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Graphics (Proposed Project Plans, Formerly  
Approved P08-00099 Project Plans)

AXR Napa Valley Winery Permit No. P22-00417-UP, P26-00045-VAR, & P26-  
00044-VIEW

Planning Commission Hearing – June 3, 2026



JUANCARLOS FERNANDEZ  
PROJECT DESIGNER

SIGNUM ARCHITECTURE, LLP 707 963 8831  
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**AXR NAPA VALLEY**

3199 ST. HELENA HIGHWAY NORTH  
ST. HELENA, CA 94574  
APN 022-080-025

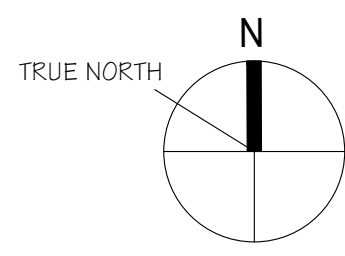
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DATE	06/02/22
CHECKED BY	JC
DRAWN BY	JP/AR
SCALE	AS NOTED

REVISIONS	
USE PERMIT	04/07/23
USE PERMIT RESUBMITTAL	06/12/25
USE PERMIT RESUBMITTAL	11/14/25

SHEET NAME  
**USE PERMIT  
SITE PLAN**

SHEET NUMBER

**GO.02 (UP)**



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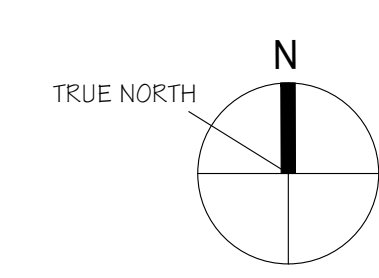
SHEET NAME  
**EXISTING SITE PLAN**

SHEET NUMBER  
**G0.02 E**

USE PERMIT



APN 022-080-025-000



EXISTING SITE PLAN-AS PURCHASED IN 2017

SCALE: 1/32" = 1'-0"

1

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SHEET NAME

**PROPOSED SITE PLAN**

SHEET NUMBER

**G0.02 P**

USE PERMIT



PROPOSED SITE PLAN 1  
SCALE: 1/32" = 1'-0"

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SHEET NAME

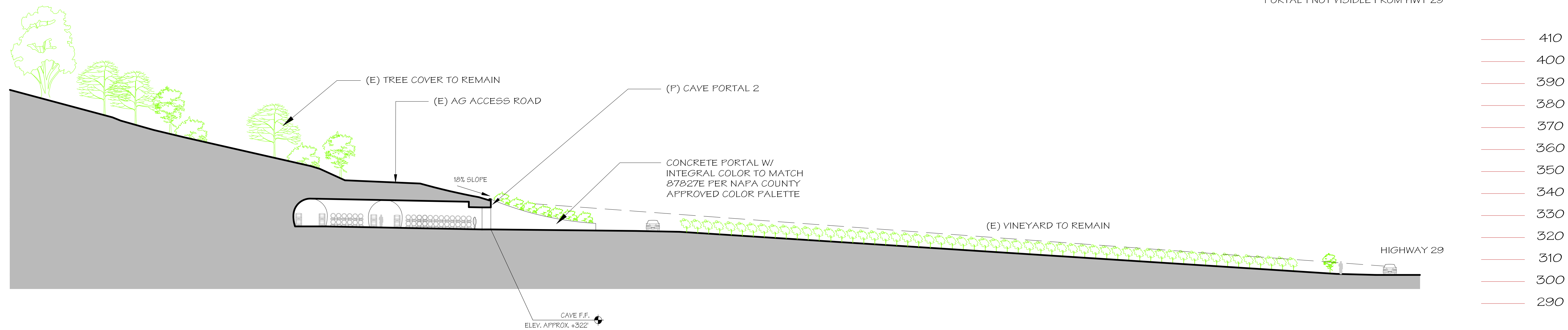
CAVES  
VIEWSHED  
STUDY

SHEET NUMBER

G0.03

USE PERMIT

PORTAL 3 SIMILAR  
PORTAL 1 NOT VISIBLE FROM HWY 29



PORTAL 2 SECTION

VIEWSHED STUDY 1  
SCALE: N.T.S.



PROPOSED VIEW FROM HIGHWAY 29



EXISTING VIEW FROM HIGHWAY 29

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SHEET NAME

**CAVE PORTAL RENDERING**

SHEET NUMBER

**GO.04**

USE PERMIT

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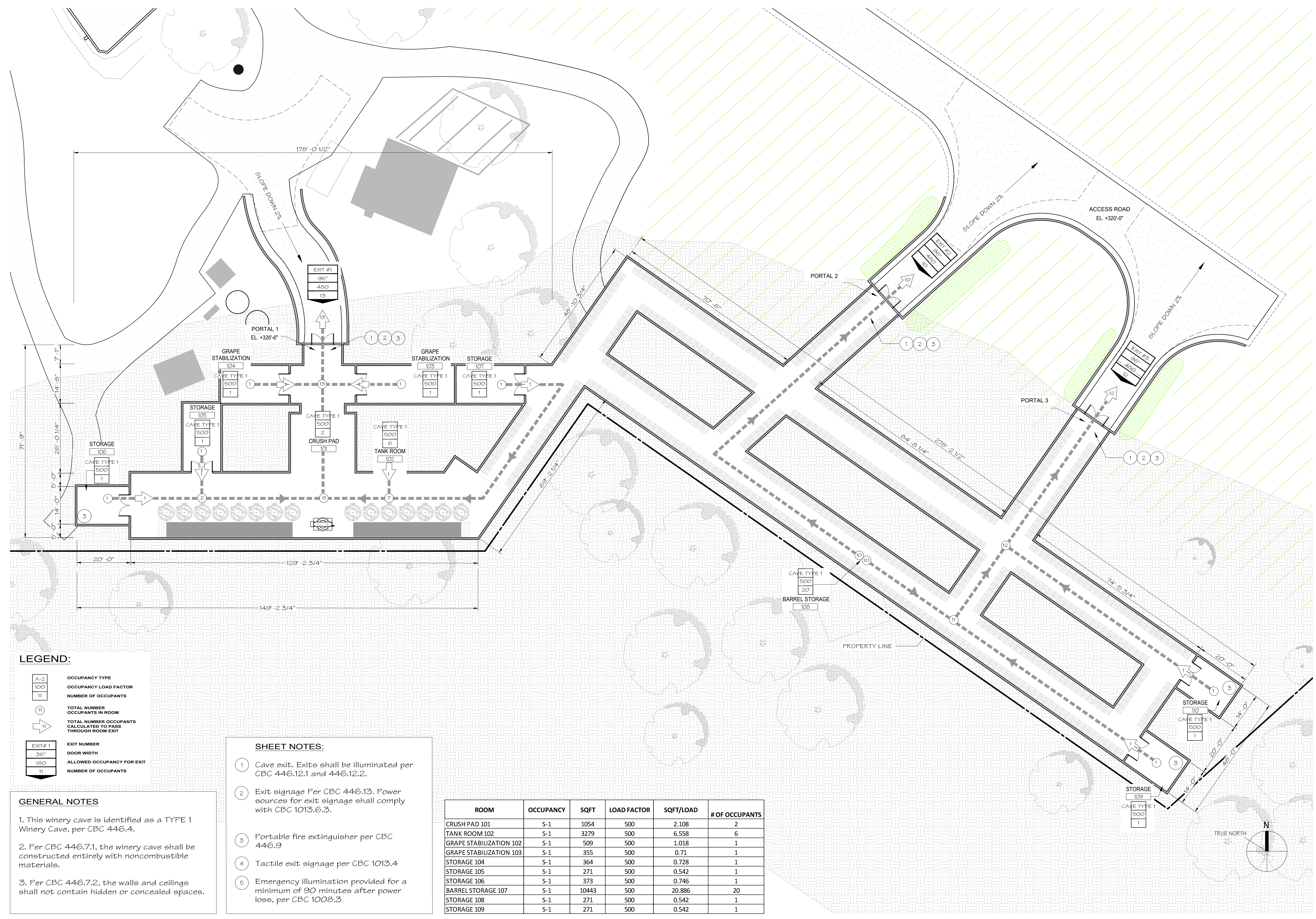
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SHEET NAME  
**EGRESS PLAN  
CAVES**

SHEET NUMBER

G0.05

USE PERMIT



**LEGEND:**

A-2	OCCUPANCY TYPE
100	OCCUPANCY LOAD FACTOR
11	NUMBER OF OCCUPANTS
(11)	TOTAL NUMBER OCCUPANTS IN ROOM
→	TOTAL NUMBER OCCUPANTS CALCULATED TO PASS THROUGH ROOM EXIT
EXIT# 1	EXIT NUMBER
36"	DOOR WIDTH
180	ALLOWED OCCUPANCY FOR EXIT
11	NUMBER OF OCCUPANTS

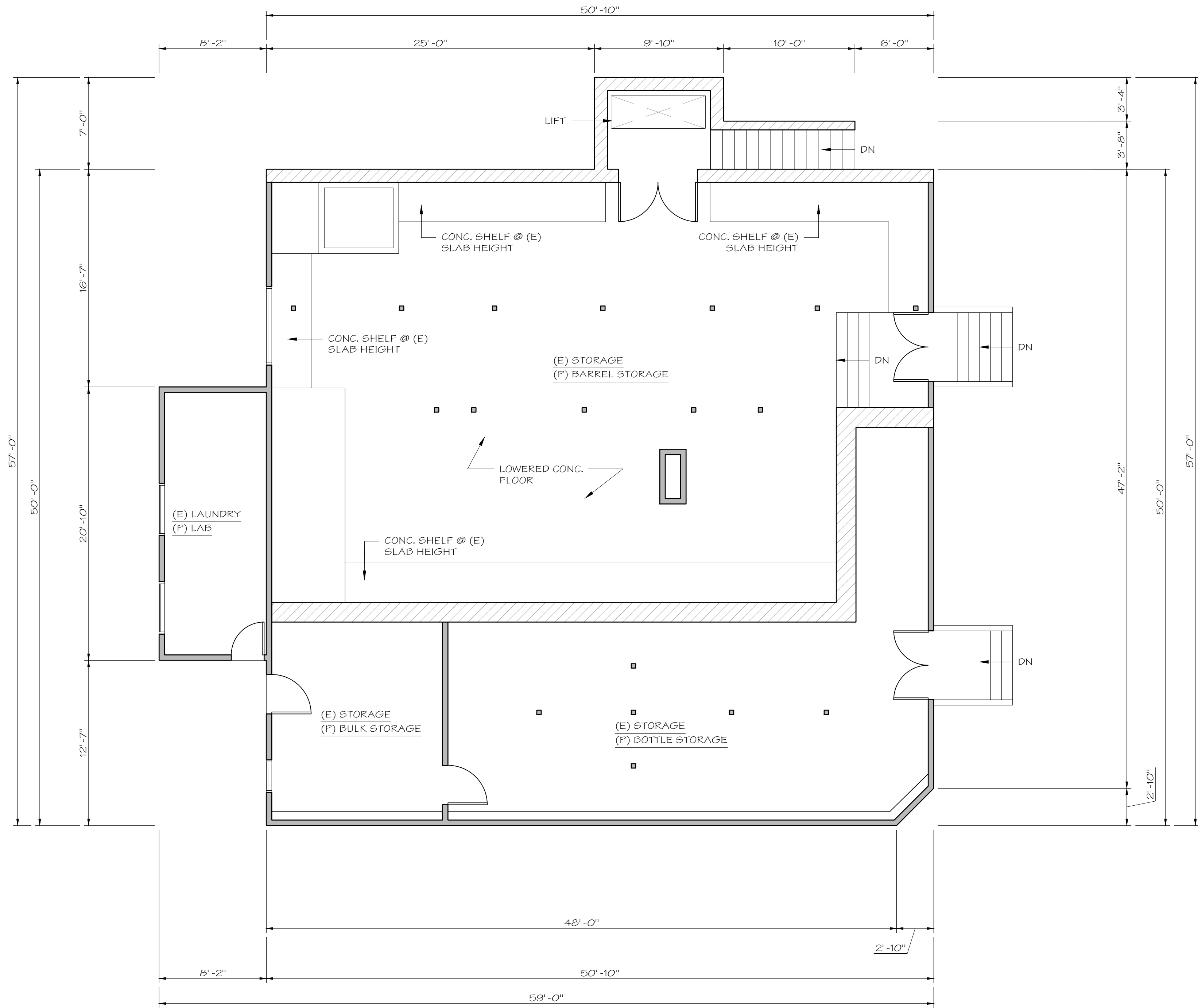
- SHEET NOTES:**
- 1 Cave exit. Exits shall be illuminated per CBC 446.12.1 and 446.12.2.
  - 2 Exit signage Per CBC 446.13. Power sources for exit signage shall comply with CBC 1013.6.3.
  - 3 Portable fire extinguisher per CBC 446.9
  - 4 Tactile exit signage per CBC 1013.4
  - 5 Emergency illumination provided for a minimum of 90 minutes after power loss, per CBC 100B.3

**GENERAL NOTES**

1. This winery cave is identified as a TYPE 1 Winery Cave, per CBC 446.4.
2. Per CBC 446.7.1, the winery cave shall be constructed entirely with noncombustible materials.
3. Per CBC 446.7.2, the walls and ceilings shall not contain hidden or concealed spaces.

ROOM	OCCUPANCY	SQFT	LOAD FACTOR	SQFT/LOAD	# OF OCCUPANTS
CRUSH PAD 101	S-1	1054	500	2.108	2
TANK ROOM 102	S-1	3279	500	6.558	6
GRAPE STABILIZATION 102	S-1	509	500	1.018	1
GRAPE STABILIZATION 103	S-1	355	500	0.71	1
STORAGE 104	S-1	364	500	0.728	1
STORAGE 105	S-1	271	500	0.542	1
STORAGE 106	S-1	373	500	0.746	1
BARREL STORAGE 107	S-1	10443	500	20.886	20
STORAGE 108	S-1	271	500	0.542	1
STORAGE 109	S-1	271	500	0.542	1

EGRESS PLAN 1  
SCALE: 1/16" = 1'-0"



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SHEET NAME  
**WINERY BASEMENT PLAN**

SHEET NUMBER

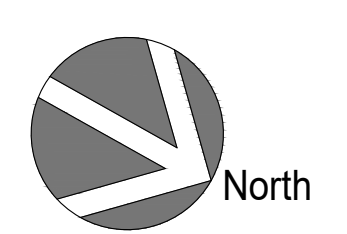
**A2.00 (UP)**

WINERY BASEMENT PLAN-PER 2008 USE PERMIT #P08-00099

SCALE: 3/16" = 1'-0"

1

USE PERMIT



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USE PERMIT RESUBMITTAL 11/14/25

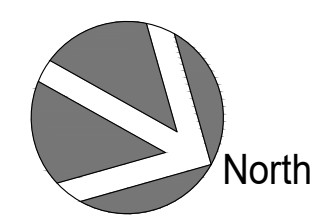
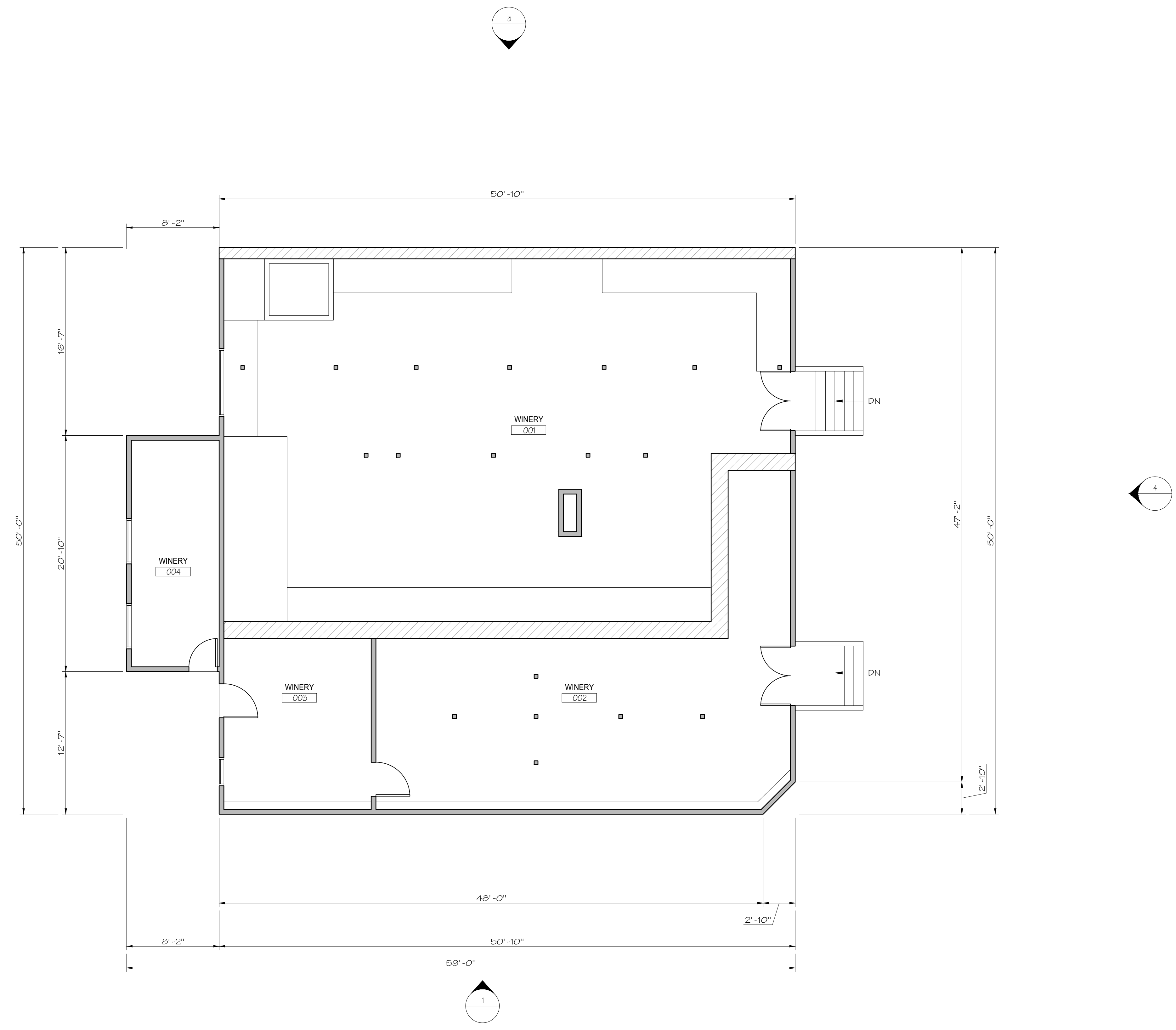
SHEET NAME

**WINERY  
BASEMENT PLAN  
EXISTING**

SHEET NUMBER

**A2.00 (E)**

USE PERMIT



EXISTING WINERY BASEMENT PLAN-AS PURCHASED IN 2017

SCALE: 3/16" = 1'-0"

1

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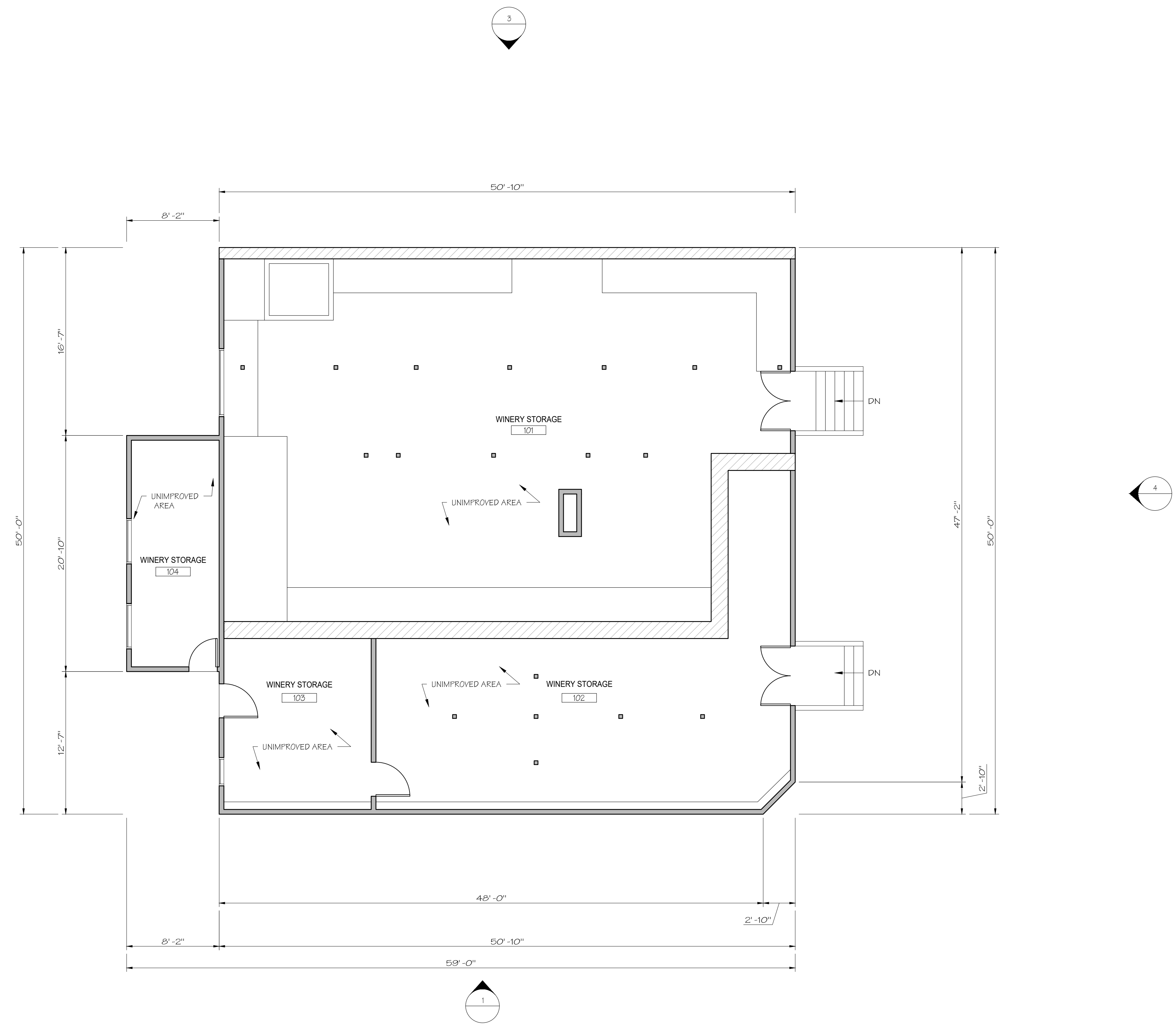
SHEET NAME

**WINERY  
BASEMENT PLAN  
PROPOSED**

SHEET NUMBER

**A2.00 (P)**

USE PERMIT

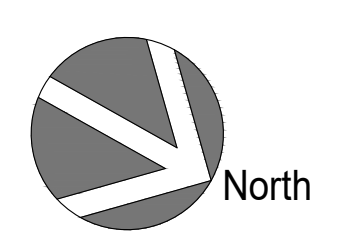


**EXISTING TO REMAIN.  
NO IMPROVED AREAS**

**PROPOSED WINERY BASEMENT PLAN**

SCALE: 3/16" = 1'-0"

1



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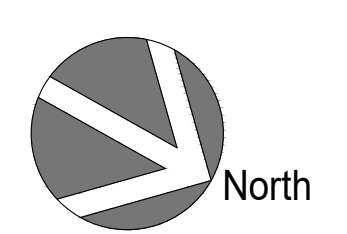
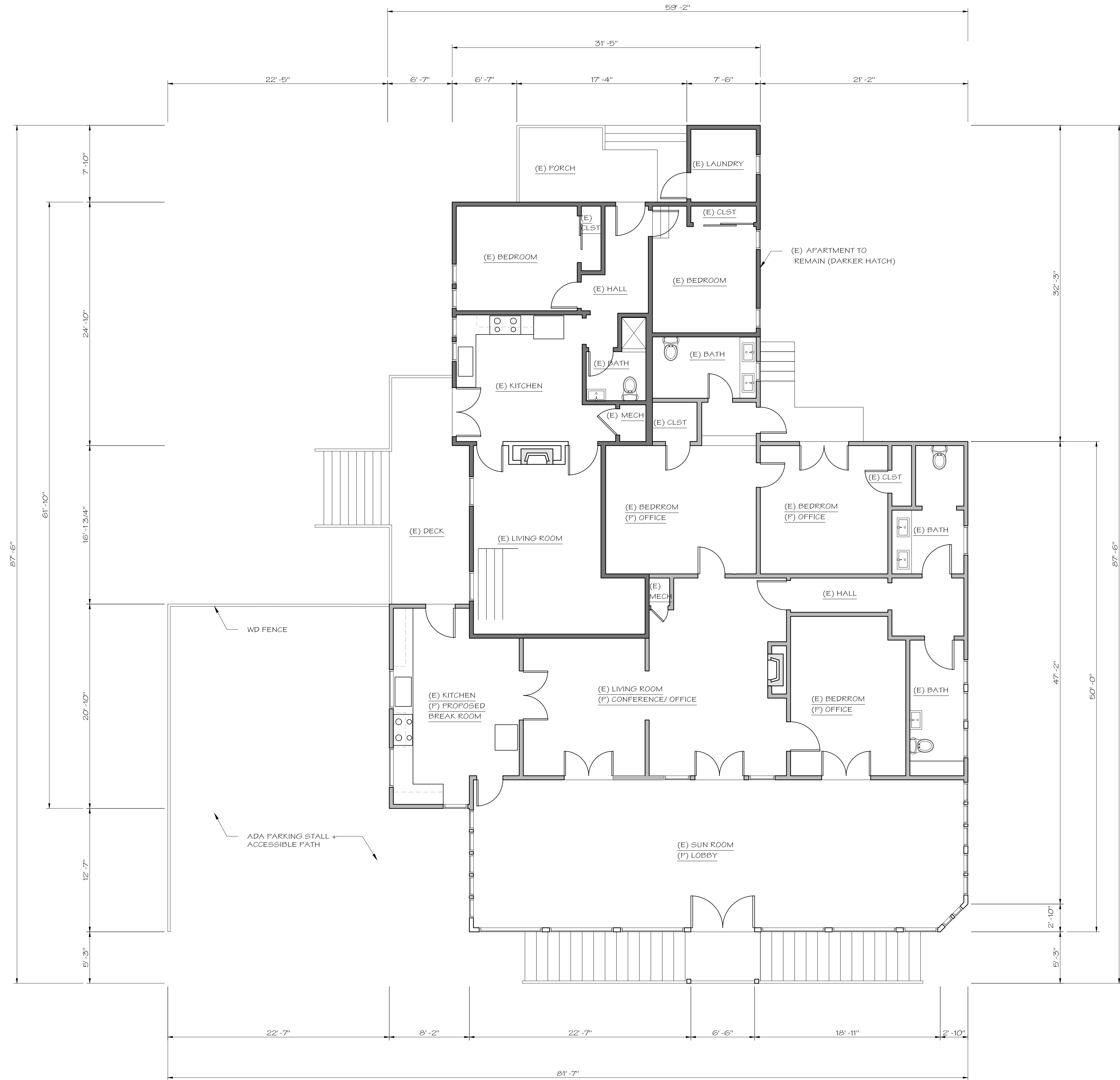
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SHEET NAME  
**WINERY FLOOR PLAN**

SHEET NUMBER

**A2.01 (UP)**



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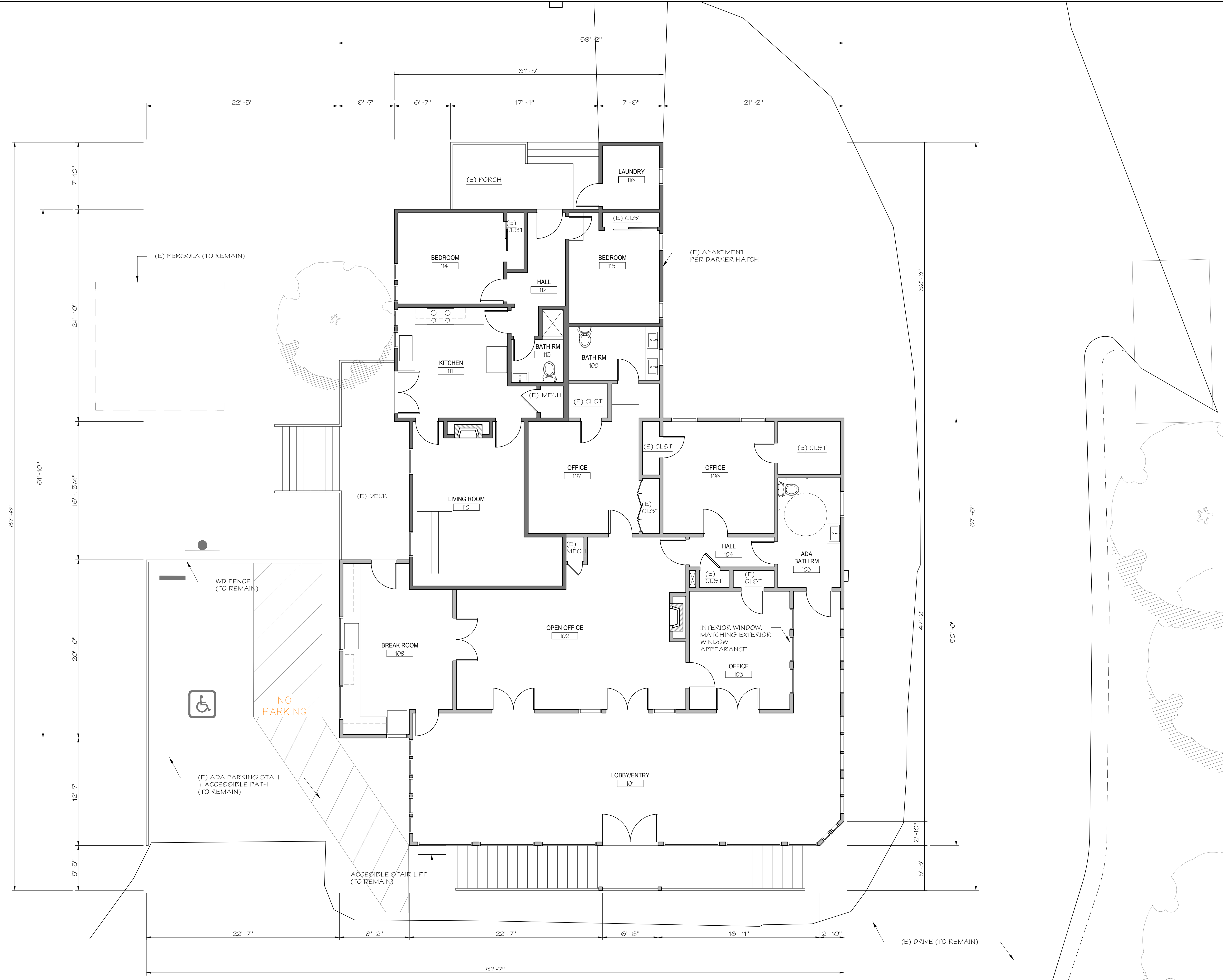
REVISIONS

USE PERMIT	04/07/23
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USE PERMIT RESUBMITTAL	11/14/25

SHEET NAME  
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SHEET NUMBER  
**A2.01 (E)**

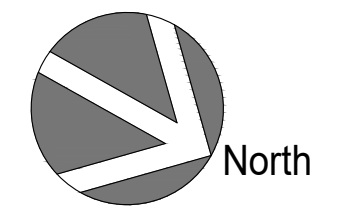
USE PERMIT



EXISTING WINERY FLOOR PLAN-AS PURCHASED IN 2017

SCALE: 3/16" = 1'-0"

1



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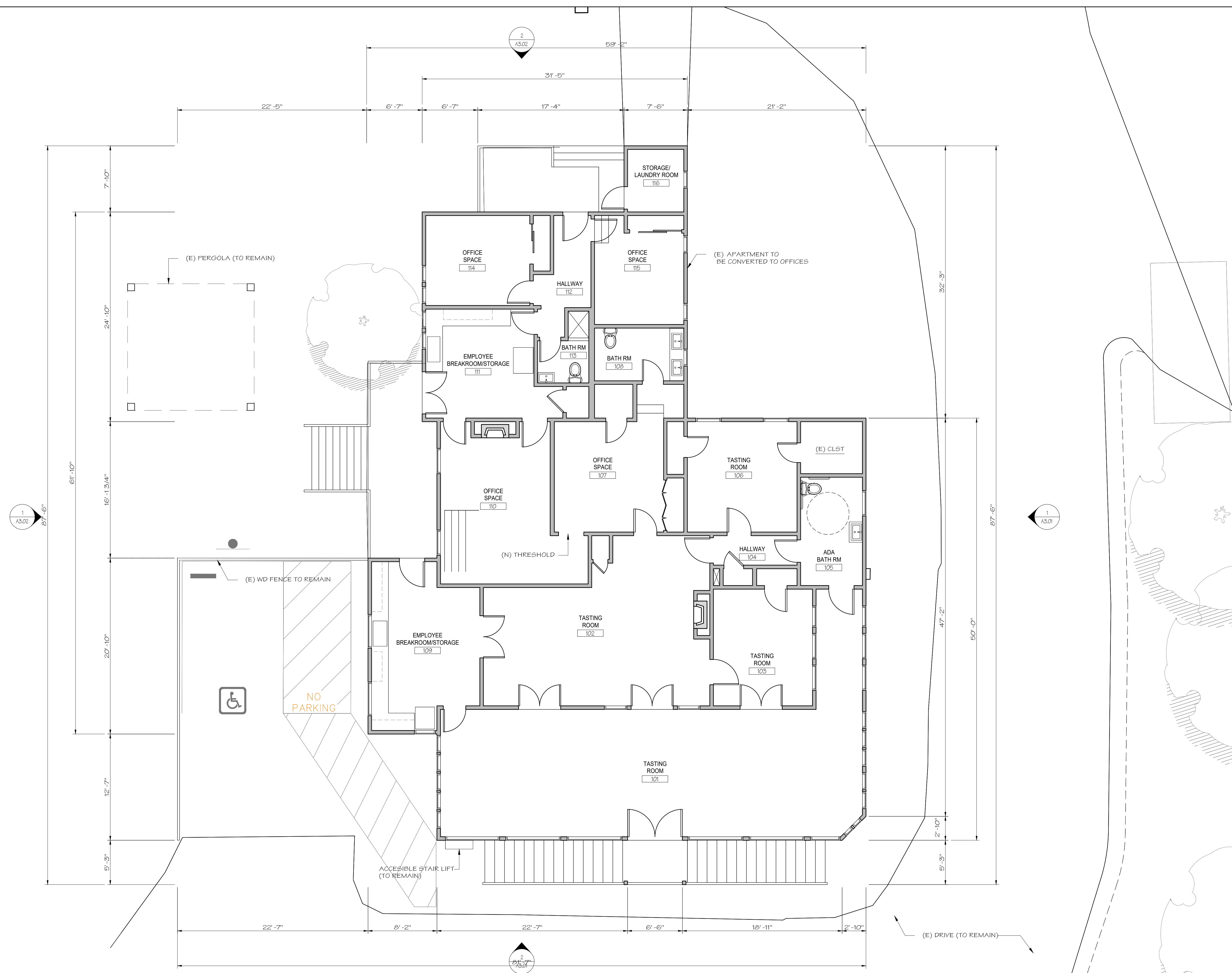
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**WINERY FLOOR PLAN PROPOSED**

SHEET NUMBER

**A2.01 (P)**

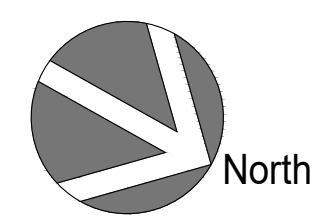
USE PERMIT



PROPOSED WINERY FLOOR PLAN

SCALE: 3/16" = 1'-0"

1



North

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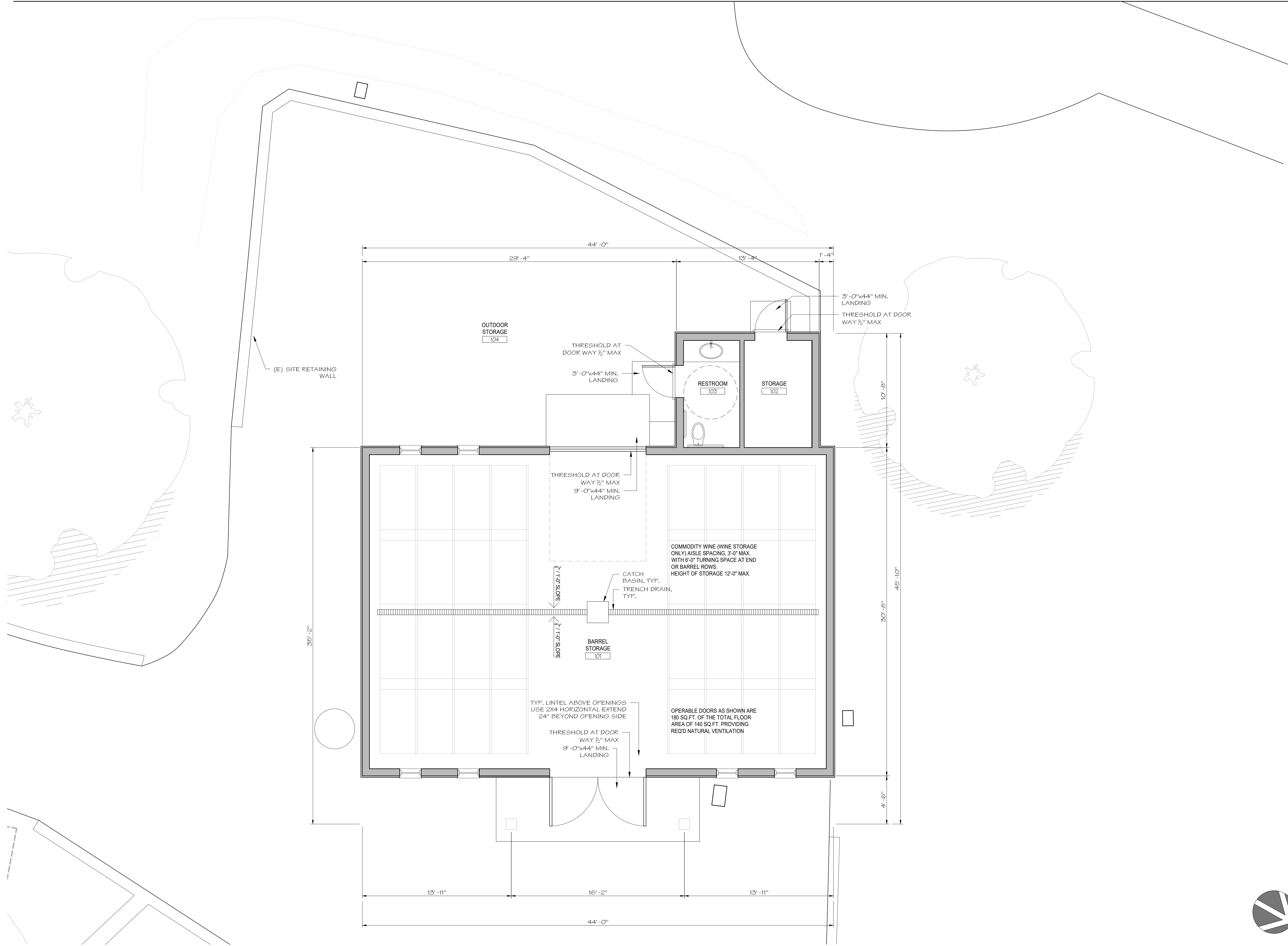
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SHEET NAME  
**BARREL STORAGE FLOOR PLAN**

SHEET NUMBER

**A2.03 (UP)**

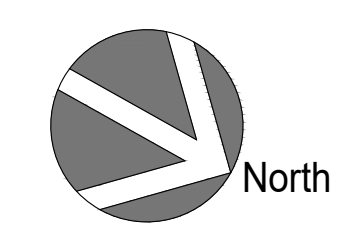
USE PERMIT



BARREL STORAGE FLOOR PLAN-PER USE PERMIT #P08-00099

SCALE: 1/4" = 1'-0"

1



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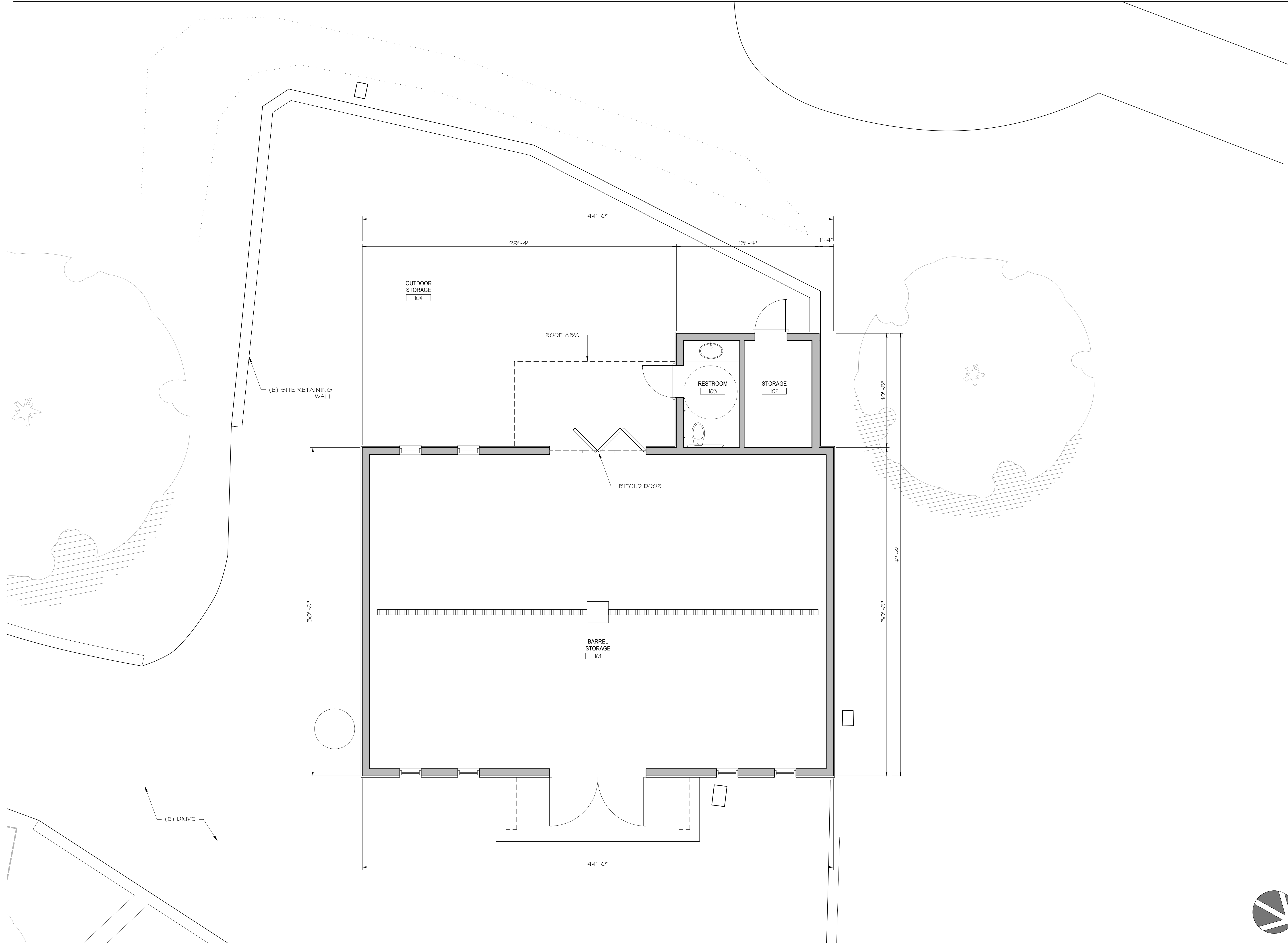
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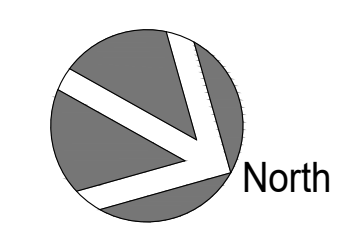
USE PERMIT



EXISTING BARREL STORAGE FLOOR PLAN-AS PURCHASED IN 2017

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1



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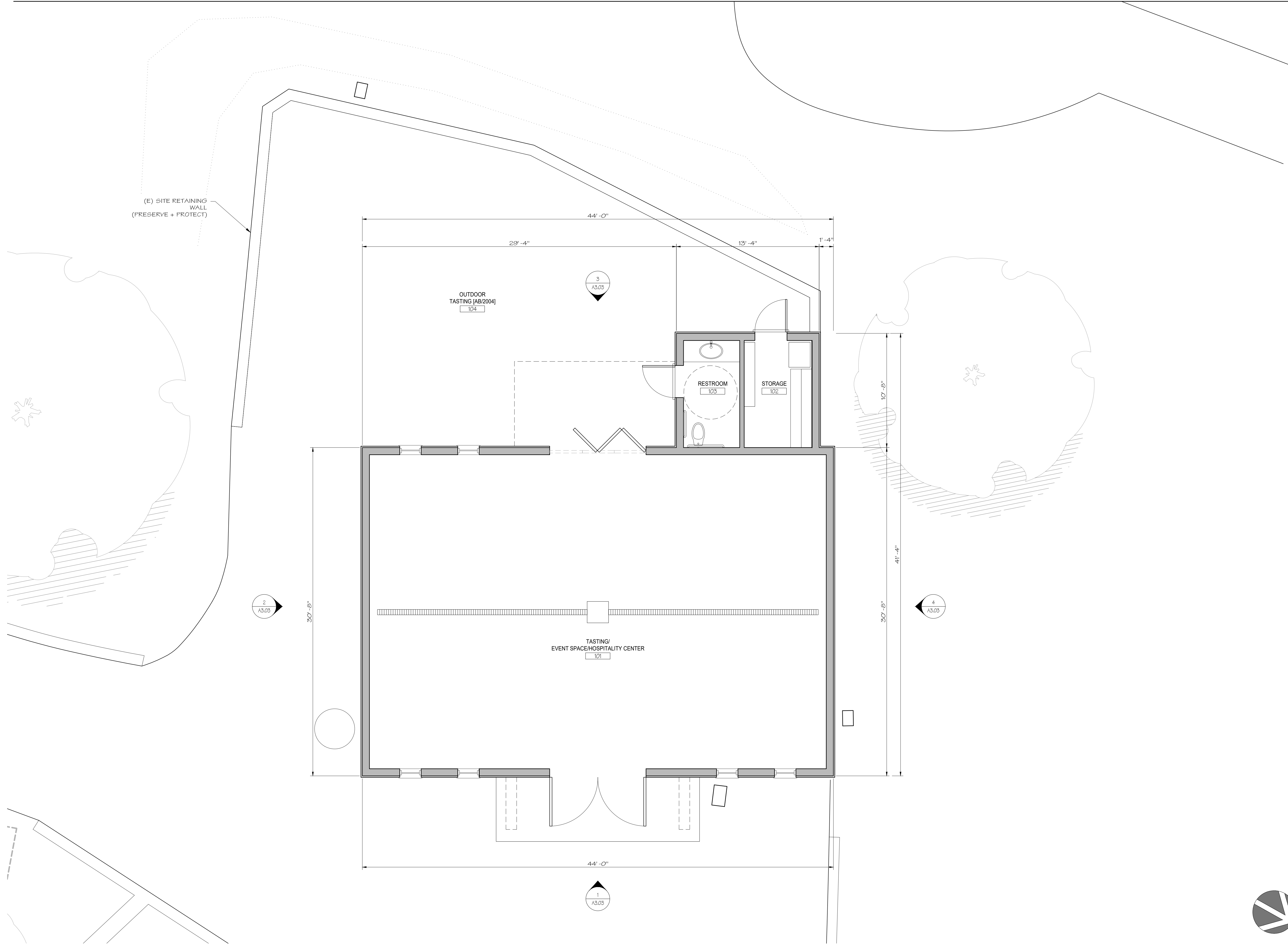
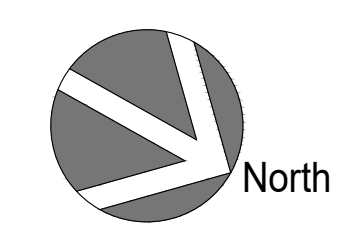
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SHEET NAME  
**PROPOSED TASTING ROOM/ HOSPITALITY CENTER FLOOR PLAN**

SHEET NUMBER  
**A2.03 (P)**



**PROPOSED TASTING ROOM/HOSPITALITY CENTER FLOOR PLAN**

SCALE: 1/4" = 1'-0"

1

USE PERMIT

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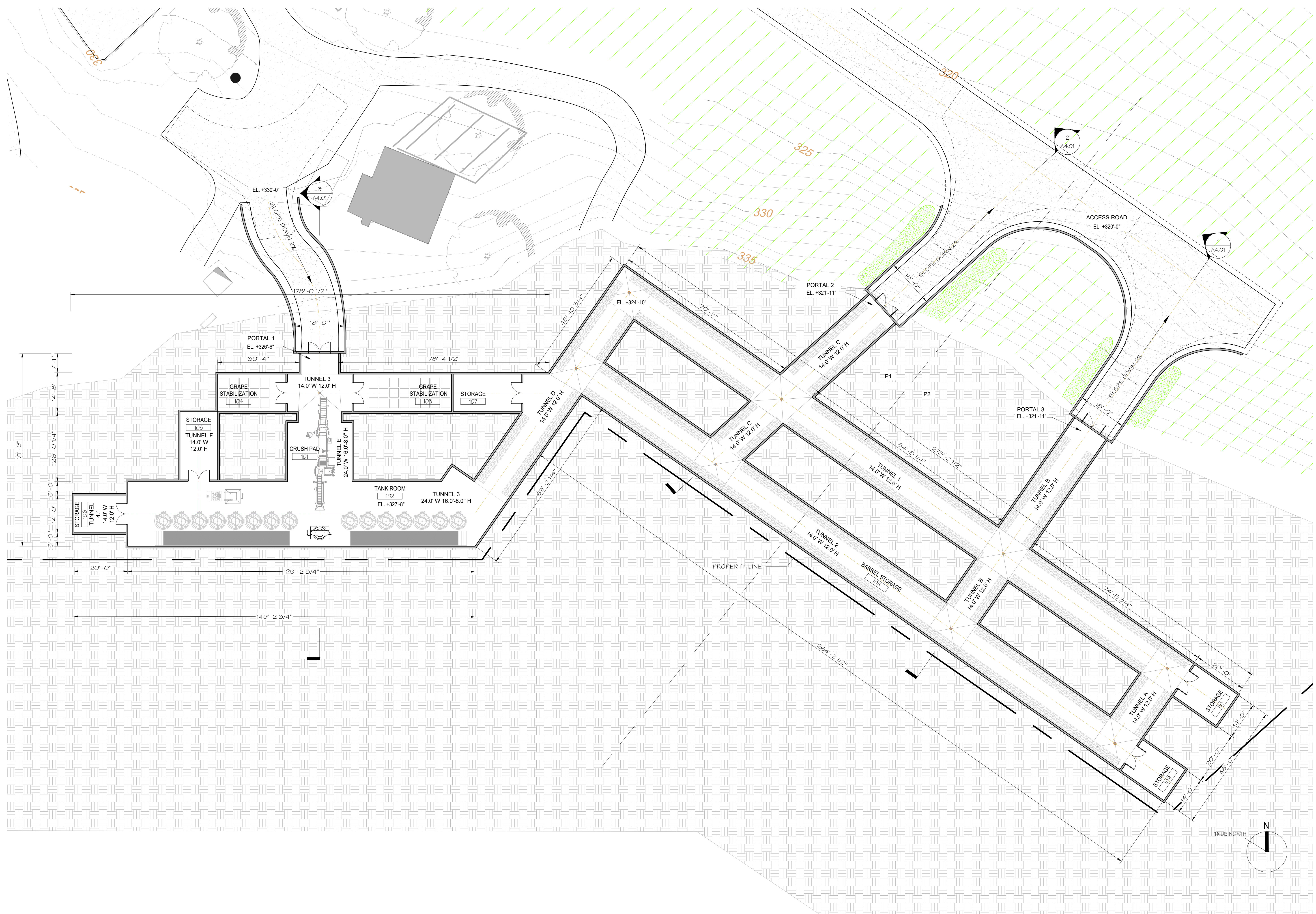
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**CAVE FLOOR PLAN**

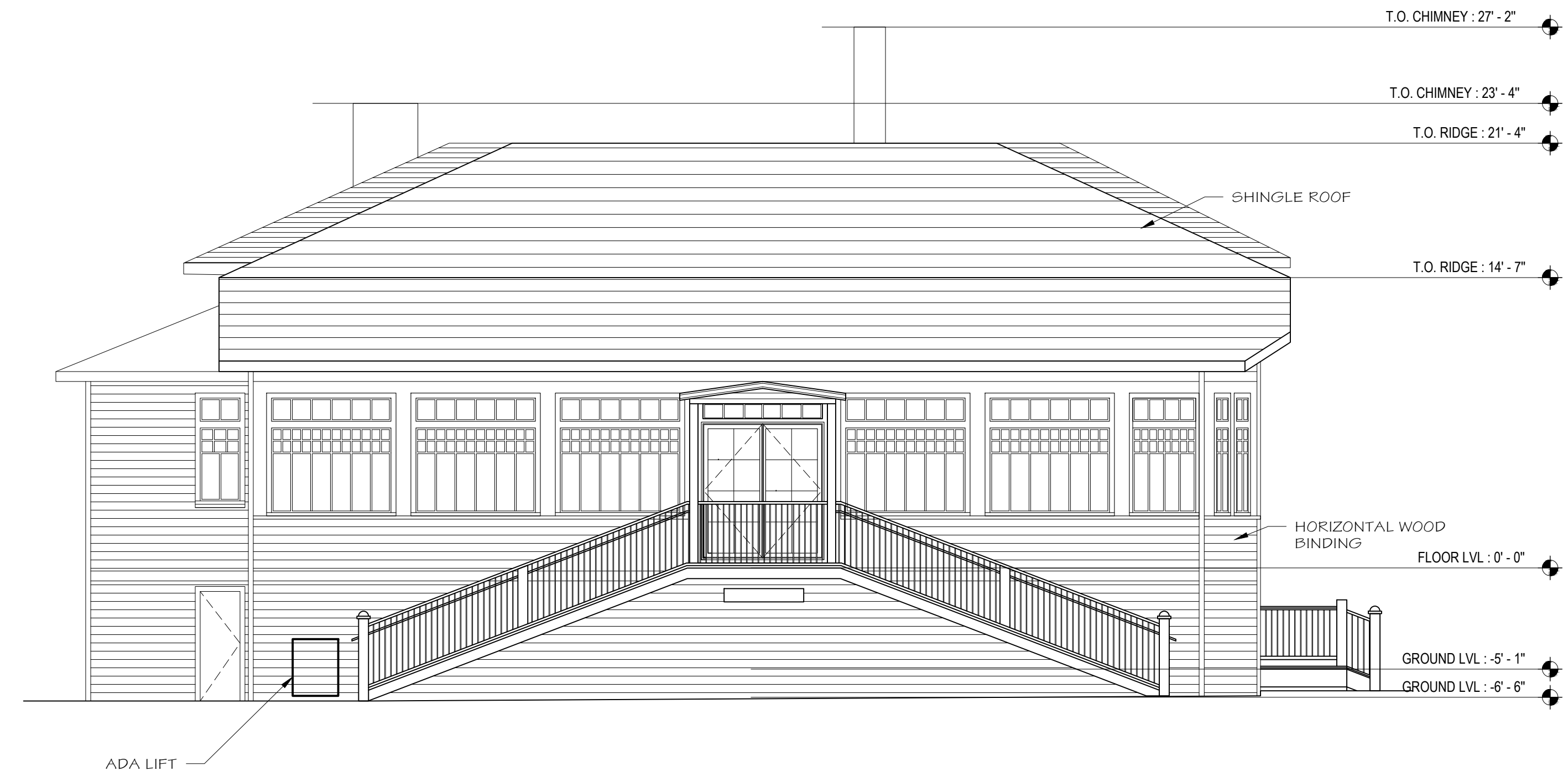
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**A2.11(P)**

USE PERMIT



CAVE FLOOR PLAN 1  
SCALE: 1/16" = 1'-0"

ELEVATIONS TO REMAIN AS EXISTING.  
NO IMPROVEMENTS



**EAST ELEVATION** 2  
SCALE: 3/16" = 1'-0"

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**NORTH ELEVATION** 1  
SCALE: 3/16" = 1'-0"

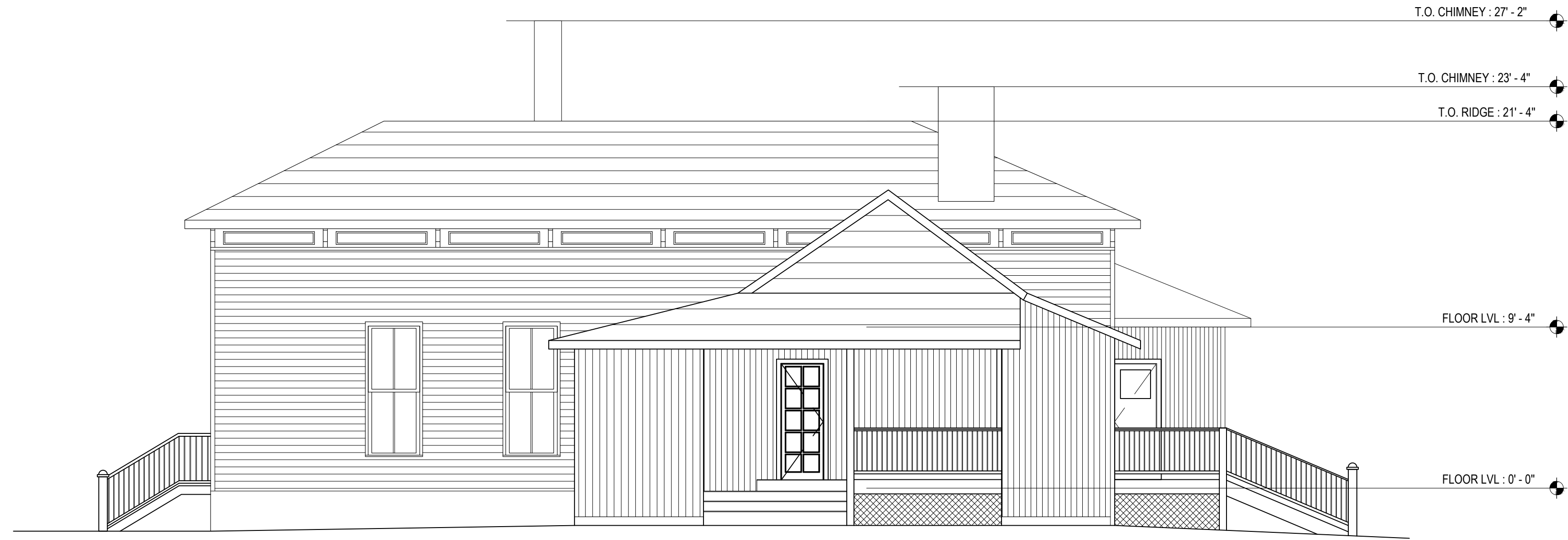
**WINERY ELEVATIONS**

SHEET NUMBER

**A3.01**

USE PERMIT

ELEVATIONS TO REMAIN AS EXISTING.  
NO IMPROVEMENTS



WEST ELEVATION 2  
SCALE: 3/16" = 1'-0"

JUANCARLOS FERNANDEZ  
PROJECT DESIGNER

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

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SOUTH ELEVATION 1  
SCALE: 3/16" = 1'-0"

AXR NAPA VALLEY

3199 ST. HELENA HIGHWAY NORTH  
ST. HELENA, CA 94574  
APN 022-080-025

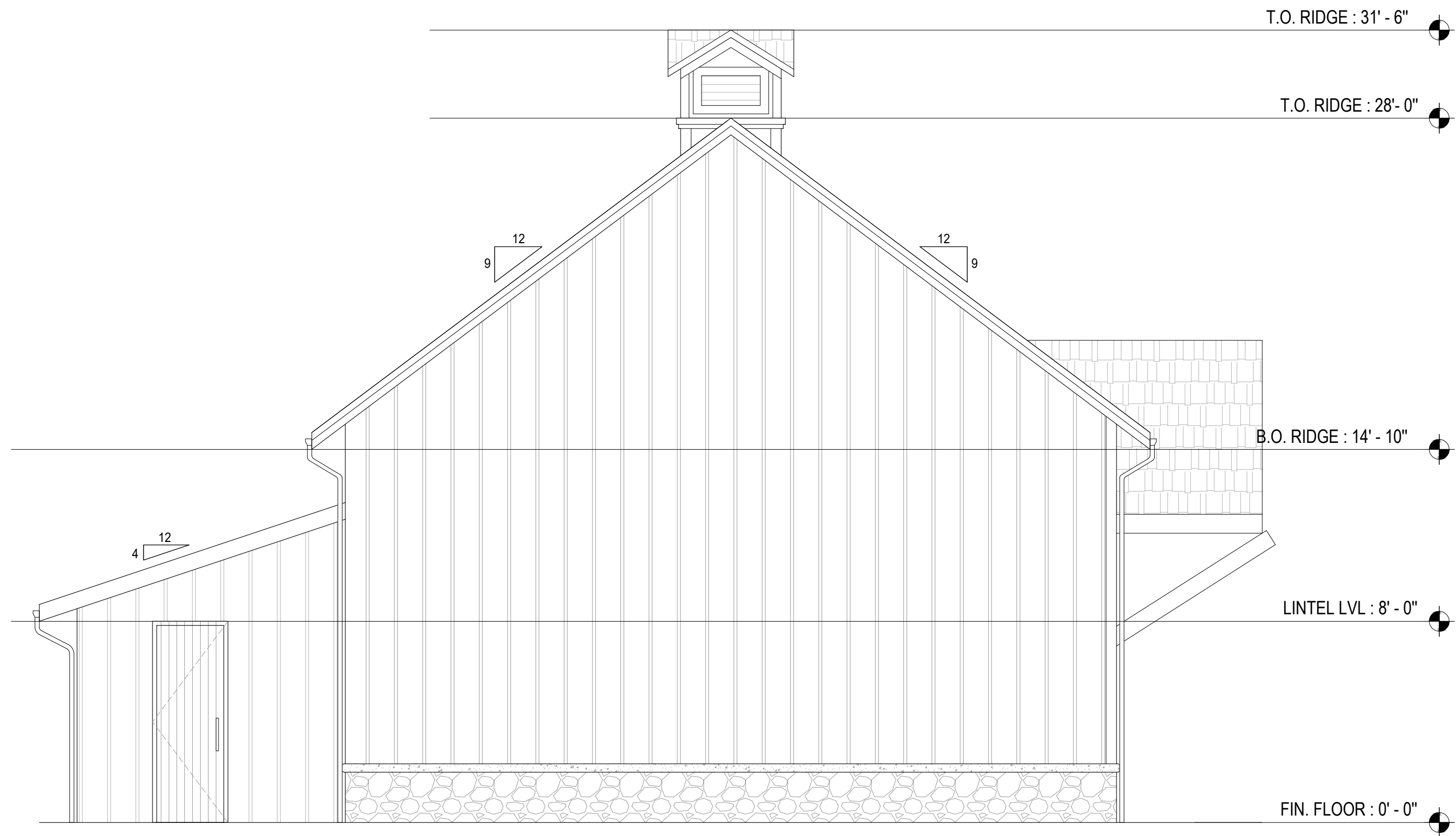
PROJECT NUMBER	2204
DATE	06/02/22
CHECKED BY	JC
DRAWN BY	JP/AR
SCALE	AS NOTED
REVISIONS	
USE PERMIT	04/07/23
USE PERMIT RESUBMITTAL	06/12/25
USE PERMIT RESUBMITTAL	11/14/25

SHEET NAME  
WINERY ELEVATIONS

SHEET NUMBER  
A3.02

USE PERMIT

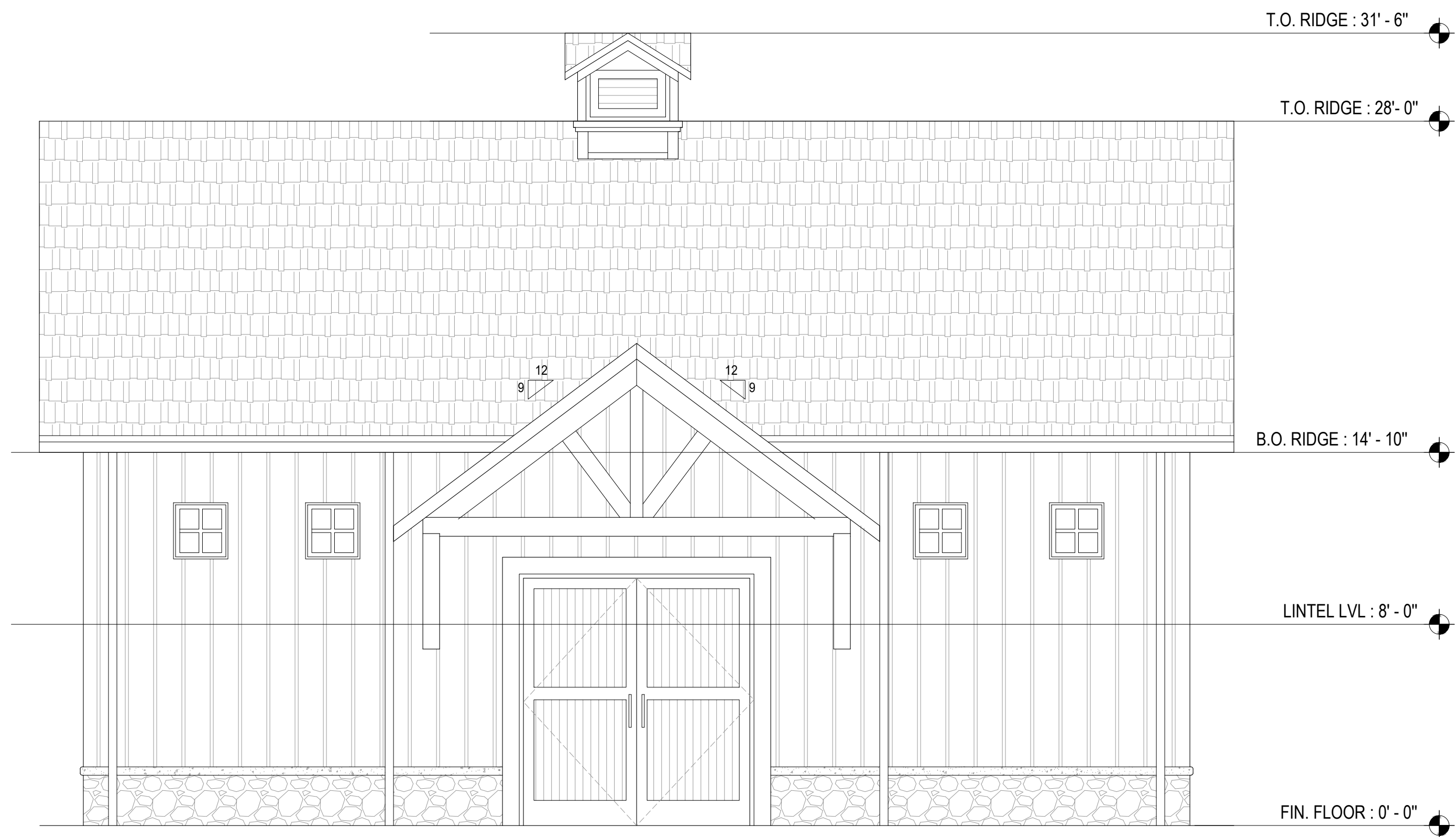
ELEVATIONS TO REMAIN AS EXISTING.  
NO IMPROVEMENTS



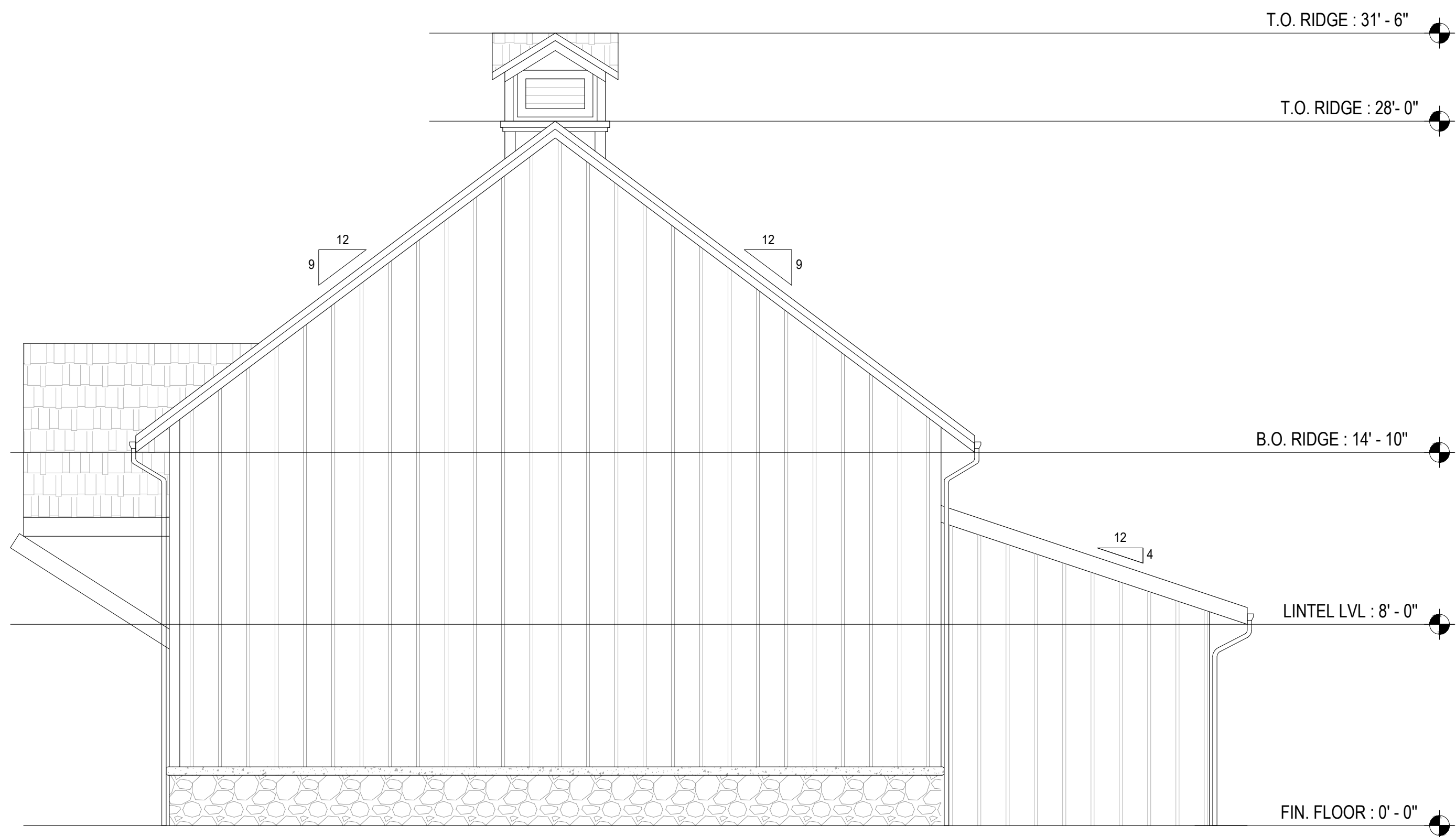
**SOUTH ELEVATION** 2  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION** 3  
SCALE: 1/4" = 1'-0"



**EAST ELEVATION** 1  
SCALE: 1/4" = 1'-0"



**NORTH ELEVATION** 4  
SCALE: 1/4" = 1'-0"

JUANCARLOS FERNANDEZ  
PROJECT DESIGNER

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

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**AXR NAPA VALLEY**

3199 ST. HELENA HIGHWAY NORTH  
ST. HELENA, CA 94574  
APN 022-080-025

PROJECT NUMBER	2204
DATE	06/02/22
CHECKED BY	JC
DRAWN BY	JP/AR
SCALE	AS NOTED

REVISIONS	
USE PERMIT	04/07/23
USE PERMIT RESUBMITTAL	06/12/25
USE PERMIT RESUBMITTAL	11/14/25

SHEET NAME  
**TASTING ROOM/  
HOSPITALITY  
CENTER  
ELEVATIONS**  
SHEET NUMBER

**A3.03**

JUANCARLOS FERNANDEZ  
PROJECT DESIGNER

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AXR NAPA VALLEY

3199 ST. HELENA HIGHWAY NORTH  
ST. HELENA, CA 94574  
APN 022-080-025

PROJECT NUMBER	2204
DATE	06/02/22
CHECKED BY	JC
DRAWN BY	JP/AR
SCALE	AS NOTED

REVISIONS	
USE PERMIT	04/07/23
USE PERMIT RESUBMITTAL	06/12/25
USE PERMIT RESUBMITTAL	11/14/25

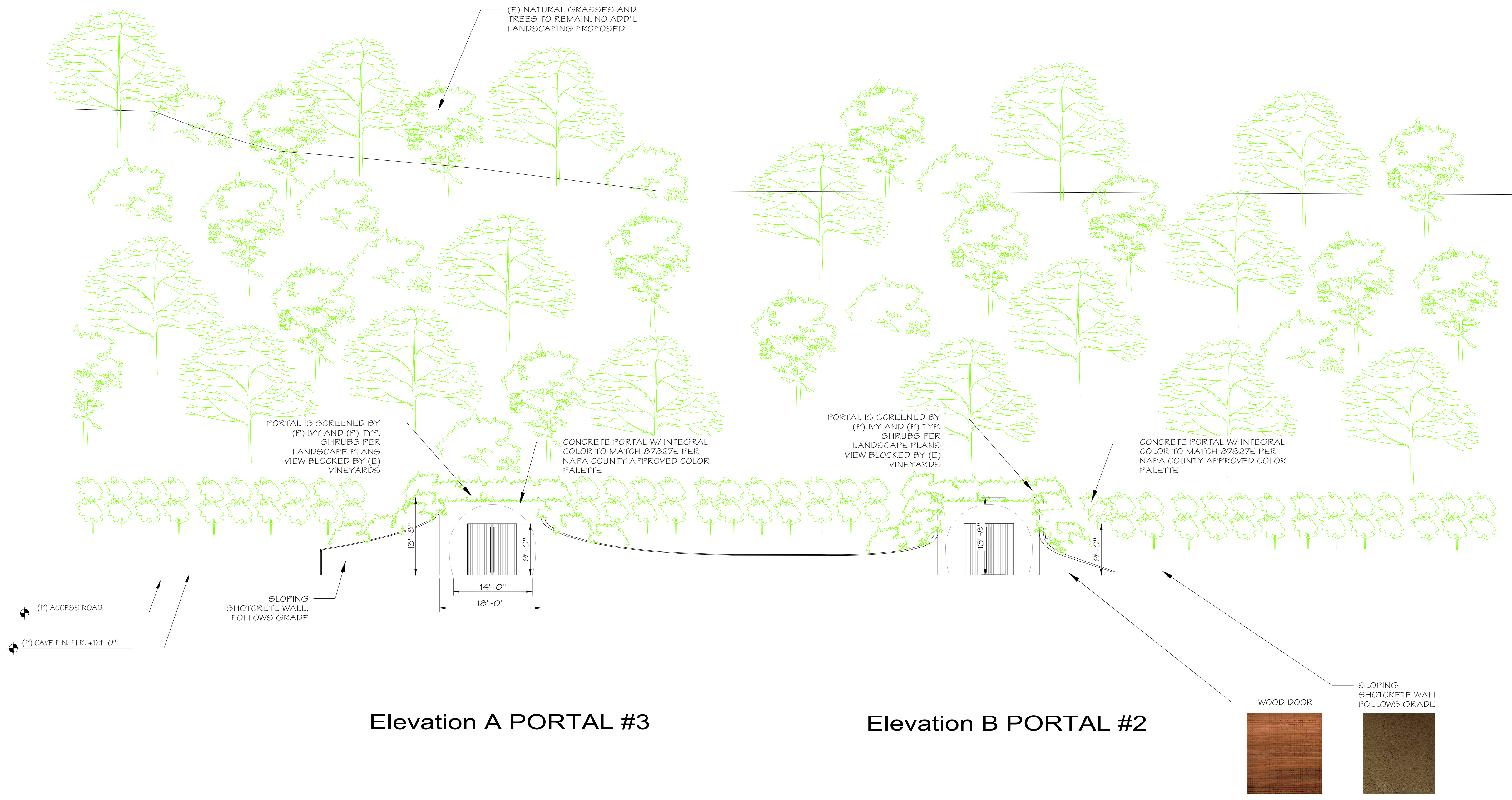
SHEET NAME

ELEVATIONS  
CAVE PORTALS

SHEET NUMBER

A3.11

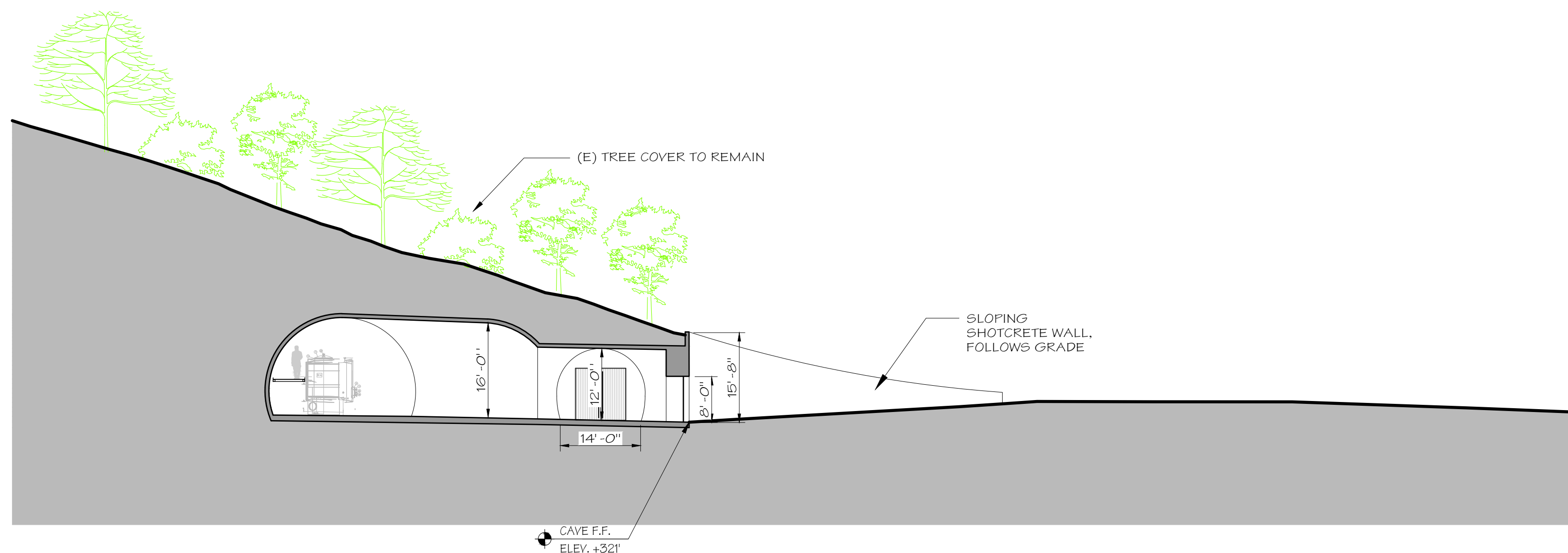
USE PERMIT



Elevation A PORTAL #3

Elevation B PORTAL #2

ELEVATIONS  
SCALE: 3/32" = 1'-0" 1

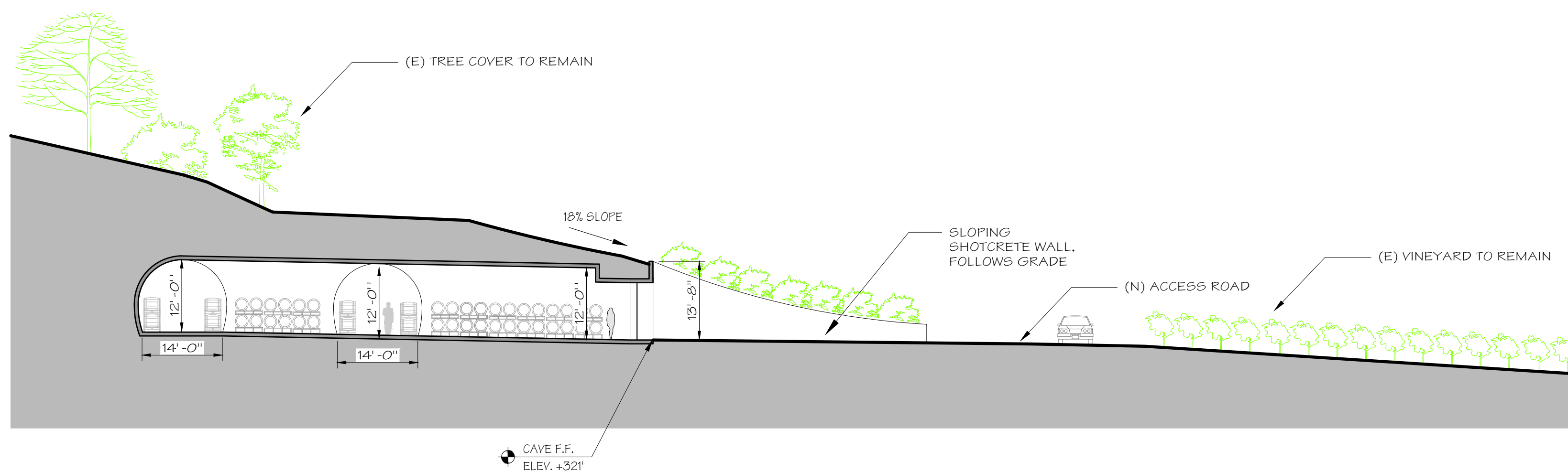


CAVE SECTION - PORTAL 1 3  
SCALE: 1/32" = 1'-0"

JUANCARLOS FERNANDEZ  
PROJECT DESIGNER

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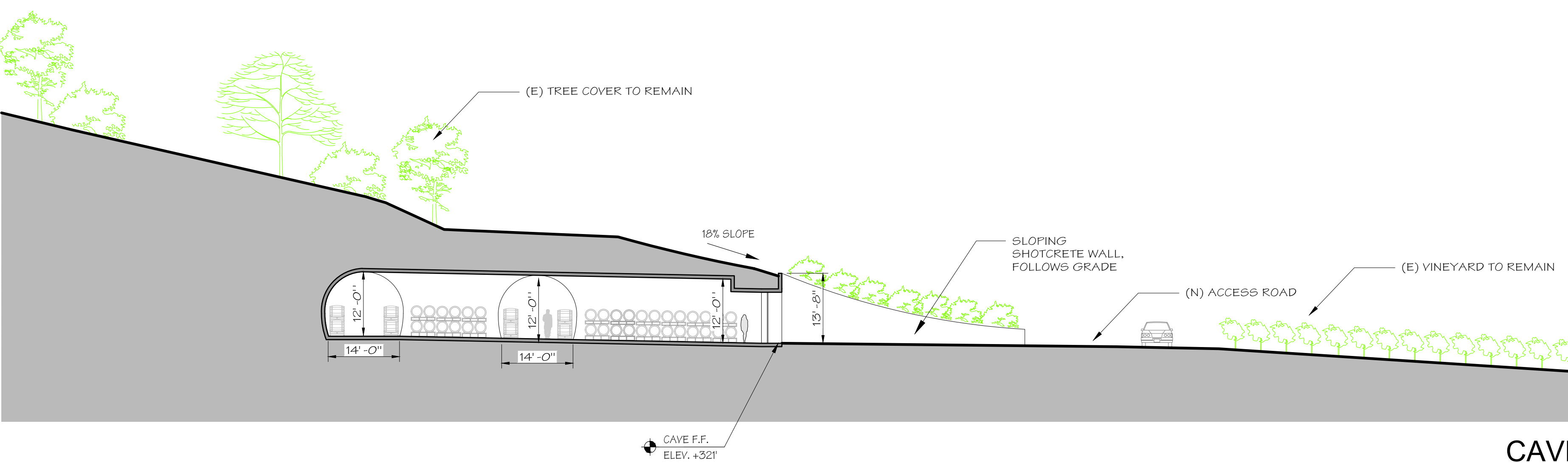
CAVE SECTION - PORTAL 2 2  
SCALE: 1/32" = 1'-0"

AXR NAPA VALLEY

3199 ST. HELENA HIGHWAY NORTH  
ST. HELENA, CA 94574  
APN 022-080-025

PROJECT NUMBER 2204  
DATE 06/02/22  
CHECKED BY JC  
DRAWN BY JP/AR  
SCALE AS NOTED

REVISIONS  
USE PERMIT 04/07/23  
USE PERMIT RESUBMITTAL  $\Delta$  06/12/25  
USE PERMIT RESUBMITTAL 11/14/25



CAVE SECTION - PORTAL 3 1  
SCALE: 1/32" = 1'-0"

SHEET NAME  
CAVE SECTIONS

SHEET NUMBER  
A4.11

**OWNER:**  
**AXR NAPA VALLEY**  
 3199 SAINT HELENA HIGHWAY NORTH  
 SAINT HELENA, CA 94574

**APPLICANT:**  
**SUMMIT ENGINEERING, INC.**  
 575 W. COLLEGE AVENUE, SUITE 201  
 SANTA ROSA, CA 95401



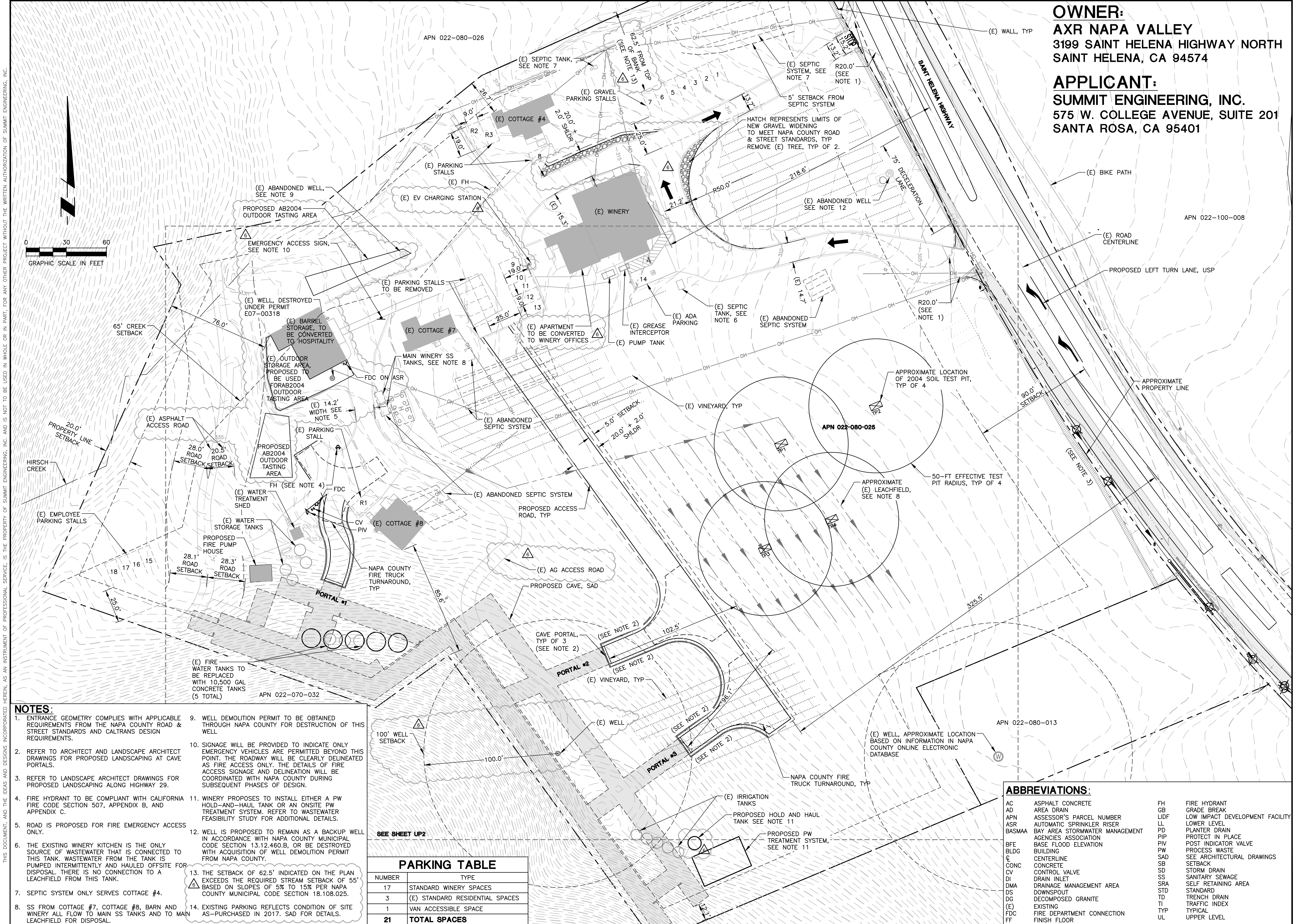
**AXR NAPA VALLEY**  
 3199 ST HELENA HIGHWAY NORTH  
 SAINT HELENA, CA 94574  
 APN 022-080-025

**USE PERMIT MODIFICATION**  
**OVERALL SITE PLAN**

2023-04-13	USE PERMIT RESUBMITTAL
2023-12-11	USE PERMIT RESUBMITTAL
2024-03-19	USE PERMIT RESUBMITTAL
2024-07-25	USE PERMIT RESUBMITTAL
2025-06-12	USE PERMIT RESUBMITTAL
2025-11-14	USE PERMIT RESUBMITTAL

DATE: 2024-03-19  
 JOB NO: 2021183  
 SCALE: AS SHOWN  
 DRAWN: JH  
 CHECKED: TCS  
 SHEET

**UP1**  
 1 OF 5



- NOTES:**
- ENTRANCE GEOMETRY COMPLIES WITH APPLICABLE REQUIREMENTS FROM THE NAPA COUNTY ROAD & STREET STANDARDS AND CALTRANS DESIGN REQUIREMENTS.
  - REFER TO ARCHITECT AND LANDSCAPE ARCHITECT DRAWINGS FOR PROPOSED LANDSCAPING AT CAVE PORTALS.
  - REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR PROPOSED LANDSCAPING ALONG HIGHWAY 29.
  - FIRE HYDRANT TO BE COMPLIANT WITH CALIFORNIA FIRE CODE SECTION 507, APPENDIX B, AND APPENDIX C.
  - ROAD IS PROPOSED FOR FIRE EMERGENCY ACCESS ONLY.
  - THE EXISTING WINERY KITCHEN IS THE ONLY SOURCE OF WASTEWATER THAT IS CONNECTED TO THIS TANK. WASTEWATER FROM THE TANK IS PUMPED INTERMITTENTLY AND HAULED OFFSITE FOR DISPOSAL. THERE IS NO CONNECTION TO A LEACHFIELD FROM THIS TANK.
  - SEPTIC SYSTEM ONLY SERVES COTTAGE #4.
  - SS FROM COTTAGE #7, COTTAGE #8, BARN AND WINERY ALL FLOW TO MAIN SS TANKS AND TO MAIN LEACHFIELD FOR DISPOSAL.
  - WELL DEMOLITION PERMIT TO BE OBTAINED THROUGH NAPA COUNTY FOR DESTRUCTION OF THIS WELL.
  - SIGNAGE WILL BE PROVIDED TO INDICATE ONLY EMERGENCY VEHICLES ARE PERMITTED BEYOND THIS POINT. THE ROADWAY WILL BE CLEARLY DELINEATED AS FIRE ACCESS ONLY. THE DETAILS OF FIRE ACCESS SIGNAGE AND DELINEATION WILL BE COORDINATED WITH NAPA COUNTY DURING SUBSEQUENT PHASES OF DESIGN.
  - WINERY PROPOSES TO INSTALL EITHER A PW HOLD-AND-HAUL TANK OR AN ONSITE PW TREATMENT SYSTEM. REFER TO WASTEWATER FEASIBILITY STUDY FOR ADDITIONAL DETAILS.
  - WELL IS PROPOSED TO REMAIN AS A BACKUP WELL IN ACCORDANCE WITH NAPA COUNTY MUNICIPAL CODE SECTION 13.12.460.B, OR BE DESTROYED WITH ACQUISITION OF WELL DEMOLITION PERMIT FROM NAPA COUNTY.
  - THE SETBACK OF 62.5' INDICATED ON THE PLAN EXCEEDS THE REQUIRED STREAM SETBACK OF 55' BASED ON SLOPES OF 5% TO 15% PER NAPA COUNTY MUNICIPAL CODE SECTION 18.108.025.
  - EXISTING PARKING REFLECTS CONDITION OF SITE AS-PURCHASED IN 2017. SAD FOR DETAILS.

**PARKING TABLE**

NUMBER	TYPE
17	STANDARD WINERY SPACES
3	(E) STANDARD RESIDENTIAL SPACES
1	VAN ACCESSIBLE SPACE
<b>21</b>	<b>TOTAL SPACES</b>

**ABBREVIATIONS:**

AC	ASPHALT CONCRETE	FH	FIRE HYDRANT
AD	AREA DRAIN	GB	GRADE BREAK
APN	ASSESSOR'S PARCEL NUMBER	LIDF	LOW IMPACT DEVELOPMENT FACILITY
ASR	AUTOMATIC SPRINKLER RISER	LL	LOWER LEVEL
BASMAA	BAY AREA STORMWATER MANAGEMENT AGENCIES ASSOCIATION	PD	PLANTER DRAIN
BFE	BASE FLOOD ELEVATION	PIP	PROTECT IN PLACE
BLDG	BUILDING	PW	PROCESS WASTE
C	CENTERLINE	PIV	POST INDICATOR VALVE
CONC	CONCRETE	SB	SETBACK
CV	CONTROL VALVE	SD	STORM DRAIN
DI	DRAIN INLET	SS	SANITARY SEWAGE
DMA	DRAINAGE MANAGEMENT AREA	SRA	SELF RETAINING AREA
DS	DOWNSPOUT	STD	STANDARD
DG	DECOMPOSED GRANITE	TD	TRENCH DRAIN
(E)	EXISTING	TI	TRAFFIC INDEX
FDC	FIRE DEPARTMENT CONNECTION	TYP	TYPICAL
FF	FINISH FLOOR	UL	UPPER LEVEL

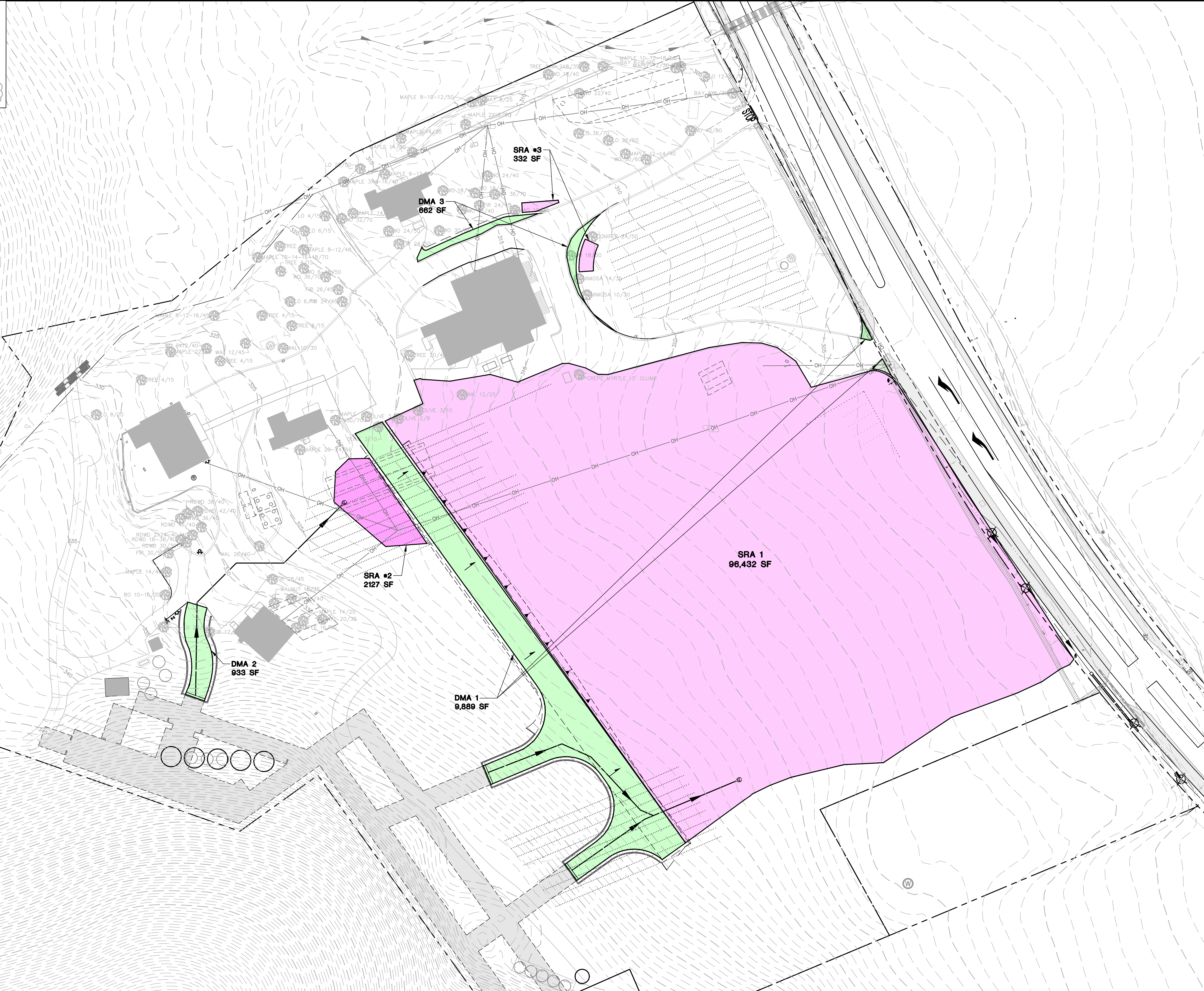


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**LEGEND:**

- IMPERVIOUS SURFACING (DMA)
- SELF-RETAINING AREA (SRA)
- STORM DRAIN PIPE
- ▲

GRAPHIC SCALE IN FEET



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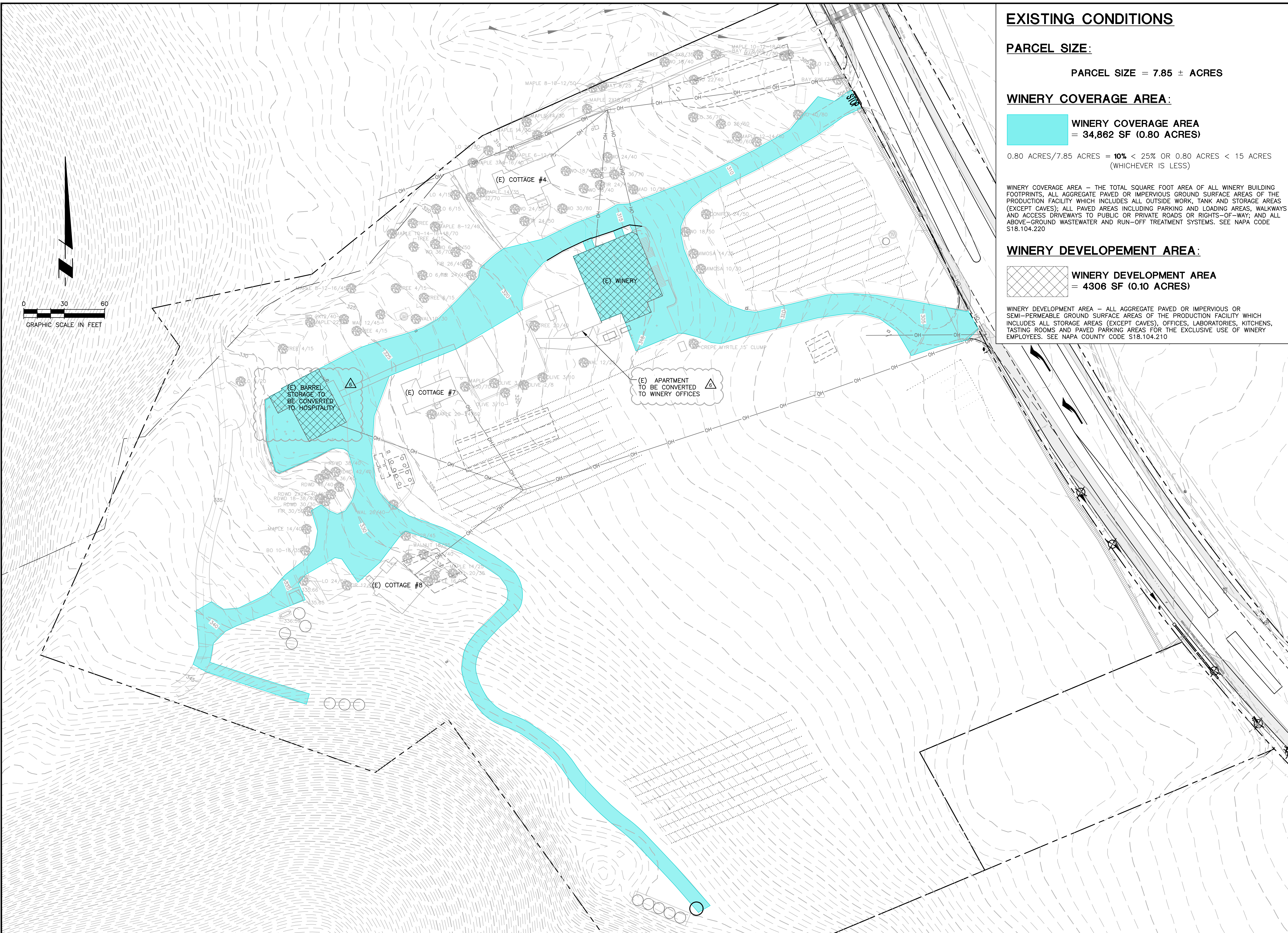
**AXR NAPA VALLEY**  
 3199 ST HELENA HIGHWAY NORTH  
 SAINT HELENA, CA 94574  
 APN 022-080-025

**USE PERMIT MODIFICATION**  
**PRELIMINARY STORMWATER CONTROL PLAN**

2023-04-13	USE PERMIT RESUBMITTAL
2023-12-11	USE PERMIT RESUBMITTAL
▲ 2024-03-19	USE PERMIT RESUBMITTAL
▲ 2024-07-25	USE PERMIT RESUBMITTAL
▲ 2025-06-12	USE PERMIT RESUBMITTAL
▲ 2025-11-14	USE PERMIT RESUBMITTAL

DATE: 2024-03-19  
 JOB NO: 2021183  
 SCALE: AS SHOWN  
 DRAWN: JH  
 CHECKED: TCS  
 SHEET **UP3**  
 3 OF 5

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**EXISTING CONDITIONS**

**PARCEL SIZE:**

PARCEL SIZE = 7.85 ± ACRES

**WINERY COVERAGE AREA:**

**WINERY COVERAGE AREA**  
= 34,862 SF (0.80 ACRES)

0.80 ACRES/7.85 ACRES = 10% < 25% OR 0.80 ACRES < 15 ACRES  
(WHICHEVER IS LESS)

WINERY COVERAGE AREA – 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 S18.104.220

**WINERY DEVELOPEMENT AREA:**

**WINERY DEVELOPEMENT AREA**  
= 4306 SF (0.10 ACRES)

WINERY DEVELOPEMENT 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 S18.104.210

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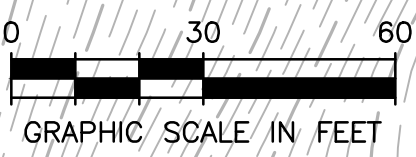
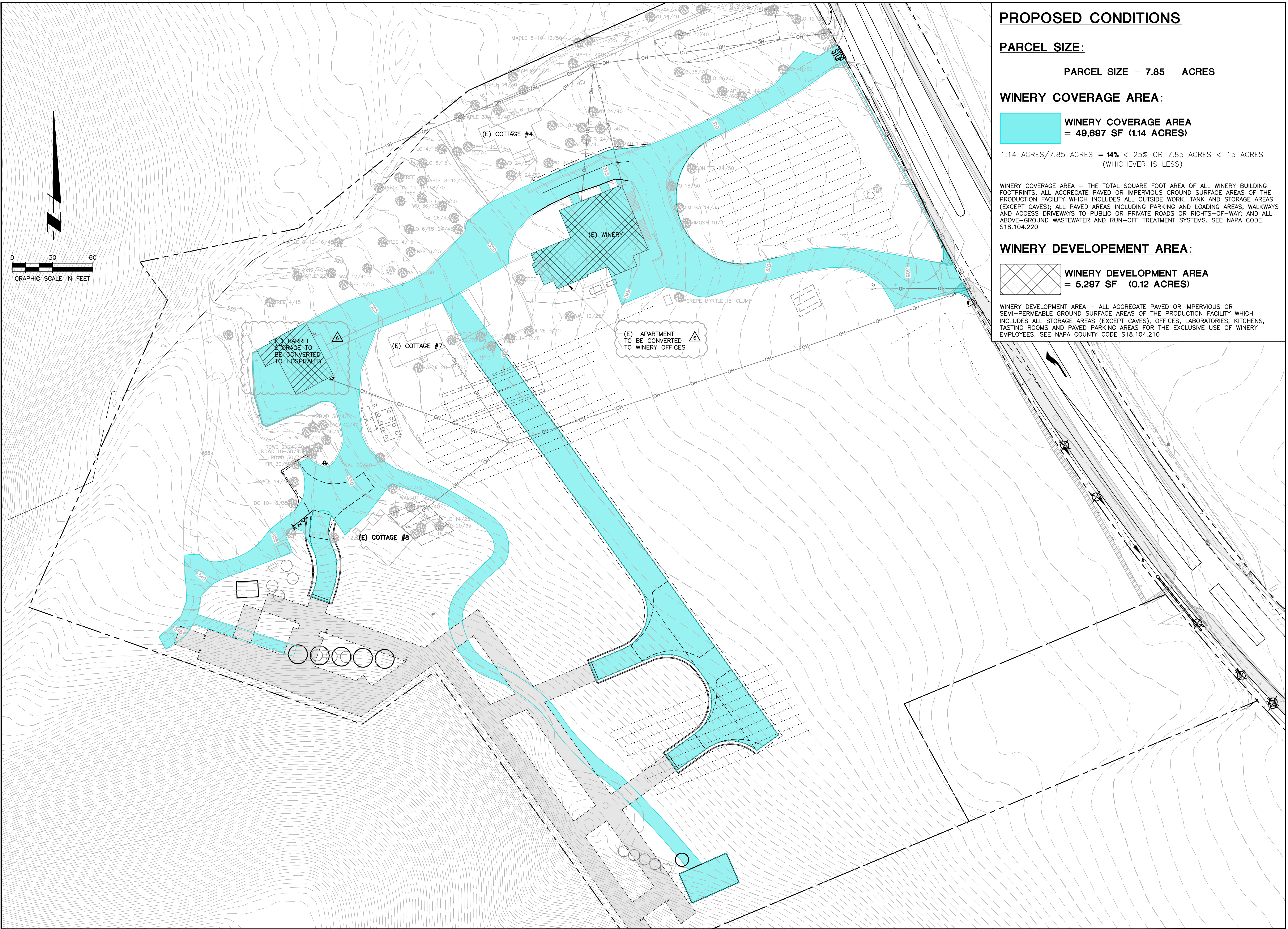
**AXR NAPA VALLEY**  
3199 ST HELENA HIGHWAY NORTH  
SAINT HELENA, CA 94574  
APN 022-080-025

**USE PERMIT MODIFICATION**  
**EXISTING WINERY COVERAGE AND DEVELOPEMENT AREAS**

2023-04-13	USE PERMIT RESUBMITTAL
2023-12-11	USE PERMIT RESUBMITTAL
2024-03-19	USE PERMIT RESUBMITTAL
2024-07-25	USE PERMIT RESUBMITTAL
2025-06-12	USE PERMIT RESUBMITTAL
2025-11-14	USE PERMIT RESUBMITTAL

DATE: 2024-03-19  
JOB NO: 2021183  
SCALE: AS SHOWN  
DRAWN: JH  
CHECKED: TCS  
SHEET: **UP4A**  
4 OF 5

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**PROPOSED CONDITIONS**

**PARCEL SIZE:**

PARCEL SIZE = 7.85 ± ACRES

**WINERY COVERAGE AREA:**

**WINERY COVERAGE AREA**  
= 49,697 SF (1.14 ACRES)

1.14 ACRES/7.85 ACRES = 14% < 25% OR 7.85 ACRES < 15 ACRES  
(WHICHEVER IS LESS)

WINERY COVERAGE AREA – 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 CODE S18.104.220

**WINERY DEVELOPEMENT AREA:**

**WINERY DEVELOPEMENT AREA**  
= 5,297 SF (0.12 ACRES)

WINERY DEVELOPEMENT 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 S18.104.210

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SAINT HELENA, CA 94574  
APN 022-080-025

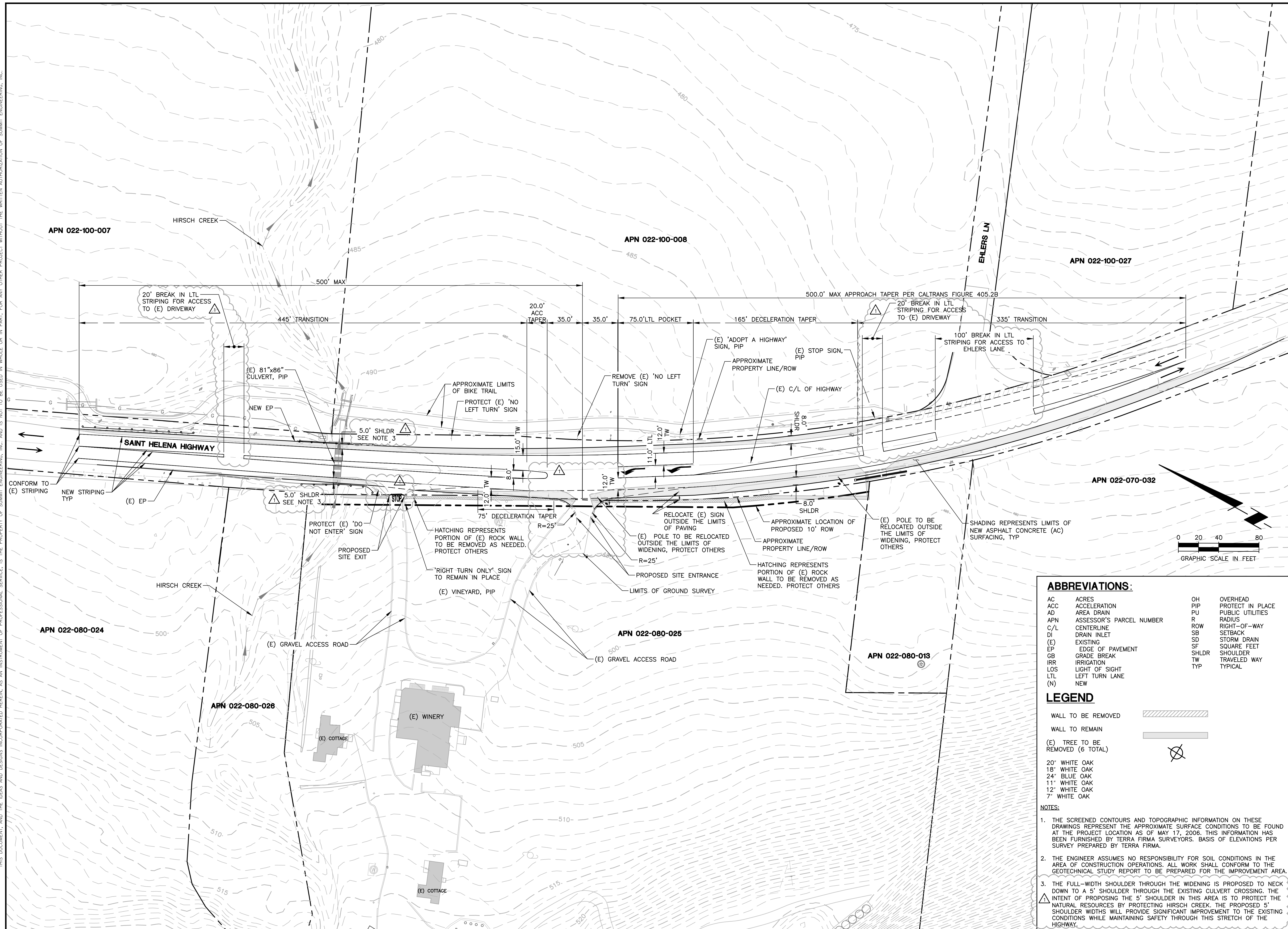
**USE PERMIT MODIFICATION**  
**PROPOSED WINERY COVERAGE AND DEVELOPEMENT AREAS**

2023-04-13	USE PERMIT RESUBMITTAL
2023-12-11	USE PERMIT RESUBMITTAL
3	2024-03-19 USE PERMIT RESUBMITTAL
4	2024-07-25 USE PERMIT RESUBMITTAL
5	2025-06-12 USE PERMIT RESUBMITTAL
6	2025-11-14 USE PERMIT RESUBMITTAL

DATE: 2024-03-19  
JOB NO: 2021183  
SCALE: AS SHOWN  
DRAWN: JH  
CHECKED: TCS

SHEET **UP4B**  
5 OF 5

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**ABBREVIATIONS:**

AC	ACRES	OH	OVERHEAD
ACC	ACCELERATION	PIP	PROTECT IN PLACE
AD	AREA DRAIN	PU	PUBLIC UTILITIES
APN	ASSESSOR'S PARCEL NUMBER	R	RADIUS
C/L	CENTERLINE	ROW	RIGHT-OF-WAY
DI	DRAIN INLET	SB	SETBACK
(E)	EXISTING	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SF	SQUARE FEET
GB	GRADE BREAK	SHLDR	SHOULDER
IRR	IRRIGATION	TW	TRAVELED WAY
LOS	LIGHT OF SIGHT	TYP	TYPICAL
LTL	LEFT TURN LANE		
(N)	NEW		

**LEGEND**

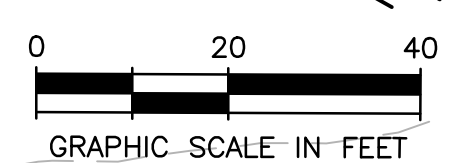
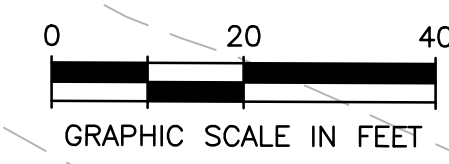
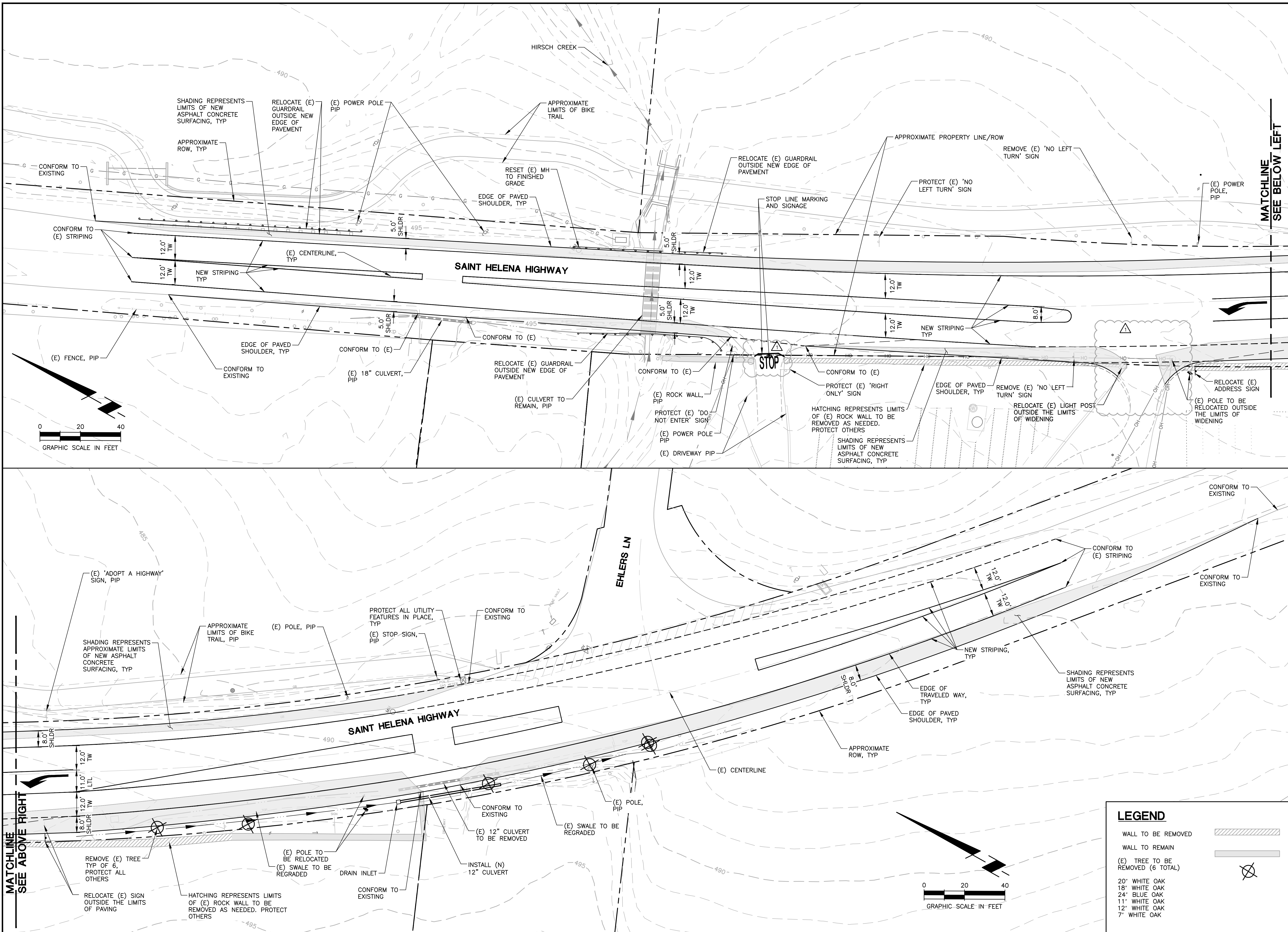
WALL TO BE REMOVED	
WALL TO REMAIN	
(E) TREE TO BE REMOVED (6 TOTAL)	
20" WHITE OAK	
18" WHITE OAK	
24" BLUE OAK	
11" WHITE OAK	
12" WHITE OAK	
7" WHITE OAK	

- NOTES:**
- THE SCREENED CONTOURS AND TOPOGRAPHIC INFORMATION ON THESE DRAWINGS REPRESENT THE APPROXIMATE SURFACE CONDITIONS TO BE FOUND AT THE PROJECT LOCATION AS OF MAY 17, 2006. THIS INFORMATION HAS BEEN FURNISHED BY TERRA FIRMA SURVEYORS. BASIS OF ELEVATIONS PER SURVEY PREPARED BY TERRA FIRMA.
  - THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SOIL CONDITIONS IN THE AREA OF CONSTRUCTION OPERATIONS. ALL WORK SHALL CONFORM TO THE GEOTECHNICAL STUDY REPORT TO BE PREPARED FOR THE IMPROVEMENT AREA.
  - THE FULL-WIDTH SHOULDER THROUGH THE WIDENING IS PROPOSED TO NECK DOWN TO A 5' SHOULDER THROUGH THE EXISTING CULVERT CROSSING. THE INTENT OF PROPOSING THE 5' SHOULDER IN THIS AREA IS TO PROTECT THE NATURAL RESOURCES BY PROTECTING HIRSCH CREEK. THE PROPOSED 5' SHOULDER WIDTHS WILL PROVIDE SIGNIFICANT IMPROVEMENT TO THE EXISTING CONDITIONS WHILE MAINTAINING SAFETY THROUGH THIS STRETCH OF THE HIGHWAY.

2/11/25	ISSUED FOR CLIENT REVIEW
4/03/25	ISSUED FOR CLIENT REVIEW
6/12/25	PLAN CHECK RESPONSE

DATE:	2025-02-13
JOB NO:	2021183
SCALE:	AS SHOWN
DRAWN:	BV
CHECKED:	MS
SHEET	<b>C1</b>
	10F 3

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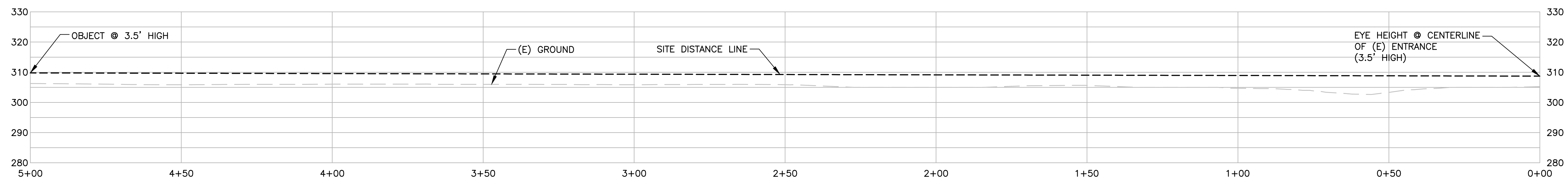
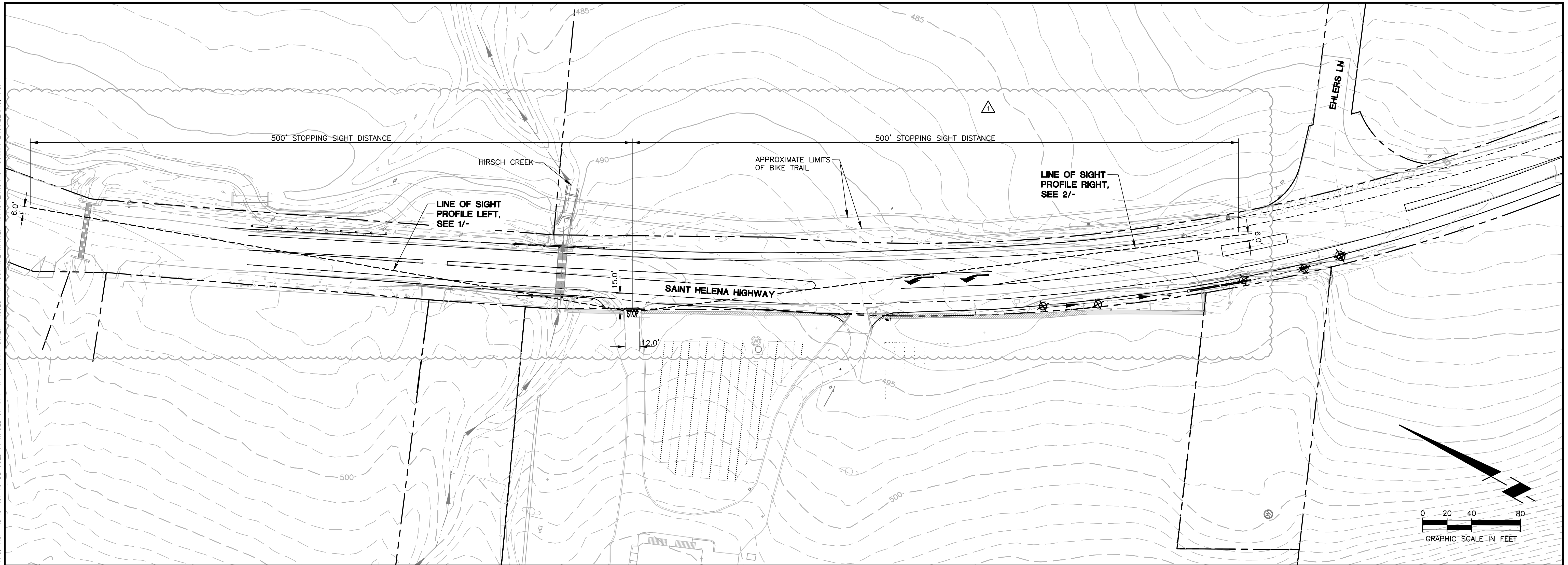
**LEGEND**

WALL TO BE REMOVED	
WALL TO REMAIN	
(E) TREE TO BE REMOVED (6 TOTAL)	
20" WHITE OAK	
18" WHITE OAK	
24" BLUE OAK	
11" WHITE OAK	
12" WHITE OAK	
7" WHITE OAK	

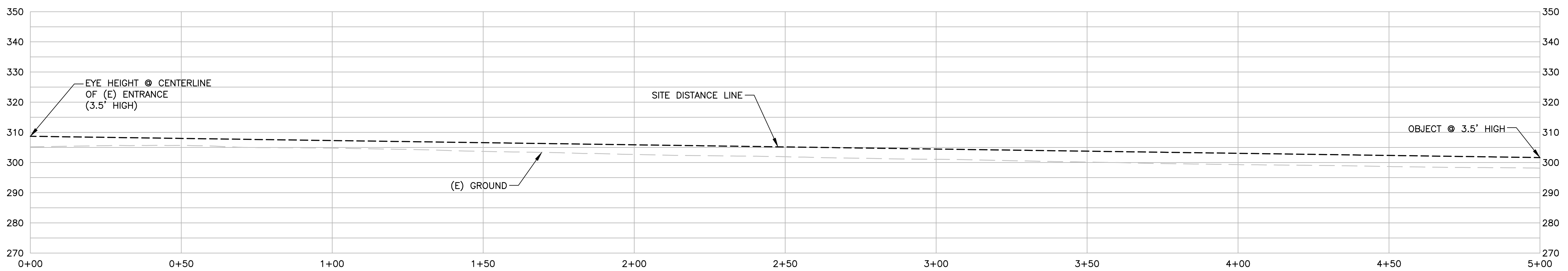
2/11/25	ISSUED FOR CLIENT REVIEW
4/03/25	ISSUED FOR CLIENT REVIEW
6/12/25	PLAN CHECK RESPONSE

DATE:	2025-002-13
JOB NO:	2021183
SCALE:	AS SHOWN
DRAWN:	BV
CHECKED:	MS
SHEET	<b>C2</b> 2 OF 3

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**LINE OF SIGHT LEFT** ①  
 SCALE: 1"=20' HORIZ  
 1"=20' VERT



**LINE OF SIGHT RIGHT** ②  
 SCALE: 1"=20' HORIZ  
 1"=20' VERT

2/11/25	ISSUED FOR CLIENT REVIEW
4/03/25	ISSUED FOR CLIENT REVIEW
6/12/25	PLAN CHECK RESPONSE

DATE:	2025-02-13
JOB NO:	2021183
SCALE:	AS SHOWN
DRAWN:	BY
CHECKED:	MS
SHEET	

**EVENT GUEST PARKING EXHIBIT NOTES AND ASSUMPTIONS**

1. ALL EMPLOYEES ARE ASSUMED TO PARK OFFSITE AND BE SHUTTLED TO THE WINERY. ALL NORMAL EMPLOYEE SPACES ARE AVAILABLE FOR GUESTS DURING EVENTS.
2. AREAS SHADED IN RED ARE AVAILABLE FOR GUEST PARKING DURING EVENTS.
3. AREAS SHADED IN RED ARE ANTICIPATED TO PROVIDE SUFFICIENT PARKING FOR 150 GUESTS BASED ON AN ASSUMED 2.5 GUESTS PER VEHICLE AND PARKING SPACE GEOMETRY PER NAPA COUNTY PUBLIC WORKS STANDARD DETAIL D-8 FOR OFF STREET PARKING

**OWNER:**  
**AXR NAPA VALLEY**  
 3199 SAINT HELENA HIGHWAY NORTH  
 SAINT HELENA, CA 94574

**APPLICANT:**  
**SUMMIT ENGINEERING, INC.**  
 575 W. COLLEGE AVENUE, SUITE 201  
 SANTA ROSA, CA 95401

**SUMMIT**  
 Summit Engineering, Inc.  
 575 W College Ave., Suite 201 • Santa Rosa, CA 95401  
 707-527-0775 • www.summit-sr.com

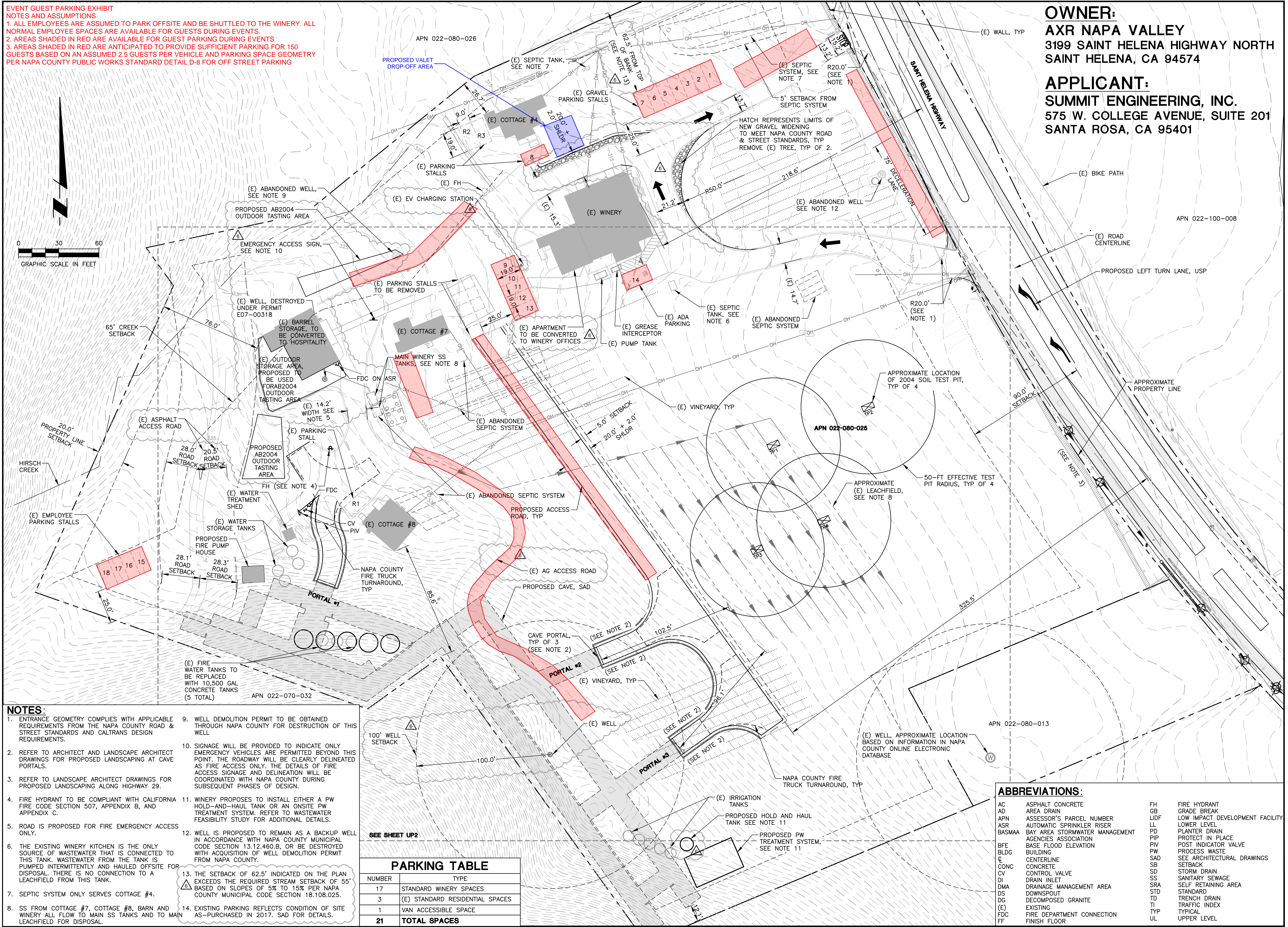
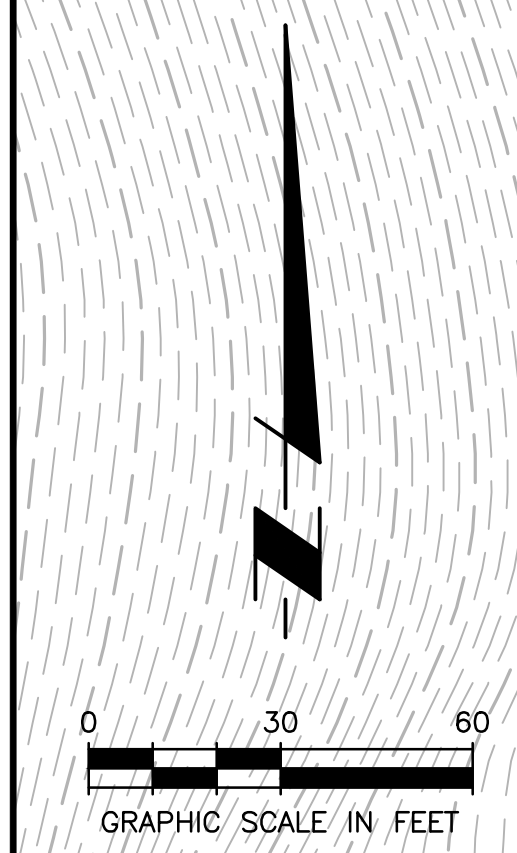
**AXR NAPA VALLEY**  
 3199 ST HELENA HIGHWAY NORTH  
 SAINT HELENA, CA 94574  
 APN 022-080-025

**USE PERMIT MODIFICATION**  
**OVERALL SITE PLAN**

2023-04-13	USE PERMIT RESUBMITTAL
2023-12-11	USE PERMIT RESUBMITTAL
2024-03-19	USE PERMIT RESUBMITTAL
2024-07-25	USE PERMIT RESUBMITTAL
2025-06-12	USE PERMIT RESUBMITTAL
2025-11-14	USE PERMIT RESUBMITTAL

DATE: 2024-03-19  
 JOB NO: 2021183  
 SCALE: AS SHOWN  
 DRAWN: JH  
 CHECKED: TCS  
 SHEET

**UP1**  
 1 OF 5



**NOTES:**

1. ENTRANCE GEOMETRY COMPLIES WITH APPLICABLE REQUIREMENTS FROM THE NAPA COUNTY ROAD & STREET STANDARDS AND CALTRANS DESIGN REQUIREMENTS.
2. REFER TO ARCHITECT AND LANDSCAPE ARCHITECT DRAWINGS FOR PROPOSED LANDSCAPING AT CAVE PORTALS.
3. REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR PROPOSED LANDSCAPING ALONG HIGHWAY 29.
4. FIRE HYDRANT TO BE COMPLIANT WITH CALIFORNIA FIRE CODE SECTION 507, APPENDIX B, AND APPENDIX C.
5. ROAD IS PROPOSED FOR FIRE EMERGENCY ACCESS ONLY.
6. THE EXISTING WINERY KITCHEN IS THE ONLY SOURCE OF WASTEWATER THAT IS CONNECTED TO THIS TANK. WASTEWATER FROM THE TANK IS PUMPED INTERMITTENTLY AND HAULED OFFSITE FOR DISPOSAL. THERE IS NO CONNECTION TO A LEACHFIELD FROM THIS TANK.
7. SEPTIC SYSTEM ONLY SERVES COTTAGE #4.
8. SS FROM COTTAGE #7, COTTAGE #8, BARN AND WINERY ALL FLOW TO MAIN SS TANKS AND TO MAIN LEACHFIELD FOR DISPOSAL.
9. WELL DEMOLITION PERMIT TO BE OBTAINED THROUGH NAPA COUNTY FOR DESTRUCTION OF THIS WELL
10. SIGNAGE WILL BE PROVIDED TO INDICATE ONLY EMERGENCY VEHICLES ARE PERMITTED BEYOND THIS POINT. THE ROADWAY WILL BE CLEARLY DELINEATED AS FIRE ACCESS ONLY. THE DETAILS OF FIRE ACCESS SIGNAGE AND DELINEATION WILL BE COORDINATED WITH NAPA COUNTY DURING SUBSEQUENT PHASES OF DESIGN.
11. WINERY PROPOSES TO INSTALL EITHER A PW HOLD-AND-HAUL TANK OR AN ONSITE PW TREATMENT SYSTEM. REFER TO WASTEWATER FEASIBILITY STUDY FOR ADDITIONAL DETAILS.
12. WELL IS PROPOSED TO REMAIN AS A BACKUP WELL IN ACCORDANCE WITH NAPA COUNTY MUNICIPAL CODE SECTION 13.12.460.B, OR BE DESTROYED WITH ACQUISITION OF WELL DEMOLITION PERMIT FROM NAPA COUNTY.
13. THE SETBACK OF 62.5' INDICATED ON THE PLAN EXCEEDS THE REQUIRED STREAM SETBACK OF 55' BASED ON SLOPES OF 5% TO 15% PER NAPA COUNTY MUNICIPAL CODE SECTION 18.108.025.
14. EXISTING PARKING REFLECTS CONDITION OF SITE AS-PURCHASED IN 2017. SAD FOR DETAILS.

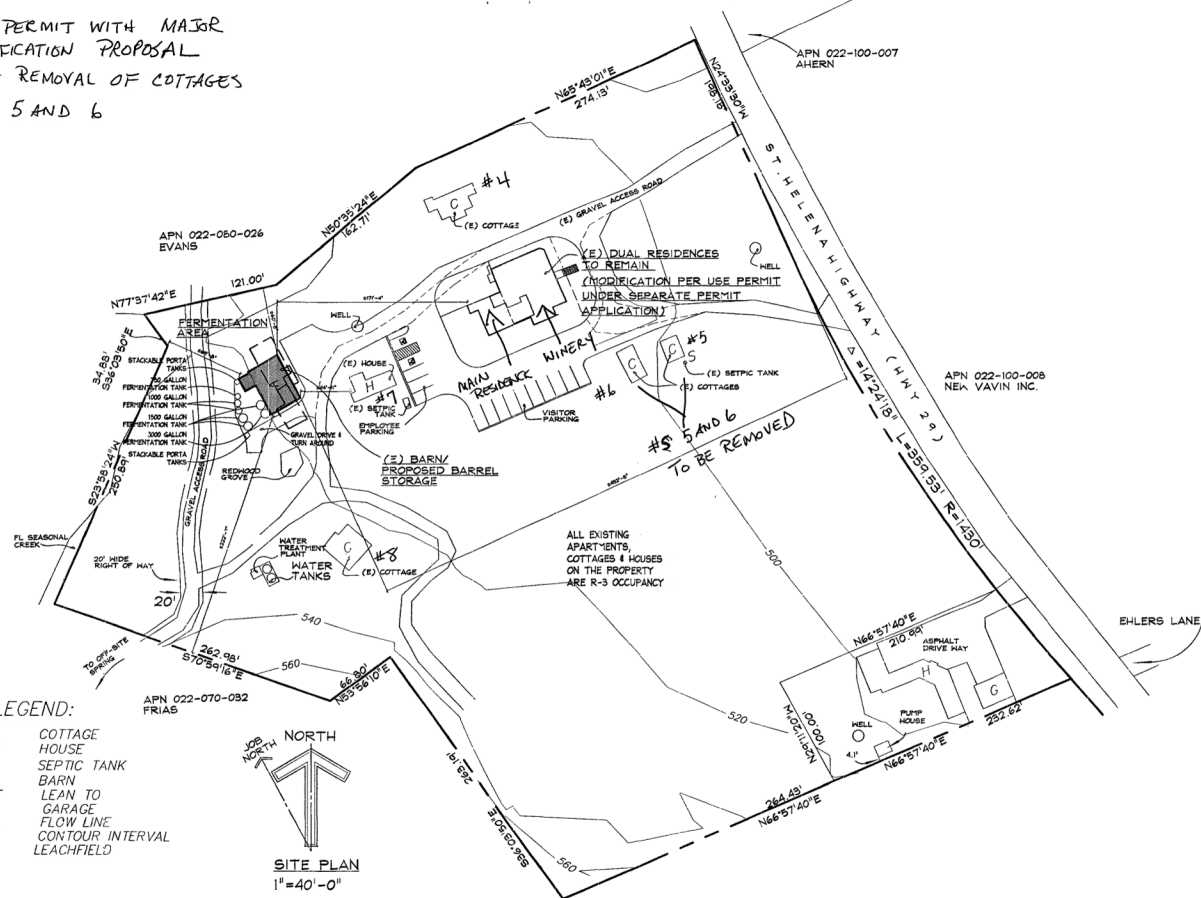
**PARKING TABLE**

NUMBER	TYPE
17	STANDARD WINERY SPACES
3	(E) STANDARD RESIDENTIAL SPACES
1	VAN ACCESSIBLE SPACE
<b>21</b>	<b>TOTAL SPACES</b>

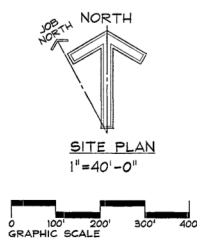
**ABBREVIATIONS:**

AC	ASPHALT CONCRETE	FH	FIRE HYDRANT
AD	AREA DRAIN	GB	GRADE BREAK
APN	ASSESSOR'S PARCEL NUMBER	LIDF	LOW IMPACT DEVELOPMENT FACILITY
ASR	AUTOMATIC SPRINKLER RISER	LL	LOWER LEVEL
BASMAA	BAY AREA STORMWATER MANAGEMENT	PD	PLANTER DRAIN
BFE	BASE FLOOD ELEVATION	PIP	PROTECT IN PLACE
BLDG	BUILDING	PW	PROCESS WASTE
C	CENTERLINE	SAD	SEE ARCHITECTURAL DRAWINGS
CONC	CONCRETE	SB	SETBACK
CV	CONTROL VALVE	SD	STORM DRAIN
DMA	DRAINAGE MANAGEMENT AREA	SS	SANITARY SEWAGE
DS	DOWNSPOUT	SRA	SELF RETAINING AREA
DG	DECOMPOSED GRANITE	STD	STANDARD
(E)	EXISTING	TD	TRENCH DRAIN
FDC	FIRE DEPARTMENT CONNECTION	TI	TRAFFIC INDEX
FF	FINISH FLOOR	TYP	TYPICAL
		UL	UPPER LEVEL

3. USE PERMIT WITH MAJOR  
MODIFICATION PROPOSAL  
WITH REMOVAL OF COTTAGES  
#S 5 AND 6



- LEGEND:
- C COTTAGE
  - H HOUSE
  - S SEPTIC TANK
  - B BARN
  - LT LEAN TO
  - G GARAGE
  - FL FLOW LINE
  - CI CONTOUR INTERVAL
  - L LEACHFIELD

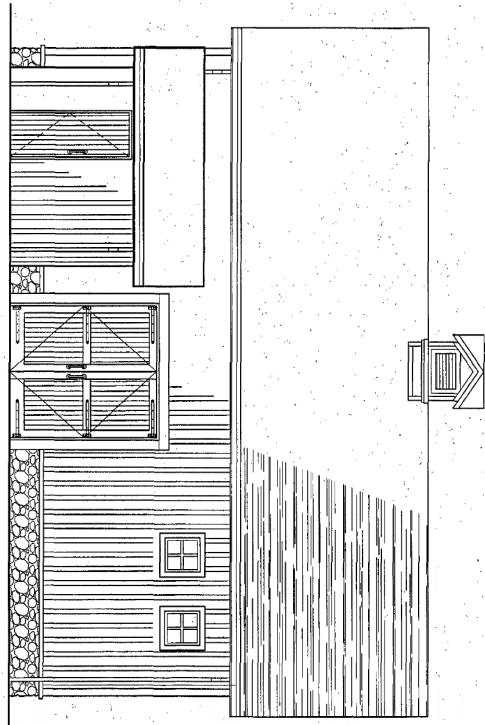


S:\Current Projects\Tilley 2\Barrel Storage\LO Tilley\blcover.dwg, 3/21/2008 3:42:46 PM, 1:2,15

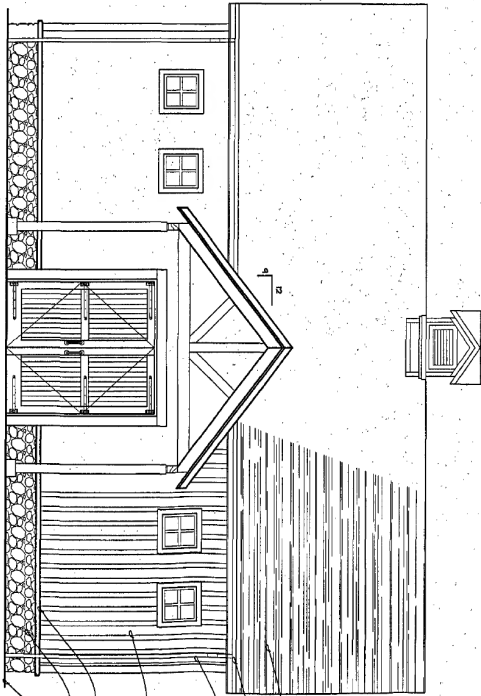
PROJECT:	TILLEY BARREL STORAGE
SHEET NUMBER:	1.0
SHEET DESCRIPTION:	APN: 022-100-008 3199 N. ST. HELENA HWY. ST. HELENA, CA 94574
DATE:	05/23/07
CONSULTANT:	VAL PIZZINI, INC. 1400 GLENVIEW RD. STE. 12 SANTA ROSA, CA 95407 PHONE 707.532.9802 FAX 707.532.9801
ADDRESS:	MARY SIKES & ASSOC. 1472 BULLROAD AVE. ST. HELENA, CA 94574 PHONE 707.532.5883 FAX 707.532.1044





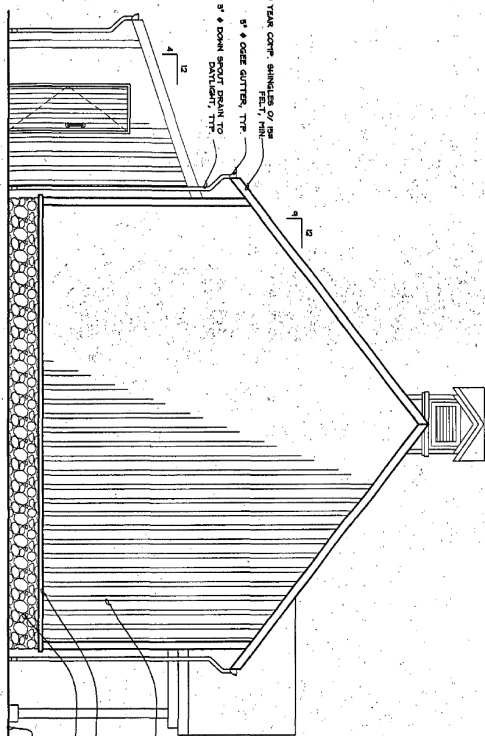


WEST ELEVATION  
1/4"=1'-0"



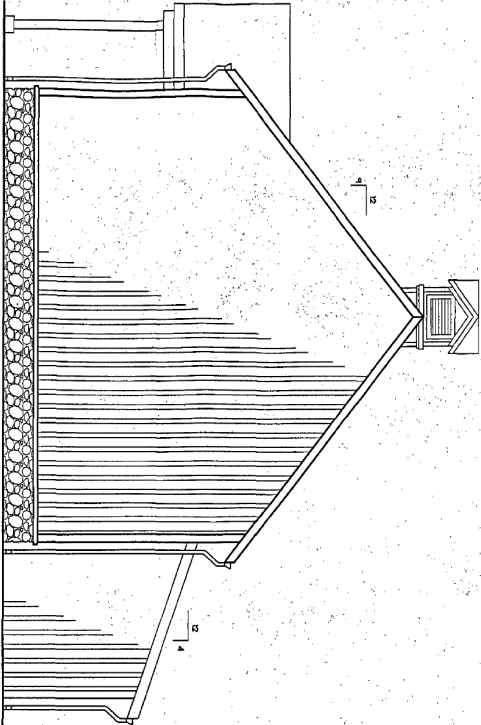
EAST ELEVATION  
1/4"=1'-0"

30 YEAR COPPER SHINGLES OF 18"  
FELT, 1/4" TYP.  
3" x 6" OSB GUTTER, TYP.  
3" x 6" DOWN SPOUT BRACK TO  
DRAINAGE, TYP.  
3/8" RING VERT.  
DRAINAGE UP 1/2" RING  
DRAINAGE UP 1/2" RING  
3/8" O.C. BOARD, 1/2" RING  
POWDER DRIVEN PINS  
CONC. WATER TABLE  
2" STONE VENEER, ATTACHED  
PER STRUCT. SPECIFICATIONS,  
"FACED" VENEER 1/2"  
FINISH GRADE



SOUTH ELEVATION  
1/4"=1'-0"

30 YEAR COPPER SHINGLES OF 18"  
FELT, 1/4" TYP.  
3" x 6" OSB GUTTER, TYP.  
3" x 6" DOWN SPOUT BRACK TO  
DRAINAGE, TYP.  
3/8" RING VERT.  
DRAINAGE UP 1/2" RING  
DRAINAGE UP 1/2" RING  
3/8" O.C. BOARD, 1/2" RING  
POWDER DRIVEN PINS  
CONC. WATER TABLE  
2" STONE VENEER,  
ATTACHED PER STRUCT.  
SPECIFICATIONS, "FACED"  
"FACED" VENEER 1/2"  
FINISH GRADE



NORTH ELEVATION  
1/4"=1'-0"

<b>4A</b>	PROJECT:	SITE LOCATION:	SHEET DESCRIPTION:	DATE:	CONSULTANTS:	ARCHITECT:
	TILLEY BARREL STORAGE	A.P.N.: 022-100-008 3199 N. ST. HELENA HWY. ST. HELENA, CA 94574	ELEVATIONS	08/23/07 08/21/07 FIRE REV	VAL PIZZINI, ENG. 1400 GUERNEVILLE RD, STE. 12 SANTA ROSA, CA. 95409 VOICE 707.527-9802 FAX 707.527-9801	MARY SIKES & ASSOC. 1472 RAILROAD AVE. ST. HELENA, CA 94574 VOICE 707.963-8063 FAX 707.963-1066