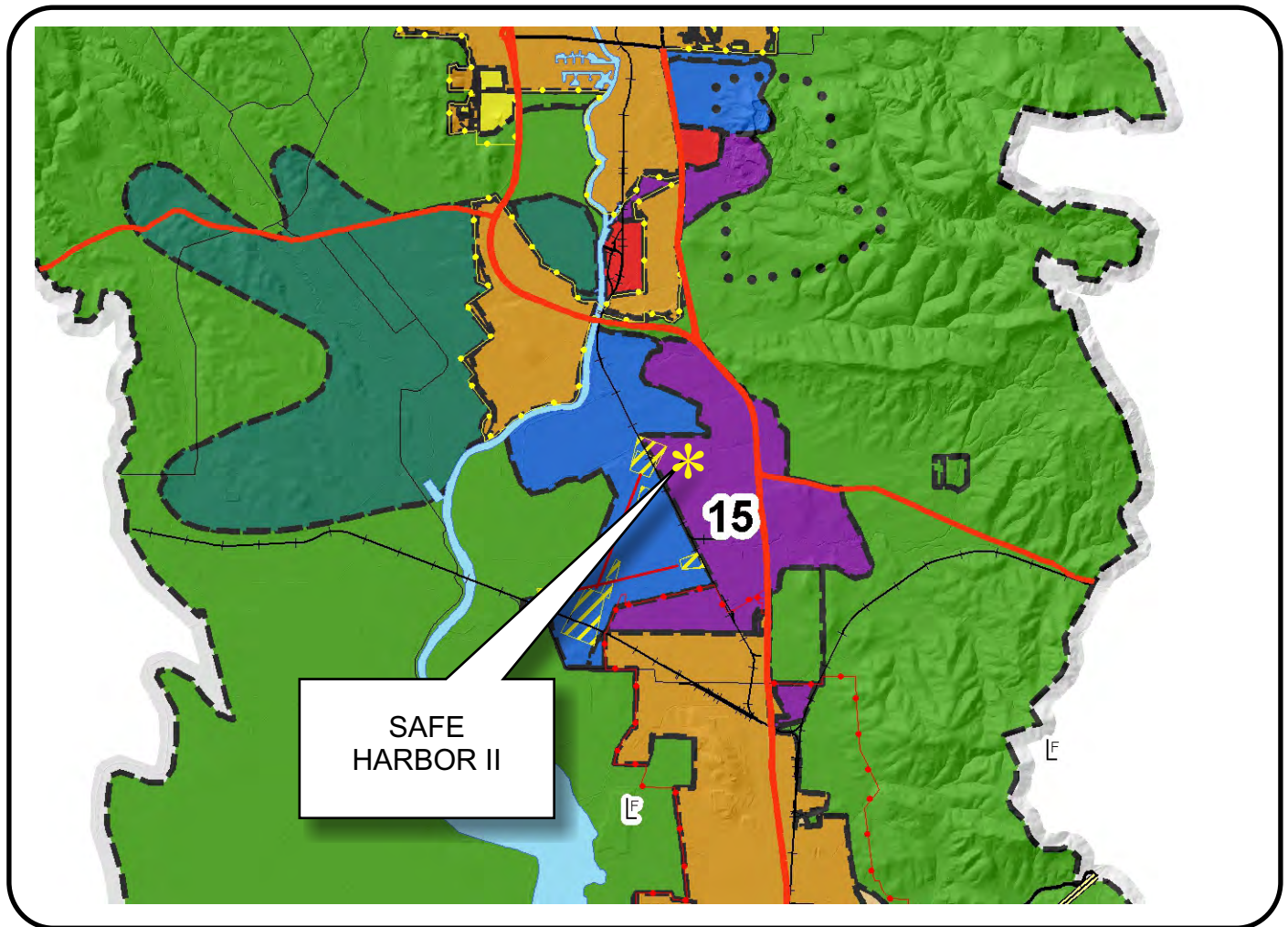


# NAPA COUNTY LAND USE PLAN 2008 - 2030



## 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
- Landfill - General Plan

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

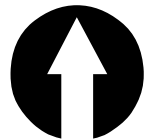
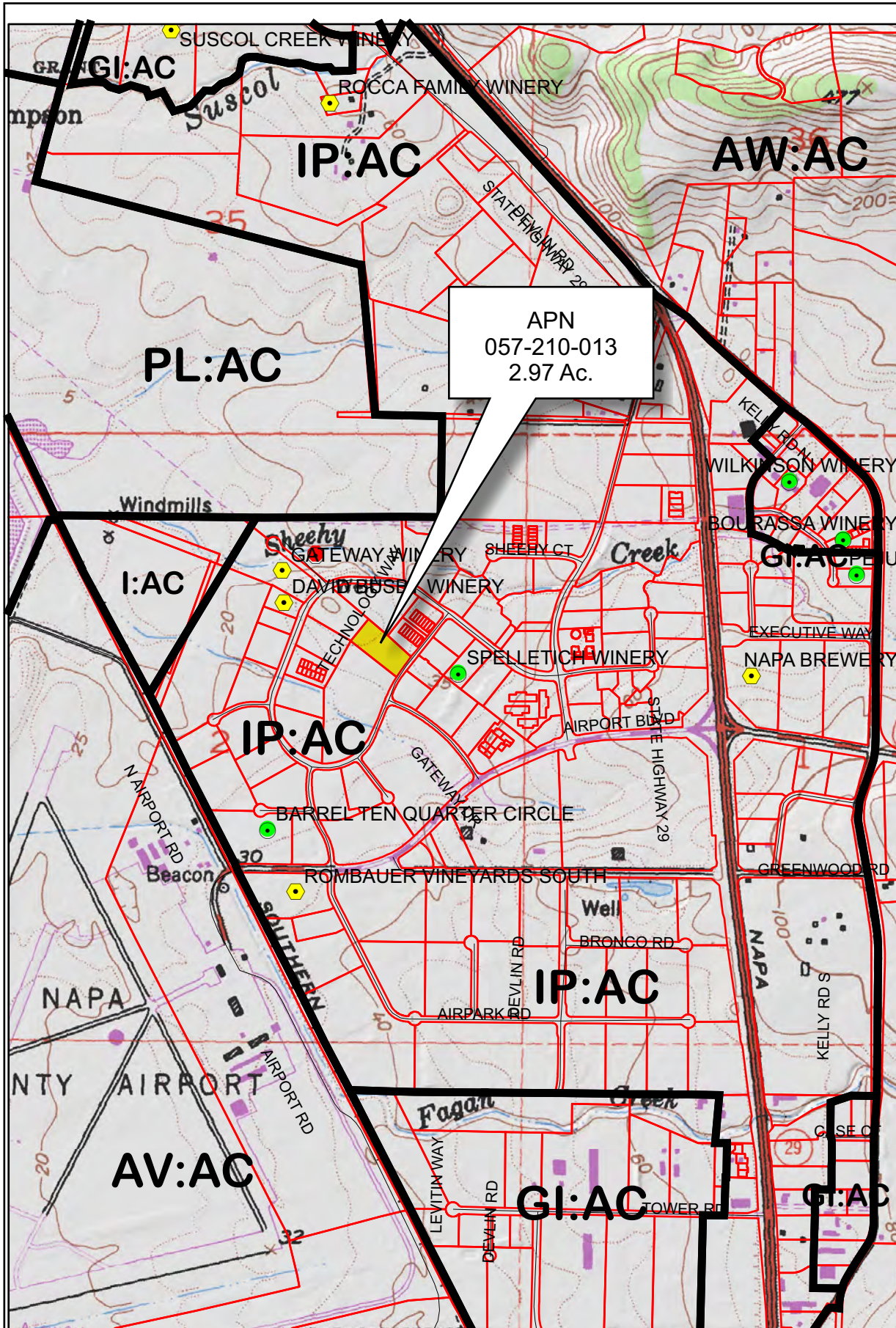
APN  
057-210-013  
03-25-2013  
2C UP

SCALE IN MILES  
0 2





# SAFE HARBOR II



## Legend

### Wineries in Vicinity

- Producing
- Approved
- Pending
- Zoning
- Parcels

0 600 1,200 2,400 3,600 4,800 Feet

03-25-2013

2C

UP



Napa County Conservation  
Development and Planning Department

SafeHarbor\_II\_up2.cdr



# SAFE HARBOR II



Imagery Date: 9/1/2012

38° 13' 30.67" N 122° 16' 05.69" W elev 38 ft

Eye alt 1156 ft



Existing Conditions



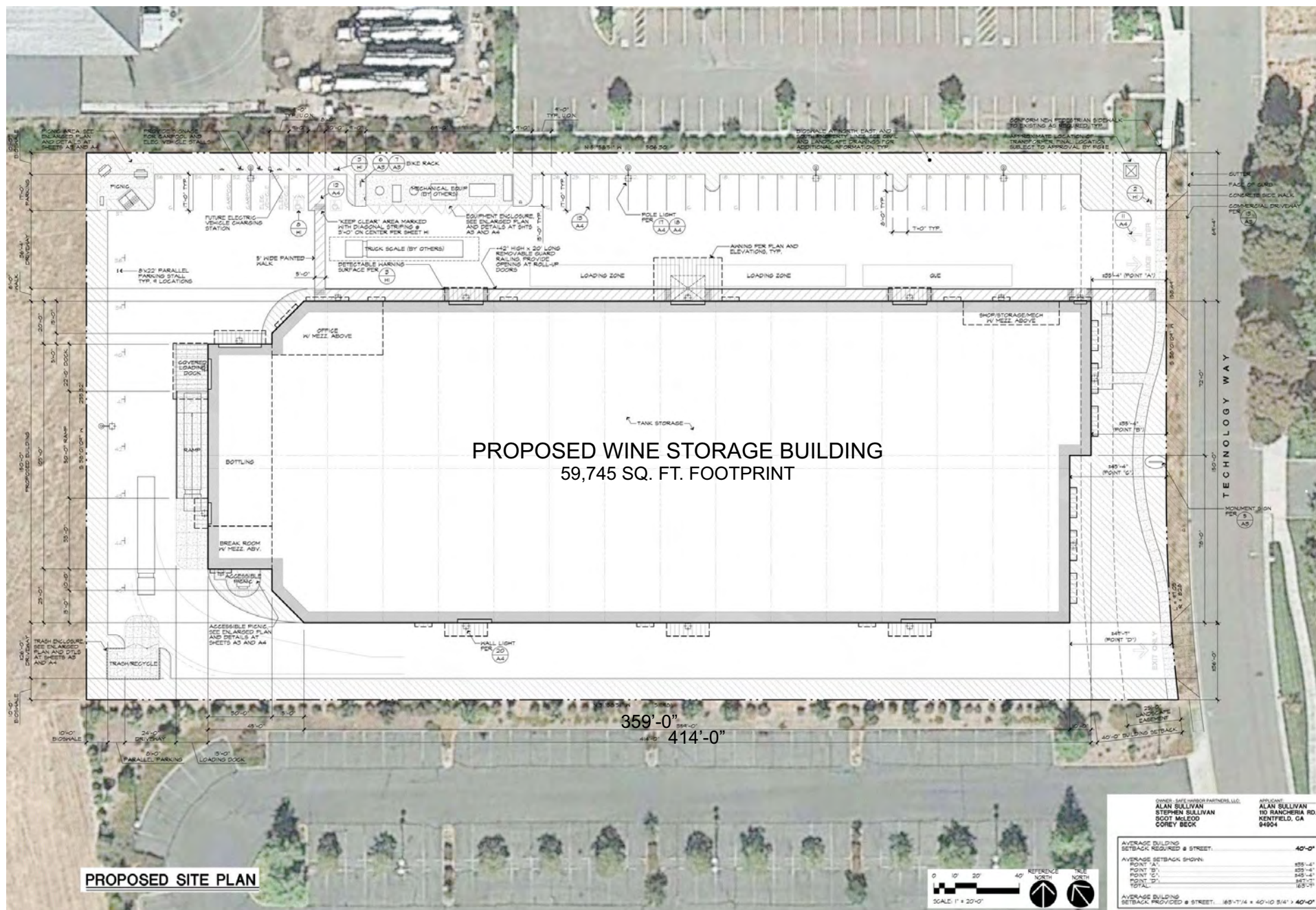
# SAFE HARBOR II



Neighborhood Context Map



# SAFE HARBOR II





# SAFE HARBOR II



1 SITE PHOTO TAKEN FROM TECHNOLOGY WAY LOOKING SOUTHWEST



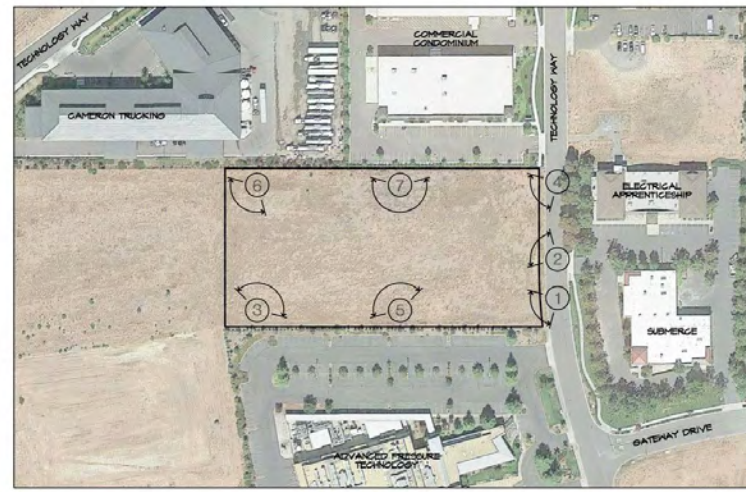
2 SITE PHOTO TAKEN FROM TECHNOLOGY WAY LOOKING NORTHWEST



3 SITE PHOTO TAKEN FROM SOUTHWESTERN CORNER OF PARCEL LOOKING NORTHEAST



5 SITE PHOTO TAKEN FROM APPROXIMATE MIDPOINT OF SOUTHERN PROPERTY LINE LOOKING NORTHWEST



## KEY PLAN

SCALE: NONE

AERIAL IMAGE PROVIDED BY: GOOGLE EARTH  
PHOTO TAKEN: SEPTEMBER 1, 2012  
DOWNLOAD DATE: DECEMBER 18, 2012



4 SITE PHOTO TAKEN FROM TECHNOLOGY WAY LOOKING SOUTHWEST



6 SITE PHOTO TAKEN FROM NORTHWESTERN CORNER OF PARCEL LOOKING SOUTHWEST



7 SITE PHOTO TAKEN FROM APPROXIMATE MIDPOINT OF NORTHERN PROPERTY LINE PANNING FROM EAST TO WEST

## SITE PHOTOS

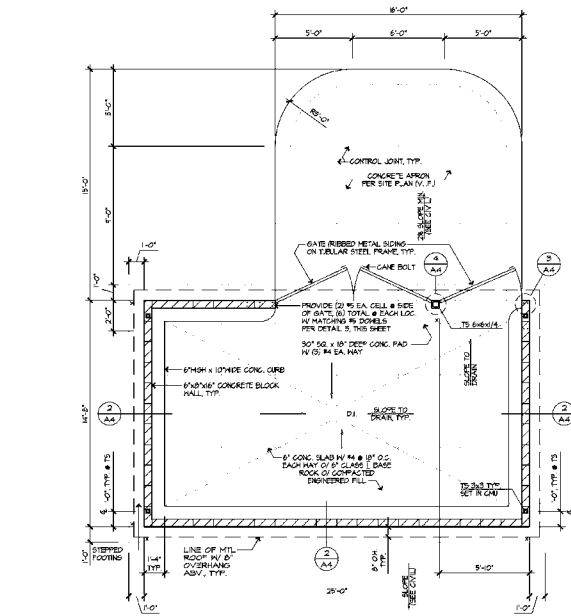
SCALE: NONE

OWNER: SAFE HARBOR PARTNERS LLC  
ALAN SULLIVAN  
STEPHEN SULLIVAN  
SCOTT MAREDO  
COREY BECK

APRIL 2012  
ALAN SULLIVAN  
10 RANCHERA RD.  
KENTFIELD, CA  
94904

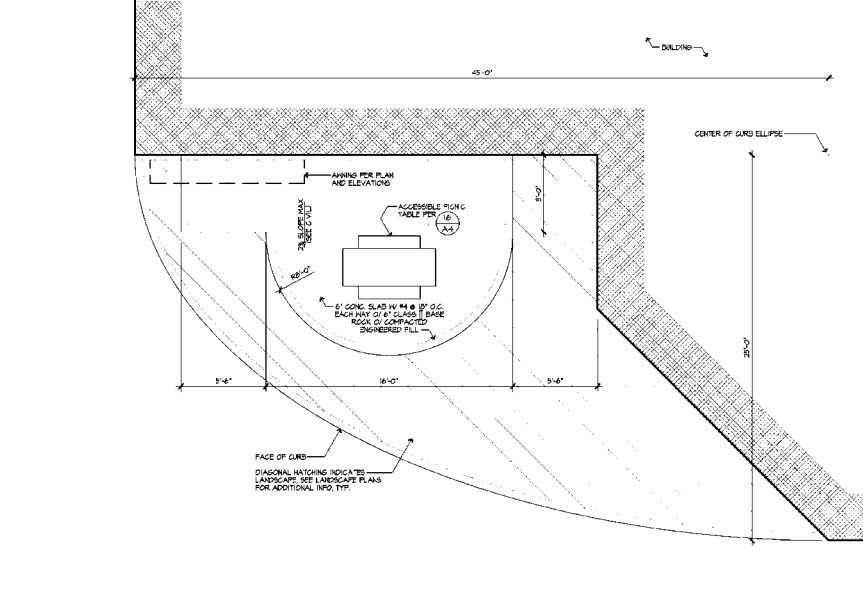


# SAFE HARBOR II



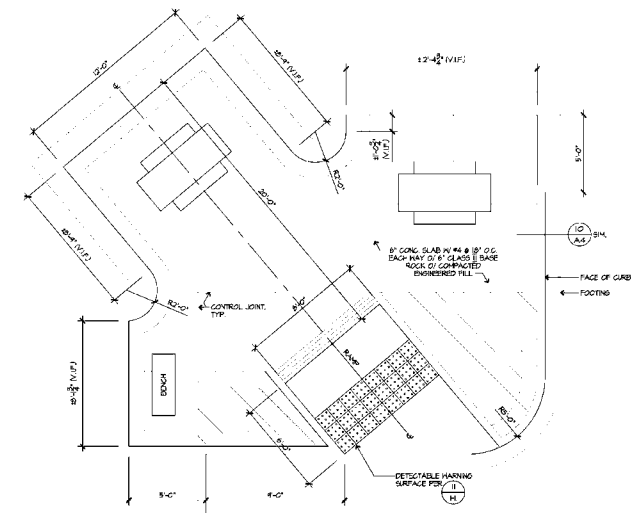
**1 TRASH ENCLOSURE**

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



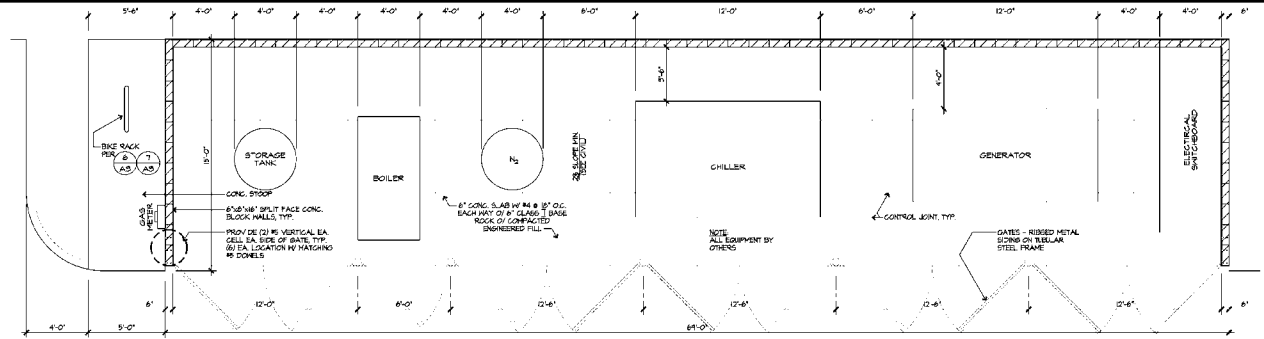
**3 ACCESSIBLE PICNIC AREA**

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



**2 PICNIC AREA**

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

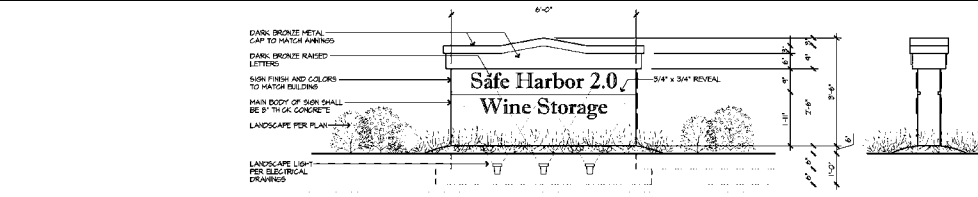


**4 EQUIPMENT ENCLOSURE**

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

## SITE DETAILS

SCALE: AS NOTED



**6 MONUMENT SIGN - ELEVATIONS**

SCALE: 1/2" = 1'-0"

**Horseshoe<sup>TM</sup> HS2<sup>TM</sup>**

**MATERIALS:** 2 3/8" O.D. Schedule 40 steel pipe or 2" square steel tube.

**MOUNTING:** Embedded (standard) or flanged surface mount (optional).

**FINISH OPTIONS:** Same as Thunderbolt Racks, see pg. 37.

**CAPACITY:** 2 bikes.

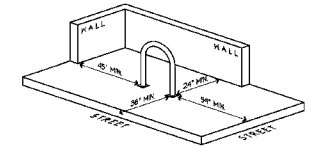
**SIZE:** 36" L x 32.5" H

**HS2-F-SS**

HORSESHOE RACK (2) BIKE CAPACITY, FLANGED SURFACE MOUNT, 76°C POLYESTER POWDER COAT, GALVANIZED FINISH.

**8 BIKE RACK**

SCALE: NTS

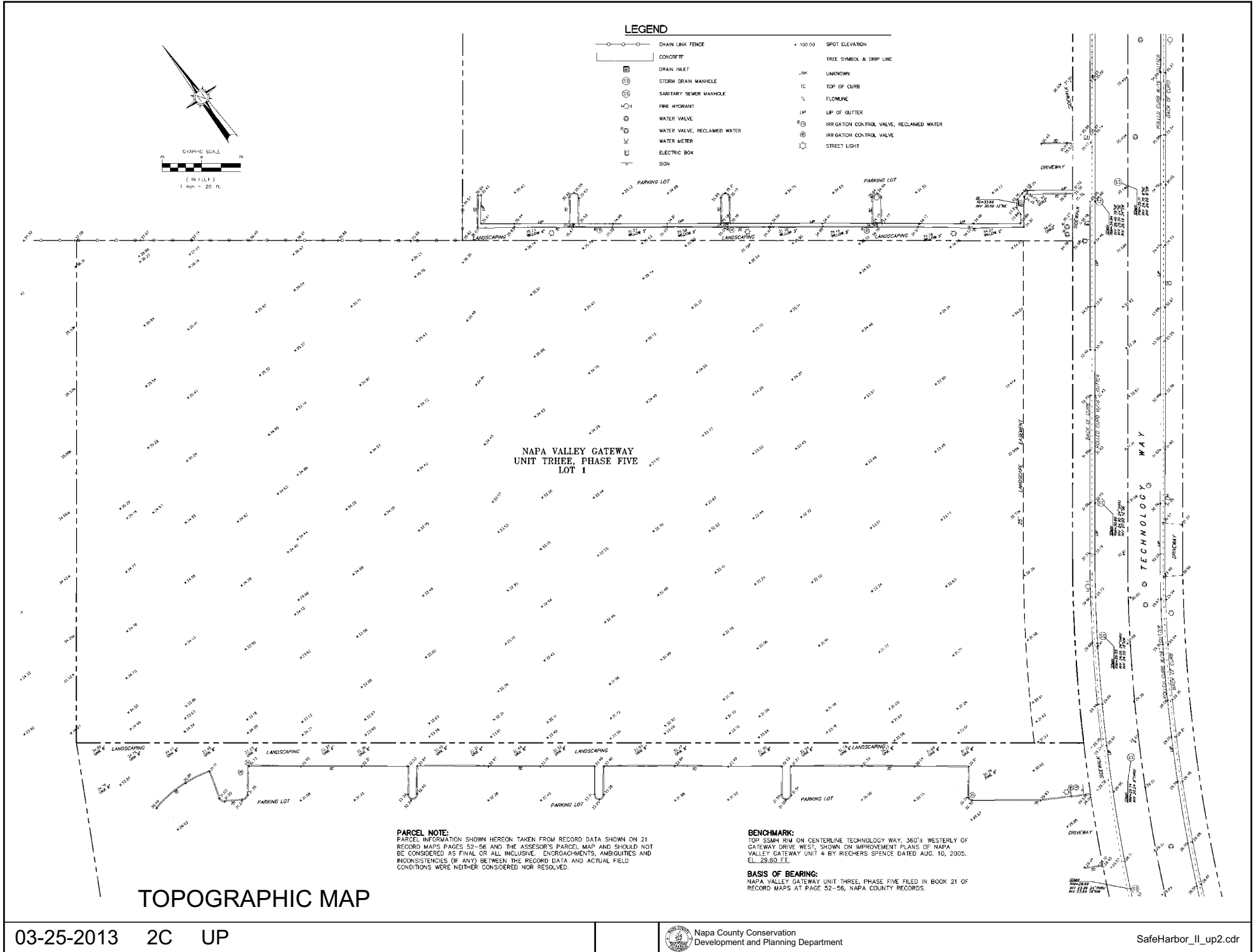


- BIKE RACKS SHOULD BE LOCATED WITHIN 50' BUT NO MORE THAN 120' FROM THE ENTRANCE BICYCLISTS USE.
- RACKS SHOULD BE AS CLOSE (IF NOT CLOSER) THAN THE NEAREST PAIR PARKING SPACE.
- WHERE OR POSSIBLE RACKS SHOULD BE IN A COVERED AREA PROTECTED FROM THE ELEMENTS. OUTDOOR PARKING SHOULD BE LOCATED UNDER AWNINGS OR OVERHANGS.
- RACKS SHOULD BE LOCATED IN A CLEARLY VISIBLE AREA WITH HIGH PEDESTRIAN ACTIVITY AND LIGHTING TO DETER VANDALISM.
- BIKE RACKS SHOULD BE LOCATED AT LEAST 24" FROM A PARALLEL WALL.
- ALLOW A 5' AISLE BEHIND PARKING TO ENABLE BICYCLISTS TO MANEUVER IN AND OUT OF A PARKING SPOT.
- EMPTY RACKS SHOULD NOT FORM A TRIPPING HAZARD FOR VISUALLY IMPAIRED PEDESTRIANS. POSITION RACKS OUT OF THE WALKWAYS CLEAR JOSE SPACE RESERVED FOR HANDICAP.

**7 RECOMMENDED BIKE RACK SETBACKS**

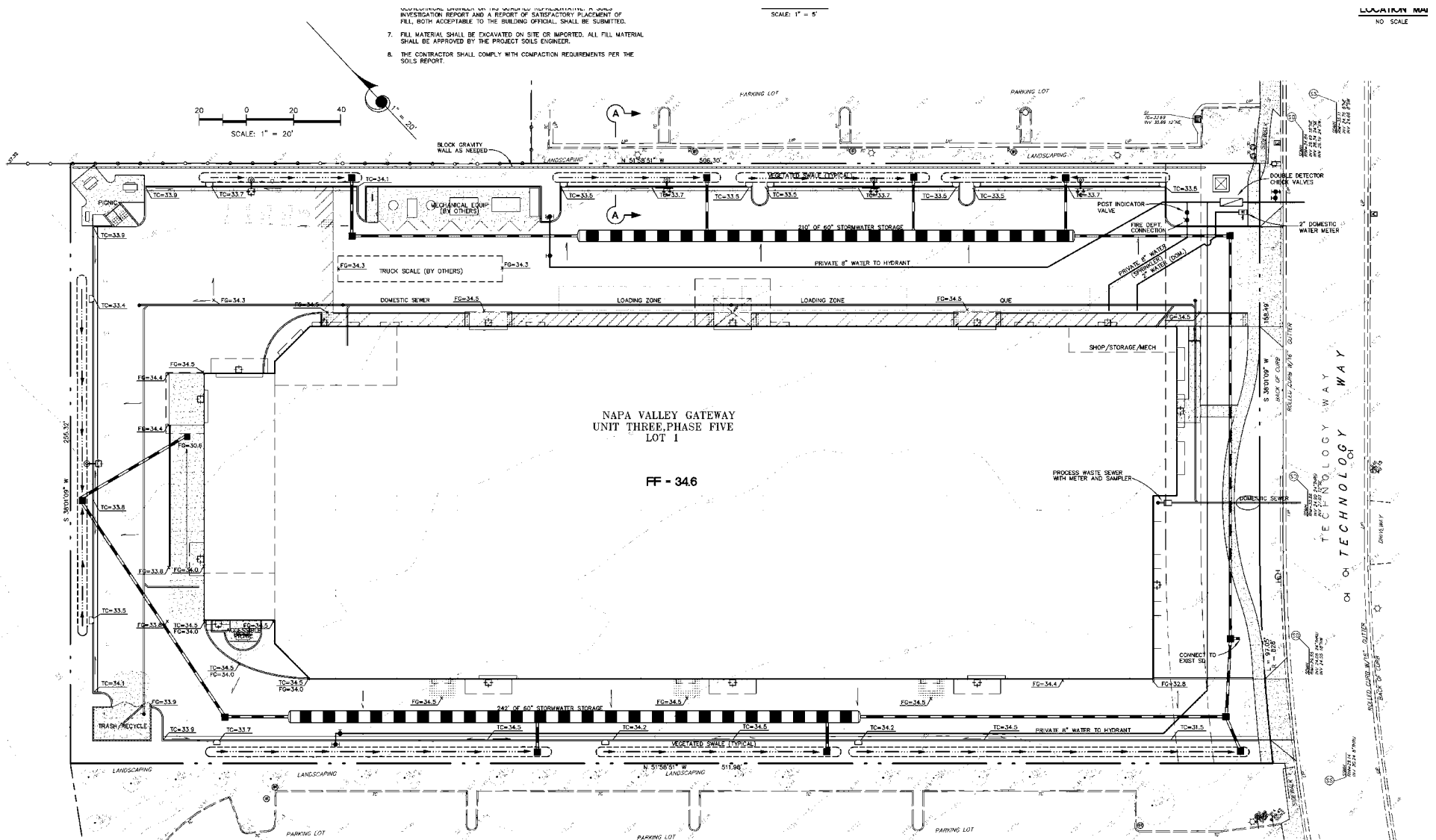
SCALE: NTS

# SAFE HARBOR II





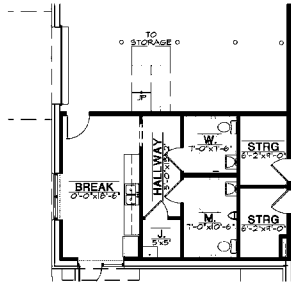
## SAFE HARBOR II



## PRELIMINARY UTILITIES & GRADING

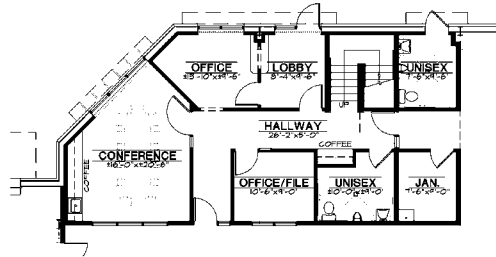


# SAFE HARBOR II



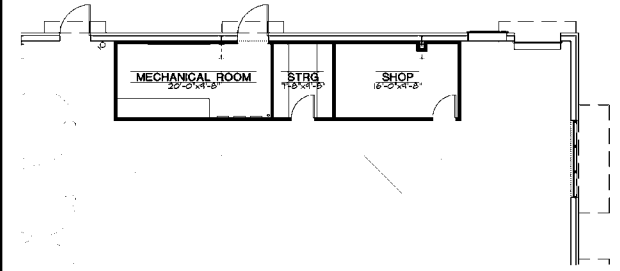
**ENLARGED BREAK ROOM PLAN**

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



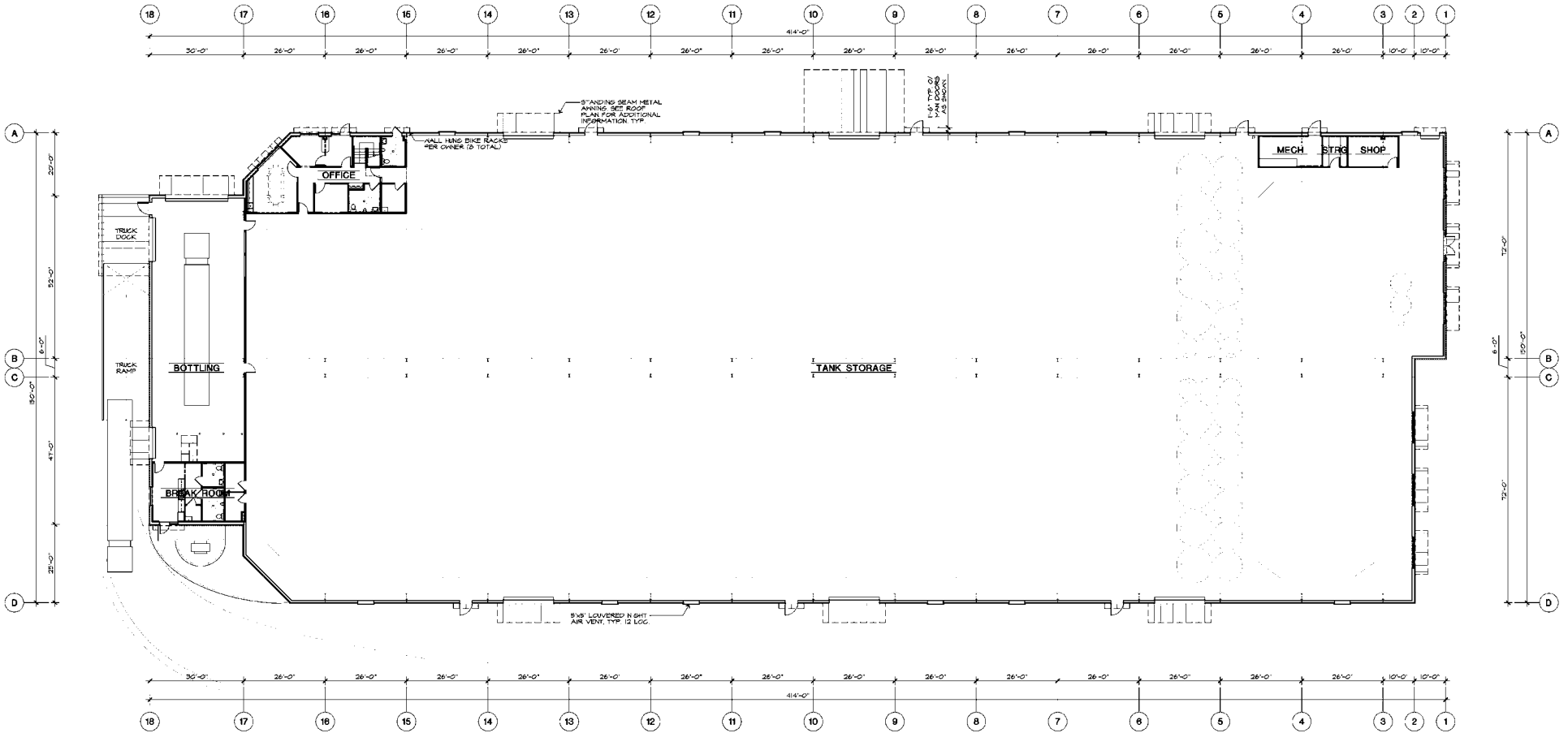
**ENLARGED OFFICE FLOOR PLAN**

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



**ENLARGED MECH./STORAGE/SHOP PLAN**

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



**SCHEMATIC OVERALL MAIN FLOOR PLAN**

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

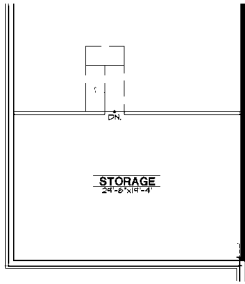
OWNER: SAFE HARBOR PARTNERS, LLC  
ALAN SULLIVAN  
STEPHEN SULLIVAN  
SCOTT MOLEOD  
COREY BECK

APPLICANT:  
ALAN SULLIVAN  
10 RANCHERIA RD.  
KENTFIELD, CA  
94064



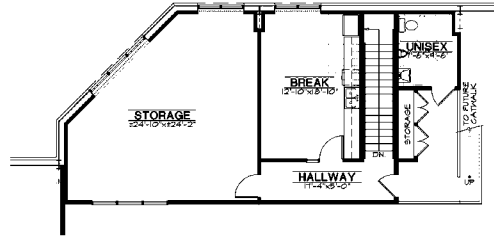


# SAFE HARBOR II



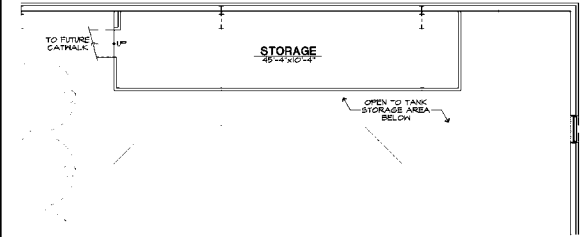
**ENLARGED BOTTLING MEZZANINE PLAN**

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



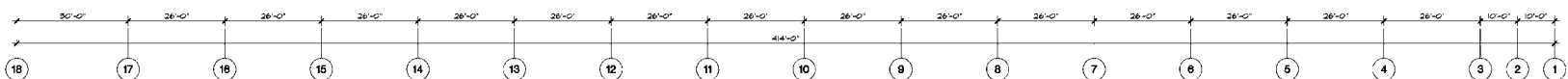
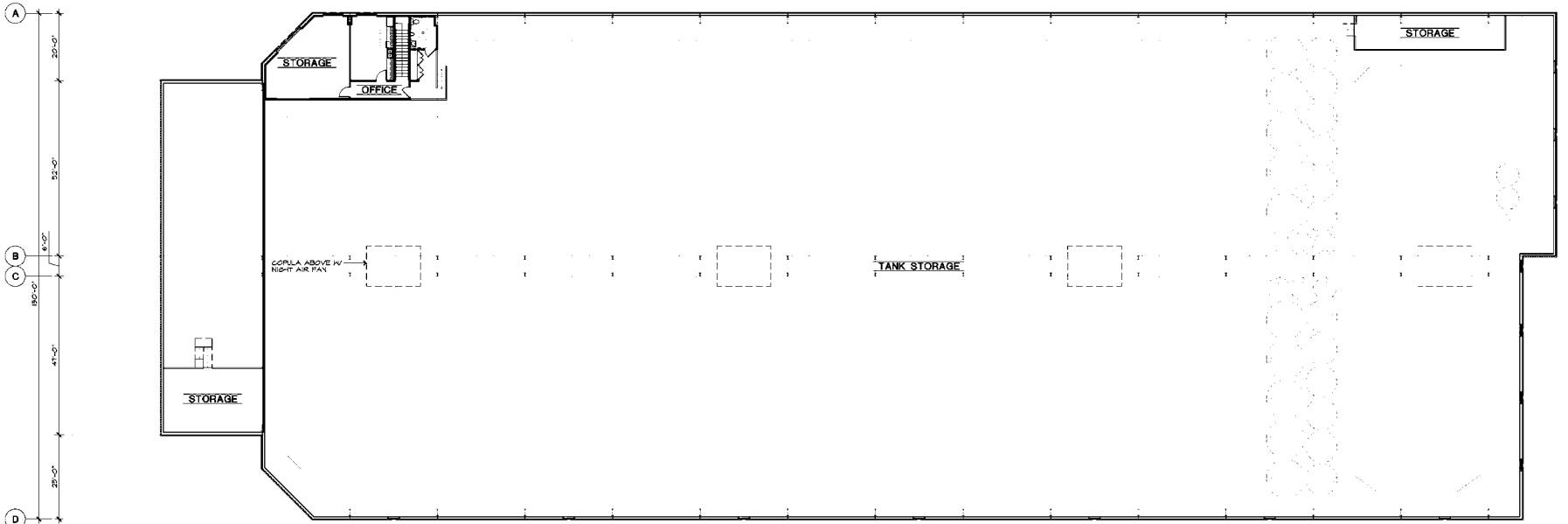
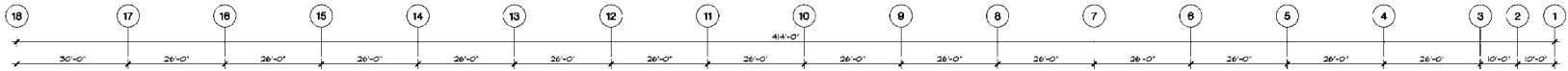
**ENLARGED OFFICE MEZZANINE PLAN**

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



**ENLARGED WAREHOUSE MEZZANINE PLAN**

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



**SCHEMATIC OVERALL MEZZANINE FLOOR PLAN**

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

OWNER: SAFE HARBOR PARTNERS, LLC  
ALAN SULLIVAN  
STEPHEN SULLIVAN  
SCOTT McLEOD  
COREY BECK

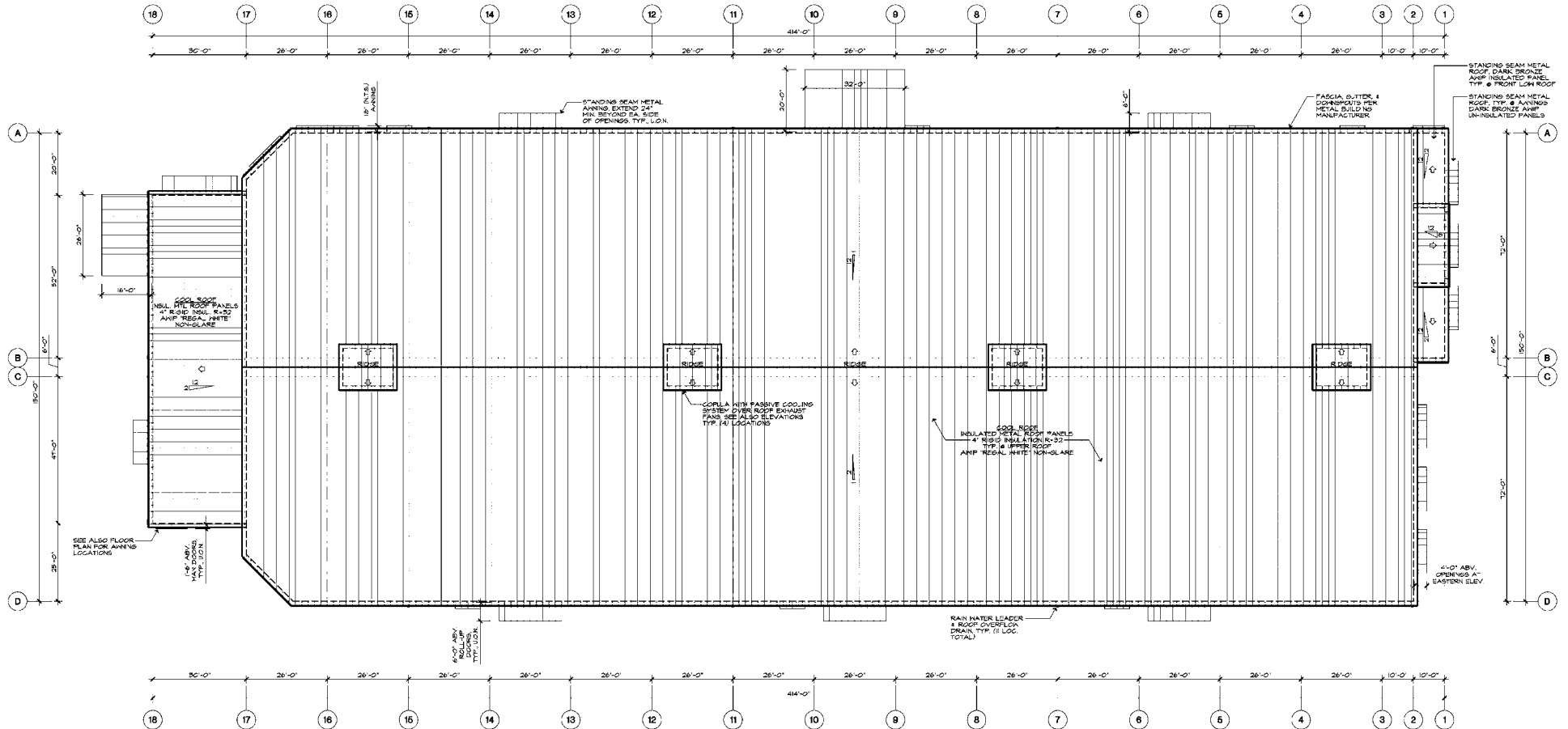
APPLICANT:  
ALAN SULLIVAN  
10 SANGRIA RD.  
KENTFIELD, CA  
94904

0 8' 16' 32'  
SCALE: 1/16" = 1'-0"

REFERENCE  
NORTH



# SAFE HARBOR II



## ROOF PLAN

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

OWNER: SAFE HARBOR PARTNERS, LLC  
ALAN SULLIVAN  
STEPHEN SULLIVAN  
SCOTT MALEOD  
COREY BECK

ARCHIT: ALAN SULLIVAN  
10 RANCHERA RD.  
KENTFIELD, CA  
94004

0 8' 16' 32'  
SCALE: 1/8" = 1'-0"

REFERENCE  
NORTH

# SAFE HARBOR II

## COLORS & MATERIALS LIST:

- 1 BODY (TYPE 1):  
PRE-FINISHED METAL PANEL 'SANDSTONE'  
PAINTED 'DARK BRONZE' W/ 'DARK BRONZE'  
BATTENS
- 2 BODY (TYPE 2):  
PRE-FINISHED METAL PANEL 'SANDSTONE' W/  
'SANDSTONE' BATTENS
- 3 STOREFRONT GLAZING SYSTEM:  
ALUMINUM FRAMES 'DARK ANODIZED BRONZE'  
WITH PPG 'SOLAR BRONZE' DOUBLE GLAZING
- 4 METAL MAN DOORS, ROLL-UP DOORS,  
LOUVER VENTS, AND GUTTERS PAINTED  
'SANDSTONE'
- 5 FASCIA AND SOFFIT:  
'REGAL WHITE'
- 6 PRE-FINISHED METAL ROOF PANEL:  
'REGAL WHITE'
- 7 PRE-FINISHED METAL ROOF PANEL:  
'DARK BRONZE'
- 8 STANDING SEAM METAL AWNING:  
PAINTED 'DARK BRONZE'

NOTE: METAL FASTENERS, FLASHING, AND OTHER  
MISCELLANEOUS EXPOSED METAL TO BE PAINTED  
TO MATCH ADJACENT SURFACES, TYP.



EAST ELEVATION



NORTH ELEVATION



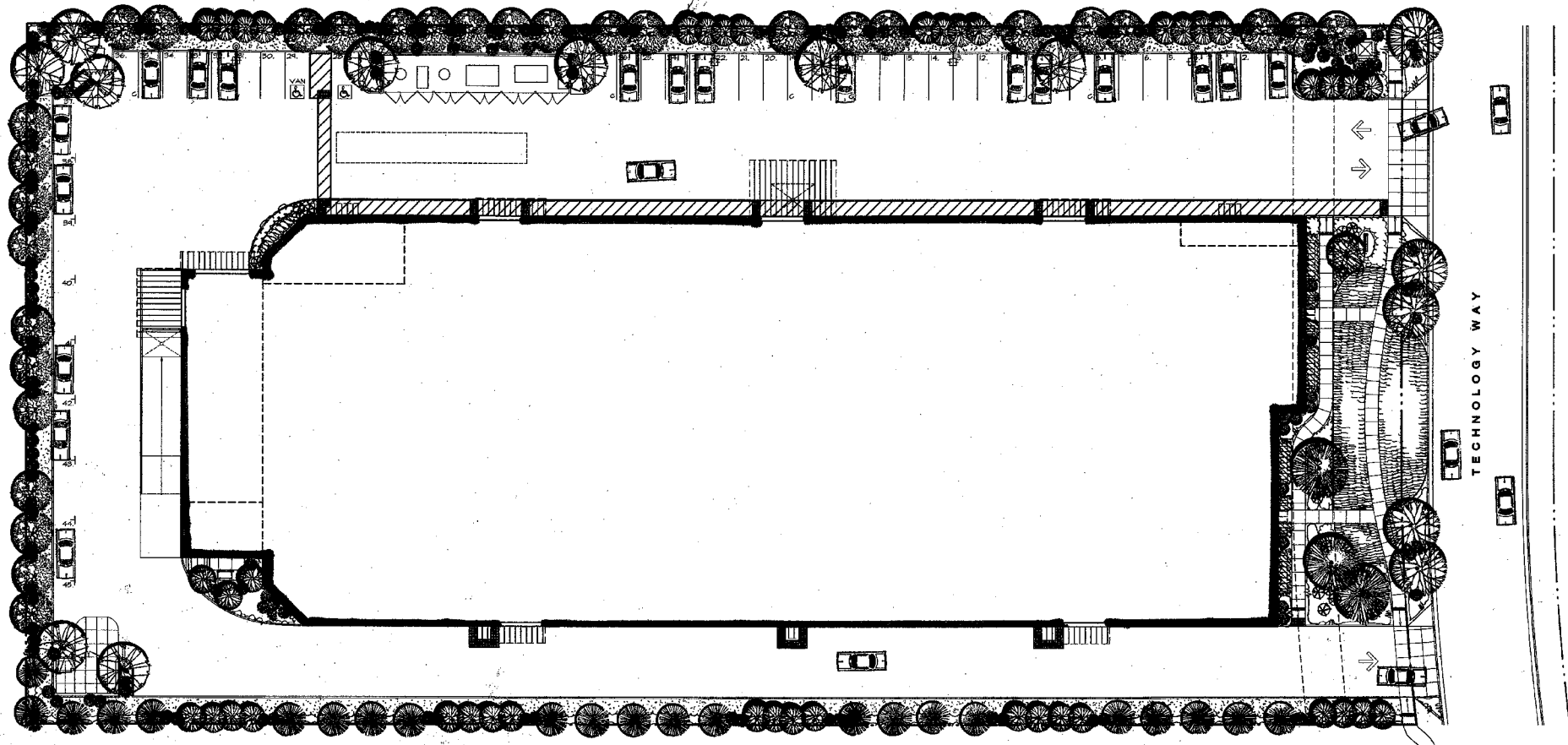
WEST ELEVATION



SOUTH ELEVATION



# SAFE HARBOR II



## PLANT LEGEND

SYMBOL PLANT DESCRIPTION & SPECIES PROPOSED SIZE WATER USE

### TREES

	Street Trees	15 Gal.	Low
	<i>Acacia melanoxylon</i> / Blackwood Acacia		
	Tall, Coniferous, Frontage Accent Trees	24" Box	Low
	<i>Cedrus deodara</i> / Decid. Cedar		
	Roundheaded, Deciduous, Shade Trees	15 Gal.	Low
	<i>Platanus californica</i> / Chinese Platanus		
	Tall, Narrow, Deciduous, Accent Trees	15 Gal.	Moderate
	<i>Acer rubrum</i> 'Armstrong' / Armstrong Red Maple		
	Medium, Evergreen, Screening Trees	15 Gal.	Low
	<i>Quercus ilex</i> / Holly Oak		
	Small, Flowering, Evergreen, Multi-Trunk, Accent Tree	36" Box	Low
	<i>Arbutus</i> 'Marina' / Hybrid Strawberry Tree		
	Medium, Upright, Evergreen Screening Tree	15 Gal.	Moderate
	<i>Podocarpus</i> (Araucarius) gracilis / Fern Pine		
	SHRUBS		
	Medium, Evergreen Shrubs/Grasses	5 Gal.	Low
	<i>Nandina domestica</i> , <i>Mehonia palmata</i> 'Ken Hartman', <i>Dietes bicolor</i> , <i>Xylocarpus conchocarpum</i> , & <i>Callistemonna laurifolia</i> 'Karl Foerster'		
	Entry, Accent Shrubs	5 Gal.	Low
	<i>Cordyline</i> 'Festival Grass' / Red Cordyline Shrub		
	Upright Shade Tolerant Shrubs	5 Gal.	Moderate
	<i>Camellia sasanqua</i> 'Yuletide' / Red Sasanqua Camellia		

### GROUND COVERS

	Perimeter & Large Area Ground Covers	5/1 Gal.	Low
	<i>Arctostaphylos uva-ursi</i> 'Wood's Compact', <i>Myoporum perfoliatum</i> 'Putah Creek', <i>Festuca californica</i>		
	Entry, Accent, Ground Covers	5/1 Gal.	Moderate
	<i>Tutthoffia violacea</i> 'Silver Lace', <i>Rosa</i> 'Flower Carpet' var. <i>Parnassium orientale</i> , <i>Pittosporum tobira</i> 'Creme-de-Mint' (shade)		
	Ground Covers (Bio-Swale Areas)	Sod	Low
	No-Mow Hard & Red Fescue Blend		
	Lawns	Sod	High
	Bluegrass/Dwarf Fescue Blend		

## LANDSCAPE NOTES

1. ALL PLANTINGS TO BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEMS, WITH A RAIN SHUTOFF DEVICES. ALL IRRIGATION TO BE BY SPRAY HEADS, BUBBLERS & DRIP EMITTERS. FINAL SPECIES SELECTION AND IRRIGATION DESIGN WILL CONFORM TO NAPA COUNTY'S WATER EFFICIENCY LANDSCAPE ORDINANCE.
2. ALL IRRIGATION SHALL USE RECLAIMED WATER AND MEET THE REQUIREMENTS OF THE WATER DISTRICT FOR ITS USE.
3. STREET TREES ARE FROM THE APPROVED BUSINESS PARKS LIST & REFLECT THE SPECIES USED ALONG MOST OF TECHNOLOGY WAY. DECIDUOUS CEDAR TREES WERE SELECTED TO RELATE TO THOSE USED ON THE ADJACENT LOT, TO THE SOUTH, ALONG THEIR FRONTAGE.
4. ALL TREES PLANTED WITH 5" OF PAVEMENT, CURBS, WALLS, ETC. SHALL HAVE VERTICAL ROOT BARRIERS INSTALLED ALONG THE CONCRETE, ETC., 10" LONG, CENTERED ON THE TREE'S TRUNK.

## PRELIMINARY LANDSCAPE PLAN

03-25-2013 2C UP

Napa County Conservation  
Development and Planning Department

OWNER: SAFE HARBOR II, LLC  
ALAN SULLIVAN  
STEPHEN SULLIVAN  
SCOTT McLEOD  
COREY BECK

DESIGNED BY:  
ALAN SULLIVAN  
710 RANCHERIA RD.  
KENTFIELD, CA  
94904

0 10' 20' 40' REFERENCE NORTH TRUE NORTH  
SCALE: 1" = 20'-0"

SafeHarbor\_II\_up2.cdr

## SAFE HARBOR II



PROPOSED NEW BUILDING FOR:

# SAFE HARBOR 2.0 WINE STORAGE FACILITY

707 TECHNOLOGY WAY, NAPA, CALIFORNIA  
APN: 057-210-032

GREG LEDOUX & ASSOCIATES, INC. ~ 48 WEST SIERRA AVENUE, COTATI, CA 94931 ~ 707-795-8855



## SAFE HARBOR II



PROPOSED NEW BUILDING FOR:

# SAFE HARBOR 2.0 WINE STORAGE FACILITY

707 TECHNOLOGY WAY, NAPA, CALIFORNIA  
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