

“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

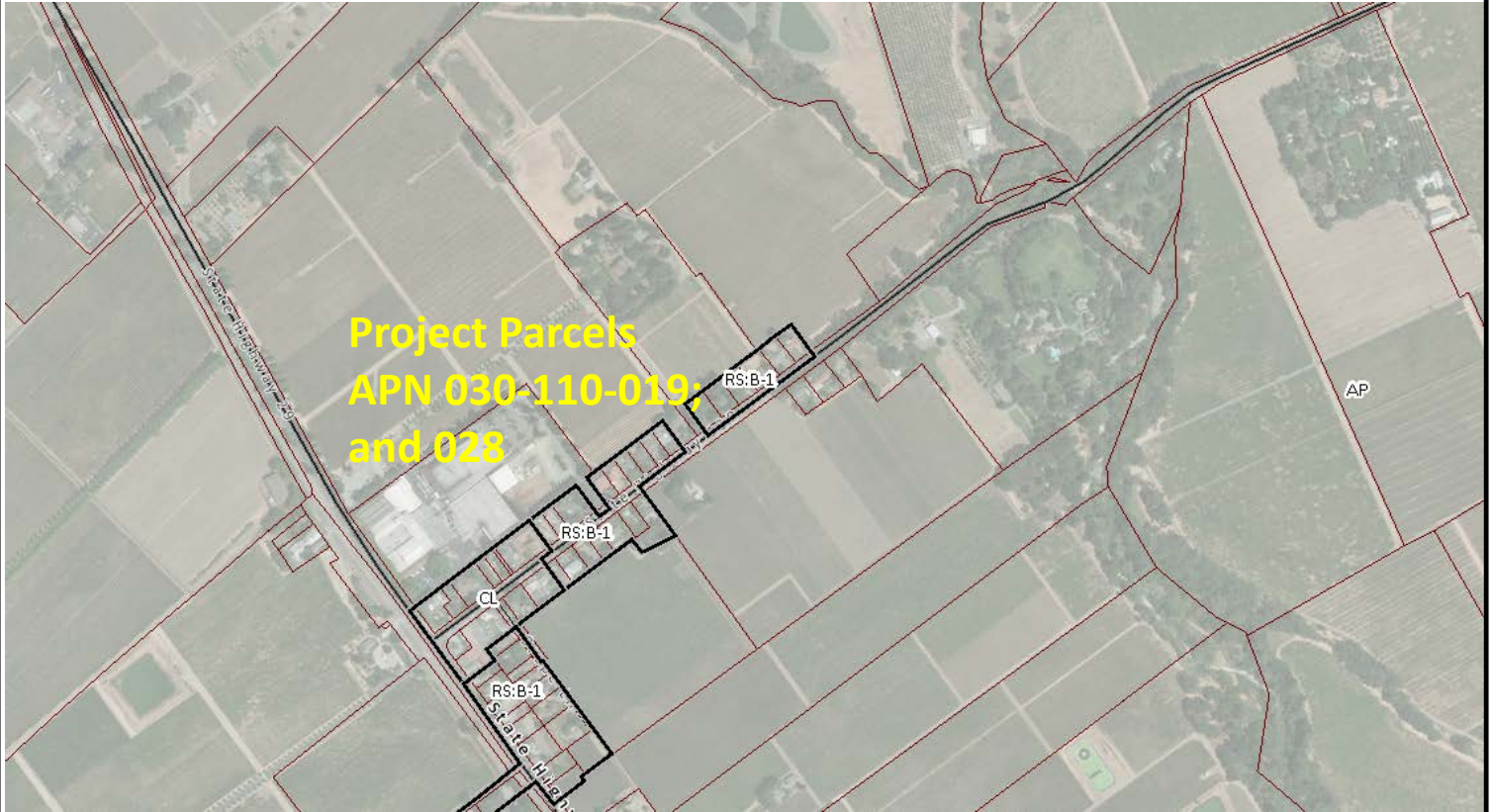
OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

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

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



LEGEND

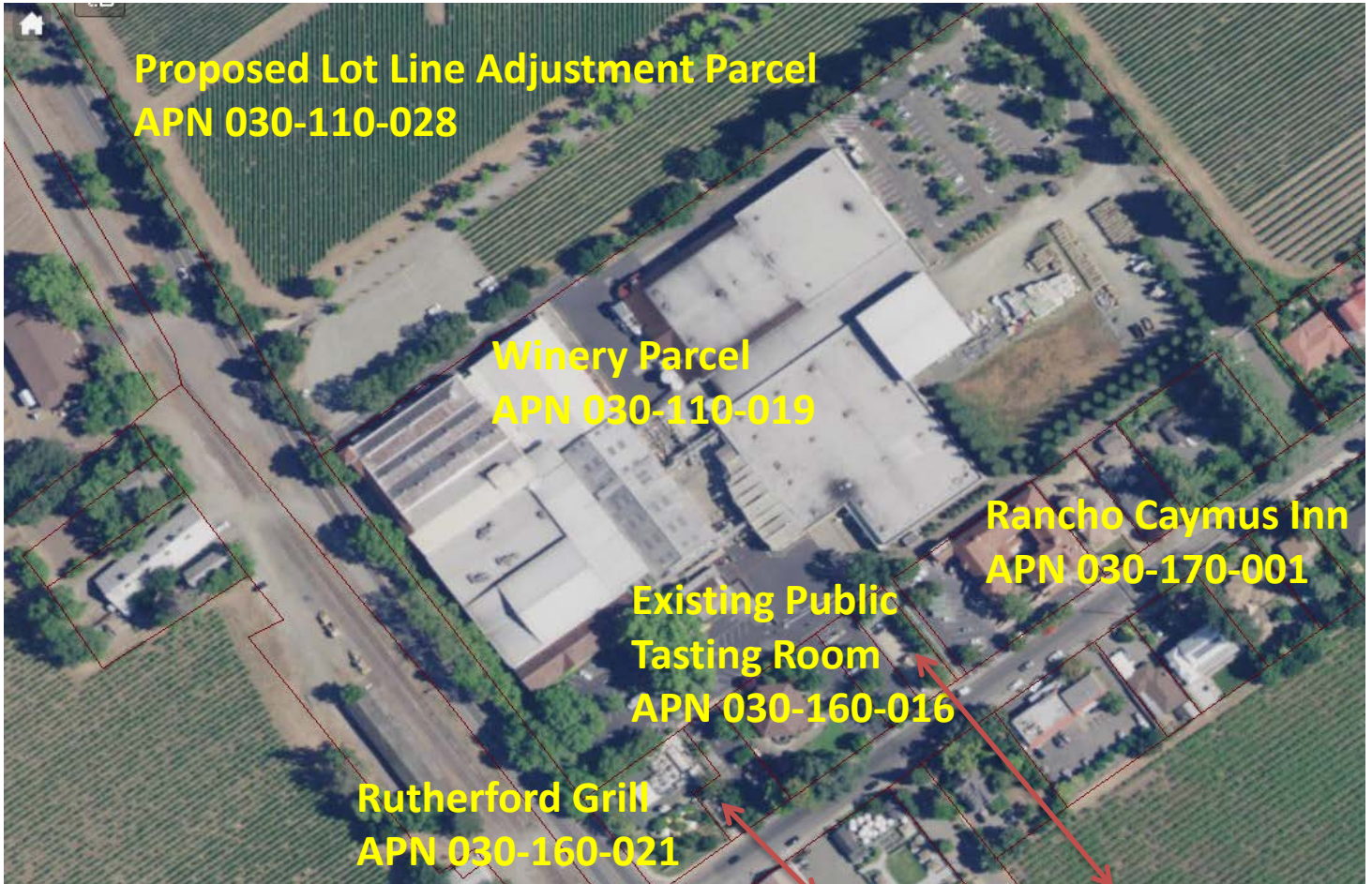
- Zoning
- Parcels



ZONING MAP



Existing Conditions



Post Office
APN 030-160-017

Parking Lot
APN 030-160-005;
and 006



Project Area Map



JUANCARLOS FERNANDEZ
PROJECT LEADER

SIGNUM ARCHITECTURE, LLP 707 963 8831
1050 Adams Street, Suite 101, Sausalito, CA 94574

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BEAULIEU VINEYARD

1960 SITE ELEVATION
R. T. FERFOR, CA
APN 030-110-019

PROJECT NUMBER 1615
DATE 02.01.2017
CHECKED BY JCF
DRAWN BY JCF
SCALE AS NOTED

REVISIONS
USE PERMIT - MAJOR MODIFICATION 11.15.2017

EXISTING LEASED PUBLIC TASTING ROOM, SITS ON APN 030-160-016

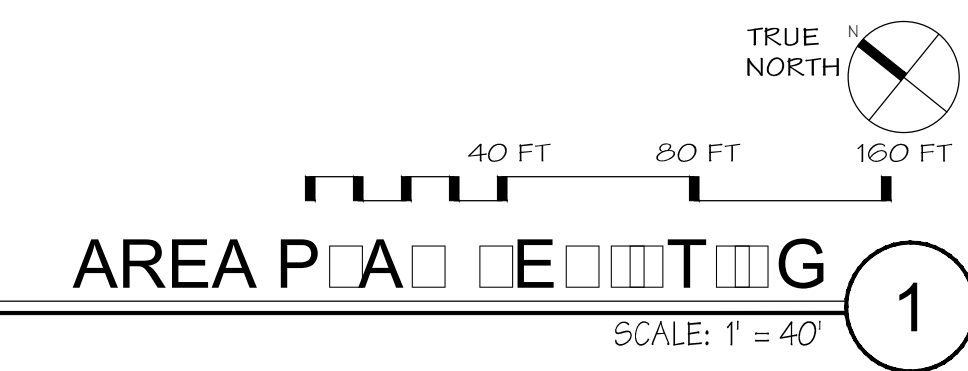
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AREA P A E T G

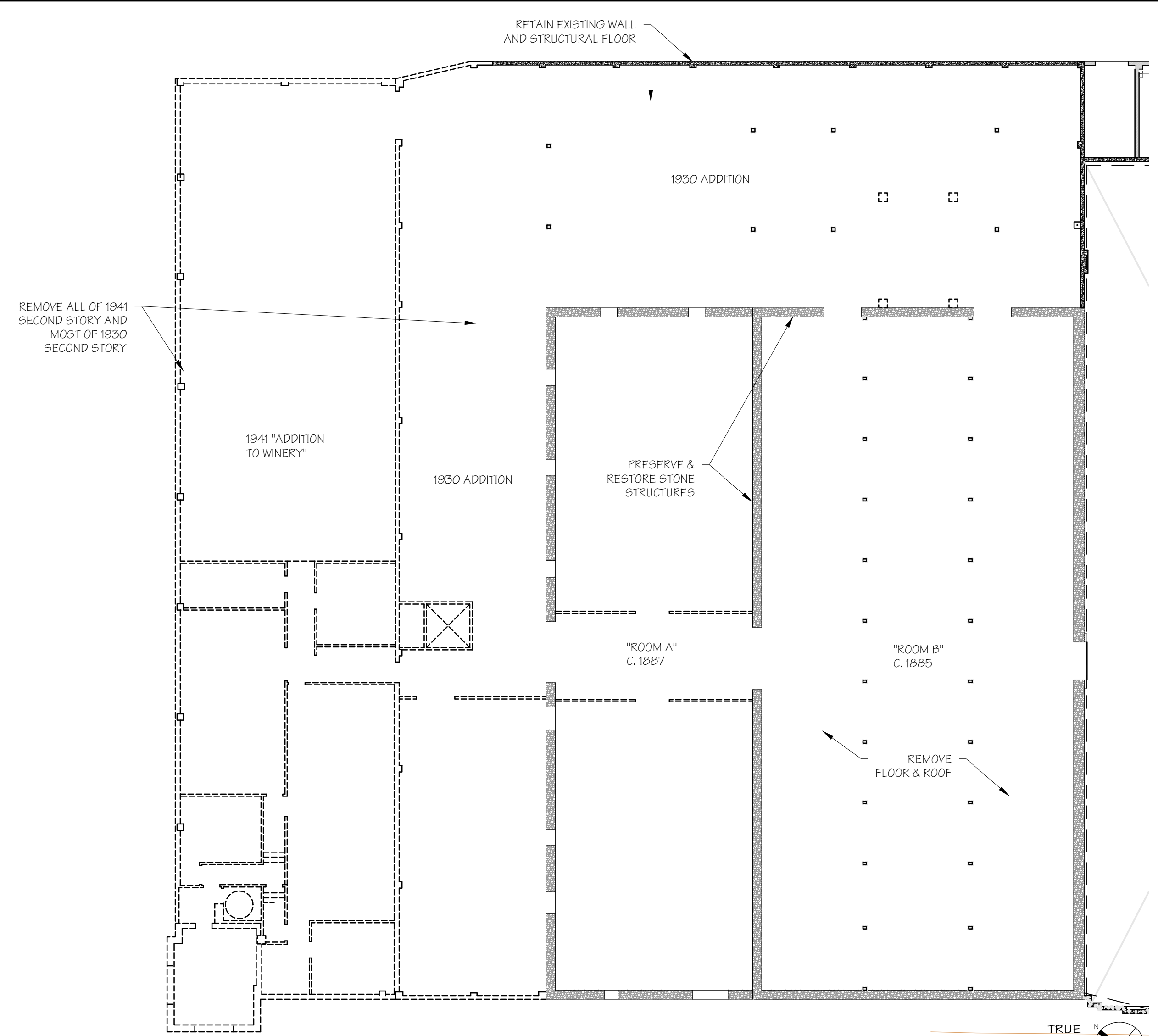
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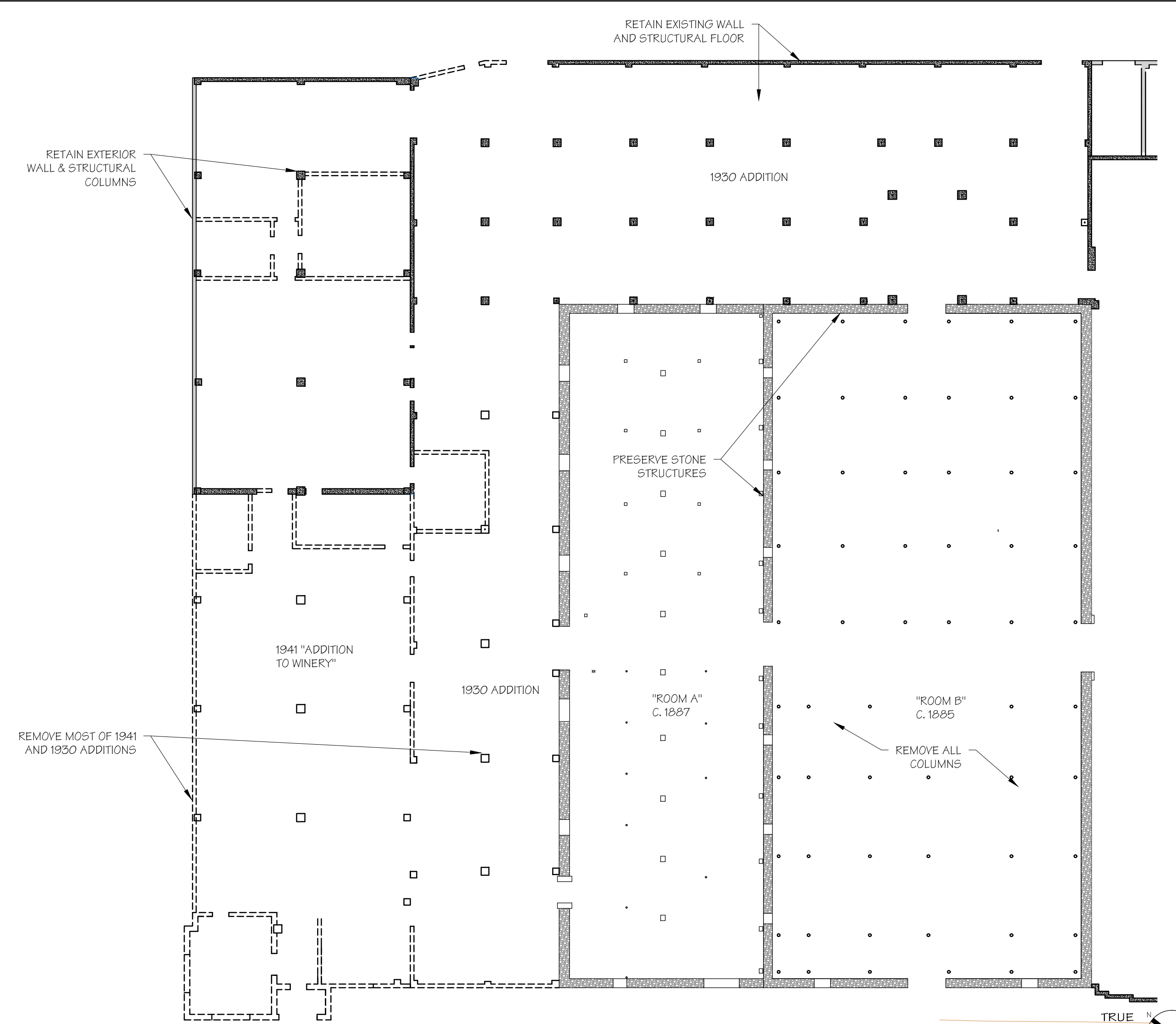
PERMIT



1



ECO FLOOR PROPOSED EMO TO
SCALE: 1/16" = 1'-0" 3



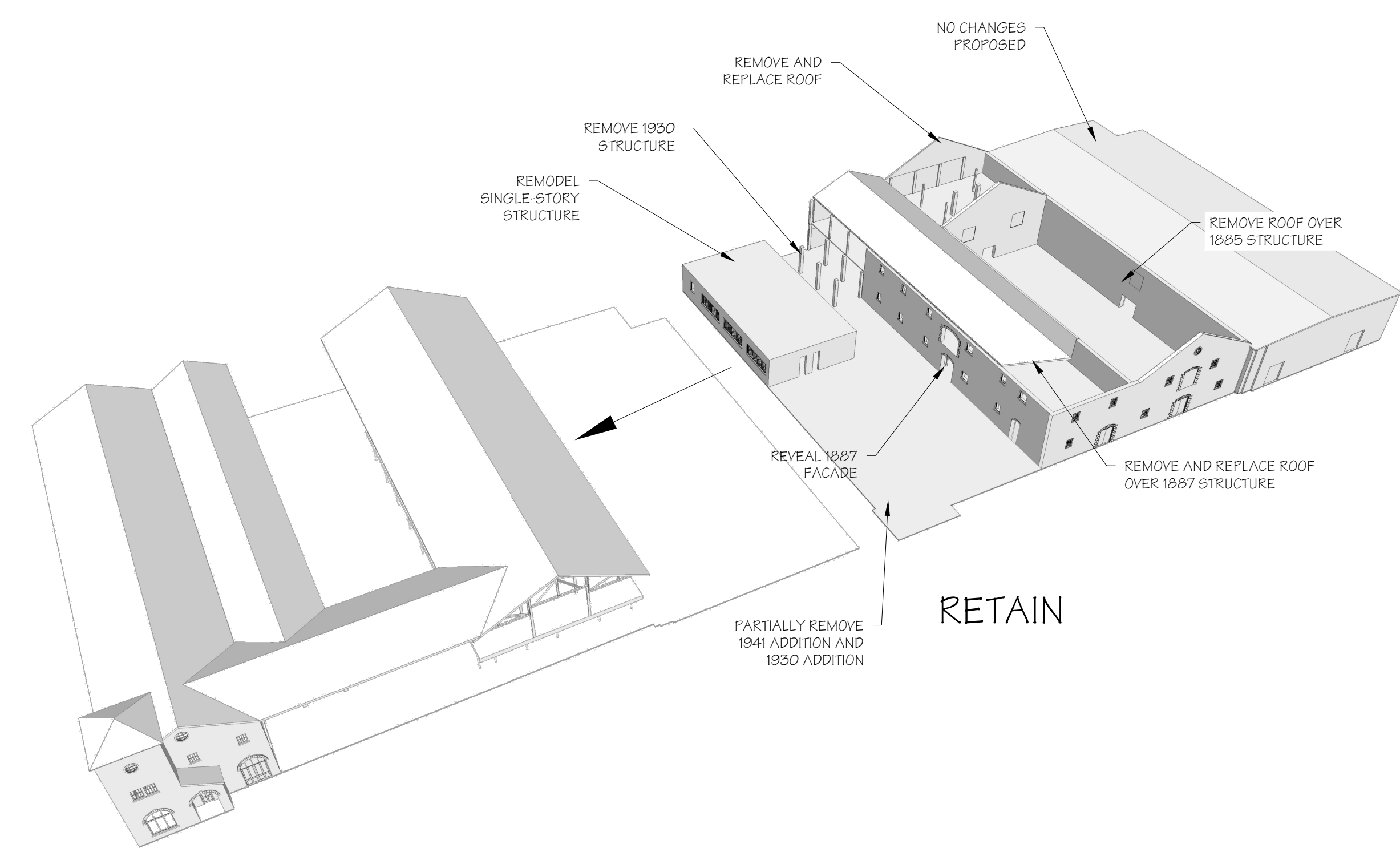
FIRST FLOOR PROPOSED EMO TO
SCALE: 1/16" = 1'-0" 2

JUANCARLOS FERNANDEZ
PROJECT ENGINEER

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BEAULIEU VINEYARD



REMOVE

ANOMETRIC PROPOSED EMO TO
N.T.S. 1

1960 T. E. E. A. W.
R. T. ERFOR, CA
AP 030 110 019

PROJECT NUMBER 1615
DATE 02.01.2017
CHECKED BY CAROL FERARONE
DRAWN BY CF RIBE
SCALE ADOTE

REVISIONS
USE PERMIT - MAJOR MODIFICATION 11.15.2017

SHEET NAME

EMO TO
AREA PA

SHEET NUMBER

G0.05

PERMIT

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APPROXIMATE EARTHWORK:
 DISTURBED AREA: 3.6 ACRES
 CUT VOLUME: 1676 CU. YDS.
 FILL VOLUME: 1 CU. YDS.
 NET VOLUME: 1675 CU. YDS. (CUT)
 EXCESS SOIL TO BE OFF HAULED TO AN APPROVED SITE

OWNER/APPLICANT:
BEAULIEU VINEYARDS
 1960 ST. HELENA HIGHWAY
 RUTHERFORD, CA 94558

SUMMIT
 Summit Engineering, Inc
 463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403
 707-527-0775 • www.summit-sr.com

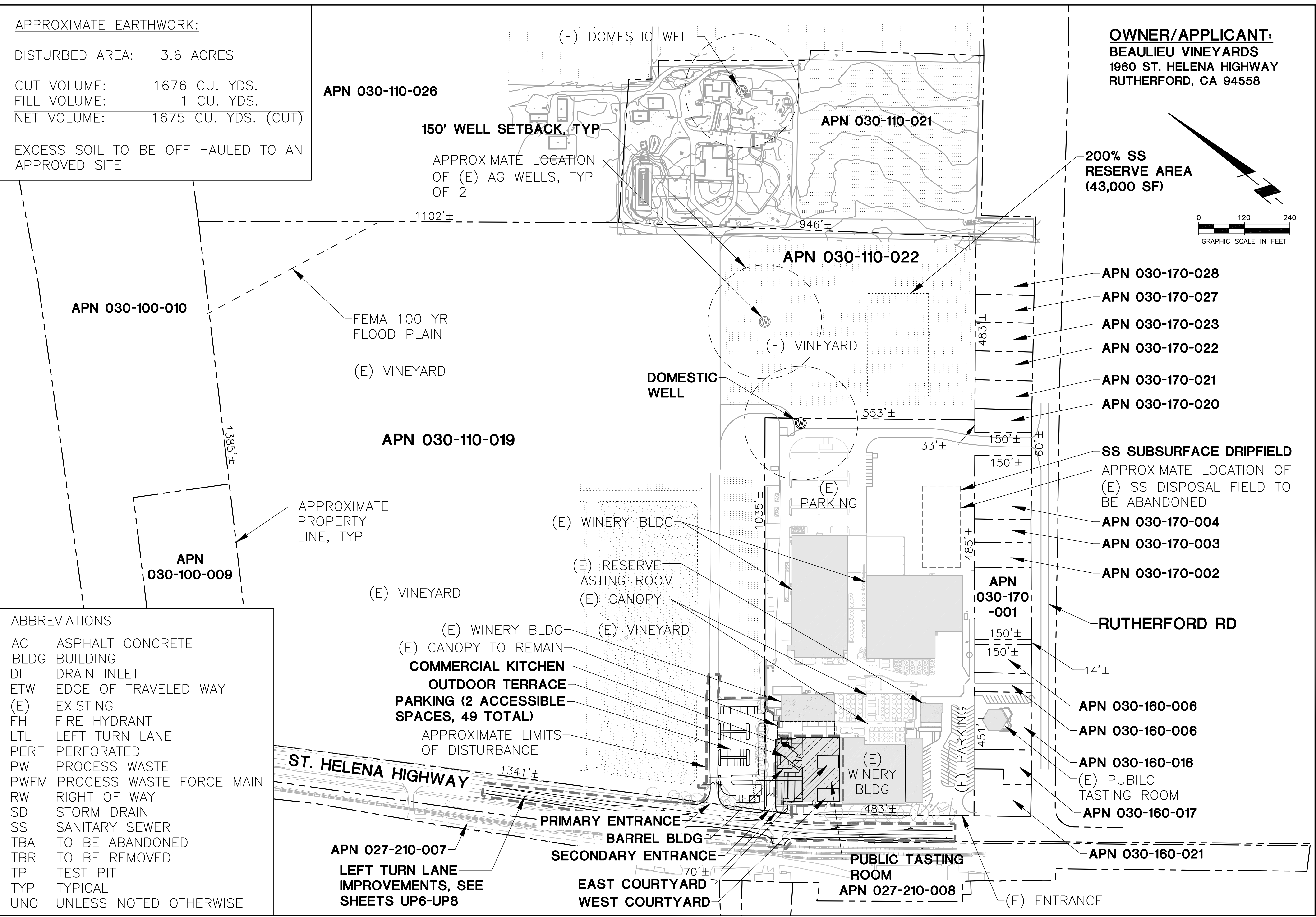
BEAULIEU VINEYARDS
 1960 ST. HELENA HIGHWAY
 RUTHERFORD, CA 94558
 APN 030-110-019

USE PERMIT APPLICATION
 OVERALL SITE PLAN

2017-11-15
 USE PERMIT SUBMITAL

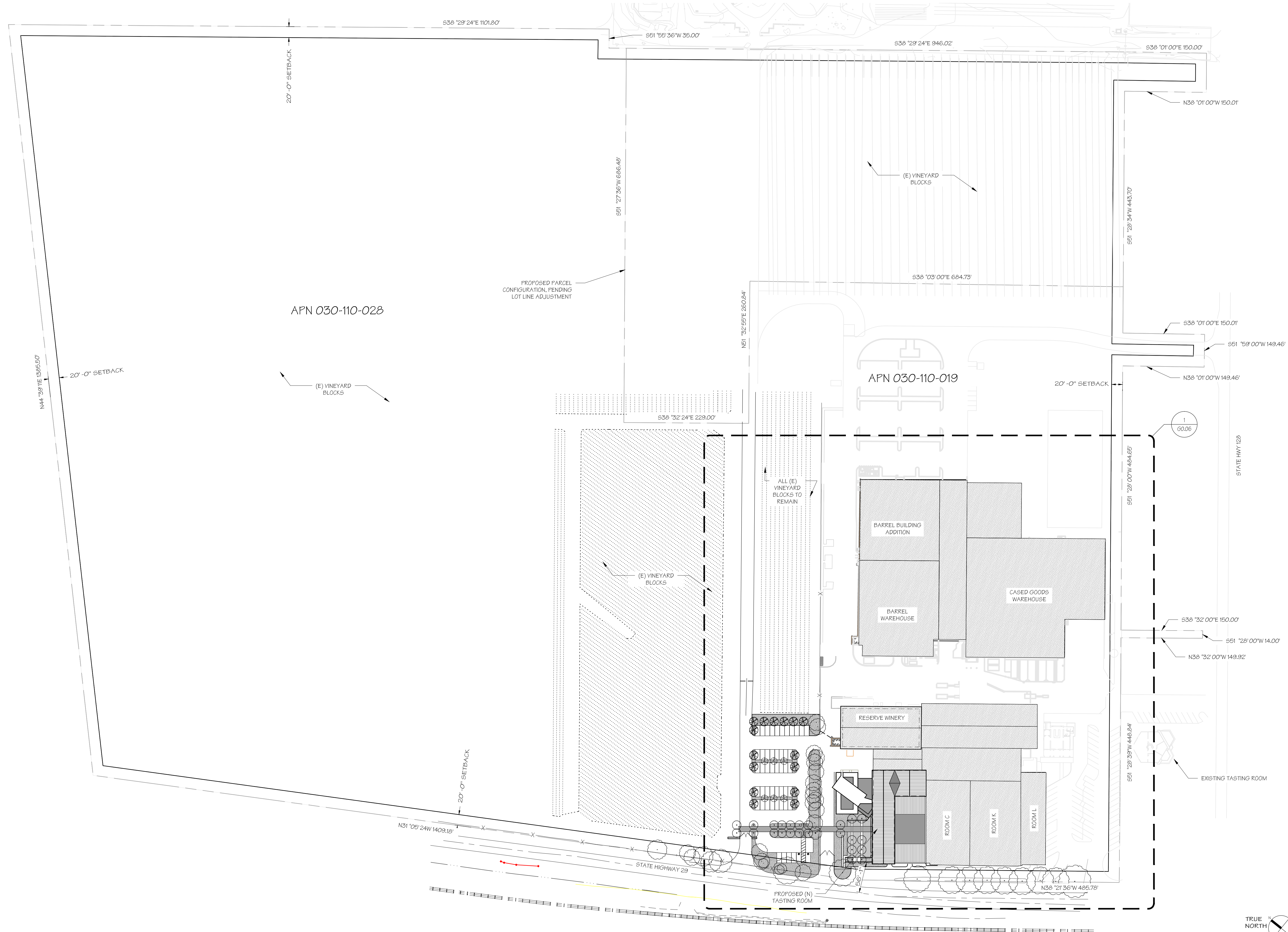
DATE: 2017-04-17
 JOB NO: 2017017
 SCALE: AS SHOWN
 DRAWN: JA
 CHECKED: CP

SHEET
UP1



ABBREVIATIONS

AC	ASPHALT CONCRETE
BLDG	BUILDING
DI	DRAIN INLET
ETW	EDGE OF TRAVELED WAY
(E)	EXISTING
FH	FIRE HYDRANT
LTL	LEFT TURN LANE
PERF	PERFORATED
PW	PROCESS WASTE
PWFM	PROCESS WASTE FORCE MAIN
RW	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
TBA	TO BE ABANDONED
TBR	TO BE REMOVED
TP	TEST PIT
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE



JUANCARLOS FERNANDEZ
PROJECT DESIGNER

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BEAULIEU VINEYARD

1960 T. E. E. A. W.
R. T. ERFOR, CA
APN 030 110 019

PROJECT NUMBER 1615
DATE 02.01.2017
CHECKED BY JUANCARLOS FERNANDEZ
DRAWN BY JCF RDB
SCALE A NOTE
REVISIONS
USE PERMIT - MAJOR MODIFICATION 11.15.2017

SHEET NAME

OVERLAP P.A. PROPOSED

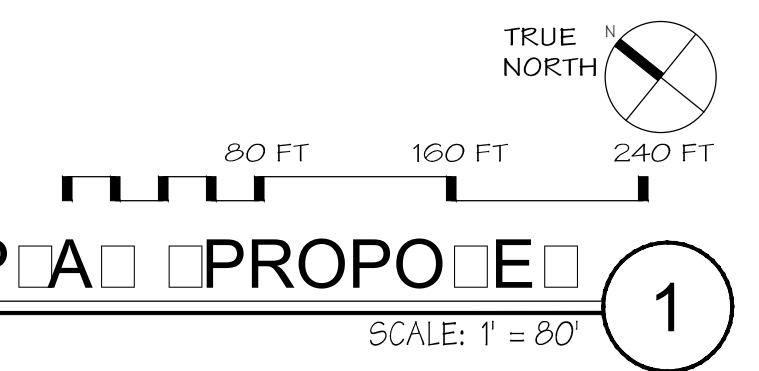
SHEET NUMBER

G0.03

SCALE: 1" = 80'

1

USE PERMIT



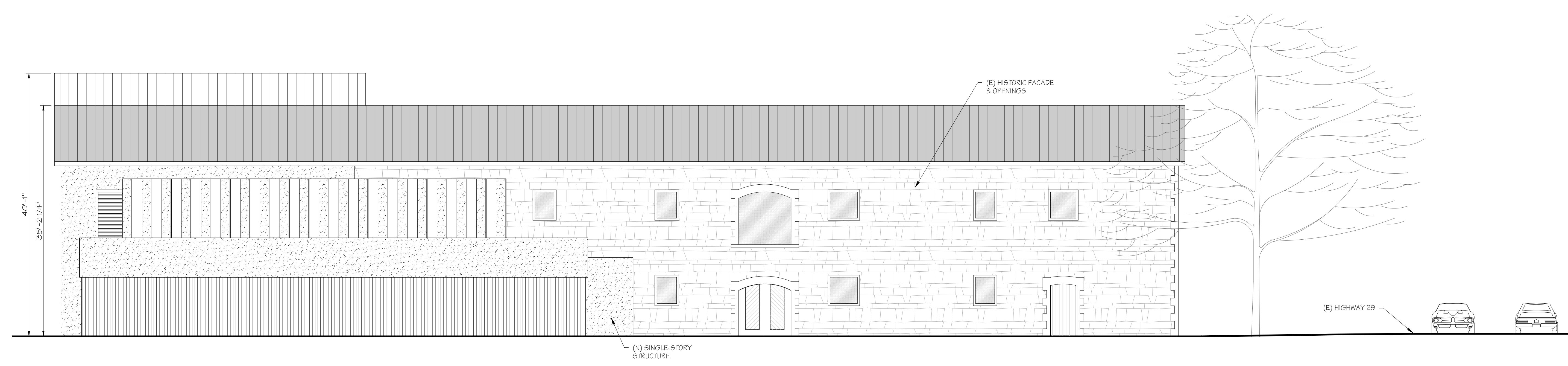
OVERLAP P.A. PROPOSED

JUANCARLOS FERNANDEZ
PROJECT DESIGNER

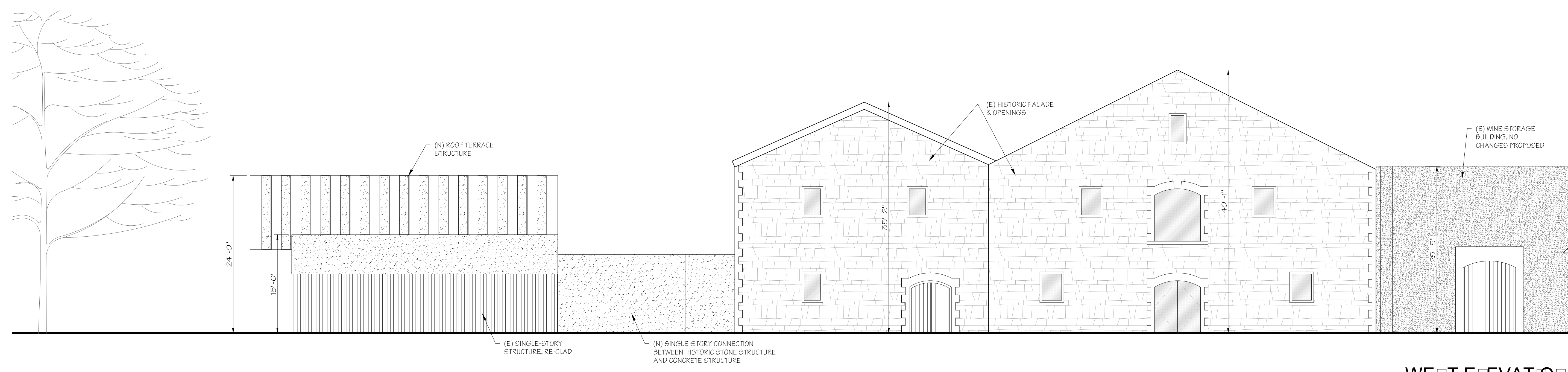
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**BEAULIEU
VINEYARD**



FRONT ELEVATION 2
SCALE: 1/8" = 1'-0"



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

1960 TITHEEVA W
R. T. FERFOR, CA
AP 030 110 019

PROJECT NUMBER 1615
DATE 02.01.2017
CHECKED BY JUAN CARLOS FERNANDEZ
DRAWN BY JCF / RDB
SCALE A3 / 0TE

REVISIONS
USE PERMIT - MAJOR MODIFICATION 11.15.2017

SHEET NAME

FRONT ELEVATION

SHEET NUMBER

A3.01

USE PERMIT



JUANCARLOS FERNANDEZ
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GUEST ARRIVAL FROM COURT PARKING AREA 2
N.T.S.

**BEAULIEU
VINEYARD**



1960 SITE ELEVATION
REDWOOD, CA
APR 030 110 019

PROJECT NUMBER 1615
DATE 02.01.2017
CHECKED BY JUAN CARLOS FERNANDEZ
DRAWN BY JCF / RDB
SCALE A3 NOTE

REVISIONS
USE PERMIT - MAJOR MODIFICATION 11.15.2017

SHEET NAME

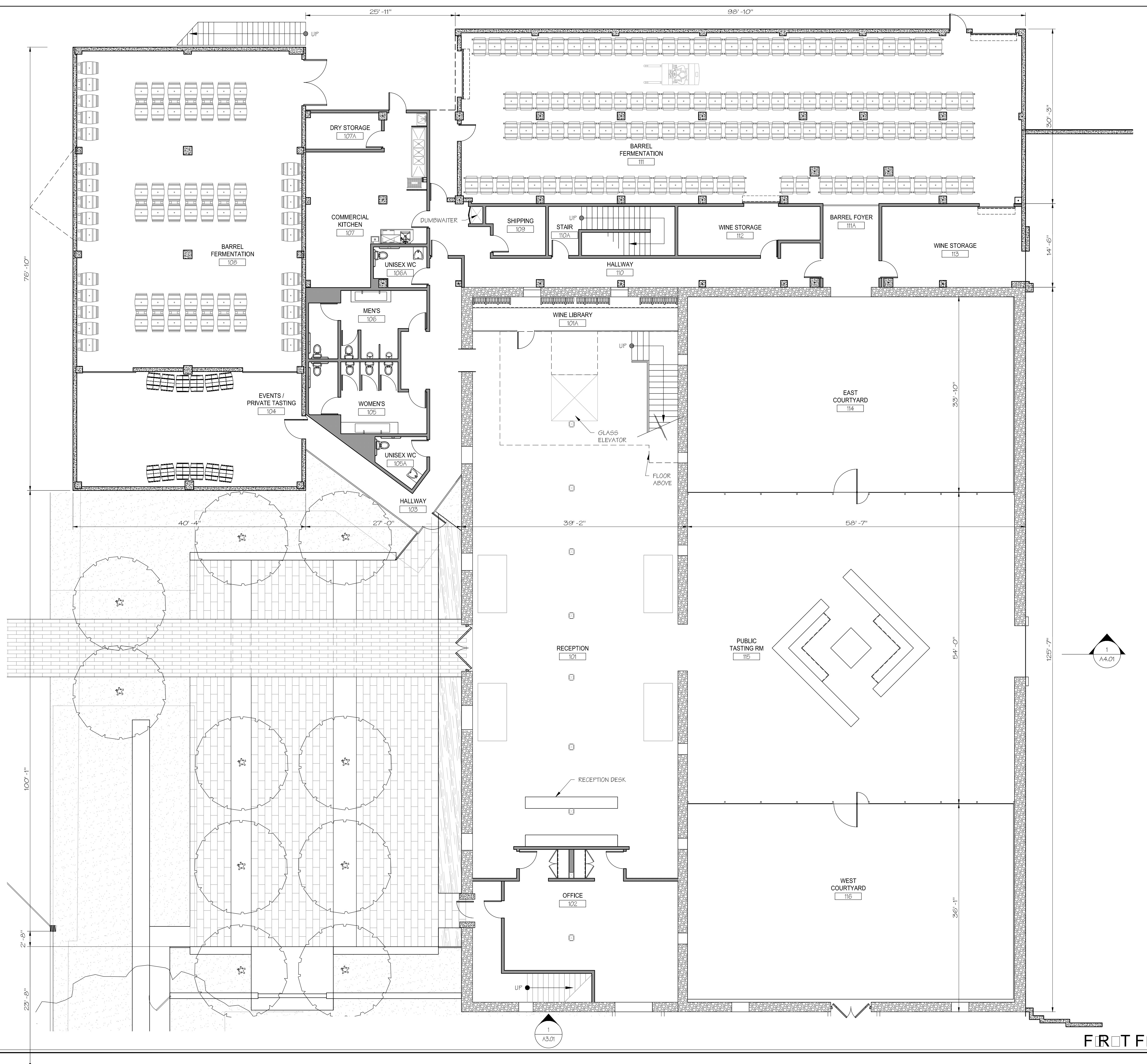
INTERIOR REFERENCING

SHEET NUMBER

SECTION CUT THROUGH GREAT 1
N.T.S.

G0.07

USE PERMIT



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PROJECT DESIGNER

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1050 Adams Street, Suite 111, Berkeley, CA 94574

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BEAULIEU VINEYARD

1960 TITHEEAW
R. T. BERFOR, CA
AP# 030 110 019

PROJECT NUMBER 1615
DATE 02.01.2017
CHECKED BY JUAN CARLOS FERNANDEZ
DRAWN BY JCF / ROR / EEB
SCALE A4.01

REVISIONS
USE PERMIT - MAJOR MODIFICATION 11.15.2017

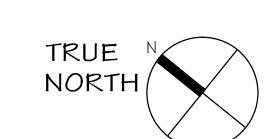
SHEET NAME

FIRST FLOOR PLAN

SHEET NUMBER

A2.11

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



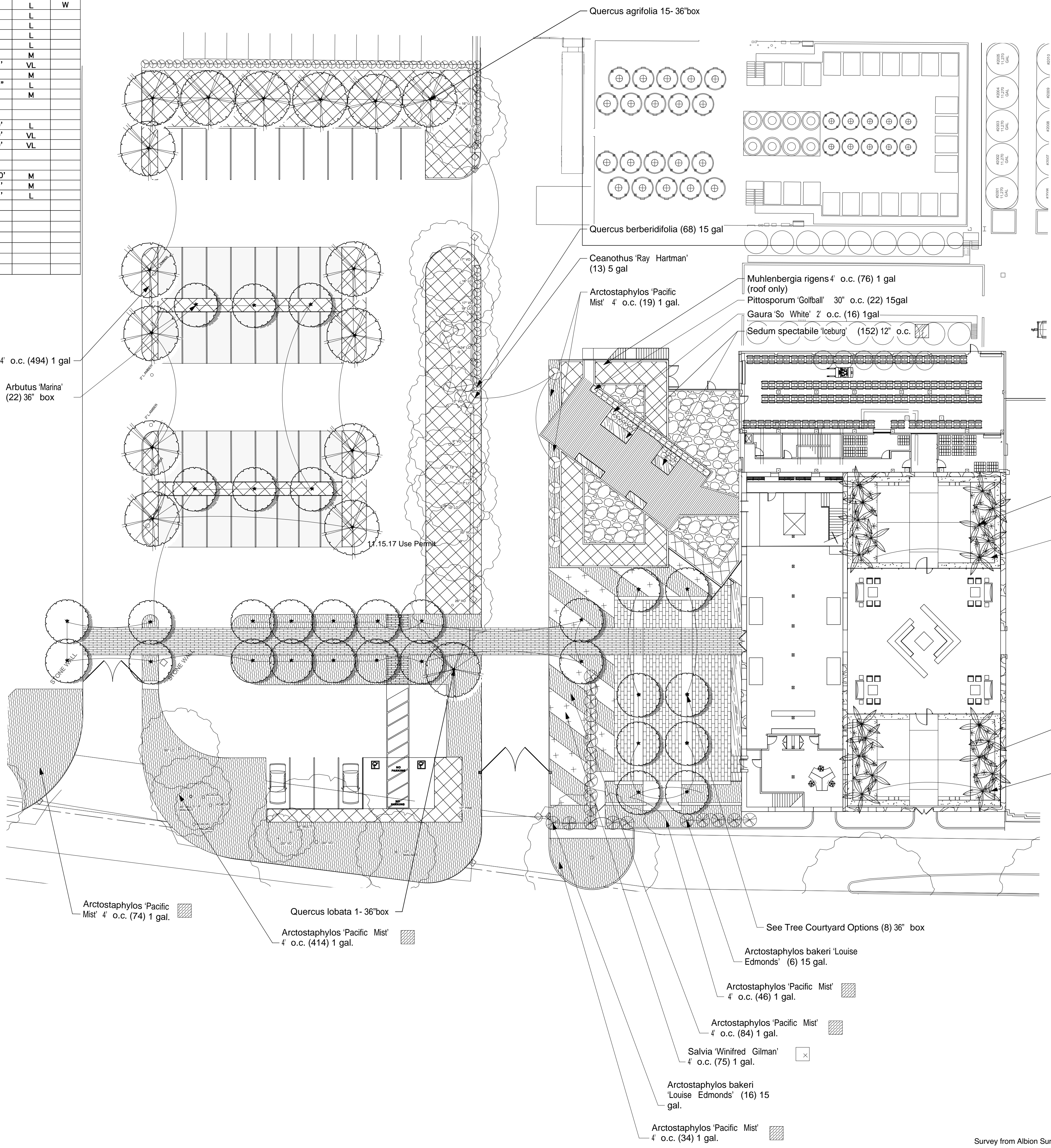
FIRST FLOOR PLAN **1**

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Botanical Names	Common Names	Spacing	Quantity	Cont. Size	(HxW)	WUCOLS	W.N.F
Arctostaphylos bakeri 'Louise Edmonds'	Louise Edmonds	-	22	15 gal	6'x6'	L	
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	4' o.c.	164	1 gal	2'x5'	L	W N
Ceanothus 'Ray Hartman'	Ray Hartman Ceanothus	-	13	5 gal	5'x5'	L	
Gaura 'So White'	So White Gaura	-	16	1 gal	4'x3'	M	
Salvia 'Winifred Gilman'	Winifred Gilman Cleveland sage	4' o.c.	94	1 gal	3'x4'	L	W
Muhlenbergia rigens	Deer Grass	4' o.c.	540	1 gal	4'x4'	L	
Phoenix roebelenii - 5' plus trunks	Pigmy Date Palm		6	5' tall plus	10'x6'	L	
Phoenix roebelenii - 6/7' plus trunks	Pigmy Date Palm		6	6' tall plus	10'x6'	L	
Phoenix roebelenii - 8' plus trunks	Pigmy Date Palm		8	8' tall plus	10'x6'	L	
Pittosporum 'Golf Ball'	Golfball Kohuhu	30" o.c.	22	5 gal	3'x3'	M	
Quercus berberidifolia	California Scrub Oak	3' o.c.	68	15 gal	21'x15'	VL	
Rosa 'Desprez a Fleur Jaunes'	Desprez Rose		3	5 gal	N/A	M	
Sedum spectabile 'Iceberg'	Iceberg Sedum	12" o.c.	152	1 gal	14'x14"	L	
Polystichum munitum	Sword Fern	30" o.c.	200	1 gal	4'x4'	M	
Parking Trees							
Arbutus 'Marina'	Marina Arbutus		22	36" box	30'x30'	L	
Quercus agrifolia	Live Oak		17	36" box	50'x50'	VL	
Quercus lobata	Valley Oak		1	36" box	50'x50'	VL	
Entry Courtyard Tree Options							
Acer buergerianum	Trident Maple		8	36" box	20' x 20'	M	
Koeleruteria paniculata	Golden Rain Tree	option 2		36" box	35'x35'	M	
Lagerstromia 'Natchez'	Natchez Crepe Myrtle	option 3		36" box	25'x12'	L	
W - Low water use							
N - Native plant							
F - Fire resistant							
WUCOLS KEY:							
H - High Water Use							
M - Medium Water Use							
L - Low Water Use							
VL - Very Low Water use							

Muhlenbergia rigens 4' o.c. (494) 1 gal (parking only)

Arbutus 'Marina' (22) 36" box



NOTE:
Contractor to verify locations of new and existing utilities prior to digging and or all plant placement.

BLASEN LANDSCAPE ARCHITECTURE

Blasen Landscape Architecture Inc.
500 Red Hill Ave. San Anselmo, CA 94960
t: 415.485.3885 f: 415.485.3877
www.blasengardens.com RLA #3774



Beaulieu Vineyard

1960 St Helena Hwy
Rutherford, CA
APN: 030-110-019

Planting Plan

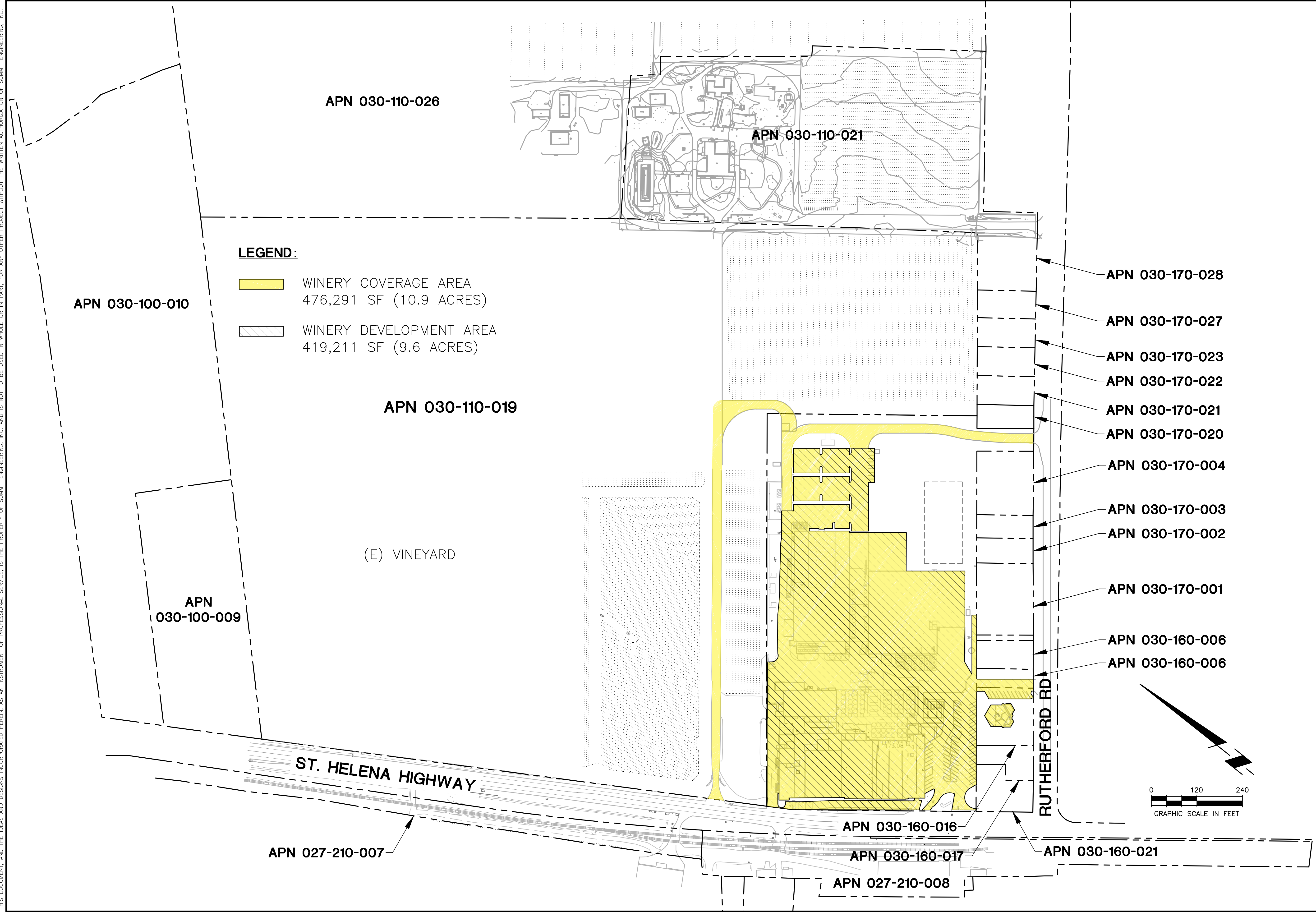
Revisions:
09.15.17 Use Permit
11.15.17 Use Permit

Drawn: BLA	Checked: EB
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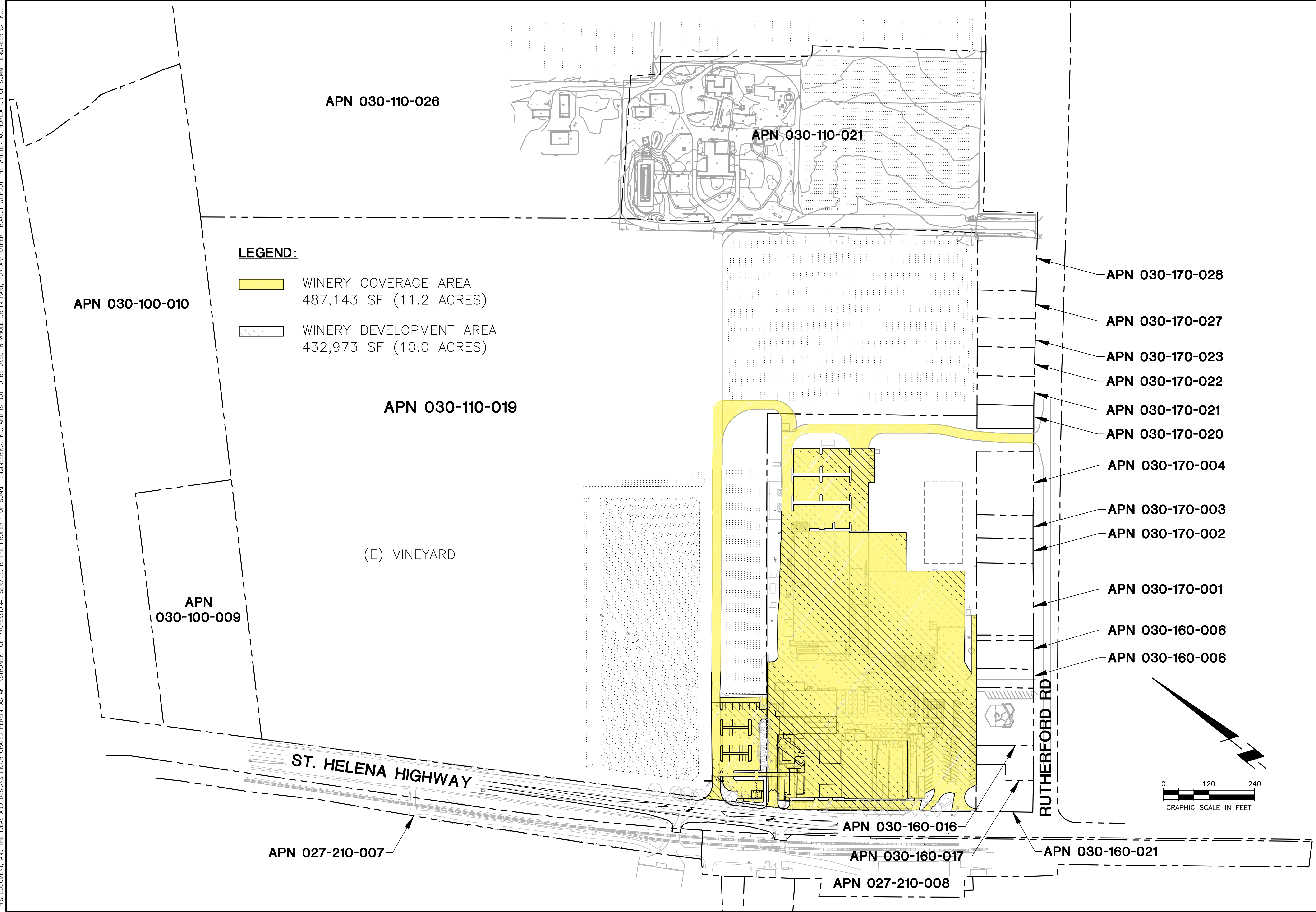
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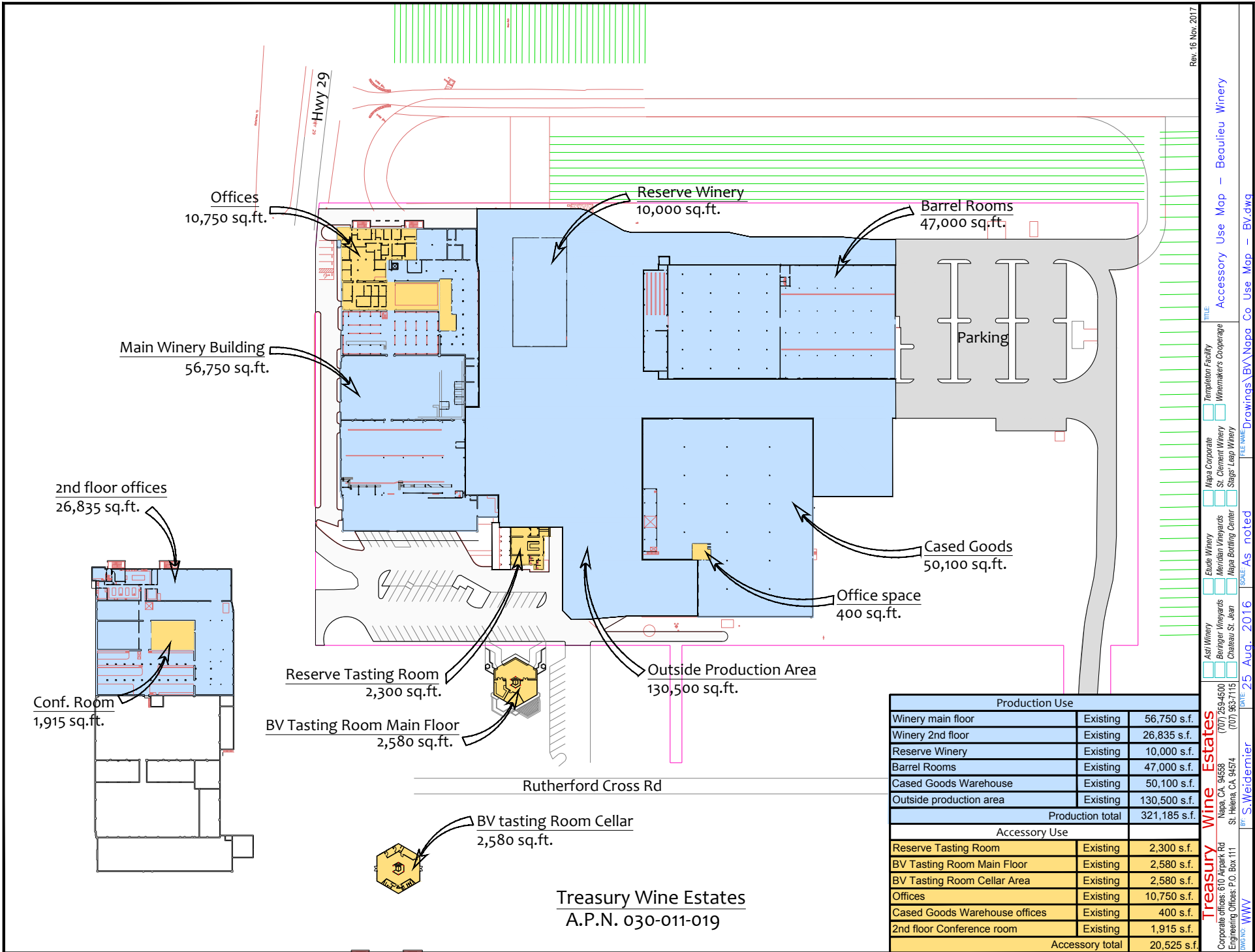
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Use Permit

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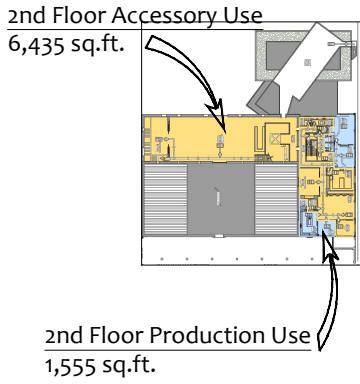
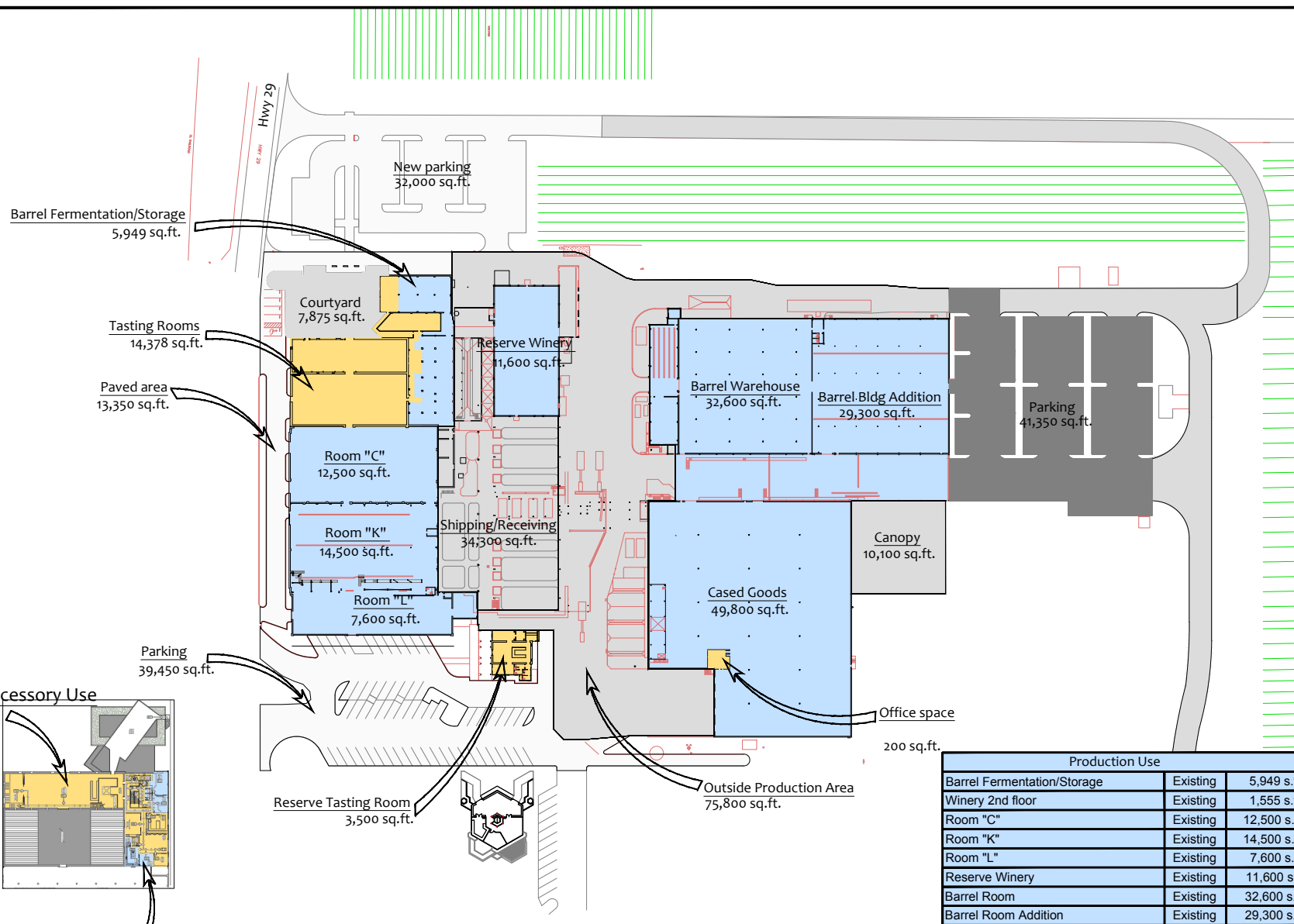


Treasury Wine Estates
A.P.N. 030-011-019

Production Use		
Winery main floor	Existing	56,750 s.f.
Winery 2nd floor	Existing	26,835 s.f.
Reserve Winery	Existing	10,000 s.f.
Barrel Rooms	Existing	47,000 s.f.
Cased Goods Warehouse	Existing	50,100 s.f.
Outside production area	Existing	130,500 s.f.
Production total		321,185 s.f.
Accessory Use		
Reserve Tasting Room	Existing	2,300 s.f.
BV Tasting Room Main Floor	Existing	2,580 s.f.
BV Tasting Room Cellar Area	Existing	2,580 s.f.
Offices	Existing	10,750 s.f.
Cased Goods Warehouse offices	Existing	400 s.f.
2nd floor Conference room	Existing	1,915 s.f.
Accessory total		20,525 s.f.

Rev. 16 Nov. 2017

Treasury Wine Estates
 Corporate offices: 670 Airport Rd
 Engineering Offices: P.O. Box 11
 Napa, CA 94558 (707) 259-6000
 St. Helena, CA 94574 (707) 963-7115
 BY: S. Weidmer
 DATE: 25 Aug. 2016 SCALE: As noted
 FILENAME: Drawings\BV\Napa Co. Use Map - BV.dwg
 TITLE: Accessory Use Map - Beaulieu Winery



Production Use		
Barrel Fermentation/Storage	Existing	5,949 s.f.
Winery 2nd floor	Existing	1,555 s.f.
Room "C"	Existing	12,500 s.f.
Room "K"	Existing	14,500 s.f.
Room "L"	Existing	7,600 s.f.
Reserve Winery	Existing	11,600 s.f.
Barrel Room	Existing	32,600 s.f.
Barrel Room Addition	Existing	29,300 s.f.
Cased Goods Warehouse	Existing	49,800 s.f.
Shipping/Receiving	Existing	34,300 s.f.
Outside production area	Existing	75,800 s.f.
Canopy	Existing	10,100 s.f.
Production total		285,604 s.f.
Accessory Use		
Reserve Tasting Room	Existing	2,300 s.f.
Office in Cased Goods	Existing	200 s.f.
Tasting rooms	Existing	14,378 s.f.
2nd floor space	Existing	6,435 s.f.
Accessory total		24,513 s.f.

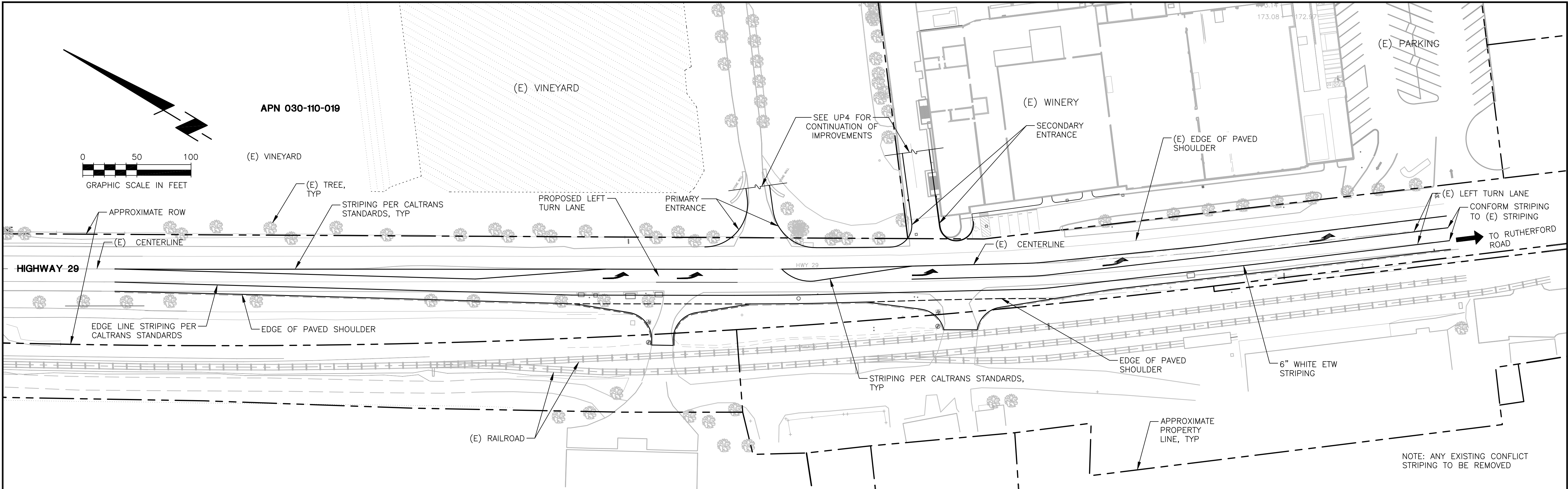
Treasury Wine Estates
A.P.N. 030-011-019

Treasury Wine Estates
Napa, CA 94558 (707) 259-4500
St. Helena, CA 94574 (707) 963-7115
Corporate offices: 670 Airport Rd. P.O. Box 11
Engineering Offices: P.O. Box 11
SINGNO - WWW

Asst Winery **Beninger Vineyards** **Chateau St. Jean**
Enote Winery **Mendocino Vineyards** **Napa Bottling Center**
Napa Corporate **St. Clement Winery** **Stags Leap Winery**
Templaris Facility **Winemakers Cooperative**

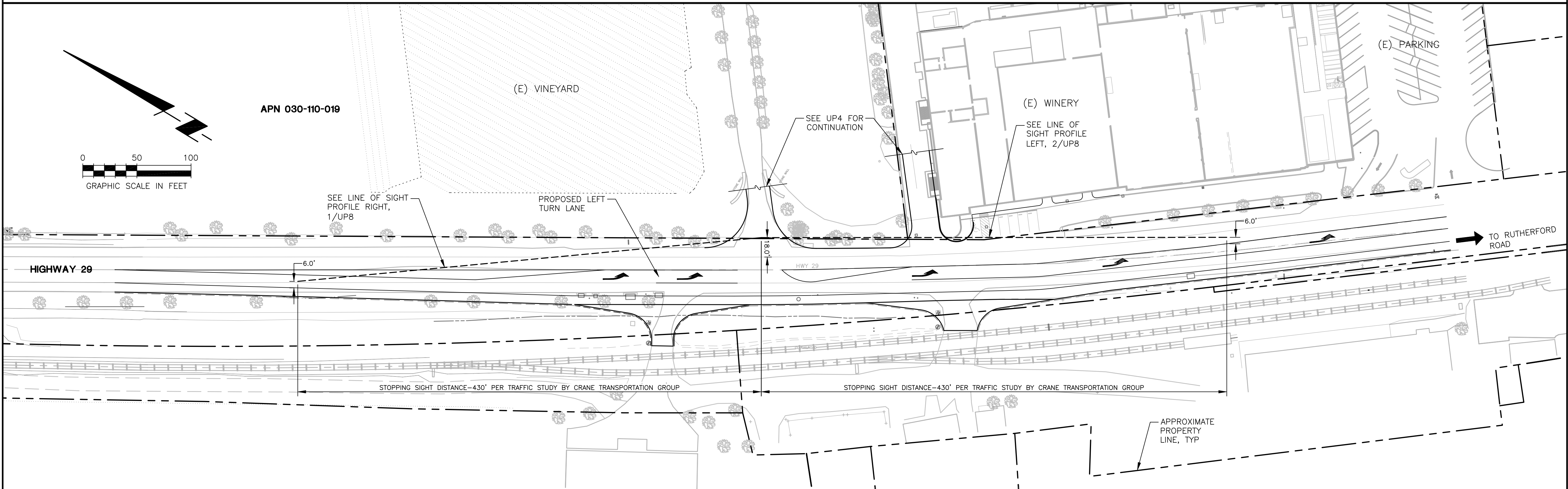
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 FILENAME: Drawings\BV\Napa Co. Use Map - BV.dwg
 TITLE: Accessory Use Map - Beaulieu Winery

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STRIPING & SIGNAGE PLAN

SCALE: 1"=50'



LINE OF SIGHT PLAN

SCALE: 1"=50'

SUMMIT

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463 Aviation Blvd., Suite 200 • Santa Rosa, CA 95403
707-527-0775 • www.summit-sr.com

BEAULIEU VINEYARDS
1960 ST. HELENA HIGHWAY
RUTHERFORD, CA 94558

APN 030-110-019

LEFT TURN LANE
STRIPING & SIGNAGE PLAN/
LINE OF SIGHT PLAN

2017-11-15
USE PERMIT SUBMITAL

DATE: 2017-04-17
JOB NO: 2017017
SCALE: AS SHOWN
DRAWN: TF/JA
CHECKED: CP

SHEET
UP6