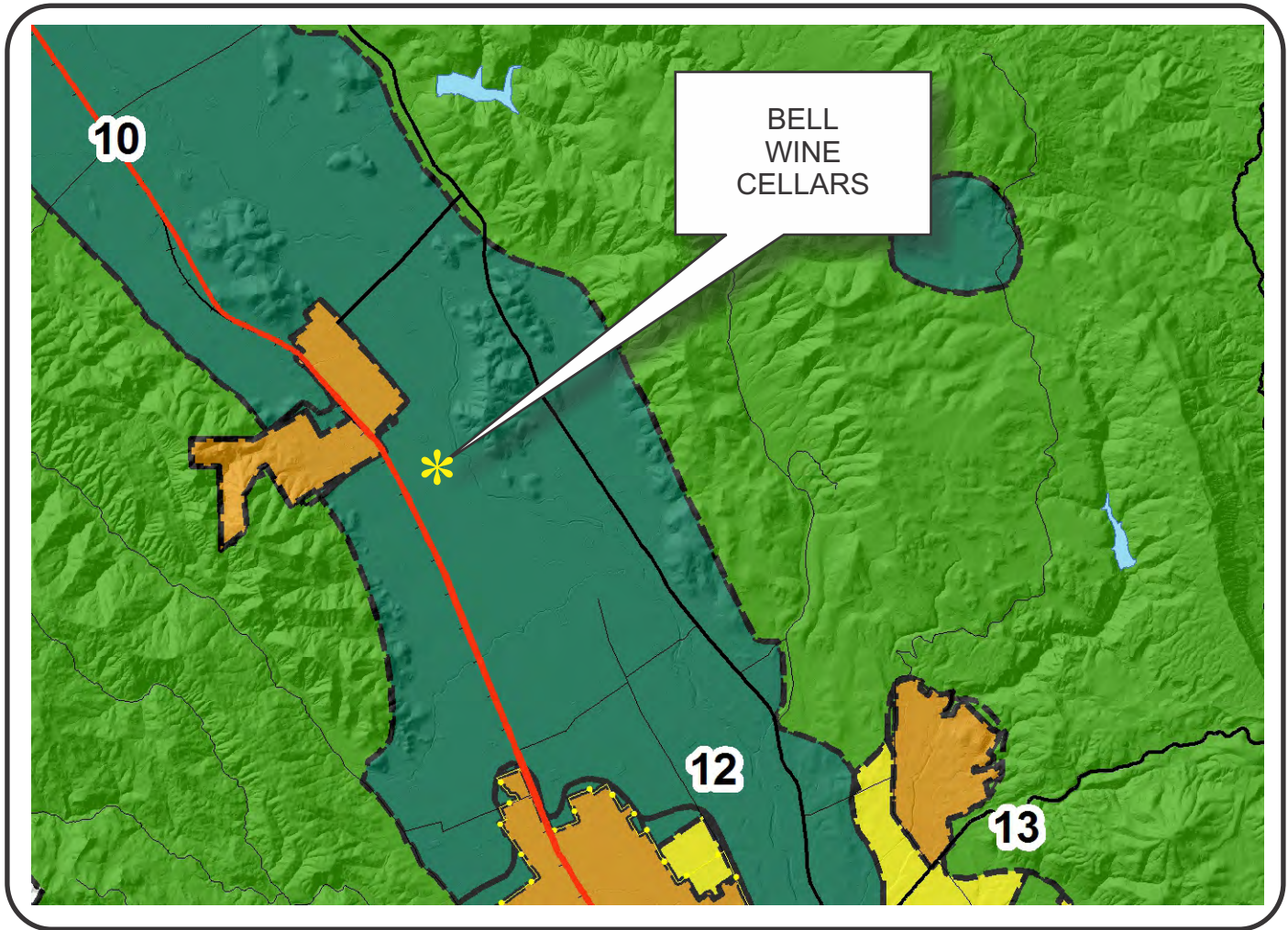


# NAPA COUNTY LAND USE PLAN 2008 - 2030



## 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

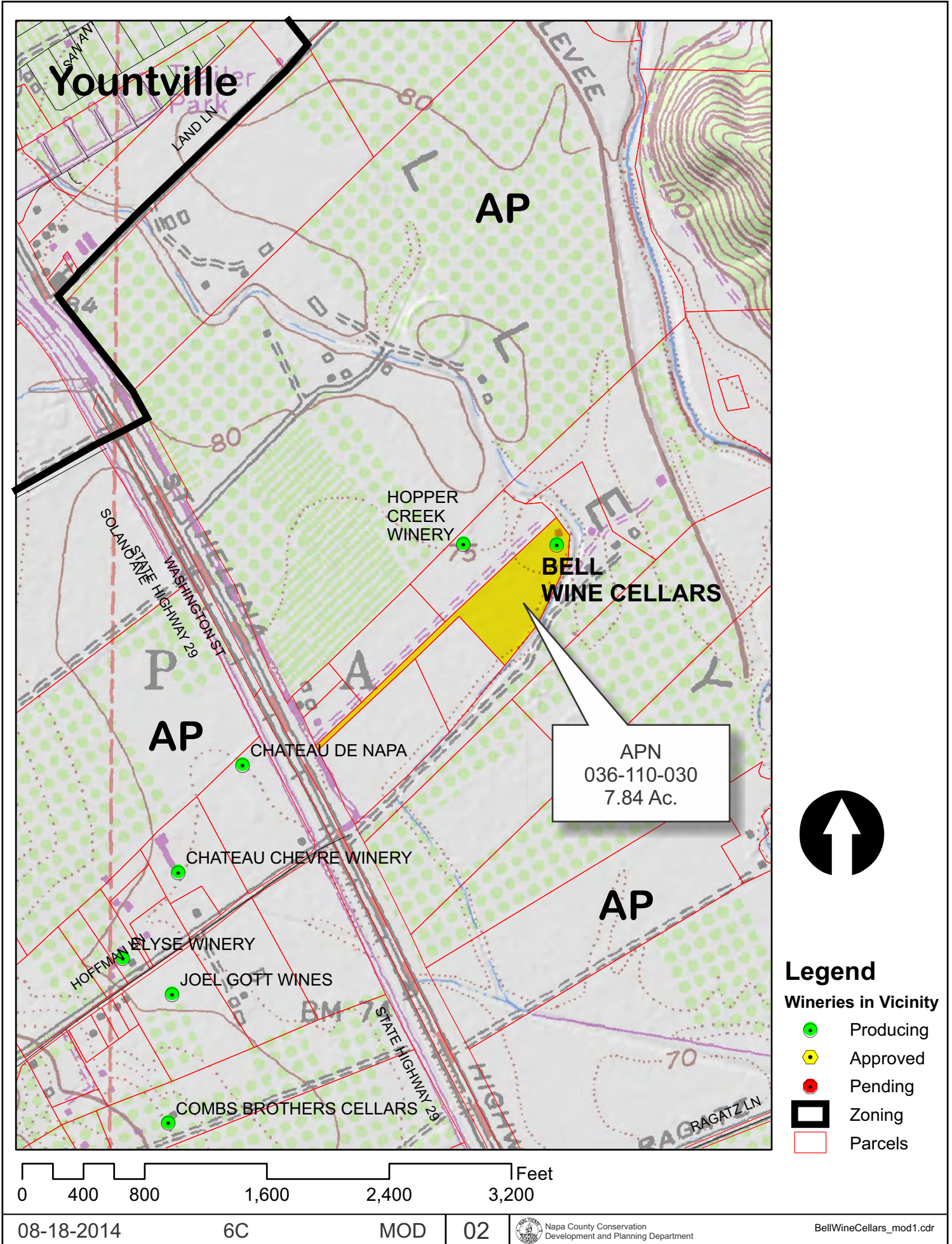
### TRANSPORTATION

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

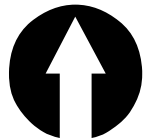
\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN  
036-110-030  
08-18-2014  
6C MOD

# BELL WINE CELLARS



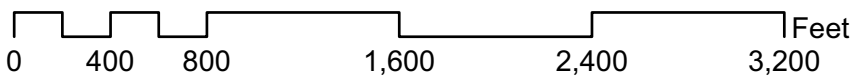
APN  
036-110-030  
7.84 Ac.



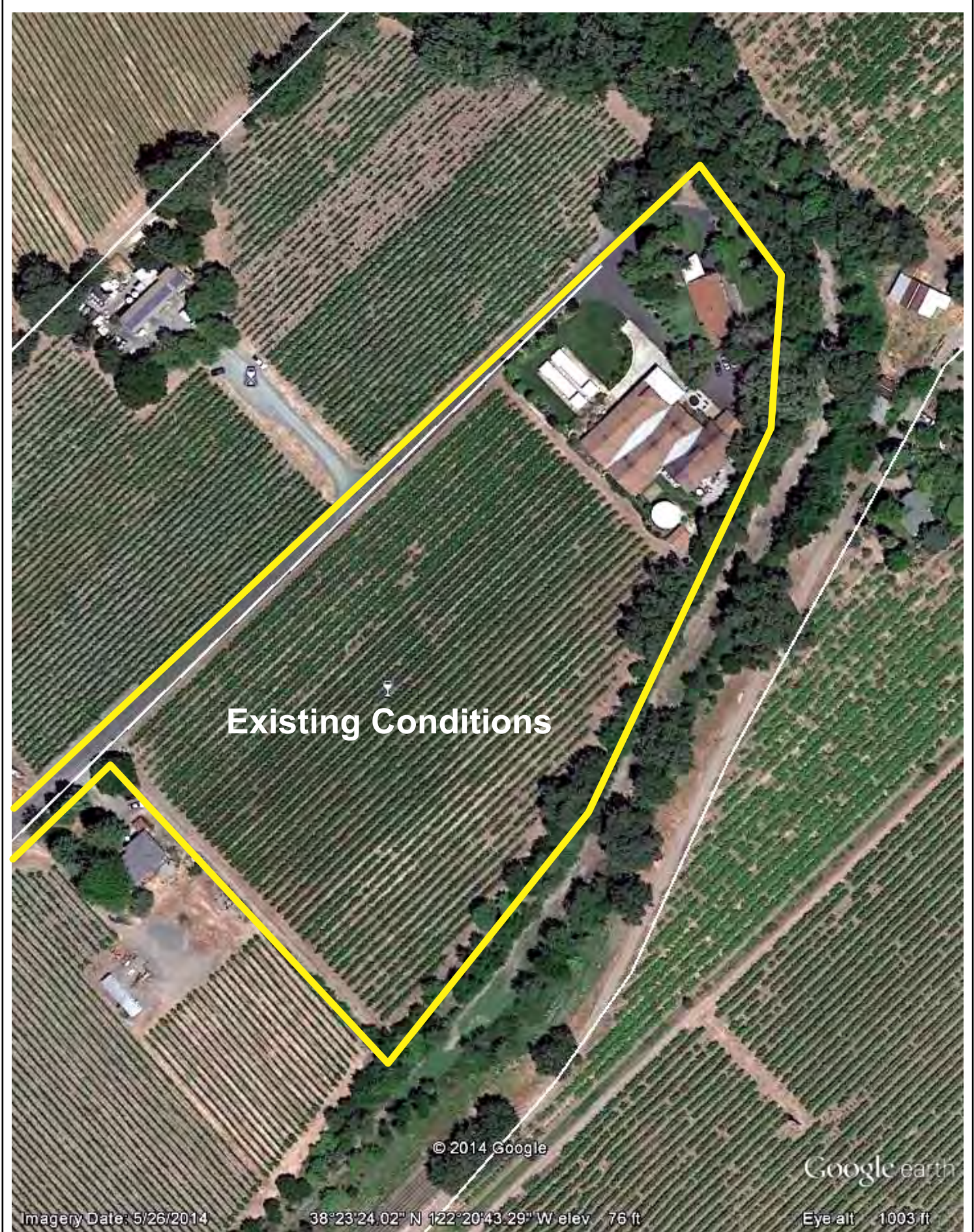
## Legend

### Wineries in Vicinity

- Producing
- ◆ Approved
- Pending
- Zoning
- Parcels



# BELL WINE CELLARS



Existing Conditions

© 2014 Google

Google earth

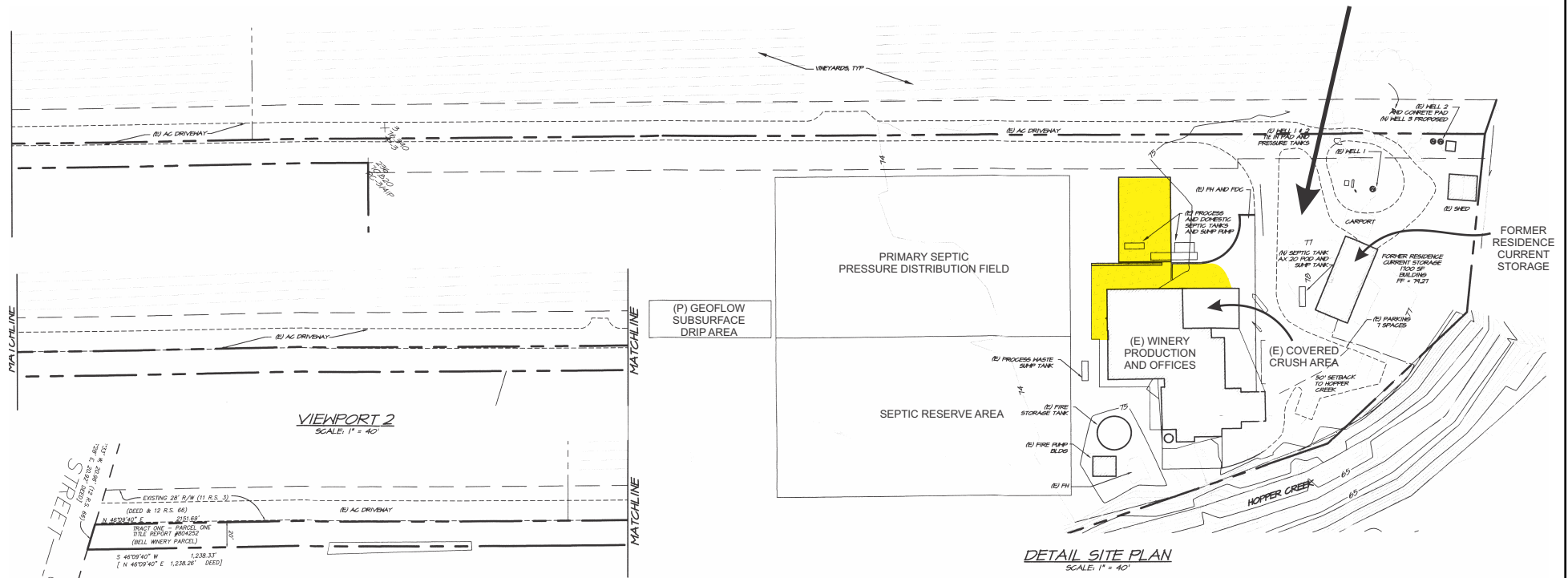
Imagery Date: 5/26/2014

38°23'24.02" N 122°20'43.29" W elev. 76 ft

Eye alt. 1003 ft

# BELL WINE CELLARS

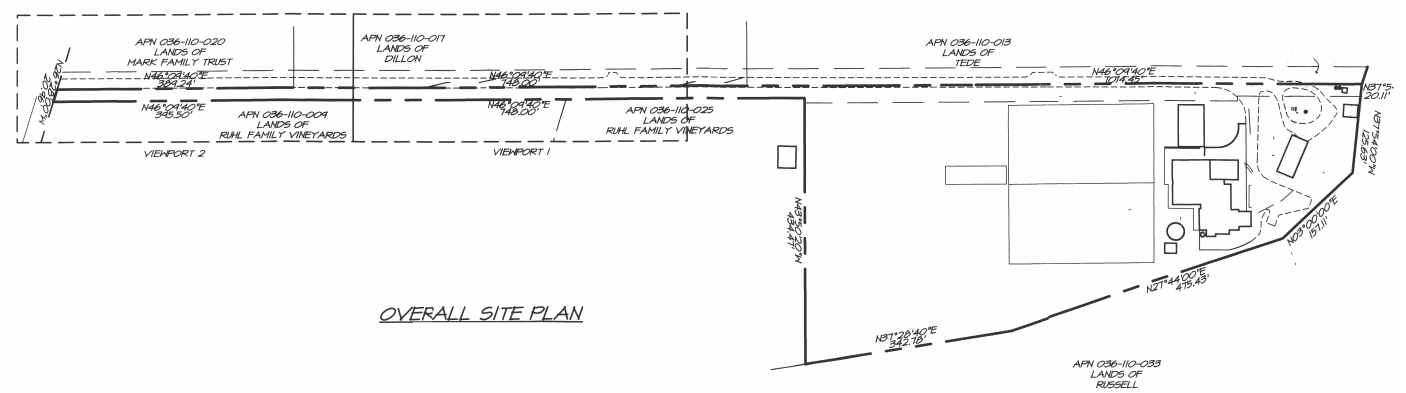
SEE DETAIL "A"



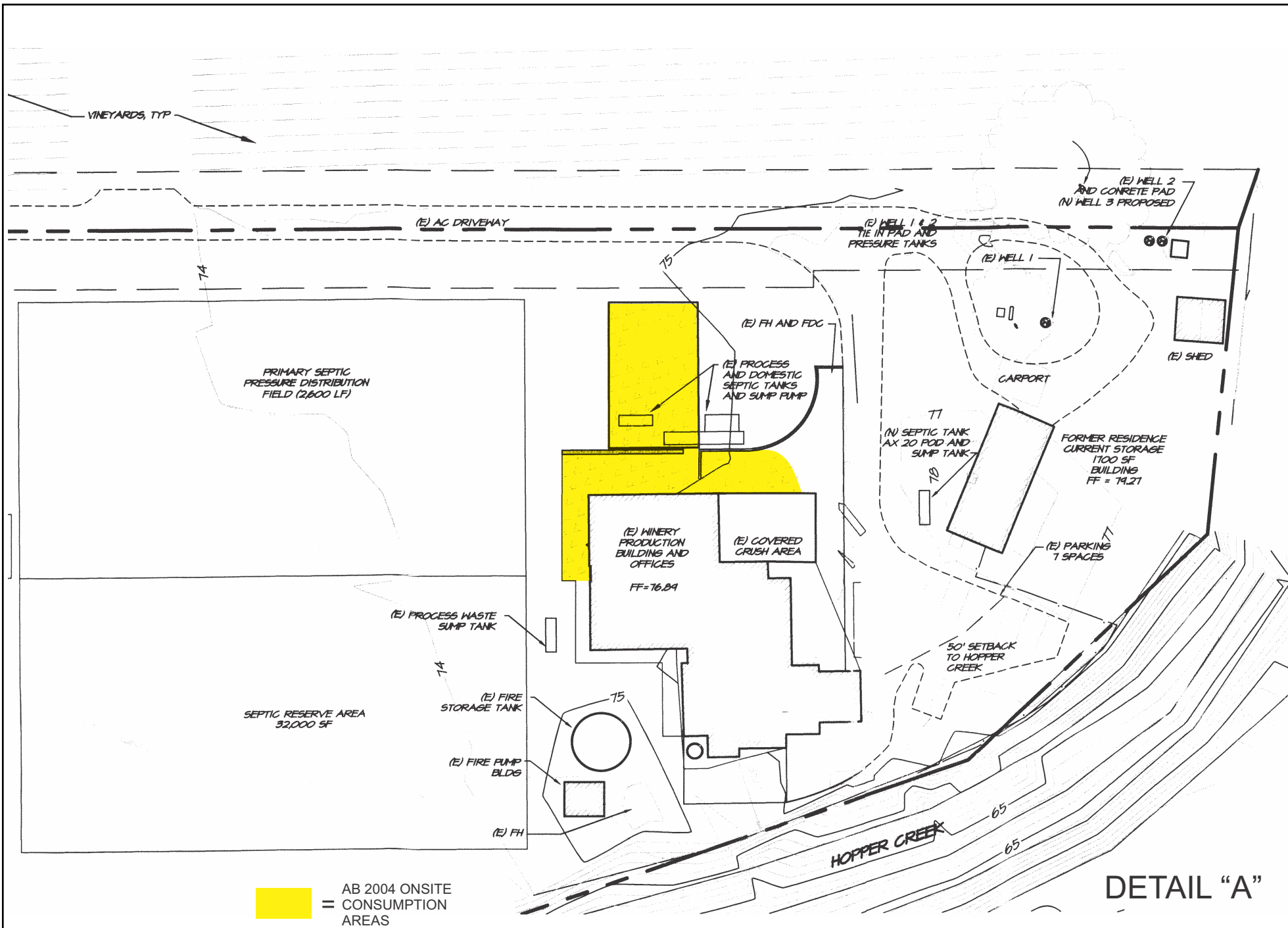
**HATCH LEGEND**



**LINETYPE LEGEND**



# BELL WINE CELLARS



DETAIL "A"

# BELL WINE CELLARS



## BELL WINE CELLARS PARTIAL SITE PLAN - PROPOSED PARKING DIAGRAM

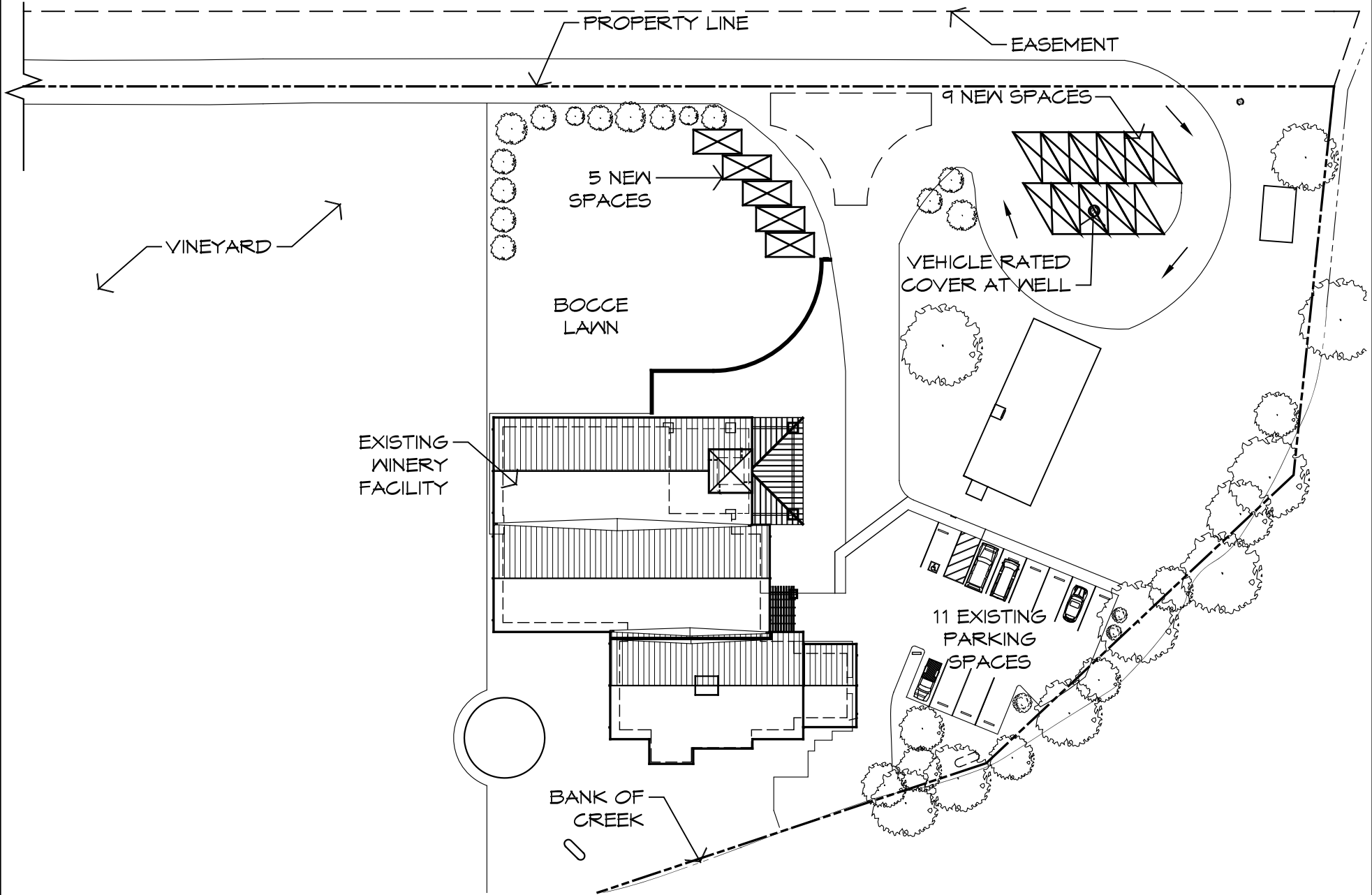
DATE: 9/4/2014

SCALE: 1" = 50'

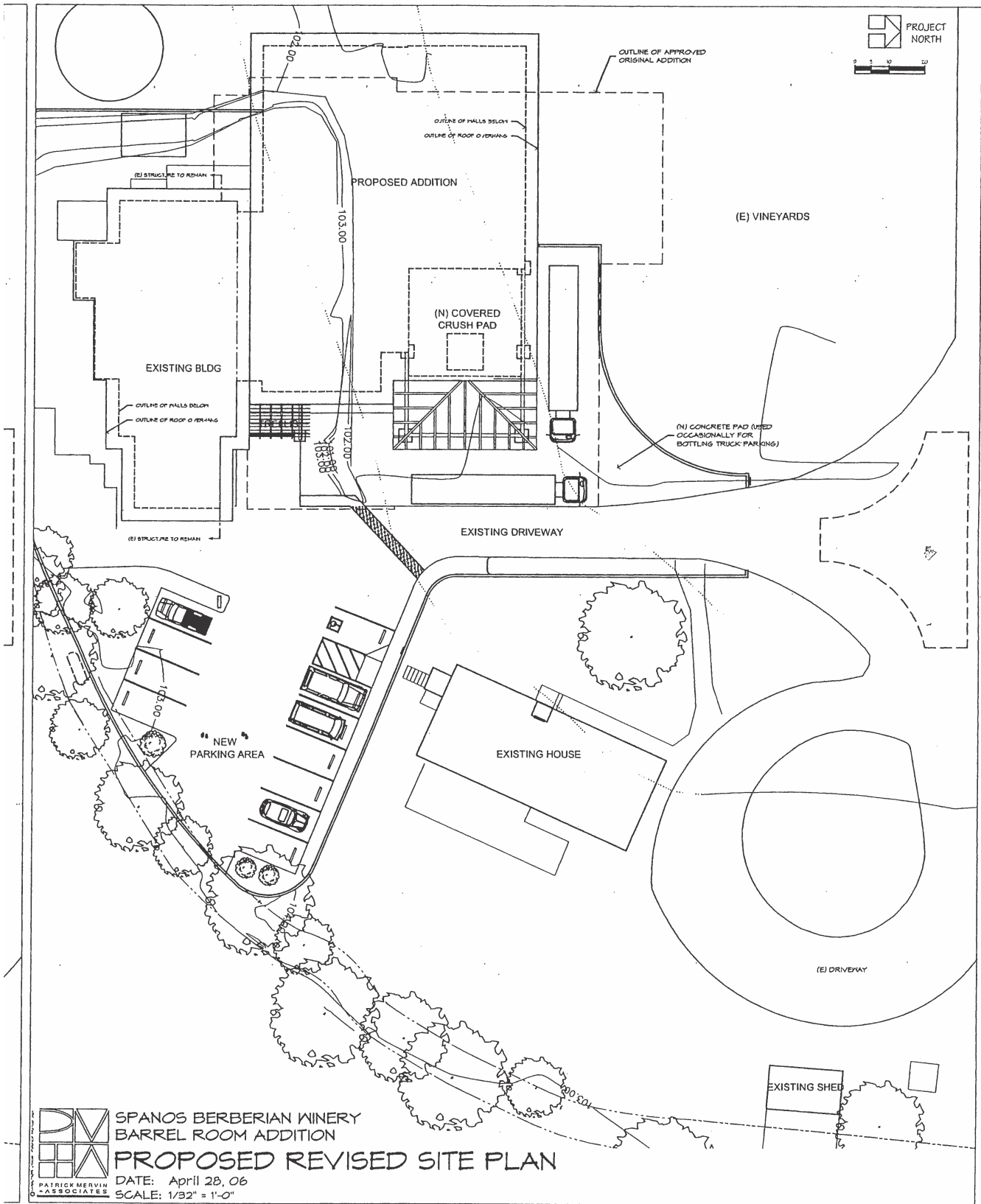
PATRICK MERVIN  
& ASSOCIATES



FOR REVIEW ONLY - NOT FOR CONSTRUCTION



# BELL WINE CELLARS



SITE PLAN APPROVED BY P06-0168-MOD 05/18/2006

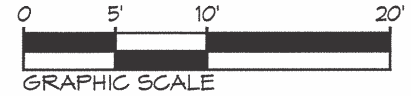
# BELL WINE CELLARS



## BELL WINE CELLARS PROPOSED TASTING ROOM LAYOUT

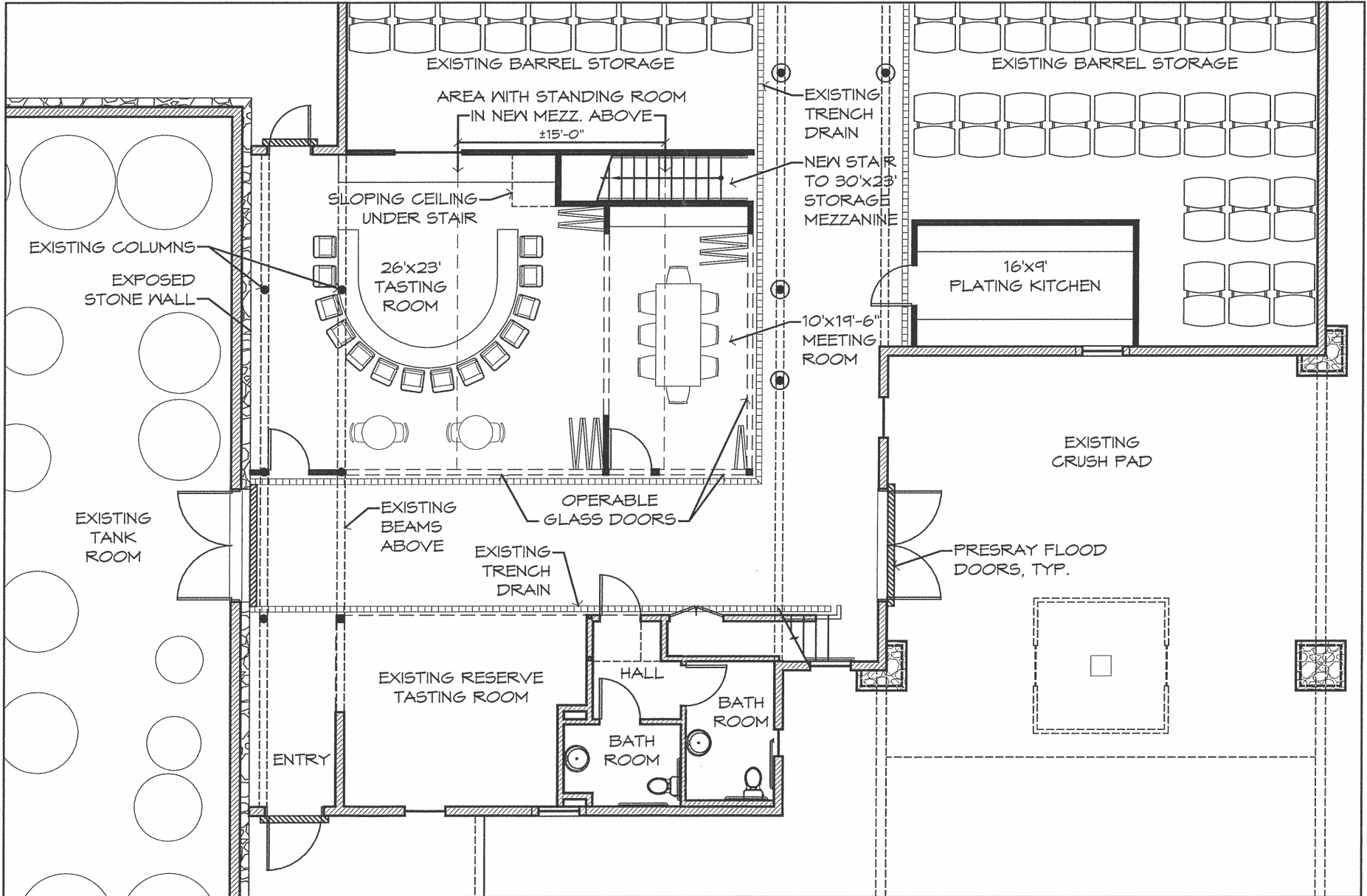
DATE: March 03, 14

SCALE: 1" = 10'



PROJECT  
NORTH

FOR REVIEW ONLY - NOT FOR CONSTRUCTION





# BELL WINE CELLARS

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

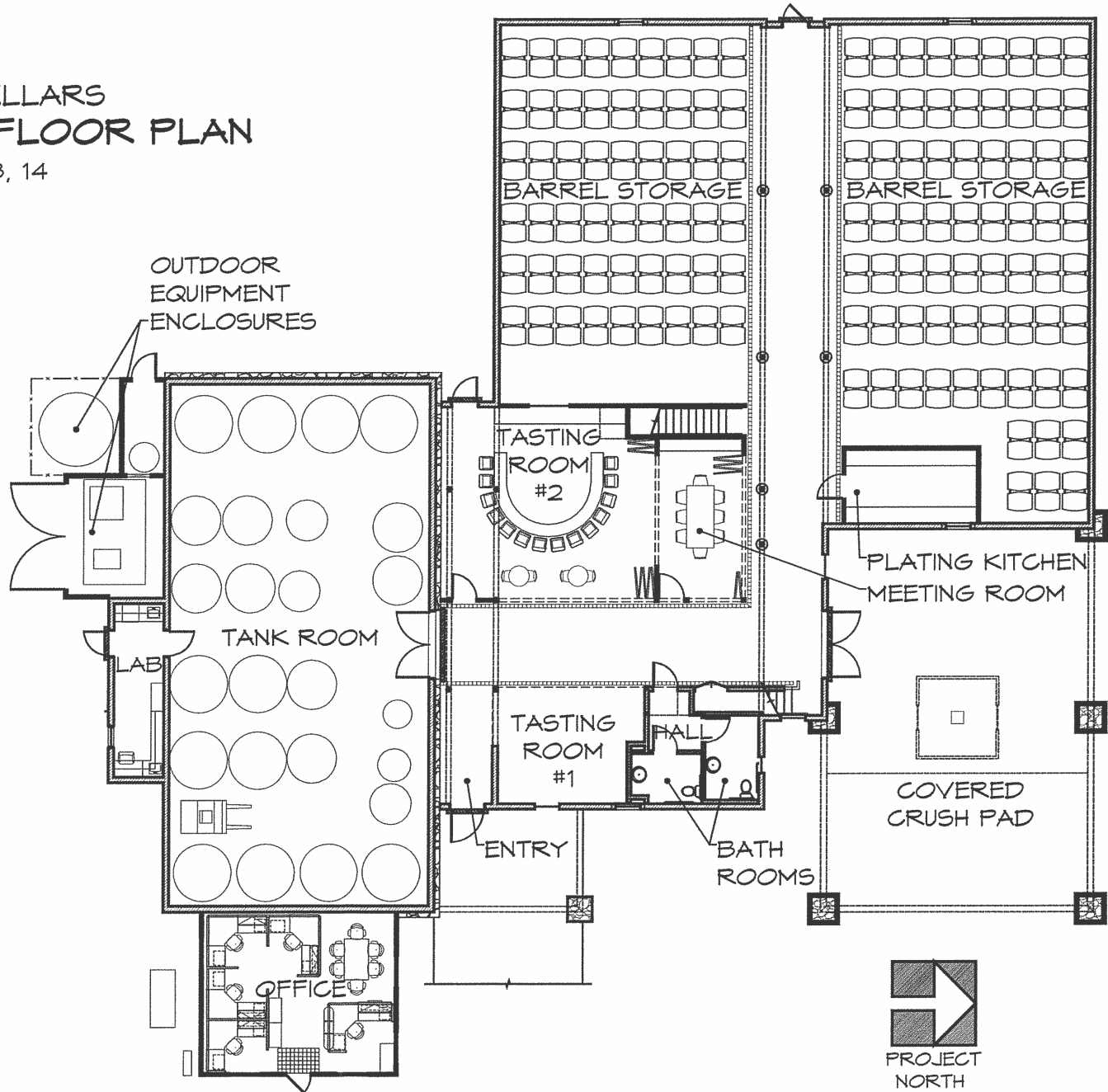


## BELL WINE CELLARS OVERALL FLOOR PLAN

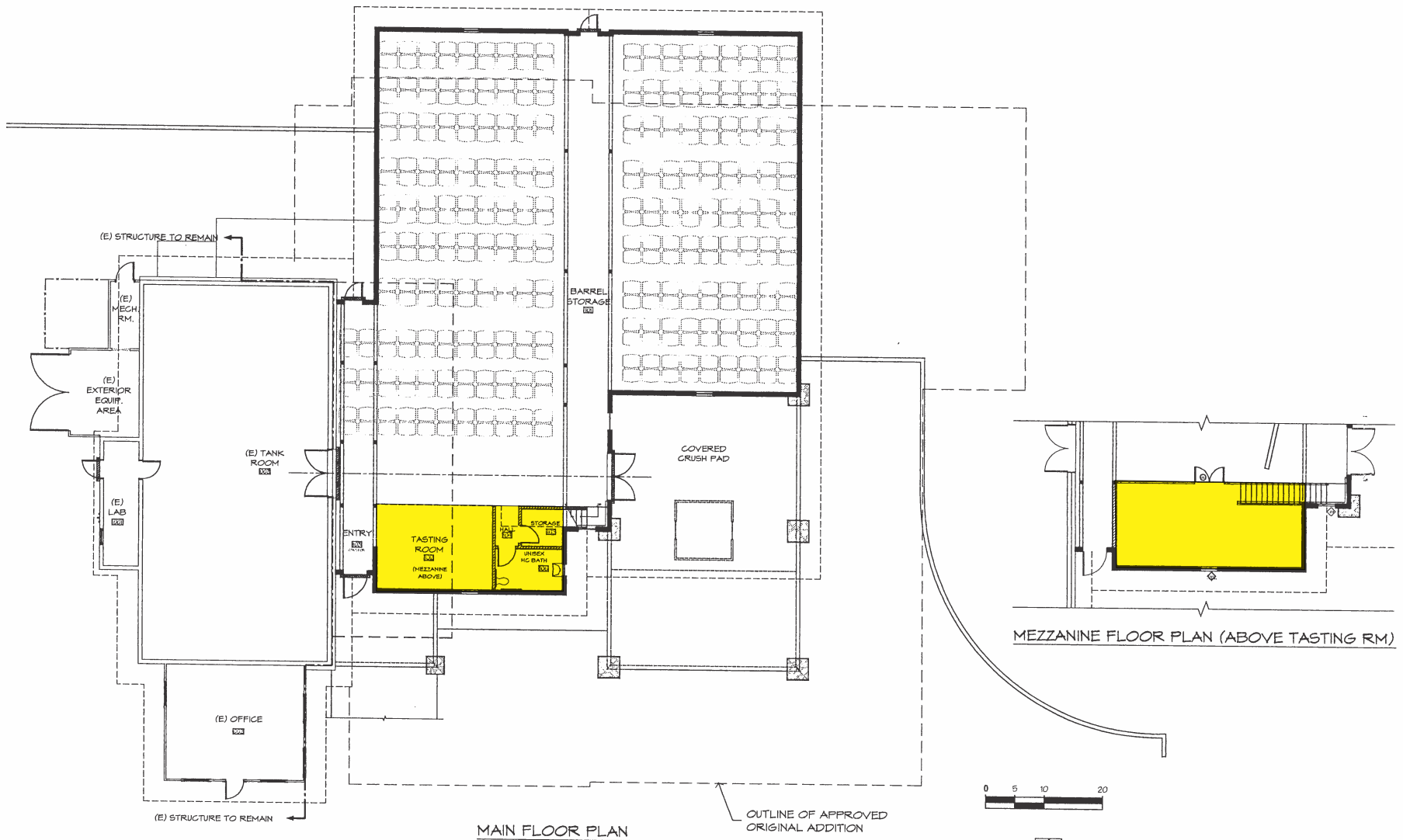
DATE: March 03, 14

### PROPOSED AREAS:

SQ.FT.	ROOM
133.5	LAB
466	OFFICE
110	ENTRY
50	HALL
52	STAIR #1
54	STAIR #2
132.5	BATH ROOMS
150	PLATING KITCHEN
210	MEETING ROOM
244	TASTING RM #1
628	TASTING RM #2
2,032	TANK ROOM
4,360	BARREL STORAGE
8,622	TOTAL 1ST FLOOR
410	MEZZANINE #1
638	MEZZANINE #2
1,048	TOTAL MEZZANINE
1,450	EXTERIOR CRUSH PAD



# BELL WINE CELLARS



SPANOS BERBERIAN WINERY  
 BARREL ROOM ADDITION  
**PROPOSED REVISED FLOOR PLAN**  
 DATE: April 28, 06  
 SCALE: 1/16" = 1'-0"

## MEZZANINE AREA EXISTING FLOOR PLAN APPROVED BY P06-0168-MOD 05/18/2006