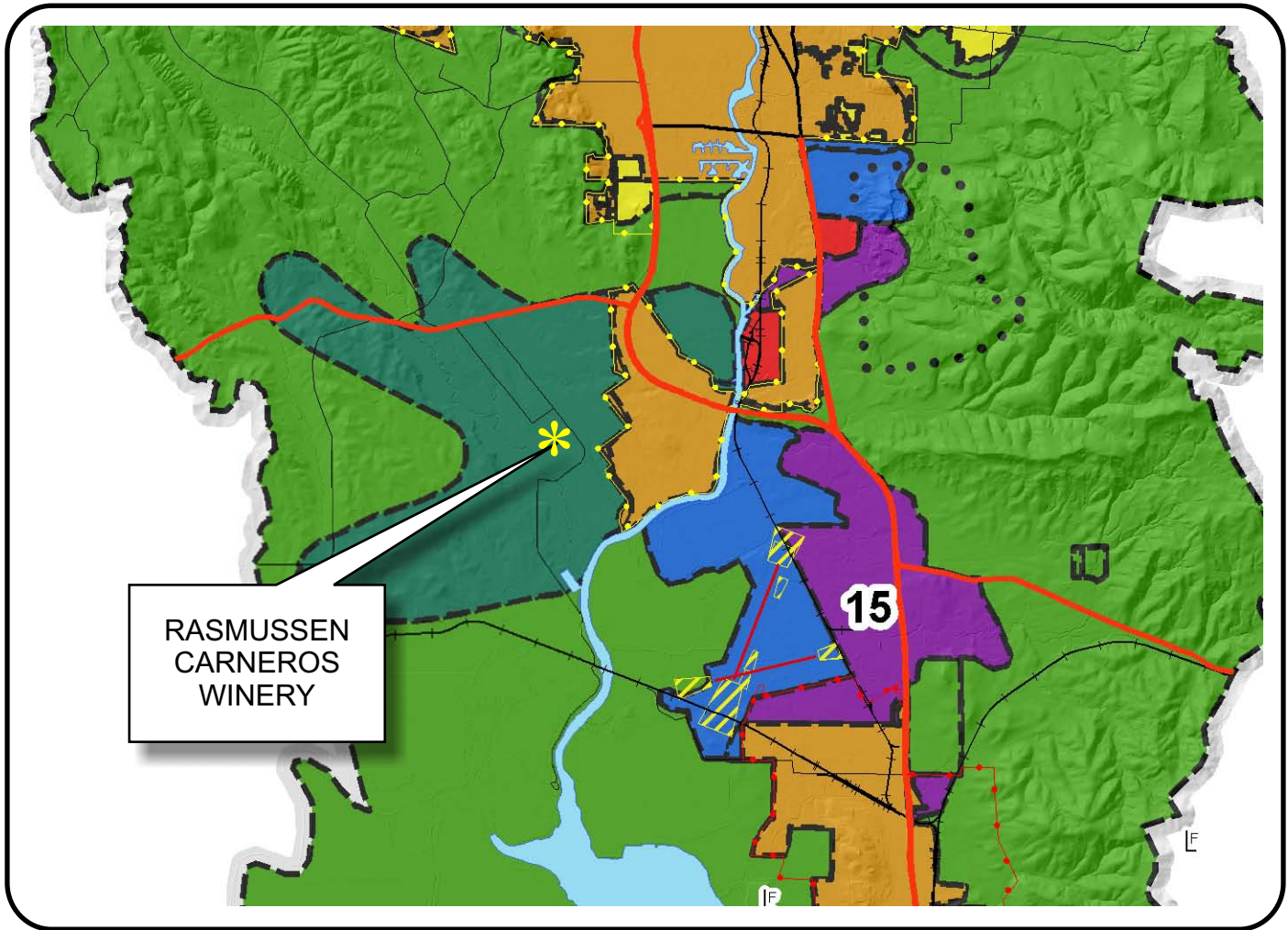








NAPA COUNTY LAND USE PLAN 2008 - 2030





LEGEND







URBANIZED OR NON-AGRICULTURAL

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

OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

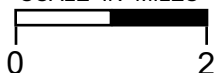
TRANSPORTATION

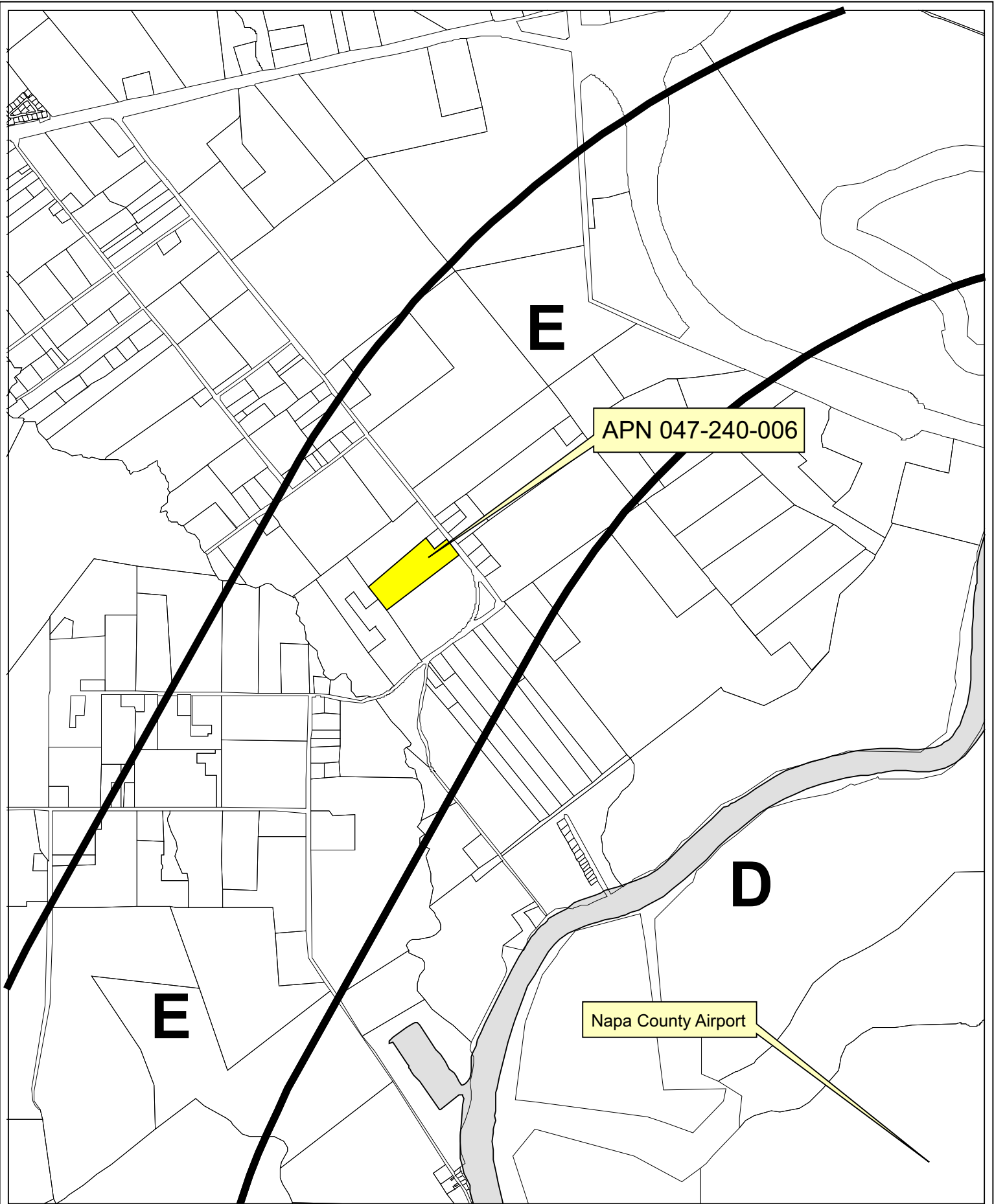
-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

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

APN
047-240-006
06-07-2011
3B MOD

SCALE IN MILES





APN 047-240-006

Napa County Airport

E

E

D



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 hereon.

Compatibility Plan

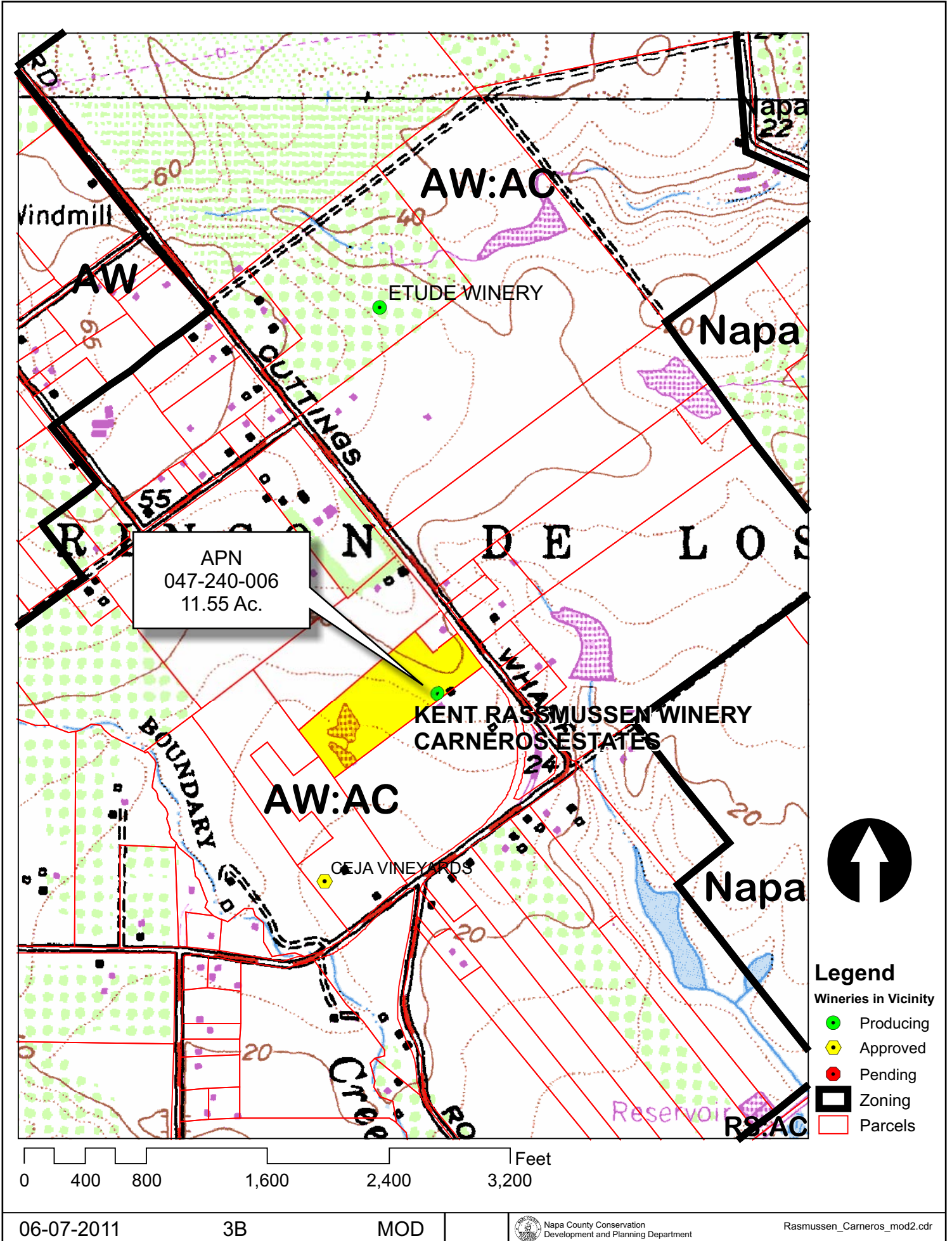
Napa County Airport



0 435 870 1,740'

Napa County Conservation Division - 12/2010

RASMUSSEN CARNEROS WINERY



RASMUSSEN CARNEROS WINERY



0 100 200 400 600 800 Feet

Imagery Date: Oct 25, 2009

38°14'21.08" N 122°18'50.38" W elev 42 ft

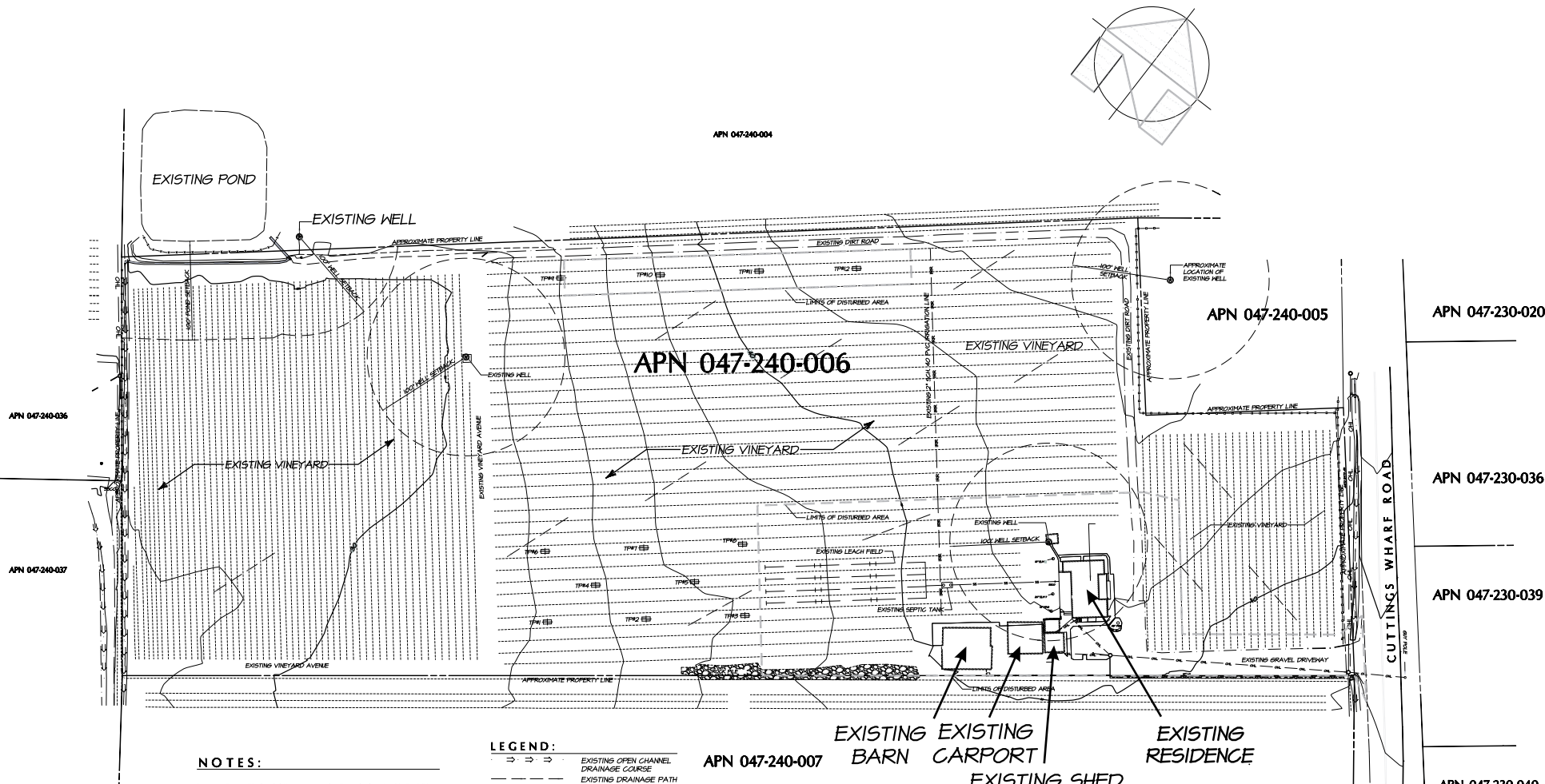


EXISTING CONDITIONS

©2010 Google

Eye alt 1612 ft

RASMUSSEN CARNEROS WINERY



NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN HEREIN WAS TAKEN FROM THE LAND SURVEY PERFORMED BY MICHAEL BROOKS AND ASSOCIATES, TITLED 'TOPOGRAPHIC MAP OF THE LANDS OF RASMUSSEN', DATED JANUARY 2010.
2. TEST PITS SHOWN WERE EXCAVATED BY NELSON CONSTRUCTION ON JUNE 23, 2010 AND EVALUATED BY A REPRESENTATIVE OF BARTELT ENGINEERING AND NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

LEGEND:

- - - - - EXISTING OPEN CHANNEL DRAINAGE COURSE
- — — — — EXISTING DRAINAGE PATH

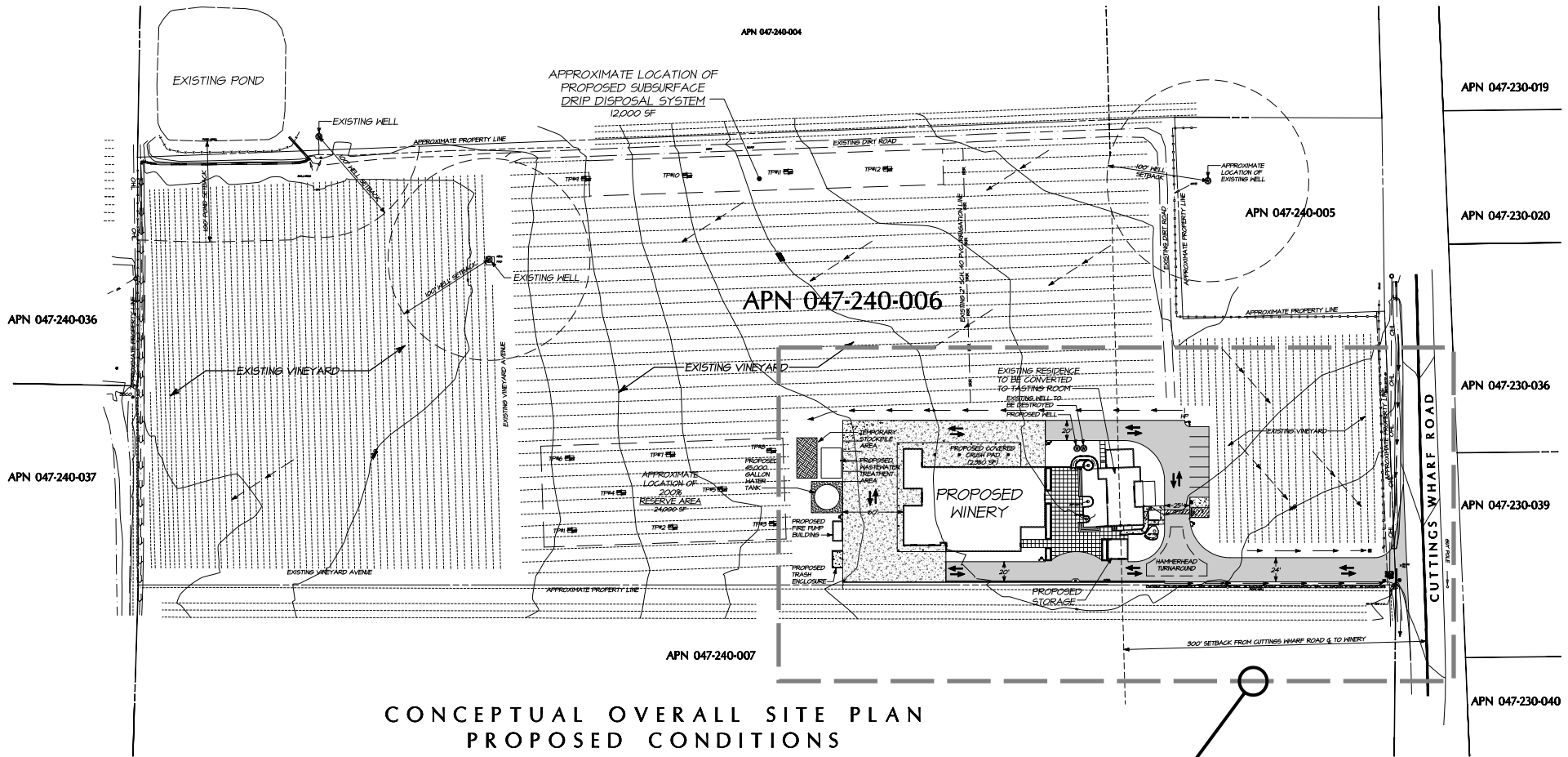
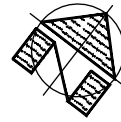
APN 047-240-007

CONCEPTUAL OVERALL SITE PLAN EXISTING CONDITIONS



PREPARED UNDER THE DIRECTION OF
PAUL N. BARTELT R.C.E. 45102 EXP. 9/30/12

RASMUSSEN CARNEROS WINERY



CONCEPTUAL OVERALL SITE PLAN
PROPOSED CONDITIONS

See
Proposed
Conditions
Detail - A

PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF STALLS
REGULAR EMPLOYEE	4
REGULAR GUEST	7
ADA ACCESSIBLE	1
TOTAL	12

LEGEND:

- → → → → EXISTING OPEN CHANNEL DRAINAGE COURSE
- --- --- EXISTING DRAINAGE PATH
- → → → → PROPOSED VEGETATED SHALE @ 5-18 MIN.
- ↔ ↔ ↔ ↔ ↔ PATH OF VEHICULAR TRAVEL
- ▨ ▨ ▨ ▨ ▨ PROPOSED TEMPORARY STOCKPILE AREA

AREAS:

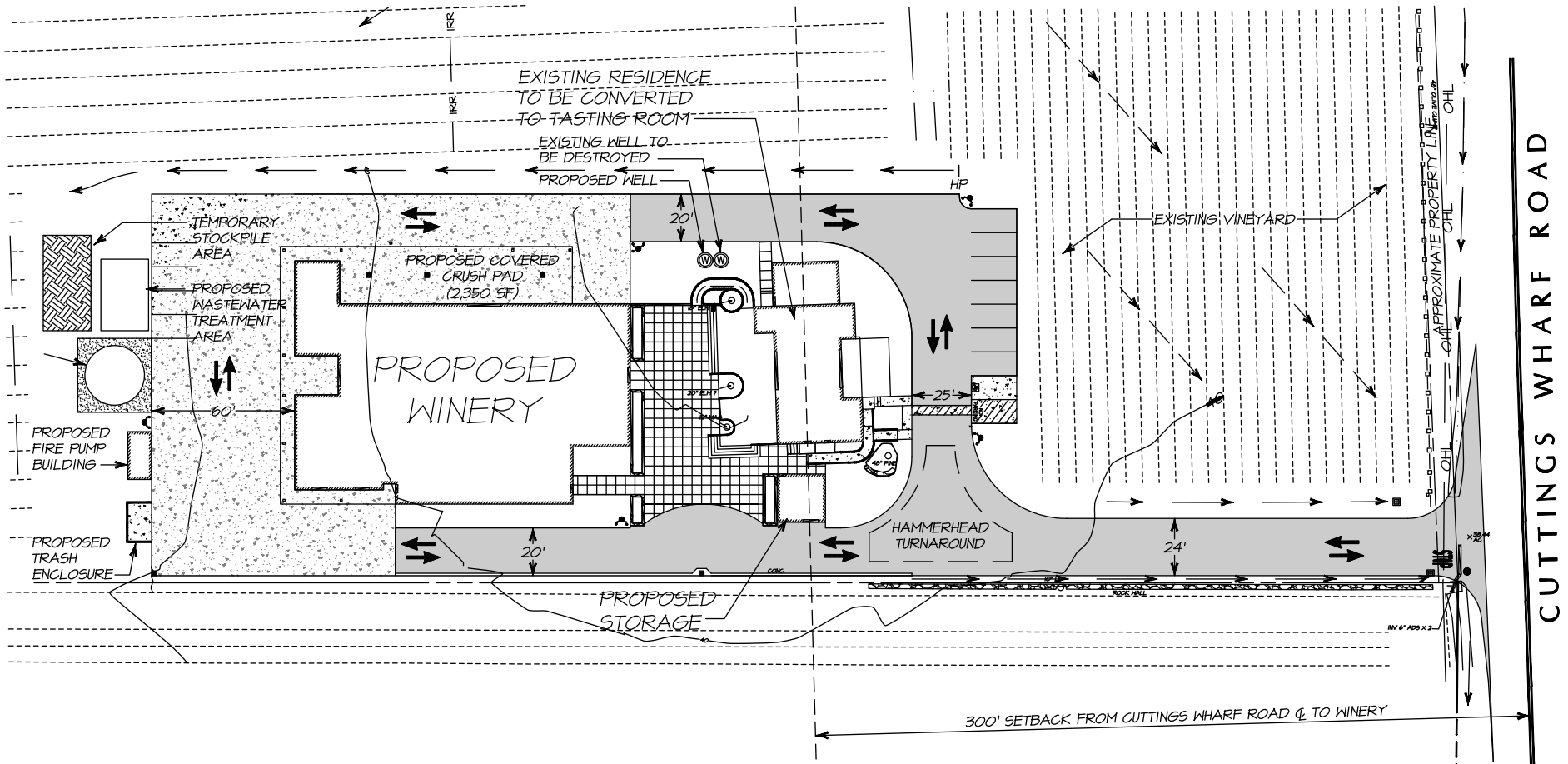
- WINERY BUILDINGS 11,023 SQ. FT.
- EXISTING BUILDINGS 3,071 SQ. FT.
- COVERED CRUSH PAD 2,380 SQ. FT.
- COVERED WORK AREA 1,300 SQ. FT.
- AG PAVING 19,071 SQ. FT.
- PCC PAVING 13,354 SQ. FT.
- PATIOS/WALKWAYS 6,204 SQ. FT.
- WATER TANKS 961 SQ. FT.



PREPARED UNDER THE DIRECTION OF

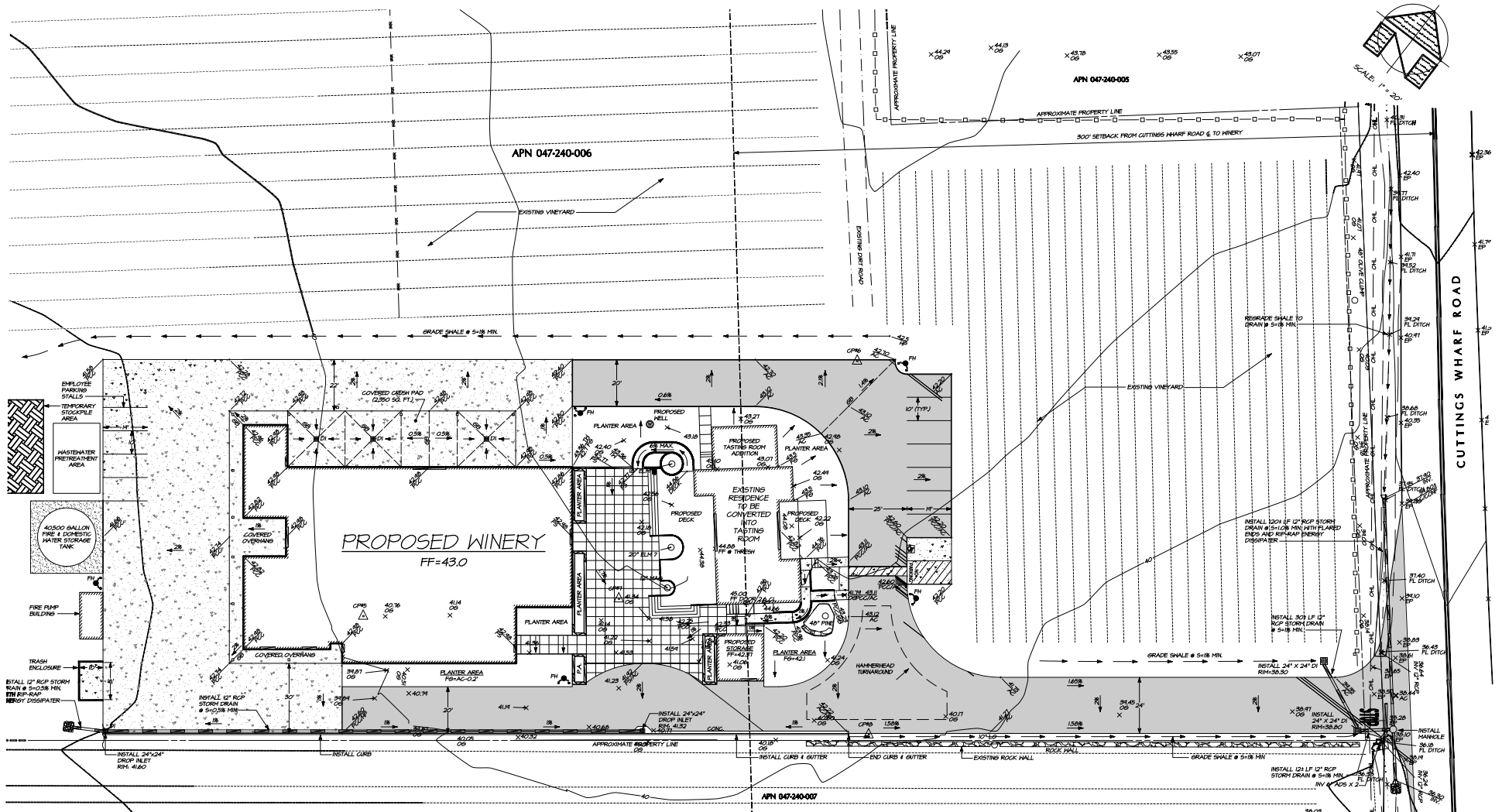
PAUL N. BARTELT R.C.E. 45102 EXP. 9/30/12

RASMUSSEN CARNEROS WINERY



PROPOSED CONDITIONS DETAIL - A

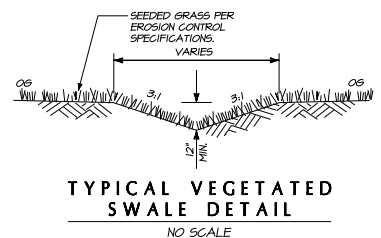
RASMUSSEN CARNEROS WINERY



CONCEPTUAL GRADING PLAN

LEGEND:

	AC PAVEMENT		PROPOSED VEGETATED SWALE
	TRAFFIC AREA PCC PAVEMENT		PROPOSED DRAINAGE PATTERN
	PATIO AREA		PARCEL BOUNDARY
	TEMPORARY STOCKPILE AREA		FIRE HYDRANT
			PROPOSED STORM DRAIN W/ FLARED END SECTION



NOTES:

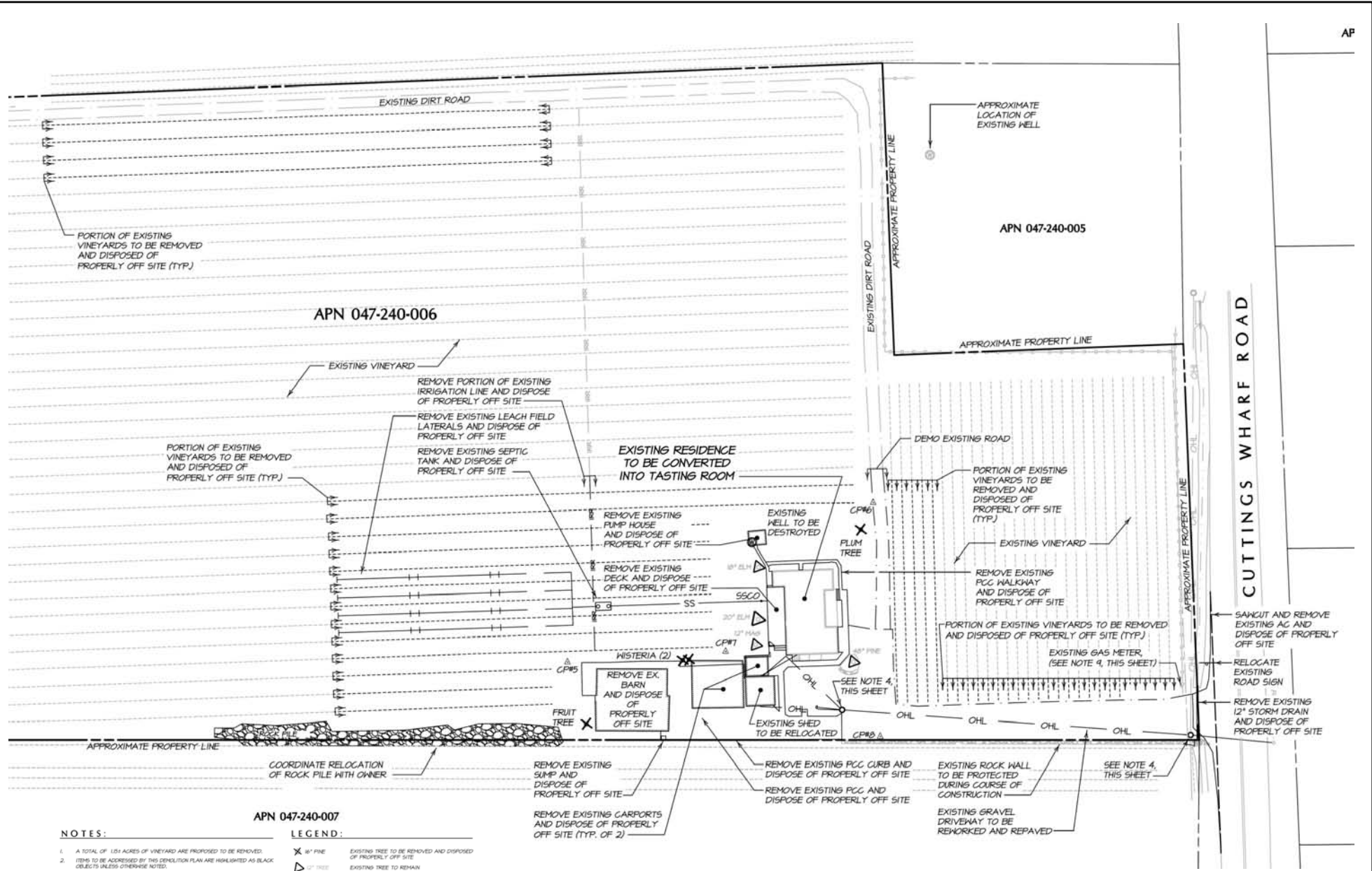
1. THE PROPOSED GRADING PLAN INDICATES THAT THERE IS LESS CUT AND MORE FILL WITHIN THE SITE. NO NATIVE MATERIAL WILL BE REQUIRED TO BE HAUL OFFSITE FOR DISPOSAL.
2. DRIVEWAY DESIGN MEETS NAPA COUNTY FIRE DEPARTMENT AND PUBLIC WORKS ROAD AND STREET STANDARDS. THE INSIDE TURNING RADIUS FOR ALL CURVES IS FORTY (40) FEET.
3. ALL PROPOSED STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE PIPE @ 5'-0.5% MIN. UNLESS NOTED OTHERWISE.
4. PROPOSED ONSITE WASTEWATER PRE-TREATMENT AREA IS SHOWN FOR COORDINATION PURPOSES ONLY.
5. CONTRACTOR TO GRADE SMOOTH TRANSITIONS AND GRADE-BREAKS.
6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY OF CUTTINGS WHARF ROAD WILL REQUIRE AN ENCROACHMENT PERMIT FROM NAPA COUNTY PUBLIC WORKS DEPARTMENT.



PREPARED UNDER THE DIRECTION OF
 PAUL N. BARTEL R.G.E. 45102 EXP. 9/30/12

RASMUSSEN CARNEROS WINERY

AP

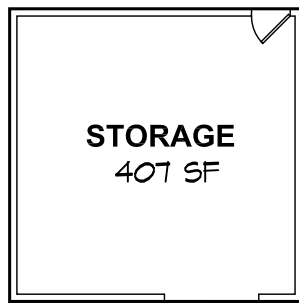
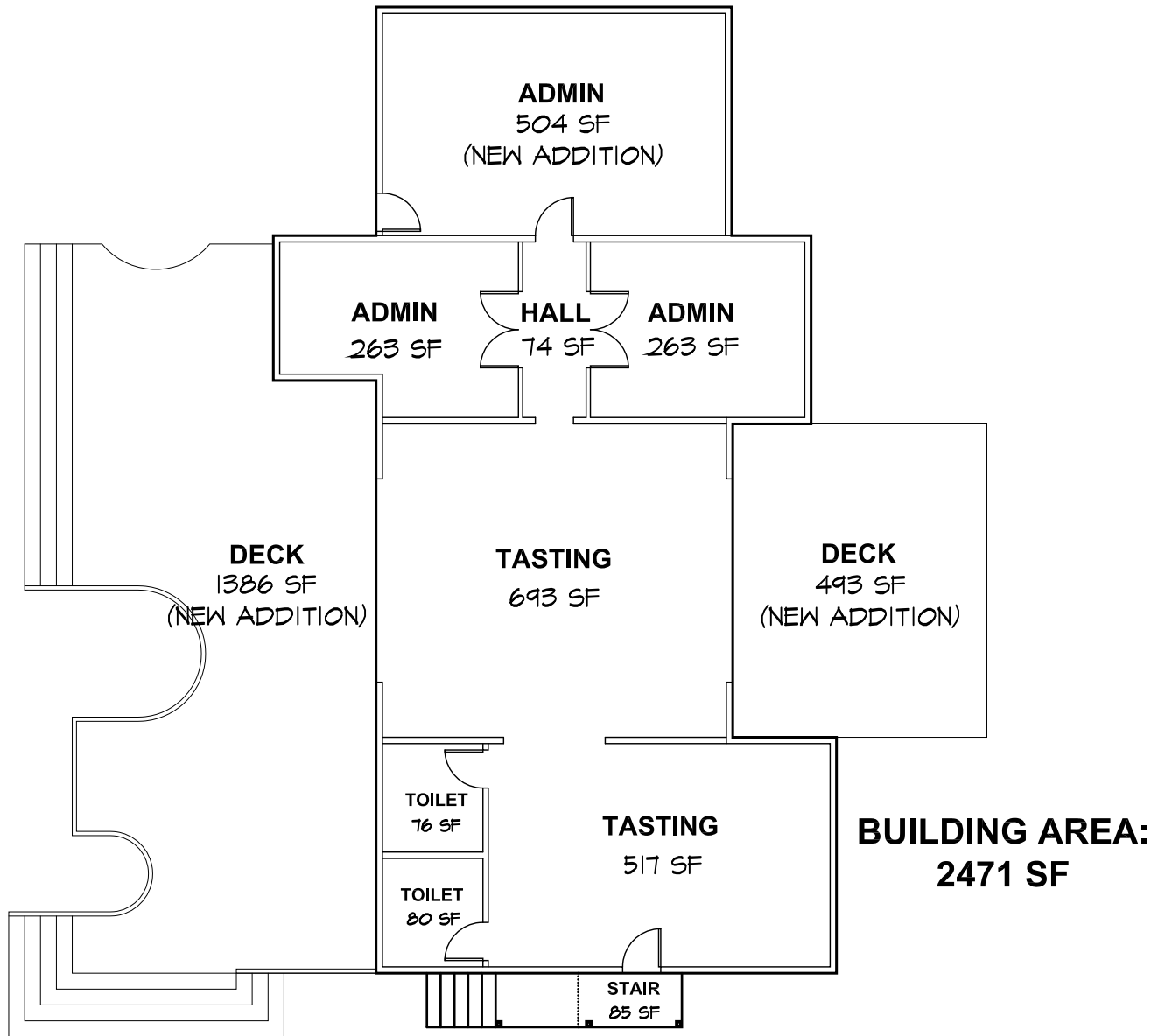


- NOTES:**
1. A TOTAL OF 1.01 ACRES OF VINEYARD ARE PROPOSED TO BE REMOVED.
 2. ITEMS TO BE ADDRESSED BY THIS DEMOLITION PLAN ARE HIGHLIGHTED AS BLACK OBJECTS UNLESS OTHERWISE NOTED.
 3. COORDINATE DEMOLITION AND REMOVAL OF UTILITIES AND BUILDINGS WITH THE OWNER AND ENGINEER.
 4. COORDINATE RELOCATION OF UTILITY POLE AND LINES WITH OWNER, ENGINEER AND POWER.
 5. COORDINATE ANY TEMPORARY STOCKPILES OF MATERIAL WITH OWNER AND ENGINEER.
 6. UNLESS NOTED OTHERWISE, ALL EXISTING LANDSCAPE WITHIN THE PROJECT AREA IS TO BE REMOVED AND DISPOSED OF PROPERLY OFF SITE.
 7. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
 8. SAWCUT AND REMOVE EXISTING AC PAVEMENT AND CONCRETE AND DISPOSE OF PROPERLY OFF SITE.
 9. CONTRACTOR SHALL COORDINATE GAS METER REPLACEMENT WITH PG&E. IF METER SIZE NEEDS TO BE INCREASED.

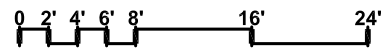
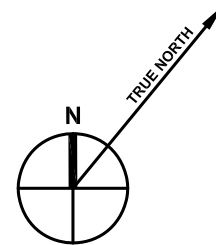
- LEGEND:**
- X 16" PINE EXISTING TREE TO BE REMOVED AND DISPOSED OF PROPERLY OFF SITE
 - △ 12" TREE EXISTING TREE TO REMAIN
 - △ CP#1 SURVEY CONTROL POINT

CONCEPTUAL DEMOLITION PLAN

RASMUSSEN CARNEROS WINERY

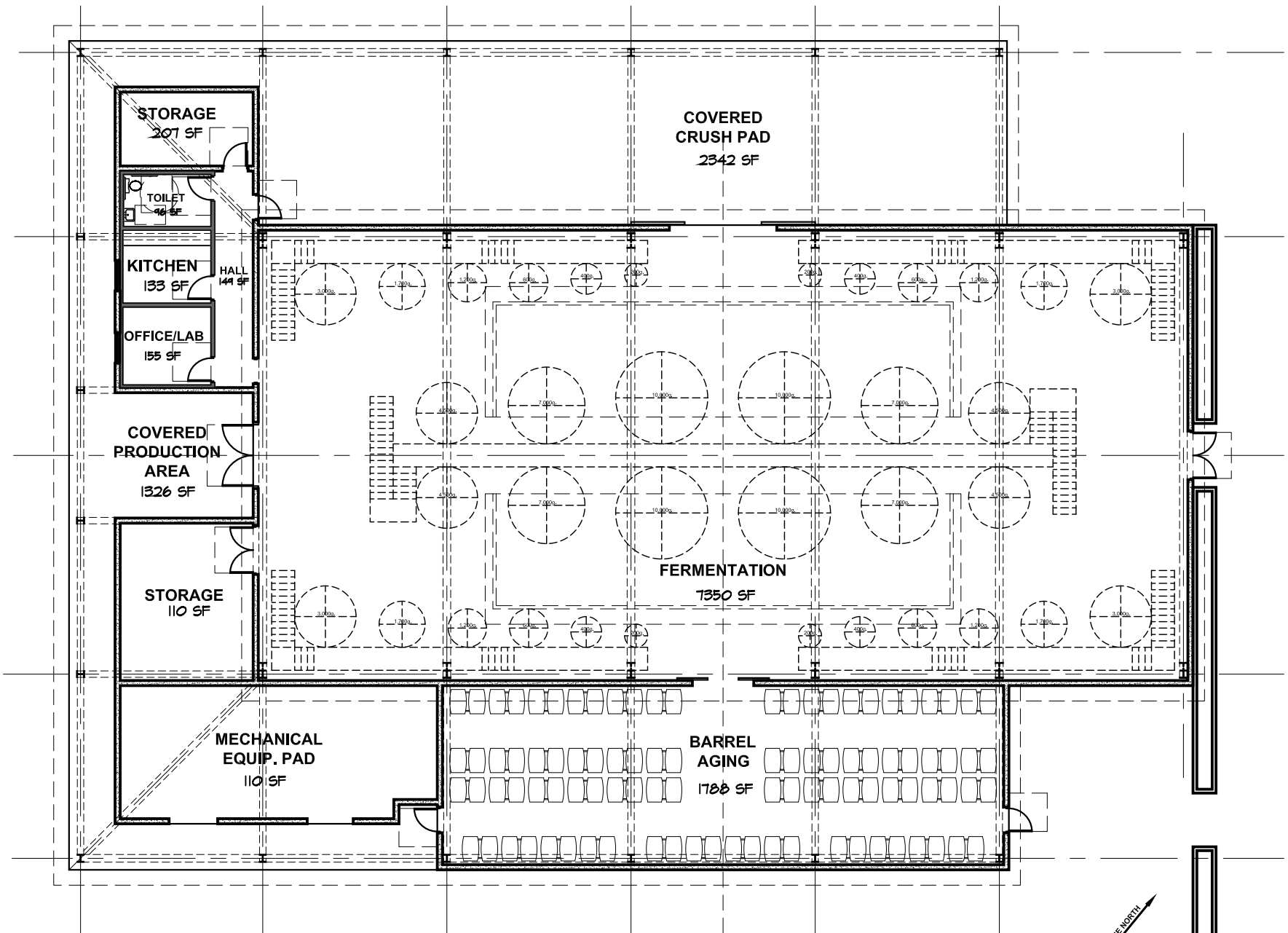


BUILDING AREA:
407 SF



TASTING ROOM / ADMINISTRATION / STORAGE BUILDING FLOOR PLANS

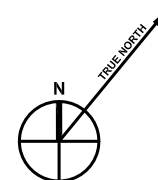
RASMUSSEN CARNEROS WINERY



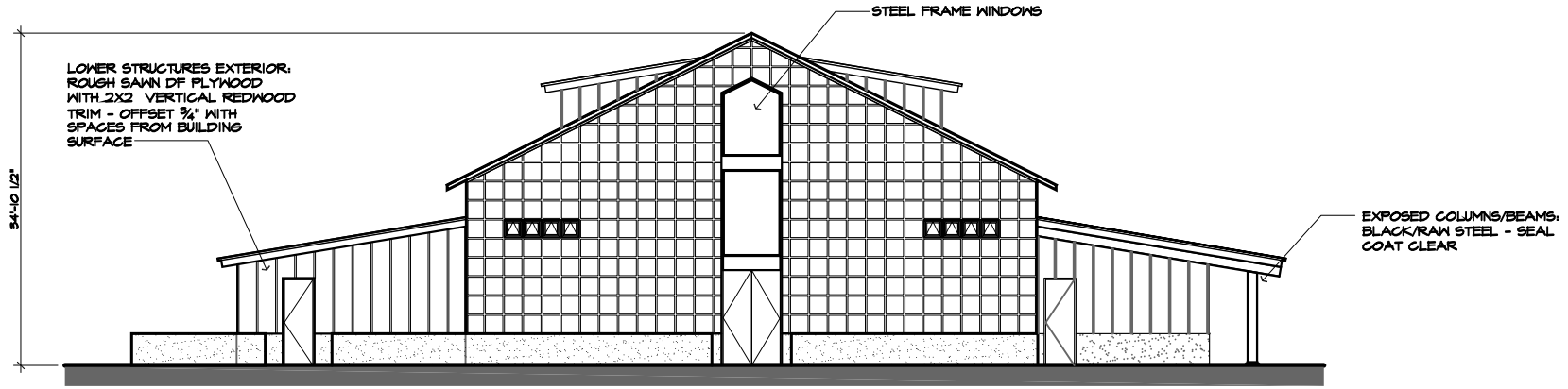
**PROPOSED
WINERY BUILDING FLOOR PLAN**

B

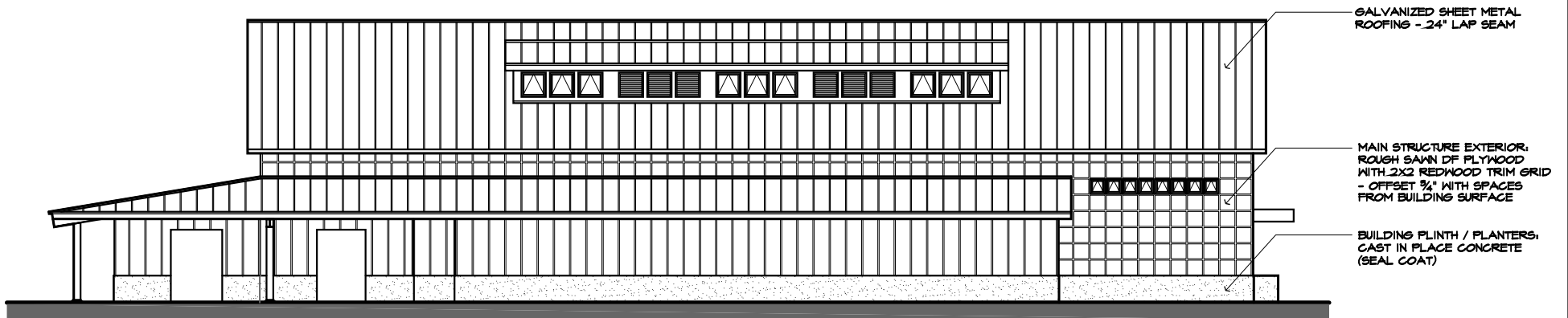
**14,691 SF
TOTAL UNDER ROOF**



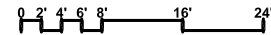
RASMUSSEN CARNEROS WINERY



1 FRONT ELEVATION

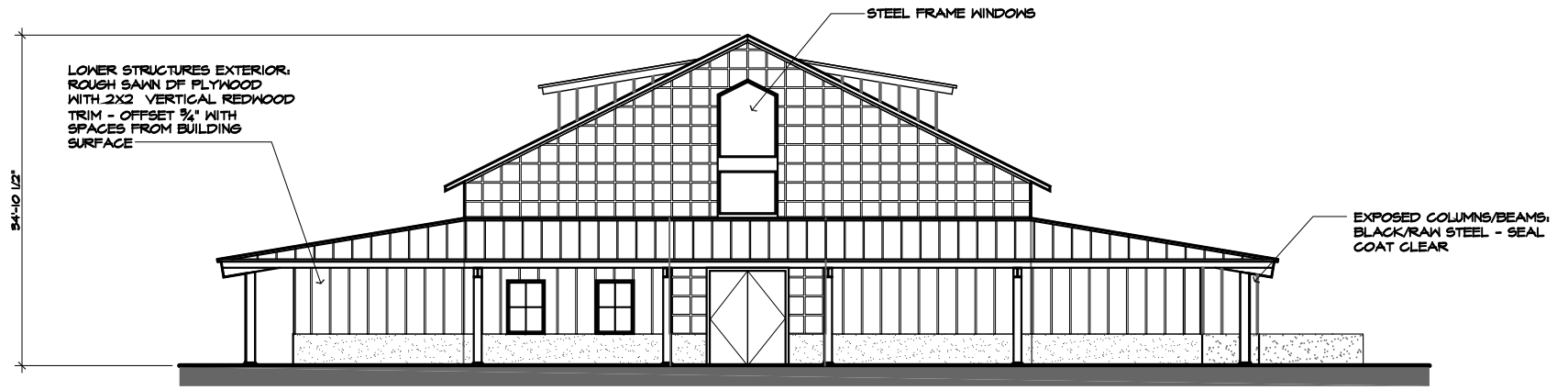


2 LEFT SIDE ELEVATION

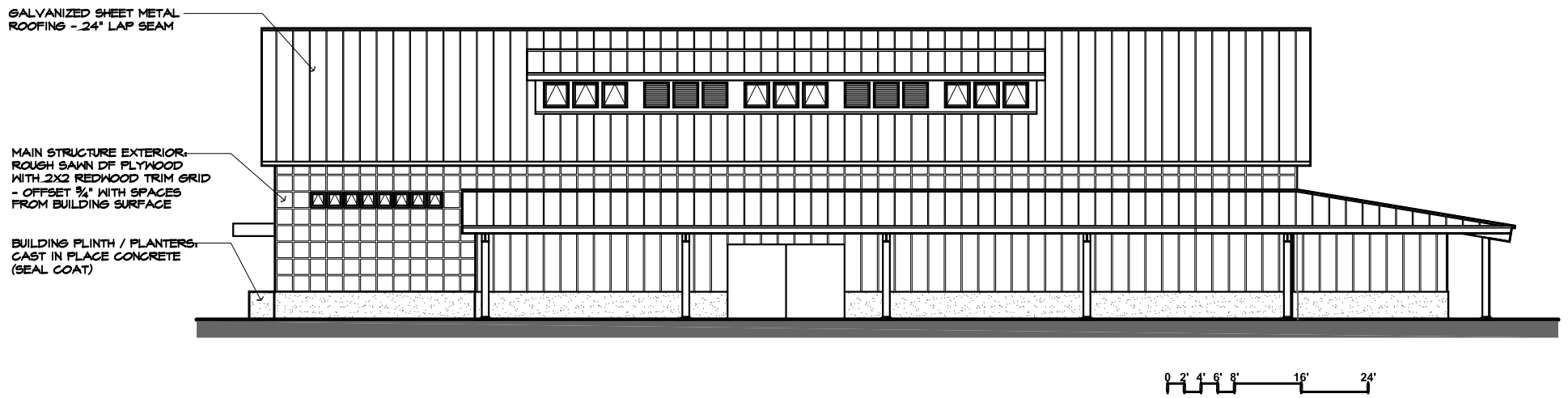


PROPOSED WINERY BUILDING ELEVATIONS

RASMUSSEN CARNEROS WINERY



3 REAR ELEVATION



4 RIGHT SIDE ELEVATION

PROPOSED WINERY BUILDING ELEVATIONS

RASMUSSEN CARNEROS WINERY



East Elevation



West Elevation

EXISTING RESIDENCE PHOTOS
(PROPOSED TASTING RM. CONVERSION)

RASMUSSEN CARNEROS WINERY



South Elevation



North Elevation

EXISTING RESIDENCE PHOTOS
(PROPOSED TASTING RM. CONVERSION)

RASMUSSEN CARNEROS WINERY



North Elevation



West Elevation

EXISTING GARAGE PHOTOS
(PROPOSED STORAGE BLDG. RELOCATED)

RASMUSSEN CARNEROS WINERY



South Elevation



East Elevation

EXISTING GARAGE PHOTOS
(PROPOSED STORAGE BLDG. RELOCATED)

RASMUSSEN CARNEROS WINERY



Photograph 5: Southwesterly panoramic view of existing barn
May 5, 2010



Photograph 7: Northwesterly panoramic view of existing carport,
May 5, 2010



Photograph 6: Westerly panoramic view of existing barn
and existing carport, May 5, 2010



Photograph 8: Northerly panoramic view of existing carport
and existing storage building, May 5, 2010

RASMUSSEN CARNEROS WINERY

RASMUSSEN WINERY
2125 CUTTINGS WHARF ROAD
NAPA COUNTY, CALIFORNIA
APN 047-240-006



Photograph 1: Northeasterly panoramic view of existing barn,
May 5, 2010



Photograph 3: Northerly panoramic view of existing barn,
May 5, 2010



Photograph 2: Northerly panoramic view of existing barn,
May 5, 2010

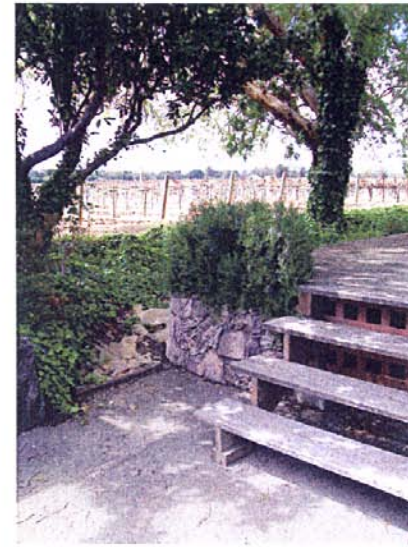


Photograph 4: Easterly view of existing barn,
May 5, 2010

RASMUSSEN CARNEROS WINERY



Photograph 9: Northeasterly panoramic view of existing storage building and driveway, May 5, 2010



Photograph 11: Westerly panoramic view of existing deck, May 5, 2010



Photograph 10: Northwesterly panoramic view of existing residence and deck, May 5, 2010



Photograph 12: Southwesterly panoramic view of existing overhang on rear of storage building, May 5, 2010

RASMUSSEN CARNEROS WINERY



Photograph 13: Southwesterly panoramic view of existing overhang on rear of storage building, May 5, 2010



Photograph 15: Southeasterly panoramic view of existing parking area east of storage building, May 5, 2010



Photograph 14: Southerly panoramic view of existing storage building, May 5, 2010



Photograph 16: Easterly panoramic view of existing parking area, May 5, 2010

RASMUSSEN CARNEROS WINERY



Photograph 17: Northeasterly panoramic view of existing southerly access to residence, May 5, 2010



Photograph 19: Northwesterly panoramic view of existing residence, May 5, 2010



Photograph 18: Westerly panoramic view of existing residence, May 5, 2010



Photograph 20: Southwesterly panoramic view of existing residence, July 19, 2010

RASMUSSEN CARNEROS WINERY



Photograph 21: Southerly panoramic view of existing residence, July 19, 2010



Photograph 23: Northeasterly view of existing power pole at driveway entrance on Cuttings Wharf Road, May 5, 2010



Photograph 22: Southeasterly panoramic view of existing residence, July 19, 2010



Photograph 24: Northeasterly panoramic view of existing driveway entrance at Cuttings Wharf Road, May 5, 2010

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Photograph 25: Northerly panoramic view of existing driveway entrance at Cuttings Wharf Road, May 5, 2010



Photograph 27: Southeasterly view of existing driveway and Cuttings Wharf Road, July 19, 2010



Photograph 26: Northwesterly view of existing driveway entrance at Cuttings Wharf Road, July 19, 2010



Photograph 28: Northwesterly view of existing driveway and Cuttings Wharf Road, July 19, 2010

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Photograph 29: Southeasterly view of existing driveway entrance at Cuttings Wharf Road, July 19, 2010



Photograph 31: Southeasterly view of Cuttings Wharf Road and existing drainage swale, July 19, 2010



Photograph 30: Southeasterly view of Cuttings Wharf Road and existing drainage swale, July 19, 2010