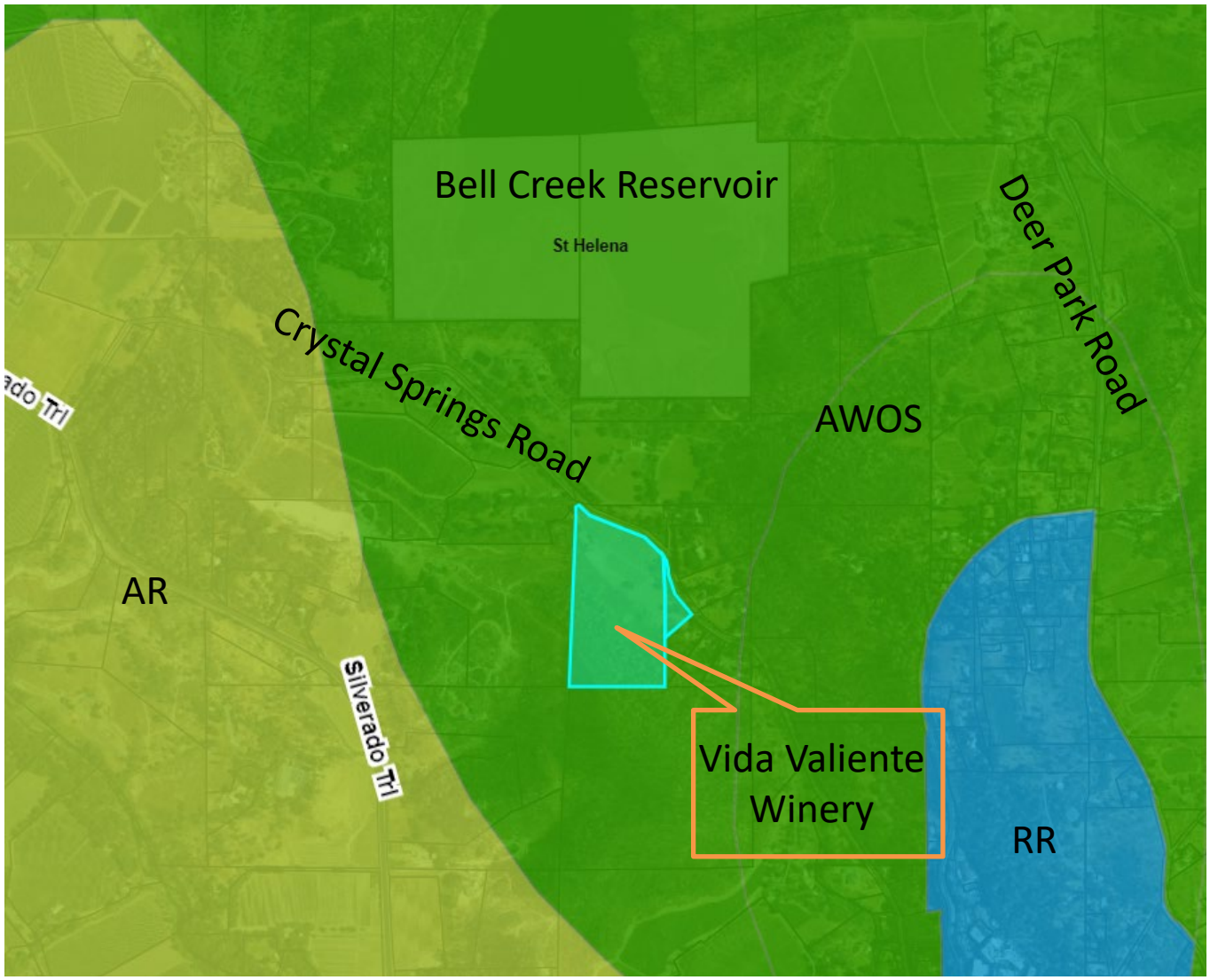
“K”

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

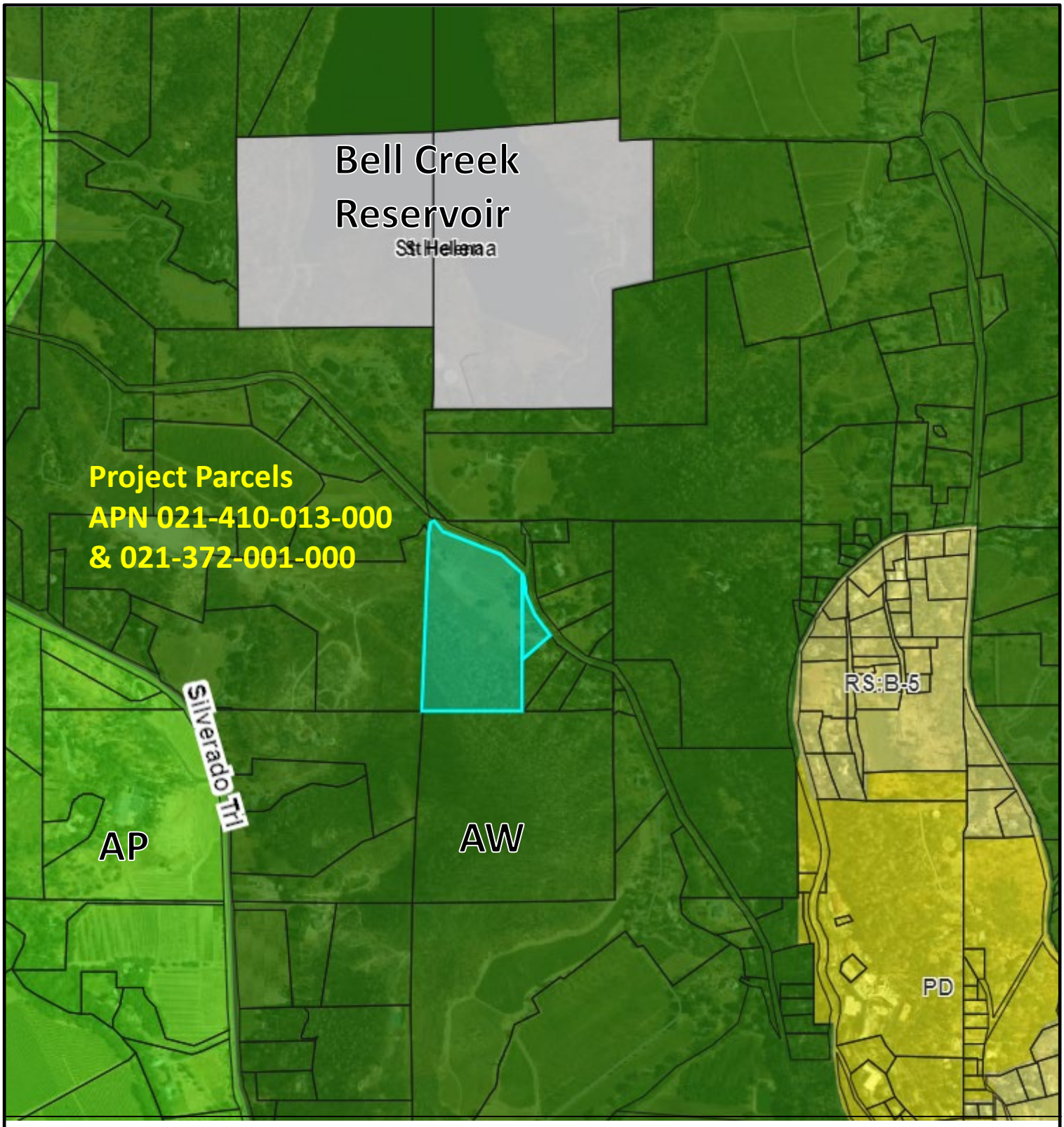
- Agriculture, Watershed & Open Space
- Agricultural Resource

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

APN: 021-410-013-000 & 021-372-001-000

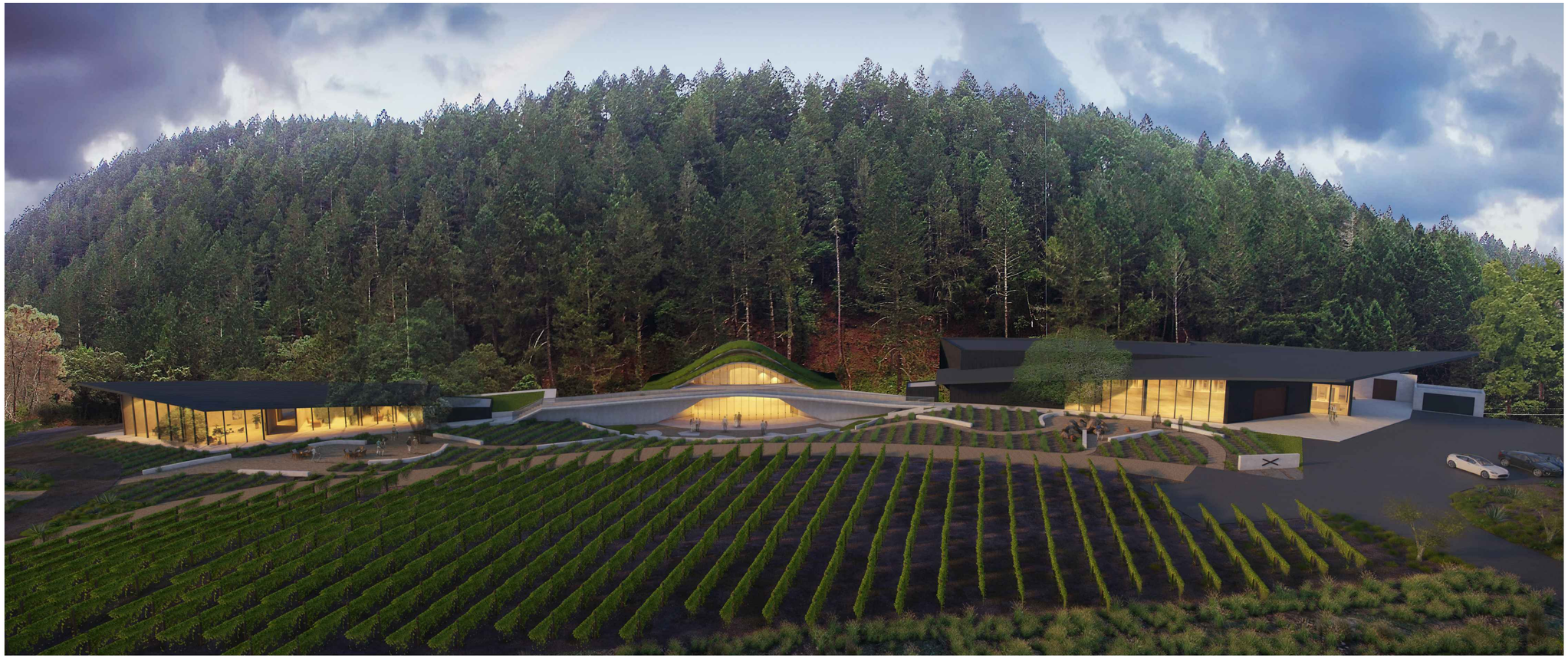

Bell Creek
Reservoir
St Helena
Project Parcels
APN 021-410-013-000
& 021-372-001-000
Silverado Trl
AP
AW
RS:B-5
PD
LEGEND
Zoning
Parcels
0
½ Mile
N
ZONING MAP

N

Existing Conditions

P20-00079-UP

APN: 021-410-013-000 & 021-372-001-000



RENDERINGS - AERIAL ELEVATION VIEW

N.T.S.

1

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SIGNUM ARCHITECTURE, LLP 707 963 8831
1050 Adams Street, Suite D, St. Helena, CA 94574

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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

A5.01

RENDERINGS - AERIAL VIEW OVERLOOKING HOSPITALITY

N.T.S.

1

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

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DATE	12.04.20
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SCALE	AS NOTED

REVISIONS

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USE PERMIT RESUBMITTAL	12.04.2020
USE PERMIT RESUBMITTAL	12.07.2021

SHEET NAME

RENDERINGS

SHEET NUMBER

A5.02

RENDERINGS - VIEW FROM MAIN ACCESS TOWARDS PRODUCTION 1

N.T.S.

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

PROJECT NUMBER	1806
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SCALE	AS NOTED

REVISIONS

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SHEET NAME

RENDERINGS

SHEET NUMBER

A5.03

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ALTERNATE "A" FOR FIRE PROTECTION WATER: CONNECT TO CITY WATER MAIN IN THIS GENERAL AREA (LOCATION TO BE CONFIRMED) TO PROVIDE WATER TO HYDRANTS AND SPRINKLER SYSTEMS ONSITE. IF APPROVED BY CITY OF ST. HELENA THEN ONSITE STORAGE AND PUMPS FOR FIRE PROTECTION WOULD NOT BE REQUIRED.

APN 021-410-012
LANDS OF CITY OF ST. HELENA

APN 021-420-021
LANDS OF CITY OF ST. HELENA

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

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

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

APN 021-371-010
LANDS OF SMITH
450 CRYSTAL SPRINGS ROAD

APN 021-372-001
LANDS OF DRUMWRIGHT
461 CRYSTAL SPRINGS ROAD

APN 021-372-002
LANDS OF HOLMGREN / MARTINELLI
471 CRYSTAL SPRINGS ROAD

CRYSTAL SPRINGS ROAD

APPROXIMATE PROPERTY LINE

BELL CREEK

BACKFLOW PREVENTER

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

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

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

VINEYARD BLOCK D
(E) 0.52 ± ACRES
(P) 0.44 ± ACERS

(P) DRIVEWAY
COMMON DRIVE
20' PAVED
22' HORIZONTAL CLEARANCE
(SEE SHEET C4)

(P) DRIVEWAY
ONE-WAY LOOP
14' PAVED
16' HORIZONTAL CLEARANCE
(EMERGENCY VEHICLES AND SERVICE ONLY)
(SEE SHEET C4)

(P) SERVICE DRIVEWAY
16' HORIZONTAL CLEARANCE
(SEE SHEET C4)

CONCEPTUAL SITE IMPROVEMENT PLAN - WEST
SEE SHEET C3.1

CONCEPTUAL SITE IMPROVEMENT PLAN - EAST
SEE SHEET C3.2

300' SETBACK FROM CENTERLINE OF RIGHT OF WAY

100' SETBACK

35' SETBACK FROM TOP OF BANK (<4' DEEP)

45' SETBACK FROM TOP OF BANK (1% - 5% SLOPES)

TOP OF BANK

DRAINAGE COURSE

(P) WELL

(E) WELL TO BE PLACED IN BELOW GROUND VAULT

COVERED OUTDOOR WORK AREA

(P) PARKING

TO BUILDINGS AND CAVES

ROOF @ SETBACK LINE

(P) UNDERGROUND STORAGE AREA

(P) WINERY BUILDING
SEE SHEET C3.1

(P) WINERY BUILDING
SEE SHEETS C3.1 & C3.2

(P) WINERY BUILDING
SEE SHEET C3.2

(P) HOSPITALITY CAVE

(P) PRODUCTION CAVES

(P) UNDERGROUND STORAGE AREA

(P) WATER STORAGE TUNNEL

100' SETBACK TO PROCESS WASTE IRRIGATION AREA

(P) PROCESS WASTE IRRIGATION AREA
1.8 ± ACRES

(P) SEPTIC SYSTEM & RESERVE AREA
SEE SHEET C3.2

100' SETBACK TO SEPTIC SYSTEM

SEPTIC SYSTEM TEST PIT. SEE NOTE. THIS SHEET.

(E) RESIDENCE

TP #1 TP #2 TP #3 TP #4 TP #5 TP #6 TP #7 TP #8

CP # 1 N: 1962807.20 E: 6423037.88
CP # 2 N: 1963452.34 E: 6423601.69
CP # 3 N: 1962603.72 E: 6423246.66
CP # 4 N: 1962342.30 E: 6423432.70
CP # 5 N: 1962393.71 E: 6423379.42
CP # 6 N: 1962393.71 E: 6423379.42
CP # 7 N: 1962839.02 E: 6423363.78
CP # 8 N: 1962393.71 E: 6423379.42
CP # 9 N: 1962204.58 E: 6423449.87
CP # 10 N: 1962398.27 E: 6423392.24
CP # 11 N: 1962829.08 E: 6423443.94
CP # 50 N: 1963.38 E: 6423.38

SCALE: 1" = 40'
0 40' 80'

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

WINERY CONCEPTUAL SITE IMPROVEMENT PLAN

SCALE: 1" = 40'

APPLIED CIVIL ENGINEERING INCORPORATED
2074 West Lincoln Avenue
Napa, CA 94558
(707) 320-4968 (707) 320-2395 Fax
www.appliedcivil.com

VIDA VALIENTE WINERY

WINERY USE PERMIT CONCEPTUAL SITE PLANS
WINERY CONCEPTUAL SITE IMPROVEMENT PLAN

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MUTRAUX
No. 57400
Exp. 12/31/2022
CIVIL
STATE OF CALIFORNIA

NOT FOR USE FOR CONSTRUCTION

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: DECEMBER 7, 2021

REVISIONS:	BY:
2/28/2020 PERMIT SUBMITTAL	YMS
1/11/2021 USE PERMIT RESUBMITTAL	YMS
12/7/2021 USE PERMIT RESUBMITTAL #2	NJH

JOB NUMBER: 19-123

FILE: 19-123CONC-SITE.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C3.0 OF 8

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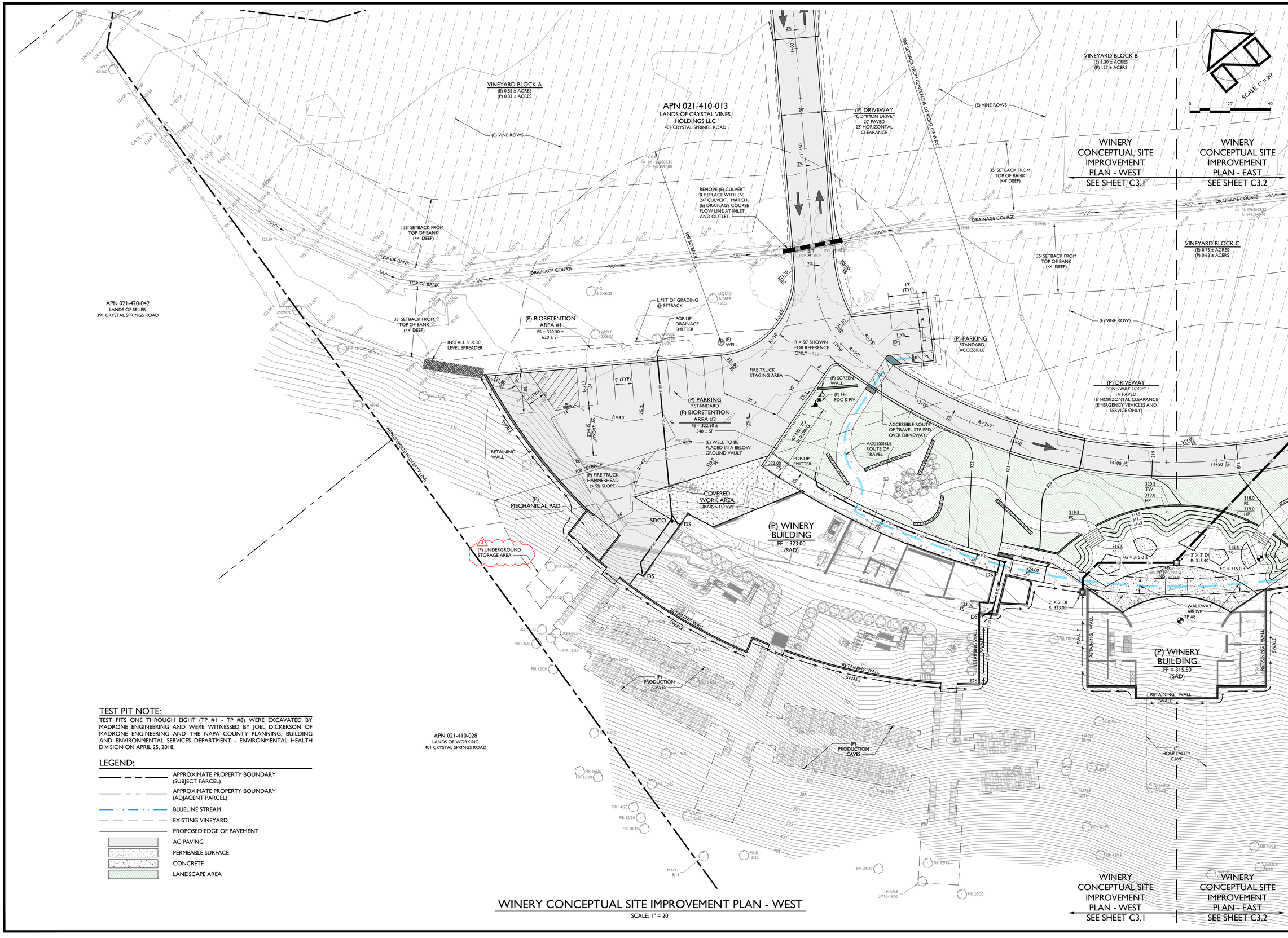

TEST PIT NOTE:

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

WINERY CONCEPTUAL SITE IMPROVEMENT PLAN - WEST

SCALE: 1" = 20'

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Napa, CA 94558
(707) 320-4968 (707) 320-2395 Fax
www.appliedcivil.com

VIDA VALIENTE WINERY

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

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MUELRATH
No. 87430
Exp. 12/31/2022
CIVIL
STATE OF CALIFORNIA
FOR USE PERMIT NOT FOR CONSTRUCTION

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: DECEMBER 7, 2021

REVISIONS:	BY:
2/28/2020 PERMIT SUBMITTAL	YMS
1 1/11/2021 USE PERMIT RESUBMITTAL	YMS
2 12/7/2021 USE PERMIT RESUBMITTAL #2	NJH

JOB NUMBER: 19-123

FILE: 19-123CONC-SITE.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C3.1 OF 8

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

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

(P) DRIVEWAY
"ONE-WAY LOOP"
14' PAVED
16' HORIZONTAL CLEARANCE
(EMERGENCY VEHICLES AND SERVICE ONLY. ONE WAY)

300' SETBACK FROM CENTERLINE OF RIGHT OF WAY

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

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

REMOVE (E) CULVERT & REPLACE WITH (N) 24" CULVERT. MATCH (E) DRAINAGE COURSE FLOW LINE AT INLET AND OUTLET.

35' SETBACK FROM TOP OF BANK (<4' DEEP)

DRAINAGE COURSE

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

(E) VINE ROWS

22' WIDE TURNOUT FOR FIRE TRUCK STAGING AREA

(P) DRIVEWAY
"ONE-WAY LOOP"
14' PAVED
16' HORIZONTAL CLEARANCE (EMERGENCY VEHICLES AND SERVICE ONLY)

(P) BIORETENTION AREA #3
FS = 315.5 ±
355 ± SF

POP-UP EMITTER

GRADE TO DRAIN

(P) FH

2' X 2' DI
R: 317.50

2' X 2' DI
R: 320.00

2' X 2' DI
R: 321.00

1' X 1' DI

(P) BIORETENTION AREA #4
FS = 316.5 ±
100 ± SF

(P) WINERY BUILDING
FF = 318.00
(SAD)

2' X 2' DI
R: 316.80

2' X 2' DI
R: 314.80

(P) WINERY BUILDING
FF = 315.50
(SAD)

WALKWAY ABOVE
TP #8

RETAINING WALL
SWALE

(P) HOSPITALITY CAVE

(P) DOMESTIC WATER TANKS
500 GALLON X 2

(P) UNDERGROUND STORAGE AREA

(P) WATER STORAGE TUNNEL

(P) TRASH ENCLOSURE
FS = 315.00
DRAINS TO PW

TURNAROUND FOR GARBAGE TRUCK

(P) SERVICE DRIVEWAY
16' HORIZONTAL CLEARANCE

(E) VINE ROWS

BELL CREEK

CRYSTAL SPRINGS ROAD

45' STREAM SETBACK FROM TOP OF BANK (1% - 5% SLOPES)

TOP OF BANK

100' SETBACK FROM TOP OF BANK TO SEPTIC SYSTEM

APN 021-372-001
LANDS OF DRUMWRIGHT
461 CRYSTAL SPRINGS ROAD

VINEYARD BLOCK D
(E) 0.52 ± ACRES
(P) 0.44 ± ACERS

APPROXIMATE LOCATION OF LEACH FIELD PER COUNTY RECORDS

(E) RESIDENCE

(P) STORMWATER INFILTRATION CHAMBERS BELOW GROUND (FINAL DESIGN TO BE SUBMITTED AT BUILDING PERMIT STAGE)

(E) VINE ROWS

APPROXIMATE PROPERTY LINE

BUBBLE UP
RIM: 310.00
INV: 307.00

(P) SS & PW TREATMENT TANK
(BELOW GROUND)

90 LF INFILTRATION TRENCH / LEVEL SPREADER

(P) SS & PW SUBSURFACE DRIP DISPERSAL AREA
3,100 SF

25' MIN.

(P) 200% RESERVE AREA
6,200 SF

(E) WELL TO BE DEMOLISHED. SEE NOTE, SHEET C3.0

100' SETBACK TO SEPTIC SYSTEM

(P) PROCESS WASTE IRRIGATION AREA
1.8 ± ACRES

TP #1
TP #2
TP #3
TP #4
TP #5
TP #6
TP #7

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

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

WINERY CONCEPTUAL SITE IMPROVEMENT PLAN - EAST

SCALE: 1" = 20'

SCALE: 1" = 20'
0 20' 40'

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.

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

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www.appliedcivil.com

VIDA VALIENTE WINERY

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

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
TYCHEL R. MUELLER
No. 87600
REN: 12/31/2022
12.7.2021
CIVIL
STATE OF CALIFORNIA

NOT FOR PERMIT OR CONSTRUCTION

DRAWN BY: PowerCAD LLC

CHECKED BY: MRM

DATE: DECEMBER 7, 2021

REVISIONS:		BY:
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1	1/11/2021 USE PERMIT RESUBMITTAL	YMS
2	12/7/2021 USE PERMIT RESUBMITTAL #2	NJH

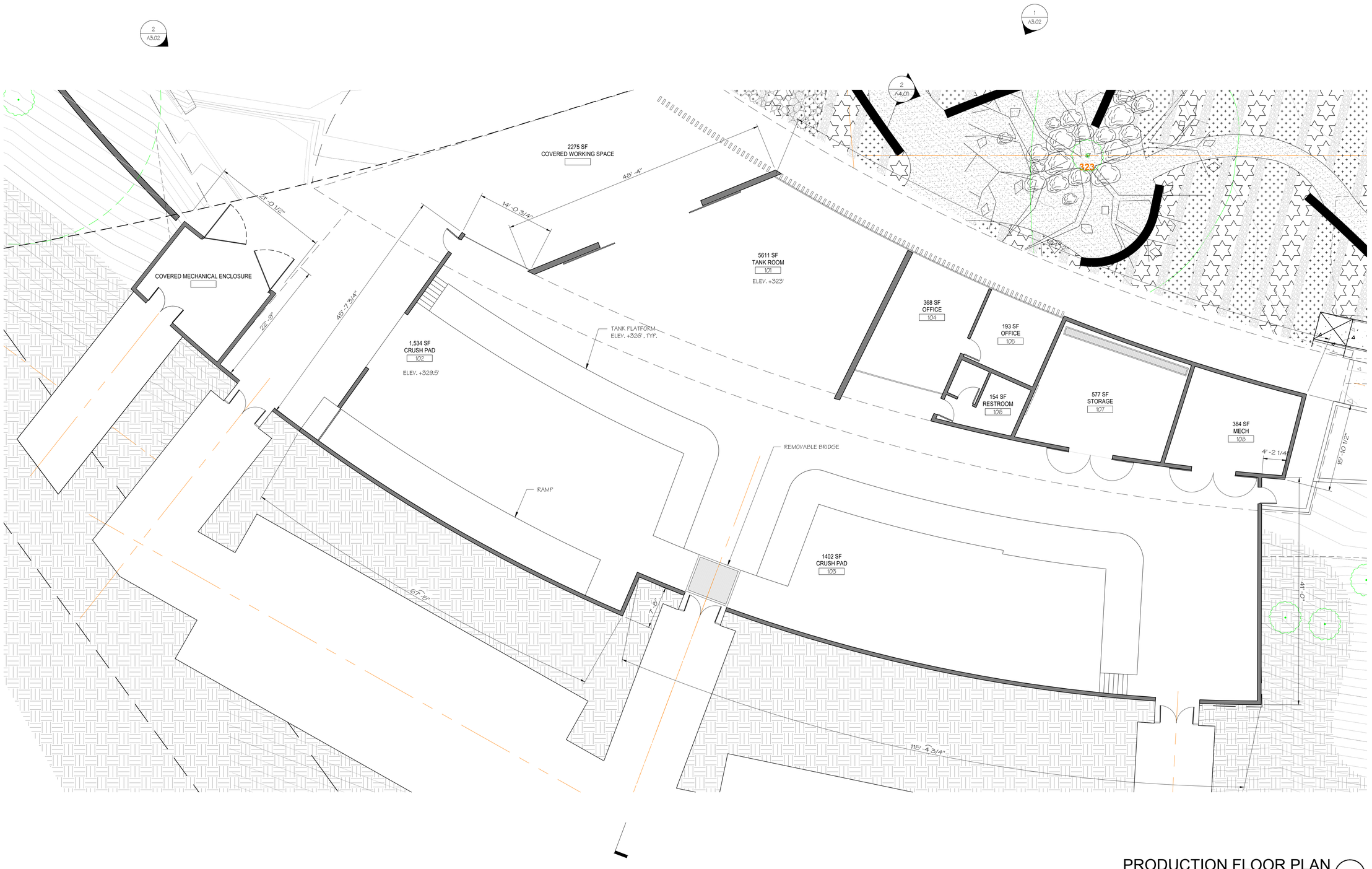
JOB NUMBER: 19-123

FILE: 19-123CONC-SITE.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER: C3.2

OF 8



PRODUCTION FLOOR PLAN (1)

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

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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

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USE PERMIT RESUBMITTAL	12.07.2021

SHEET NAME

SHEET NUMBER

A2.01

TASTING ROOM AREA PLAN

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

1

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SHEET NUMBER

A2.02

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architecture

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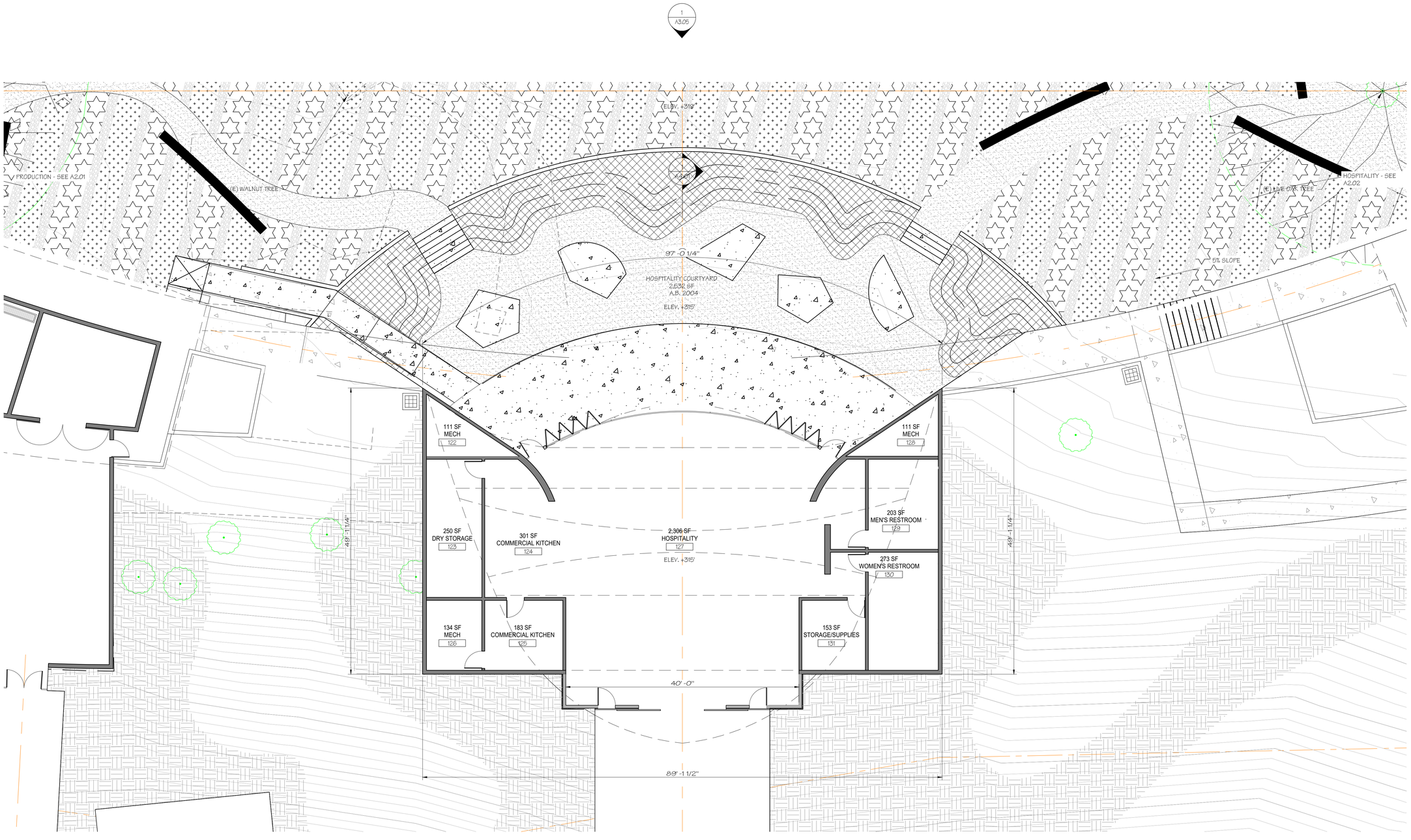
USE PERMIT RESUBMITTAL	12.07.2021

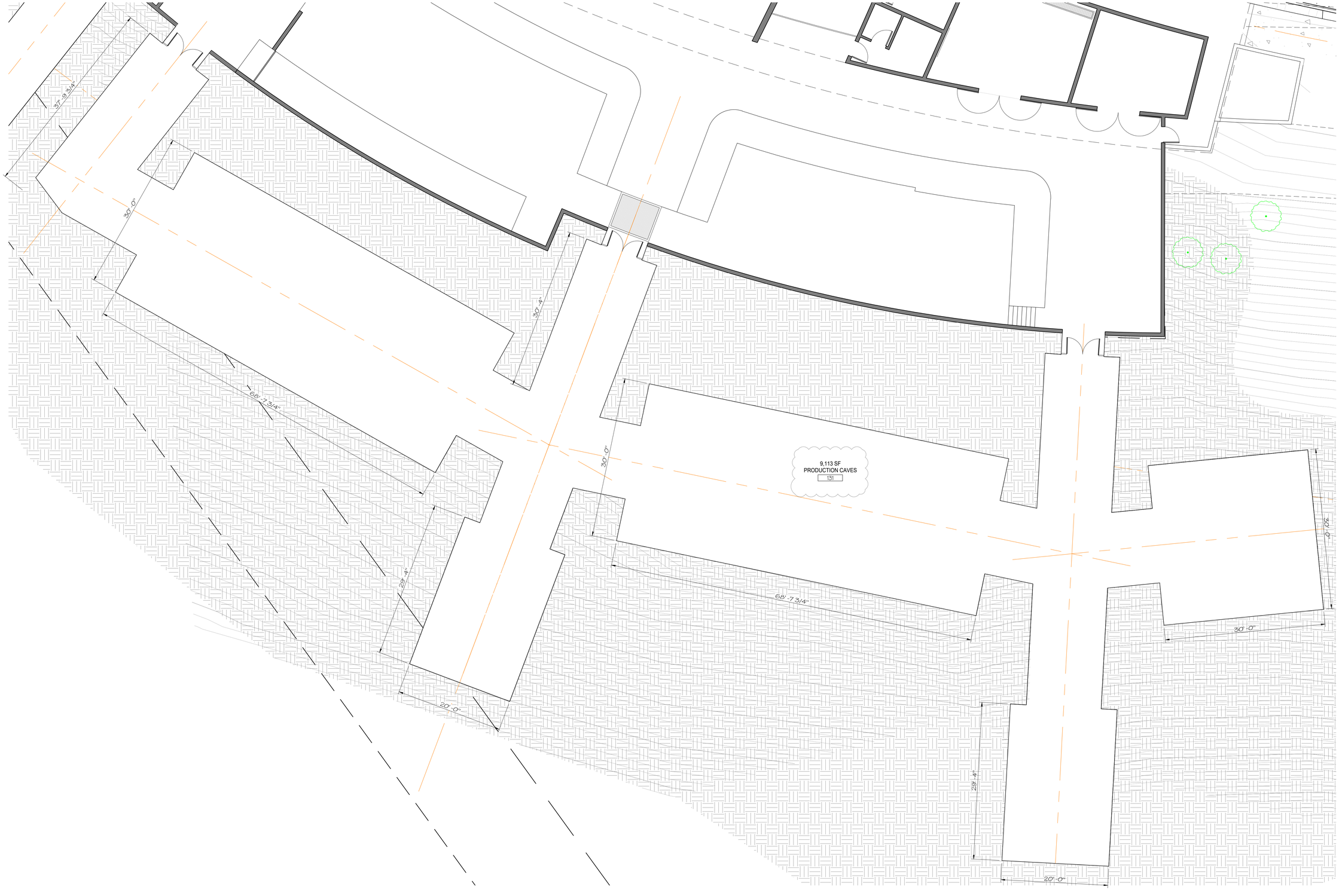
SHEET NAME

SHEET NUMBER

A2.03



HOSPITALITY FLOOR PLAN 1
SCALE: 1/8" = 1'-0"



PRODUCTION CAVES FLOOR PLAN

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

1

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

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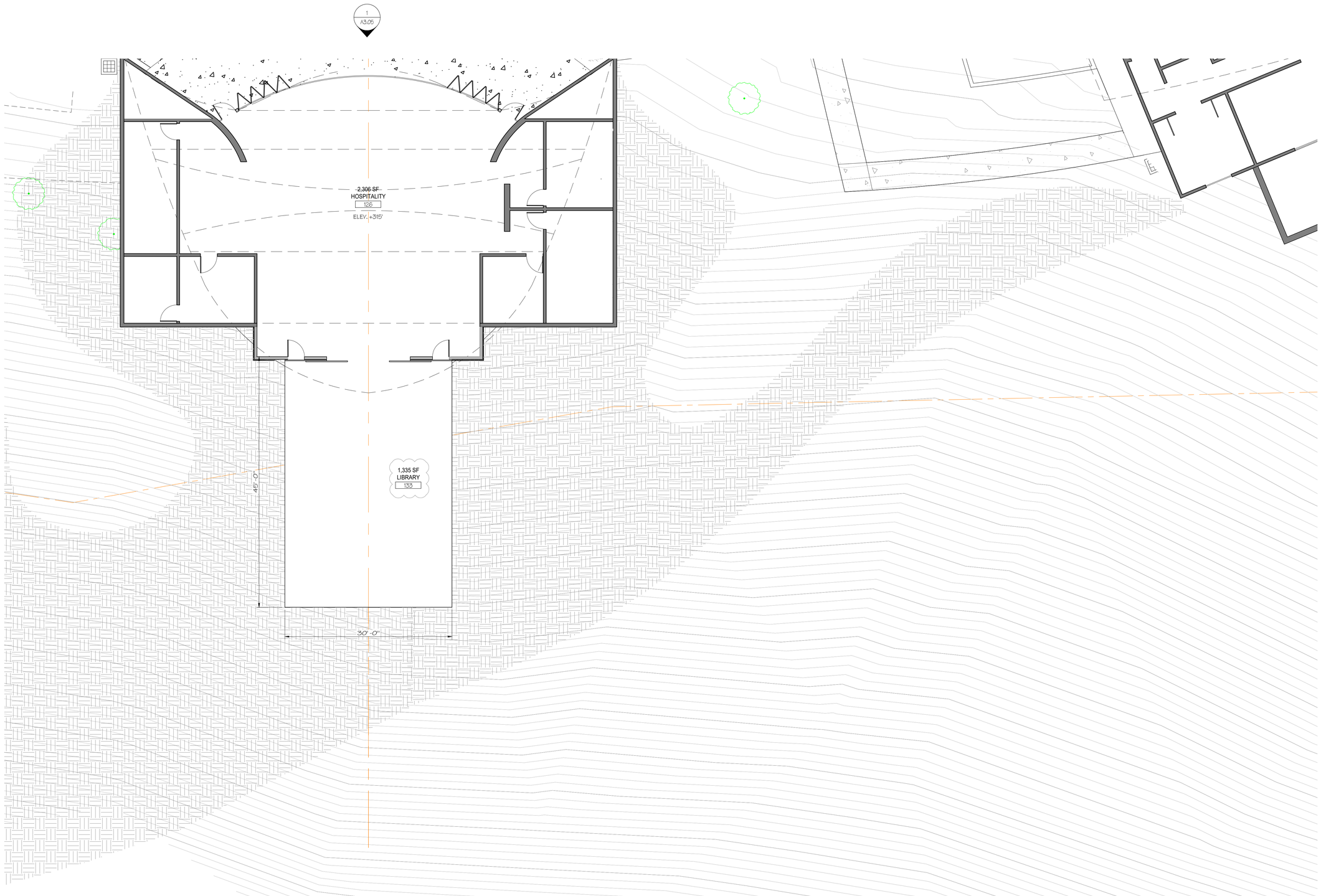
USE PERMIT RESUBMITTAL	12.04.2020
USE PERMIT RESUBMITTAL	12.07.2021

SHEET NAME

SHEET NUMBER

A2.04



PRIVATE CAVES FLOOR PLAN 1

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

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VIDA VALIENTE
WINERY

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USE PERMIT RESUBMITTAL	12.07.2021

SHEET NAME

SHEET NUMBER

A2.05

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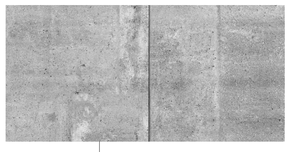
VIDA VALIENTE
WINERY

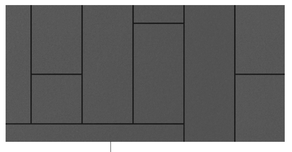
GALVANIZED DARK METAL FASCIA

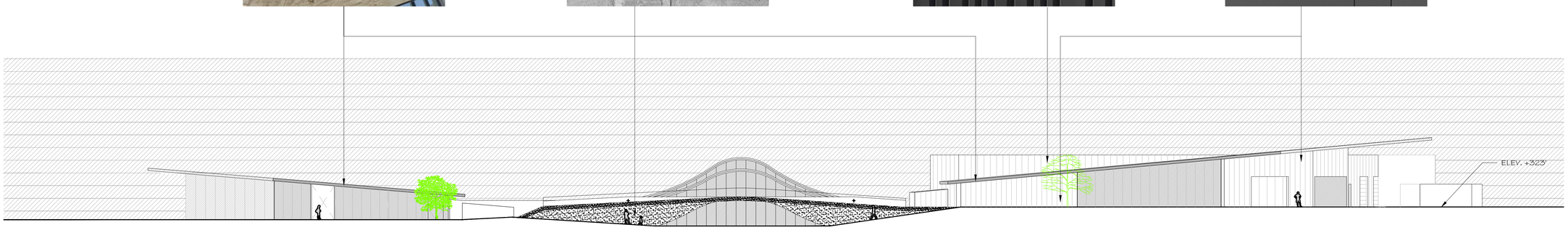
CONCRETE WITH INTEGRATED NATURAL COLOR



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

EAST ELEVATION
NTS

1

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

ELEVATIONS

SHEET NUMBER

A3.01