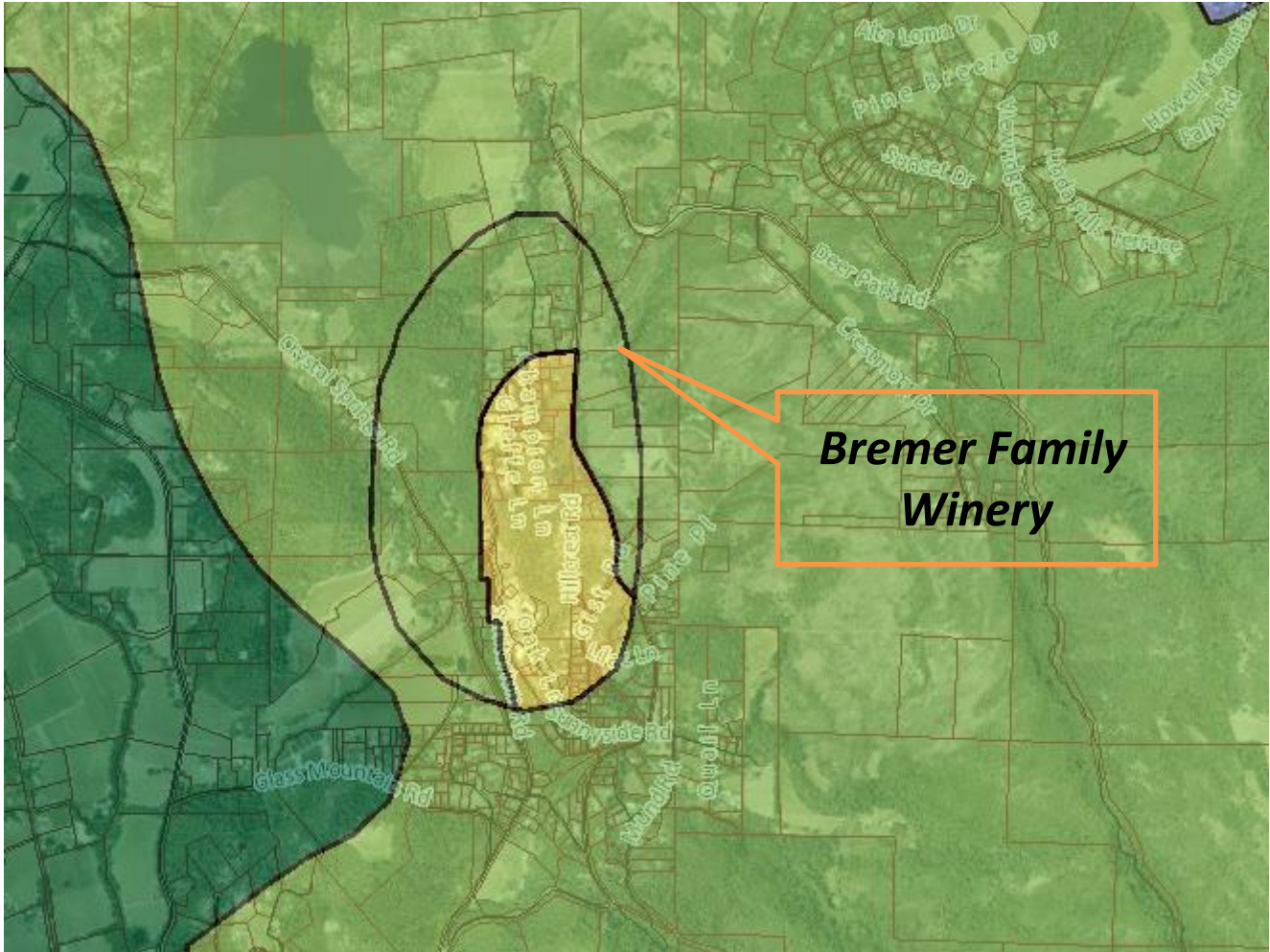


“H”

Graphics

Use Permit Exception #P19-00153

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

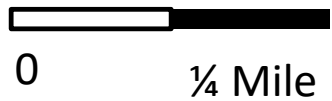
- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

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



LEGEND




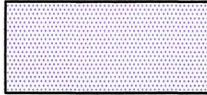
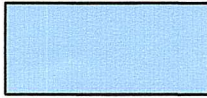


- Zoning
- Parcels



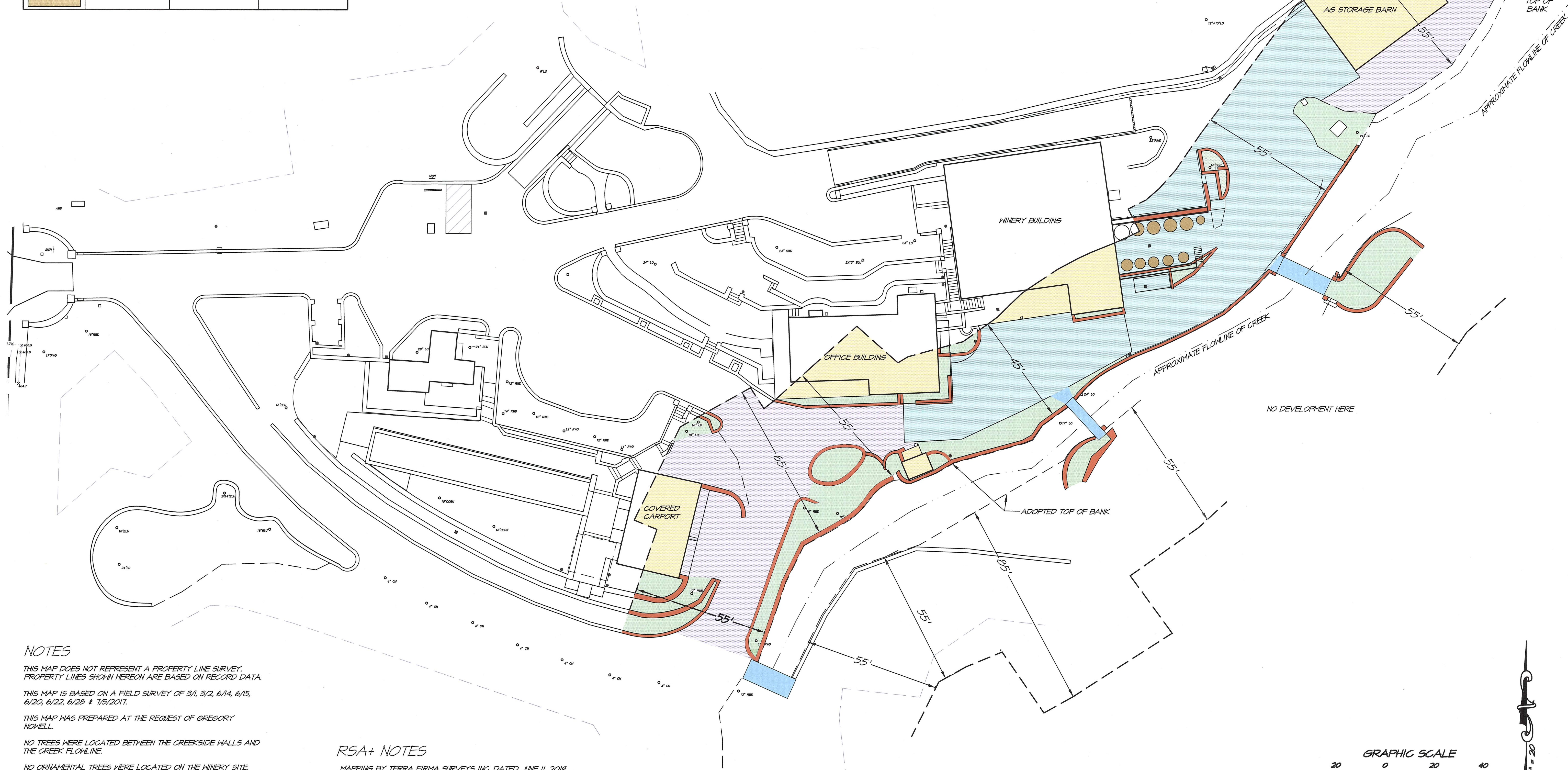
ZONING MAP



Existing Conditions

IMPROVEMENTS WITHIN STREAM SETBACK			
SYMBOL	TYPE	QUANTITY	UNIT
	STRUCTURE	2,850	SF
	WALLS	1,210	LF
	PAVING & CONCRETE	7,982	SF
	GRAVEL	5,820	SF
	BRIDGES	3	EACH
	LANDSCAPE	3,740	SF
	TANKS	275	SF

BREMER FAMILY WINERY STREAM SETBACK- IMPRACTICAL & NOT CONSISTENT WITH INTENT OF ORDINANCE



NOTES

THIS MAP DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA.

THIS MAP IS BASED ON A FIELD SURVEY OF 3/1, 3/2, 6/14, 6/15, 6/20, 6/22, 6/28 & 7/5/2011.

THIS MAP WAS PREPARED AT THE REQUEST OF GREGORY NONELL.

NO TREES WERE LOCATED BETWEEN THE CREEKSIDE WALLS AND THE CREEK FLOWLINE.

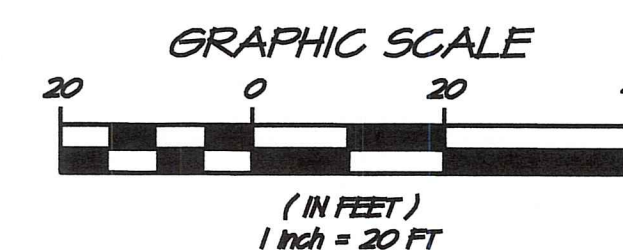
NO ORNAMENTAL TREES WERE LOCATED ON THE WINERY SITE.

THE HORIZONTAL AND VERTICAL DATUM OF THIS MAP IS BASED ON AERIAL MAPPING RECEIVED FROM BREMER FAMILY WINERY IN FEBRUARY 2011.

RSA+ NOTES

MAPPING BY TERRA FIRMA SURVEYS INC, DATED JUNE 11, 2019

STREAM SETBACK BASED ON NAPA COUNTY CODE 18.109.25 AND RSA+ MEMORANDUM DATED JUNE 26, 2019



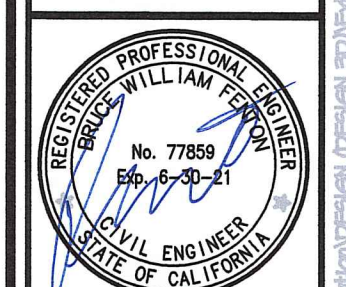
SCALE 1" = 20'

NO.	DATE	BY	APPROVED

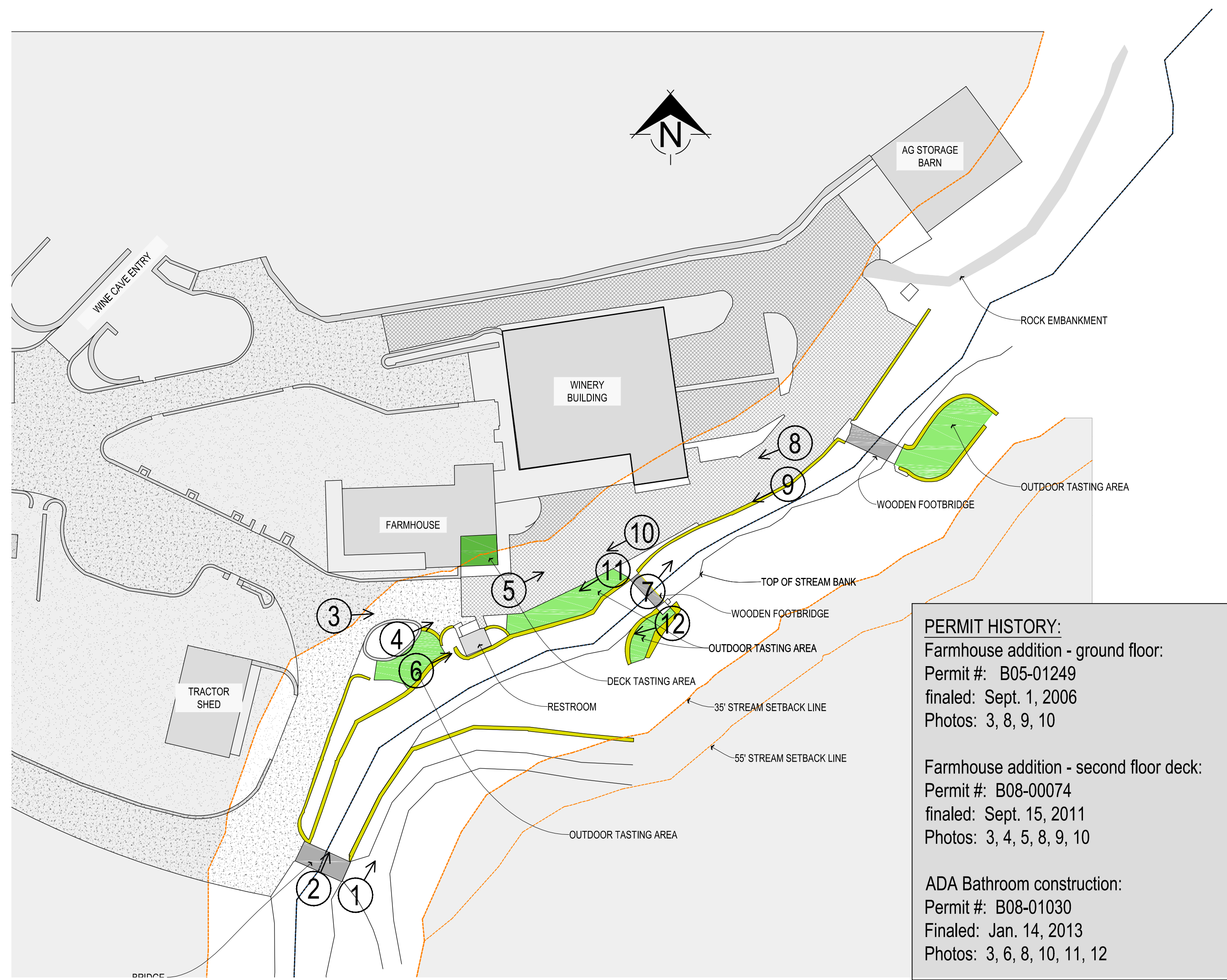
515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252-3301
WWW.RSACAL.COM

RSA+
REGISTERED PROFESSIONAL CIVIL ENGINEERS & SURVEYORS - 10380

BREMER FAMILY WINERY STREAM SETBACK EXHIBIT ST HELENA CALIFORNIA



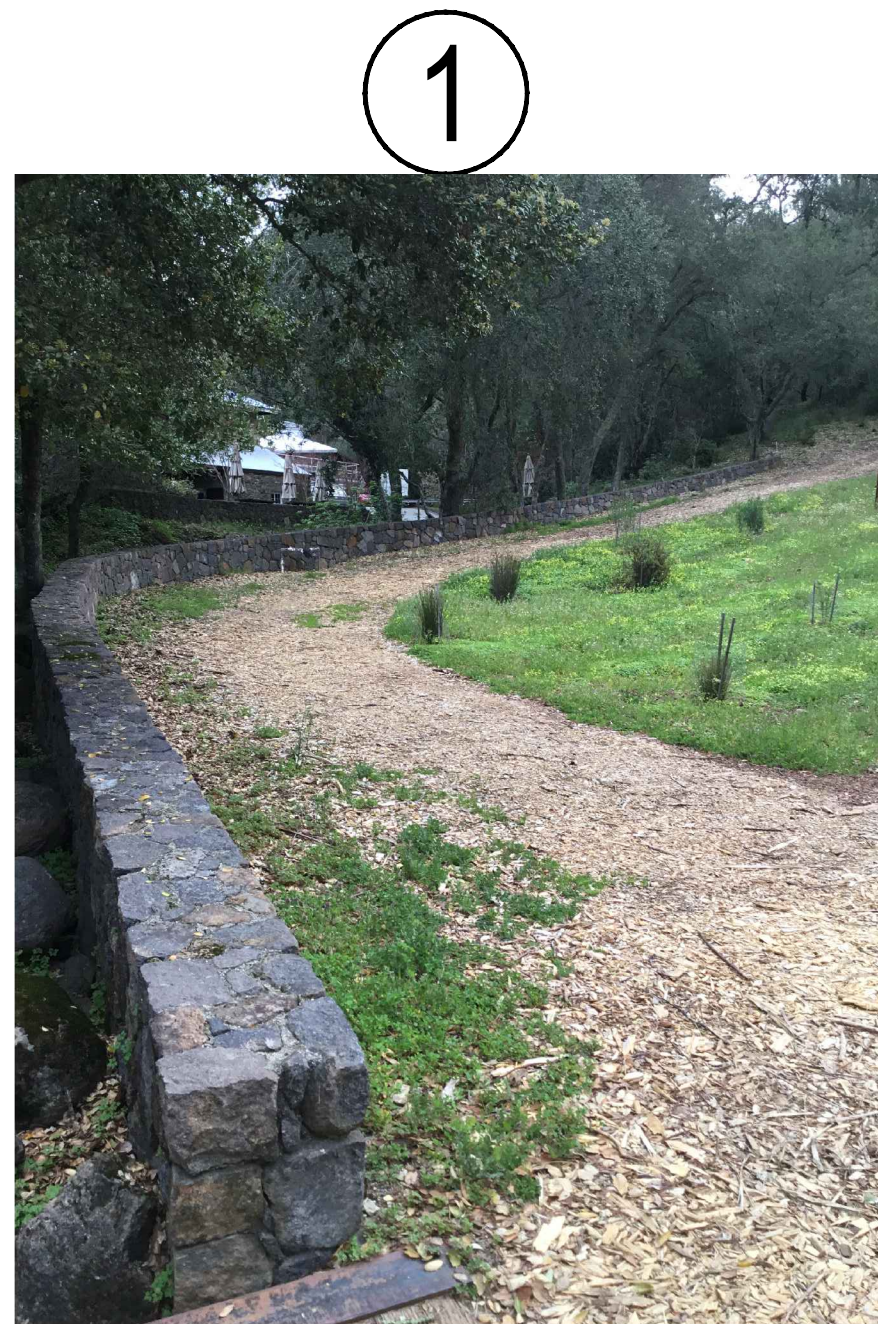
DATE	JUNE 26, 2019
DRAWN	EG
DESIGNED	MSS
CHECKED	MSS
JOB NO.	418005.0
SHEET NO.	EXH2
2 OF 2 SHEETS	



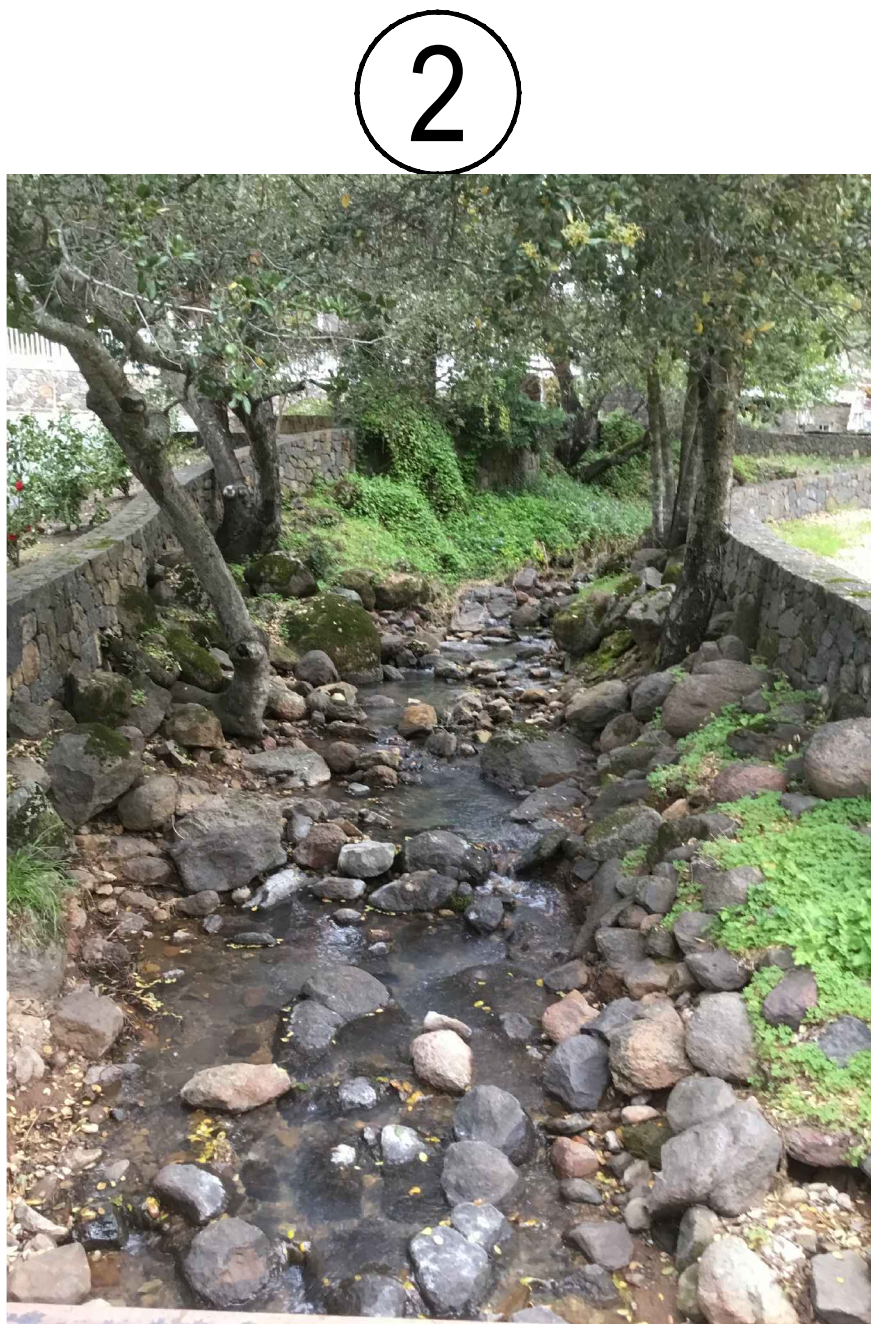
PERMIT HISTORY:
 Farmhouse addition - ground floor:
 Permit #: B05-01249
 finalized: Sept. 1, 2006
 Photos: 3, 8, 9, 10

Farmhouse addition - second floor deck:
 Permit #: B08-00074
 finalized: Sept. 15, 2011
 Photos: 3, 4, 5, 8, 9, 10

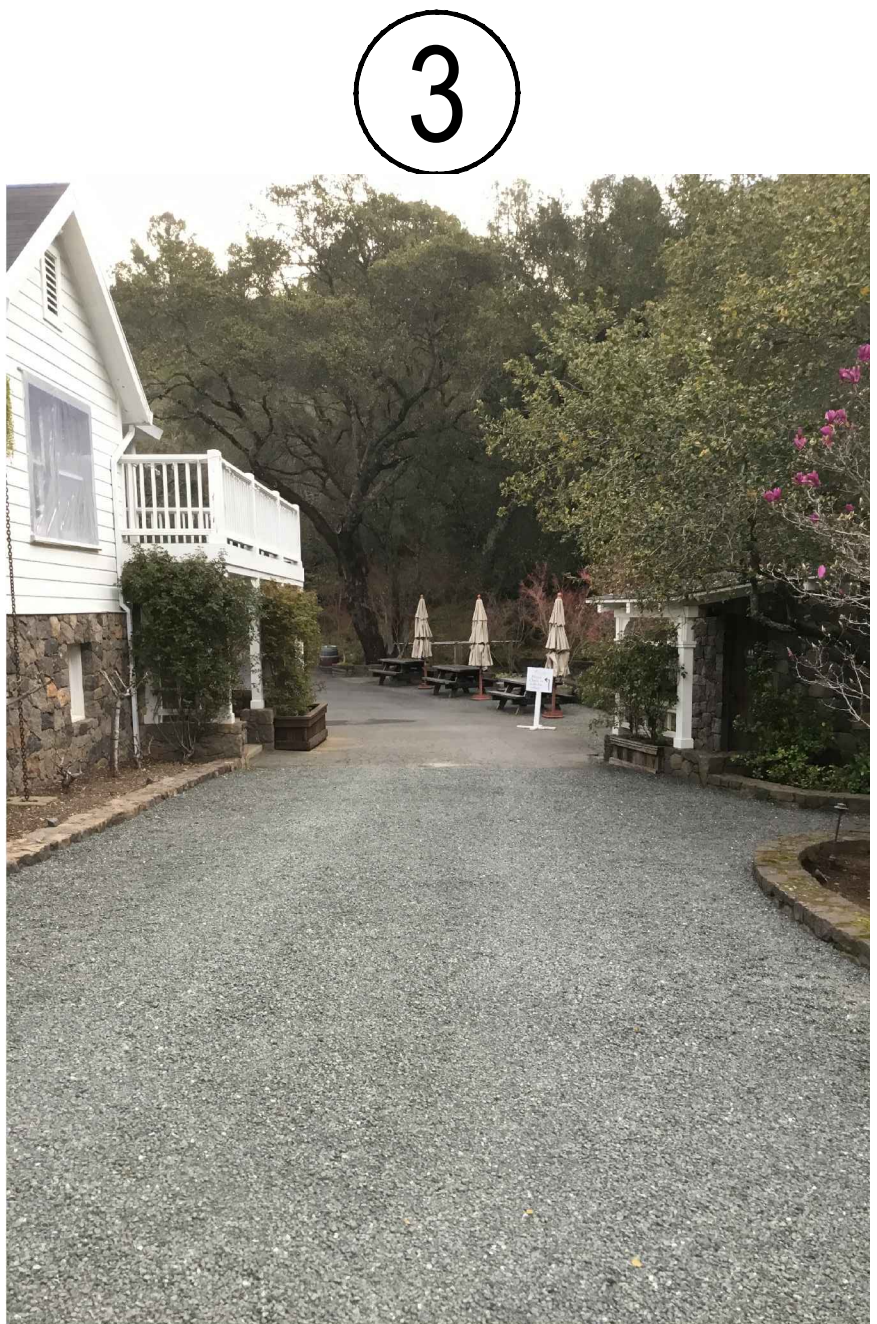
ADA Bathroom construction:
 Permit #: B08-01030
 Finalized: Jan. 14, 2013
 Photos: 3, 6, 8, 10, 11, 12



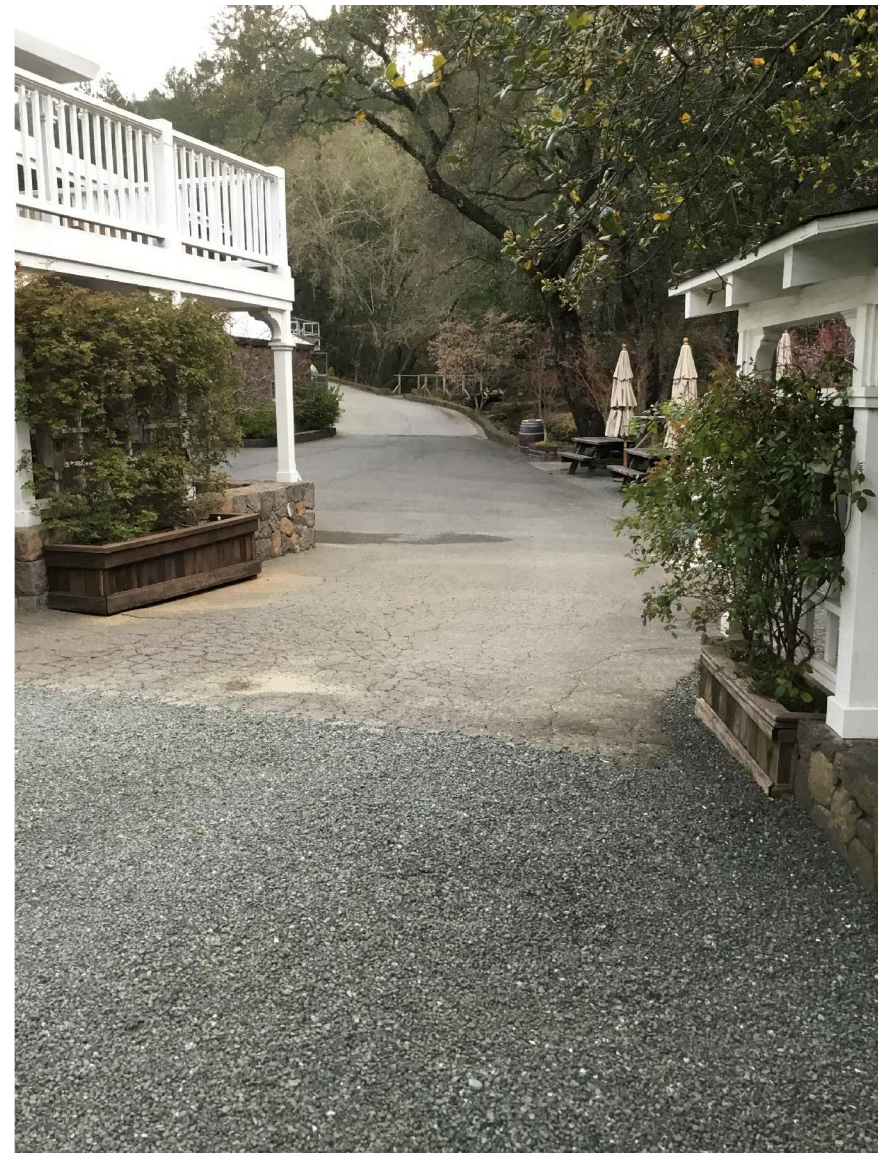
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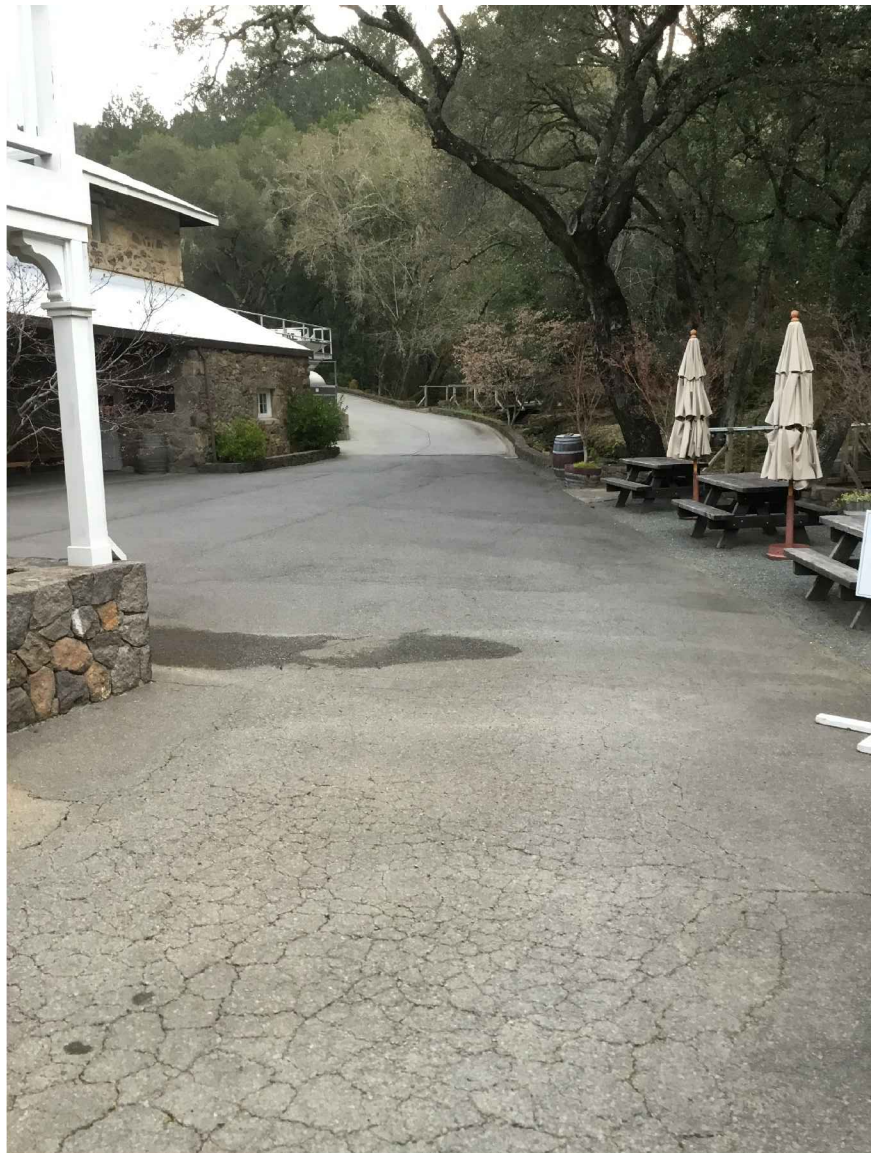
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3



4

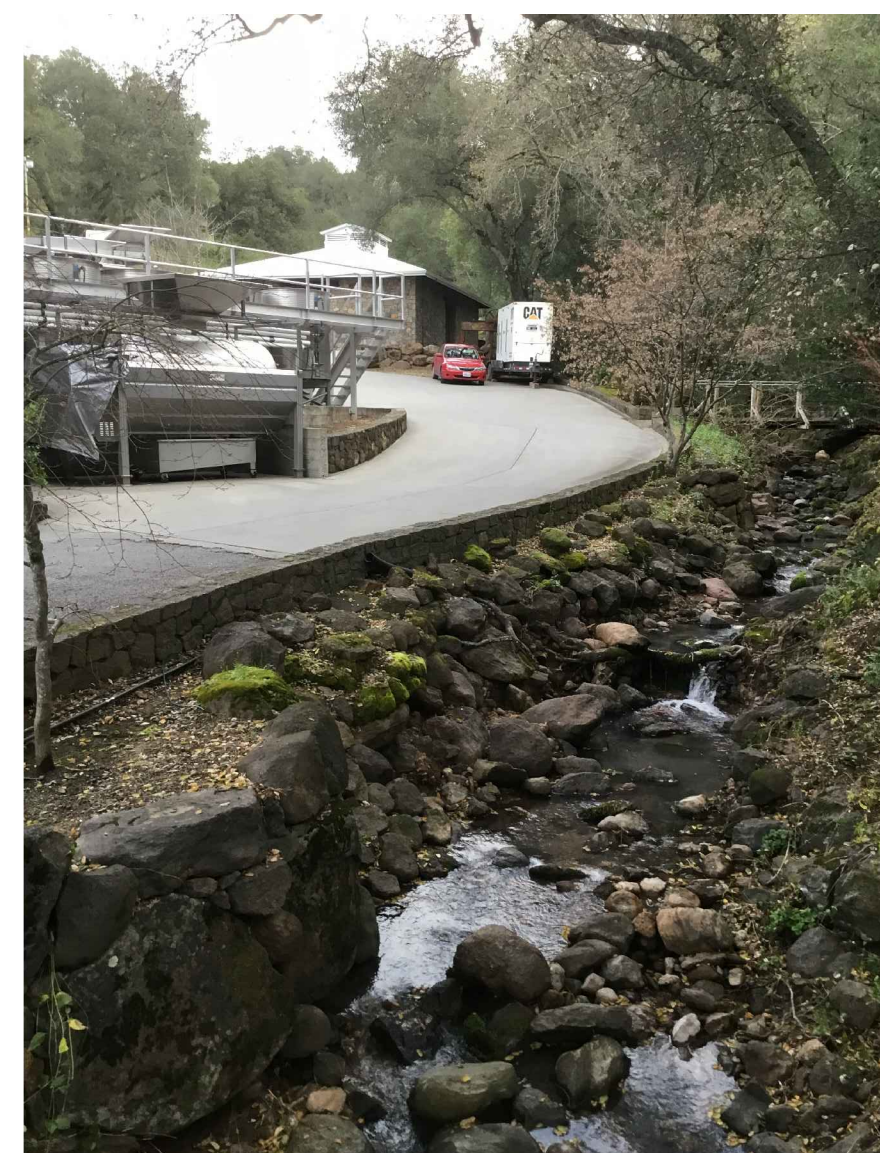
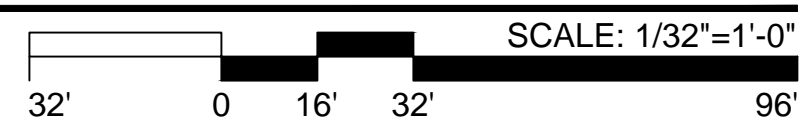


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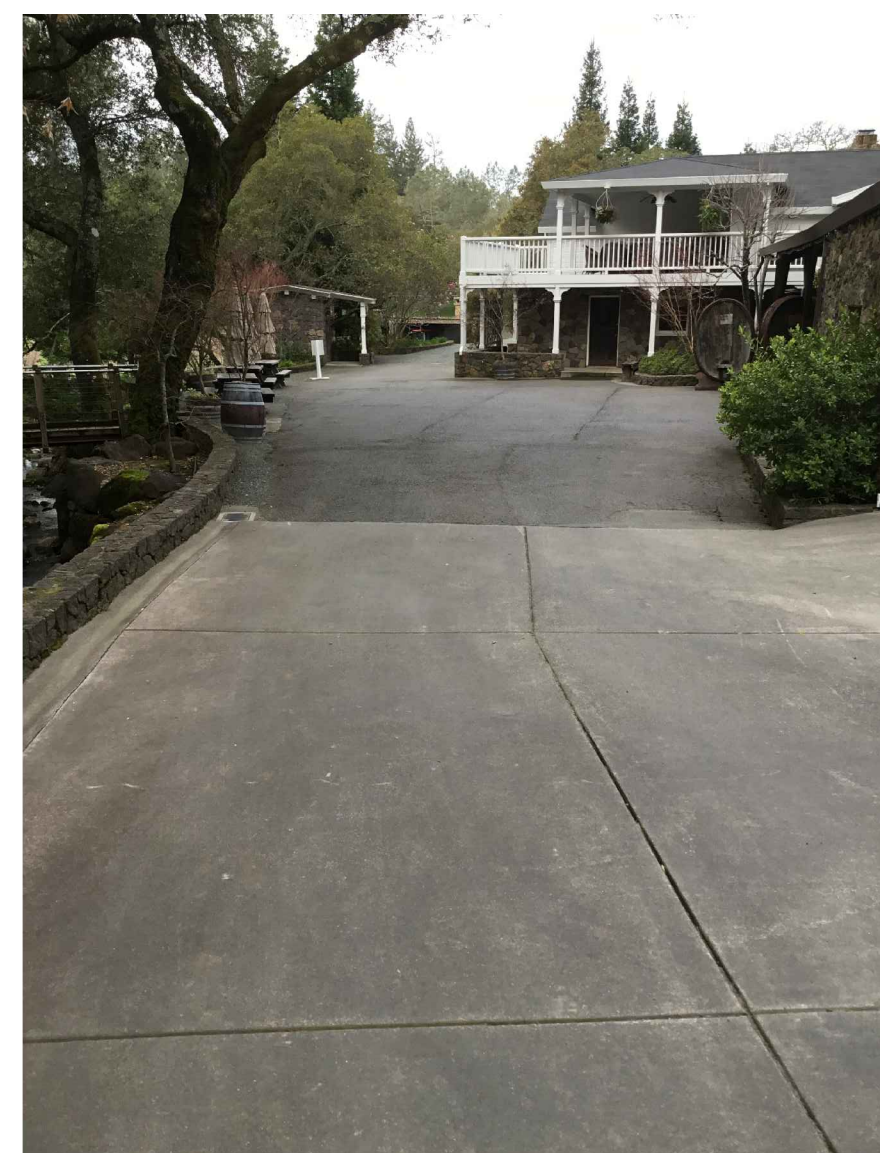


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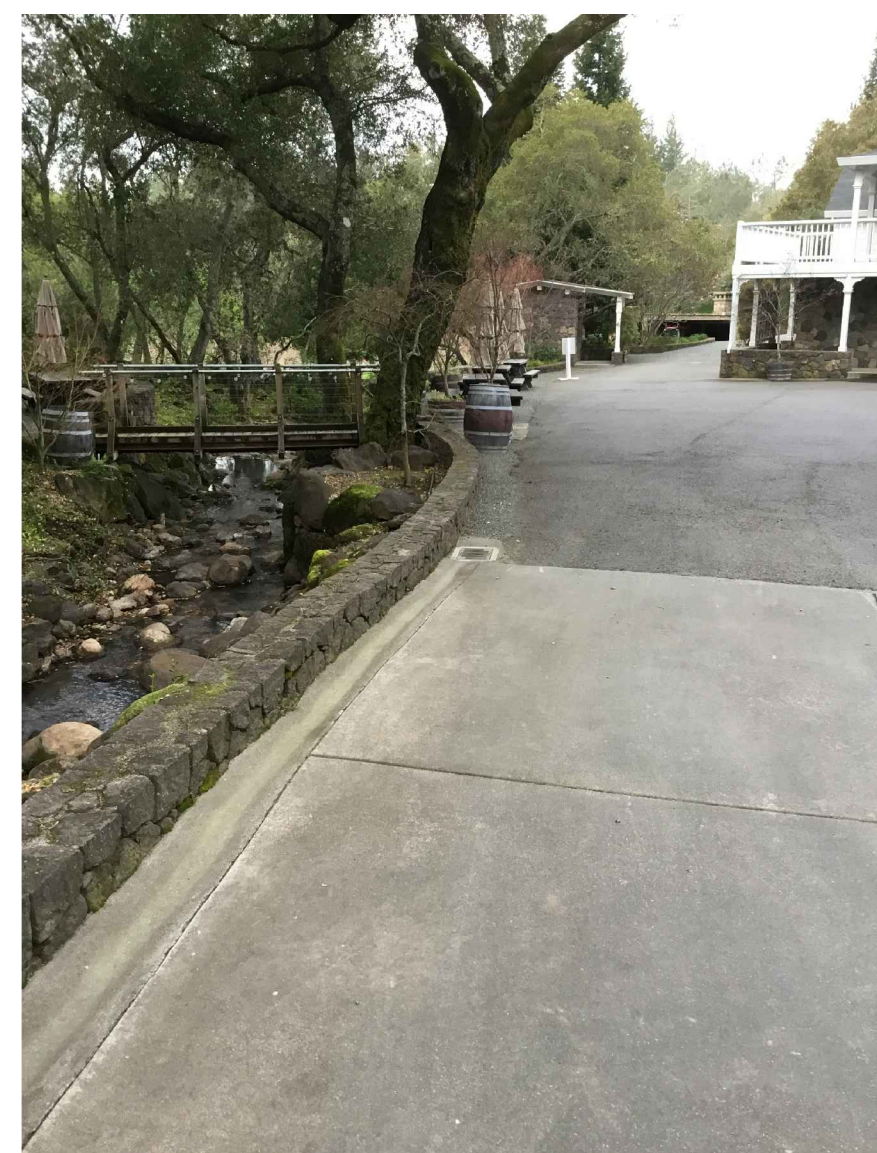
1 PHOTO DOCUMENTATION



7



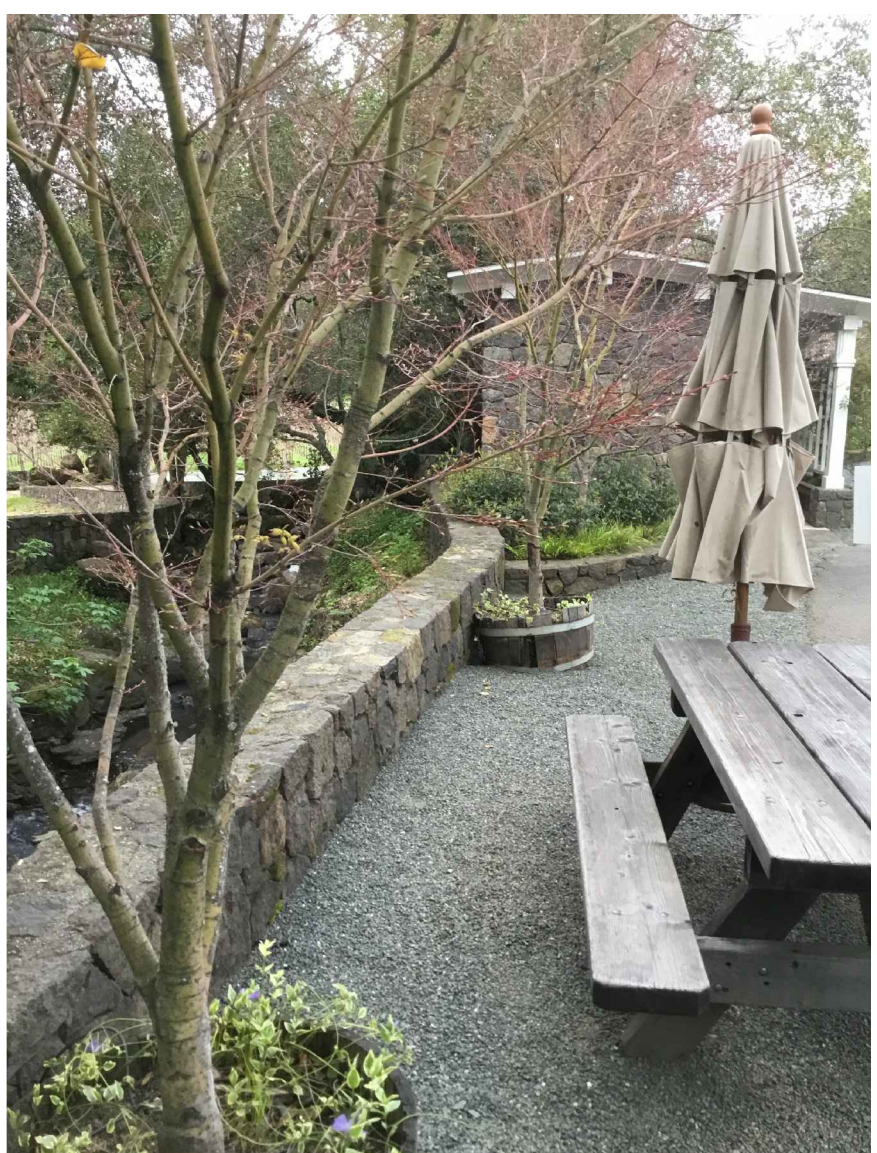
8



9



10



11



12

BREMER FAMILY WINERY

APN#
021-400-002-000

BREMER FAMILY WINERY

975 DEER PARK ROAD, ST. HELENA, CA 94574

© 2019

Revision History

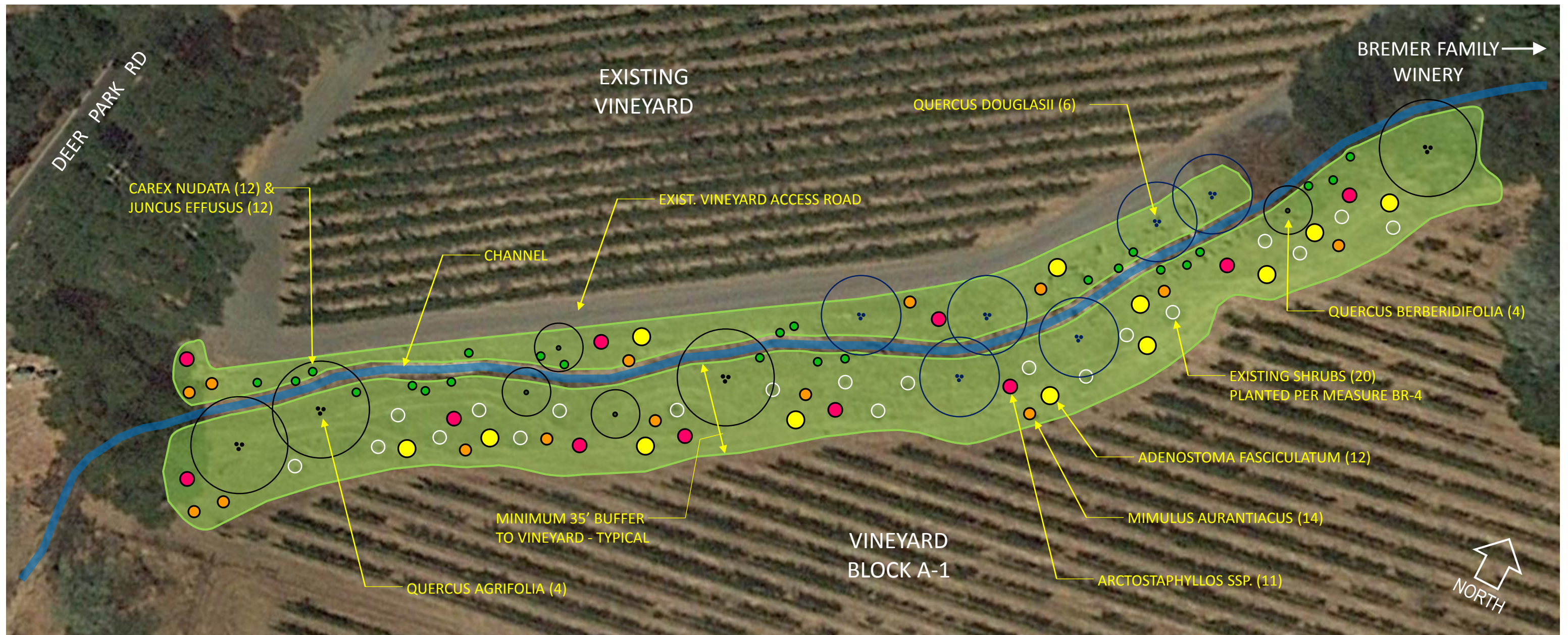
Ron Cox Designer /Builder
 PO Box 5238
 Napa, CA 94581
 License #: 339494

DATE: 2 - 25 - 19

Drawn by: RM

PHOTO DOCUMENTATION

A-1.00



APPROXIMATE DRAWING SCALE: 1" = 40'



ENHANCEMENT AREA – 0.328 ACRES TOTAL

SEEDED WITH NATIVE PLANT SPECIES:
 BROMIS MOLLIS (BLANDO BROME GRASS)
 FESTUCA CALIFORNICA (CALIFORNIA FESCUE)
 LUPINUS LATIFOLIUS (BROAD-LEAF LUPINE)
 MIMULUS GUTTATAS (COMMON MONKEY FLOWER)
 NASSELLA LEPIDA (FOOTHILL NEEDLE GRASS)
 NASSELLA PULCHRA (PURPLE NEEDLE GRASS)

NATIVE OAK SPECIES

- QUERCUS AGRIFOLIA (COAST LIVE OAK)
- QUERCUS DOUGLASII (BLUE OAK)

NATIVE SHRUB SPECIES

- ADENOSTOMA FASCICULATUM (CHAMISE), 5 GALLON
- ARCTOSTAPHYLLOS SSP. (COMMON MANZANITA), 5 GALLON
- MIMULUS AURANTIACUS (STICKY MONKEY FLOWER), 1 GALLON
- QUERCUS BERBERIDIFOLIA (SCRUB OAK), 5 GALLON
- CAREX NUDATA (TORRENT SEDGE), 1 GALLON – 50%
- JUNCUS EFFUSUS (COMMON RUSH), 1 GALLON – 50%