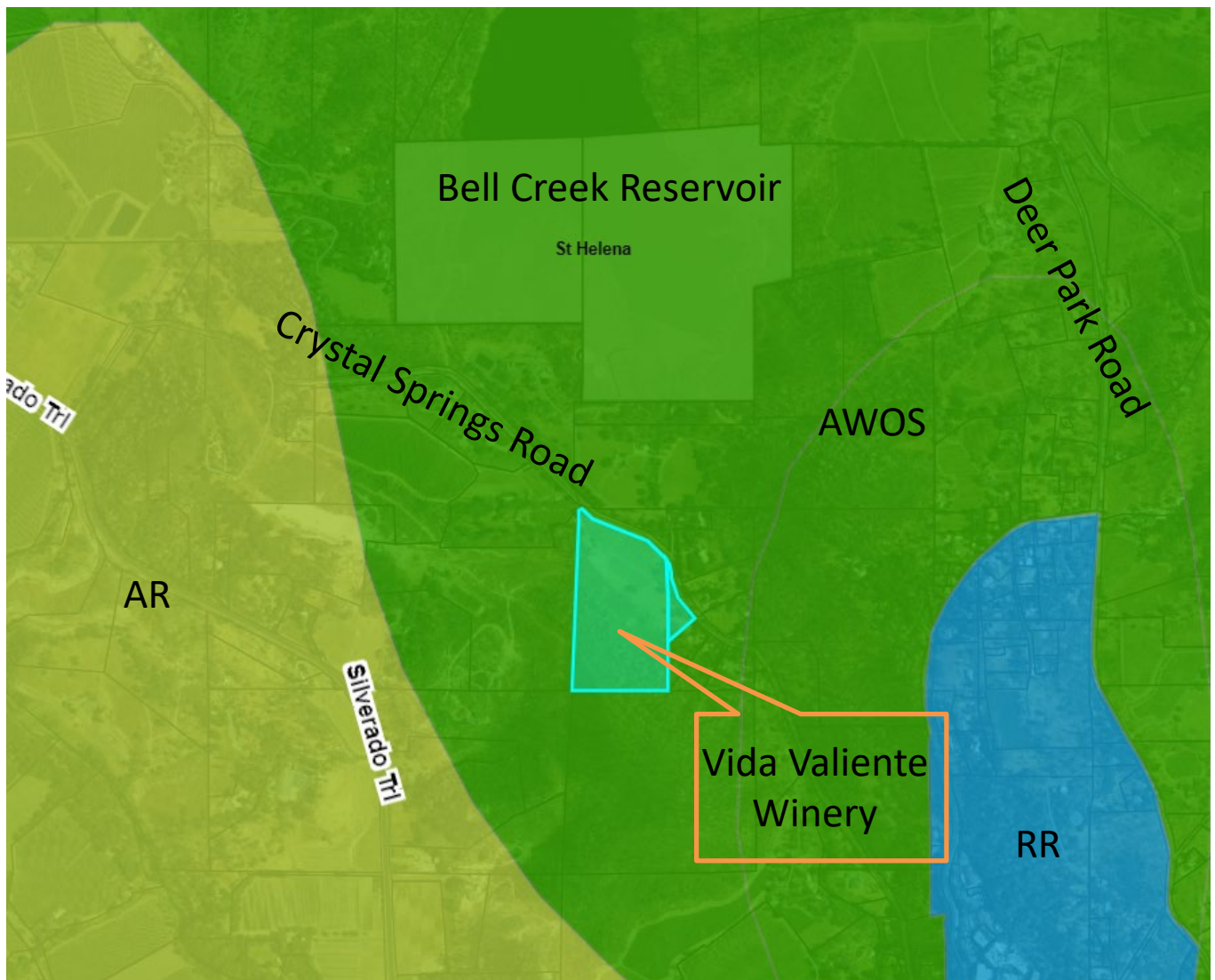


“K”

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

Bell Creek Reservoir

St Helena

Project Parcels
APN 021-410-013-000
& 021-372-001-000

Silverado Trl

AP

AW

RS-B-5

PD

LEGEND

— Zoning
— Parcels

0 ½ Mile



ZONING MAP



Existing Conditions



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VIDA VALIENTE
WINERY

407 CRYSTAL SPRINGS ROAD
SAINT HELENA, CA 94574
APN 021-410-013

PROJECT NUMBER	1806
DATE	12.04.20
CHECKED BY	JCF
DRAWN BY	JCF/GM/GJR
SCALE	AS NOTED
REVISIONS	
USE PERMIT	02.28.2020
USE PERMIT RESUBMITTAL	12.04.2020
USE PERMIT RESUBMITTAL	12.07.2021

SHEET NAME

RENDERINGS

SHEET NUMBER



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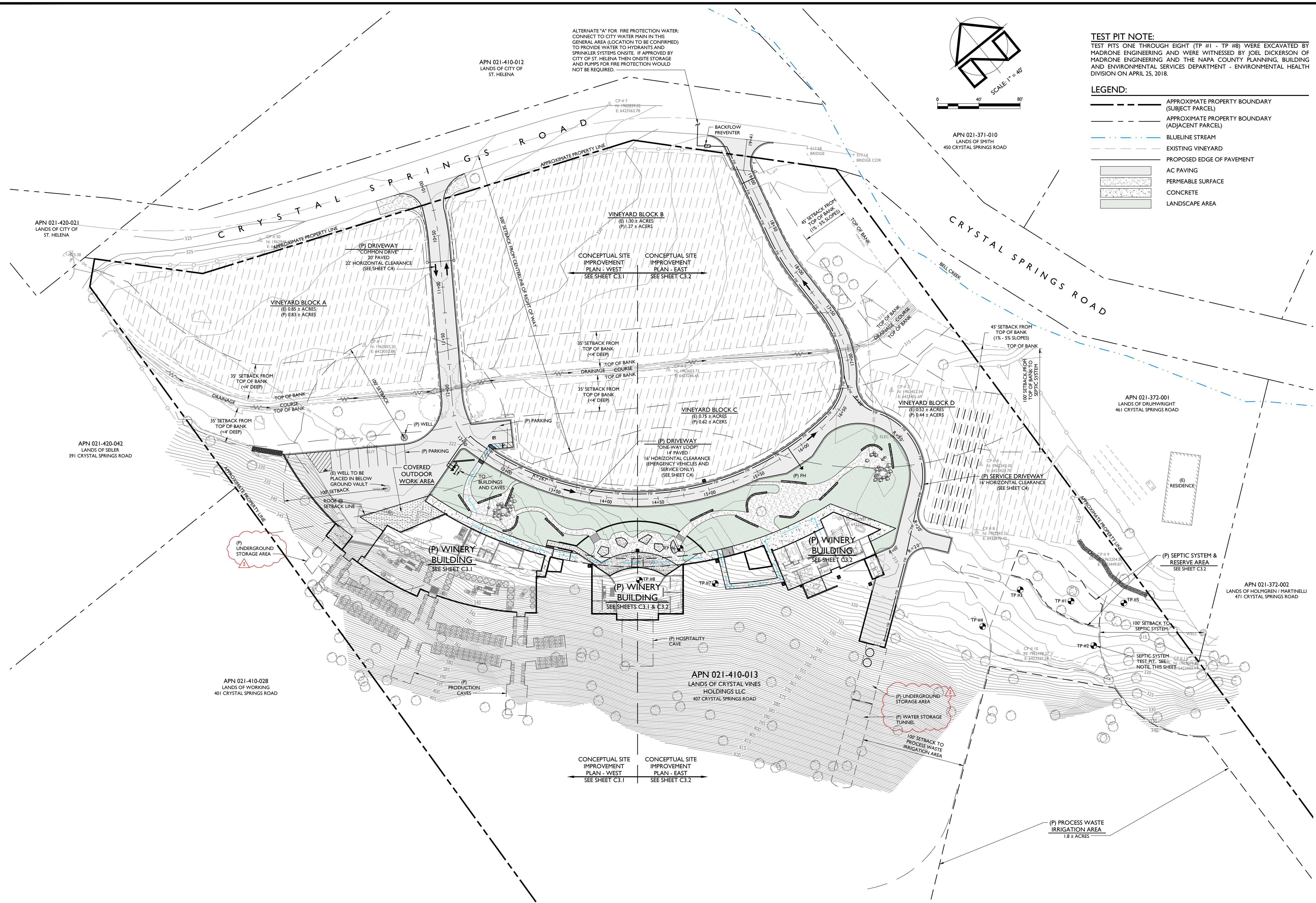
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RENDERINGS

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WINERY CONCEPTUAL SITE IMPROVEMENT PLAN

SCALE: 1" = 40'

VIDA VALENTE WINERY

WINERY USE PERMIT CONCEPTUAL SITE PLANS
WINERY CONCEPTUAL SITE IMPROVEMENT PLAN - WEST

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
PowerCAD LLC

CHECKED BY:
MRM

DATE:
DECEMBER 7, 2021

REVISIONS: BY:
2/28/2020 YMS
PERMIT SUBMITTAL

1/11/2021 YMS
USE PERMIT
RESUBMITTAL

12/7/2021 NJH
USE PERMIT
RESUBMITTAL #2

JOB NUMBER:
19-123

FILE:
19-123CONC-SITE.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

C3.1

OF

8

APN 021-420-042
LANDS OF SELER
391 CRYSTAL SPRINGS ROAD

VINEYARD BLOCK A
(E) 0.85 ± ACRES
(P) 0.83 ± ACRES

APN 021-410-013
LANDS OF CRYSTAL VINES
HOLDINGS LLC
407 CRYSTAL SPRINGS ROAD

VINEYARD BLOCK B
(E) 1.30 ± ACRES
(P) 1.27 ± ACRES

WINERY CONCEPTUAL SITE
IMPROVEMENT
PLAN - WEST
SEE SHEET C3.1

WINERY CONCEPTUAL SITE
IMPROVEMENT
PLAN - EAST
SEE SHEET C3.2

VINEYARD BLOCK C
(E) 0.75 ± ACRES
(P) 0.62 ± ACRES

(P) BIORETENTION
AREA #1
FS = 320.30 ±
620 ± SF

(P) PARKING
9 STANDARD
(P) BIORETENTION
AREA #2
FS = 322.50 ±
540 ± SF

(P) WINERY
BUILDING
FF = 323.00
(SAD)

(P) WINERY
BUILDING
FF = 315.50
(SAD)

TEST PIT NOTE:
TEST PITS ONE THROUGH EIGHT (TP #1 - TP #8) WERE EXCAVATED BY
MADRONE ENGINEERING AND WERE WITNESSED BY JOEL DICKERSON OF
MADRONE ENGINEERING AND THE NAPA COUNTY PLANNING, BUILDING
AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH
DIVISION ON APRIL 25, 2018.

LEGEND:

- APPROXIMATE PROPERTY BOUNDARY
(SUBJECT PARCEL)
- APPROXIMATE PROPERTY BOUNDARY
(ADJACENT PARCEL)
- BLUELINE STREAM
- EXISTING VINEYARD
- PROPOSED EDGE OF PAVEMENT
- AC PAVING
- PERMEABLE SURFACE
- CONCRETE
- LANDSCAPE AREA

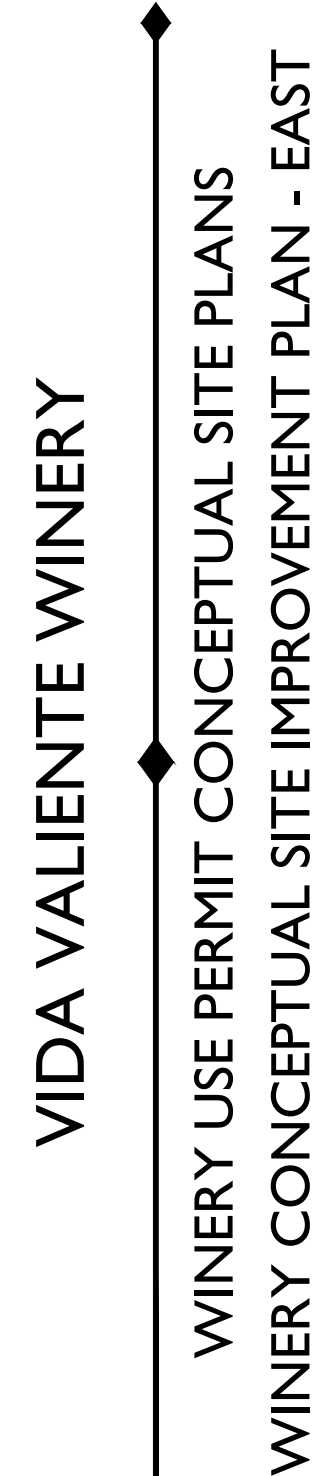
APN 021-410-028
LANDS OF WORKING
401 CRYSTAL SPRINGS ROAD

WINERY CONCEPTUAL SITE IMPROVEMENT PLAN - WEST

SCALE: 1" = 20'

WINERY
CONCEPTUAL SITE
IMPROVEMENT
PLAN - WEST
SEE SHEET C3.1

WINERY
CONCEPTUAL SITE
IMPROVEMENT
PLAN - EAST
SEE SHEET C3.2



8

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407 CRYSTAL SPRINGS ROAD
SAINT HELENA, CA 94574
APN 021-410-013

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SHEET NAME

SHEET NUMBER

PRODUCTION FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

A2.01



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SHEET NAME

SHEET NUMBER

TASTING ROOM AREA PLAN

SCALE: 1/8" = 1'-0"

1

A2.02

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SHEET NAME

SHEET NUMBER

HOSPITALITY FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

A2.03



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VIDA VALIENTE
WINERY

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SHEET NAME	

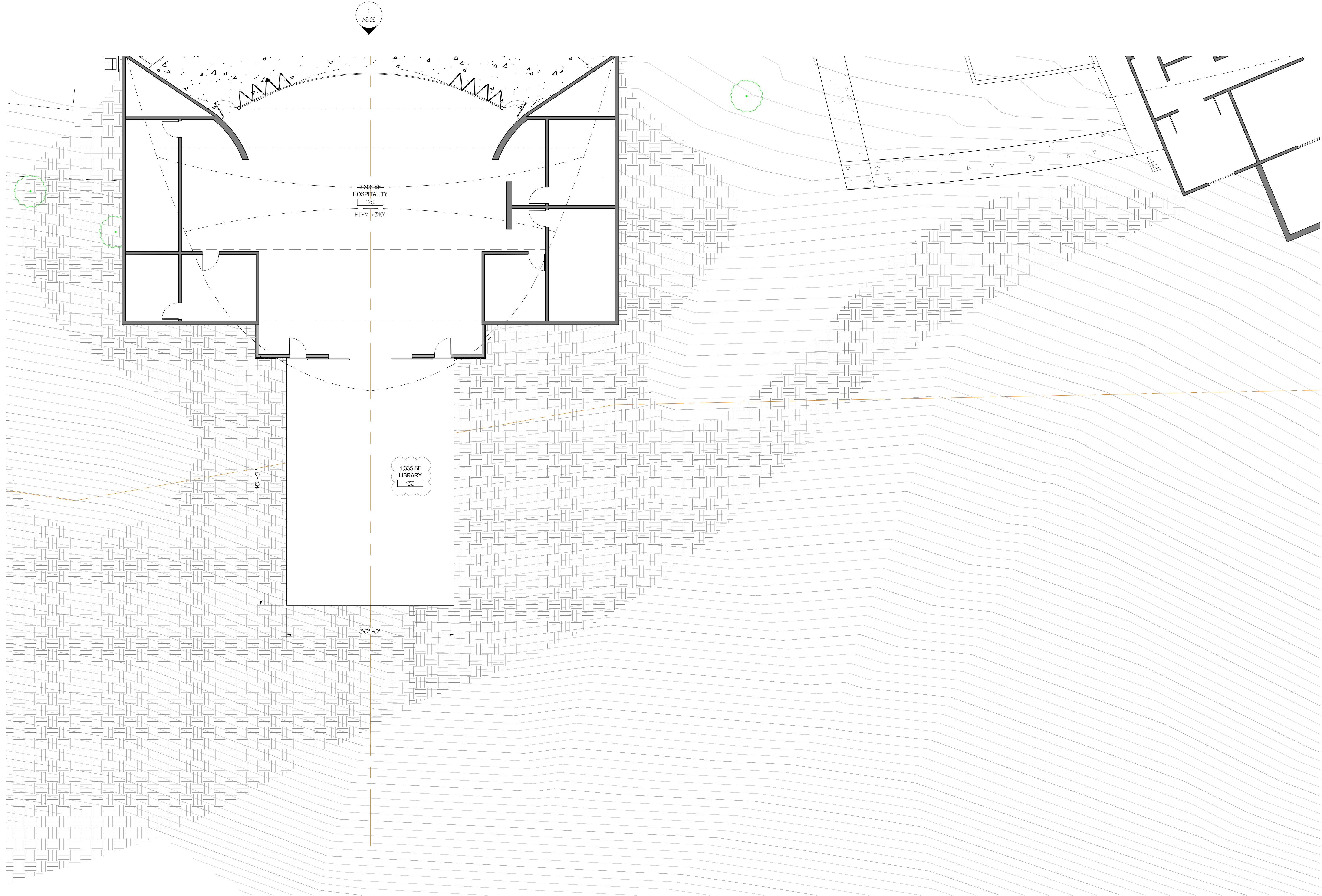
SHEET NUMBER

PRODUCTION CAVES FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

A2.04



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**VIDA VALIENTE
WINERY**

407 CRYSTAL SPRINGS ROAD SAINT HELENA, CA 94574 APN 021-410-013	
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WINERY

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SHEET NAME

ELEVATIONS

SHEET NUMBER

EAST ELEVATION

NTS

1

A3.01

GALVANIZED DARK METAL FASCIA



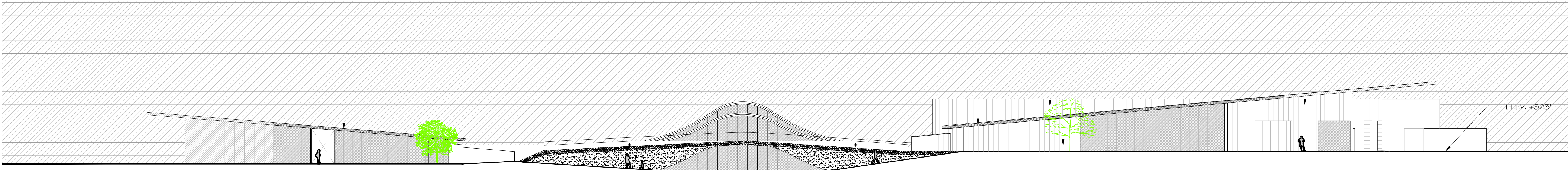
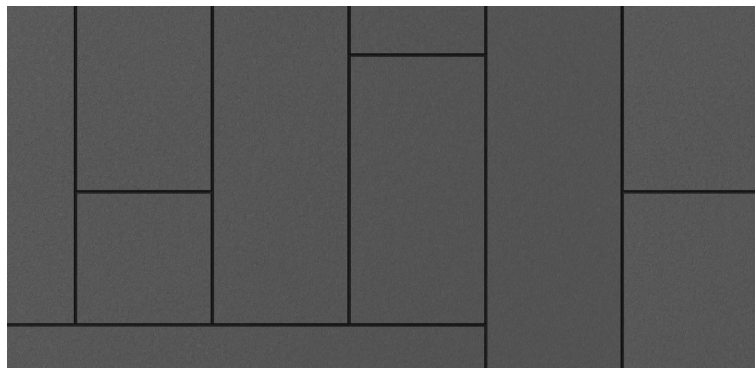
CONCRETE WITH INTEGRATED NATURAL COLOR



DARK EARTH TONE SEAMED METAL PANEL



DARK EARTH TONE FIBER CEMENT PANEL



TASTING ROOM
A3.03, A3.04

HOSPITALITY
A3.05

PRODUCTION BUILDING
A3.02