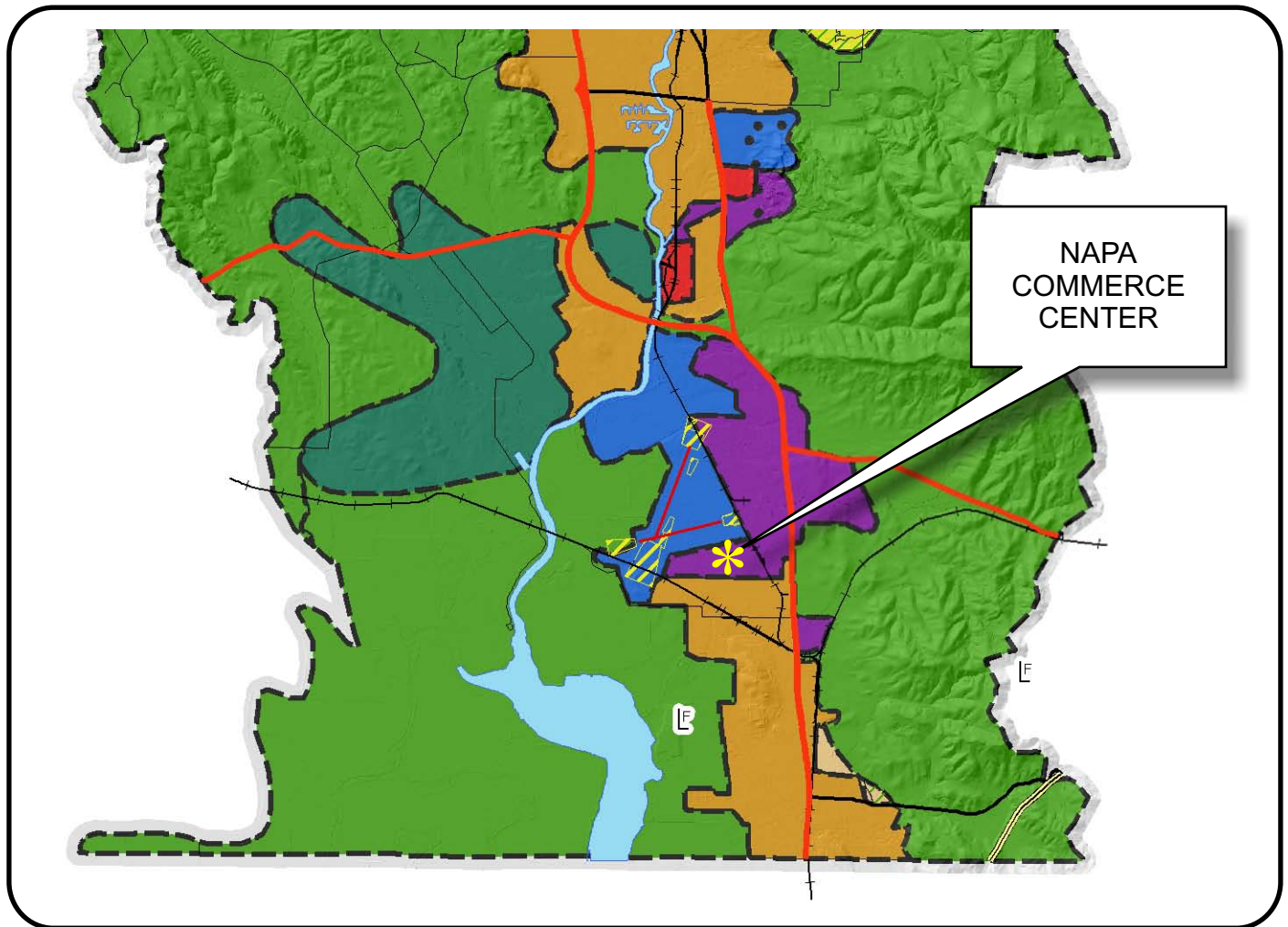


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

- Cities
- Urban Residential *
- Rural Residential *
- Industrial
- Public-Institutional
- Study Area

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

- Mineral Resource
- Railroad
- Limited Access Highway
- Major Road
- Secondary Road
- Airport
- Airport Clear Zone
- LF Landfill - General Plan

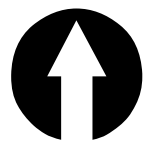
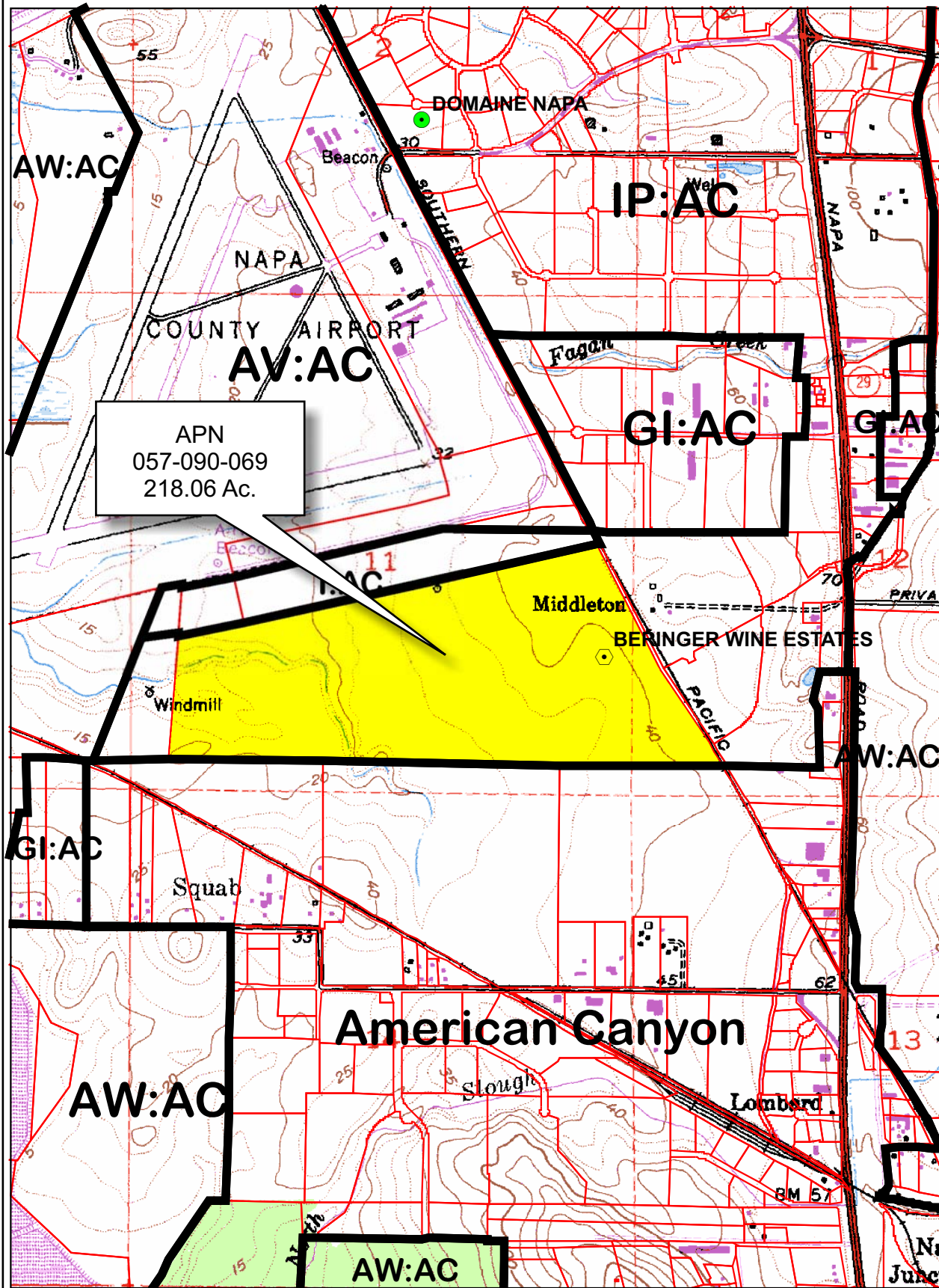
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
057-090-069
12-09-2008
2C UP/PM

SCALE IN MILES
0 2



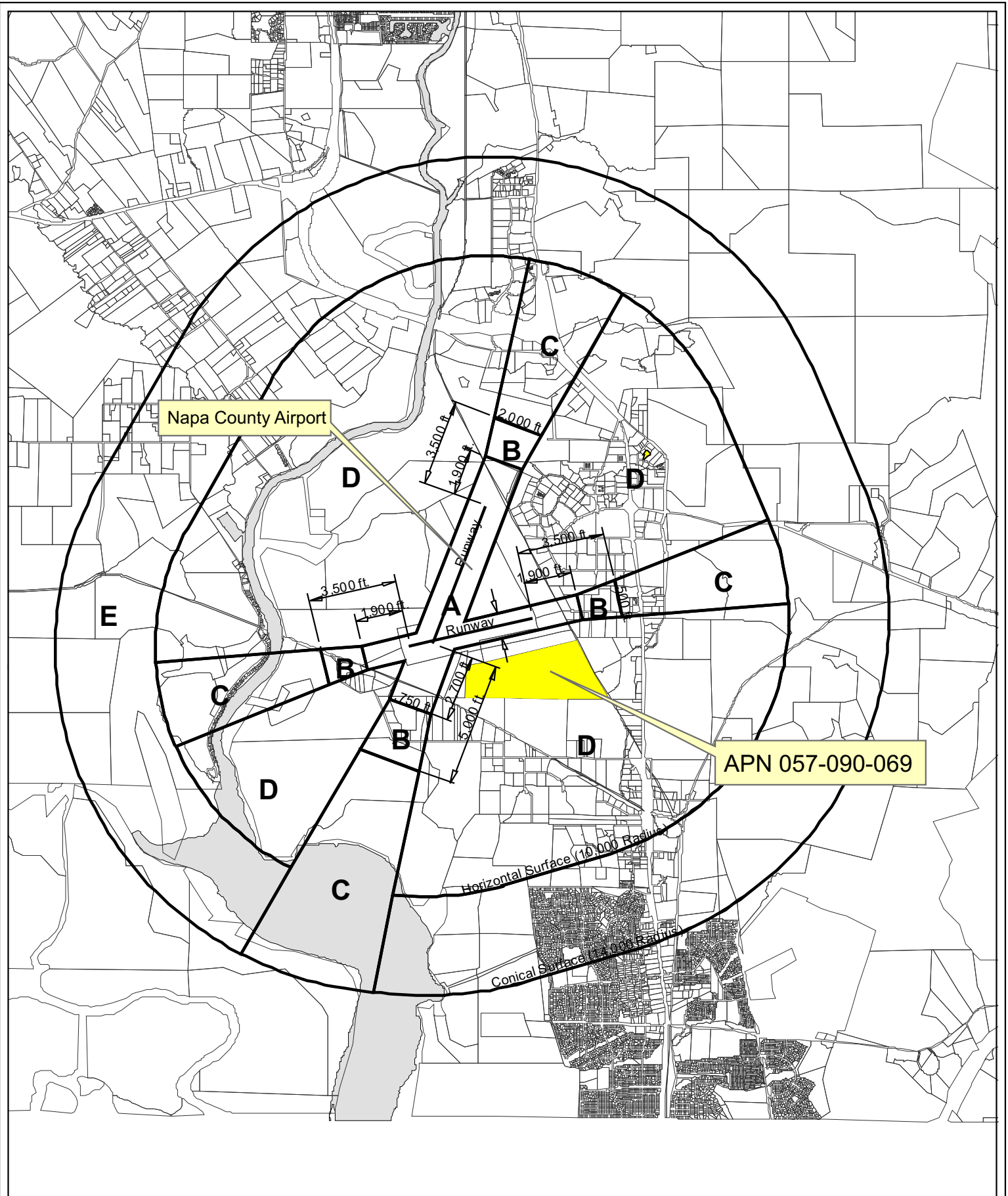
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Legend

- Wineries in Vicinity
- Producing
 - ⬡ Approved
 - Pending
 - Zoning
 - Parcels

0 750 1,500 3,000 4,500 6,000 Feet



Horizontal Datum: NAD 83,
CA State Plane Coordinates,
Zone II, feet

Disclaimer: This map was prepared for informational
purposes only. No liability is assumed for the accuracy
of the data delineated herein.

Compatibility Plan Napa County Airport



0 1,300 2,600 5,200'

Napa County Conservation Division - 12/2008

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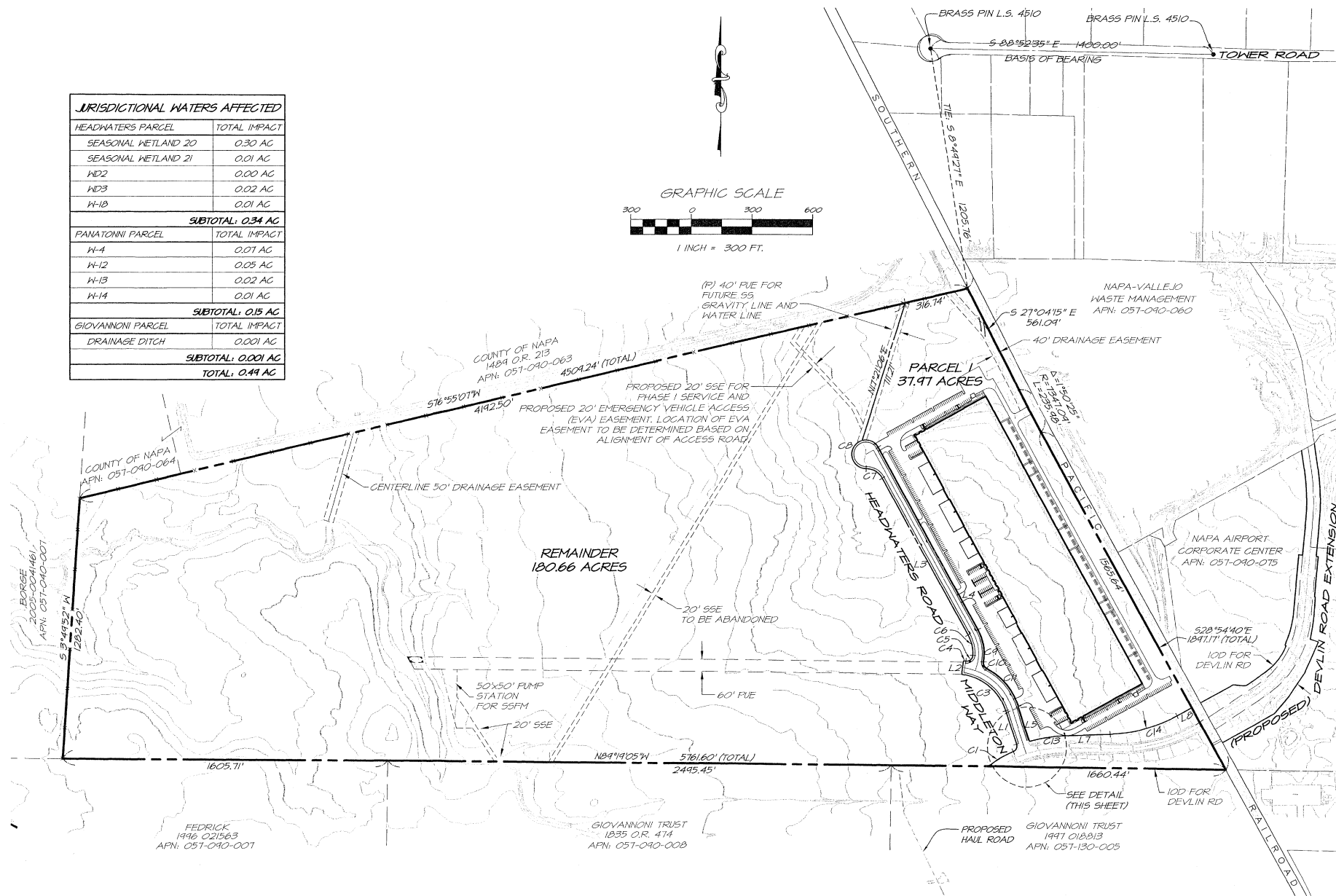
0 375 750 1,500 2,250 3,000 Feet



Existing Site Conditions

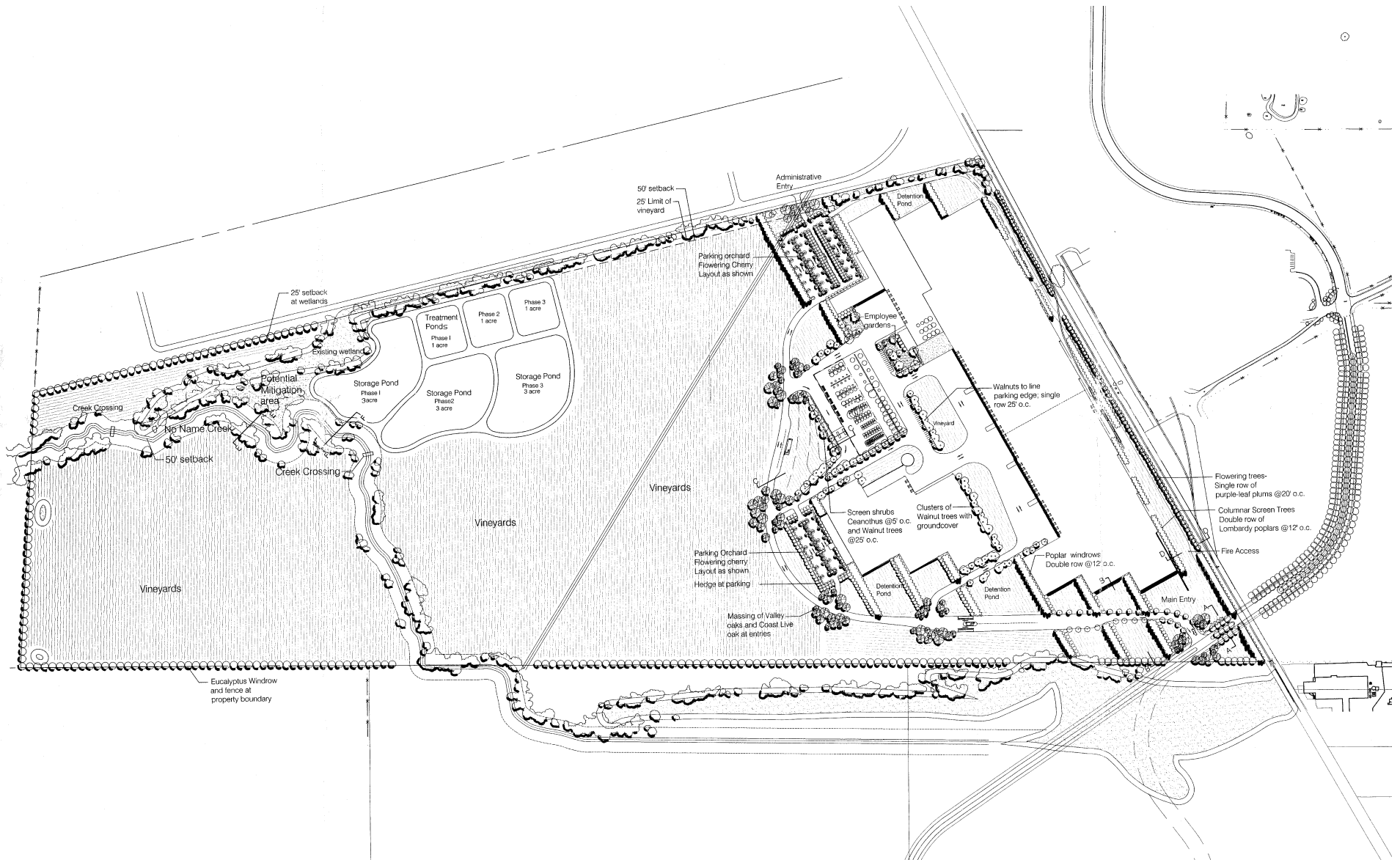
NAPA COMMERCE CENTER

JURISDICTIONAL WATERS AFFECTED	
HEADWATERS PARCEL	TOTAL IMPACT
SEASONAL WETLAND 20	0.30 AC
SEASONAL WETLAND 21	0.01 AC
W-2	0.00 AC
W-3	0.02 AC
W-18	0.01 AC
SUBTOTAL: 0.34 AC	
PANATONNI PARCEL	TOTAL IMPACT
W-4	0.01 AC
W-12	0.05 AC
W-13	0.02 AC
W-14	0.01 AC
SUBTOTAL: 0.15 AC	
GIOVANNONI PARCEL	TOTAL IMPACT
DRAINAGE DITCH	0.001 AC
SUBTOTAL: 0.001 AC	
TOTAL: 0.49 AC	



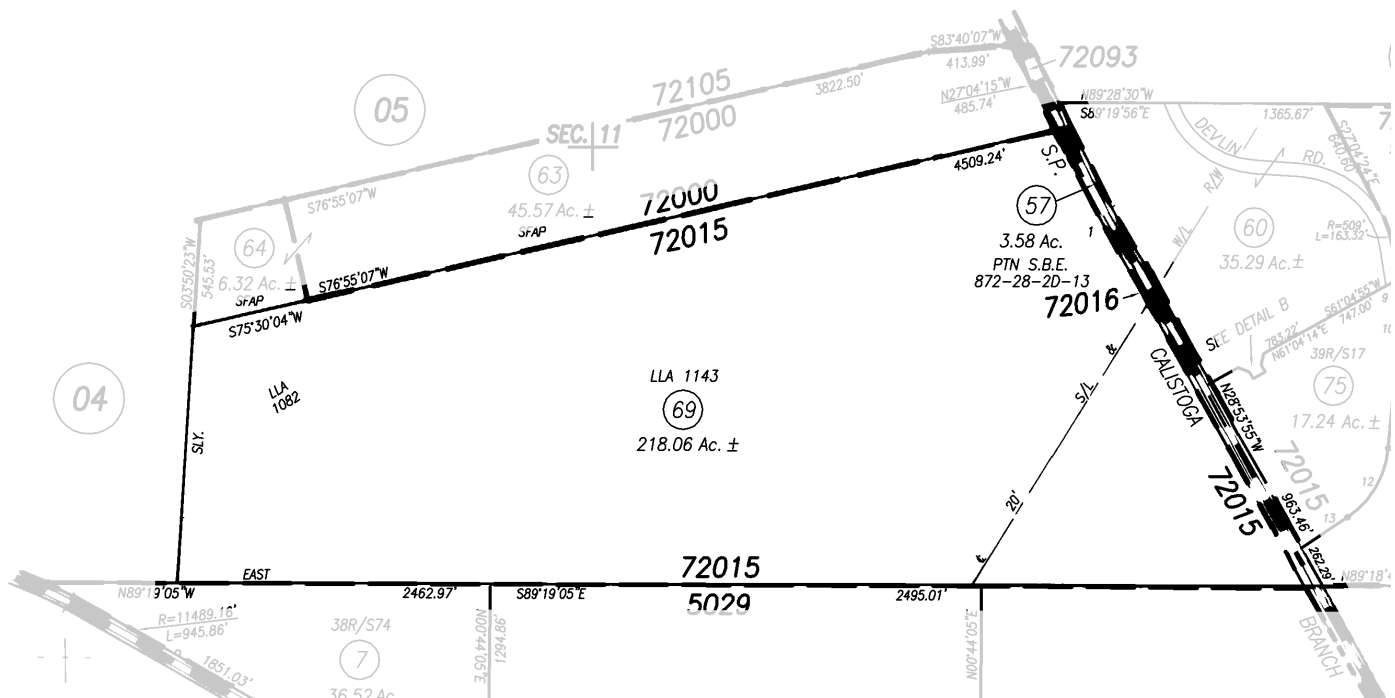
Overall Site Plan

NAPA COMMERCE CENTER

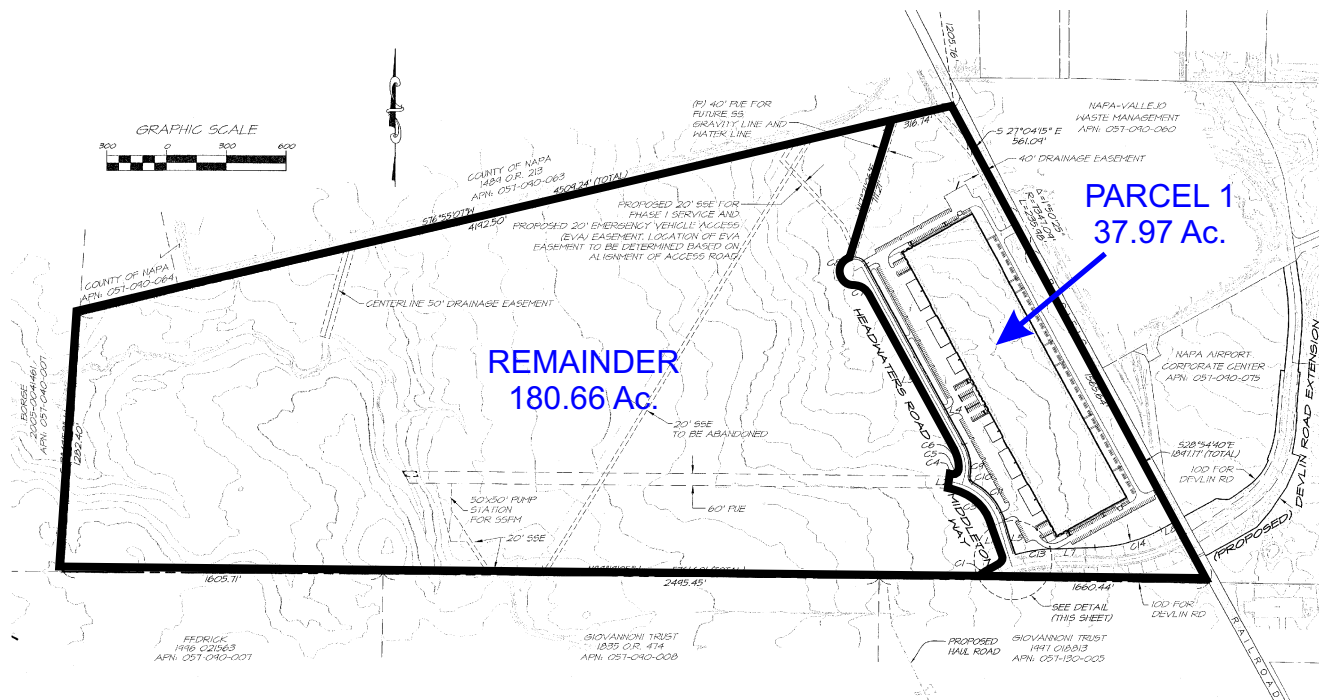


Prior Approved "Beringer" Site Plan

NAPA COMMERCE CENTER

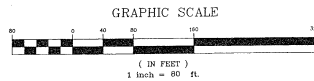


EXISTING CONFIGURATION



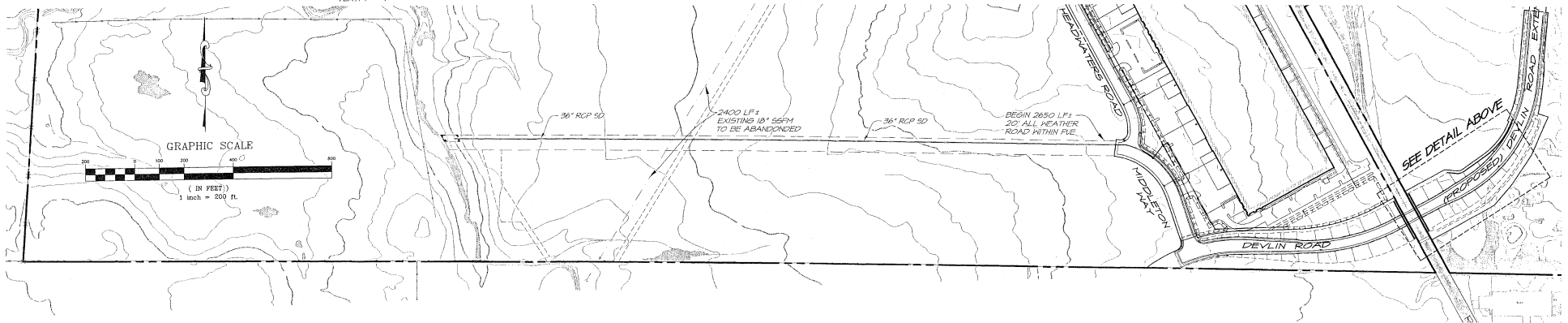
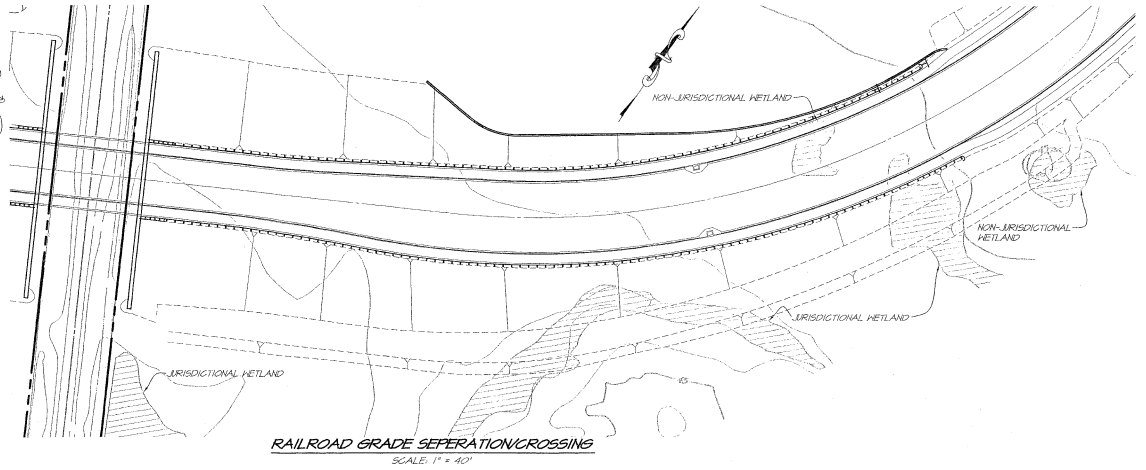
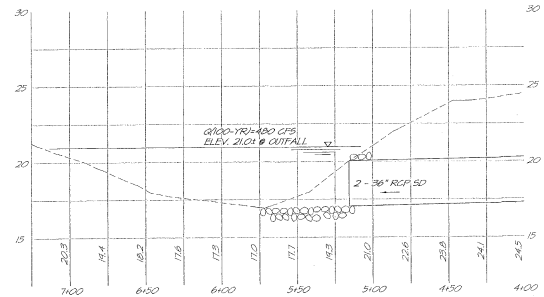
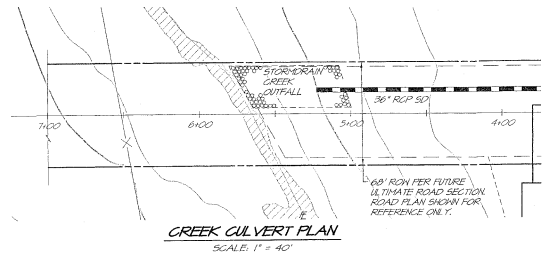
PROPOSED CONFIGURATION

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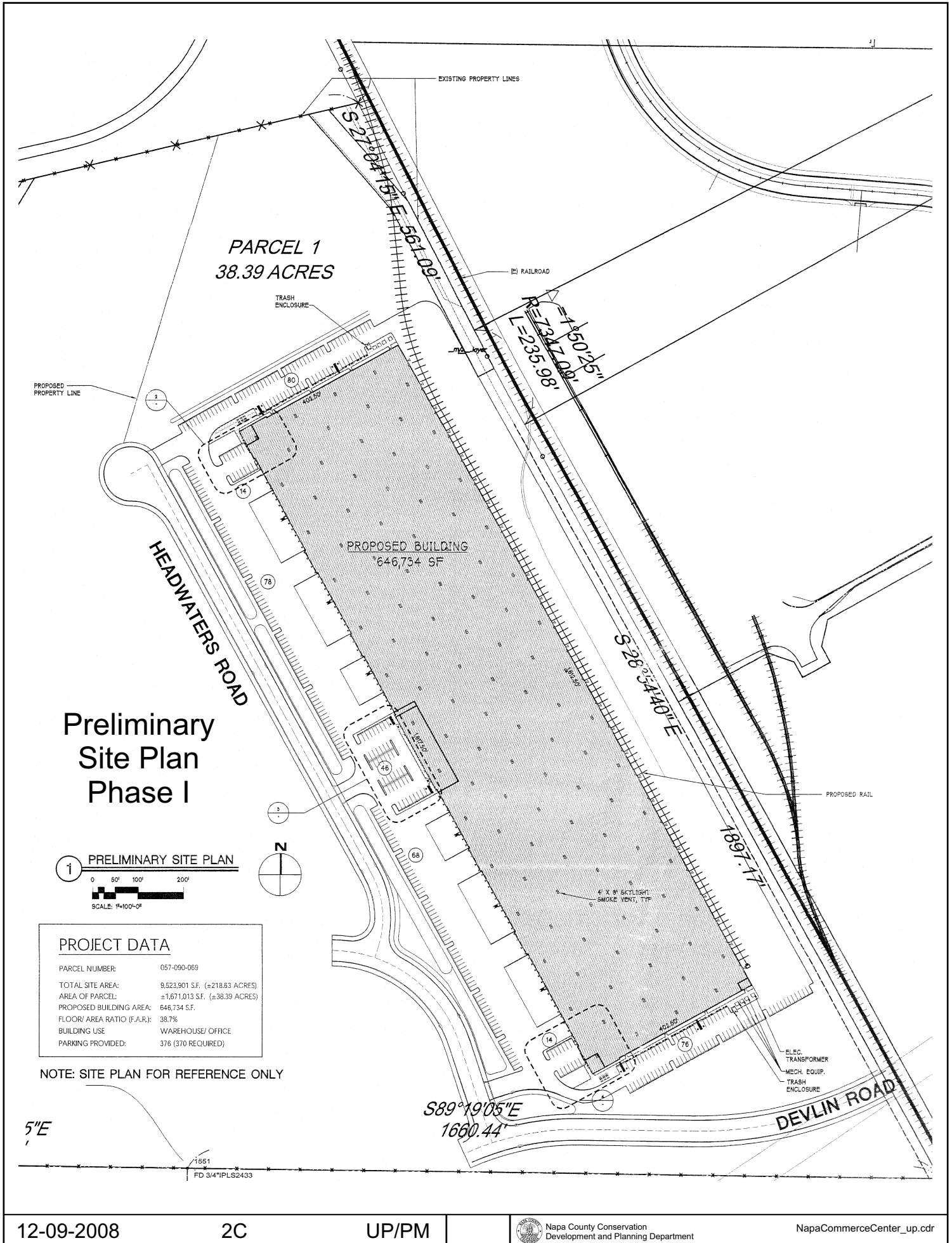
Dimension Plan

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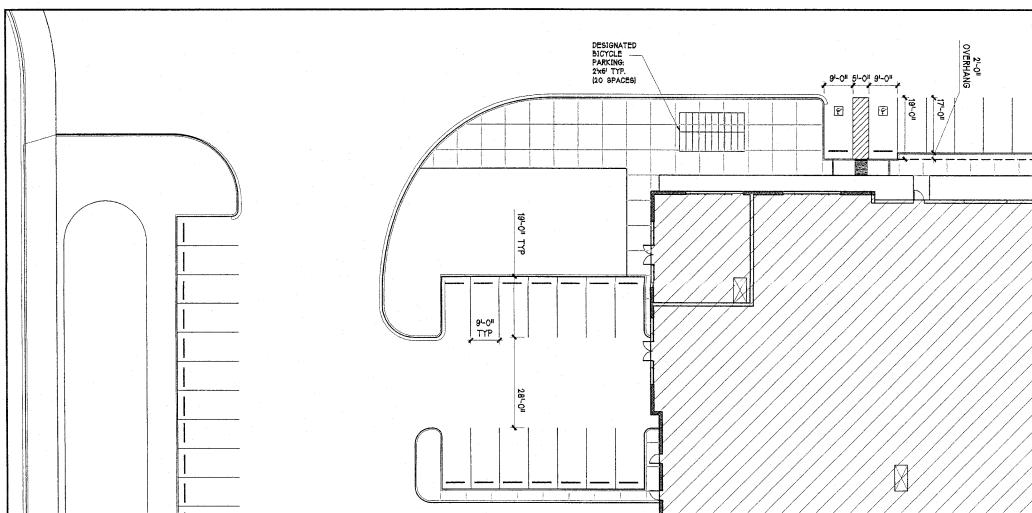


Off-Site Plan

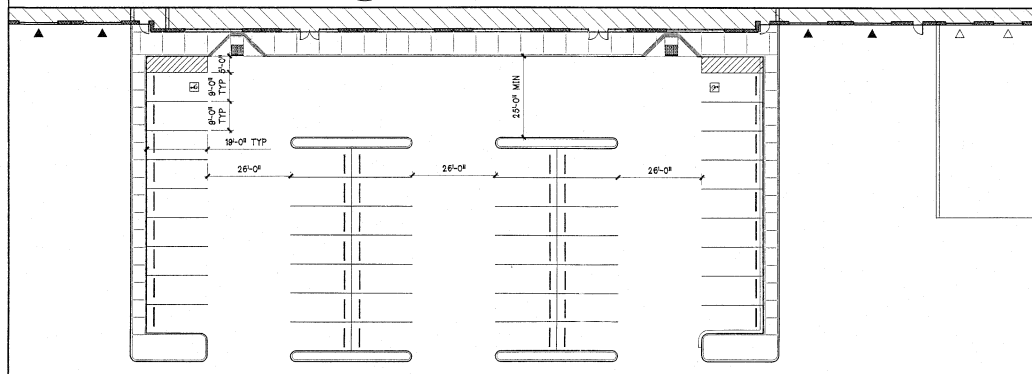
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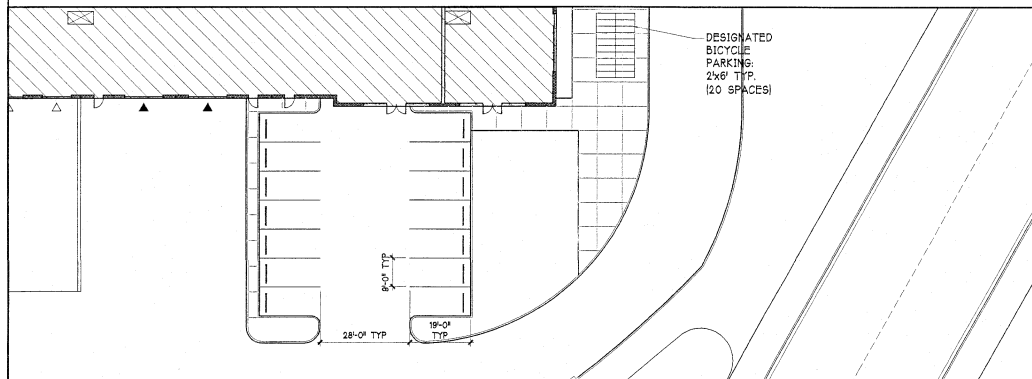
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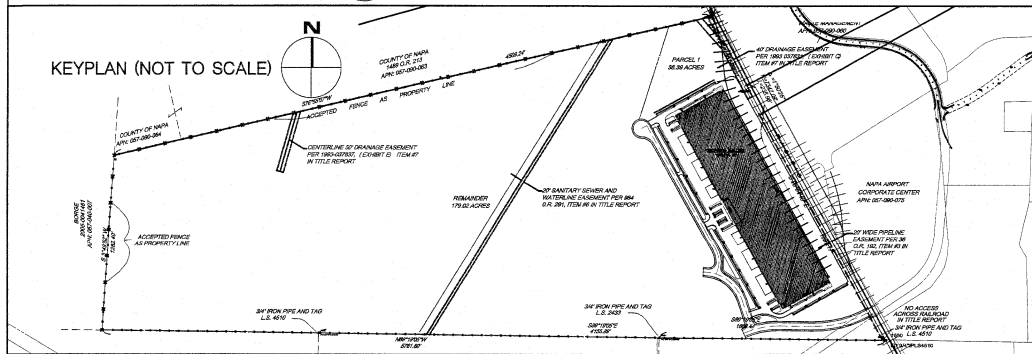
2 ENLARGED SITE PLAN
SCALE: 1" = 20'



3 ENLARGED SITE PLAN
SCALE: 1" = 20'

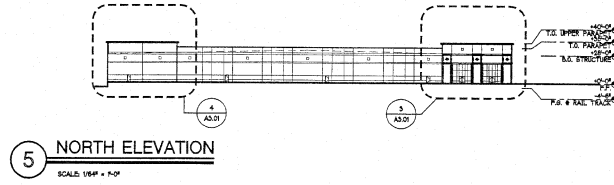
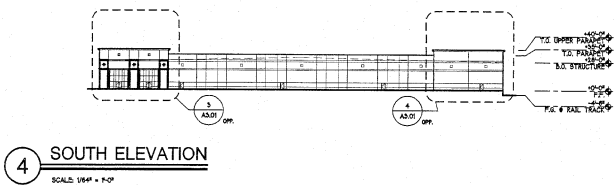
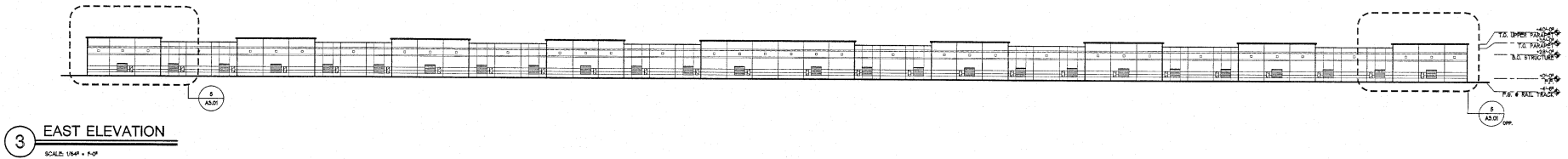
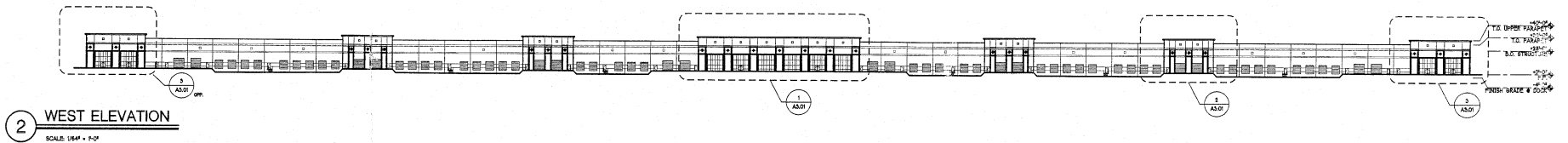
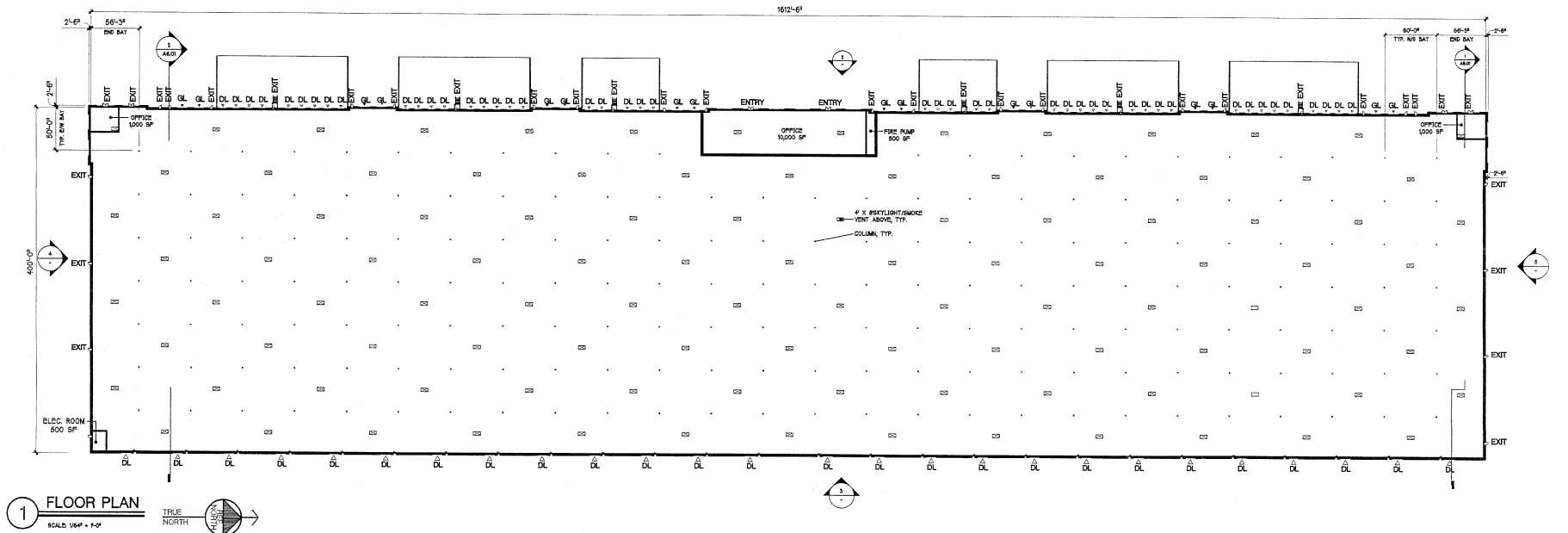


4 ENLARGED SITE PLAN
SCALE: 1" = 20'



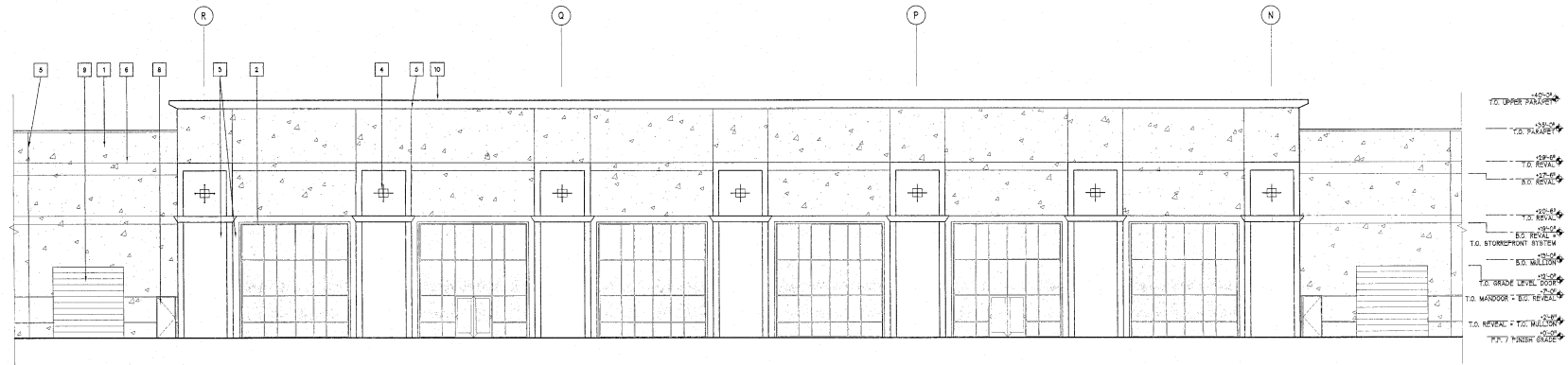
Preliminary Site Plan Phase I

NAPA COMMERCE CENTER

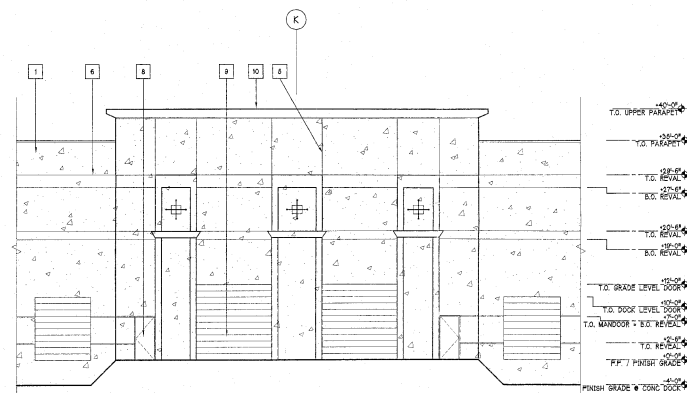


Preliminary
Floor Plan &
Elevations

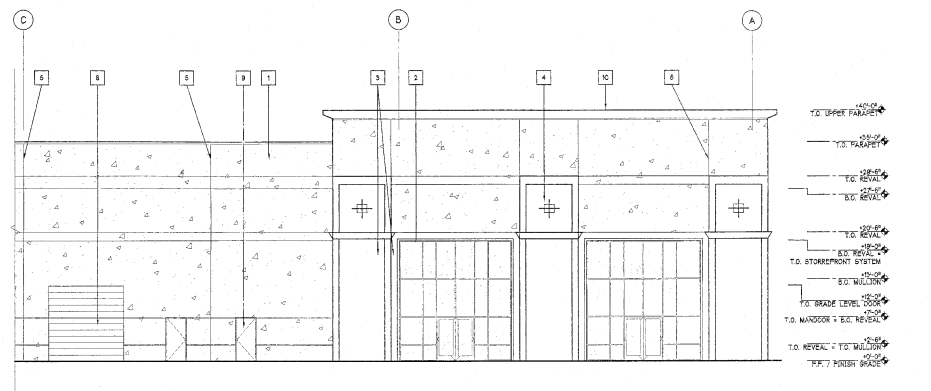
NAPA COMMERCE CENTER



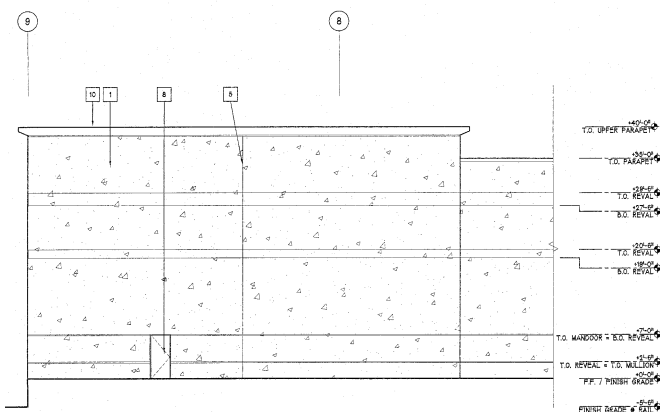
1 ENLARGED ELEVATION
SCALE: 1/8" = 1'-0"



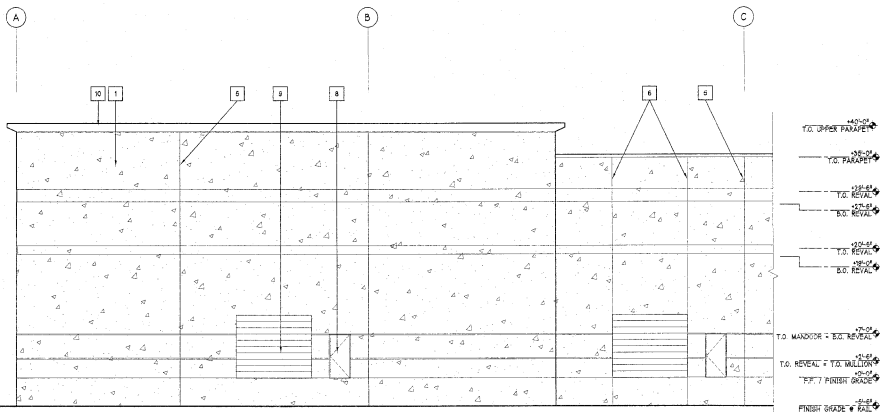
2 ENLARGED ELEVATION
SCALE: 1/8" = 1'-0"



3 ENLARGED ELEVATION
SCALE 1/8" = 1'-0"



4 ENLARGED ELEVATION
SCALE: V.P. = 7'-0"



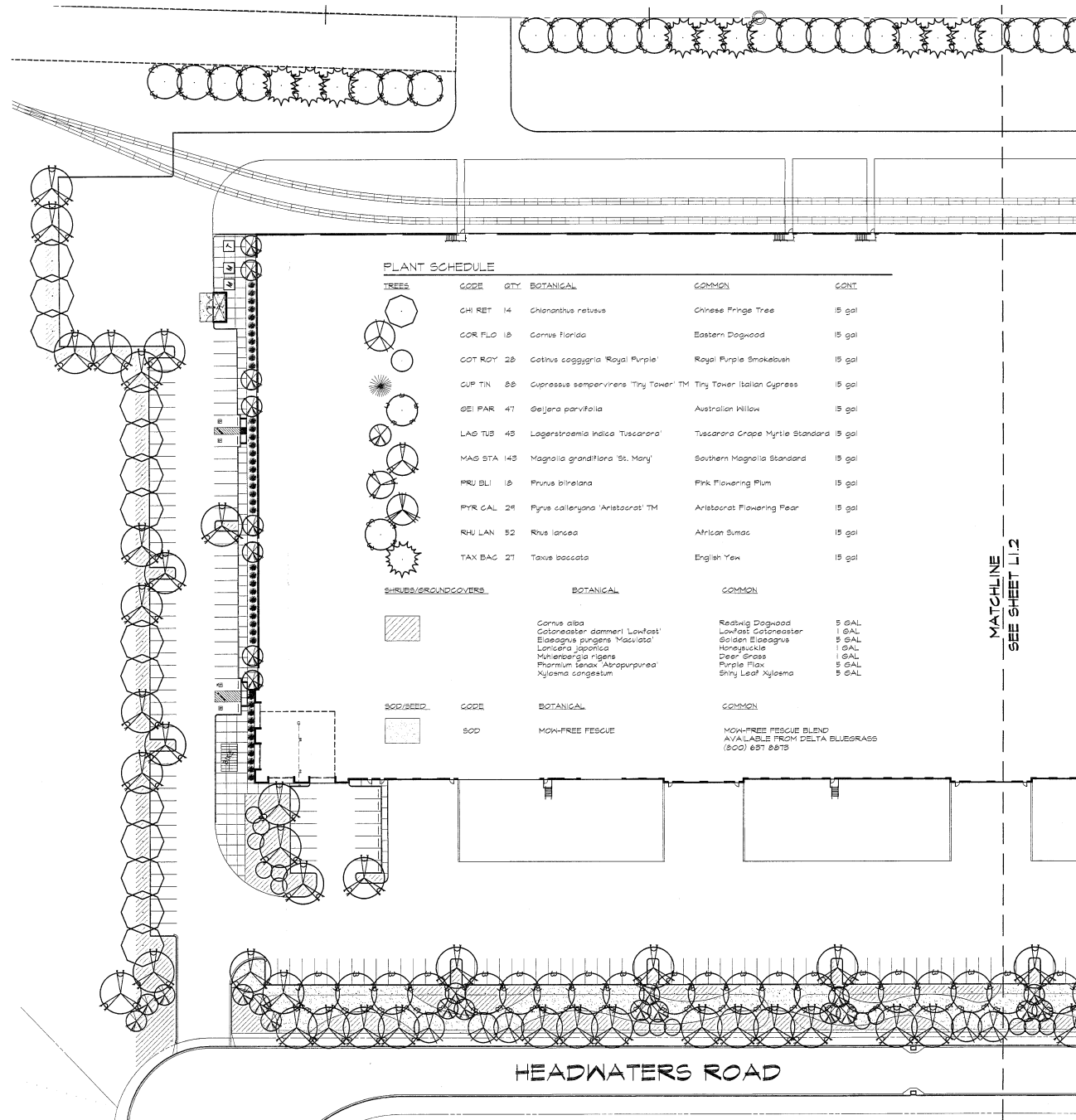
5 ENLARGED ELEVATION
SCALE: 1/8" = 1'-0"

Preliminary Enlarged Elevations

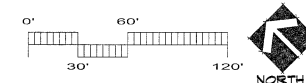
KEYNOTES

- | | |
|----|---|
| 1 | CONCRETE TILT-UP PANEL, TYP, TEXTURED PAINT |
| 2 | ALUMINUM STOREFRONT SYSTEM W/ TINTED VISION GLASS |
| 3 | EIFS ARCHITECTURAL PLANT-ON PANELS |
| 4 | WALL MOUNTED LIGHT BOUNCE |
| 5 | CONCRETE PANEL JOINT - UDN. |
| 6 | REVEAL |
| 7 | NOT USED |
| 8 | HOLLOW METAL DOOR & FRAME |
| 9 | ROLL-UP METAL DOOR & FRAME |
| 10 | EIFS CORNICE |

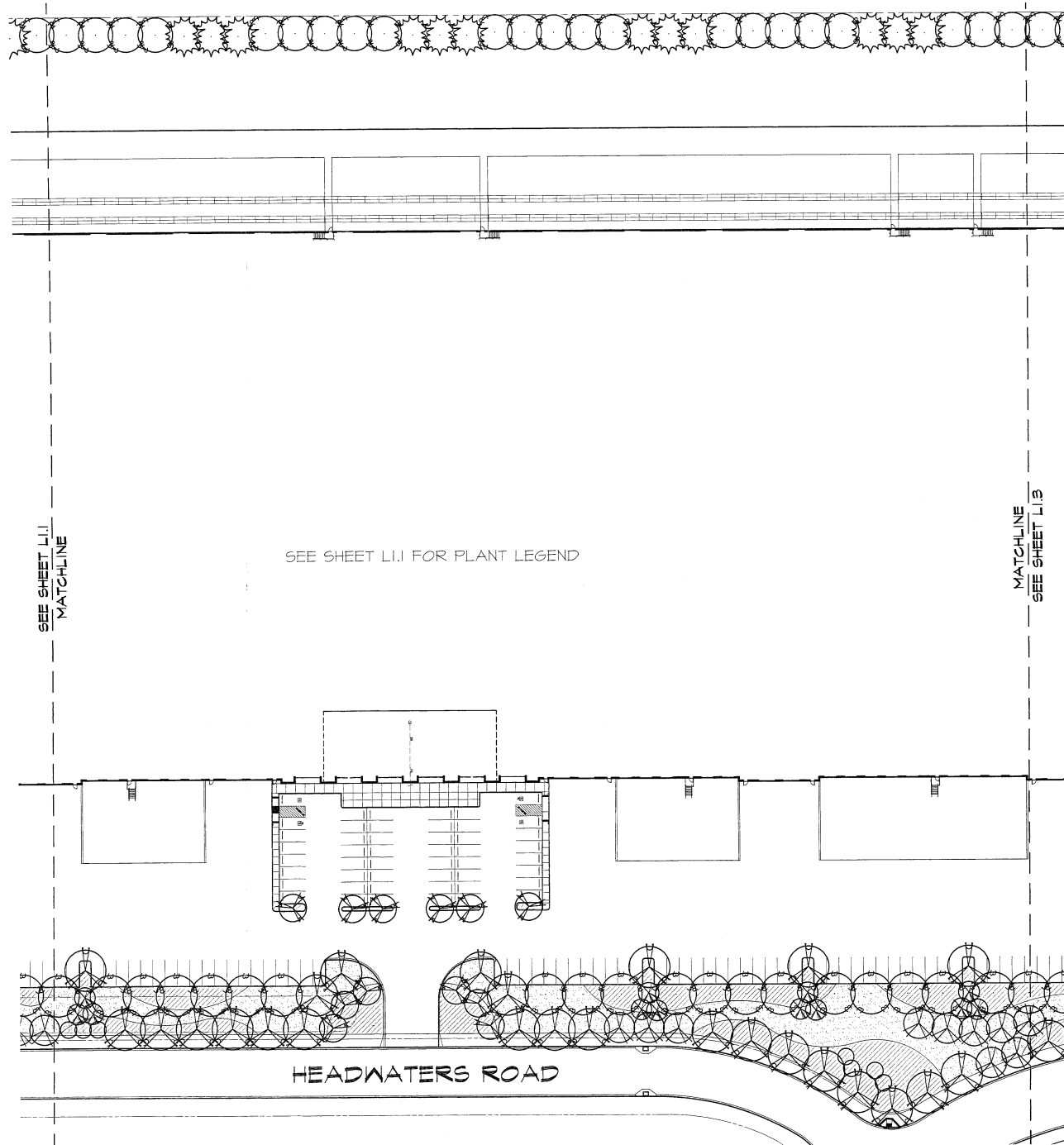
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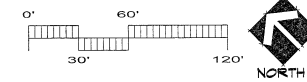
Planting Plan A



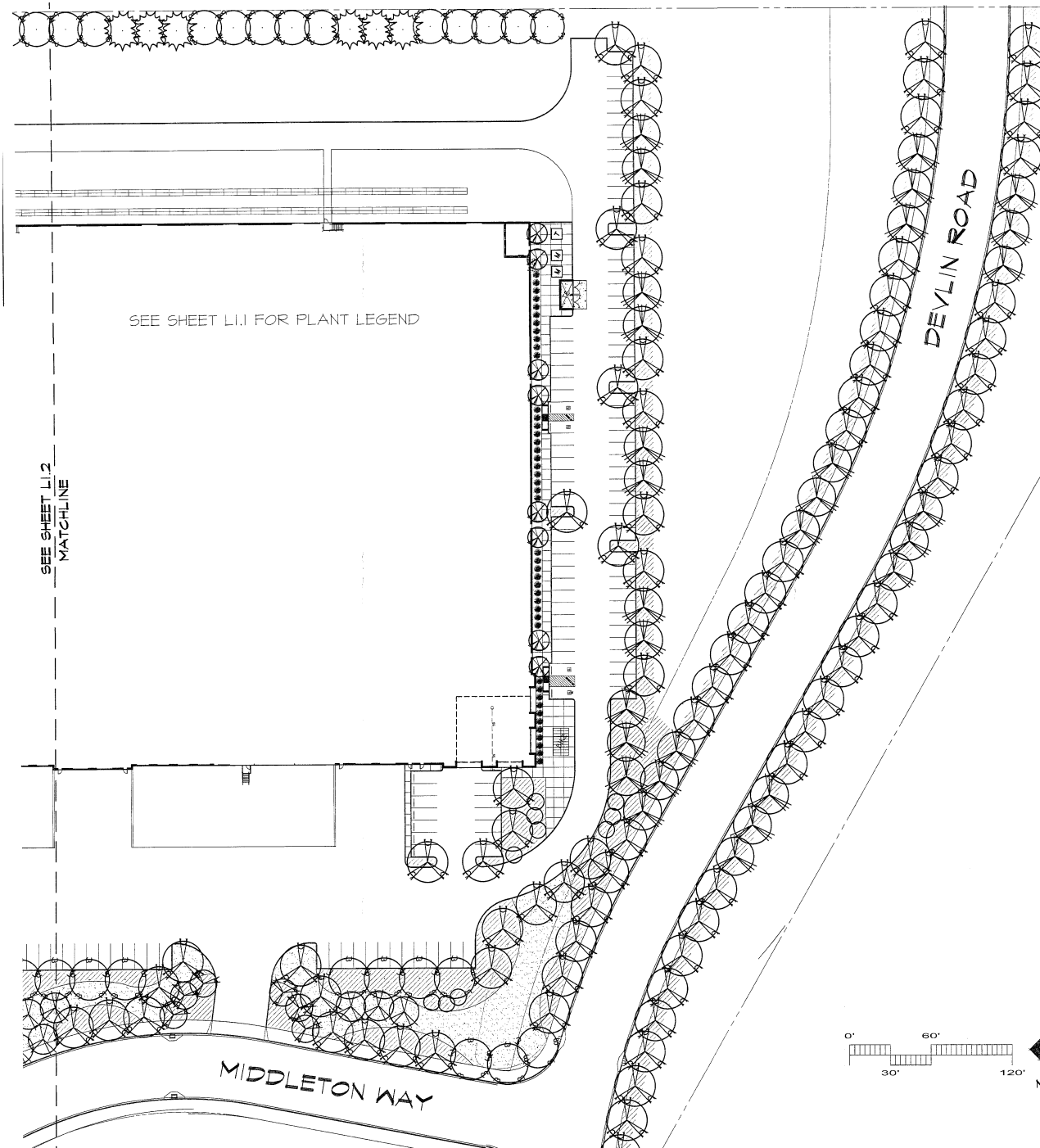
NAPA COMMERCE CENTER



Planting Plan B

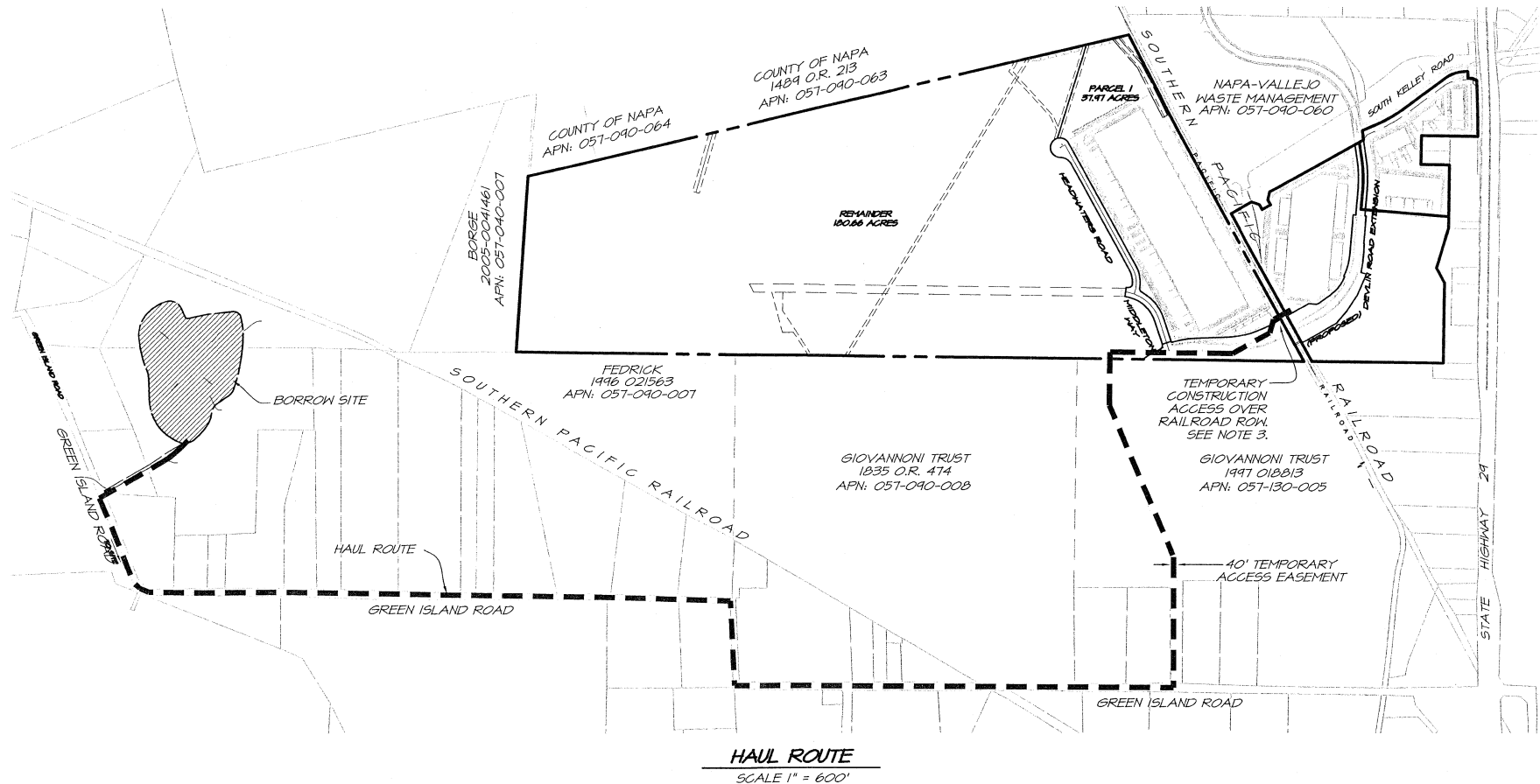


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Planting Plan C

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EARTHWORK TABLE

PARCEL	CUT	FILL	NET
TOTAL	91,000	0	91,000

NOTES:

- VOLUMES ARE IN CUBIC YARDS (C.Y.)
- APPROXIMATE PLAN AREA OF BORROW SITE = 360,000 SF = 8.26 AC
- CUT VOLUME SHOWN TAKES INTO ACCOUNT NON-USABLE STRIPPING MATERIAL, ASSUME TO BE UPPER 0.2' OF BORROW AREA.

LEGEND

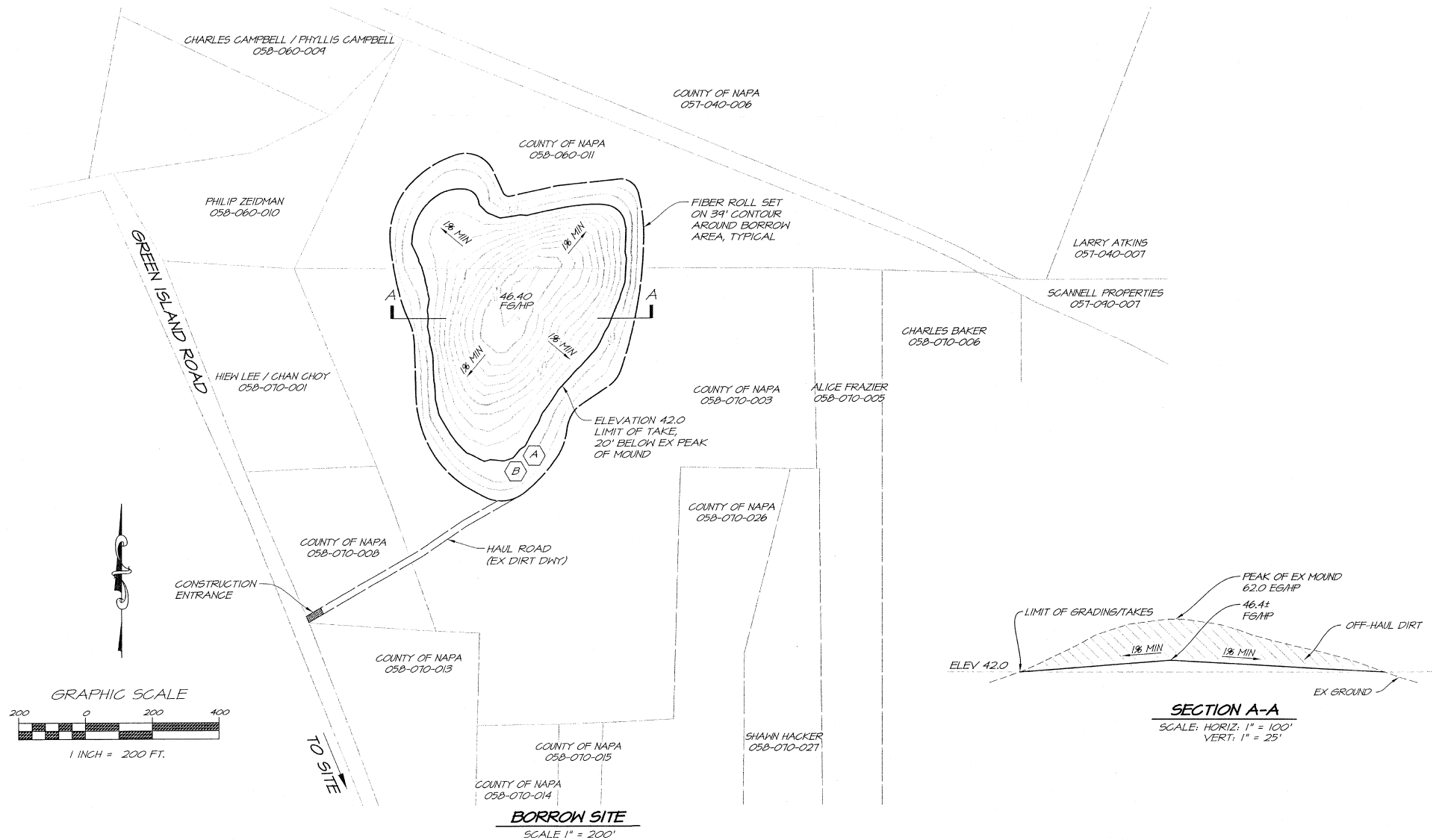
- (A) MATERIAL STORAGE AREA
- (B) VEHICLE & EQUIPMENT STORAGE, SERVICE AREA, AND REFUELING AREA
- CONTINUOUS FIBER ROLL

Borrow Site & Haul Route

NOTES

- ALL SOIL STOCKPILED ON SITE SHALL BE PROPERLY COVERED AND PROTECTED FROM EROSION.
- SOLID WASTE DISPOSAL AREA SHALL BE COVERED AND WILL BE LOCATED IN AN ENCLOSURE AT THE END OF EACH BUILDING.
- PRIOR TO COMMENCEMENT OF DIRT HAUL OPERATIONS FROM THE BORROW SITE, THE CONTRACTOR SHALL VERIFY WITH THE OWNER THAT TEMPORARY ACCESS RIGHTS HAVE BEEN SECURED FROM THE RAILWAY OWNER. ACTUAL DESIGN OF TEMPORARY RAIL CROSSING BY OTHERS, AND SHALL BE AS APPROVED BY THE RAILWAY OWNER.

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Borrow Site Detail