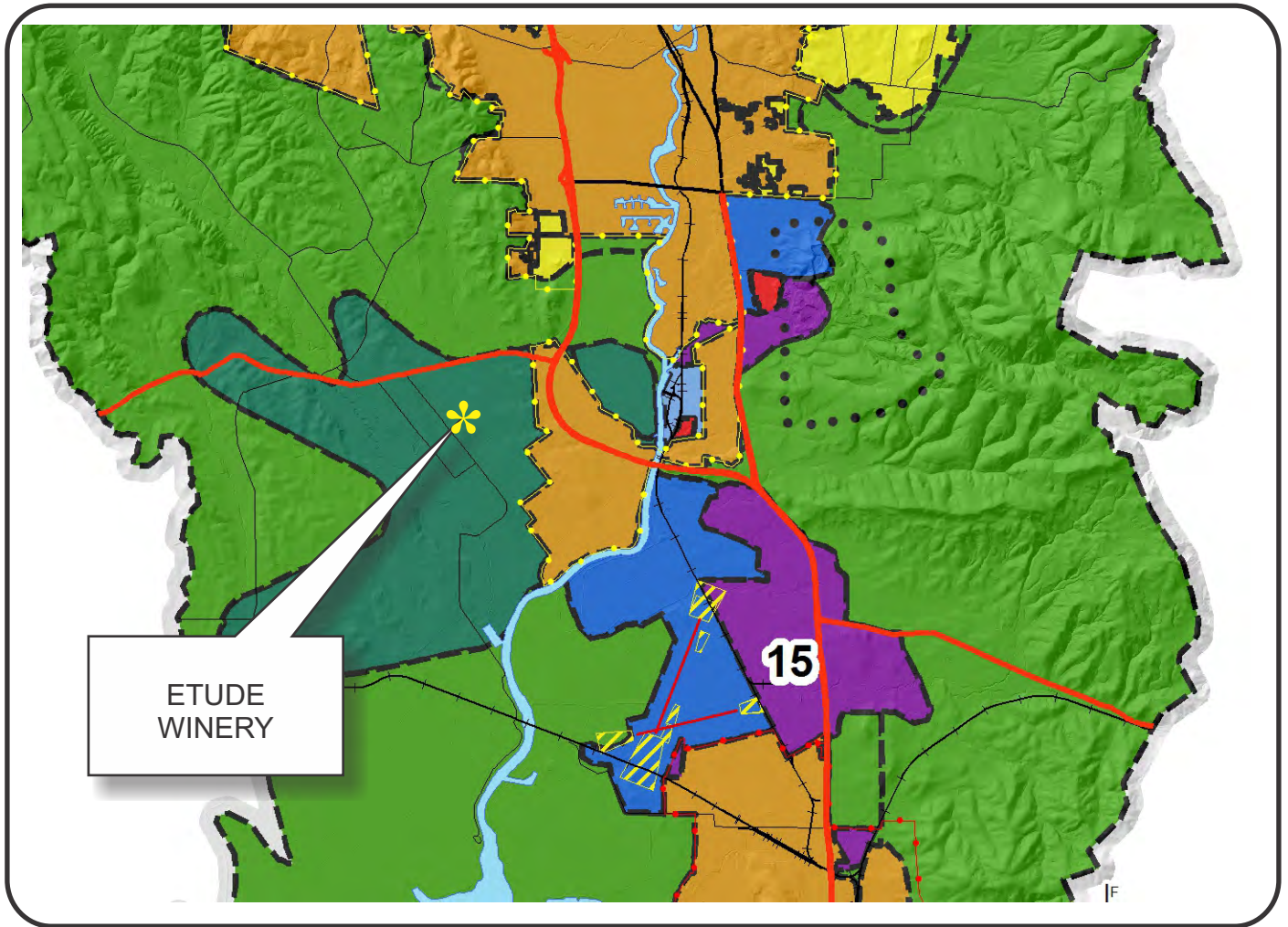


“J”

Graphics

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

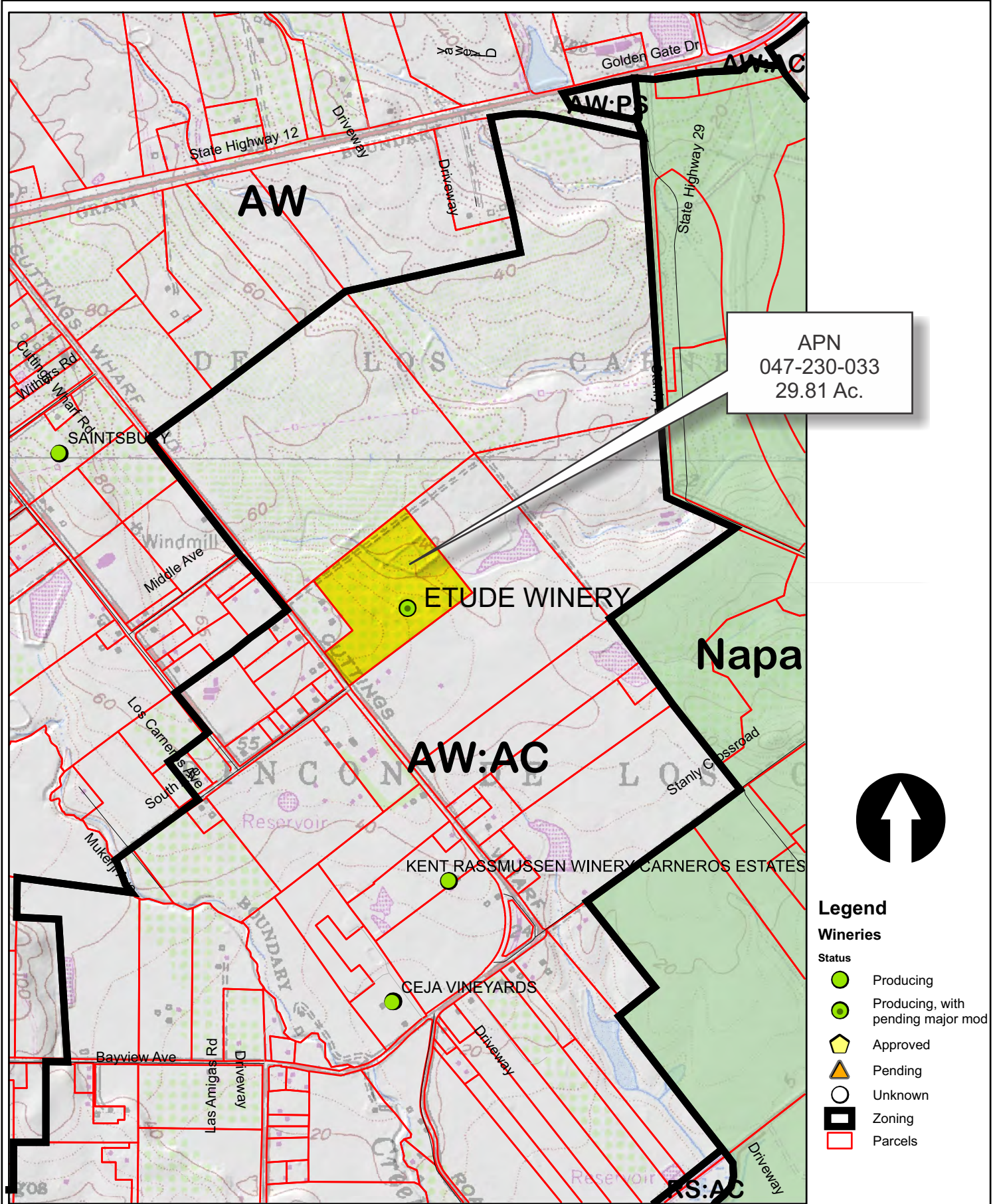
TRANSPORTATION

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

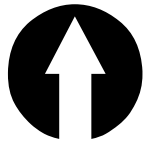
APN
047-230-033
10-31-2016
MOD

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

ETUDE WINERY

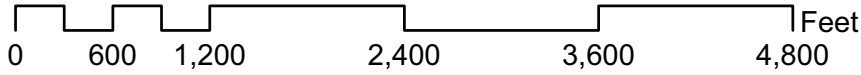


APN
047-230-033
29.81 Ac.



Legend

- Wineries**
- Status**
- Producing
 - Producing, with pending major mod
 - Approved
 - Pending
 - Unknown
 - Zoning
 - Parcels



10-31-2016

MOD

Napa County Conservation
Development and Planning Department

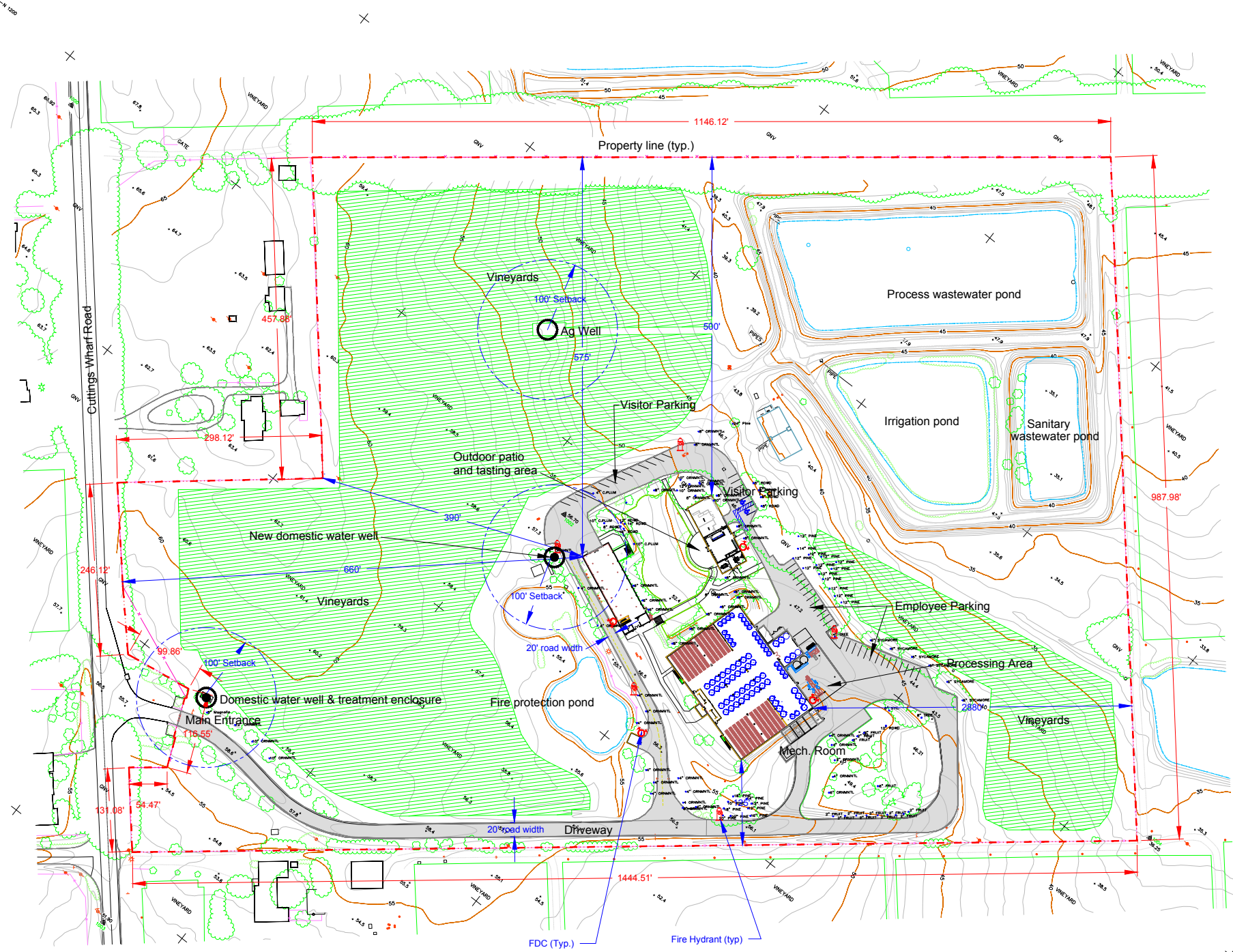
P15-00355_EtudeWinery_mod.cdr

ETUDE WINERY

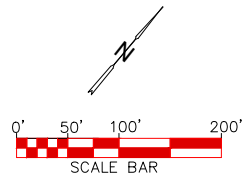


Google earth

Existing Conditions



- Notes:**
1. No existing or proposed easements on property
 2. No proposed additional landscaping
 3. No proposed additional grading



NO.	REVISION	DATE	BY	 TREASURY WINE ESTATES <small>FORMERLY FORTNER'S WINE ESTATES</small>	
				Treasury Wine Estates <small>AP N: 047-230-033</small> <small>Owner/Applicant: Treasury Wine Estates Americas Company</small> <small>Project Name: Etude Winery Use Permit Modification</small> <small>Representative: Debra Dommen, VP of Gov't & Industry Affairs</small> <small>Phone: (707) 259-4673</small>	
S. Weidmeyer <small>DATE: 1 Mar 2016</small> <small>SCALE: 1"=200'</small>				Drawings\Etude\Site Plan Etude - EF (UP comments).dwg	

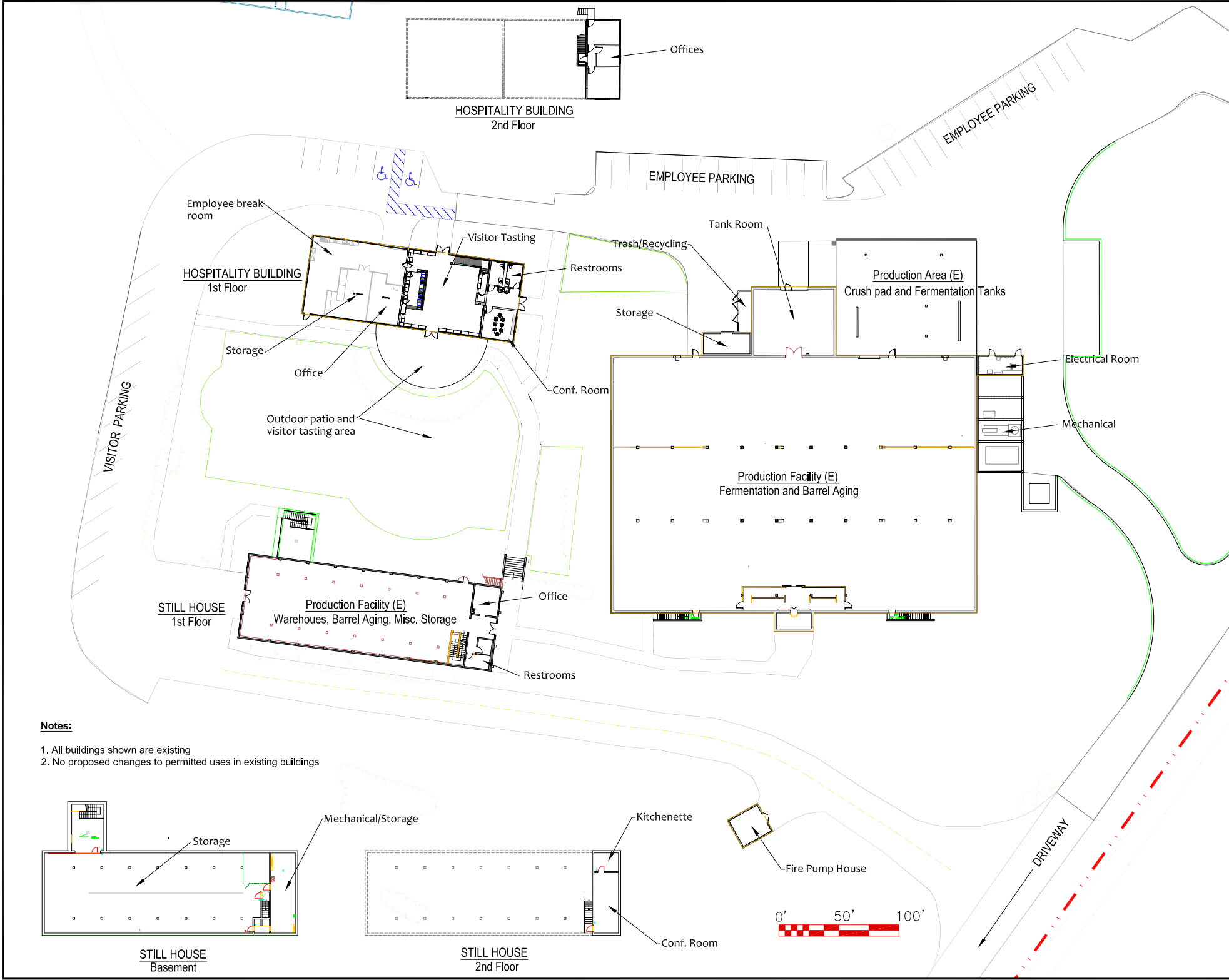


Color	Component designation	Total sq. ft.
N/A	Winery Coverage Area	265,066
Light Green	Vineyards	112,099
Dark Green	Buildings	36,005
Blue	Impervious Area	116,962
Cyan	Above ground Wastewater Ponds	112,099



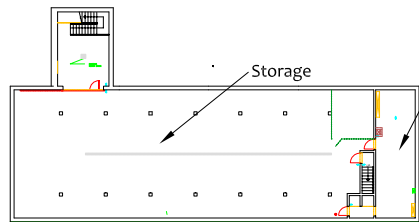
Legend

Color	Component designation	Total sq. ft.
N/A	Winery Development Area	47,805
	Buildings	36,005
	Outdoor Processing Area	7,800
	Employee Only Parking	4,000

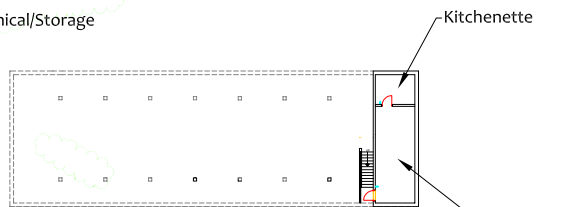


Notes:

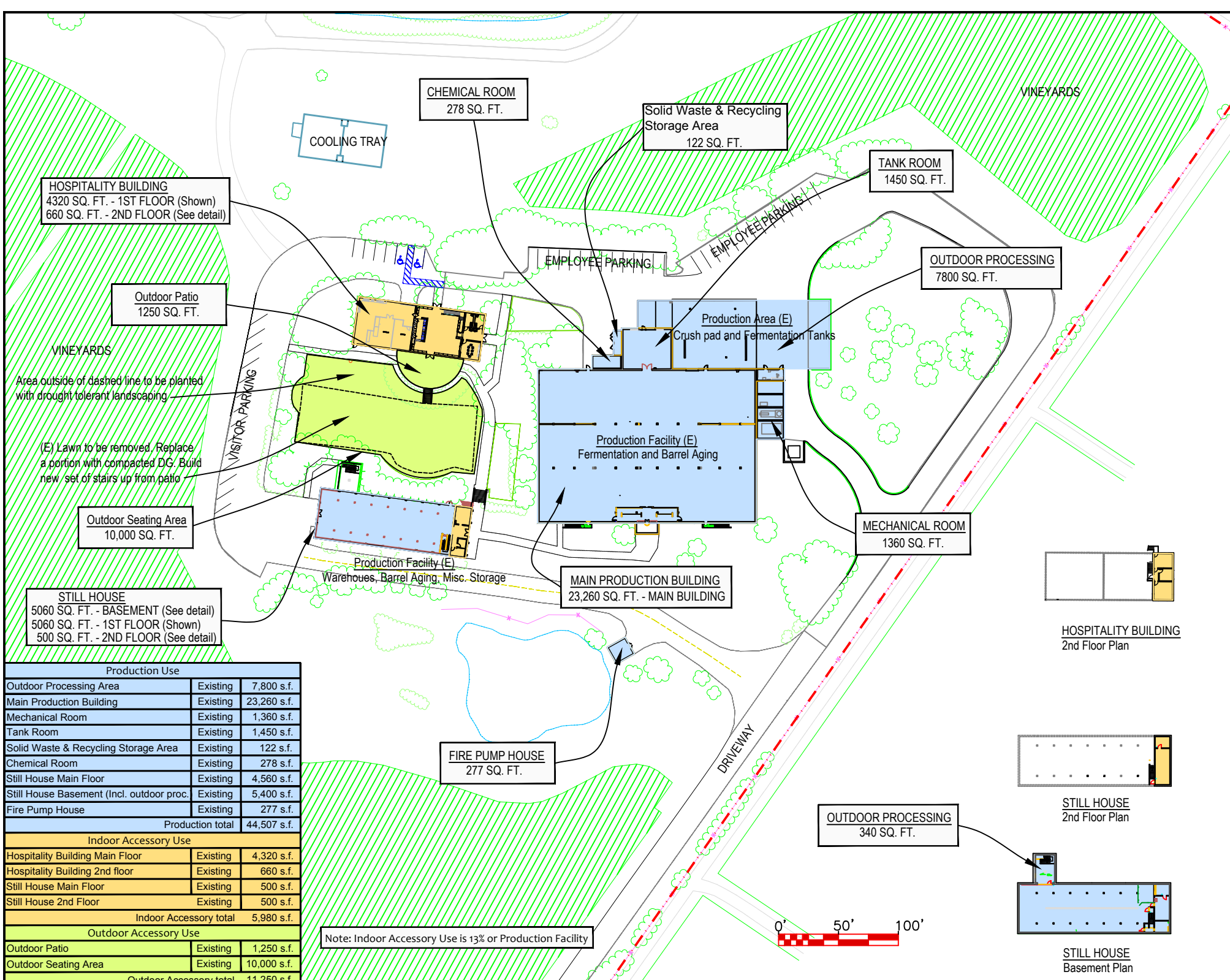
1. All buildings shown are existing
2. No proposed changes to permitted uses in existing buildings



STILL HOUSE
Basement



STILL HOUSE
2nd Floor



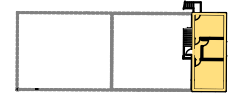
Area outside of dashed line to be planted with drought tolerant landscaping

(E) Lawn to be removed. Replace a portion with compacted DG. Build new set of stairs up from patio

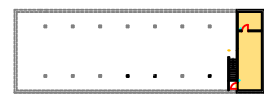
Note: Indoor Accessory Use is 13% of Production Facility



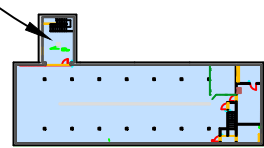
Production Use		
Outdoor Processing Area	Existing	7,800 s.f.
Main Production Building	Existing	23,260 s.f.
Mechanical Room	Existing	1,360 s.f.
Tank Room	Existing	1,450 s.f.
Solid Waste & Recycling Storage Area	Existing	122 s.f.
Chemical Room	Existing	278 s.f.
Still House Main Floor	Existing	4,560 s.f.
Still House Basement (Incl. outdoor proc.)	Existing	5,400 s.f.
Fire Pump House	Existing	277 s.f.
Production total		44,507 s.f.
Indoor Accessory Use		
Hospitality Building Main Floor	Existing	4,320 s.f.
Hospitality Building 2nd floor	Existing	660 s.f.
Still House Main Floor	Existing	500 s.f.
Still House 2nd Floor	Existing	500 s.f.
Indoor Accessory total		5,980 s.f.
Outdoor Accessory Use		
Outdoor Patio	Existing	1,250 s.f.
Outdoor Seating Area	Existing	10,000 s.f.
Outdoor Accessory total		11,250 s.f.



HOSPITALITY BUILDING
2nd Floor Plan



STILL HOUSE
2nd Floor Plan



STILL HOUSE
Basement Plan



View of Still House From the South West (9/3/15)



View of Hospitality Building from the West (8/12/2015)



View of Fire Pump House from the East (9/3/2015)



View of Hospitality Building from the South (8/12/2015)



View of Main Production Building and Mechanical Room from the South (8/12/2015)



View of Still House From the South (9/3/15)



View of Main Production Building and Still House from the South West (8/12/15)

Etude Winery
Use Permit Modification
Existing Condition Photos



TREASURY WINE ESTATES