL	18 INCHES O.C.
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	1 GAL	

**UNDERSTORY LANDSCAPE PLANT LIST**

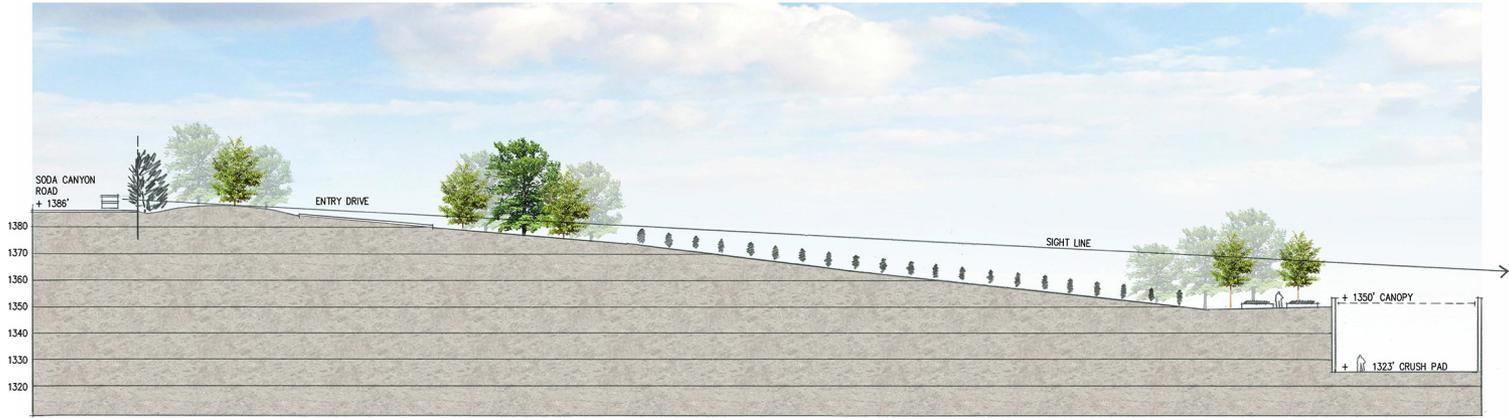
BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
<b>ACCENT SHRUBS</b>			
DIPLOCLADUS AURANTIACUS	ORANGE BUSH MONKEY	15 GAL	PER PLAN
RIBES CALIFORNICA	HILLSIDE COGEBERRY	15 GAL	PER PLAN
RHAMNUS CALIFORNICA	CALIFORNIA COFFEEBERRY	15 GAL	PER PLAN
<b>SHRUBS</b>			
ERODIUM CALIFORNICUM	YERBA SANTA	5 GAL	60 INCHES O.C.
CEANOETHUS GRISEUS HORIZONTALIS	YANKEE POINT CEANOETHUS	5 GAL	60 INCHES O.C.
<b>GROUND COVER</b>			
SALVA, DANA'S CHOICE	HUMMINGBIRD SAGE	1 GAL	30 INCHES O.C.
ACHILLEA MILLEFOLIUM	MOONSHINE YARROW	1 GAL	30 INCHES O.C.
IRIS DOUGLASSIANA	DOUGLAS IRIS	1 GAL	30 INCHES O.C.
RIBES VIBURNIFOLIUM	CATALINA PERIWINKLE	1 GAL	30 INCHES O.C.
STIMPHOROCAMPUS MOLLIS	CREeping SNOWBERRY	1 GAL	30 INCHES O.C.
PENSTEMON NEOTERICUS	PLUMAS BEARDTONGUE	1 GAL	30 INCHES O.C.
<b>GRASSES</b>			
CAREX TEMULICOLA	BERKELEY SEDGE	1 GAL	18 INCHES O.C.
CAREX SPISSA	SAN DIEGO SEDGE	1 GAL	18 INCHES O.C.



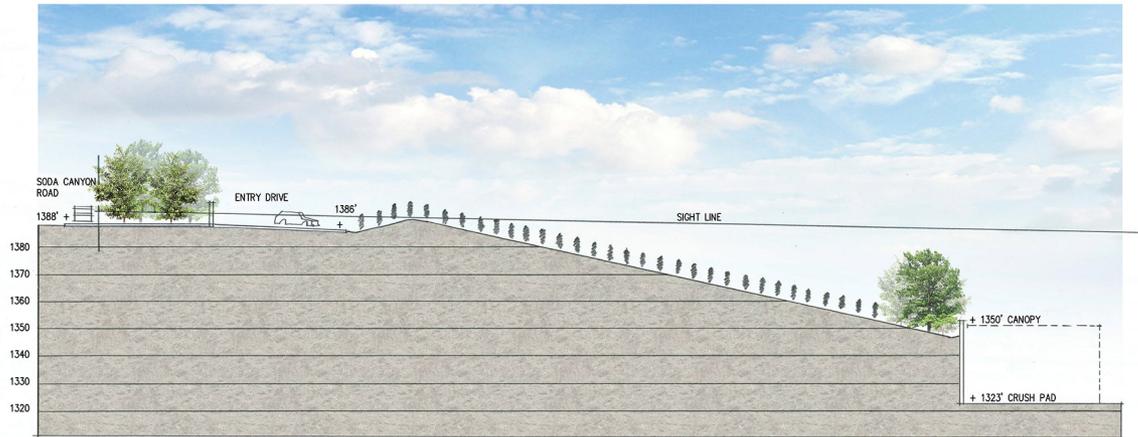
**LEGEND**

- IMPERVIOUS PAVEMENTS  
3,580 SF
- PERVIOUS PATHWAYS  
8,095 SF
- LANDSCAPE WATER FEATURE  
2,677 SF
- GENERAL LANDSCAPE  
16,211 SF
- UNDERSTORY LANDSCAPE  
12,875 SF
- NEW TREE/  
PLANTING
- EXISTING TREES  
TO REMAIN

**LANDSCAPE ENLARGEMENT SOUTH**

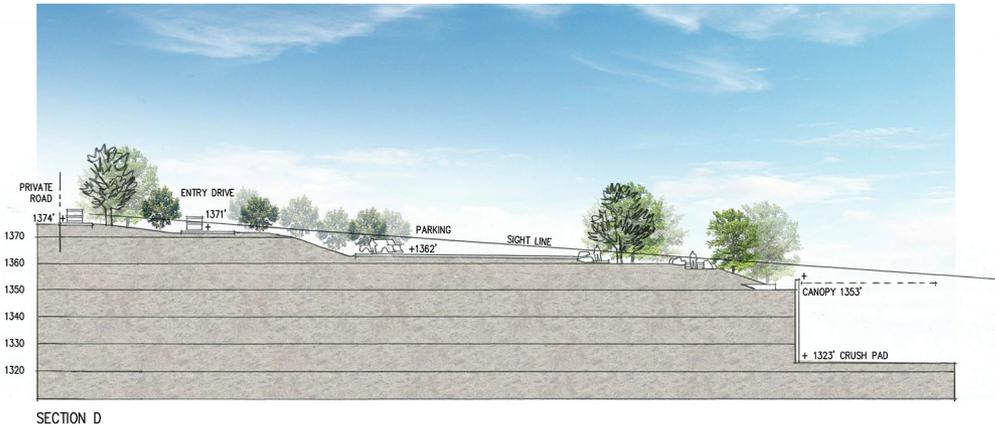
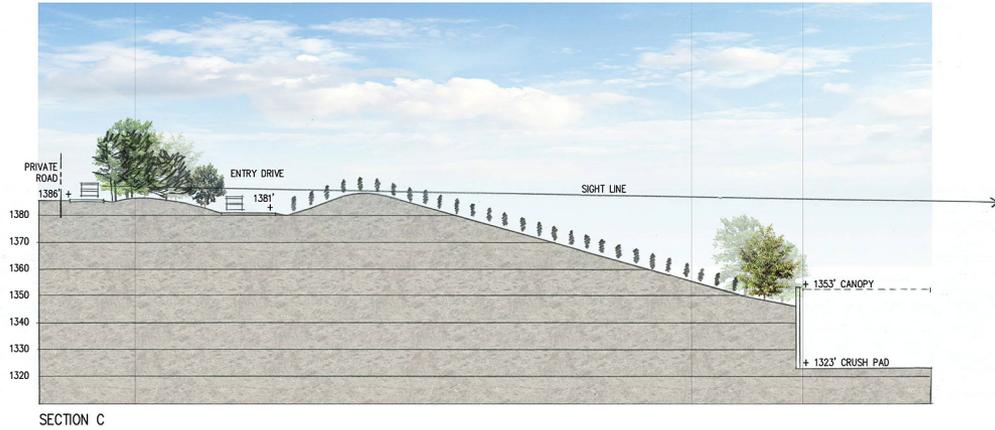


SECTION A



SECTION B

**VISUAL ANALYSIS SITE SECTIONS**



**VISUAL ANALYSIS SITE SECTIONS**



