

“F”

Use Permit Application Packet



A Tradition of Stewardship
A Commitment to Service

Napa County
Conservation, Development, and Planning Department
1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417
web www.countyofnapa.org/cdp/ email cdp@countyofnapa.org

file No P15-00200 - ^{Major} ~~Tip~~ Mod.

Use Permit Application

To be completed by Planning staff...

Application Type: Major Mod
Date Submitted: 6/10/2015 Resubmittal(s): _____ Date Complete: _____
Request: _____

*Application Fee Deposit: \$ 8000.00 Receipt No. 108369 Received by: TA Date: 6/10/2015

*Total Fees will be based on actual time and materials

To be completed by applicant...

Project Name: Beau Vigne Winery Use Permit Modification
Assessor's Parcel No: 039-390-016 Existing Parcel Size: 7.96+/- ac.
Site Address/Location: 4057 Silverado Trail Napa, California 94558
No. Street City State Zip
Primary Contact: Owner Applicant Representative (attorney, engineer, consulting planner, etc.)
Property Owner: Ed Snider dba Beau Vigne
Mailing Address: P.O. Box 6412 Napa, California 94581
No. Street City State Zip
Telephone No: (707) 265 - 7781 E-Mail: _____
Applicant (if other than property owner): Edward L. Snider
Mailing Address: Beau Vigne P.O. Box 6412 Napa, California 94581
No. Street City State Zip
Telephone No: (707) 265 - 7781 E-Mail: shannon@beauvigne.com
Representative (if applicable): Land Use Planning Services
Mailing Address: 2423 Renfrew Street Napa, California 94558
No. Street City State Zip
Telephone No: (707) 255 - 7375 E-Mail: jreddingaicp@comcast.net

Use Permit Information Sheet

Use

Narrative description of the proposed use (please attach additional sheets as necessary):

Ed and Trish Snider, the owners of Beau Vigne recently purchased the Van der Heyden Winery on Silverado Trail. The winery has a processing capacity of 8,000 gallons per year, authorized in 1984. Beau Vigne, a small boutique winery founded in 2002 currently produces about 4,000 cases. Its signature vineyard, Stags Ridge Vineyard & Ranch is comprised of nine (9) acres of vines located in the Atlas Peak appellation at the top of Soda Canyon Road. Principally a producer of cabernet, Beau Vigne sources fruits from some of the county's most notable vineyards including Bacigalupi, Dutton Ranch and Lewelling. Beau Vigne is presently making wine at a custom crush facility but purchased the Van der Heyden property to provide a location where its wines can be made under strict quality control. The property is proximate to its signature vineyard too. The existing winery, residence, modular home and out buildings would be demolished and replaced with a modern wine making facility and hospitality building. Production levels would increase from 8,000 to 14,000 gallons per year. Daily visitation would be comparable to other wineries of similar production levels, 10/day weekdays and 15/day on the weekends. The total square footage of the new buildings would be approximately 7580 s.f. with outdoor crush pad and production areas totalling 8279 s.f. Three (3) full-time and one (1) part-time employees would operate the new winery. The property currently contains 5.93 acres of vines; approximately 0.6 acres will be removed following completion of the project.

What, if any, additional licenses or approvals will be required to allow the use?

District _____ Regional _____
State ABC Federal TTB

Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

1. Demolish existing winery, residence, second modular home and out buildings
2. Construct 5,807 s.f. production building
3. Construct outdoor production areas including 2,673 s.f. covered crush pad, 1,133 s.f. covered shipping and receiving area, and a 4,473 s.f. bin/pallet storage area
4. Construct 3,689 s.f. administration/hospitality building, including entry way and private terrace
5. Construct eleven (11) visitor and three (3) employee parking spaces
6. Construct commercial driveway to conform to county standards
7. Install site landscaping
8. Install water, wastewater and fire suppression systems

Please see plans and documents prepared by James Jeffery Architects AIA, Inc, Dale Solheim, EBA Group and Jason Hocheder, Always Engineering, incorporated by reference

Improvements, cont.

Total on-site parking spaces: 5 existing 14 proposed
Loading areas: 1 existing 1 proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

Type I FR Type II 1 Hr Type II N (non-rated) Type III 1 Hr Type III N
 Type IV H.T. (Heavy Timber) Type V 1 Hr. Type V (non-rated)
(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area? Yes No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): 1.67 acres

Employment and Hours of Operation

Days of operation: 6 existing 7 proposed
Hours of operation: 8:00am-8:00pm existing 8:00am-8:00pm proposed
Anticipated number of employee shifts: 1 existing 1 proposed
Anticipated shift hours: 8:00am-8:00pm existing 8:00am-8:00pm proposed

Maximum Number of on-site employees:
 10 or fewer 11-24 25 or greater (specify number) _____

Alternately, you may identify a specific number of on-site employees:

other (specify number) 3 FT/1PT

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.


Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Edward Snider

Print Name of Property Owner

Print Name Signature of Applicant (if different)



5/27/15

Signature of Property Owner

Date

Signature of Applicant

Date

Supplemental Application for Winery Uses

Operations

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input checked="" type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input type="checkbox"/> On-Site?	<input checked="" type="checkbox"/> Catered?	
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input type="checkbox"/> Newly Proposed	<input type="checkbox"/> None

* For reference please see definition of "Marketing," at Napa County Code §18.08.370 - <http://library.municode.com/index.aspx?clientId=16513>

Production Capacity *

Please identify the winery's...

Existing production capacity: 8,000 gal/y Per permit No: U-708384 Permit date: 9/20/1984

Current maximum actual production: 8,000 gal/y For what year? 2014

Proposed production capacity: 14,000 gal/y

* For this section, please see "Winery Production Process," at page 11.

Visitation and Hours of Operation

Please identify the winery's...

Maximum daily tours and tastings visitation:	<u>N/A</u> existing	<u>10/day;15/day</u> proposed
Average daily tours and tastings visitation ¹ :	<u>N/A</u> existing	<u>10/day;15/day</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>N/A</u> existing	<u>10am-6:00pm</u> proposed
Non-harvest Production hours ² :	<u>8:00am-8:00pm</u> existing	<u>7:30am-10:00pm</u> proposed

¹ Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.

² It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C).

Marketing Program

Please describe the winery's proposed marketing program. Include event type, maximum attendance, food service details, etc. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

One (1) per month for 25 persons (maximum)

Two (2) per year for 30 persons (maximum)

Participation in Napa Valley Charity Wine Auction

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

All food at marketing events will be catered

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>N/A</u> sq. ft.	<u>N/A</u> acres
Proposed	<u>20,982</u> sq. ft.	<u>0.48</u> acres

Winery Coverage. Consistent with the definition at "b.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

<u>51,511</u> sq. ft.	<u>1.18</u> acres	<u>14.9</u> % of parcel
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Production Facility. Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Existing	<u>6,229</u> sq. ft.	Proposed	<u>14,625</u> sq. ft.
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Accessory Use. Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *accessory* square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing	<u>0</u> sq. ft.	<u>N/A</u> % of production facility
Proposed	<u>1,773</u> sq. ft.	<u>12.12%</u> % of production facility

Caves and Crushpads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

- None – no visitors/tours/events (Class I)
 Guided Tours Only (Class II)
 Public Access (Class III)

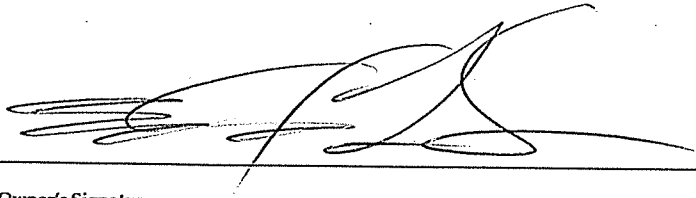
 Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area	Existing: <u>None</u> sq. ft.	Proposed: <u>None</u> sq. ft.
Covered crush pad area	Existing: <u>2,519</u> sq. ft.	Proposed: <u>2,673</u> sq. ft.
Uncovered crush pad area	Existing: <u>2,715</u> sq. ft.	Proposed: <u>None</u> sq. ft.

Initial Statement of Grape Source

Pursuant to Napa County Zoning Ordinance Sections 12419(b) and (c), I hereby certify that the current application for establishment or expansion of a winery pursuant to the Napa County Winery Definition Ordinance will employ sources of grapes in accordance with the requirements of Section 12419(b) and/or (c) of that Ordinance.



Owner's Signature

5/27/15

Date

Letters of commitment from grape suppliers and supporting documents may be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal of additional information regarding individual grape sources. Proprietary information will not be disclosed to the public.

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	Well _____	Well _____
Name of proposed water supplier (if water company, city, district):	N/A _____	N/A _____
Is annexation needed?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current water use:	120 _____ gallons per day (gal/d)	
Current water source:	Well _____	Well _____
Anticipated future water demand:	150 _____ gal/d	1,000 _____ gal/d
Water availability (in gallons/minute):	20* _____ gal/m	20* _____ gal/m
Capacity of water storage system:	30-50,000 _____ gal	30-50,000 _____ gal
Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.):	Tanks _____	
* Existing well yield, new well to be constructed		

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	sewage _____	_____
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	_____	_____
Name of disposal agency (if sewage district, city, community system):	_____	_____
Is annexation needed?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Current waste flows (peak flow):	_____ gal/d	_____ gal/d
Anticipated future waste flows (peak flow):	_____ gal/d	_____ gal/d
Future waste disposal design capacity:	_____ gal/d	_____ gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at www.countyofnapa.org/dem.

Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

Grading Spoils Disposal

Where will grading spoils be disposed of?
(e.g. on-site, landfill, etc. If off-site, please indicate where off-site): _____

Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday

Number of FT employees: <u>3</u> x 3.05 one-way trips per employee	=	<u>9.15</u> daily trips.
Number of PT employees: <u>1</u> x 1.90 one-way trips per employee	=	<u>1.90</u> daily trips.
Average number of weekday visitors: <u>10</u> / 2.6 visitors per vehicle x 2 one-way trips	=	<u>7.69</u> daily trips.
Gallons of production: <u>14,000</u> / 1,000 x .009 truck trips daily ³ x 2 one-way trips	=	<u>0.25</u> daily trips.
Total	=	<u>18.99</u> daily trips.
(No of FT employees) + (No of PT employees/2) + (sum of visitor and truck trips x .38)		<u>9.86</u> PM peak trips.

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): <u>1</u> x 3.05 one-way trips per employee	=	<u>3.05</u> daily trips.
Number of PT employees (on Saturdays): <u>1</u> x 1.90 one-way trips per employee	=	<u>1.90</u> daily trips.
Average number of Saturday visitors: <u>15</u> / 2. 8 visitors per vehicle x 2 one-way trips	=	<u>10.71</u> daily trips.
Total	=	<u>15.66</u> daily trips.
(No of FT employees) + (No of PT employees/2) + (visitor trips x .57)		<u>7.06</u> PM peak trips.

Traffic during a Crush Saturday

Number of FT employees (during crush): <u>2</u> x 3.05 one-way trips per employee	=	<u>6.10</u> daily trips.
Number of PT employees (during crush): <u>1</u> x 1.90 one-way trips per employee	=	<u>1.90</u> daily trips.
Average number of Saturday visitors: <u>15</u> / 2. 8 visitors per vehicle x 2 one-way trips	=	<u>10.71</u> daily trips.
Gallons of production: <u>14,000</u> / 1,000 x .009 truck trips daily x 2 one-way trips	=	<u>0.25</u> daily trips.
Avg. annual tons of grape on-haul: <u>85</u> / 144 truck trips daily ⁴ x 2 one-way trips	=	<u>1.78</u> daily trips.
Total	=	<u>20.13</u> daily trips.

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): <u>1</u> x 2 one-way trips per staff person	=	<u>2.00</u> trips.
Number of visitors (largest event): <u>30</u> / 2.8 visitors per vehicle x 2 one-way trips	=	<u>21.42</u> trips.
Number of special event truck trips (largest event): <u>1</u> x 2 one-way trips	=	<u>2.00</u> trips.

³ Assumes 1.47 materials & supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see *Traffic Information Sheet Addendum* for reference).

⁴ Assumes 4 tons per trip / 36 crush days per year (see *Traffic Information Sheet Addendum* for reference).



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A Commitment to Service

Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.countyofnapa.org/
publicworks
Main: (707) 253-4351
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Steve Lederer, P.E.
Director

WATER AVAILABILITY ANALYSIS - PHASE ONE STUDY

Introduction: As an applicant for a permit with Napa County, It has been determined that Chapter 13.15 of the Napa County Code is applicable to approval of your permit. One step of the permit process is to adequately evaluate the amount of water your project will use and the potential impact your application might have on the static groundwater levels within your neighborhood. The public works department requires that a Phase 1 Water Availability Analysis (WAA) be included with your application. The purpose of this form is to assist you in the preparation of this analysis. You may present the analysis in an alternative form so long as it substantially includes the information required below. Please include any calculations you may have to support your estimates.

The reason for the WAA is for you, the applicant, to inform us, to the best of your ability, what changes in water use will occur on your property as a result of an approval of your permit application. By examining the attached guidelines and filling in the blanks, you will provide the information we require to evaluate potential impacts to static water levels of neighboring wells.

Step #1:

Provide a map and site plan of your parcel(s). The map should be an 8-1/2"x11" reproduction of a USGS quad sheet (1:24,000 scale) with your parcel outlined on the map. Include on the map the nearest neighboring well. The site plan should be an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc in which well water will be used. If more than one water source is available, indicate the interconnecting piping from the subject well to the areas of use. Attach these two sheets to your application. If multiple parcels are involved, clearly show the parcels from which the fair share calculation will be based and properly identify the assessor's parcel numbers for these parcels. Identify all existing or proposed wells

Step #2: Determine total parcel acreage and water allotment factor. If your project spans multiple parcels, please fill a separate form for each parcel.

Determine the allowable water allotment for your parcels:

Parcel Location Factors

The allowable allotment of water is based on the location of your parcel. There are 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department as having a history of problems with groundwater. All other areas are classified as Mountain Areas.

Please underline your location classification below (Public Works can assist you in determining your classification if necessary):

Valley Floor	1.0 acre feet per acre per year
Mountain Areas	0.5 acre feet per acre per year
MST Groundwater Deficient Area	0.3 acre feet per acre per year

Assessor's Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
039-390-016	7.96	1.0	7.96 acre-feet per year

Step #3:

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

EXISTING USE:		PROPOSED USE:	
Residential	0.62 af/yr	Residential	0 af/yr
Farm Labor Dwelling	0.08 af/yr	Farm Labor Dwelling	0 af/yr
Winery	0.17 af/yr	Winery	0.30 af/yr
Commercial	0 af/yr	Commercial	0 af/yr
Vineyard*	2.08 af/yr	Vineyard*	1.87 af/yr
Other Agriculture	0 af/yr	Other Agriculture	0 af/yr
Landscaping	0.04 af/yr	Landscaping	0.07 af/yr
Other Usage (List Separately):		Other Usage (List Separately):	
_____	_____ af/yr	_____	_____ af/yr
_____	_____ af/yr	_____	_____ af/yr
_____	_____ af/yr	_____	_____ af/yr

TOTAL: 2.99 af/yr
974,300 gallons

TOTAL: 2.24 af/yr
TOTAL: 729,900 gallons

Is the proposed use less than the existing usage? Yes () No () Equal

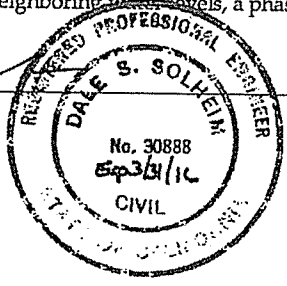
Step #4:

Provide any other information that may be significant to this analysis. For example, any calculations supporting your estimates, well test information including draw down over time, historical water data, visual observations of water levels, well drilling information, changes in neighboring land uses, the usage if other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

An existing well currently serves the property with a yield of 20 gpm (after 4 hours). A new well will be constructed. Well water is not used for heat or frost protection. Owner has deeded water rights for use of water from the nearby river.

Conclusion: Congratulations! Just sign the form and you are done! Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s) size, location, topography, rainfall, soil types, historical water data for your area, and other hydrogeologic information. They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision.

Signature: D. S. Solheim Date: 5/29/15 Phone: 707.544.0784



**NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION
BUSINESS ACTIVITIES**

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)		EPA ID # (Hazardous Waste Only)	2
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As)	Beau Vigne		3
BUSINESS SITE ADDRESS	4057 Silverado Trail		103
BUSINESS SITE CITY	Napa	CA	104 ZIP CODE 105
CONTACT NAME	Edward L. Snider	PHONE	265-7781 106 107

II. ACTIVITIES DECLARATION

NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page.

Does your facility...	If Yes, please complete these pages of the UPCF....		
A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	4	HAZARDOUS MATERIALS INVENTORY - CHEMICAL DESCRIPTION
B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	<input type="radio"/> YES <input checked="" type="radio"/> NO	4a	Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	<input type="radio"/> YES <input checked="" type="radio"/> NO	5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
D. ABOVE GROUND PETROLEUM STORAGE Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	<input type="radio"/> YES <input checked="" type="radio"/> NO	8	NO FORM REQUIRED TO CUPAs
E. HAZARDOUS WASTE Generate hazardous waste?	<input type="radio"/> YES <input checked="" type="radio"/> NO	9	EPA ID NUMBER - provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	<input type="radio"/> YES <input checked="" type="radio"/> NO	10	RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	<input type="radio"/> YES <input checked="" type="radio"/> NO	11	ON-SITE HAZARDOUS WASTE TREATMENT - FACILITY ON-SITE HAZARDOUS WASTE TREATMENT - UNIT (one page per unit)
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	<input type="radio"/> YES <input checked="" type="radio"/> NO	12	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	<input type="radio"/> YES <input checked="" type="radio"/> NO	13	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	<input type="radio"/> YES <input checked="" type="radio"/> NO	14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	<input type="radio"/> YES <input checked="" type="radio"/> NO	14a	Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	<input type="radio"/> YES <input checked="" type="radio"/> NO	14b	See CUPA for required forms.

F. LOCAL REQUIREMENTS

(You may also be required to provide additional information by your CUPA or local agency.)



Project name & APN: Beau Vigne Napa Valley 039-390-016-005
Project number if known:
Contact person: Edward L. Snider
Contact email & phone number: wine@beauvigne.com 265-7781
Today's date: 6/4/15

A Tradition of Stewardship
A Commitment to Service

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Plan
Doing To Do

ID # BMP Name

checkbox

checkbox checked

BMP-1 Generation of on-site renewable energy

If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.

The roof will be designed to accommodate a roof-mounted PV (photovoltaic / Solar) system.

checkbox

checkbox

BMP-2 Preservation of developable open space in a conservation easement

Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.

N/A

Already Doing Plan To Do

BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)
Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO2e and add the County's carbon stock.

N/A

BMP-4 Alternative fuel and electrical vehicles in fleet
The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.

Number of total vehicles _____
Typical annual fuel consumption or VMT _____
Number of alternative fuel vehicles _____
Type of fuel/vehicle(s) _____
Potential annual fuel or VMT savings _____

BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2
The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).

BMP-6 Vehicle Miles Traveled (VMT) reduction plan
Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- employee incentives
- employee carpool or vanpool
- priority parking for efficient transportation (hybrid vehicles, carpools, etc.)
- bike riding incentives
- bus transportation for large marketing events
- Other:

Estimated annual VMT _____

Potential annual VMT saved _____
% Change _____

Already Plan
Doing To Do

BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1

See description below under BMP-5.

New Construction will comply with CALGREEN Tier 2 standards

BMP-8 Solar hot water heating

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

BMP-9 Energy conserving lighting

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

BMP-10 Energy Star Roof/Living Roof/Cool Roof

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

BMP-11 Bicycle Incentives

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

Bicycle racks will be installed as shown on the architectural site plan

BMP-12 Bicycle route improvements

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

We are located on the Silverado Trail with an existing class II bike lane.

Already Plan
Doing To Do

BMP-13 Connection to recycled water

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

BMP-14 Install Water Efficient fixtures

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

BMP-15 Low-impact development (LID)

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

The majority of the proposed improvements will take place on already disturbed areas. Storm water discharge will be controlled and water route to the existing vineyards to the extent feasible.

BMP-16 Water efficient landscape

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or if your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

Please see attached landscape plan. Details of proposed irrigation system is shown. Low flow bubblers and emitters are proposed. Plantings are primarily drought tolerant, native or adapted species

BMP-17 Recycle 75% of all waste

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

We will recycle all Glass, Cardboard, Paper, Shrink Wrap, Plastic, Styrofoam, Bulbs, Batteries.

Already Plan
Doing To Do

BMP-18 Compost 75% food and garden material

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.

While only catered food will be provided, employees will recycle food and garden materials through our green waste can.

BMP-19 Implement a sustainable purchasing and shipping programs

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

Please see attached landscape plan for additional details. Extensive tree planting on the south side of the proposed hospitality and administration building will provide summer cooling.

BMP-21 Electrical Vehicle Charging Station(s)

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

EV charging stations are shown on the architectural drawings.

BMP-22 Public Transit Accessibility

Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

NA - there is currently no regular bus service on the Silverado Trail at our location.

Already Plan
Doing To Do

BMP-23

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.
The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.

The proposed building will be constructed to meet CALGREEN Tier 2 standards. Orientation of the hospitality building, roof overhangs and the proposed tree planting provides for passive heating and cooling.

BMP-24 Limit the amount of grading and tree removal

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

The new construction will take place primarily on previously disturbed portions of the site to minimize required earthmoving. Tree removal involves primarily ornamental trees planted by the previous owner

BMP-25 Will this project be designed and built so that it could qualify for LEED?

BMP-25 (a)

LEED™ Silver (check box BMP-25 and this one)

BMP-25 (b)

LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)

BMP-25 (c)

LEED™ Platinum (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?

As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.

BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?

Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.

Already Plan
Doing To Do

BMP-28 Use of recycled materials

There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.

BMP-29 Local food production

There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables. We have vegetable gardens at both properties. Produce is offered to all employees as available.

BMP-30 Education to staff and visitors on sustainable practices

This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.

Recycling bins are strategically placed and labeled. Biweekly meeting include regular updates and reminders.

BMP-31 Use 70-80% cover crop

Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site

By selecting this BMP, you agree not to burn the material pruned on site.

BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?

Yes at the vineyard located 3450 Soda Canyon Road.

BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?

Comments and Suggestions on this form?

BEAU VIGNE ESTATE WINERY PROPOSED USE PERMIT MOD.

4057 SILVERADO TRAIL
(APN 039-390-016)
NAPA COUNTY, CA



JAMES JEFFERY
ARCHITECTS-AIA, INC.
ARCHITECTURAL
PLANNING & DESIGN

1800 CALIFORNIA BLVD
NAPA, CALIFORNIA 94959
PH (707) 252-1541
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ARCHITECTS-AIA, INC.

CONTACT INFORMATION

OWNER
BEAU VIGNE ESTATE WINERY
4057 SILVERADO TRAIL
NAPA, CA 94958
CONTACT: TONYA BAKER

LAND USE PLANNING CONSULTANT
JAMES JEFFERY ARCHITECTS-AIA, INC.
1800 CALIFORNIA BLVD
NAPA, CA 94959
CONTACT: JAMES JEFFERY

ARCHITECT
JAMES JEFFERY ARCHITECTS-AIA, INC.
1800 CALIFORNIA BLVD
NAPA, CA 94959
CONTACT: JAMES JEFFERY

CIVIL ENGINEER
LAWRENCE E. SMITH
1800 CALIFORNIA BLVD
NAPA, CA 94959
CONTACT: DALE SANDHU

LANDSCAPE ARCHITECT
STEPHEN J. WOODS
1800 CALIFORNIA BLVD
NAPA, CA 94959
CONTACT: PHIL WOODCOCKEN

VICINITY MAP



INDEX TO DRAWINGS

COVERSHEET
A00 VICINITY MAP SHOWING GEOLOGICAL DATA

CIVIL
LPA OVERALL SITE PLAN
LPS PROPOSED CONDITIONS
LPS PROPOSED CONDITIONS

ARCHITECTURAL
A10 DOTTED SITE PLAN
A11 PROPOSED CONCEPTUAL LAYOUT
A12 WINEY DEVELOPMENT AREA
A13 WINEY DEVELOPMENT AREA
A14 PROPOSED PRODUCTION FACILITY FLOOR PLAN
A15 PROPOSED PRODUCTION FACILITY ROOF PLAN
A16 PROPOSED TASTING ROOM OFFICE FLOOR PLAN
A17 PROPOSED TASTING ROOM OFFICE ROOF PLAN
A18 PROPOSED PRODUCTION FACILITY DETAIL ELEVATIONS
A19 PROPOSED TASTING ROOM OFFICE DETAIL ELEVATIONS
A20 PROPOSED TASTING ROOM OFFICE DETAIL ELEVATIONS

LANDSCAPE
L1 CONCEPTUAL LANDSCAPE PLAN

SCALE	DATE
USE PERMIT MODIFICATION	03/20/15
PROJECT	

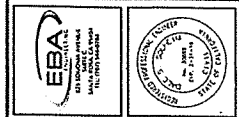
BEAU VIGNE
ESTATE WINERY
4057 SILVERADO TR.
NAPA, CA 94958

SHEET CONTENTS
VICINITY MAP
DRAWING INDEX
CONTACT INFORMATION

REVISION	DATE
SHEET NO.	A0.0

BEAU VIGNE ESTATE WINERY

CONCEPTUAL SITE IMPROVEMENT PLANS

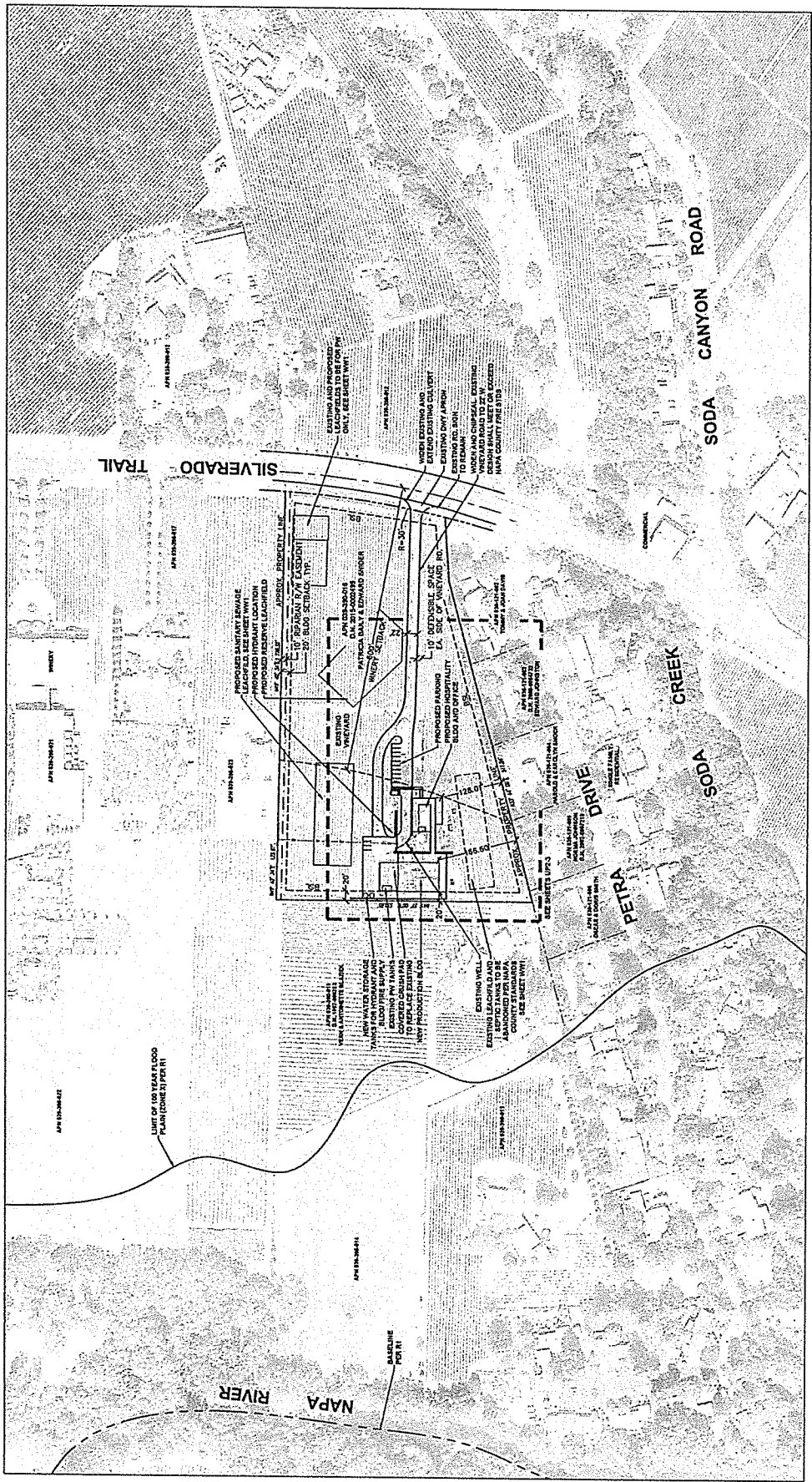


APN 039-390-016

OVERALL SITE PLAN
 BEAU VIGNE WINERY
 4057 SILVERADO TRAIL
 NAPA, CALIFORNIA

Job No: 13-119
 Drawn By: GYM
 Checked By: GYM
 Date of Project: 4-12-2015

Sheet Number
UP1
 1 of 1



SHEET INDEX

UP1	OVERALL SITE PLAN
UP2	PROPOSED CONDITIONS
UP3	RECONSTRUCTION PLAN

SITE AREAS

PROPOSED IMPROVEMENT AREA	7,211 SF
EXISTING IMPROVEMENT AREA	27,482 SF
TOTAL ADDITIONAL IMPROVEMENT AREA	

NOTES

- SEE SHEET UP1 FOR SITE TOPOGRAPHY
- PROPERTY LINE SHOWN ON THESE PLANS DO NOT REPRESENT A PROFESSIONAL SURVEY AND ARE PROVIDED FOR INFORMATION ONLY. REFER TO UP2 FOR ADDITIONAL INFORMATION.
- SEE SHEET UP1 FOR LEGEND AND ABBREVIATIONS

REFERENCES

IN: TRUMBULL, 06/20/2011/01

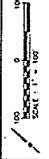
PROJECT INFORMATION

OWNER/APPLICANT	BEAU VIGNE WINERY
PROJECT NO.	13-119
PROJECT ADDRESS	4057 SILVERADO TRAIL, NAPA, CA
APN	039-390-016
ZONING	AG (AGRICULTURAL PRESERVATION)
PANEL SIZE	7.81 ACRES
PROJECT SIZE	1.42 ACRES

DOMESTIC WATER SOURCE	EXISTING PRIVATE WELL
DOMESTIC FIRE PROTECTION WATER SOURCE	RES PRIVATE STORAGE TANK
DOMESTIC WASTE DISPOSAL	EXISTING ON-SITE SEPTIC
PROCESS WASTE WATER DISPOSAL	PRIVATE OFF-SITE

EXISTING LAUNCHFIELD AND LAGOON	ABANDONED PER NAPA COUNTY STANDARDS FOR LAUNCHFIELDS
EXISTING WELLS	ABANDONED PER NAPA COUNTY STANDARDS FOR WELLS
EXISTING WELLS	ABANDONED PER NAPA COUNTY STANDARDS FOR WELLS
EXISTING WELLS	ABANDONED PER NAPA COUNTY STANDARDS FOR WELLS

WORKING DRAWING	1
TOTAL SHEETS	3
DATE	4/12/2015
SCALE	AS SHOWN
CUT	1/8" = 1' - 0"
FILL	1/32" = 1' - 0"
TIE IN	3/16" = 1' - 0"



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 PLANNING & DESIGN

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 P.O. BOX 281041 NAPA, CA 94558



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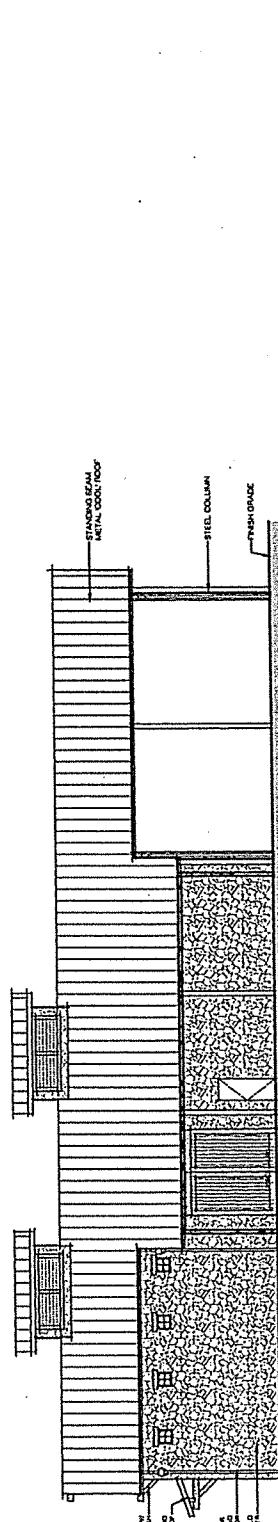
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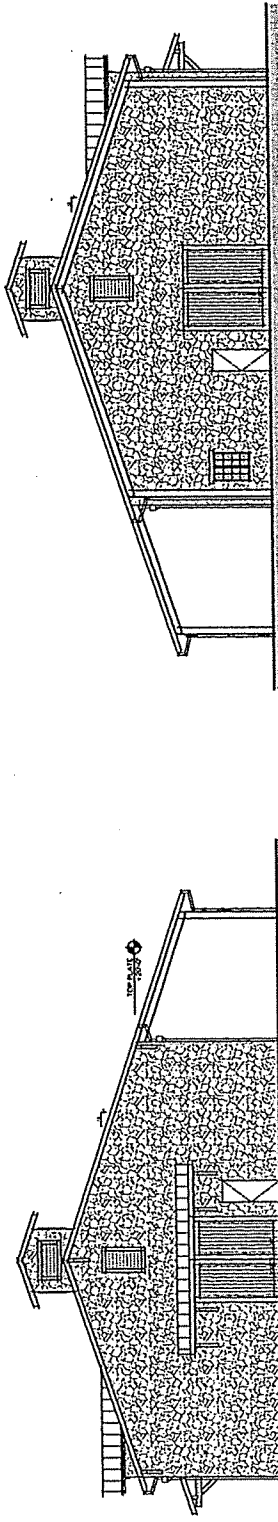
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PROJECT: BEAU VIGNE ESTATE WINERY
 LOCATION: 4057 SILVERADO TR., NAPA, CA 94558
 DRAWING NO.: A3.3
 SHEET NO.: 1 OF 1

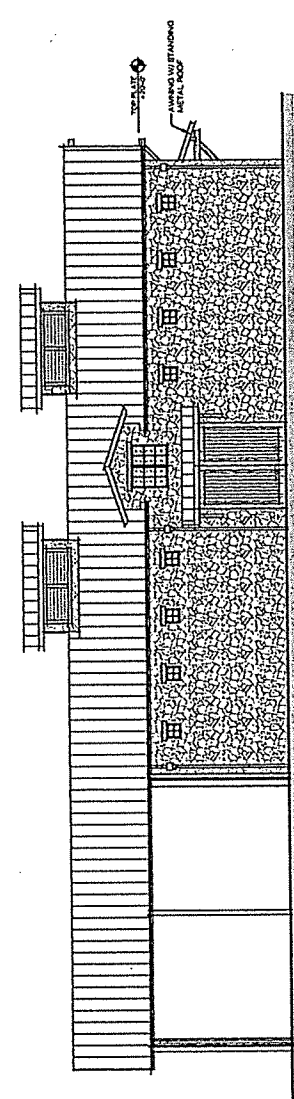


EAST ELEVATION

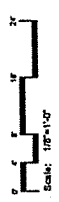


NORTH ELEVATION

SOUTH ELEVATION

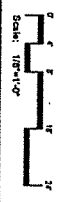
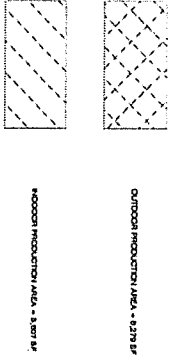
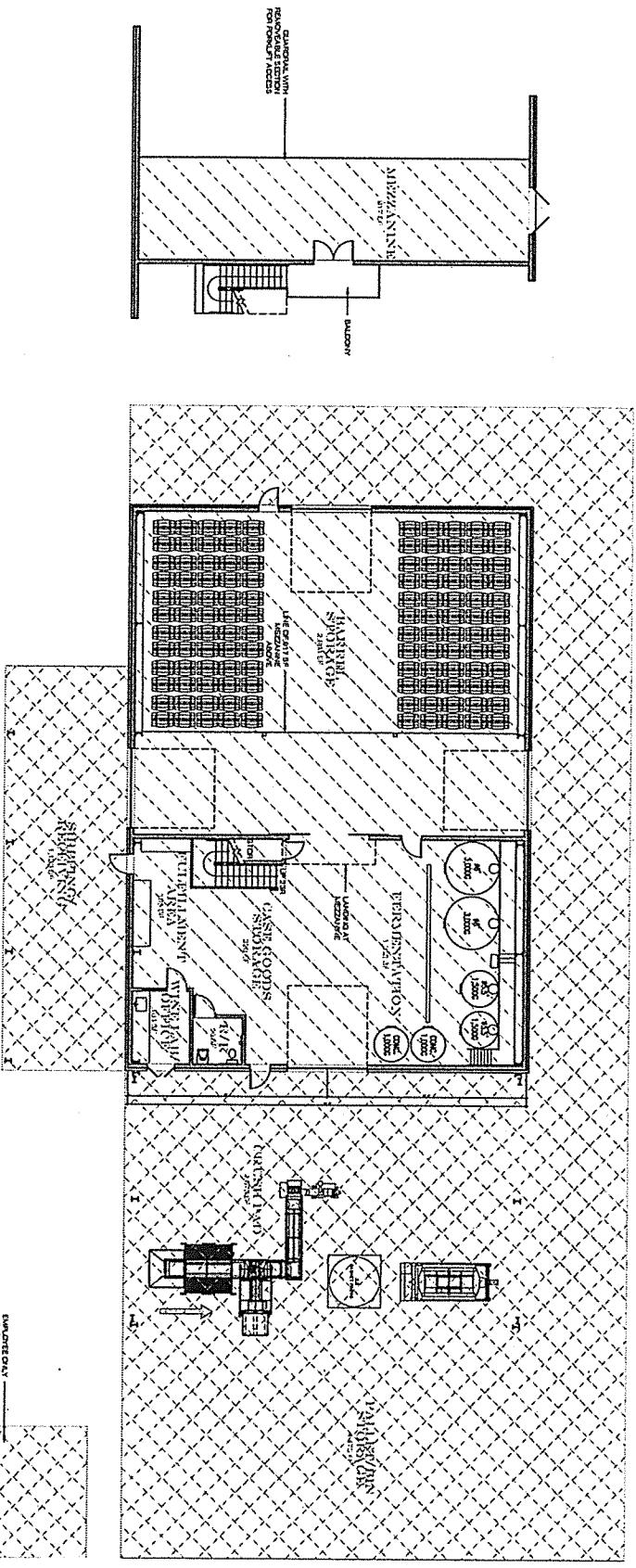


WEST ELEVATION



A3.3

DATE:	1/27/17
PROJECT:	BEAU VIGNE ESTATE WINERY
LOCATION:	4057 SILVERADO TR., NAPA, CA 94558
CLIENT:	BEAU VIGNE
ARCHITECT:	JAMES JEFFERY ARCHITECTS-AIA-INC
DRAWN BY:	JLW
CHECKED BY:	JLW
DATE:	1/27/17



PROJECT:
 BEAU VIGNE
 ESTATE WINERY
 4057 SILVERADO TR.
 NAPA, CA 94558

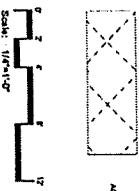
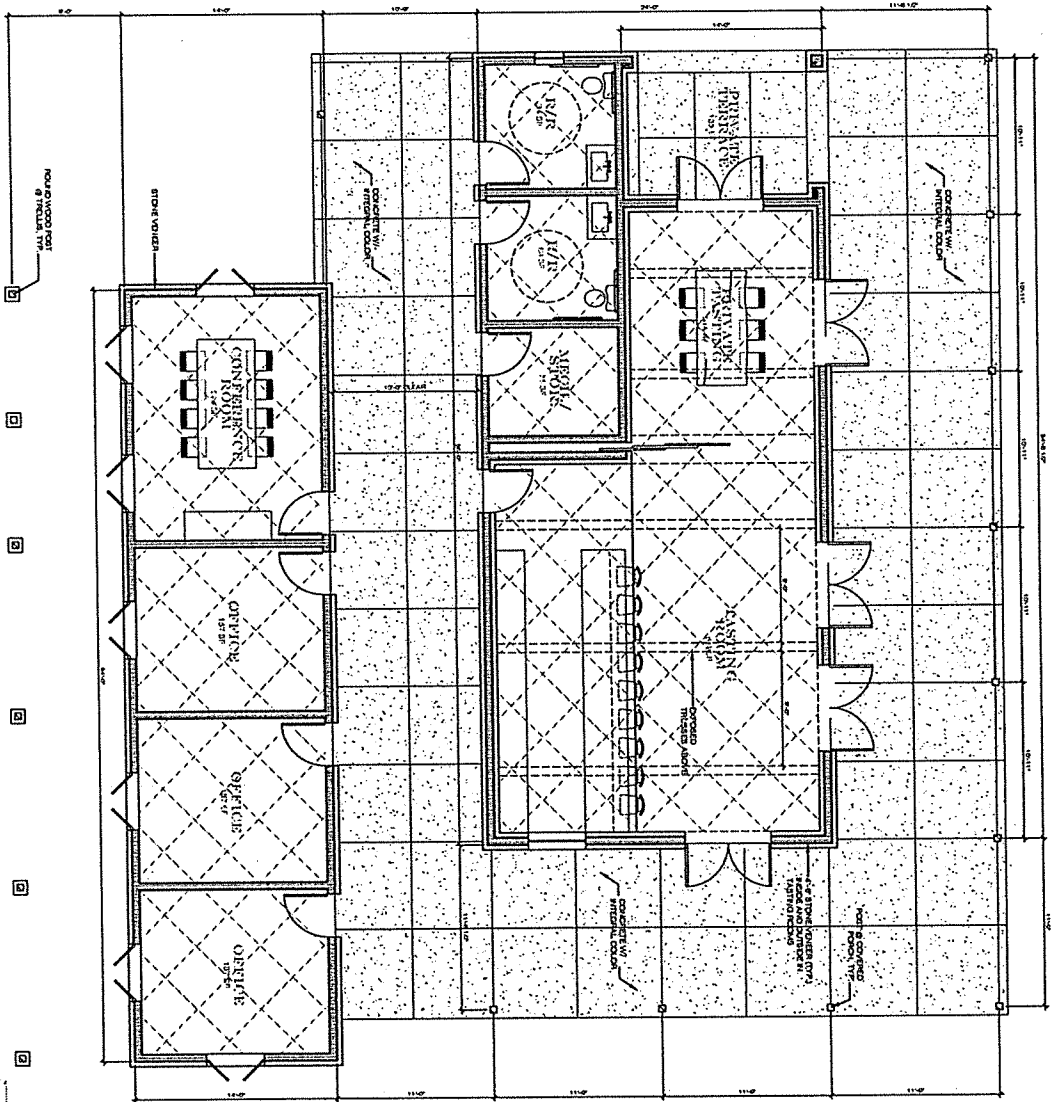
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 CHECKED BY: JLD
 DATE:
 SCALE:
 SHEET NO. **A2.2**



JAMES JEFFERY
 ARCHITECTURAL
 PLANNING & DESIGN
 1804 CALIFORNIA BLVD
 2107 ALFORD STREET
 NAPA, CALIFORNIA 94558
 PHONE: (707) 251-1100

THE DESIGNER HAS THE SOLE RESPONSIBILITY
 FOR THE DESIGN AND CONSTRUCTION OF THE
 PROJECT. HE HAS REVIEWED THE PROJECT AND
 IS SURE THAT IT COMPLIES WITH ALL CITY,
 COUNTY AND STATE REQUIREMENTS AND
 REGULATIONS. HE HAS ALSO REVIEWED THE
 PROJECT FOR COMPLIANCE WITH THE
 AMERICAN SOCIETY OF MECHANICAL ENGINEERS
 (ASME) CODES AND STANDARDS.
 CONSULTANTS:

NO.	DATE	DESCRIPTION
1	6-2-78	PRELIMINARY DESIGN
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NO.	DATE	REVISION

ORDER NO. _____

DATE _____

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

A2.I

HOSPITALITY-OFFICE
BUILDING
FLOOR PLAN
 BEAU VIGNE
 ESTATE WINERY
 4057 SILVERADO TR.
 NAPA, CA 94558

DRAWN BY _____
 CHECKED BY _____
 DATE _____

THE OCCUPANT AND HIS S.O.A. REPRESENTING HIMSELF AS ARCHITECT HAS REVIEWED THIS FLOOR PLAN AND CONFIRMS THAT IT IS IN ACCORDANCE WITH ALL APPLICABLE CITY ORDINANCES AND THAT THE ARCHITECT HAS NOT PERFORMED ANY WORK OF ARCHITECTURE OR ENGINEERING IN CONNECTION WITH THIS PROJECT.

JAMES JERRY
ARCHITECT-PLANNING
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1301 CALIFORNIA BLVD
 2ND FLOOR SUITE 201
 FAYETTEVILLE, NC 28403-1103
 PHONE 704-336-1641 FAX 704-336-1103

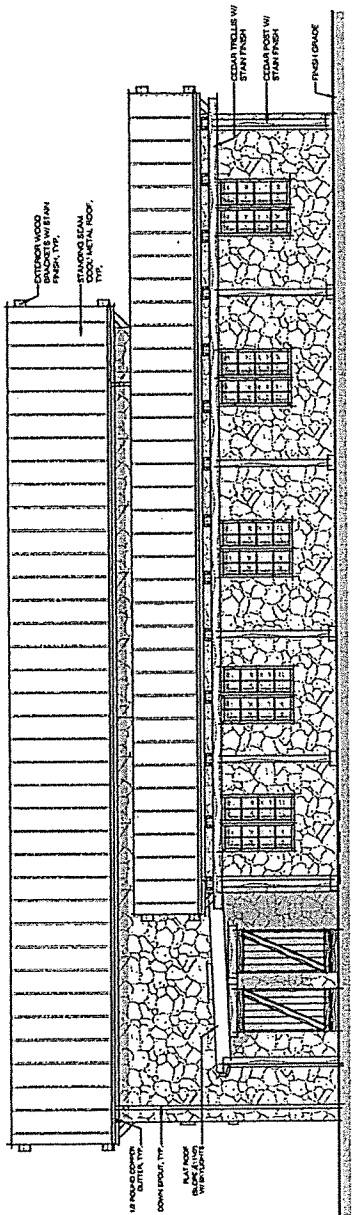


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 TEL: (415) 774-2000 FAX: (415) 774-2001

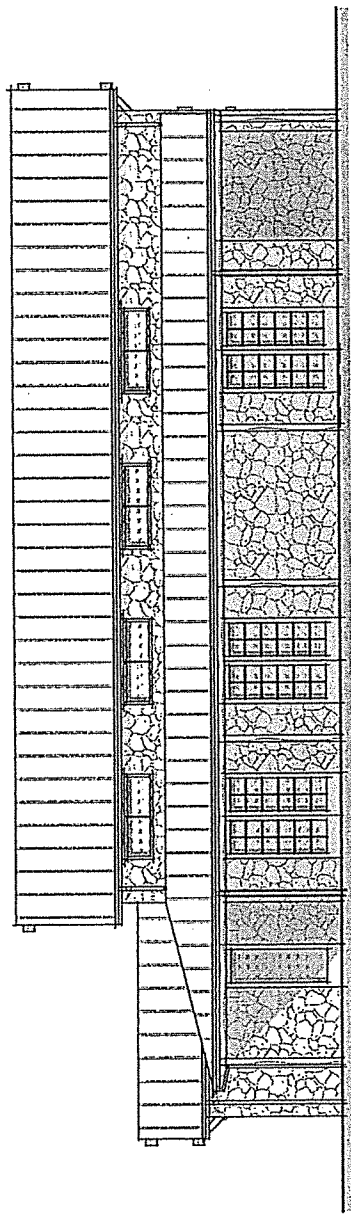
1000 MARKET STREET, SUITE 100
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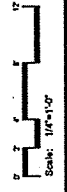
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SOUTH ELEVATION



NORTH ELEVATION



DATE: 04-23-2015
 USE PERMIT NO. 04-23-2015

PROJECT: HOSPITALITY-OFFICE BUILDING
 LOCATION: 4057 SILVERADO TR., NAPA, CA 94558

BEAU VIGNE
ESTATE WINERY
 4057 SILVERADO TR.
 NAPA, CA 94558

DESIGNED BY: JAMES JEFFERY ARCHITECTS-AIA-INC.
 DRAWN BY: JAMES JEFFERY ARCHITECTS-AIA-INC.
 CHECKED BY: JAMES JEFFERY ARCHITECTS-AIA-INC.
 SCALE: AS SHOWN

A.B.I.



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NAPA, CALIFORNIA 94558
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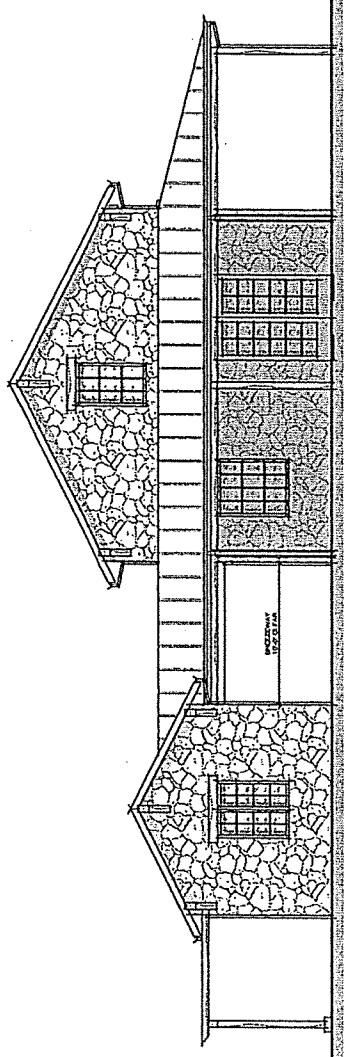
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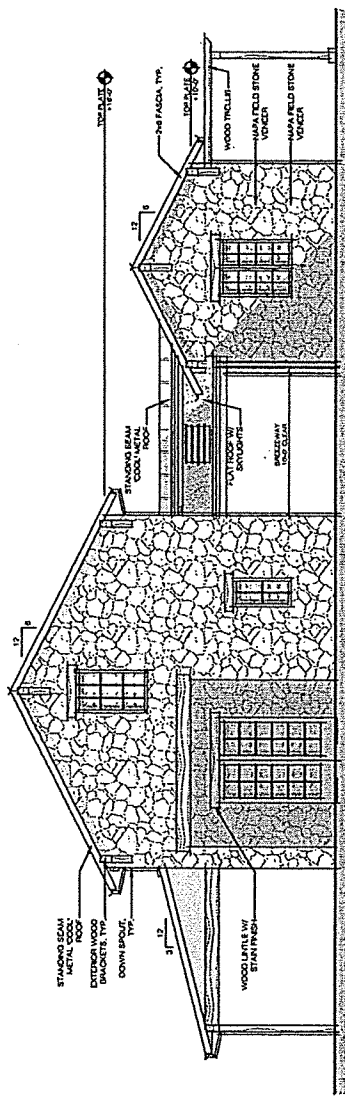
PROJECT:
 BEAU VIGNE
 ESTATE WINERY
 4057 SILVERADO TR.
 NAPA, CA 94558

CLIENT: HOSPITALITY-OFFICE
 BUILDING
 EXT. ELEVATIONS

DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____
 SHEET: **A3.2**



EAST ELEVATION



WEST ELEVATION

STANDING SEAM
 METAL ROOF

EXTERIOR WOOD
 SHAKES, TYP.

DOWN BRUIST,
 TYP.

WOOD SHIP BY
 SHIP PAINT

STANDING SEAM
 METAL ROOF

WOOD TRUSS

WOOD TRUSS

WOOD TRUSS

WOOD TRUSS

WOOD TRUSS

WOOD TRUSS

WOOD TRUSS

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