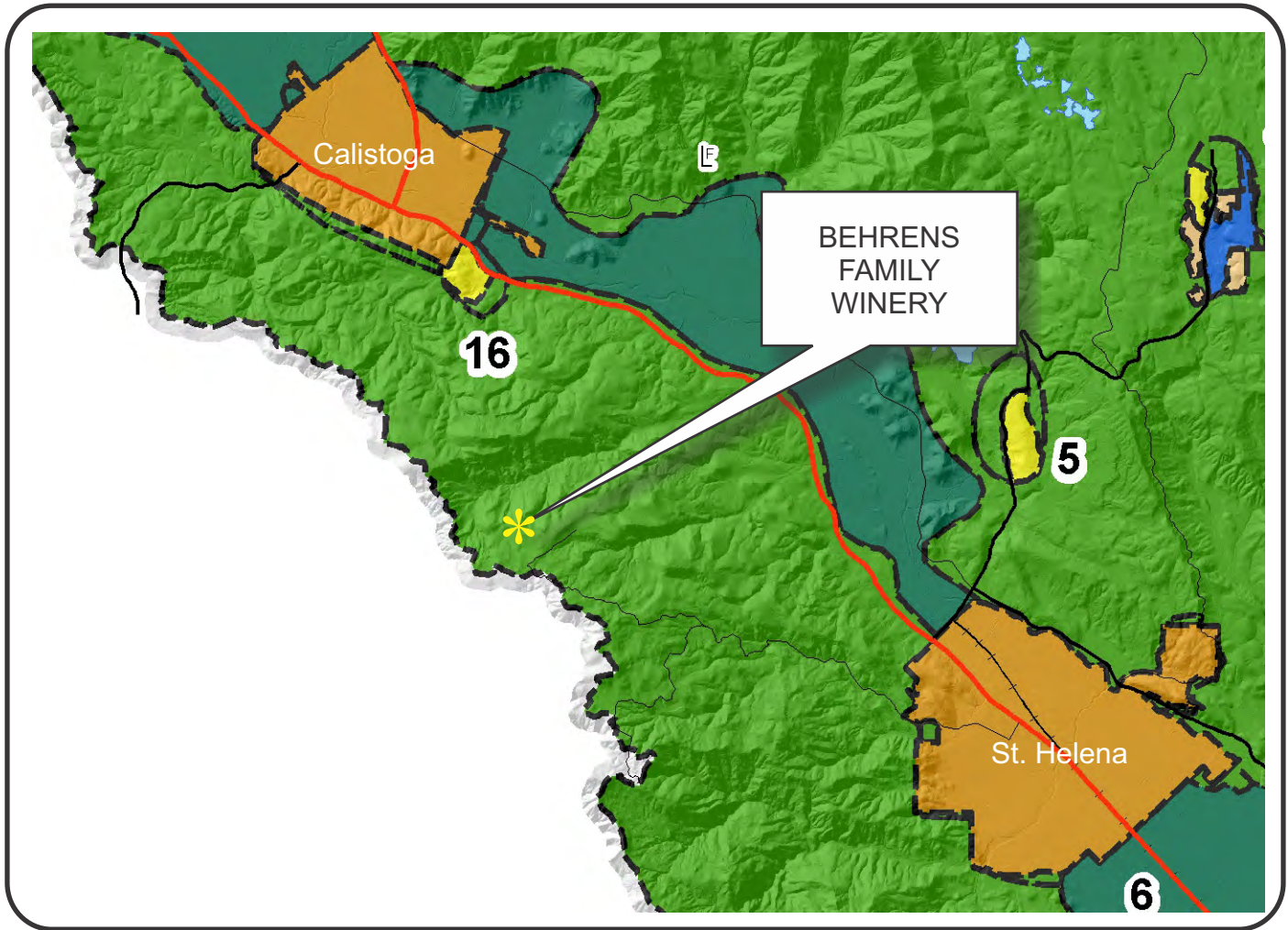


“L”

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

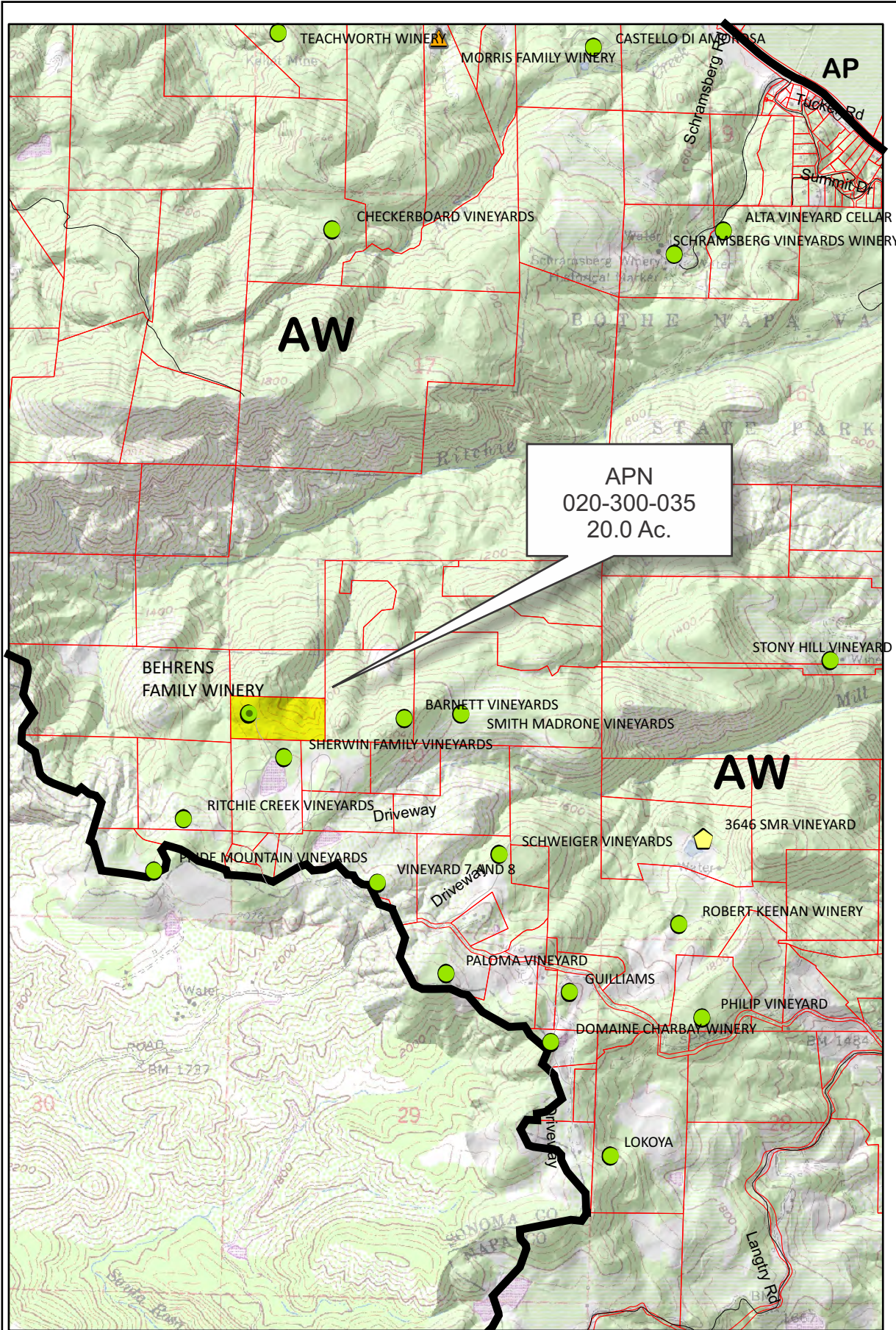
TRANSPORTATION

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

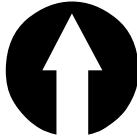
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
020-300-035
02-07-2017
UP

BEHRENS FAMILY WINERY



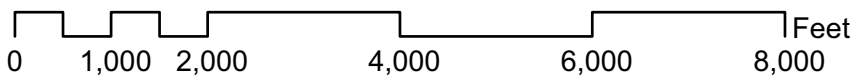
APN
020-300-035
20.0 Ac.



Legend

Wineries

- Status
- Producing
 - Producing, with pending major mod
 - ◡ Approved, not yet producing
 - ▲ Pending
 - Unknown
 - Zoning
 - Parcels



02-07-2017

UP

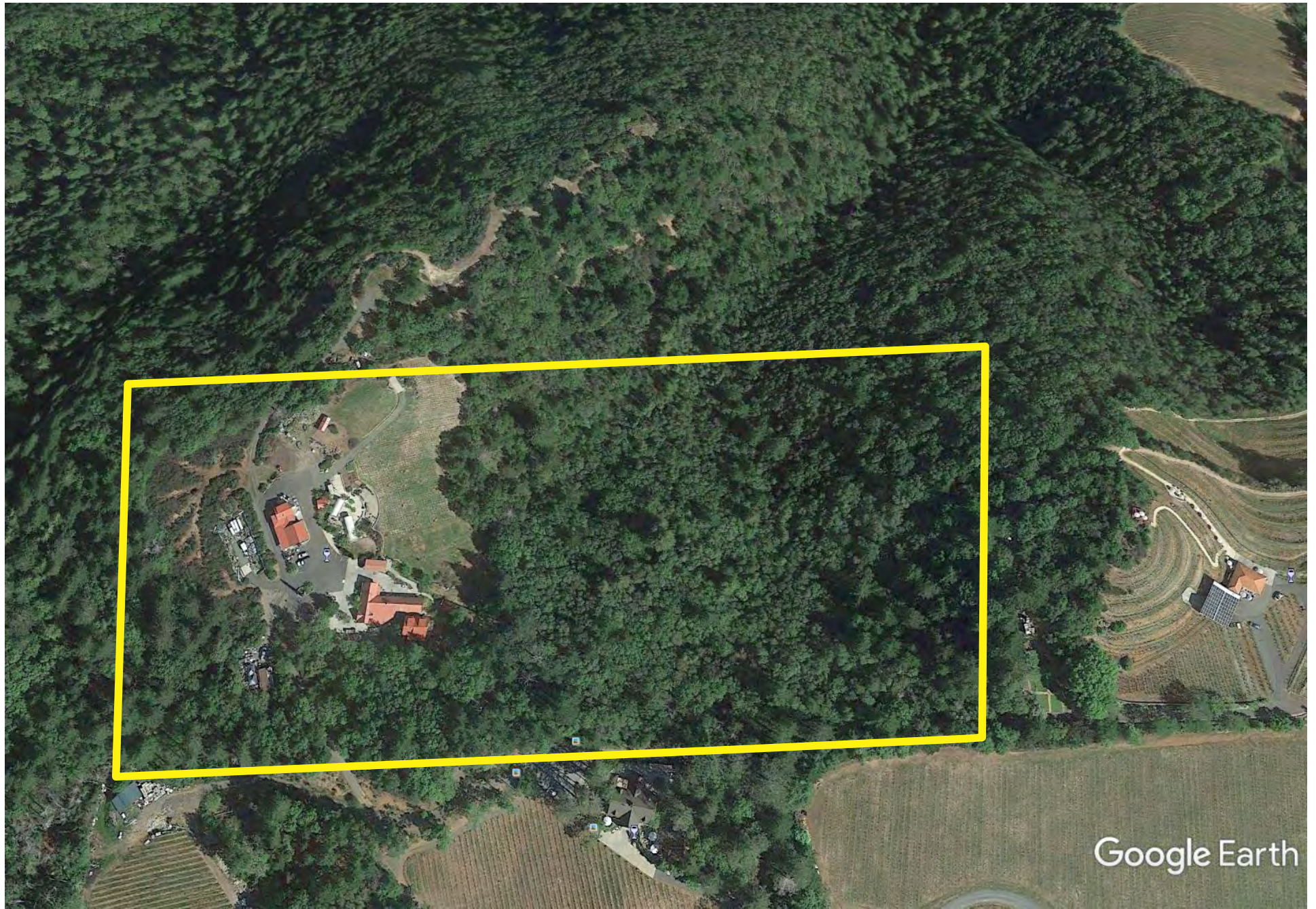
00



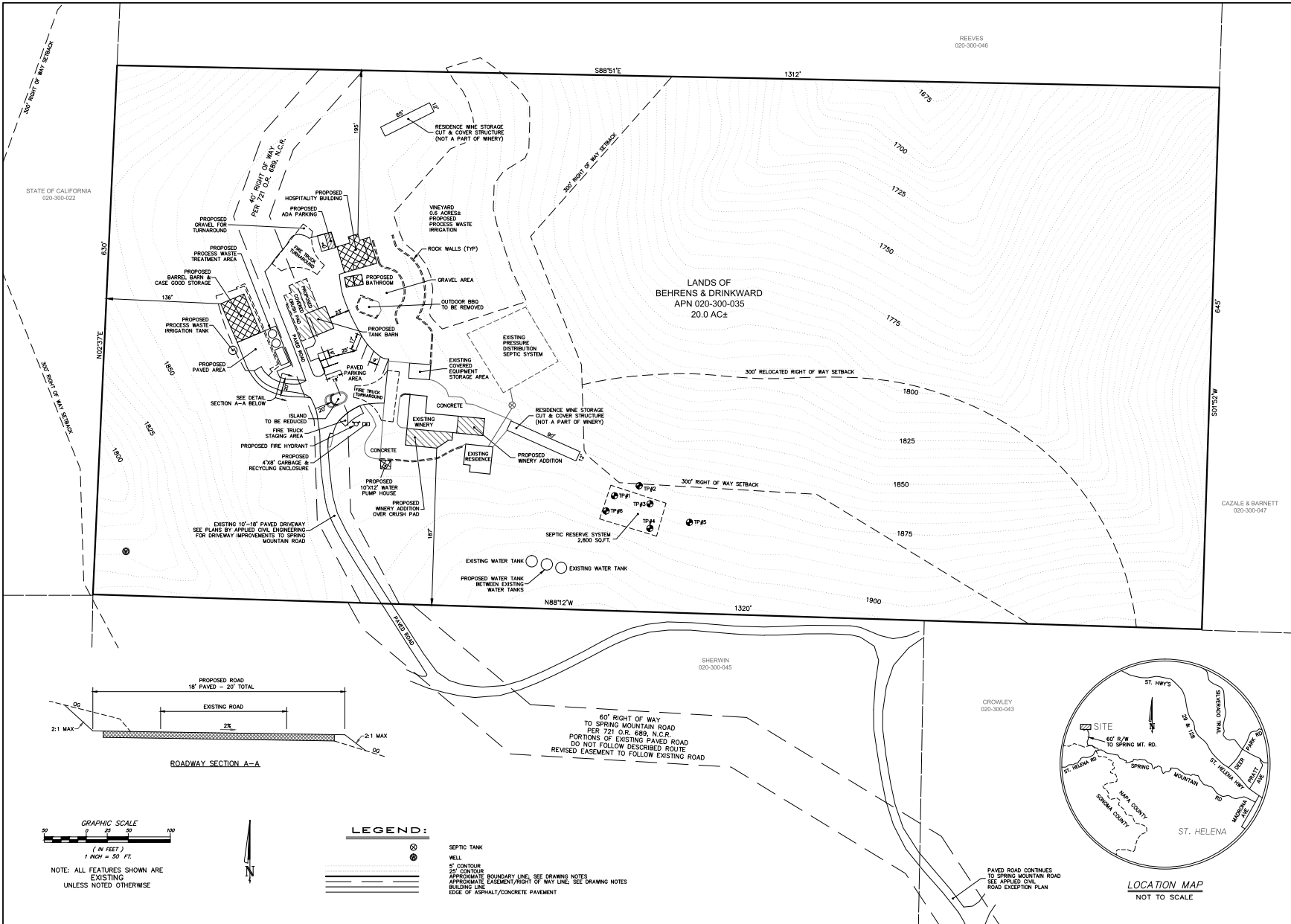
Napa County Conservation
Development and Planning Department


P15_00203_Behrens-Winery.cdr

BEHRENS FAMILY WINERY



Existing Conditions





ALBION SURVEYS
 CONSULTING LAND SURVEYORS
 1113 HUNT AVENUE
 ST. HELENA, CA 94574
 (707) 963-1217
 www.albionsurveys.com

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY. IT IS PROVIDED TO LOCATE THE SUBJECT PROPERTY IN RELATION TO ADJACENT LANDS, HIGHWAYS, ROADS, EASEMENTS AND NOT TO GUARANTEE ANY FIELD MEASUREMENTS, ACREAGE OR EASEMENT LOCATIONS. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE. EASEMENTS MAY AFFECT THIS PROPERTY. THIS SURVEYOR HAS NOT PROVIDED ANY INFORMATION REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 020-300-035
 STREET: 4078 SPRING MOUNTAIN ROAD
 CITY: ST. HELENA
 SITE CONTACT: SCHATZ THROCKMORTON
 PHONE: 707-963-1774

ARCHITECT

COMPANY: WAYNE HOLLAND & ASSOCIATES
 CONTACT: WAYNE HOLLAND
 PHONE: 707-226-7309
 EMAIL: wgholland@mac.com

ENGINEER

COMPANY: APPLIED CIVIL ENGINEERING
 CONTACT: MIKE HUELSBATH
 PHONE: 707-320-4968
 EMAIL: mh@appliedcivil.com

OWNER'S REPRESENTATIVE

COMPANY: ALBION SURVEYS
 CONTACT: JON WEBB
 PHONE: 707-963-1217
 EMAIL: jwebb@albionsurveys.com

WINERY USE MAP
 OF THE LANDS OF
BEHRENS & DRINKWARD
 COUNTY OF NAPA STATE OF CALIFORNIA

REVISONS & ADDITIONS

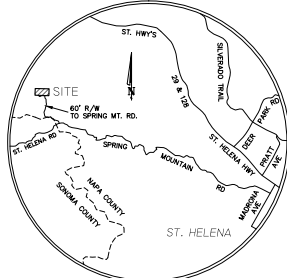
DATE	BY	FOR
08/15/11	FB	PG
08/15/11	FB	PG
08/15/11	FB	PG
08/15/11	FB	PG
08/15/11	FB	PG
08/15/11	FB	PG
08/15/11	FB	PG
08/15/11	FB	PG
08/15/11	FB	PG
08/15/11	FB	PG

ALBION REFERENCES

PROJECT NO: 2466
 PROJECT MANAGER: J. WEBB
 DATE: OCTOBER 12, 2013

VERTICAL DATUM BASED ON NAVD83 PER NAPA COUNTY GIS TOPOGRAPHY CONTOUR INTERVAL = 5'

HORIZONTAL DATUM BASED ON NAD83 PER TRIMBLE NETWORK GPS OBSERVATIONS


LOCATION MAP
 NOT TO SCALE

SHEET 1 OF 1
 C3D PROJECT 2466
 2466-01 USE.dwg



ALBION SURVEYS
 CONSULTING LAND SURVEYORS
 1113 HUNT AVENUE
 ST. HELENA, CA 94574
 (707) 963-1217
 www.albionsurveys.com

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY. IT IS PROVIDED TO LOCATE THE SUBJECT PROPERTY IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS, EASEMENTS AND NOT TO GUARANTEE ANY FIELD DIMENSIONS, ACREAGE OR EASEMENT LOCATIONS. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE. EASEMENTS MAY AFFECT THIS PROPERTY. THIS SURVEYOR HAS NOT PROVIDED ANY INFORMATION REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APRIL 020-300-035
 STREET: 4078 SPRING MOUNTAIN ROAD
 CITY: ST. HELENA
 SITE CONTACT: SCHATZI THROCKMORTON
 PHONE: 707-963-1774

ARCHITECT

COMPANY: WAYNE HOLLAND & ASSOCIATES
 CONTACT: WAYNE HOLLAND
 PHONE: 707-226-7309
 EMAIL: wgholland@mac.com

ENGINEER

COMPANY: APPLIED CIVIL ENGINEERING
 CONTACT: MIKE HUEBETH
 PHONE: 707-320-4968
 EMAIL: mh@appliedcivil.com

OWNER'S REPRESENTATIVE

COMPANY: ALBION SURVEYS
 CONTACT: JEFF WEBB
 PHONE: 707-963-1217
 EMAIL: jeffb@albionsurveys.com

WINERY USE MAP
 OF THE LANDS OF
BEHRENS & DRINKWARD
 COUNTY OF NAPA, STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE	BY	FOR
08/12/15	FB	PG
08/12/15	FB	PG
08/12/15	FB	PG
08/12/15	FB	PG
08/12/15	FB	PG
08/12/15	FB	PG
08/12/15	FB	PG
08/12/15	FB	PG
08/12/15	FB	PG

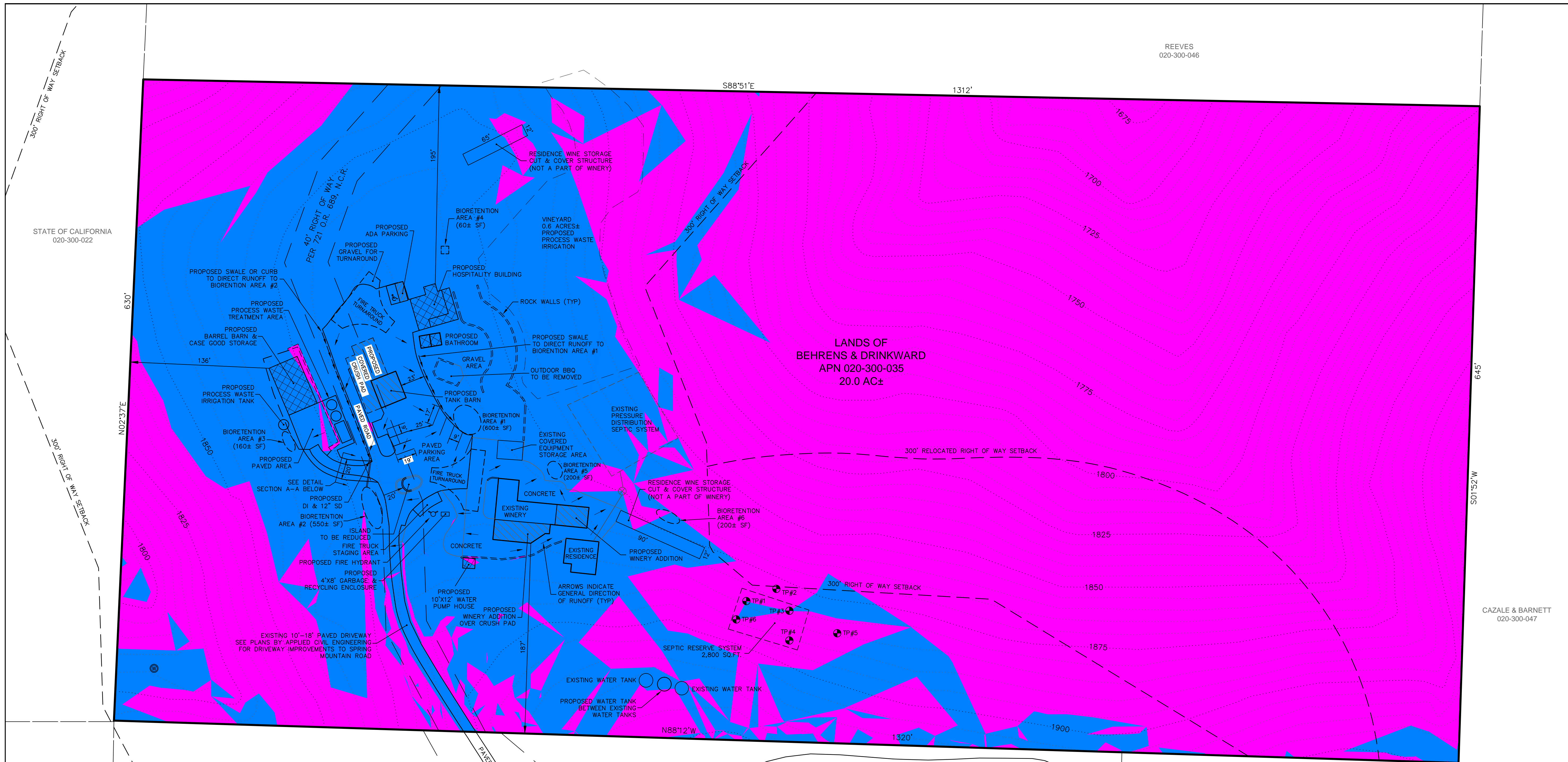
ALBION REFERENCES

PROJECT NO: 2466
 PROJECT MANAGER: JEFF WEBB
 DATE: OCTOBER 12, 2015

VERTICAL DATUM BASED ON NAVD83
 PER NAPA COUNTY GIS TOPOGRAPHY
 CONTOUR INTERVAL = 5'

HORIZONTAL DATUM BASED ON NAD83
 PER TRIMBLE NETWORK GPS OBSERVATIONS

AERIAL PHOTOGRAPHY DATED: 2014



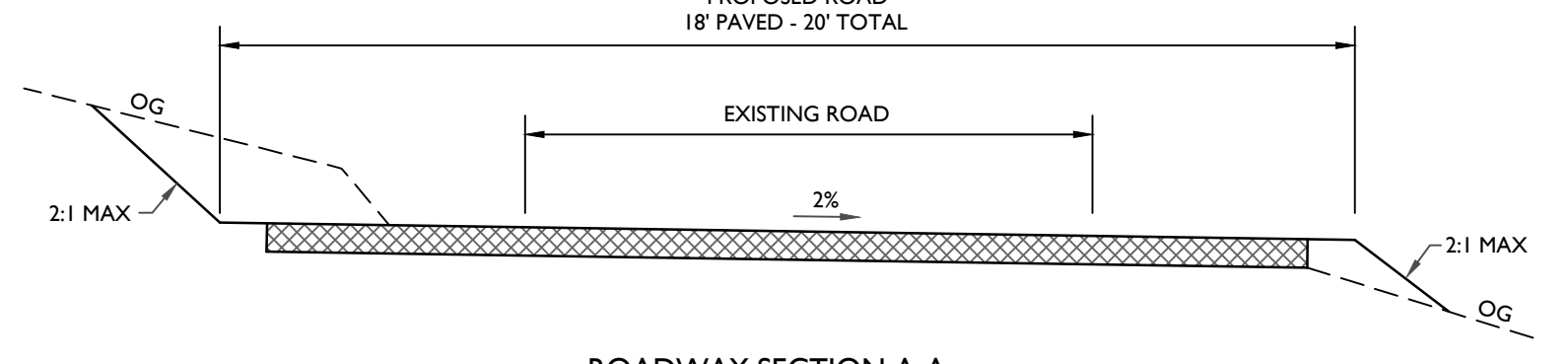
REEVES
020-300-046

STATE OF CALIFORNIA
020-300-022

CAZALE & BARNETT
020-300-047

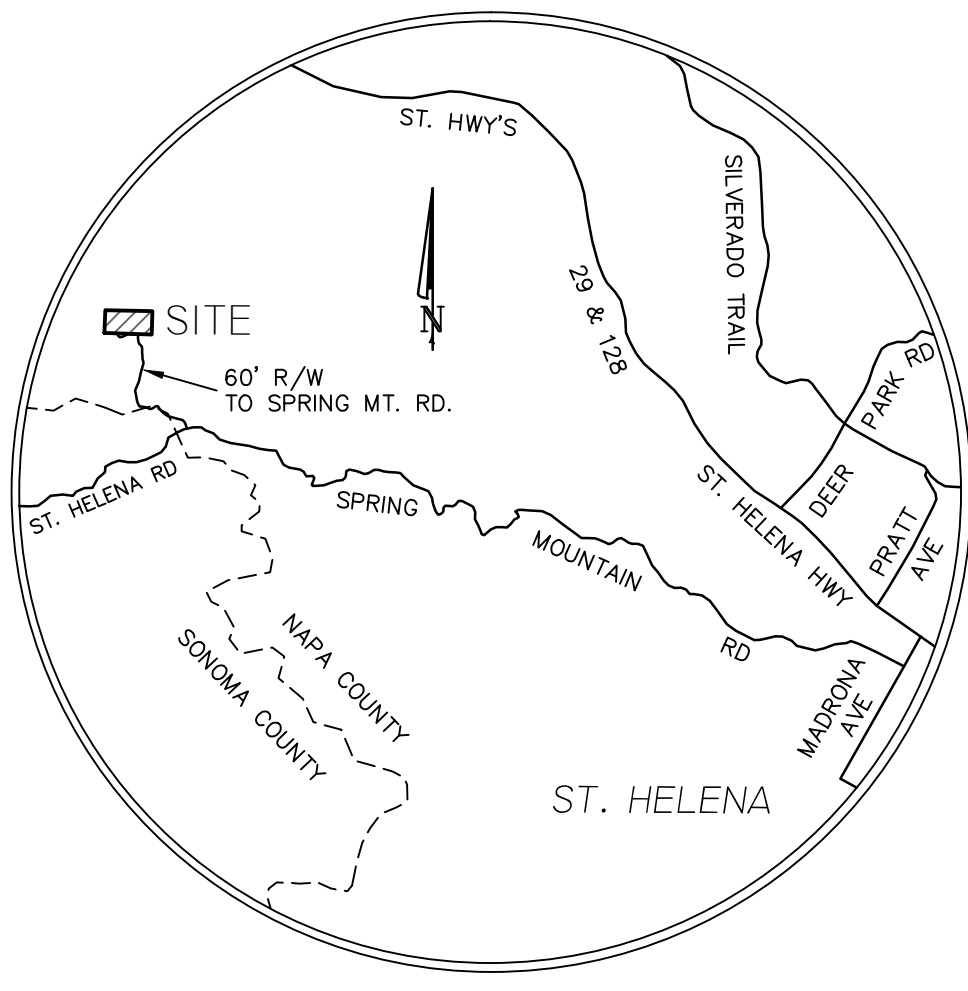
SHERWIN
020-300-045

CROWLEY
020-300-043

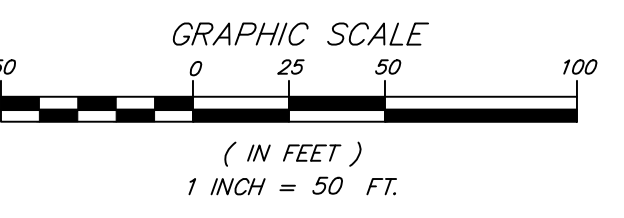


ROADWAY SECTION A-A

60' RIGHT OF WAY
TO SPRING MOUNTAIN ROAD
PER 721 O.R. 689, N.C.R.
PORTIONS OF EXISTING PAVED ROAD
DO NOT FOLLOW DESCRIBED ROUTE
REVISED EASEMENT TO FOLLOW EXISTING ROAD



LOCATION MAP
NOT TO SCALE



LEGEND:

- SEPTIC TANK
- WELL
- 5' CONTOUR
- 25' CONTOUR
- APPROXIMATE BOUNDARY LINE; SEE DRAWING NOTES
- APPROXIMATE EASEMENT/RIGHT OF WAY LINE; SEE DRAWING NOTES
- BUILDING LINE
- EDGE OF ASPHALT/CONCRETE PAVEMENT

Slopes Table		
Minimum Slope	Maximum Slope	Color
0%	30%	Blue
30%	30% +	Magenta



ALBION SURVEYS
CONSULTING LAND SURVEYORS
1113 HUNT AVENUE
ST. HELENA, CA 94574
(707) 963-1217
www.albionsurveys.com

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY. IT IS PROVIDED TO LOCATE THE SUBJECT PROPERTY IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS, STREETS AND NOT TO GUARANTEE ANY FIXED DIMENSION, AREA OR EASEMENT LOCATIONS. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE. EASEMENTS MAY AFFECT THIS PROPERTY. THIS SURVEYOR WAS NOT PROVIDED ANY INFORMATION REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 020-300-035
STREET: 4078 SPRING MOUNTAIN ROAD
CITY: ST. HELENA
SITE CONTACT: SCHATZI THROCKMORTON
PHONE: 707-963-1774

ARCHITECT

COMPANY: WAYNE HOLLAND & ASSOCIATES
CONTACT: WAYNE HOLLAND
PHONE: 707-226-7309
EMAIL: wayneholland@mac.com

ENGINEER

COMPANY: APPLIED CIVIL ENGINEERING
CONTACT: MIKE MUELRATH
PHONE: 707-320-4968
EMAIL: mike@appliedcivil.com

OWNER'S REPRESENTATIVE

COMPANY: ALBION SURVEYS
CONTACT: JON WEBB
PHONE: 707-963-1217
EMAIL: jwebb@albionsurveys.com

PROPERTY SLOPE & SETBACK MAP
OF THE LANDS OF
BEHRENS & DRINKWARD
COUNTY OF NAPA STATE OF CALIFORNIA

REVISIONS & ADDITIONS

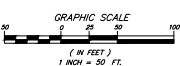
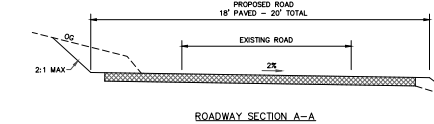
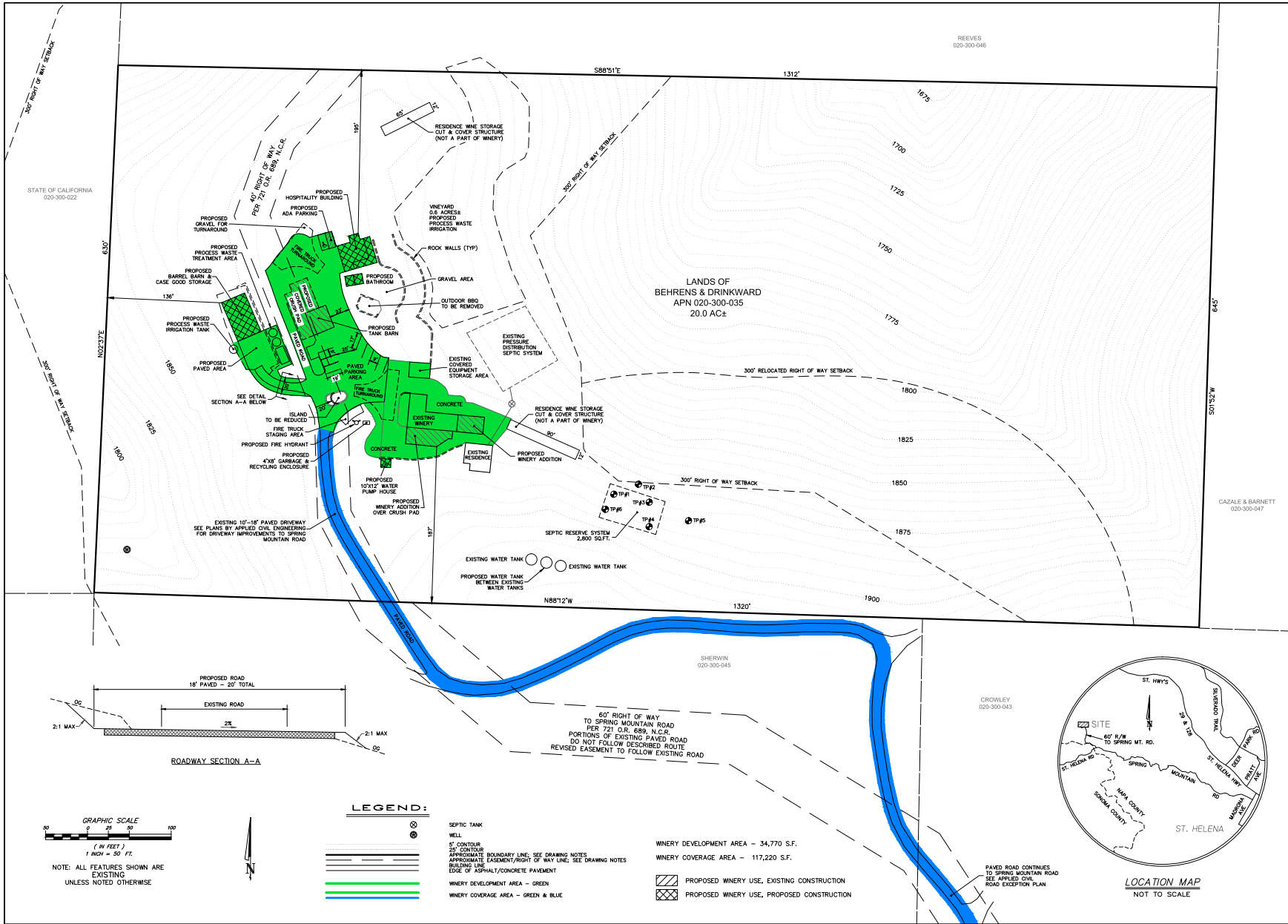
DATE	DATE	DATE	DATE	DATE
DATE: FEB 9, 2016	DATE: FEB 9, 2016	DATE: FEB 9, 2016	DATE: FEB 9, 2016	DATE: FEB 9, 2016
DRAFTER: S. STEWART	DRAFTER: S. STEWART	DRAFTER: S. STEWART	DRAFTER: S. STEWART	DRAFTER: S. STEWART

ALBION REFERENCES

PROJECT NO: 2466
PROJECT MANAGER: J. WEBB
DATE: OCTOBER 12, 2015

VERTICAL DATUM BASED ON NAVD'88
PER NAPA COUNTY GIS TOPOGRAPHY
CONTOUR INTERVAL = 5'

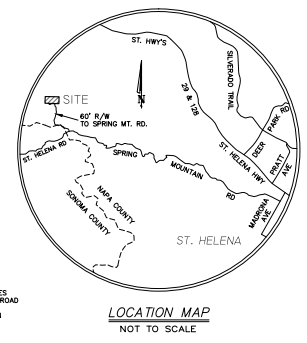
HORIZONTAL DATUM BASED ON NAD'83
PER TRIMBLE NETWORK GPS OBSERVATIONS



NOTE: ALL FEATURES SHOWN ARE EXISTING UNLESS NOTED OTHERWISE

LEGEND:

- SEPTIC TANK
- WELL
- 5' CONTOUR
- 25' CONTOUR
- APPROXIMATE BOUNDARY LINE. SEE DRAWING NOTES
- APPROXIMATE EASEMENT/RIGHT OF WAY LINE. SEE DRAWING NOTES
- BUILDING LINE
- EDGE OF ASPHALT/CONCRETE PAVEMENT
- WINERY DEVELOPMENT AREA - GREEN
- WINERY COVERAGE AREA - GREEN & BLUE
- WINERY DEVELOPMENT AREA - 34,770 S.F.
- WINERY COVERAGE AREA - 117,220 S.F.
- PROPOSED WINERY USE, EXISTING CONSTRUCTION
- PROPOSED WINERY USE, PROPOSED CONSTRUCTION



LOCATION MAP
NOT TO SCALE

ALBION SURVEYS
CONSULTING LAND SURVEYORS
1113 HUNT AVENUE
ST. HELENA, CA 94574
(707) 963-1217
www.albionsurveys.com

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY. IT IS PROVIDED TO LOCATE THE SUBJECT PROPERTY IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS, EASEMENTS AND NOT TO GUARANTEE ANY FIELD DIMENSIONS, AGENCIES OR EASEMENT LOCATIONS. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE. EASEMENTS MAY AFFECT THIS PROPERTY. THIS SURVEYOR HAS NOT PROVIDED ANY INFORMATION REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 020-300-035
STREET: 4078 SPRING MOUNTAIN ROAD
CITY: ST. HELENA
SITE CONTACT: SCHATZ THROCKMORTON
PHONE: 707-963-1774

ARCHITECT

COMPANY: WAYNE HOLLAND & ASSOCIATES
CONTACT: WAYNE HOLLAND
PHONE: 707-226-7309
EMAIL: wgholland@mac.com

ENGINEER

COMPANY: APPLIED CIVIL ENGINEERING
CONTACT: MIKE HUEBERTH
PHONE: 707-320-4968
EMAIL: mh@appliedcivil.com

OWNER'S REPRESENTATIVE

COMPANY: ALBION SURVEYS
CONTACT: JON WEBB
PHONE: 707-963-1217
EMAIL: jwebb@albionsurveys.com

WINERY COVERAGE & DEVELOPMENT AREAS OF THE LANDS OF BEHRENS & DRINKWARD COUNTY OF NAPA STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE	BY	FOR
08/15/13	FB	PG
08/15/13	FB	PG
08/15/13	FB	PG
08/15/13	FB	PG
08/15/13	FB	PG
08/15/13	FB	PG
08/15/13	FB	PG
08/15/13	FB	PG

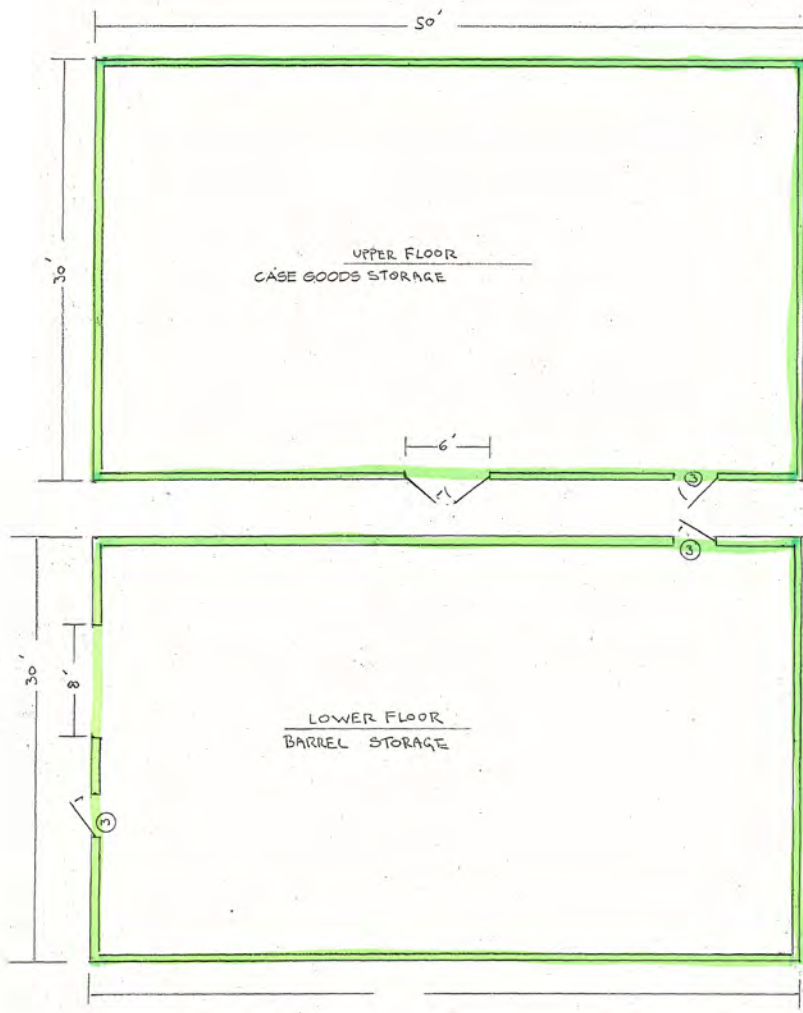
ALBION REFERENCES

PROJECT NO: 2466
PROJECT MANAGER: J. WEBB
DATE: OCTOBER 12, 2013

VERTICAL DATUM BASED ON NAVD83 PER NAPA COUNTY GIS TOPOGRAPHY CONTOUR INTERVAL = 5'

HORIZONTAL DATUM BASED ON NAD83 PER TRIMBLE NETWORK GPS OBSERVATIONS

SHEET 1 OF 1
C30 PROJECT 2466
2466-01 USE.dwg



PROPOSED NEW CONSTRUCTION ROOM SQUARE FOOTAGE	
BARREL STORAGE	1,500 S.F.
CASE GOODS STORAGE	1,500 S.F.
TOTAL	3,000 S.F.

PRODUCTION AREA - 3,000 S.F.
ACCESSORY AREA - 0 S.F.

PROPOSED NEW FLOOR PLAN
 $\frac{1}{4}'' = 1'$

PROPOSED NEW BARREL BARN

REVISIONS	BY

Electric:
Architect:
Interior Design:
WAYNE HOLLAND & ASSOCIATES
1014 14th Street, NW
Atlanta, GA 30322-2108
Tel: 404.522.8200
Fax: 404.522.8225

Floor Plan
BEHRENS FAMILY WINERY
4078 Spring Mountain Road
Saint Helena, CA 94574

DRAWN	SEN
CHECKED	PH
DATE	AUGUST 12, 2014
SCALE	AS NOTED
PLOT DATE	APRIL 24, 2015

SHEET
A-1a

OF SHEETS

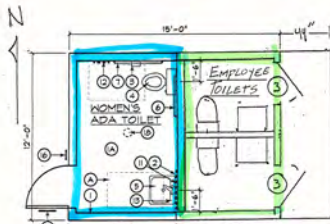
TOILET ROOM NOTES:

- ① 12x12 HALL TILE
- ② 12x12 FLOOR TILE, SLIP RESISTANT
- ③ MIRROR
- ④ TISSUE DISPENSER
- ⑤ FLOOR MOUNT WATER CLOSET - ACCESSIBLE
- ⑥ LAVATORY - ACCESSIBLE
- ⑦ 36" GRAB BAR
- ⑧ 42" GRAB BAR
- ⑨ NOT USED
- ⑩ NOT USED
- ⑪ NOT USED
- ⑫ FLUORESCENT LIGHT FIXTURE
- ⑬ SEAT PROTECTIVE DISPENSER
- ⑭ SOAP DISPENSER - CUT INTO SINKS
- ⑮ NOT USED
- ⑯ WOMEN'S SIGNAGE - IDENTIFIED BY AN OVAL 12" THICK AND 12" IN DIAMETER - MTD 60" FFF TO CENTER.
- ⑰ BRAILLE SIGNS SHALL BE MOUNTED ON THE LATCH SIDE OF THE DOOR, MTD 60" FFF TO CENTER.
- ⑱ NOT USED
- ⑲ LED LIGHT FIXTURE WITH ON/OFF SENSOR.

NOTE:

- Ⓐ 2'-8"X4'-0" CLEAR FLOOR SPACE FOR ACCESSIBILITY FOR THE LAVATORY AND URINAL.

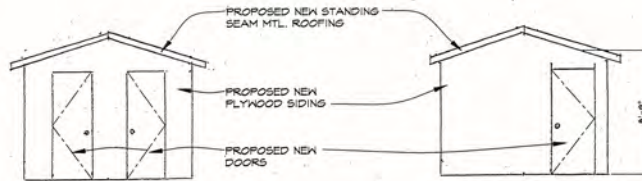
PRODUCTION AREA - 86 S.F.
ACCESSORY AREA - 94 S.F.



PROPOSED NEW FLOOR PLAN

1/4" = 1'

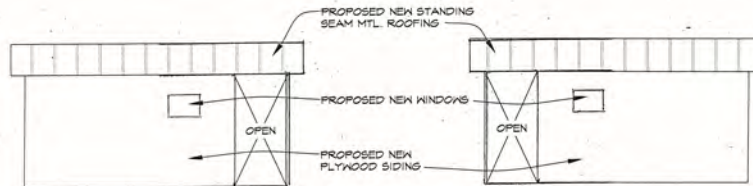
PROPOSED NEW SQUARE FOOTAGE 180 S.F.



EAST ELEVATION

1/4" = 1'

WEST ELEVATION

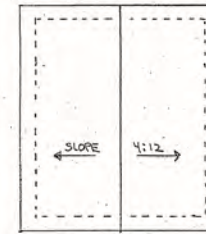


SOUTH ELEVATION

1/4" = 1'

NORTH ELEVATION

1/4" = 1'



ROOF PLAN

1/4" = 1'

PROPOSED NEW OUTDOOR BATHROOMS

REVISIONS	BY

Planning
 Architecture &
 Interior Design
WAYNE HOLLAND & ASSOCIATES
 1000 N. 1st Street, Suite 200
 Tallahassee, Florida 32309
 Phone: 904.224.7100
 Fax: 904.224.7109
 Cell: 904.383.5122

Floor & Elevation Plan
BEHRENS FAMILY WINERY
 4078 Spring Mountain Road
 Saint Helena, CA 94574

DRAWN	
BY	
CHECKED	
BY	
DATE	AUGUST 12, 2014
SCALE	AS NOTED
PLOT DATE	APRIL 28, 2015
SHEET	
OF SHEETS	

A-2a

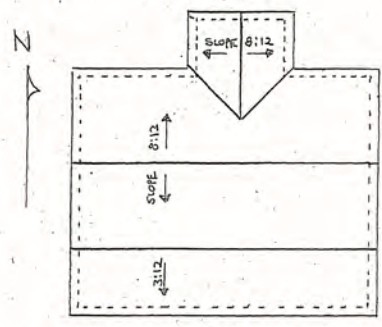
REVISIONS	BY

Project:
 Architect:
 Interior Design:
WAYNE HOLLAND & ASSOCIATES
 1004 Midway, Suite 'A'
 Napa, California 94559
 Telephone: 707.226.7229
 Cell: 707.262.8215

Floor & Elevation Plan
BEHRENS FAMILY WINERY
 4078 Spring Mountain Road
 Saint Helena, CA 94574

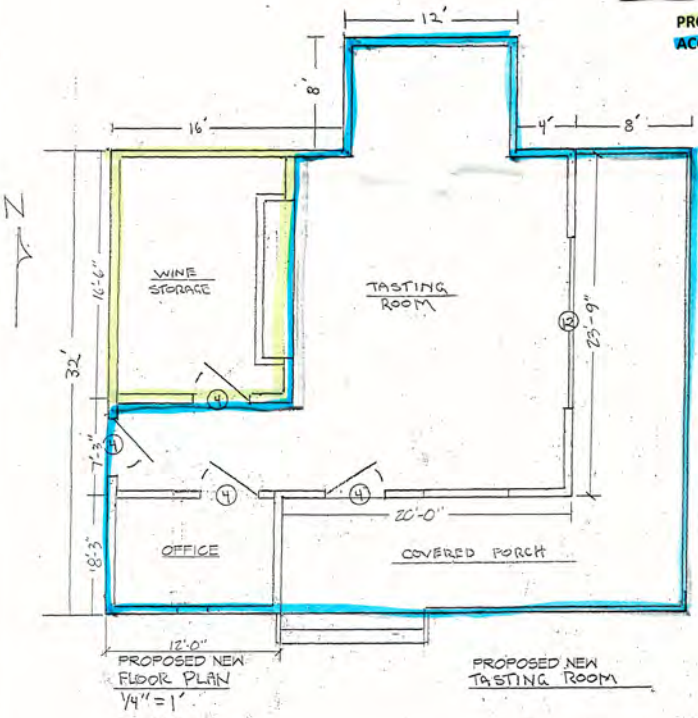
PROPOSED NEW CONSTRUCTION ROOM SQUARE FOOTAGE

WINE STORAGE	198 S.F.
TASTING ROOM	609 S.F.
COVERED PORCH	192 S.F.
OFFICE	22 S.F.
TOTAL	1,021 S.F.



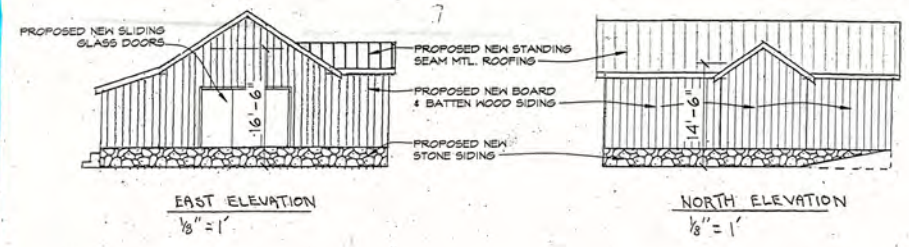
ROOF PLAN
 1/8" = 1'

PRODUCTION AREA - 198 S.F.
ACCESSORY AREA - 885 S.F.



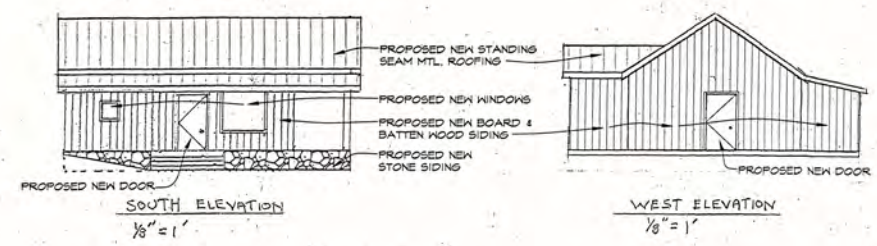
PROPOSED NEW FLOOR PLAN
 1/4" = 1'

PROPOSED NEW TASTING ROOM



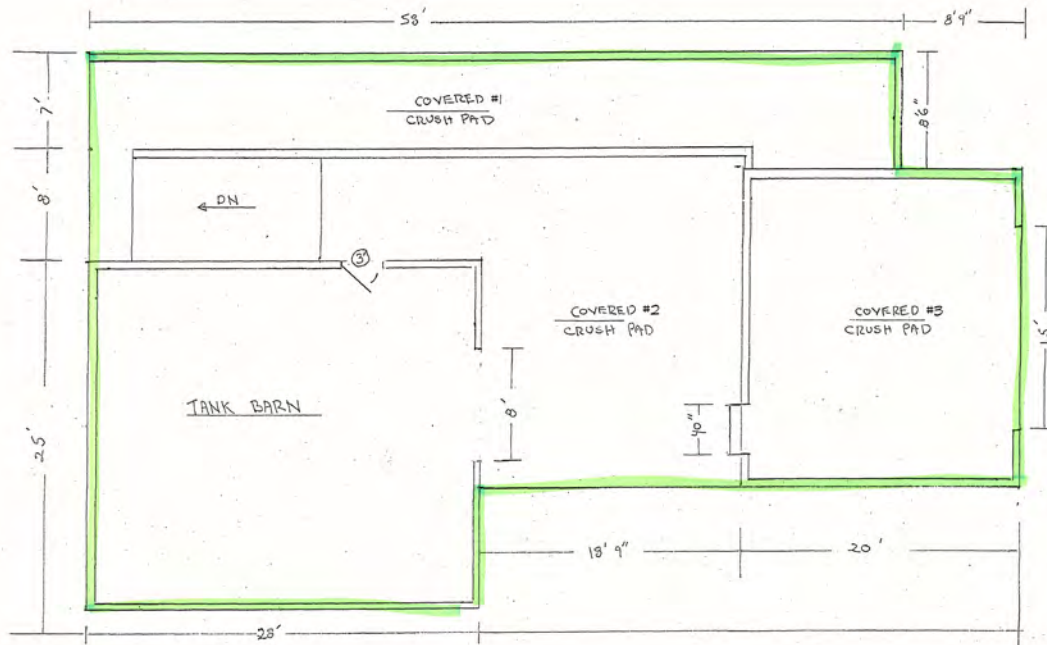
EAST ELEVATION
 1/8" = 1'

NORTH ELEVATION
 1/8" = 1'



SOUTH ELEVATION
 1/8" = 1'

WEST ELEVATION
 1/8" = 1'



PROPOSED NEW CONSTRUCTION
ROOM SQUARE FOOTAGE

TANK BARN	700 S.F.
COVERED CRUSH PAD #1	421 S.F.
COVERED CRUSH PAD #2	444 S.F.
COVERED CRUSH PAD #3	430 S.F.
TOTAL	1,995 S.F.

PRODUCTION AREA - 1,995 S.F.
ACCESSORY AREA - 0 S.F.

PROPOSED NEW
FLOOR PLAN
TANK BARN & COVERED CRUSH PAD
1/4" = 1'

REVISIONS	BY

Planning:
Architect:
Interior Design:
WAYNE HOLLAND & ASSOCIATES
444 J.P. Jones, Suite 200
Riverside, California 92509
Telephone: 951.282.7509
Fax: 951.282.8312

WAYNE HOLLAND & ASSOCIATES
4078 Spring Mountain Road
Saint Helena, CA 94574

Floor Plan
BEHRENS FAMILY WINERY
4078 Spring Mountain Road
Saint Helena, CA 94574

DRAWN	WCH
CHECKED	WCH
DATE	AUGUST 12, 2014
SCALE	AS NOTED
FLOOR PLAN	APRIL 24, 2013
SHEET	

A-4a

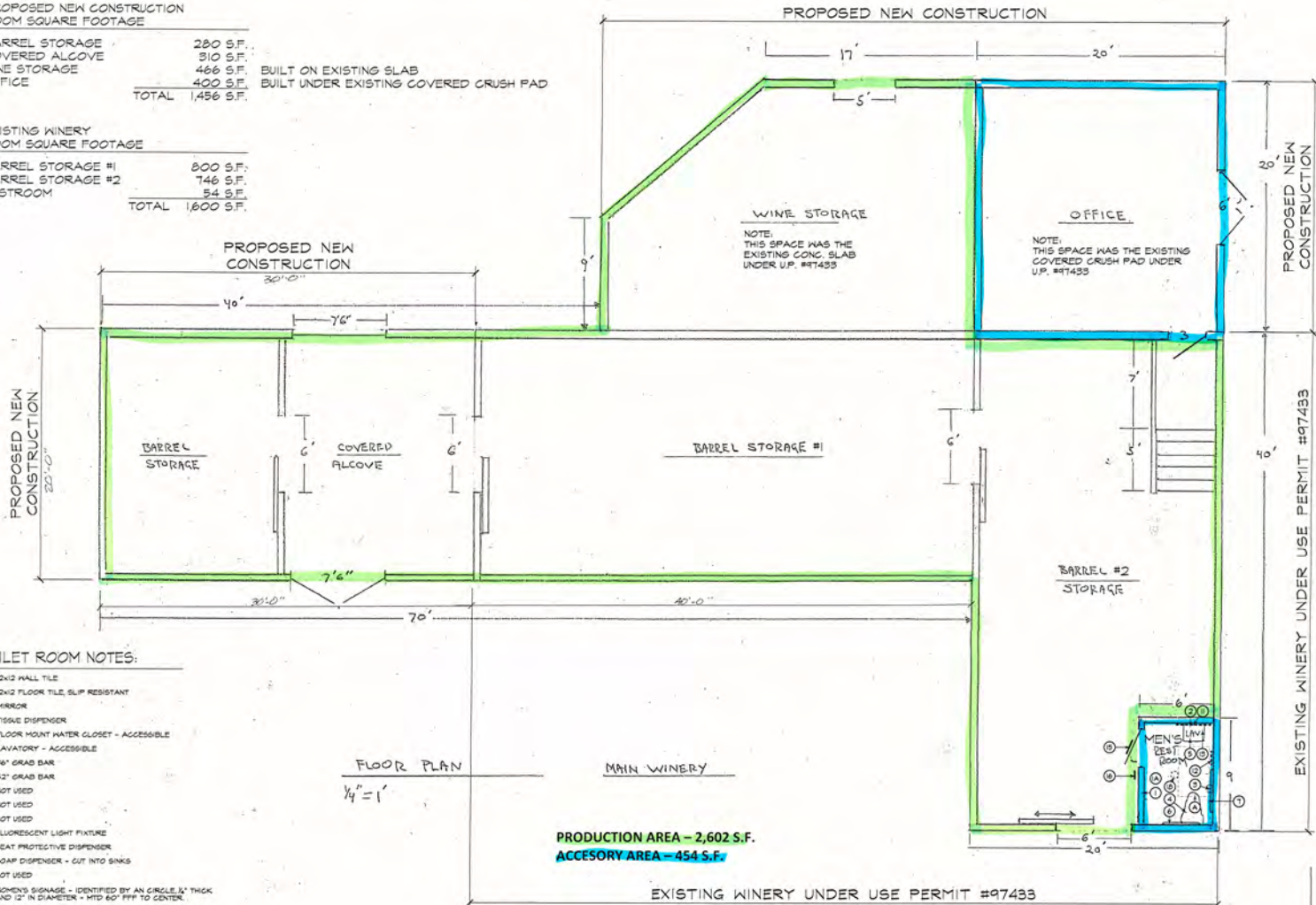
OF SHEETS

**PROPOSED NEW CONSTRUCTION
ROOM SQUARE FOOTAGE**

BARREL STORAGE	280 S.F.	
COVERED ALCOVE	310 S.F.	
WINE STORAGE	466 S.F.	BUILT ON EXISTING SLAB
OFFICE	400 S.F.	BUILT UNDER EXISTING COVERED CRUSH PAD
TOTAL	1,456 S.F.	

**EXISTING WINERY
ROOM SQUARE FOOTAGE**

BARREL STORAGE #1	800 S.F.
BARREL STORAGE #2	746 S.F.
RESTROOM	54 S.F.
TOTAL	1,600 S.F.



TOILET ROOM NOTES:

- ① 12x12 WALL TILE
- ② 12x12 FLOOR TILE, SLIP RESISTANT
- ③ MIRROR
- ④ TISSUE DISPENSER
- ⑤ FLOOR MOUNT WATER CLOSET - ACCESSIBLE
- ⑥ LAVATORY - ACCESSIBLE
- ⑦ 56" GRAB BAR
- ⑧ 42" GRAB BAR
- ⑨ NOT USED
- ⑩ NOT USED
- ⑪ NOT USED
- ⑫ FLUORESCENT LIGHT FIXTURE
- ⑬ SEAT PROTECTIVE DISPENSER
- ⑭ SOAP DISPENSER - CUT INTO SINKS
- ⑮ NOT USED
- ⑯ WOMEN'S SIGNAGE - IDENTIFIED BY AN CIRCLE 1/2" THICK AND 12" IN DIAMETER - MTD 60" FFF TO CENTER
- ⑰ BRAILLE SIGNS SHALL BE MOUNTED ON THE LATCH SIDE OF THE DOOR, MTD 60" FFF TO CENTER
- ⑱ NOT USED
- ⑲ LED LIGHT FIXTURE WITH ON/OFF SENSOR

NOTE:

- ① 2'-6"x4'-0" CLEAR FLOOR SPACE FOR ACCESSIBILITY FOR THE LAVATORY AND URINAL

REVISIONS	BY

Architect:
Architect #:
Wayne Holland & Associates
144 Jd Street, Suite 700
Hayward, California 94542
Telephone: 707.276.7309
Fax: 707.865.5125

Floor Plan
BEHRENS FAMILY WINERY
4078 Spring Mountain Road
Saint Helena, CA 94574

DRAWN	1/21
CHECKED	3/11
DATE	AUGUST 22, 2014
SCALE	AS NOTED
POST DATE	April 24, 2015
SHEET	A-5a
OF SHEETS	