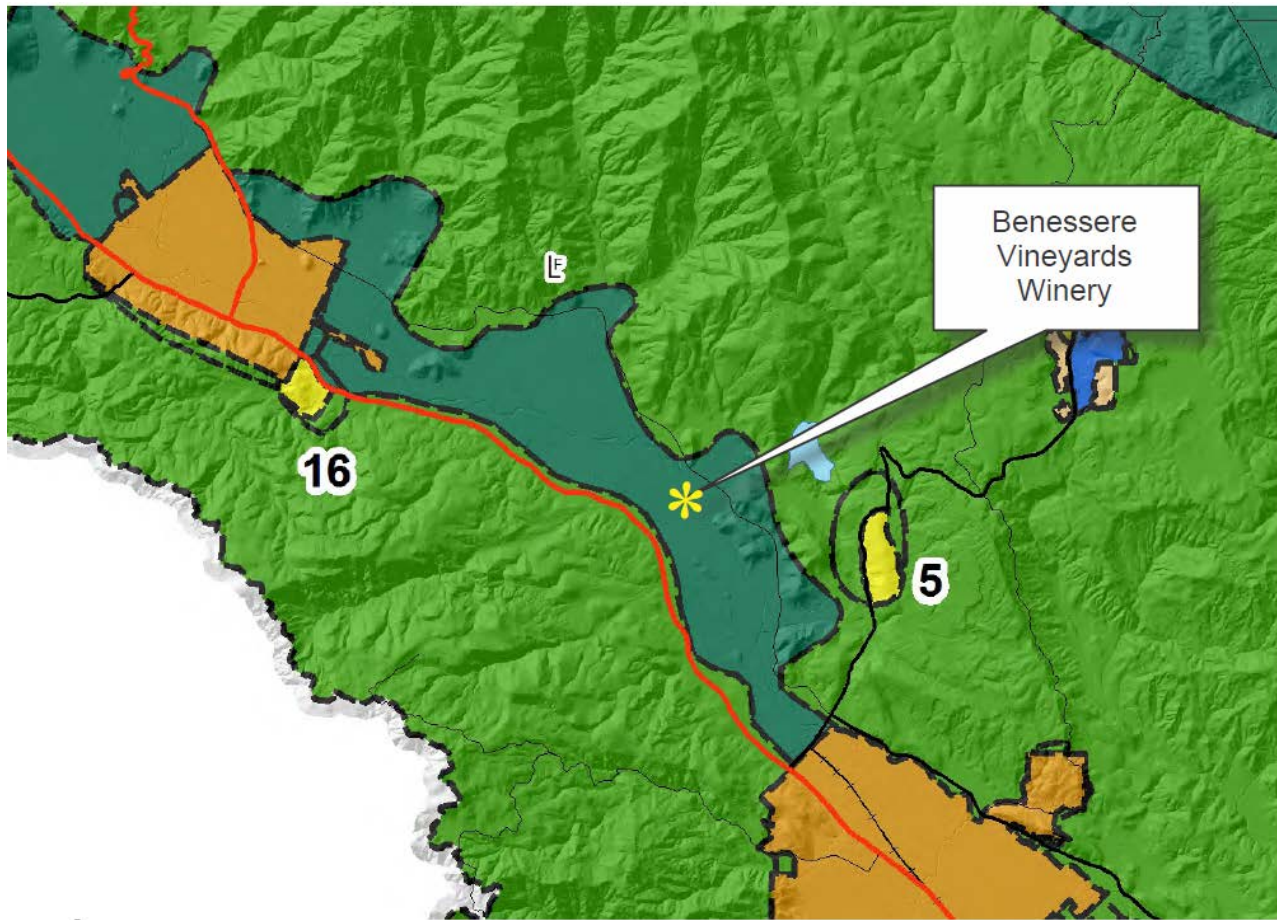


“J”

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

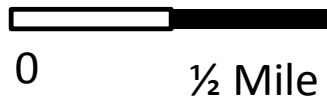
- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

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



LEGEND

- Zoning
- Parcels



ZONING MAP

PROPOSED USE PERMIT SITE PLAN

FOR THE BENESSERE WINERY

LOCATED AT
1010 BIG TREE LANE
SAINT HELENA, CA 94574
APN: 022-032-011



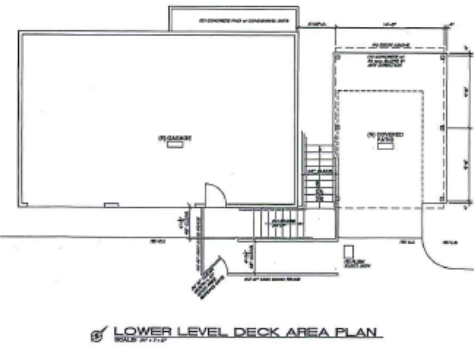
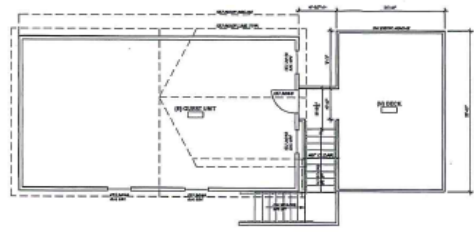
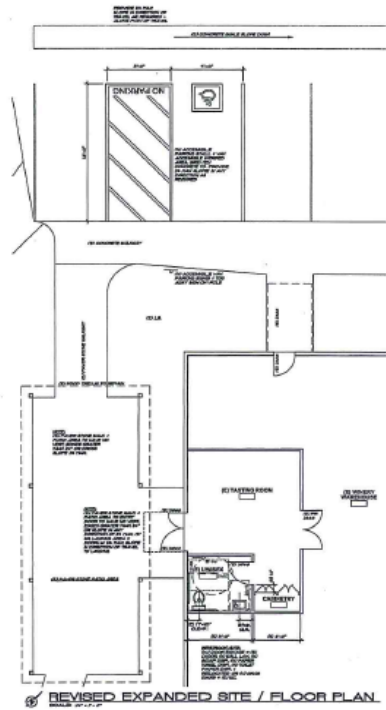
PROPOSED WINDY COVERAGE AND DEVELOPMENT AREA NOTES

- 1. WINDY COVERED AREA
- 11 4,862 SF - 20 WINDY
- 12 1,292 SF - COVERED CRUSH PAD
- 13 10,816 SF - SURROUNDING CONC PAD FOR PARKING & TRUCK STORAGE
- 14 16,482 SF - TOTAL WINDY DEVELOPMENT AREA
- 2. WINDY COVERAGE AREA
- 21 4,862 SF - 20 WINDY
- 22 1,292 SF - COVERED CRUSH PAD
- 23 10,816 SF - SURROUNDING CONC PAD FOR PARKING & TRUCK STORAGE
- 24 470 SF - COVERED TRAILS AREA FOR TASTING
- 25 19,028 SF - SURROUNDING PAVED DRIVEWAY AND PARKING AREA
- 26 21,222 SF - DRIVEWAY DRIVEWAY TO BIG TREE ROAD
- 27 442 SF - PICK UP TABLE TASTING AREA
- 28 1,500 SF - 20 WINDY FOR WINE TASTING
- 29 210 SF - 20 WINDY FOR WINE TASTING
- 30 210 SF - 20 WINDY FOR WINE TASTING
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- 100 210 SF - 20 WINDY FOR WINE TASTING

SITE PLAN
SCALE 1" = 100'

ABBREVIATIONS

---	EXISTING PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	EXISTING DRIVEWAY
---	PROPOSED DRIVEWAY
---	EXISTING SIDEWALK
---	PROPOSED SIDEWALK
---	EXISTING UTILITY LINE
---	PROPOSED UTILITY LINE
---	EXISTING FENCE
---	PROPOSED FENCE
---	EXISTING WALL
---	PROPOSED WALL
---	EXISTING ROOF
---	PROPOSED ROOF
---	EXISTING TERRACE
---	PROPOSED TERRACE
---	EXISTING PATIO
---	PROPOSED PATIO
---	EXISTING PORCH
---	PROPOSED PORCH
---	EXISTING DECK
---	PROPOSED DECK
---	EXISTING STAIR
---	PROPOSED STAIR
---	EXISTING RAMP
---	PROPOSED RAMP
---	EXISTING ELEVATOR
---	PROPOSED ELEVATOR
---	EXISTING ESCALATOR
---	PROPOSED ESCALATOR
---	EXISTING MECHANICAL ROOM
---	PROPOSED MECHANICAL ROOM
---	EXISTING ELECTRICAL ROOM
---	PROPOSED ELECTRICAL ROOM
---	EXISTING TELEPHONE ROOM
---	PROPOSED TELEPHONE ROOM
---	EXISTING JANETRY
---	PROPOSED JANETRY
---	EXISTING STORAGE
---	PROPOSED STORAGE
---	EXISTING OFFICE
---	PROPOSED OFFICE
---	EXISTING CONFERENCE ROOM
---	PROPOSED CONFERENCE ROOM
---	EXISTING RESTROOM
---	PROPOSED RESTROOM
---	EXISTING BREAK ROOM
---	PROPOSED BREAK ROOM
---	EXISTING KITCHEN
---	PROPOSED KITCHEN
---	EXISTING BATH
---	PROPOSED BATH
---	EXISTING HALL
---	PROPOSED HALL
---	EXISTING ENTRY
---	PROPOSED ENTRY
---	EXISTING LOBBY
---	PROPOSED LOBBY
---	EXISTING RECEPTION
---	PROPOSED RECEPTION
---	EXISTING WAITING AREA
---	PROPOSED WAITING AREA
---	EXISTING SEATING AREA
---	PROPOSED SEATING AREA
---	EXISTING BAR
---	PROPOSED BAR
---	EXISTING COUNTER
---	PROPOSED COUNTER
---	EXISTING ISLAND
---	PROPOSED ISLAND
---	EXISTING STOVE
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---	EXISTING DISHWASHER
---	PROPOSED DISHWASHER
---	EXISTING MICROWAVE
---	PROPOSED MICROWAVE
---	EXISTING TOASTER
---	PROPOSED TOASTER
---	EXISTING BLENDER
---	PROPOSED BLENDER
---	EXISTING JUICER
---	PROPOSED JUICER
---	EXISTING COFFINER
---	PROPOSED COFFINER
---	EXISTING KETTLE
---	PROPOSED KETTLE
---	EXISTING TOASTER OVEN
---	PROPOSED TOASTER OVEN
---	EXISTING SLOW COOKER
---	PROPOSED SLOW COOKER
---	EXISTING RICE COOKER
---	PROPOSED RICE COOKER
---	EXISTING CROCK POT
---	PROPOSED CROCK POT
---	EXISTING WARMER
---	PROPOSED WARMER
---	EXISTING BREAD MAKER
---	PROPOSED BREAD MAKER
---	EXISTING PANINIS
---	PROPOSED PANINIS
---	EXISTING SANDWICH PRESS
---	PROPOSED SANDWICH PRESS
---	EXISTING GRILL
---	PROPOSED GRILL
---	EXISTING BURNER
---	PROPOSED BURNER
---	EXISTING SMOKE SHED
---	PROPOSED SMOKE SHED
---	EXISTING BAR-B-Q
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P16-00432- Benessere Vineyards Winery APN: 0022-032-011 Map Date: 07-06-18



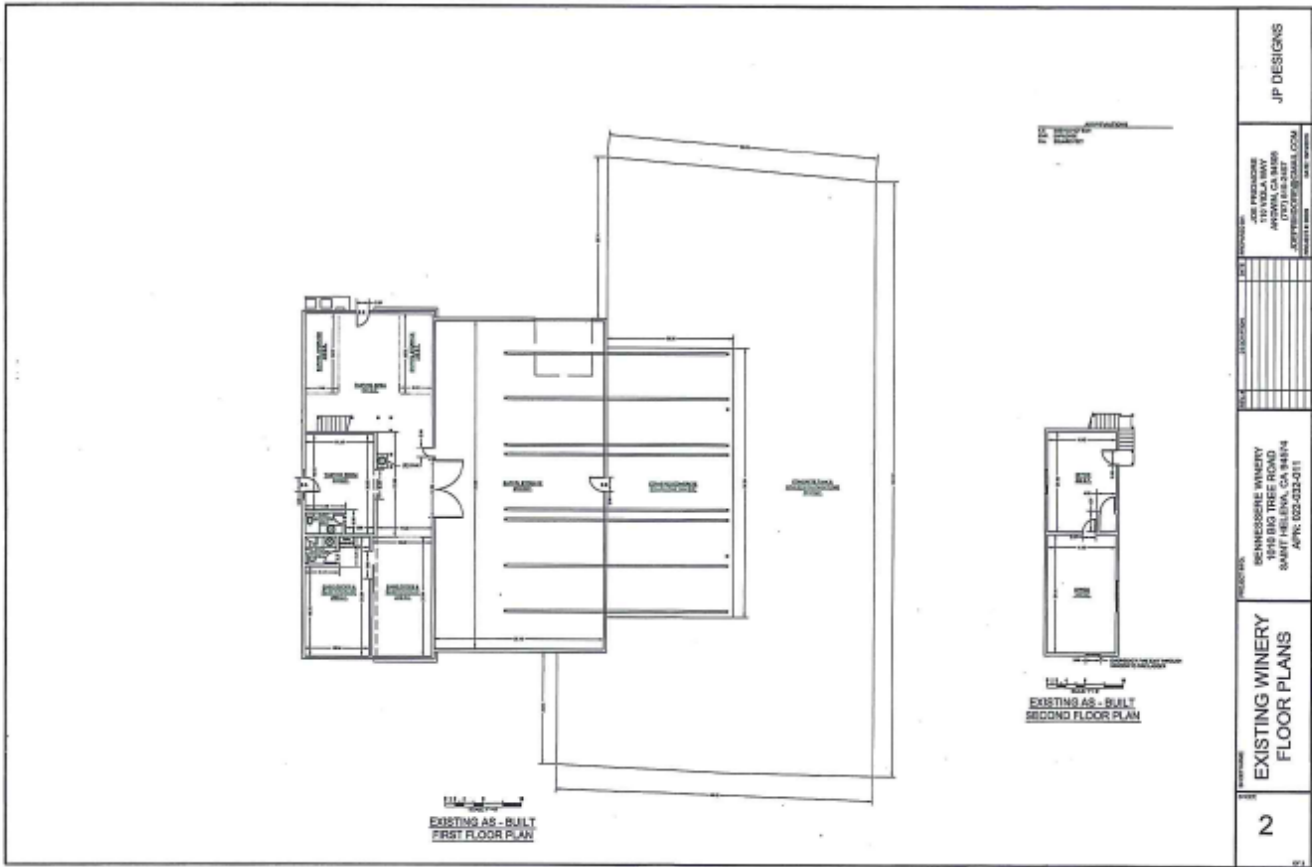
EXISTING SOUTH ELEVATION



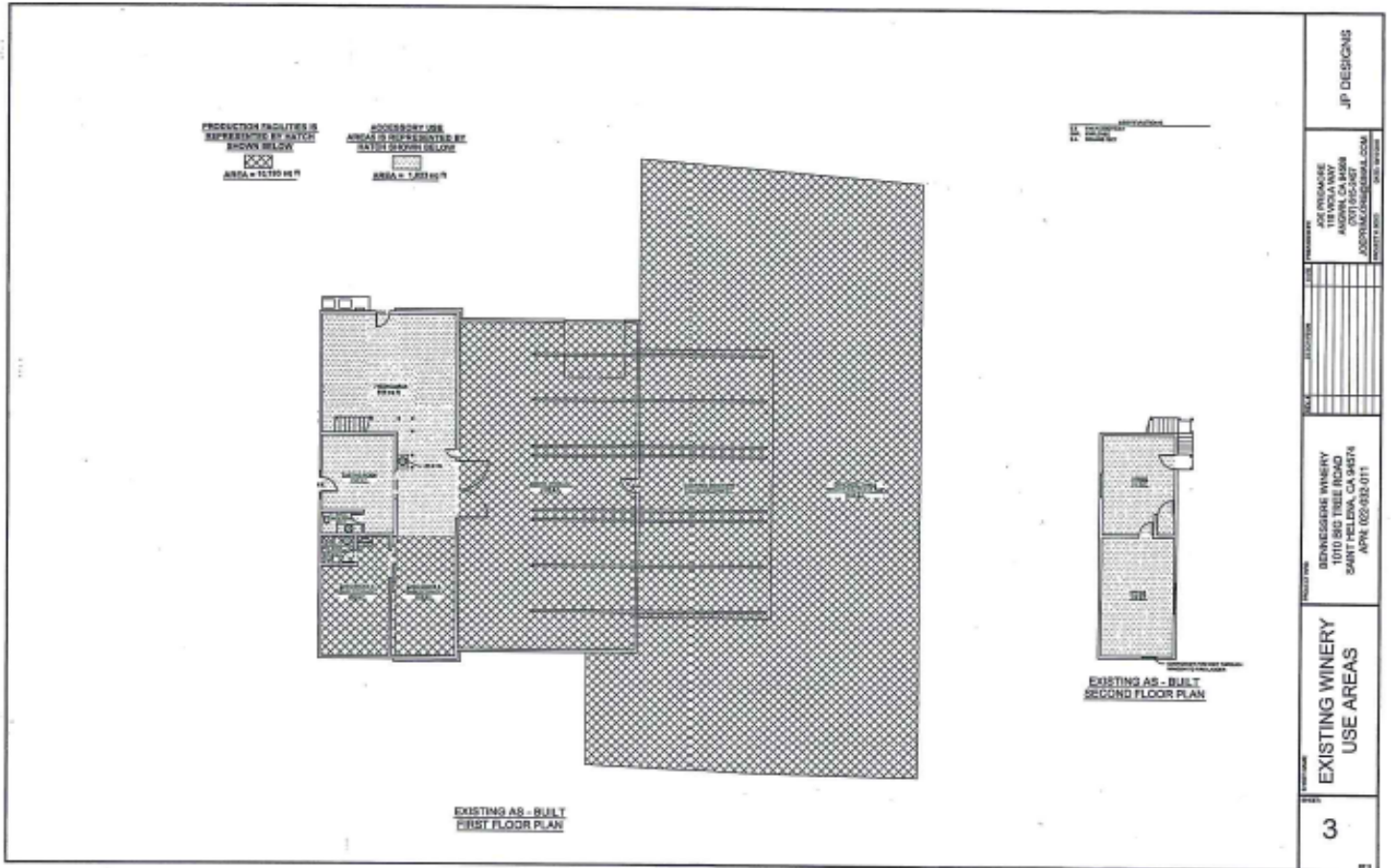
SOUTH ELEVATION



EAST ELEVATION

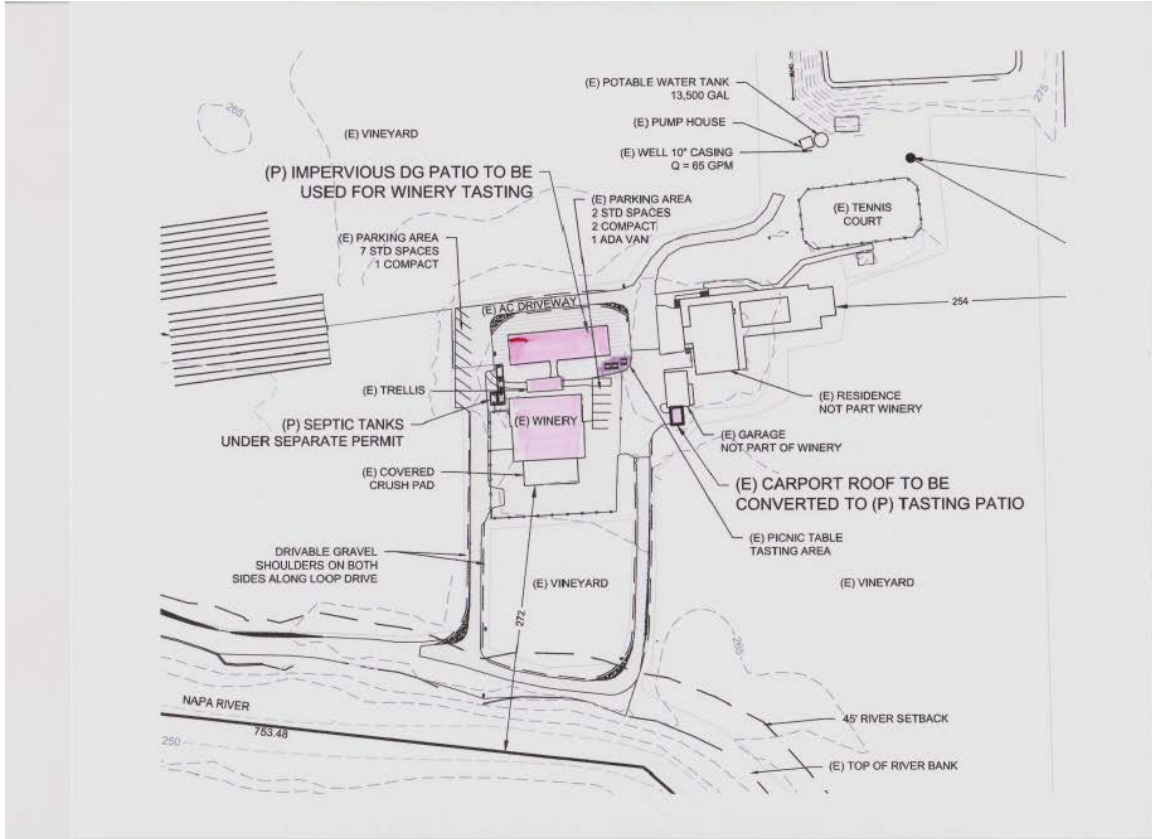


P16-00432- Benessere Vneyards Winery APN: 0022-032-011 Map Date: 07-06-18



P16-00432- Benessere Vneyards Winery APN: 0022-032-011 Map Date: 07-06-18

Exhibit A
BENESSERE VINEYARDS WINERY MAJOR MODIFICATION USE PERMIT #P16-00432
ON -PREMISE WINE CONSUMPTION LOCATIONS MAP



On premise consumption areas as delineated in highlighted areas.