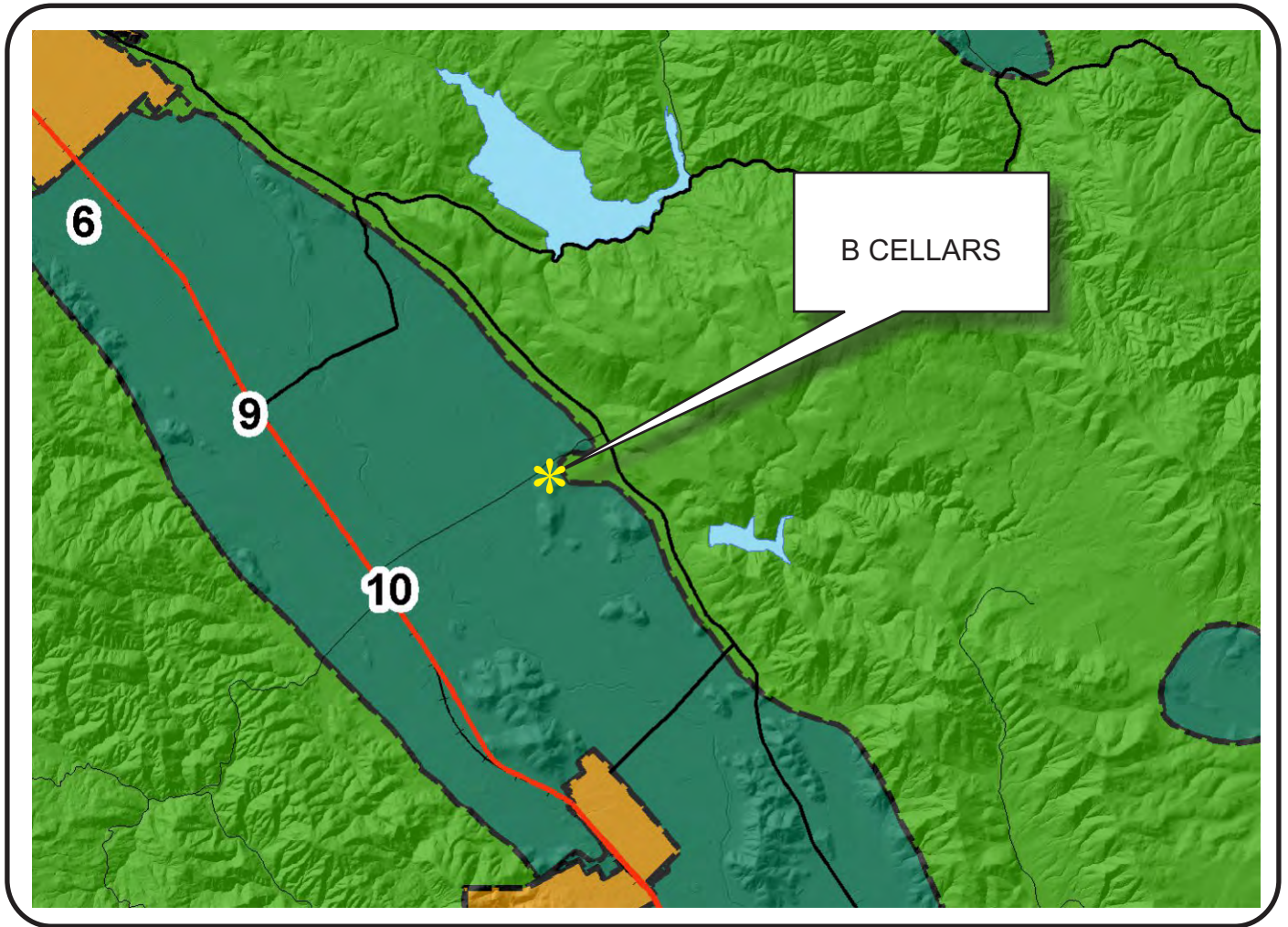




# Graphics

# NAPA COUNTY LAND USE PLAN 2008 - 2030



## LEGEND

### URBANIZED OR NON-AGRICULTURAL

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

### OPEN SPACE

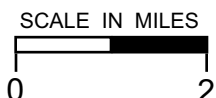
- Agriculture, Watershed & Open Space
- Agricultural Resource

### TRANSPORTATION

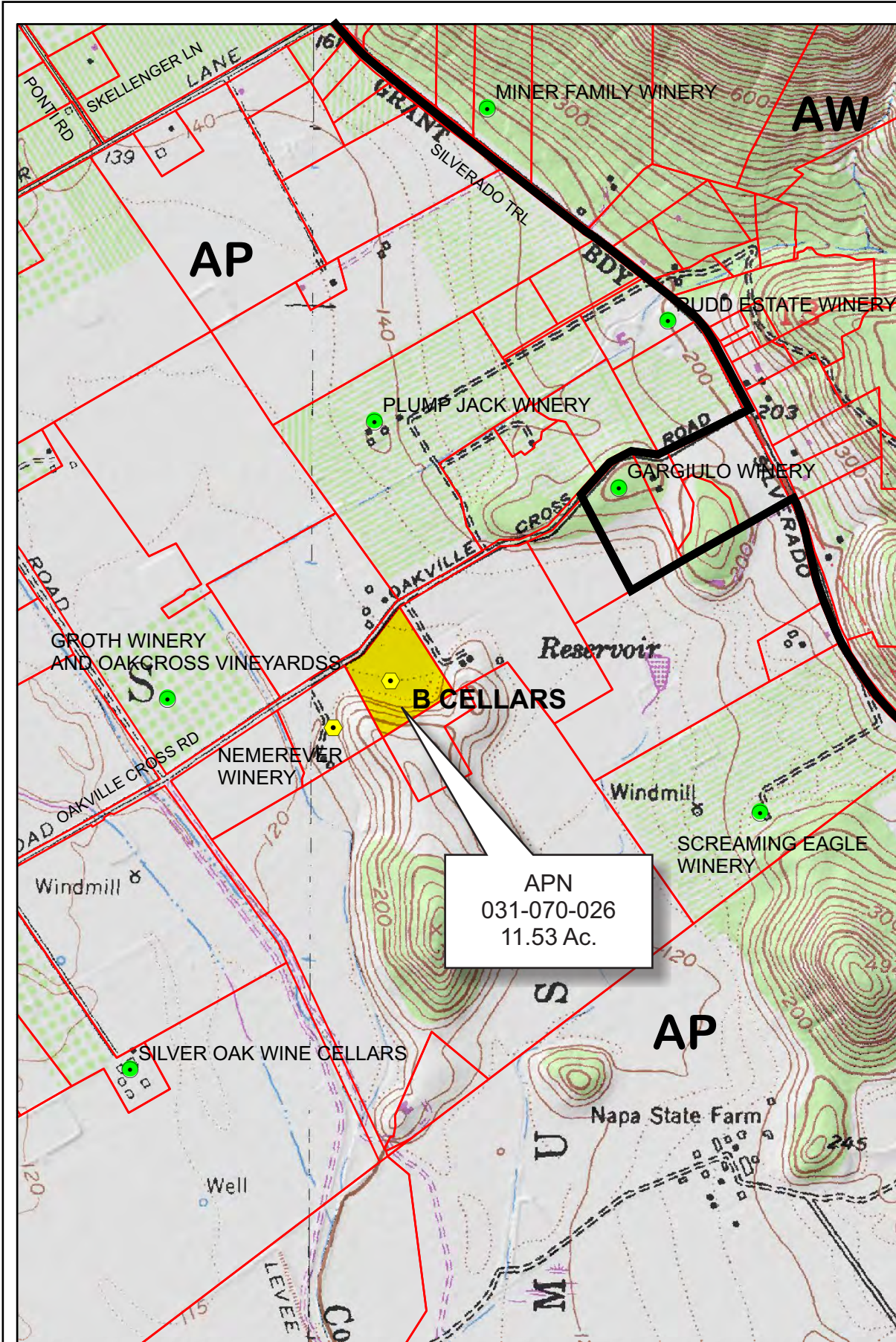
- Mineral Resource
- Railroad
- Limited Access Highway
- Major Road
- Secondary Road
- Airport
- Airport Clear Zone
- Landfill - General Plan

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

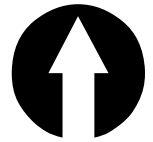
APN  
031-070-026  
08-24-2017  
8D MOD



# B CELLARS







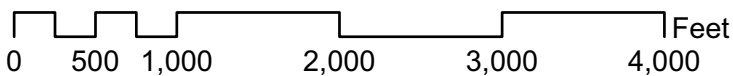
APN  
031-070-026  
11.53 Ac.



## Legend

### Wineries in Vicinity

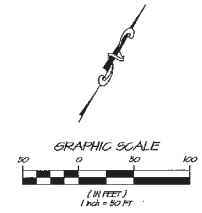
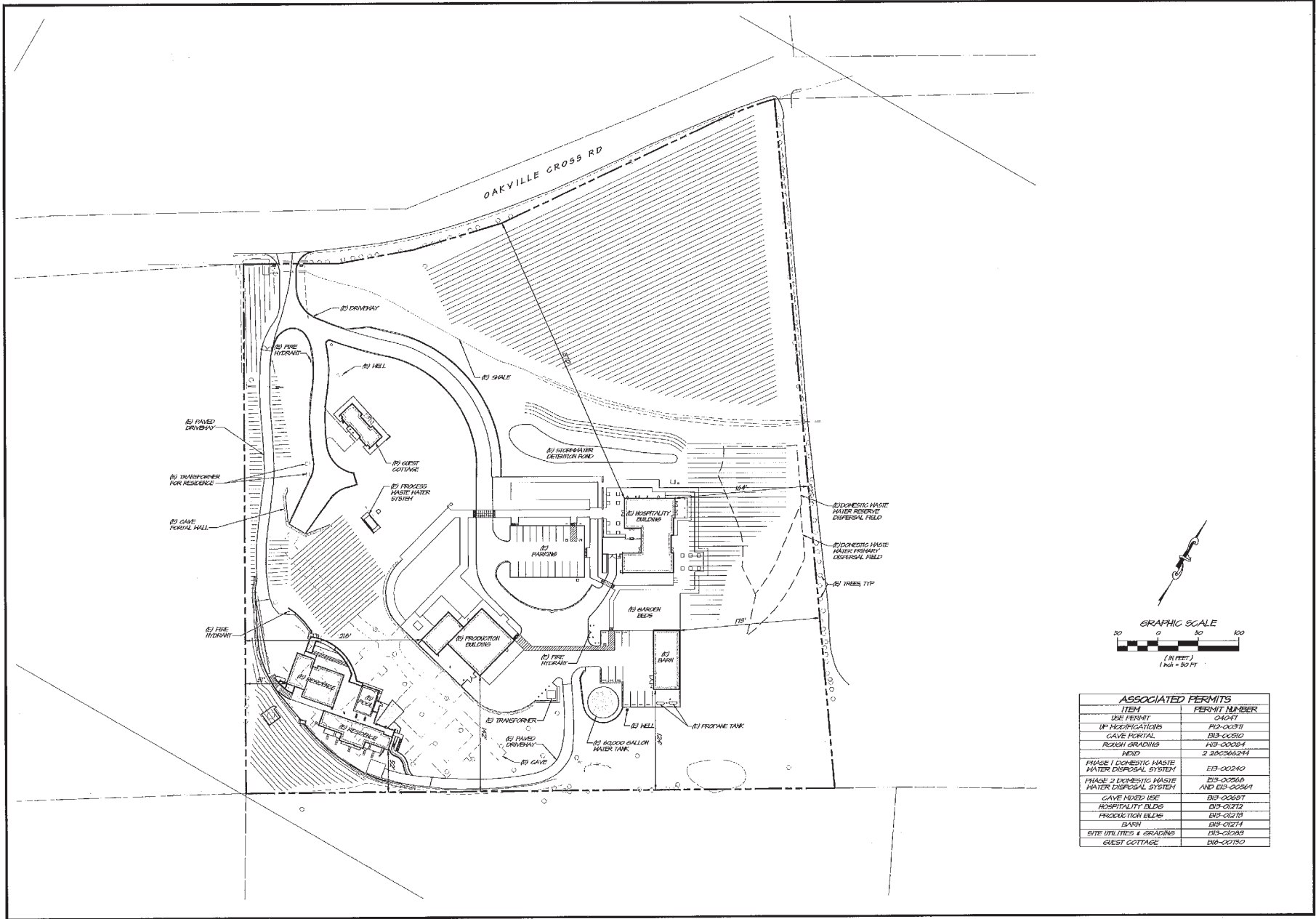
-  Producing
-  Approved
-  Pending
-  Parcels
-  Zoning



# B CELLARS



# B CELLARS



ASSOCIATED PERMITS	
ITEM	PERMIT NUMBER
USE PERMIT	04047
DP REGULATIONS	PH-00371
CAVE PERMIT	PH-00310
ROUGH GRADING	PH-00204
NEED	2 280386214
PHASE 1 DOMESTIC WASTE WATER DISPOSAL SYSTEM	EIS-00240
PHASE 2 DOMESTIC WASTE WATER DISPOSAL SYSTEM	EIS-00260 AND EIS-00261
CAVE MIXED USE	DP-00307
HOSPITALITY BLDG	DS-0272
PRODUCTION BLDG	DS-0273
BARN	DS-0274
SITE UTILITIES & GRADING	DS-0275
GUEST COTTAGE	DS-0276

DATE: JANUARY 4, 2017

DRAWN: JAC

DESIGNED: JVP

CHECKED: JVP

FOR NO. 080840

SHEET NO. **C1.0**

1 OF 7 SHEETS

**B CELLARS WINERY**

**SITE PLAN**

NAPA COUNTY CALIFORNIA

RS&A

RS&A ENGINEERING & ARCHITECTURE

1515 CALIFORNIA STREET, SUITE 200, NAPA, CALIF. 94930

WWW.RSANDARCHITECTURE.COM

# B CELLARS WINERY SITE PHOTO EXHIBIT

RECEIVED  
JAN 18 2017  
Napa County Planning Building  
& Environmental Services



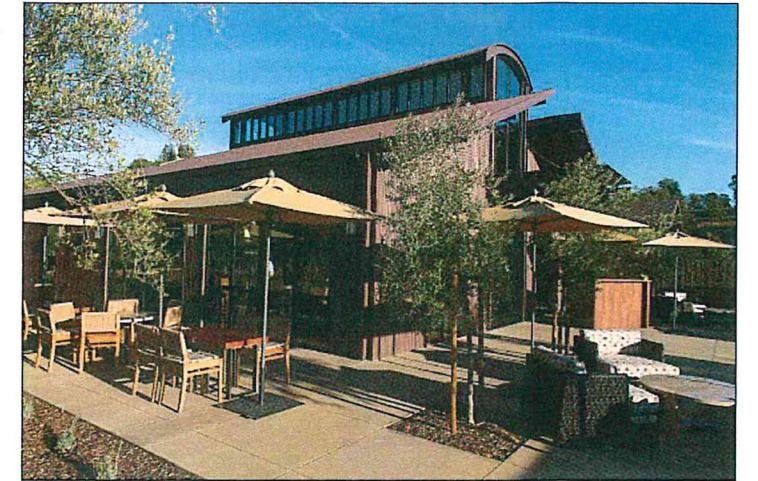
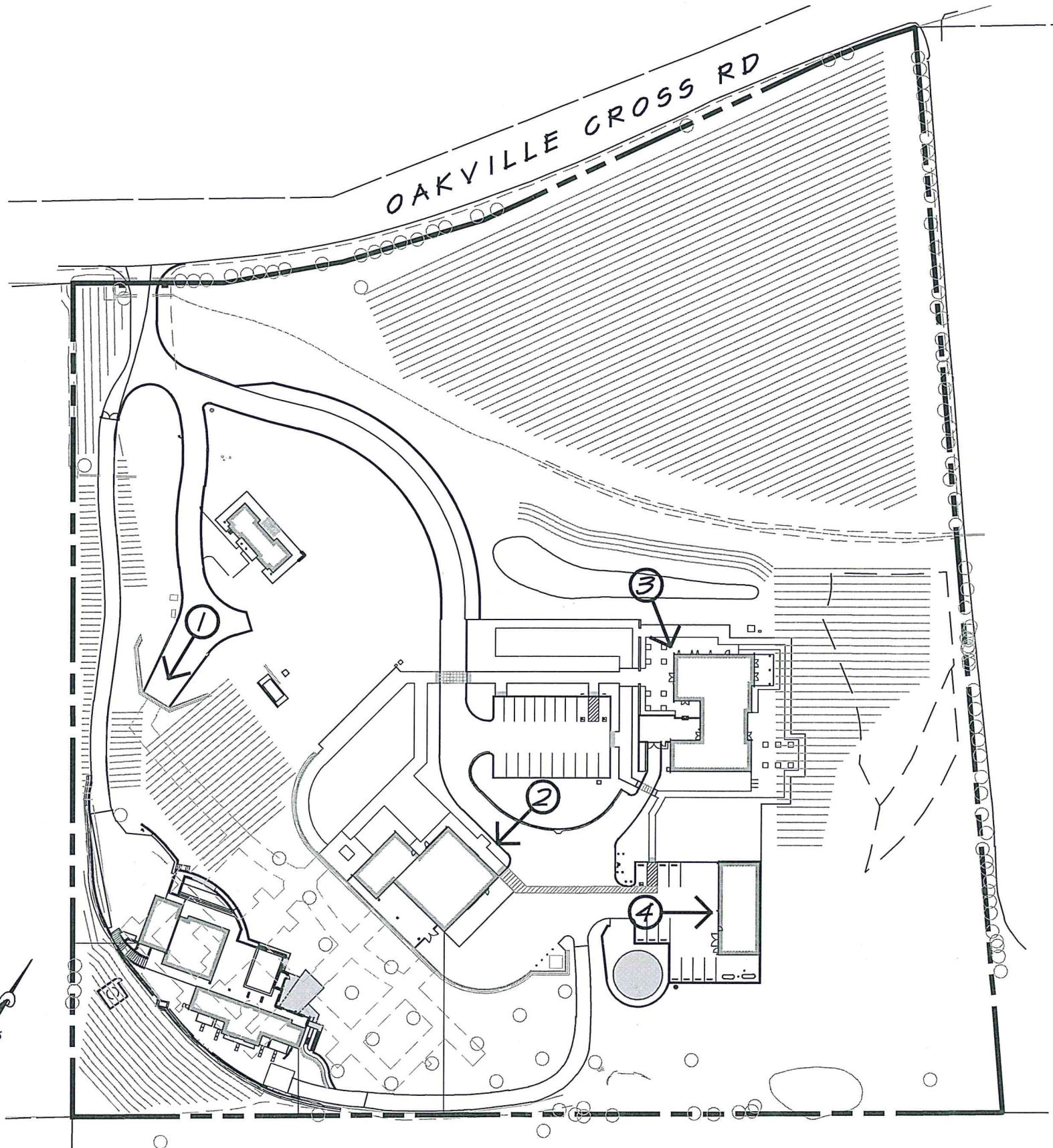
**PHOTO 1**

LOOKING SOUTH TOWARDS PORTAL #3



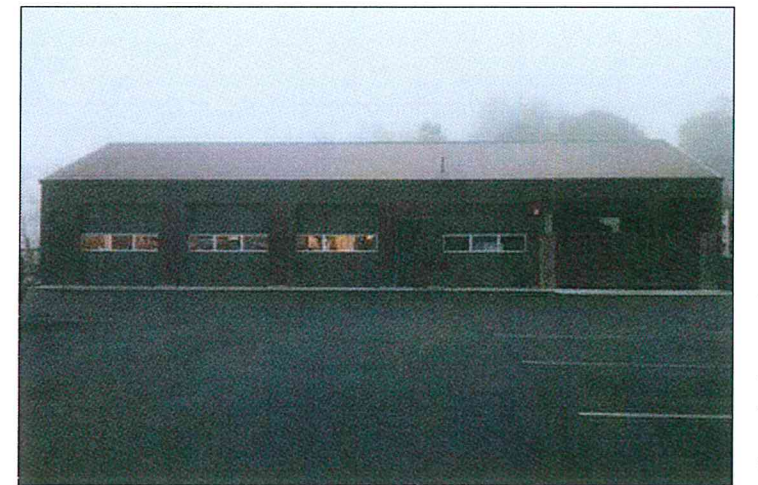
**PHOTO 2**

LOOKING SOUTH TOWARDS PRODUCTION BUILDING & PORTAL #1



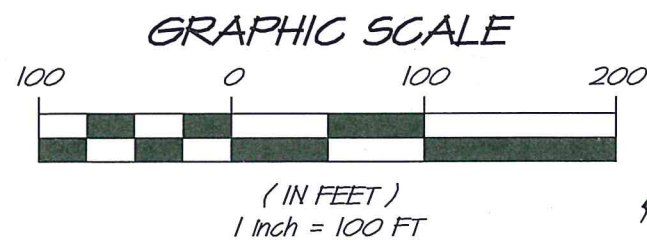
**PHOTO 3**

LOOKING EAST TOWARDS HOSPITALITY BUILDING



**PHOTO 4**

LOOKING NORTHEAST TOWARDS BARN



**LEGEND**

# → PHOTO LOCATION & DIRECTION

**RSA+** 1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE | 707 | 252.3301  
+ www.RSAcivil.com +

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JANUARY 16, 2017 4116014.0 Exh-Site Photo.dwg

R:\2016\4116014.0\_B-Cellars\_IP\_Modification\DESIGN\EXHIBITS\Exh-Site Photo.dwg 01/16/2017