



The di Rosa Preserve

Napa | CA



The di Rosa Preserve – A Rare Cultural & Natural Treasure in Napa Valley

The Rene & Veronica di Rosa Foundation presents an extraordinary opportunity to acquire and steward one of Napa Valley's most distinctive landmarks. Known as the di Rosa Preserve, this 217-acre estate blends world-class natural beauty with cultural and artistic heritage, offering unmatched entitlements and long-term preservation. Encompassing two remarkable parcels—Winery Lake (52.5 acres) and Milliken Peak (163.5 acres)—the Preserve is home to expansive open space, a large reservoir, historic galleries, vineyards, wildlife sanctuaries, and outdoor art installations.

What sets this property apart is its rare Napa County Use Permit, which allows for public visitation, cultural exhibitions, and up to 36 annual events

of 250 guests each, with opportunities for larger gatherings through Temporary Use Permits. These entitlements provide significant event income potential, making the property as financially attractive as it is culturally significant.

Perfectly positioned in a high-traffic location directly across from Domaine Carneros, the Preserve enjoys extraordinary visibility and accessibility along one of Wine Country's busiest and most prestigious corridors, just minutes from Downtown Napa and Sonoma Plaza. Rare use permit, coupled with conservation easements that safeguard its scenic and cultural legacy, ensures this is a once-in-a-generation offering that cannot be replicated.



Property Overview

- **Total Acreage:** 217 acres across two parcels (Winery Lake & Milliken Peak).
- **Zoning:** Agricultural Watershed (AW) with legacy Use Permit entitlements.
- **Conservation Easements:** Napa Valley Land Trust agreements limit new development, ensuring long-term preservation.
- **Operating Permit:** Napa County Use Permit governs business hours, public access, and events. Future uses and operations are subject to Napa County review and approval.
- **Agreements:** Vineyard sale and access agreements govern water rights at Winery Lake, shared roadway and egress rights, and certain access limitations related to noncommercial and tax-exempt use.

Winery Lake Parcel – Key Features

- **52.5 Acres** with Winery Lake (32-acre reservoir, 320 acre-foot capacity).
- **Wildlife Sanctuary:** 35 acres surrounding the lake permanently protected as bird habitat.
- **Vineyard Lease Income:** 5.23 acres of vines under 30-year lease with Treasury Wine Estates, yielding ~\$23,000 annually.
- **Cultural & Historic Buildings:**
 - Gatehouse Gallery
 - Main Gallery
 - Historic Residence (former stone winery, now Napa Historic Landmark)
 - Tractor Barn (converted to offices)
- **Active Use:** Public tours, art exhibitions, workshops, weddings, and fundraising events.

Milliken Peak Parcel – Key Features

- **163.5 Acres** of scenic open space rising to 715 feet elevation.
- **Natural Assets:** 30± acres of 19th-century olive trees (in poor condition), 6-acre pond with stock water license.
- **Structures:** One basic storage building (slab-on-grade, no utilities). A climate-controlled storage building was lost in the 2017 wildfires.
- **Grazing Lease:** Previously leased to 5 Dot Ranch for cattle grazing (through 2020), generating ~\$2,500 annually.
- **Current Uses:** Public hiking and outdoor art viewing.

Operating Hours & Visitor Access

- **Drop-in Hours:** Open to the public 5 days per week.
- **Seasonal Schedule:**
 - November–March: 10 AM – 4 PM
 - April–October: 10 AM – 6 PM
 - One evening per week until 9 PM permitted.
- **Educational Programs:** Workshops and classes held during operating hours.

Events & Special Uses

- **Entitlements:** Up to 36 events annually (maximum 250 guests each), limited to one per day, scheduled evenings or weekends.
- **Larger Events:** Eligible to apply under Napa County Temporary Use Permit guidelines.
- **Retail:** Permitted in the Gatehouse entry area (limited to 400 sq. ft.).
- **No cap on total visitation** beyond the operating guidelines.

Parking & Roadways

- **Parking:** 42 public spaces at the Gatehouse plus 25 staff/vendor spaces near the upper courtyard.
- **Bus Access:** Allowed by prior arrangement to optimize visitor parking.
- **Emergency Access:** Vineyard road to the upper courtyard reserved for emergency vehicles only.
- **Shared Roadways:** Treasury Wine Estates retains egress and roadway rights for vineyard and pump house operations around Winery Lake.
- **Traffic Study:** Conducted in 2011 to address flow and parking compliance.



Prime Location

- **Directly across from Domaine Carneros**, a premier Wine Country landmark, ensuring unmatched visibility and brand alignment.
- **High-traffic Wine Country corridor** with breathtaking vineyard and lake views.
- **Centrally positioned** between Downtown Napa and Sonoma Plaza, offering easy access and exceptional exposure.

Prospective buyers are encouraged to review Use Permit conditions, conservation easements, and legacy agreements as part of due diligence.



Building Square Footage Overview

GATEHOUSE	MEASUREMENTS	CATEGORY	SQFT
Front Terrace	19x34	Exhibit: Exterior Hardscape	646
Reception and Gift Shop	17x21	Admin/Support Area	360
Bathrooms and Mechanical Area	18x19x2	Admin/Support Area	684
Main Exhibit and Silo	(7.5x19) + (120x32) + [3.14x(7x7)]	Exhibit: Indoor Hardscape	5,419
Patio, Ramp and Lower Landing	(27x30) + (4x81) + (15x20)	Exhibit: Exterior Hardscape	1,434
GATEHOUSE TOTAL			8,543
MAIN GALLERY	MEASUREMENTS	CATEGORY	SQFT
Front Entry and Moose Corner	(41x39) + 50 + 98 + [1/2x8x15]	Exhibit: Indoor Hardscape	1,770
Bathrooms and Mechanical Area	(2x100) + (1/2x20x15) + (1/2x22x15)	Admin/Support Area	515
Photo Corridor	12x[(7x24) + 33]	Exhibit: Indoor Hardscape	2,412
Terrace	1/2x59x30	Exhibit: Exterior Hardscape	885
Main Exhibit	33x(6x24)	Exhibit: Indoor Hardscape	4,752
Angel-Go-Round	25x(16x3)	Exhibit: Exterior Hardscape	1,200
MAIN GALLERY TOTAL			11,534
RESIDENCE 40'X60'	MEASUREMENTS	CATEGORY	SQFT
Cellar			
Tunnel with Footlights	6x39	Exhibit: Indoor Hardscape	234
Chartes Seating	12x29	Exhibit: Indoor Hardscape	348
Bell Landing	4x17	Exhibit: Indoor Hardscape	68
Elevator and Mechanical Room	8x12	Admin/Support Area	96
Stairway to Cellar	3.5x43	Exhibit: Indoor Hardscape	150
Cellar Elevator Area	605x19.5	Exhibit: Indoor Hardscape	127
Cellar NE Gallery	12x15	Exhibit: Indoor Hardscape	180
Cellar NW Gallery	12x15	Exhibit: Indoor Hardscape	180
Cellar Main Exhibit	(40x35)-90	Exhibit: Indoor Hardscape	1,310
Cellar Wine Room	(3.14x16) + (11.5x14.5)	Exhibit: Indoor Hardscape	217
Cellar Rene Office	11x10	Exhibit: Indoor Hardscape	110
Cellar SE Gallery	(6x14.5) + (5.5x9)	Exhibit: Indoor Hardscape	137
Cellar HVAC	10x9	Admin/Support Area	90
Cellar SubTotal			3,247

RESIDENCE 40'X60'	MEASUREMENTS	CATEGORY	SQFT
Main Floor			
Bedrooms and Bathrooms	25x40	Exhibit: Indoor Hardscape	1,000
Great Room	29x37	Exhibit: Indoor Hardscape	1,073
Kitchen	10x24	Exhibit: Indoor Hardscape	240
Main Entry	7x11	Exhibit: Indoor Hardscape	77
Bell Tower	3.14x(4x4)	Exhibit: Indoor Hardscape	50
Main Floor Subtotal			2,440
Mezzanine			
Main Exhibit	25x19	Exhibit: Indoor Hardscape	475
Alcove	10x16	Exhibit: Indoor Hardscape	160
Balcony	2.5x37	Exhibit: Indoor Hardscape	93
Mezzanine Subtotal			728
RESIDENCE TOTAL			6,415
TRACTOR BARN (31'X 120')	MEASUREMENTS	CATEGORY	SQFT
Public Restroom Gallery	12x18	Exhibit: Indoor Hardscape	216
Open Air Gallery	22x58	Exhibit: Indoor Hardscape	1,276
Tours Office Entry Gallery	20x6	Exhibit: Indoor Hardscape	120
Volunteer Office	14x20	Admin/Support Area	280
Conference Room	17x20	Admin/Support Area	340
Tours Office and Public Bathrooms	(20x20) + (9x16)	Admin/Support Area	544
Upstairs Offices	30x120	Admin/Support Area	3,600
TRACTOR BARN TOTAL			6,376
STORAGE BARN #1 (30'X106')			
Maintenance Open Air	20x30	Admin/Support Area	600
Maintenance Enclosed	19x30	Admin/Support Area	570
Art Main Floor	(30x48) + (20x30)	Admin/Support Area	2,040
Art Mezzanine	14x35	Admin/Support Area	490
STORAGE BARN #1 TOTAL			3,700
STORAGE BARN #2 (30' X 52')			
Main Floor	30x52	Admin/Support Area	1,560
Mezzanine	(23x30) + (12x12) + (7x13)	Admin/Support Area	925
STORAGE BARN #2 TOTAL			2,485



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