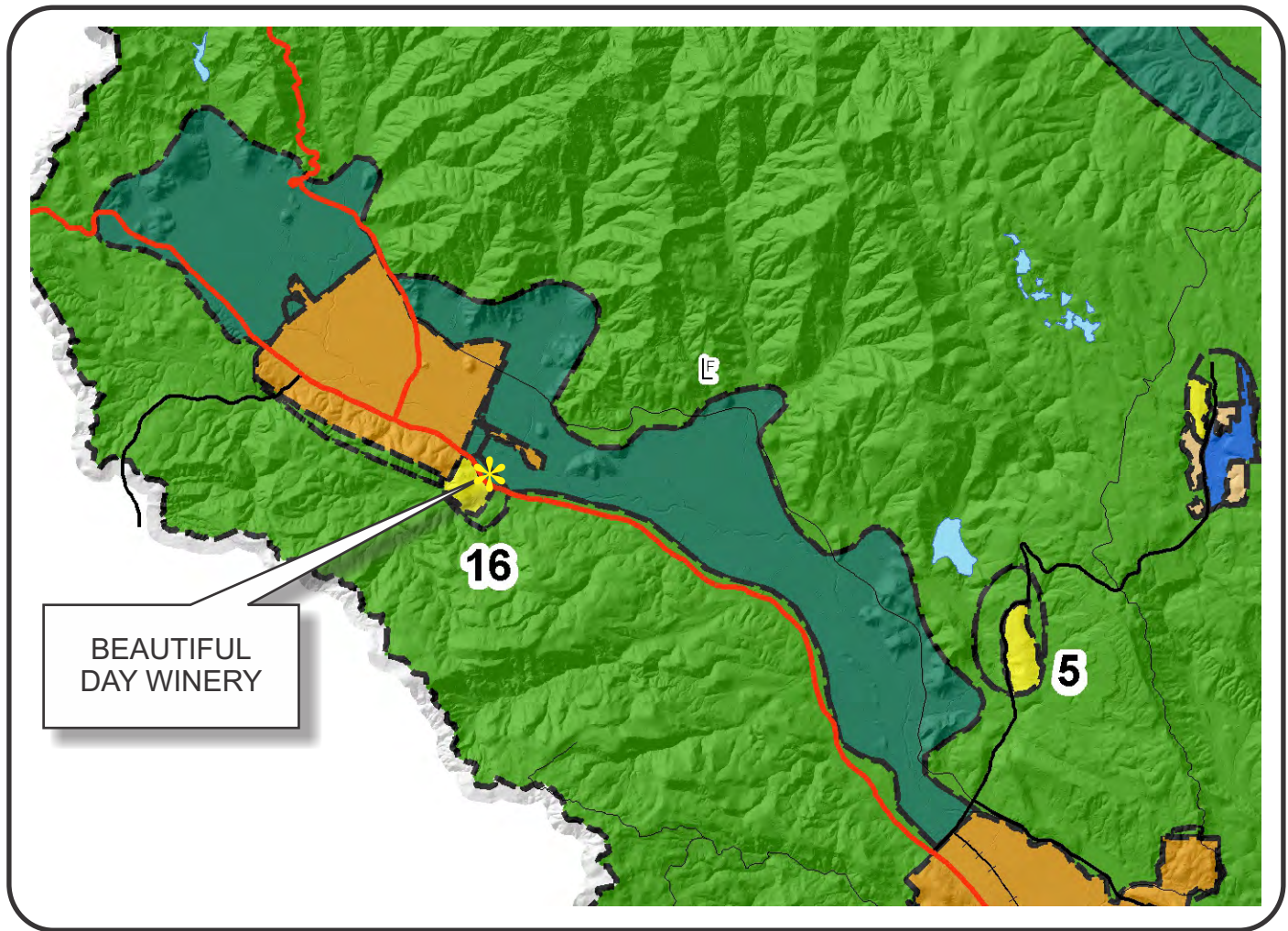


“J”

Graphics

NAPA COUNTY LAND USE PLAN 2008 - 2030










SCALE IN MILES
0 2



LEGEND












URBANIZED OR NON-AGRICULTURAL

-  Study Area
-  Cities
-  Urban Residential*
-  Rural Residential*
-  Industrial
-  Public-Institutional
-  Napa Pipe Mixed Use

OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

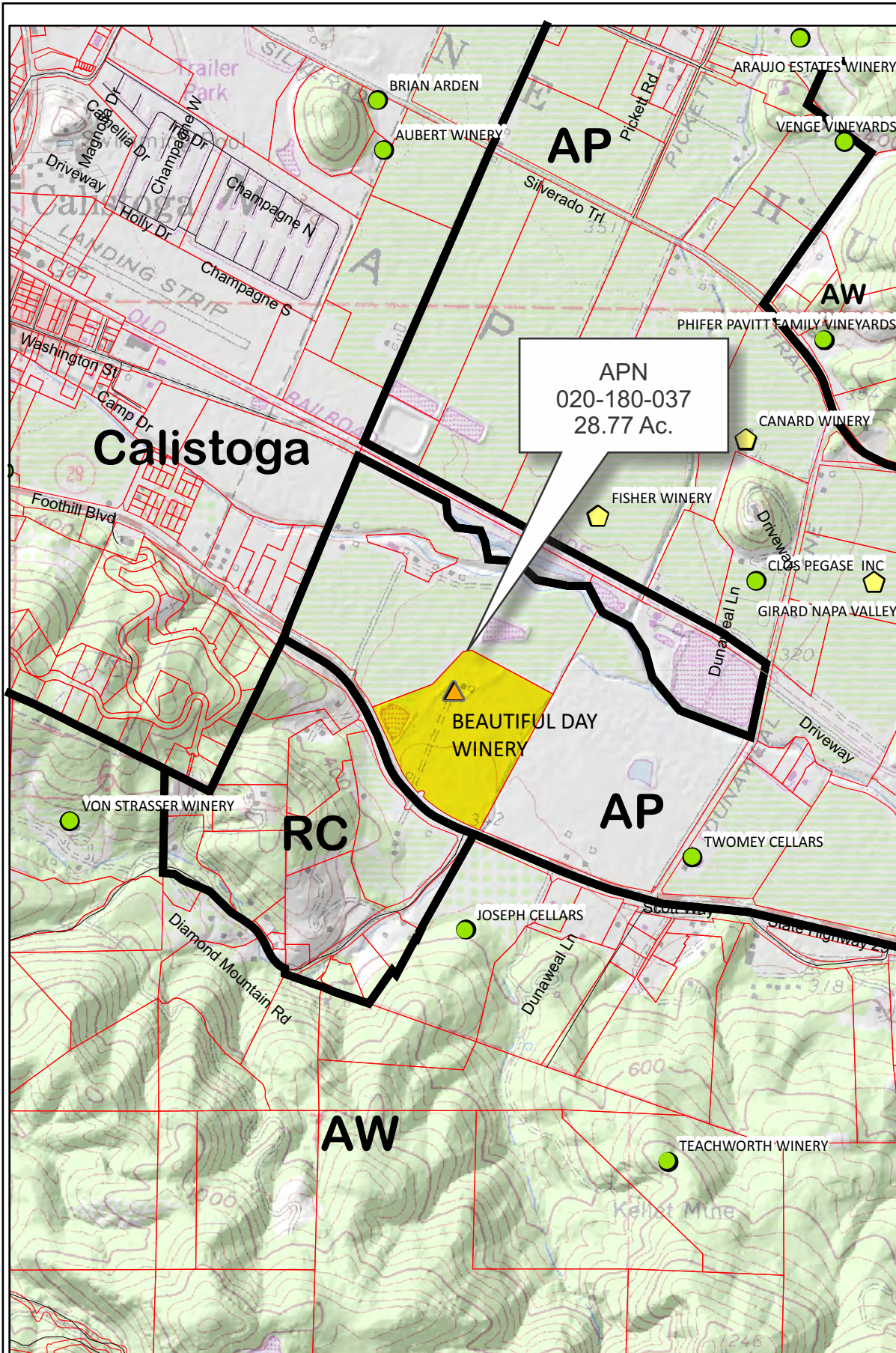
TRANSPORTATION

-  Mineral Resource
-  Limited Access Highway
-  Major Road
-  American Canyon ULL
-  City of Napa RUL
-  Landfill - General Plan
-  Secondary Road
-  Airport
-  Railroad
-  Airport Clear Zone

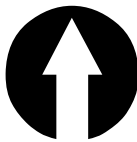
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
020-180-037
03-27-2017

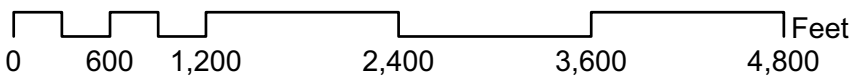
BEAUTIFUL DAY WINERY



APN
020-180-037
28.77 Ac.



- Legend**
- Wineries**
- Status**
- Producing
 - Producing, with pending major modification
 - Approved, not yet producing
 - Pending
 - Unknown
 - Zoning
 - Parcels



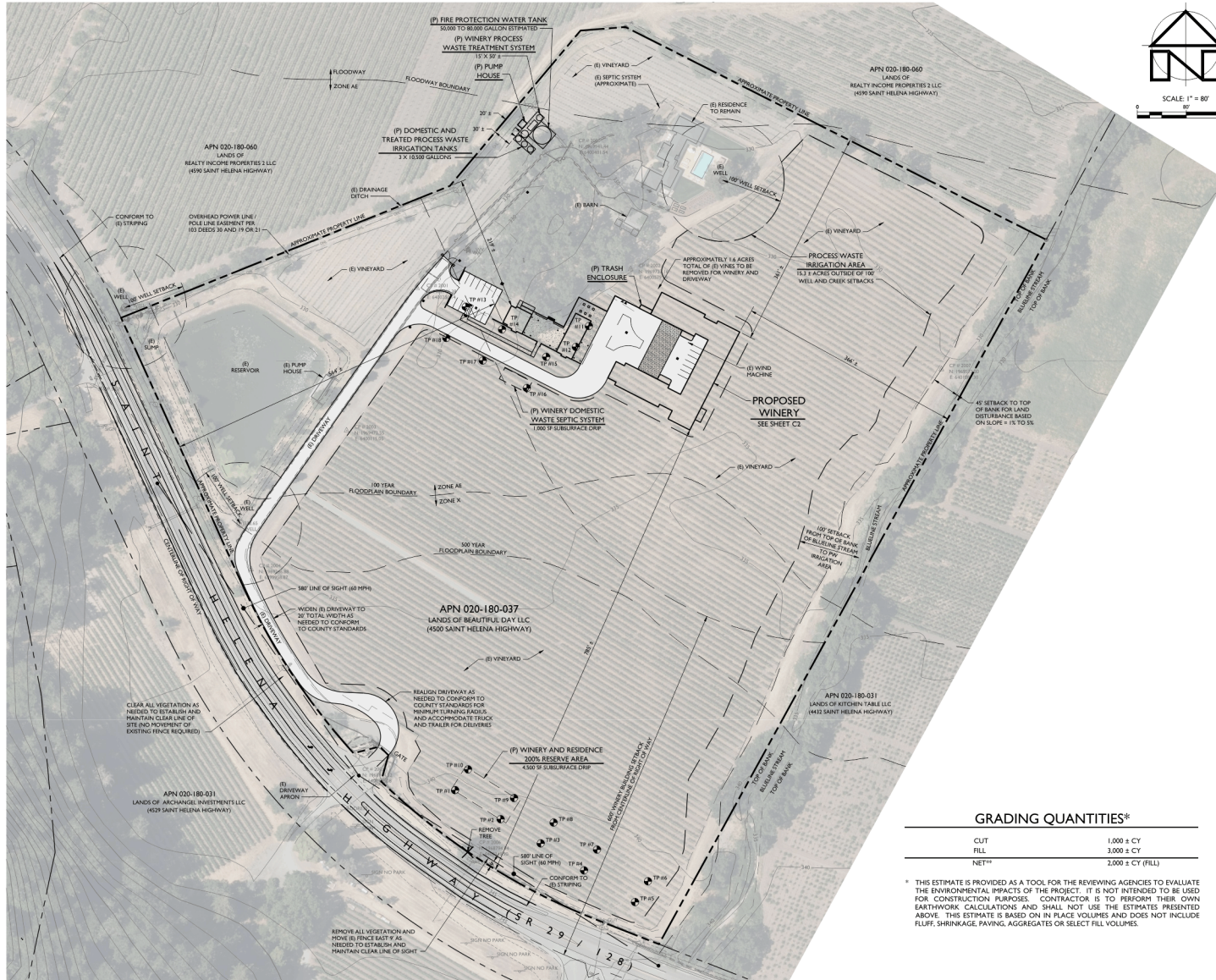
BEAUTIFUL DAY WINERY



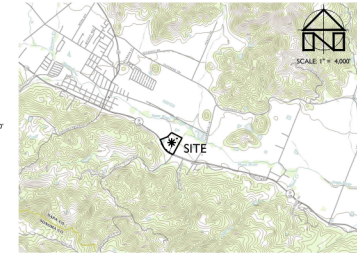
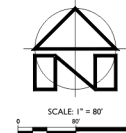
Existing Conditions

BEAUTIFUL DAY LLC

WINERY USE PERMIT CONCEPTUAL SITE PLANS



OVERALL SITE PLAN
SCALE 1" = 80'



LOCATION MAP
SCALE 1" = 4,000'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
BEAUTIFUL DAY LLC
1473 YOUNTVILLE CROSS ROAD
YOUNTVILLE, CA 94599

SITE ADDRESS:
4500 SAINT HELENA HIGHWAY
CALISTOGA, CA 94515

ASSESSOR'S PARCEL NUMBER:
020-180-037

PARCEL SIZE:
28.8 ± ACRES

PROJECT SIZE:
3 ± ACRES

ZONING:
AGRICULTURAL PRESERVE (AP)
DOMESTIC WATER SOURCE:
PRIVATE WELLS
FIRE PROTECTION WATER SOURCE:
STORAGE TANK
WASTEWATER DISPOSAL:
ONSITE TREATMENT AND DISPOSAL

SHEET INDEX:

- C1 OVERALL SITE PLAN
- C2 WINERY SITE GRADING AND LAYOUT PLAN
- C3 IMPERVIOUS SURFACE EXHIBIT
- C4 STORMWATER CONTROL PLAN EXHIBIT

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 6055C022E, EFFECTIVE SEPTEMBER 24, 2006, ALL OR A PORTION OF THE PROJECT SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% CHANCE ANNUAL FLOOD (100 YEAR FLOOD). THE APPROXIMATE FLOOD HAZARD BOUNDARY LINE IS SHOWN ON THIS PLAN. SEE FIRM FOR ADDITIONAL INFORMATION.

NOTES:

- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF BEAUTIFUL DAY, LLC PREPARED BY ALBION SURVEYS INC., DATED APRIL 24, 2015. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
- AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE SAN FRANCISCO ESTUARY INSTITUTE (SFEI) SAN FRANCISCO BAY AREA ORTHOPHOTOS DATABASE, DATED JUNE 2014 AND MAY NOT REPRESENT CURRENT CONDITIONS.
- CONTOUR INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GIS DATABASE.
- CONTOUR INTERVAL:
SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.
SHEET C2: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
- BENCHMARK: NAVD 88
- TEST PITS ONE THROUGH SIXTEEN (TP #1 - TP #16) WERE EXCAVATED BY CLIFF LEDE VINEYARDS ON APRIL 16, 2015 AND WERE WITNESSED BY MIKE HUEBATH OF APPLIED CIVIL ENGINEERING INCORPORATED AND REBECCA SETLUFF OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION.
- THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

GRADING QUANTITIES*

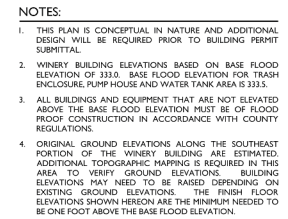
CUT	1,000 ± CY
FILL	3,000 ± CY
NET**	2,000 ± CY (FILL)

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUFF, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.





DRAWN BY:	www.PowerCAD.net
CHECKED BY:	MMH
DATE:	JUNE 2016
REVISIONS:	BY:
△ 6/27/2015	BT
USE PERMIT	
RESUBMITTAL	
△ 10/9/2015	BT
USE PERMIT	
RESUBMITTAL	
△ 6/17/2016	THS
USE PERMIT	
RESUBMITTAL	

JOB NUMBER:	13-118
FILE:	13-118CONC.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	



LEGEND:

	AC PAVING
	CONCRETE PAVING

WINERY SITE GRADING AND LAYOUT CONCEPT PLAN

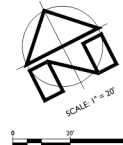
SCALE: 1" = 20'

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

WINERY USE PERMIT CONCEPTUAL SITE PLANS
WINERY SITE GRADING AND LAYOUT CONCEPT PLAN

7



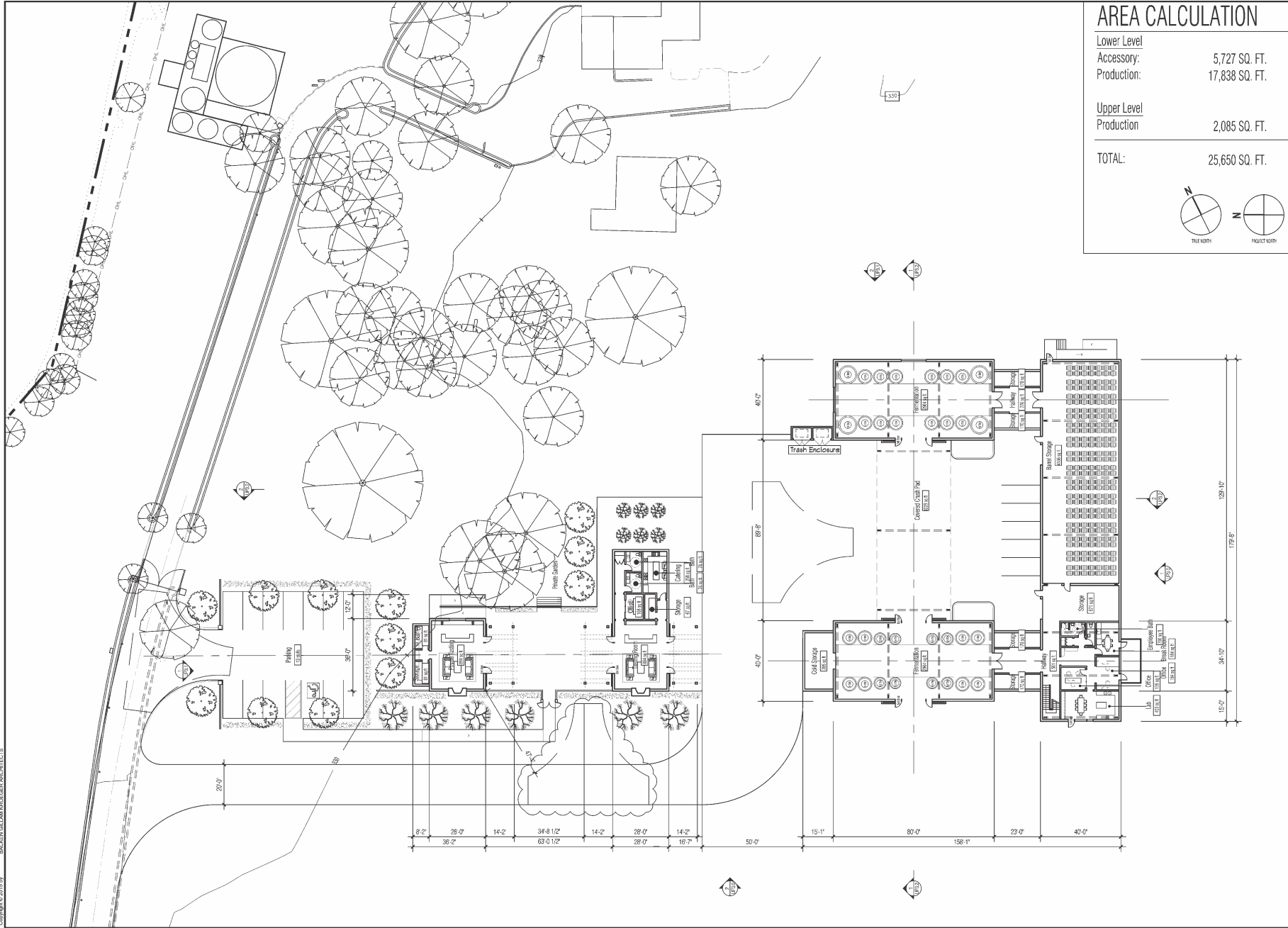


BEAUTIFUL DAY LLC

WINERY USE PERMIT CONCEPTUAL SITE PLANS

STORMWATER CONTROL PLAN EXHIBIT

4



AREA CALCULATION

Lower Level	
Accessory:	5,727 SQ. FT.
Production:	17,838 SQ. FT.
Upper Level	
Production:	2,085 SQ. FT.
TOTAL:	25,650 SQ. FT.

These documents are the property of BACKEN GILLAM KROEGER ARCHITECTS. Any unauthorized use without the written consent of BACKEN GILLAM KROEGER ARCHITECTS is prohibited. Documents issued whole or in part at any other location.

BACKEN GILLAM KROEGER
architects

Beautiful Day LLC

4500 North St. Helena Hwy
Carmichael, CA
APN #020-180437

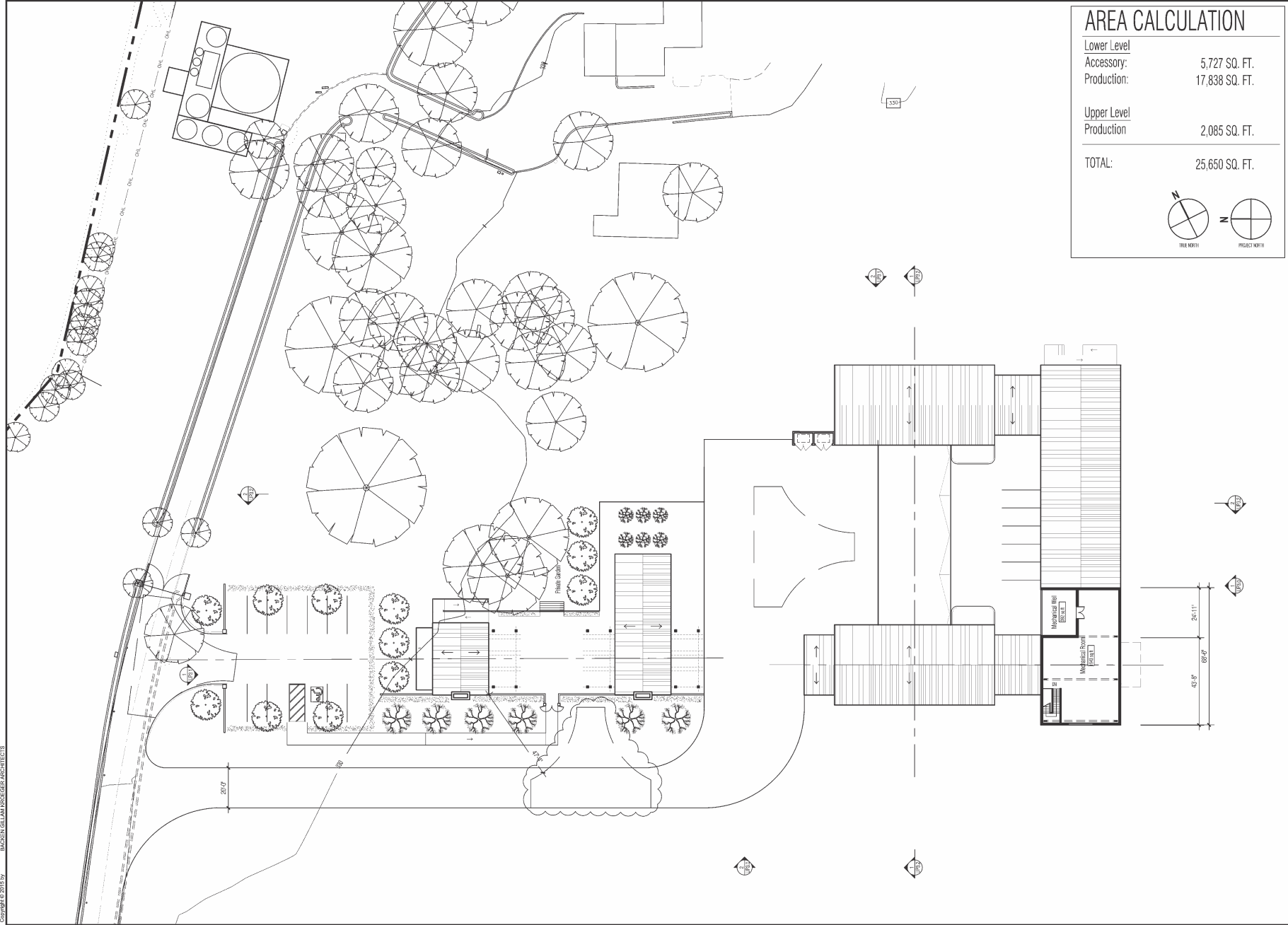
Plot Date: 08/31/18
Drawn By: ME/TK
Checked By: JF
Project No: 201811
Data Issue



2018/07/10	USE PERMIT
2018/07/10	USE PERMIT
2018/07/10	USE PERMIT
2018/07/10	USE PERMIT
2018/07/10	USE PERMIT

LOWER LEVEL FLOOR PLAN

SCALE: 1"=20'

A2.0



AREA CALCULATION	
<u>Lower Level</u>	
Accessory:	5,727 SQ. FT.
Production:	17,838 SQ. FT.
<u>Upper Level</u>	
Production:	2,085 SQ. FT.
TOTAL:	25,650 SQ. FT.
 	

These documents are the property of BACKEN GILLAM KROEGER ARCHITECTS. Any unauthorized use without the written consent of BACKEN GILLAM KROEGER ARCHITECTS is prohibited. Documents issued whole or in part at any other location.

**BACKEN
GILLAM
KROEGER
architects**

Beautiful Day LLC

4500 North St. Helena Hwy
Carmichael, CA
APN #020-180437

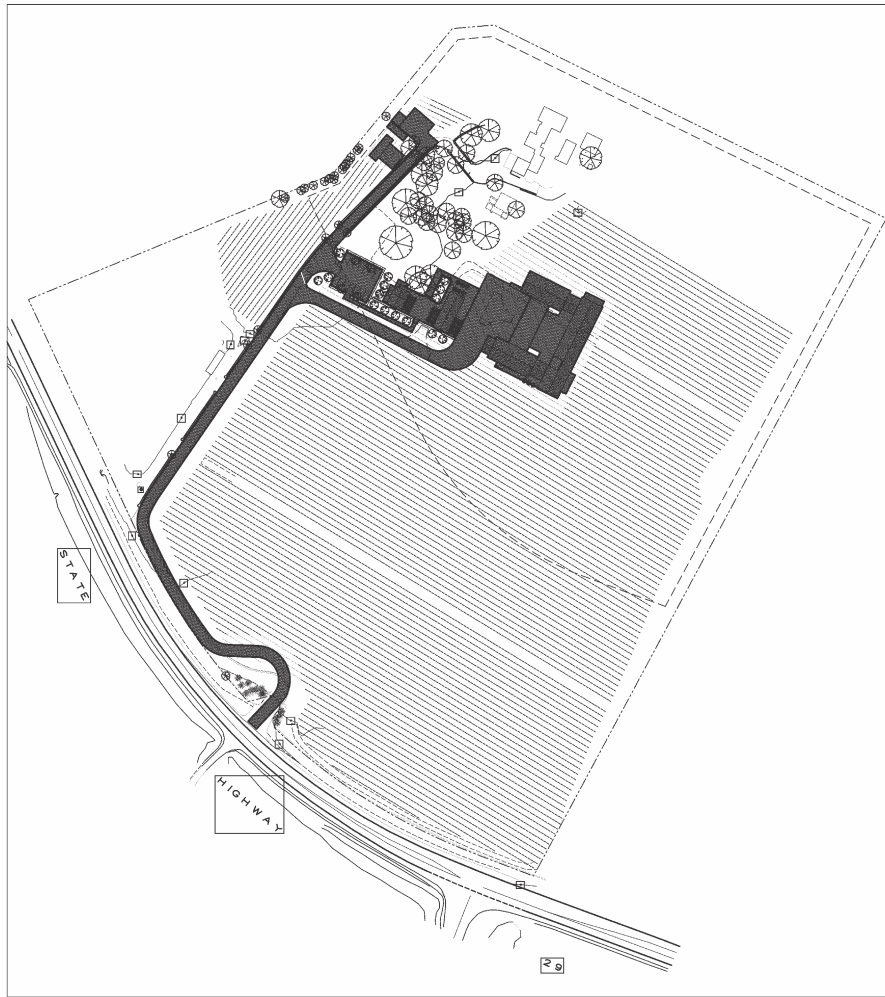
Plot Date: 08/31/18
Drawn By: ME/TK
Checked By: JT
Project No.: 201811
Data Issue

08/01/18	USE PERMIT
08/01/18	USE PERMIT
08/01/18	USE PERMIT
08/01/18	USE PERMIT
08/01/18	USE PERMIT

**LOWER LEVEL
FLOOR PLAN**

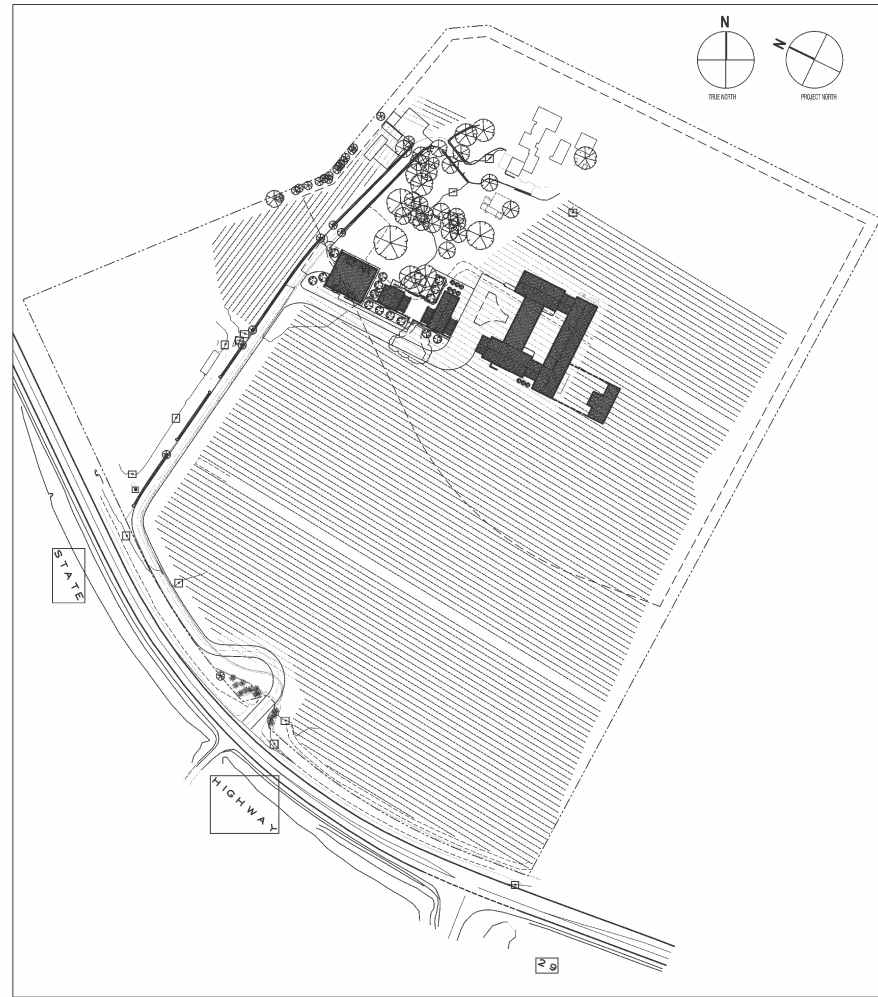
SCALE: 1" = 20'

A2.1



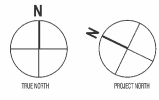
WINERY COVERAGE PLAN

EXISTING COVERAGE	=	0 SQ. FT.
PROPOSED COVERAGE	=	96,484 SQ. FT.
TOTAL COVERAGE	=	96,484 SQ. FT.



WINERY DEVELOPMENT AREA PLAN

EXISTING DEVELOPMENT	=	0 SQ. FT.
PROPOSED DEVELOPMENT	=	24,002 SQ. FT.
WINERY	=	4,480 SQ. FT.
PARKING	=	28,482 SQ. FT.
TOTAL DEVELOPMENT	=	28,482 SQ. FT.



These documents are the property of BACKEN GILLAM KROEGER ARCHITECTS. Any unauthorized use without the written consent of BACKEN GILLAM KROEGER ARCHITECTS is prohibited. Documents issued whole or in part at any other location.

BACKEN
GILLAM
KROEGER
ARCHITECTS

Beautiful Day LLC

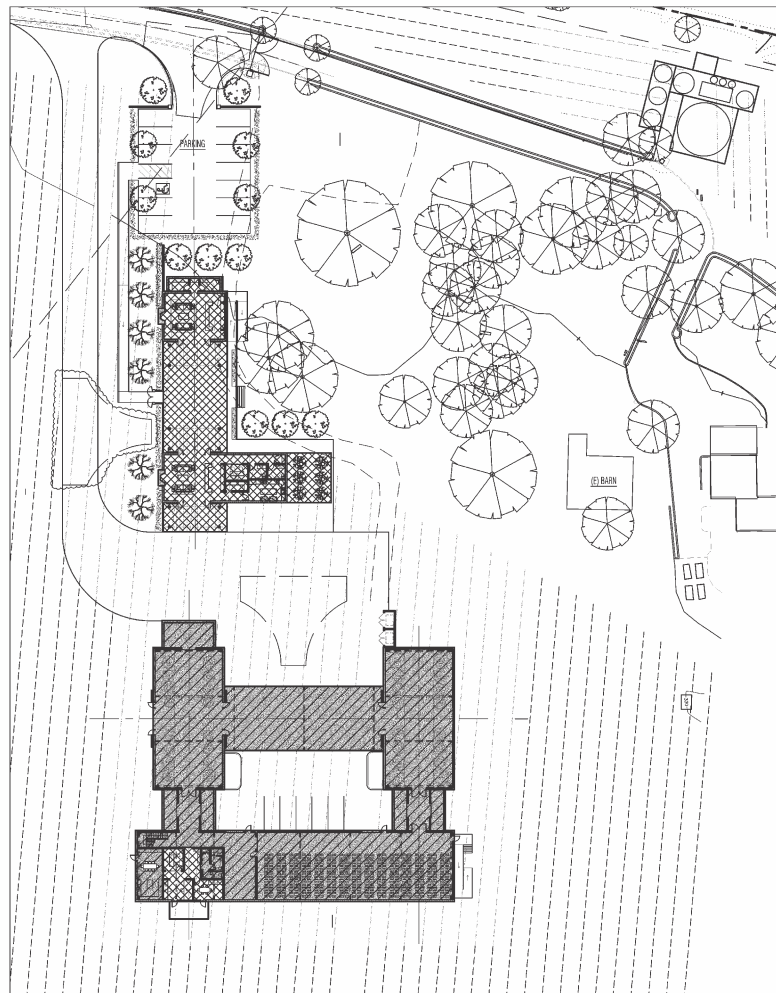
4500 North St. Helena Hwy
Calistoga, CA 94515
APN #020-180437

Plot Date	08/31/18
Drawn By	ME/TK
Checked By	JK
Project No.	201811
Date	Issue
08/31/18	USE PERMIT
09/07/18	USE PERMIT RESUBMITTAL
10/02/18	USE PERMIT RESUBMITTAL
11/08/18	USE PERMIT RESUBMITTAL
08/17/19	USE PERMIT RESUBMITTAL

PROPOSED WINERY
COVERAGE AND
DEVEL. AREA

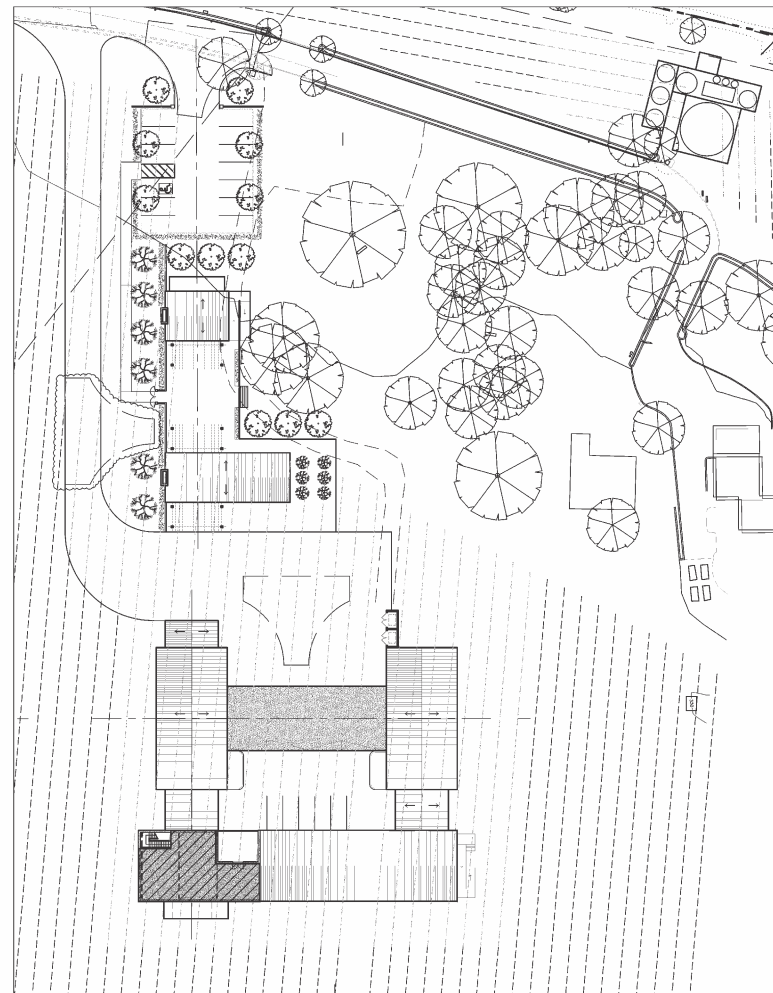
SCALE: 1" = 100'-0"

A1.3



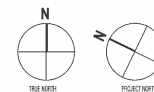
LOWER LEVEL PLAN

	ACCESSORY AREA	=	7,612 SQ. FT.
	PRODUCTION AREA	=	19,923 SQ. FT.
	AREA PER USE PERMIT	=	27,535 SQ. FT.



UPPER LEVEL PLAN

$$\frac{19,923 \text{ (production)}}{7,612 \text{ (accessory)}} = 0.3821 = \text{Accessory is 38\% of production facility}$$



These documents are the property of BACKEN GILLAM KROEGER ARCHITECTS. Any unauthorized use without the written consent of BACKEN GILLAM KROEGER ARCHITECTS is prohibited. Documents issued whole or in part at any other location.

BACKEN
GILLAM
KROEGER
architects

Beautiful Day LLC

4500 North St. Helena Hwy
Calistoga, CA 94515
APN #026-180-037

Plot Date	08/31/18
Drawn By	ME/TK
Checked By	JK
Project No.	201811
Date	Issue
08/31/18	USE PERMIT
09/07/18	USE PERMIT PRELIMINARY
10/01/18	USE PERMIT PRELIMINARY
11/08/18	USE PERMIT PRELIMINARY
08/31/18	USE PERMIT PRELIMINARY

PROPOSED WINERY
PRODUCTION AND
ACCESSORY AREAS

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

A1.4

These documents are the property of BACKEN GILLAM KROEGER Architects. Any unauthorized use without the written consent of BACKEN GILLAM KROEGER Architects is prohibited. Documents located within or in part at any other location.

BACKEN
GILLAM
KROEGER
architects

Beautiful Day LLC

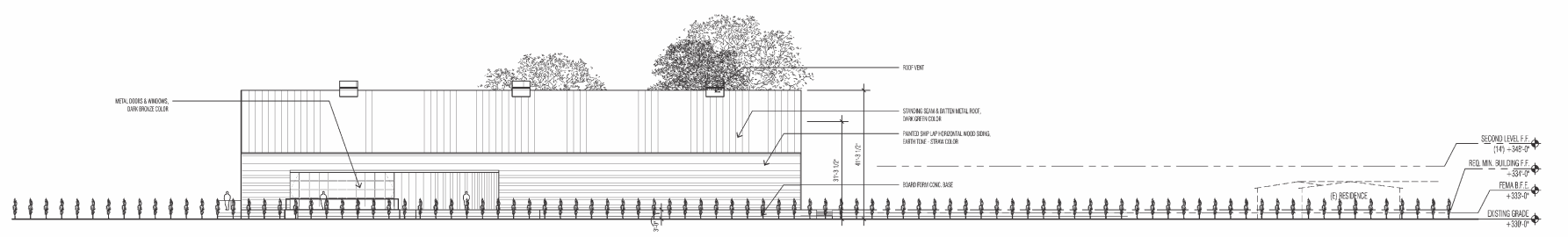
4500 North St. Helena Hwy
Carmichael, CA
APN #020-180-037

Proj. Date	08/20/16
Drawn By	ME/TH
Checked By	
Project No.	0016-1
Date	
Issue	
08/20/16	USE PERMIT
09/02/16	USE PERMIT - 24.000000 - 1%
10/04/16	USE PERMIT - 24.000000 - 1%
11/28/16	USE PERMIT - 24.000000 - 1%
09/11/16	USE PERMIT - 24.000000 - 1%

EXTERIOR
BUILDING
ELEVATIONS

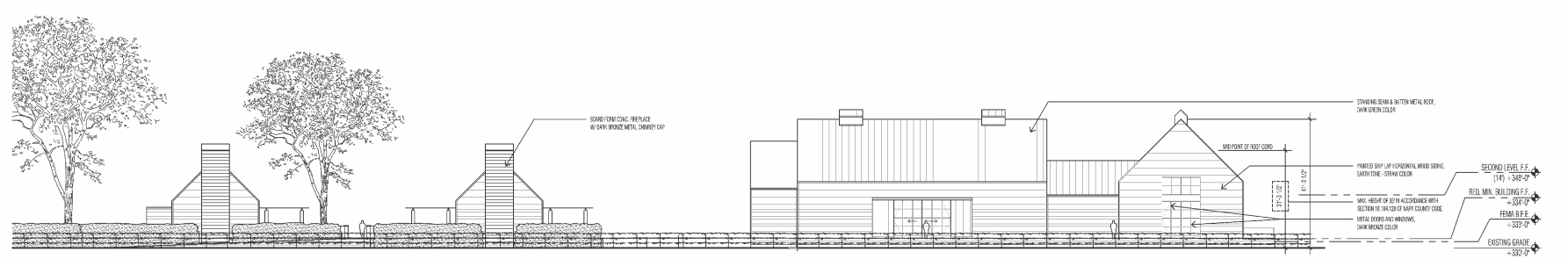
SCALE: 1/16" = 1'-0"

A3.0



1 SOUTH ELEVATION

1/16" = 1'-0"



2 WEST ELEVATION

1/16" = 1'-0"

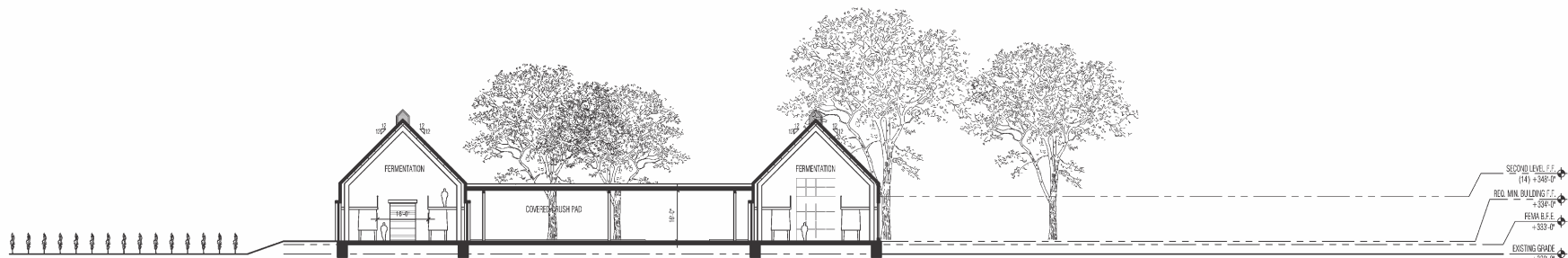
B A C K E N
G I L L A M
K R O E G E R
architects

1500 North St. Helena Hwy
Calistoga, CA
APN #020-180-037



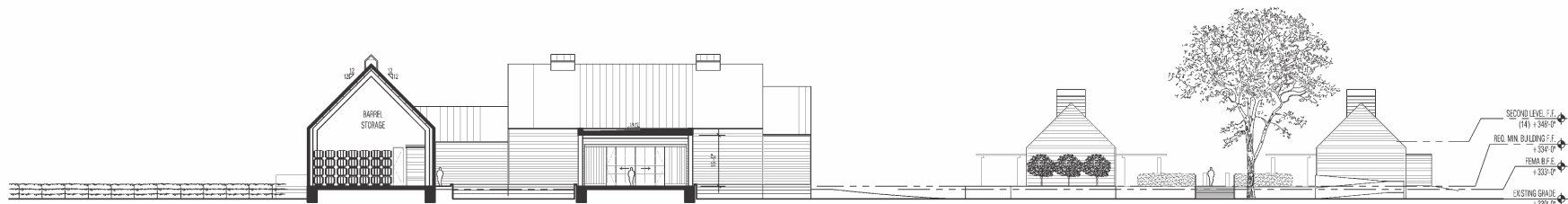
2 EAST ELEVATION

A3.1



1 EAST-WEST BUILDING SECTION

1/16" = 1'-0"



2 NORTH-SOUTH BUILDING SECTION

1/16" = 1'-0"

These documents are the property of BACKEN GILLAM KROEGER ARCHITECTS. Any unauthorized use without the written consent of BACKEN GILLAM KROEGER ARCHITECTS is prohibited. Documents issued hereafter in part or in whole are the property of BACKEN GILLAM KROEGER ARCHITECTS.

BACKEN
GILLAM
KROEGER
architects

Beautiful Day LLC

4500 North St. Helena Hwy
Carmichael, CA
APN #020-180-187

Plot Date	08/21/18
Drawn By	ME/TK
Checked By	JT
Project No.	201611
Date	Issue
08/21/18	USE PERMIT
08/21/18	USE PERMIT REVISION 1
08/21/18	USE PERMIT REVISION 2
08/21/18	USE PERMIT REVISION 3
08/21/18	USE PERMIT REVISION 4
08/21/18	USE PERMIT REVISION 5
08/21/18	USE PERMIT REVISION 6
08/21/18	USE PERMIT REVISION 7
08/21/18	USE PERMIT REVISION 8
08/21/18	USE PERMIT REVISION 9
08/21/18	USE PERMIT REVISION 10

BUILDING
SECTIONS

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

A3.2

ARBORIST REPORT

LEGEND

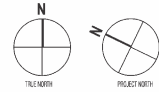
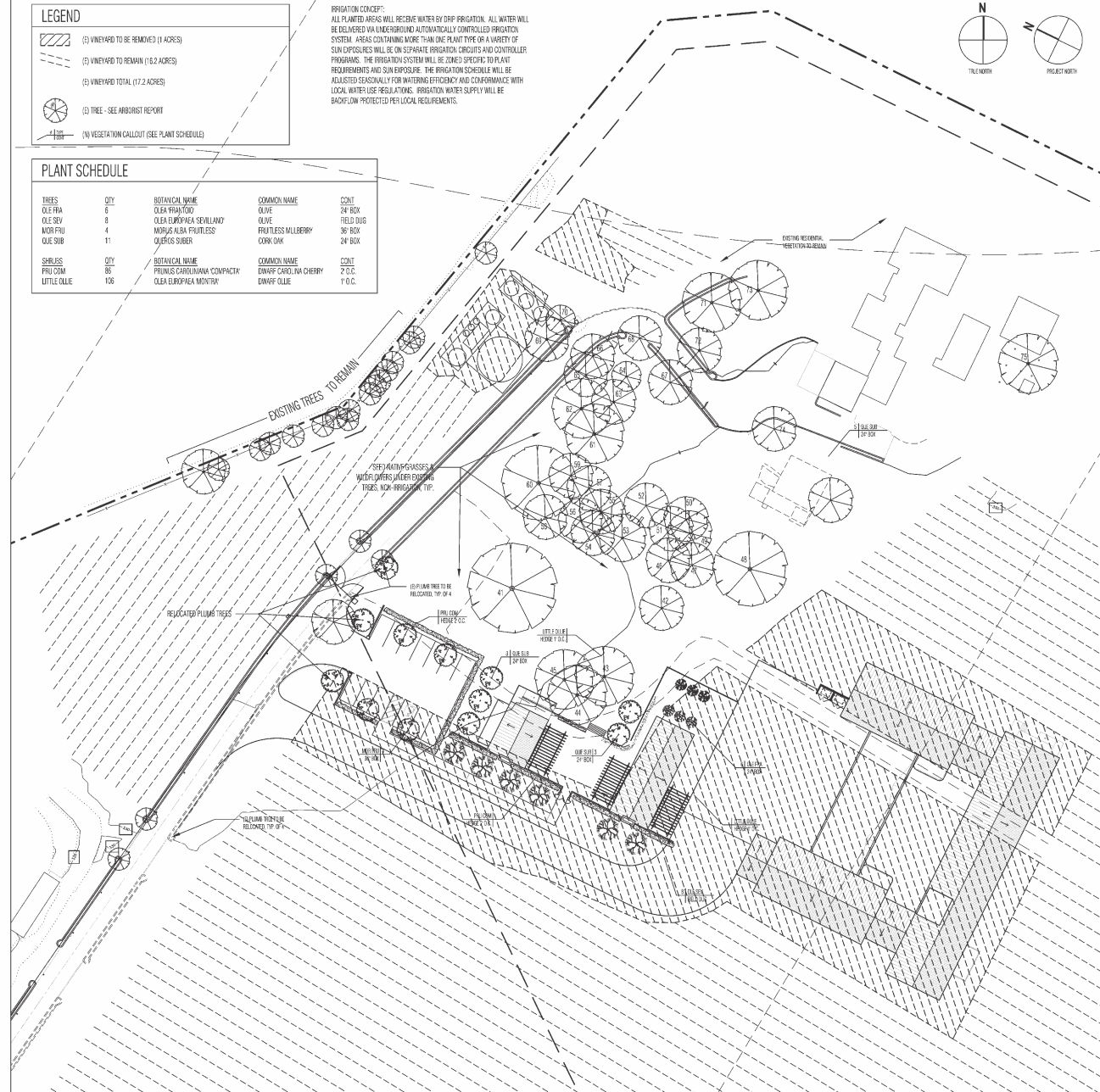
- (E) VINEYARD TO BE REMOVED (1 ACRES)
(E) VINEYARD TO REMAIN (16.2 ACRES)
(E) VINEYARD TOTAL (17.2 ACRES)
(E) TREE - SEE ARBORIST REPORT
(N) VEGETATION CALLOUT (SEE PLANT SCHEDULE)

IRRIGATION CONCEPT:
ALL PLANTED AREAS WILL RECEIVE WATER BY DRIP IRRIGATION. ALL WATER WILL BE DELIVERED VIA UNDERGROUND AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM. AREAS CONTAINING MORE THAN ONE PLANT TYPE OR A VARIETY OF SOIL EXPOSURES WILL BE ON SEPARATE IRRIGATION CIRCUITS AND CONTROLLER PROGRAMS. THE IRRIGATION SYSTEM WILL BE ZONED SPECIFIC TO PLANT REQUIREMENTS AND SOIL EXPOSURE. THE IRRIGATION SCHEDULE WILL BE ADJUSTED SEASONALLY FOR WATERING EFFICIENCY AND CONFORMANCE WITH LOCAL WATER USE REGULATIONS. IRRIGATION WATER SUPPLY WILL BE BACKFLOW PROTECTED PER LOCAL REQUIREMENTS.

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	COUNT
OLE FRN	6	OLEA FRANTOID	OLIVE	24' BOX
OLE SEV	8	OLEA EUROPEA SEVILLANO	OLIVE	FIELD BUS
MOR FRN	4	MORUS ALBA FRUITLESS	WHITE MULBERRY	36' BOX
QUE SUB	11	QUERCUS SUBER	CORK OAK	24' BOX

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	COUNT
PRUN COM	106	PRUNUS CAROLINIANA COMPACTA	DIWAFF CAROLINA CHERRY	2 C.O.
LITTLE OLLIE	86	OLEA EUROPEA MONTEIN	DIWAFF OLLIE	1 C.O.



These documents are the property of Backen Gillam Kroeger Architects. Any unauthorized use without the written consent is prohibited by law. Backen Gillam Kroeger Architects disclaims responsibility for the documents if used whole or in part at any other location.

B A C K E N
G I L L A M
K R O E G E R
architects

Beautiful Day LLC

4500 North St. Helena Hwy
Calistoga, CA
APN #020-180-037

Plot Date	06/31/16
Drawn By	ME / TN
Checked By	JT
Project No.	201511
Date	Issue

06/10/15	USE PERMIT
08/20/15	USE PERMIT RESUBMITTA
10/00/15	USE PERMIT RESUBMITTA
07/28/16	USE PERMIT RESUBMITTA
08/01/16	USE PERMIT RESUBMITTA

LANDSCAPE
PLAN

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

A1.2