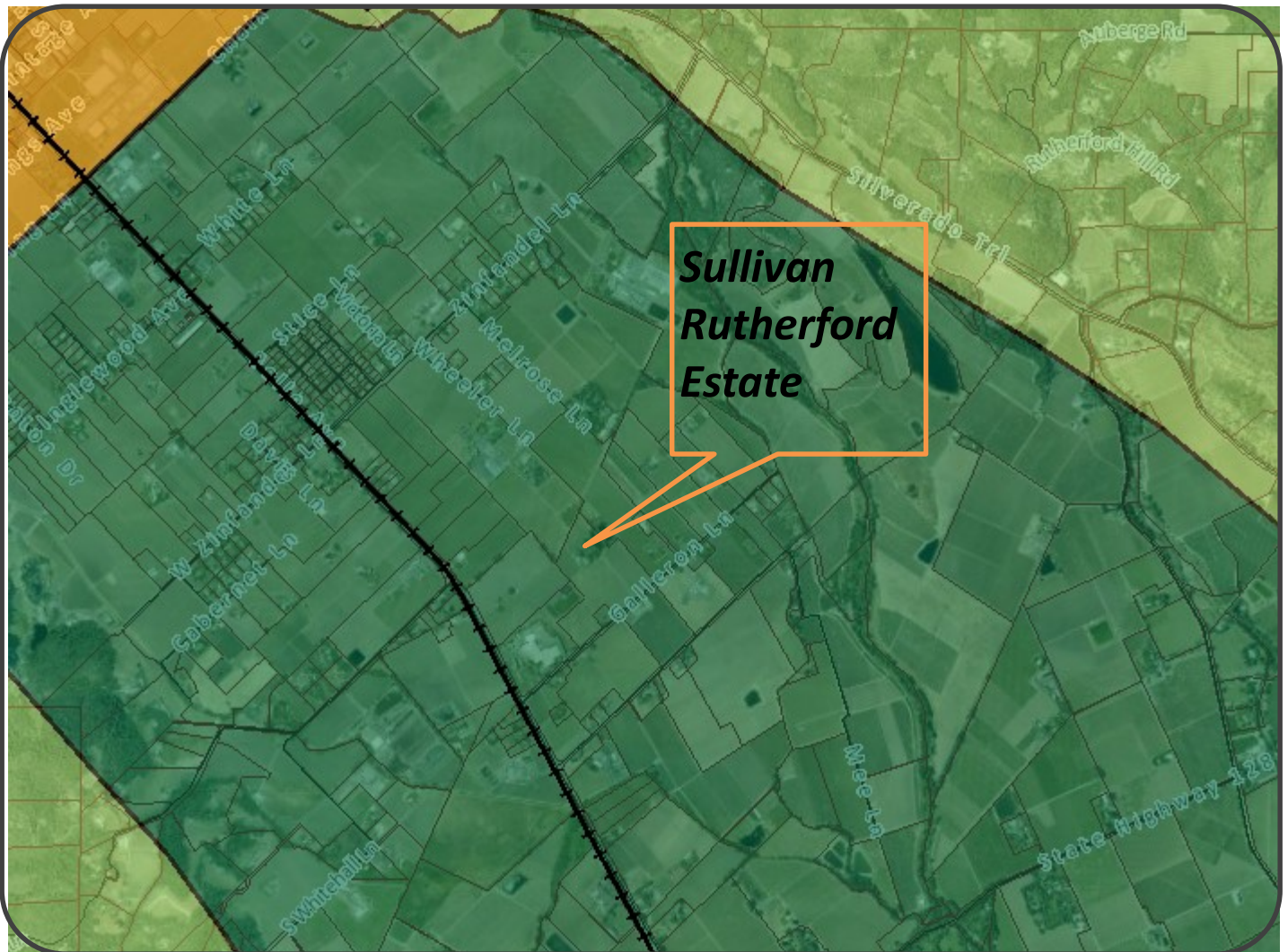


“J”

Graphics
Sullivan Rutherford Estate
P19-00156-MOD

NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 ½ Mile]

LEGEND



URBANIZED OR NON-AGRICULTURAL

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

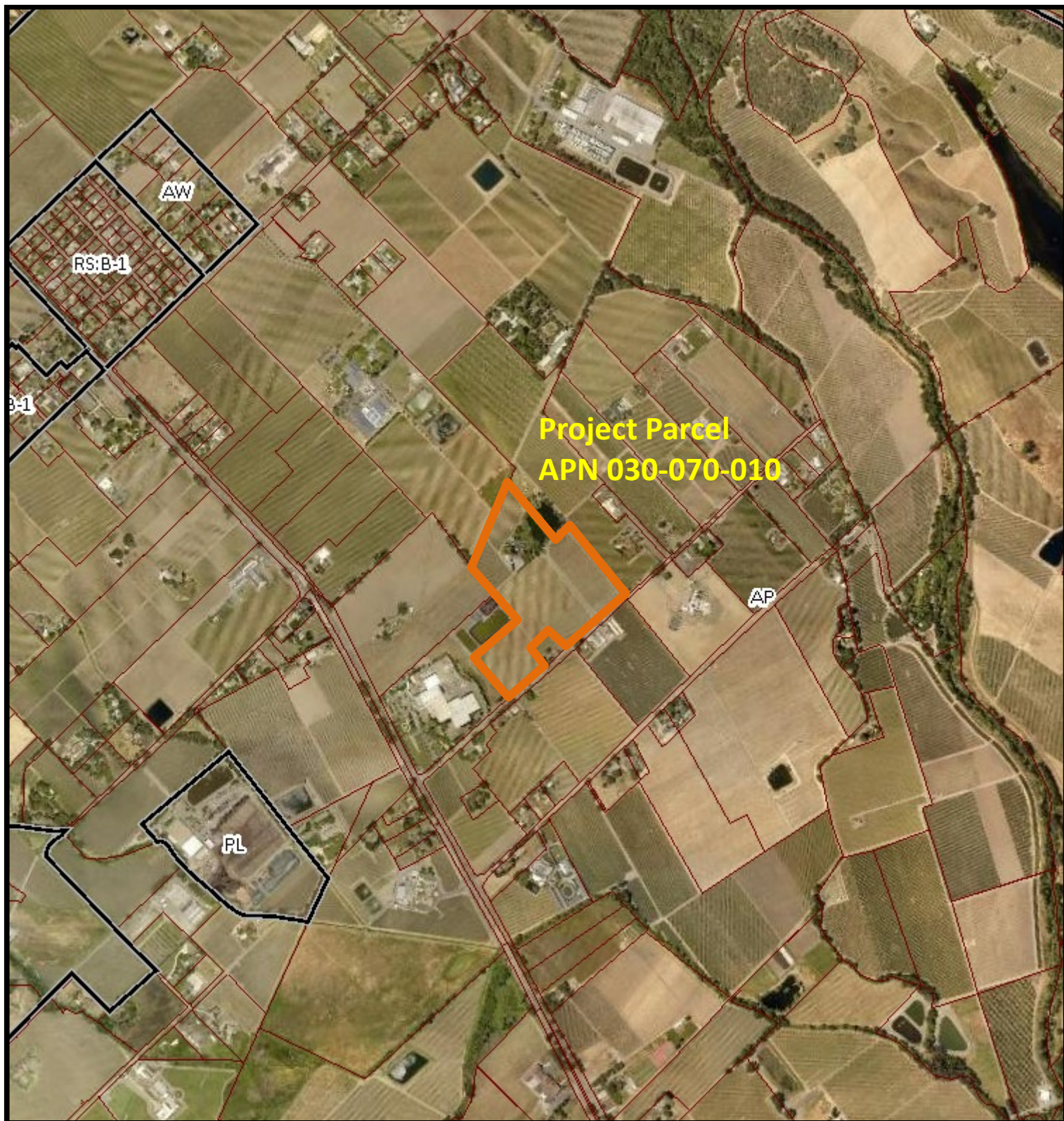
OPEN SPACE

- 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

0 — 1/2 Mile



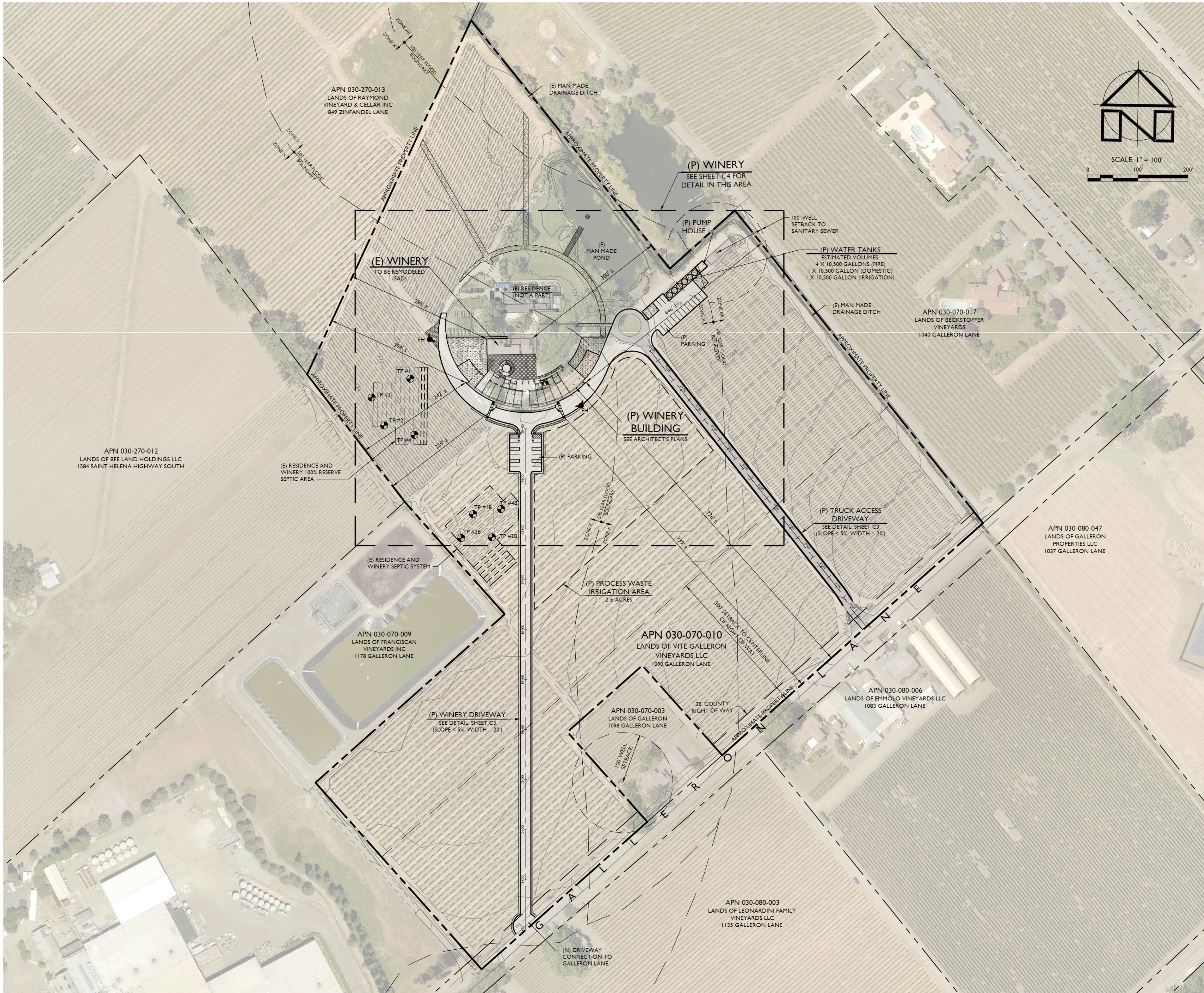
ZONING MAP



Existing Conditions

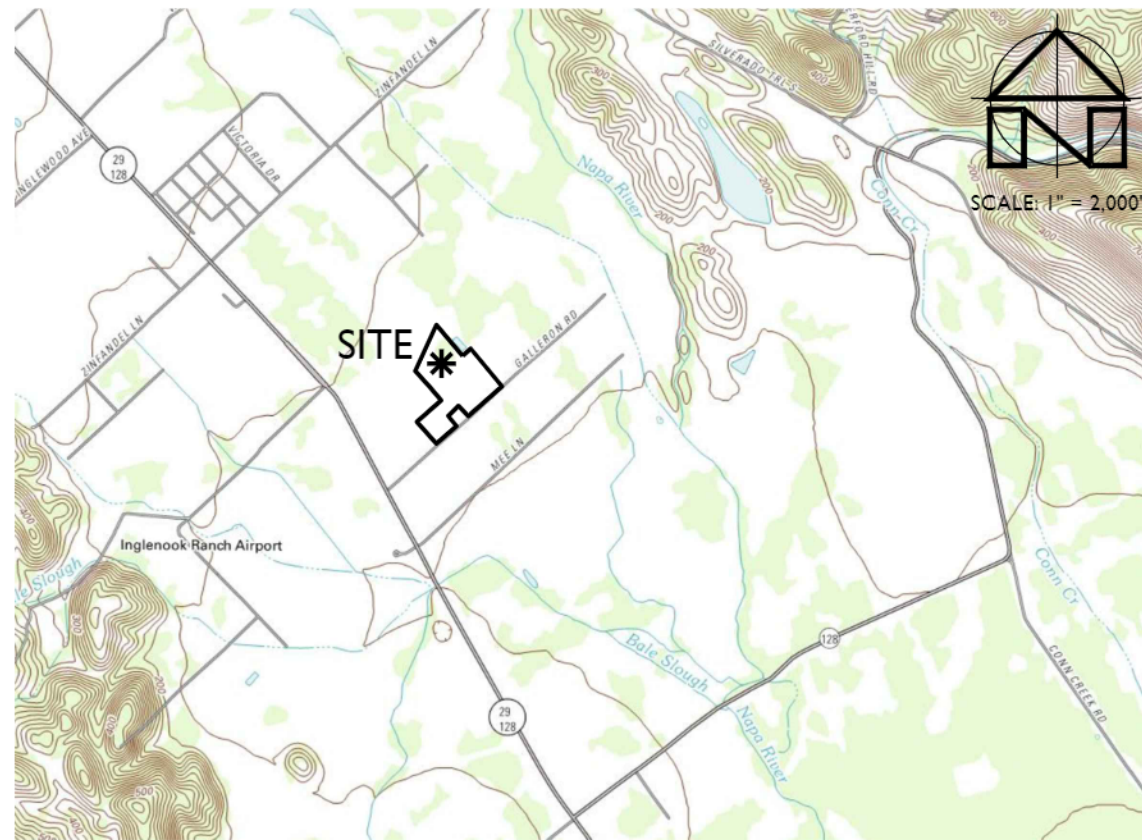
SULLIVAN RUTHERFORD ESTATE

WINERY USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS



OVERALL SITE PLAN

SCALE: 1" = 100'



LOCATION MAP

SCALE: 1" = 2,000'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
VITE GALLERON VINEYARDS LLC
DBA SULLIVAN RUTHERFORD ESTATE
1101 VINTAGE AVENUE
ST. HELENA, CA 94574

SITE ADDRESS:
1090 GALLERON LANE
ST. HELENA, CA 94574

ASSESSOR'S PARCEL NUMBER:
030-070-010

PARCEL SIZE:
26.2 ± ACRES

PROJECT SIZE:
3 ± ACRES

ZONING:
AGRICULTURAL PRESERVE (AP)

DOMESTIC WATER SOURCE:
PRIVATE WELL

FIRE PROTECTION WATER SOURCE:
STORAGE TANKS

WASTEWATER DISPOSAL:
ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

- C1 OVERALL SITE PLAN
- C2 WINERY SITE DEMOLITION PLAN
- C3 WINERY SITE PLAN
- C4 STORMWATER CONTROL PLAN
- C5 IMPERVIOUS SURFACE EXHIBIT

PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS TO ILLUSTRATE THE CONCEPTUAL DESIGN OF SITE IMPROVEMENTS PROPOSED AS PART OF THIS USE PERMIT MODIFICATION APPLICATION.

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0385E, EFFECTIVE SEPTEMBER 26, 2008, ALL OR A PORTION OF THE PROJECT SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% CHANCE ANNUAL FLOOD (100 YEAR FLOOD). THE APPROXIMATE FLOOD HAZARD BOUNDARY LINE IS SHOWN ON THIS PLAN. SEE FIRM FOR ADDITIONAL INFORMATION.

VINEYARD STATISTICS:

PRE-PROJECT VINEYARD AREA: 21.6 ± ACRES
POST-PROJECT VINEYARD AREA: 20.1 ± ACRES

NOTES:

- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF VITE GALLERON VINEYARDS, LLC" PREPARED BY TERRA FIRMA SURVEYS, INC., DATED JUNE 4, 2019. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
- AERIAL PHOTOGRAPH WAS OBTAINED FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE, TAKEN APRIL TO JUNE 2018 AND MAY NOT REPRESENT CURRENT CONDITIONS.
- CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
- BENCHMARK: NAVD 88
- THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
PowerCAD

CHECKED BY:
MRM

DATE:
JUNE 19, 2020

REVISIONS: BY:
8/2/2019 YMS
PERMIT SUBMITTAL

1 9/23/2019 YMS
USE PERMIT
RESUBMISSION
2 6/19/2020 YMS
USE PERMIT
RESUBMISSION

JOB NUMBER:
19-111

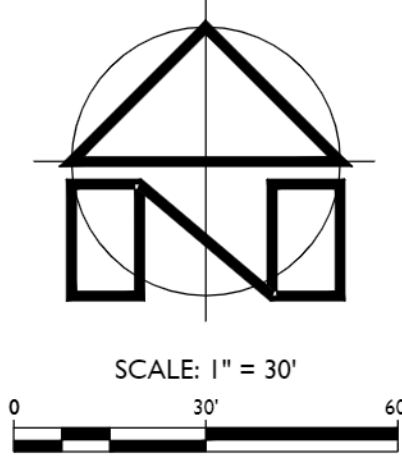
FILE:
19-111CONC-OSP.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

C1

OF



APN 030-070-017
LANDS OF BECKSTOFFER
VINEYARDS
1040 GALLERON LANE

APN 030-070-010
LANDS OF VITE GALLERON VINEYARDS LLC
1090 GALLERON LANE

APN 030-270-012
LANDS OF BFE LAND HOLDINGS LLC
1584 SAINT HELENA HIGHWAY SOUTH

APN 030-070-009
LANDS OF FRANCISCAN
VINEYARDS INC
1178 GALLERON LANE

WINERY SITE DEMOLITION PLAN

SCALE: 1" = 30'

SULLIVAN RUTHERFORD ESTATE

WINERY USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS WINERY SITE DEMOLITION PLAN

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
PowerCAD

CHECKED BY:
MRM

DATE:
JUNE 19, 2020

REVISIONS: BY:
8/2/2019 YMS
PERMIT SUBMITTAL

1 9/23/2019 YMS
USE PERMIT
RESUBMISSION

2 6/19/2020 YMS
USE PERMIT
RESUBMISSION

JOB NUMBER:
19-111

FILE:
19-111 CONG-DEMO.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

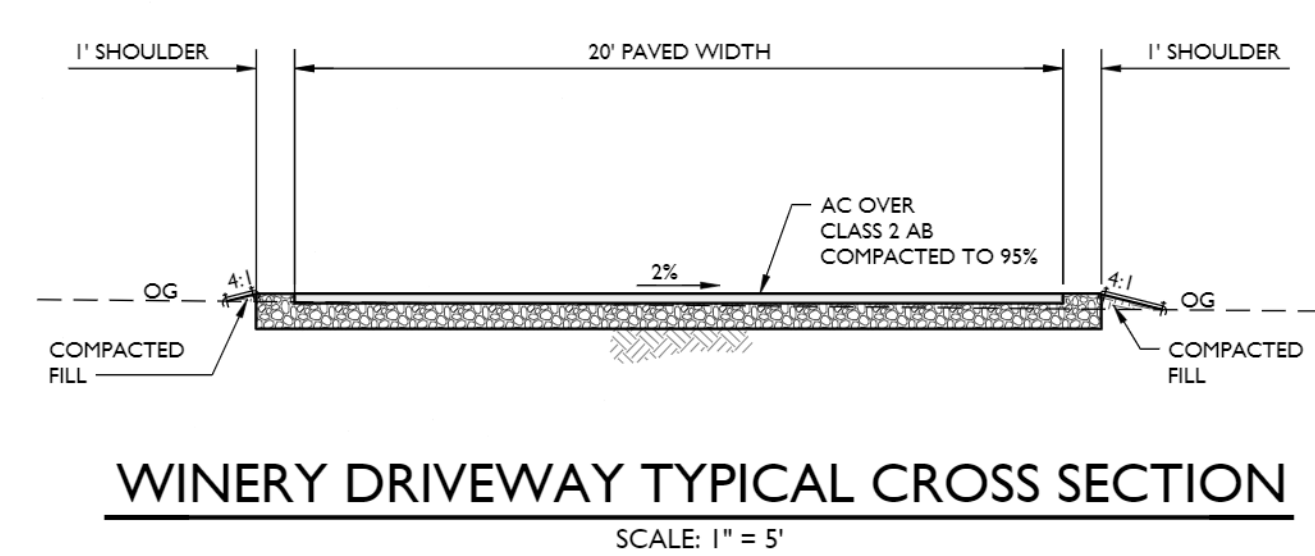
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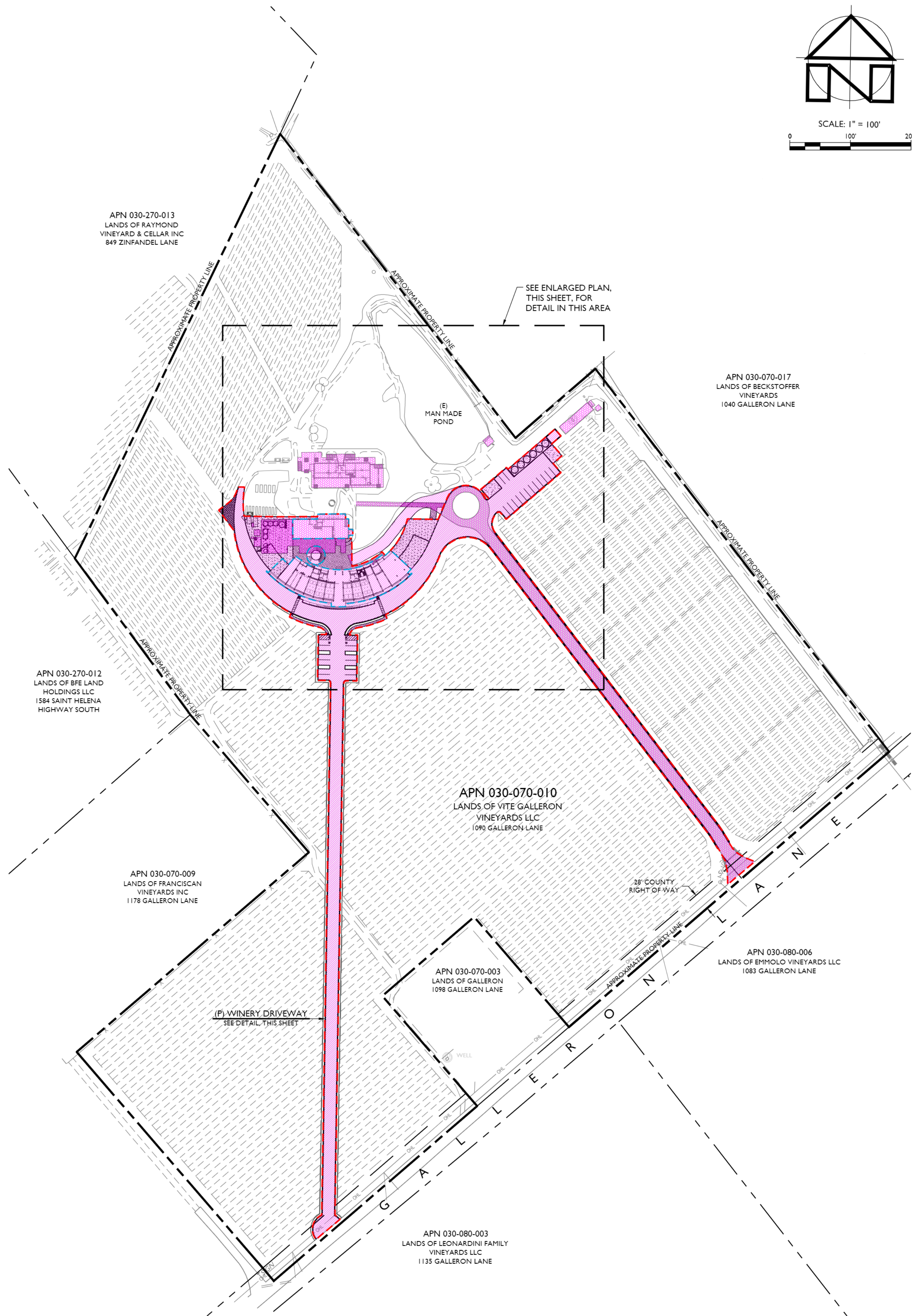
OF

5

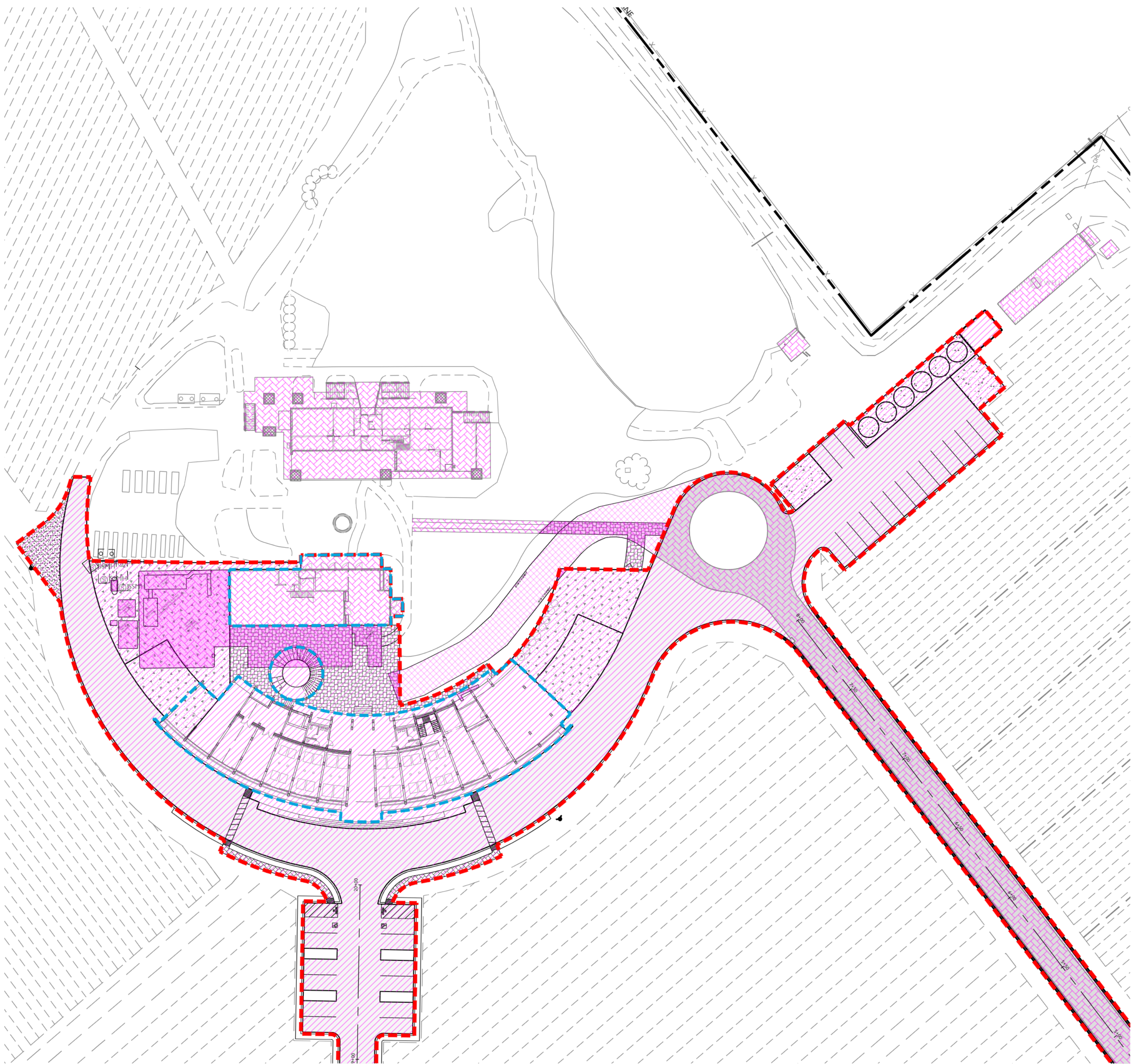
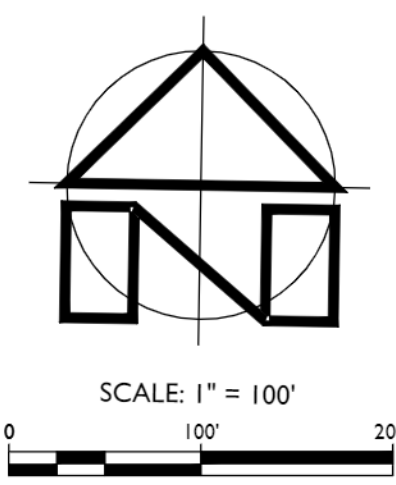
* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUFF, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.

** EXCESS SOIL CUT FROM THE PROJECT WILL BE HAULED OFFSITE TO A PRE-APPROVED LOCATION.





IMPERVIOUS SURFACE EXHIBIT
SCALE: 1" = 100'



ENLARGED AREA
SCALE: 1" = 40'

	PRE-PROJECT AREA (SF)	NEW AREA (SF)	RECONSTRUCTED AREA (SF)		TOTAL NEW AND RECONSTRUCTED AREA (SF)
			A*	B**	
TOTAL AREA OF IMPERVIOUS SURFACE	37,175	72,055	5,565	3,415	77,620

*RECONSTRUCTED AREAS (A) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

**RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED AND ARE NOT BEING REPLACED WITH NEW IMPERVIOUS SURFACES.



SULLIVAN RUTHERFORD ESTATE
WINERY USE PERMIT MODIFICATION CONCEPTUAL SITE PLANS
IMPERVIOUS SURFACE EXHIBIT

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
PowerCAD

CHECKED BY:
MRM

DATE:
JUNE 19, 2020

REVISIONS: BY:
8/2/2019 YMS
PERMIT SUBMITTAL

1 9/23/2019 YMS
USE PERMIT
RESUBMISSION

2 6/19/2020 YMS
USE PERMIT
RESUBMISSION

JOB NUMBER:
19-111

FILE:
19-111 CONC-ISE.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

VITE Galleron
Winery LLC

PO BOX 565
Rutherford, CA
94573

SULLIVAN RUTHERFORD ESTATE

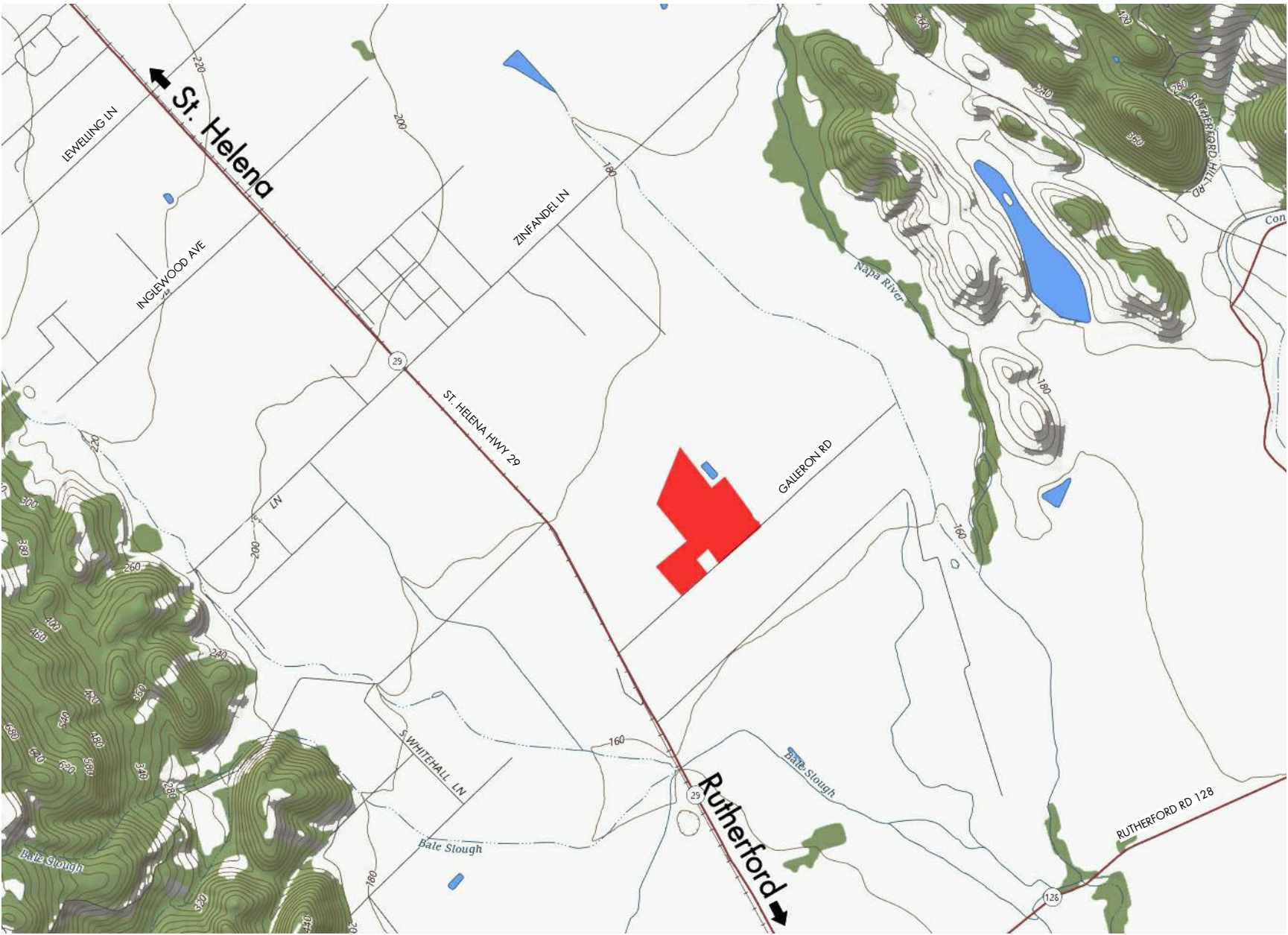
APN 030-070-010
1090 Galleron Rd, Rutherford, CA 94573

BCV ARCHITECTS

SULLIVAN RUTHERFORD ESTATE

APN 030-070-010
USE PERMIT RESUBMISSION
SEPTEMBER 23, 2019

LOCATION MAP



PROJECT TEAM DIRECTORY

OWNER:
VITE GALLERON WINERY LLC

PO BOX 565
RUTHERFORD, CA 94573

JUAN PABLO TORRES-PADILLA
email: jptorres@pa-capital-management.com

CONTRACTOR:
TBD

ELECTRICAL ENGINEER:
TBD

MECHANICAL ENGINEER:
TBD

ARCHITECT:
BALDAUF CATTON VON ECKARTSBERG ARCHITECTS

1527 STOCKTON STREET, FOURTH FLR.
SAN FRANCISCO, CA 94133
T: (415) 398 - 6538
F: (415) 398 - 6521

HANS BALDAUF (x102)
email: baldauf@bcvarch.com

ASA PRENTICE (x131)
email: prentice@bcvarch.com

CIVIL ENGINEER:
APPLIED CIVIL ENGINEERING INCORPORATED

2074 WEST LINCOLN AVENUE
NAPA, CA 94558

T: (707) 320 - 4968
F: (707) 320 - 2395

MIKE MUELRATH
email: mike@appliedcivil.com

STRUCTURAL ENGINEER:
TBD

PLUMBING ENGINEER:
TBD

DRAWING INDEX

#	TITLE	USE PERMIT MAR. 29, 2019	USE PERMIT RESUBMISSION
G001	COVER SHEET		*
C1	OVERALL SITE PLAN		*
C2	WINERY SITE DEMOLITION PLAN		*
C3	WINERY SITE PLAN		*
C4	STORMWATER CONTROL PLAN		*
C5	IMPERVIOUS SURFACE EXHIBIT		*
UP-001	PLANTING PLAN	*	*
UP-002	SITE PLAN	*	*
UP-003	SITE DIAGRAM - COVERAGE	*	*
UP-004	ACCESSORY / PRODUCTION RATIO DIAGRAMS	*	*
UP-010	CELLAR LEVEL PLAN	*	*
UP-011	GROUND FLOOR LEVEL PLAN	*	*
UP-012	UPPER LEVEL PLAN	*	*
UP-030	ELEVATIONS - SOUTH & EAST	*	*
UP-031	ELEVATIONS - WEST/NORTH	*	*
UP-032	ELEVATIONS - BARN NORTH & SOUTH	*	*
UP-401	BARN - EXISTING LEVEL 1 & 2	*	*
UP-402	BARN - EXISTING ELEVATIONS	*	*
UP-403	EXISTING VIEWS	*	*

ISSUANCE:

USE PERMIT RESUBMISSION
September 23, 2019

DRAFTED BY:

ASA PRENTICE
prentice@bcvarch.com

COVER SHEET

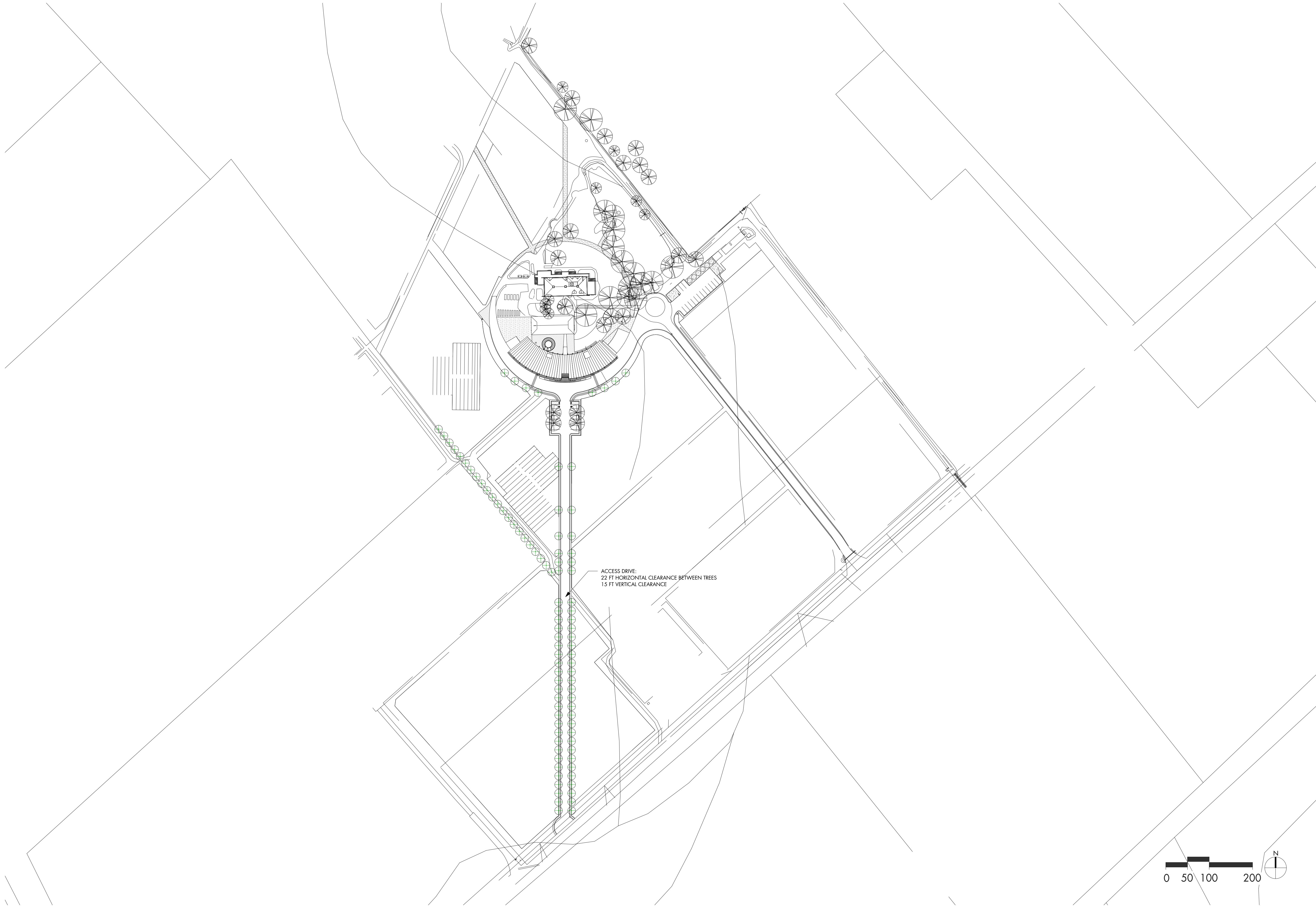
G001

PROJECT 18024

9/20/2019 3:46:24 PM

1 SITE PLAN
1" = 100'-0"

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ACCESS DRIVE:
22 FT HORIZONTAL CLEARANCE BETWEEN TREES
15 FT VERTICAL CLEARANCE



BCV
ARCHITECTS
1527 STOCKTON STREET
SAN FRANCISCO CA 94133
T 415.398.6538
INFO@BCVARCH.COM
BCVARCH.COM

**VITE Galleron
Winery LLC**

PO BOX 565
Rutherford, CA
94573

SULLIVAN RUTHERFORD ESTATE

APN 030-070-010
1090 Galleron Rd, Rutherford, CA 94573

BCV ARCHITECTS

ISSUANCE:

USE PERMIT RESUBMISSION
September 23, 2019

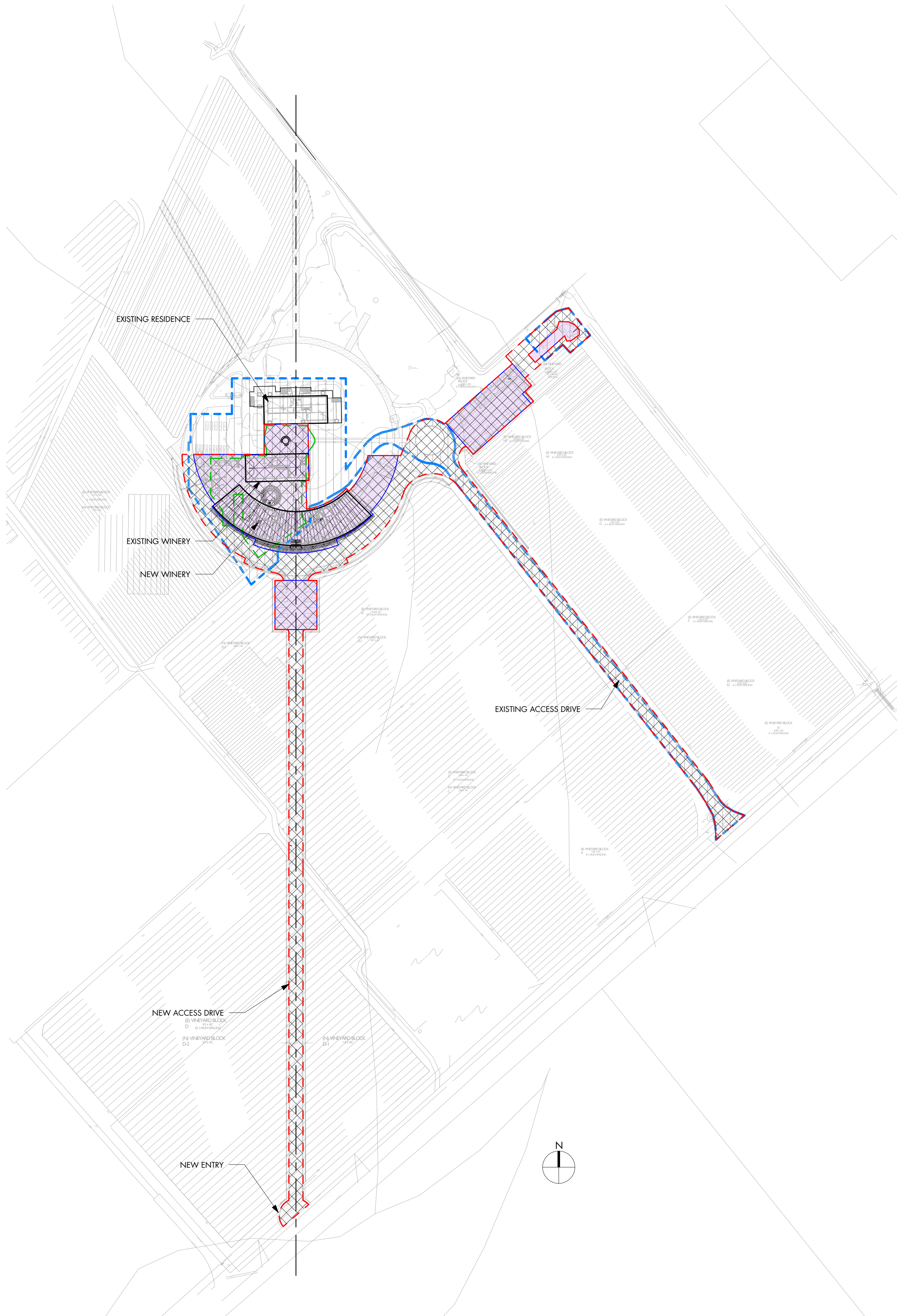
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ASA PRENTICE
prentice@bcvarch.com

**PLANTING
PLAN**

UP-001

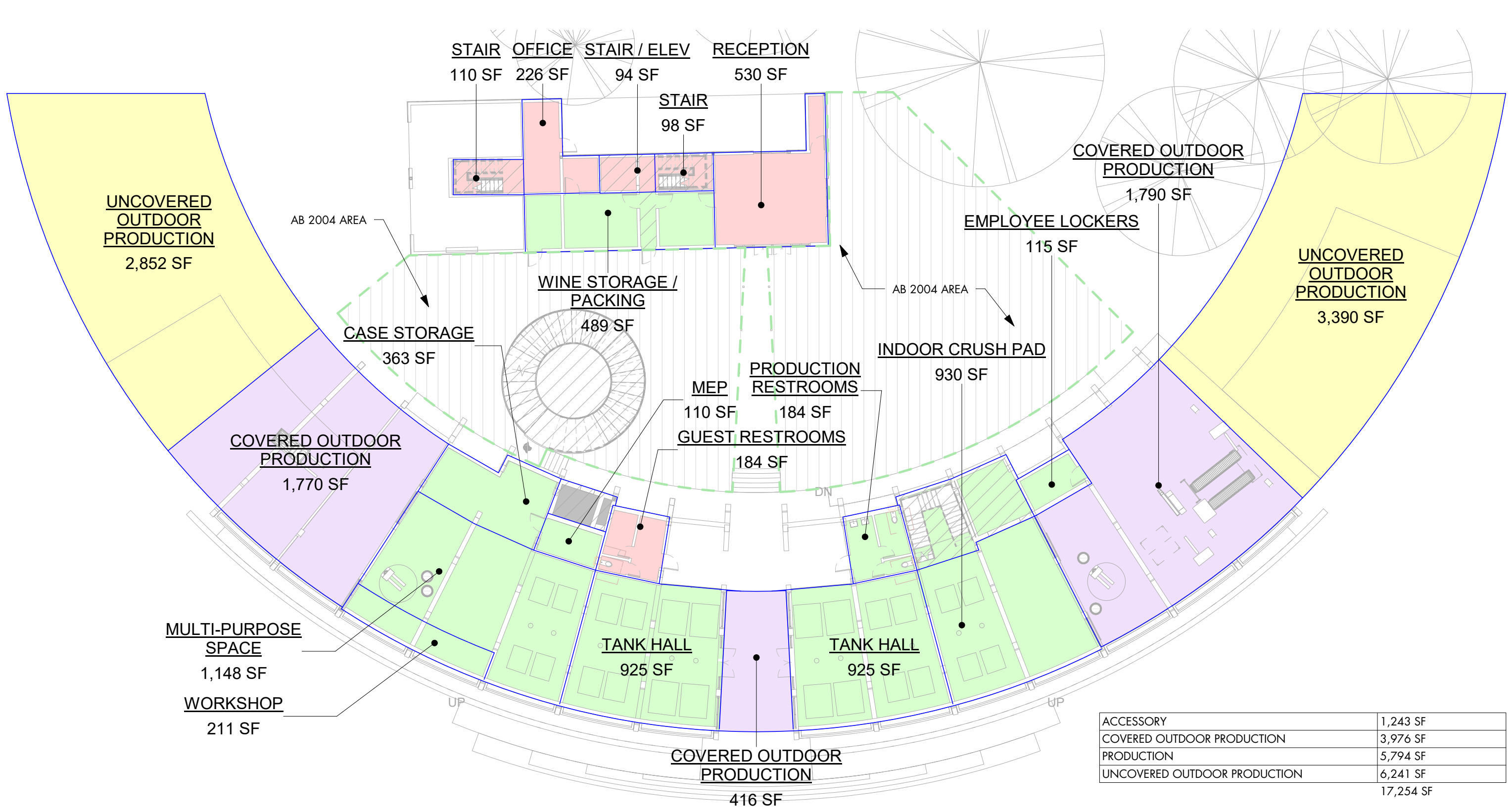
PROJECT 18024



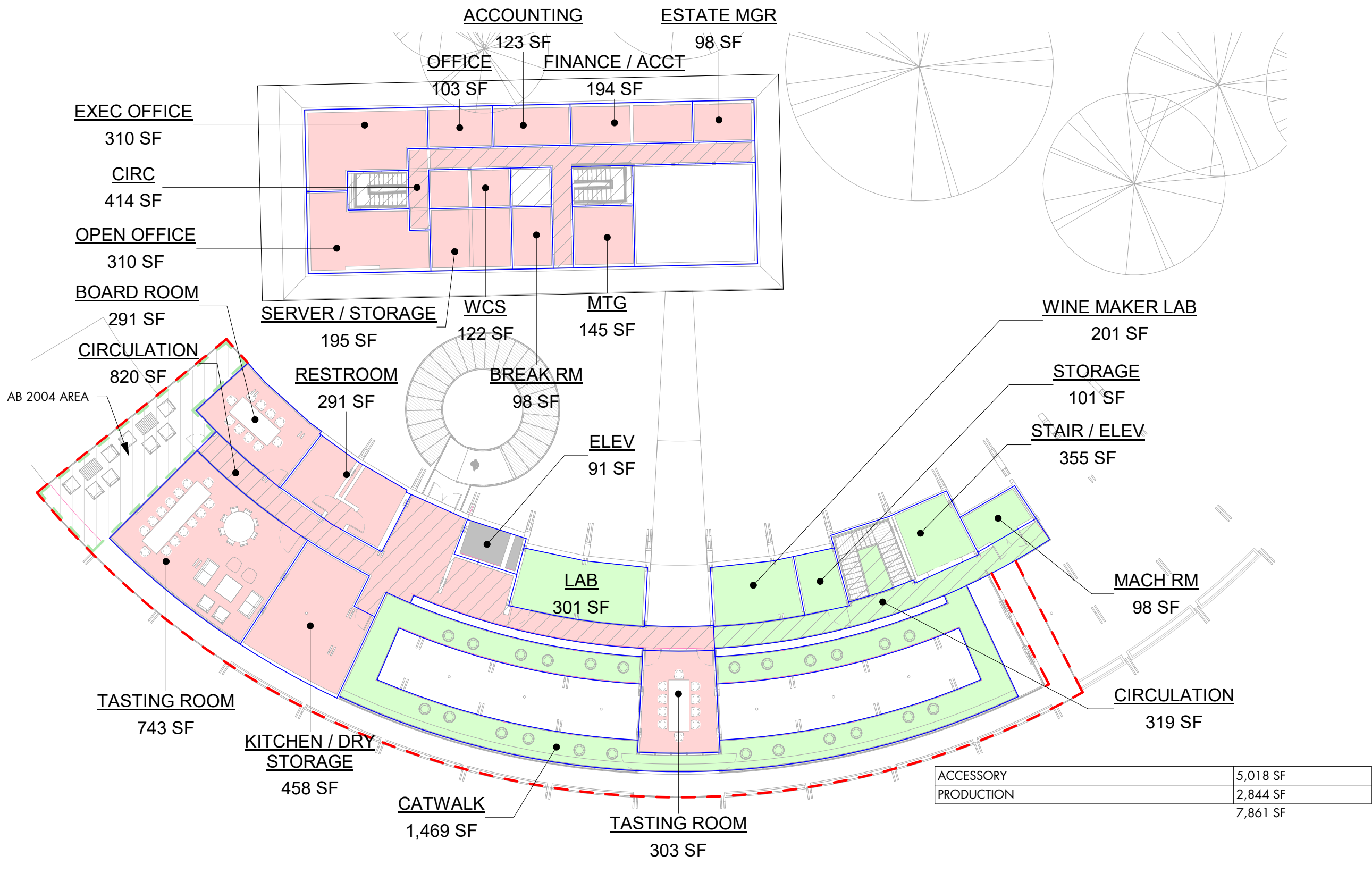
PROPOSED CONDITIONED SPACE		ACCESSORY AND PRODUCTION AREA TOTALS:			KEY
EXISTING WINERY BUILDING (BARN) :	3,666 SF	EXISTING PRODUCTION AREA:	6,303 SF	PROPOSED ACCESSORY	
NEW WINERY BUILDING :	16,428 SF	EXISTING ACCESSORY USE AREA:	1,481 SF	PROPOSED PRODUCTION	
PROPOSED TOTAL :	20,094 SF	ACCESSORY USE = 19% OF PRODUCTION FACILITY		PROPOSED ACCESSORY USE = 26 % OF PRODUCTION FACILITY	
					PRODUCTION ACCESSORY COVERED OUTDOOR PRODUCTION UN COVERED OUTDOOR PRODUCTION
					AREA BOUNDARY LINE DECK BOUNDARY LINE CIRCULATION

BCV ARCHITECTS

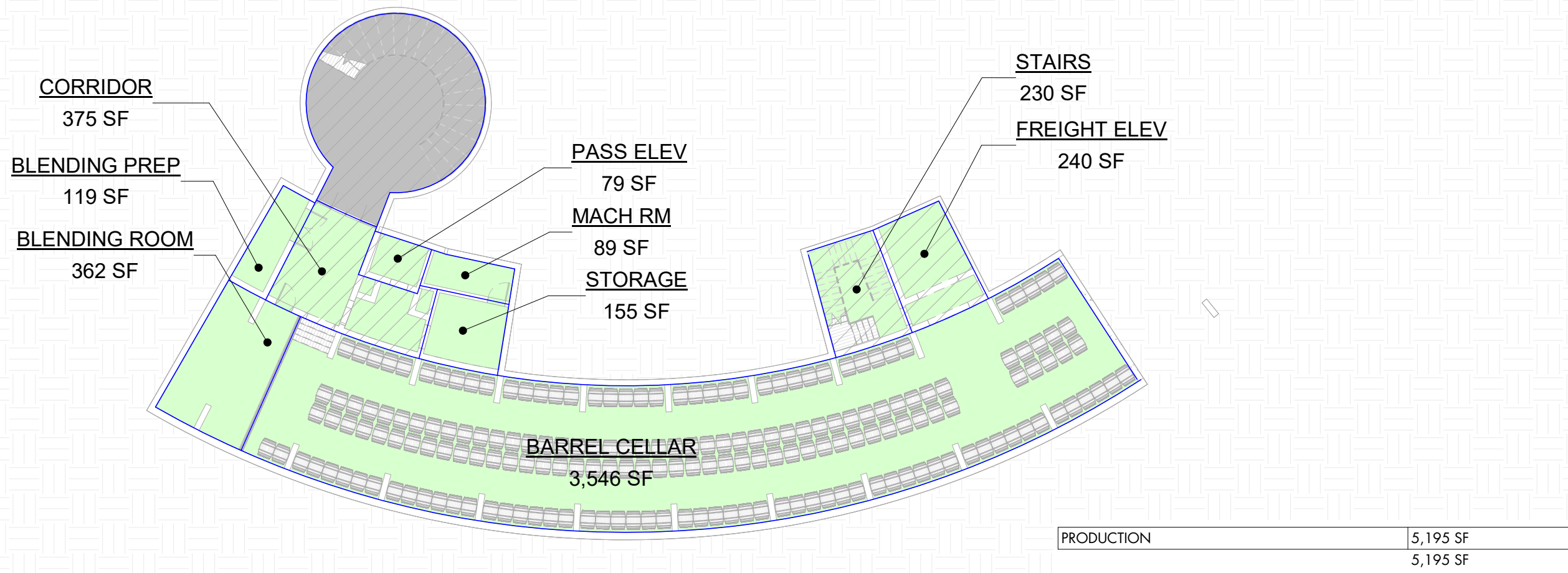
1527 STOCKTON STREET
SAN FRANCISCO CA 94133
T 415.398.6538
INFO@BCVARCH.COM
BCVARCH.COM



1 LEVEL 1
1" = 20'-0"



2 LEVEL 2
1" = 20'-0"



3 CELLAR
1" = 20'-0"

VITE Galleron Winery LLC

PO BOX 565
Rutherford, CA 94573

SULLIVAN RUTHERFORD ESTATE

APN 030-070-010
1090 Galleron Rd, Rutherford, CA 94573

ISSUANCE:

USE PERMIT RESUBMISSION
September 23, 2019

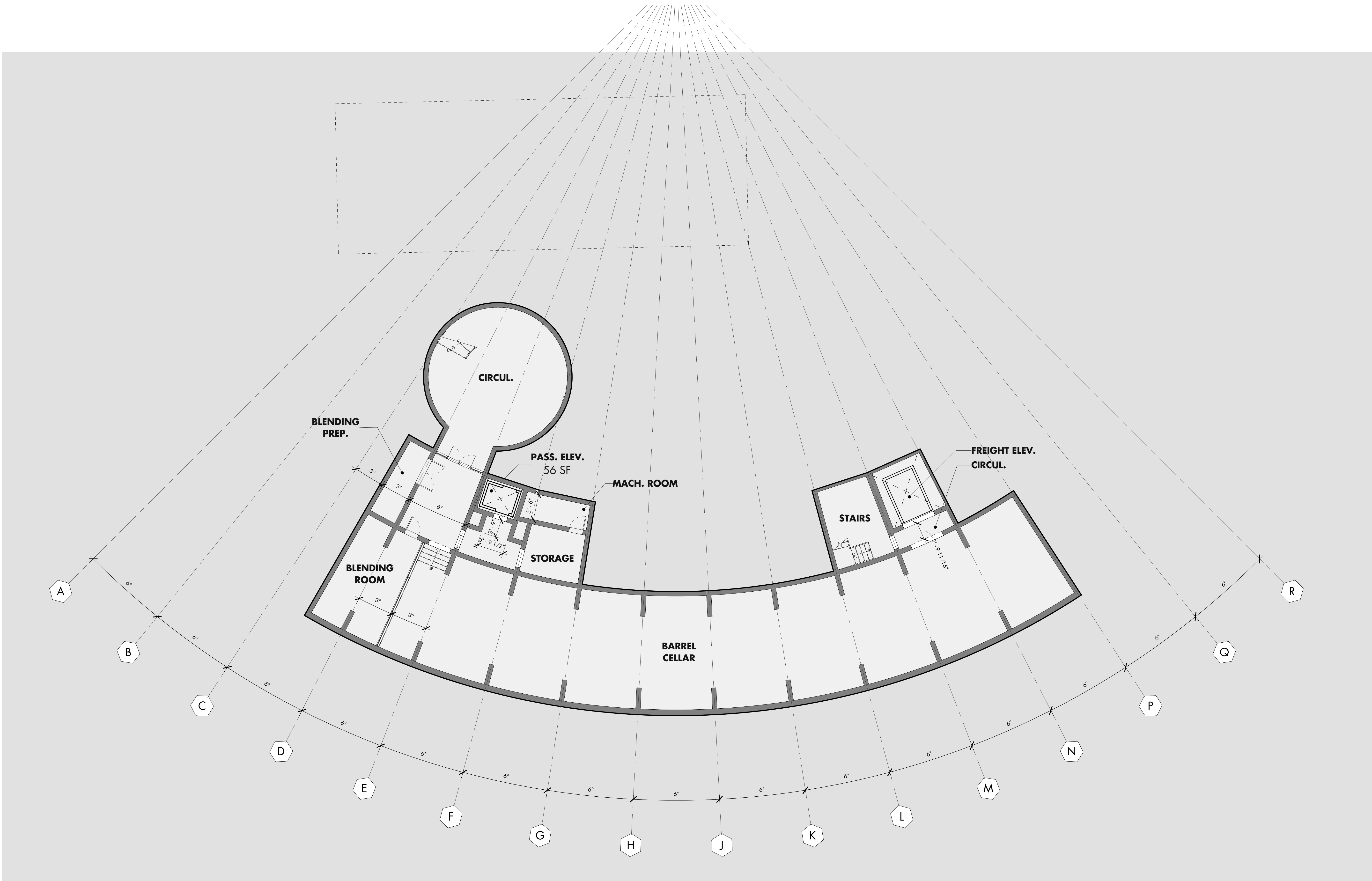
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ASA PRENTICE
prentice@bcvarch.com

ACCESSORY/
PRODUCTION
RATIO
DIAGRAMS

UP-004

PROJECT 18024



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Winery LLC**

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Rutherford, CA
94573

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APN 030-070-010
1090 Galleron Rd, Rutherford, CA 94573

BCV ARCHITECTS

ISSUANCE:

USE PERMIT RESUBMISSION
September 23, 2019

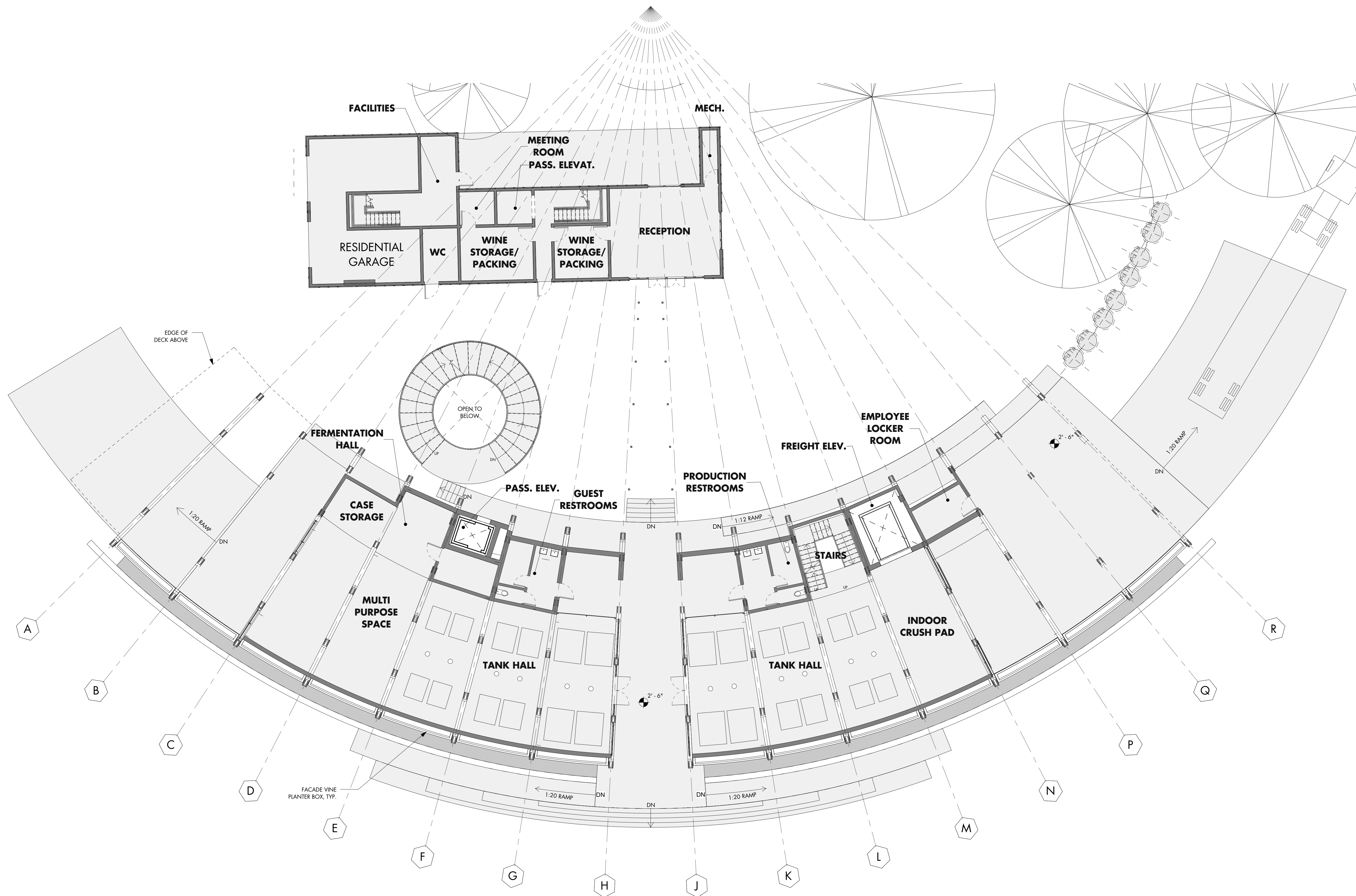
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GROUND
FLOOR LEVEL
PLAN

UP-011

PROJECT 18024



1 GROUND FLOOR LEVEL (WINERY & BARN)
1" = 10'-0"

**VITE Galleron
Winery LLC**

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Rutherford, CA
94573

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APN 030-070-010
1090 Galleron Rd, Rutherford, CA 94573

BCV ARCHITECTS

ISSUANCE:

USE PERMIT RESUBMISSION
September 23, 2019

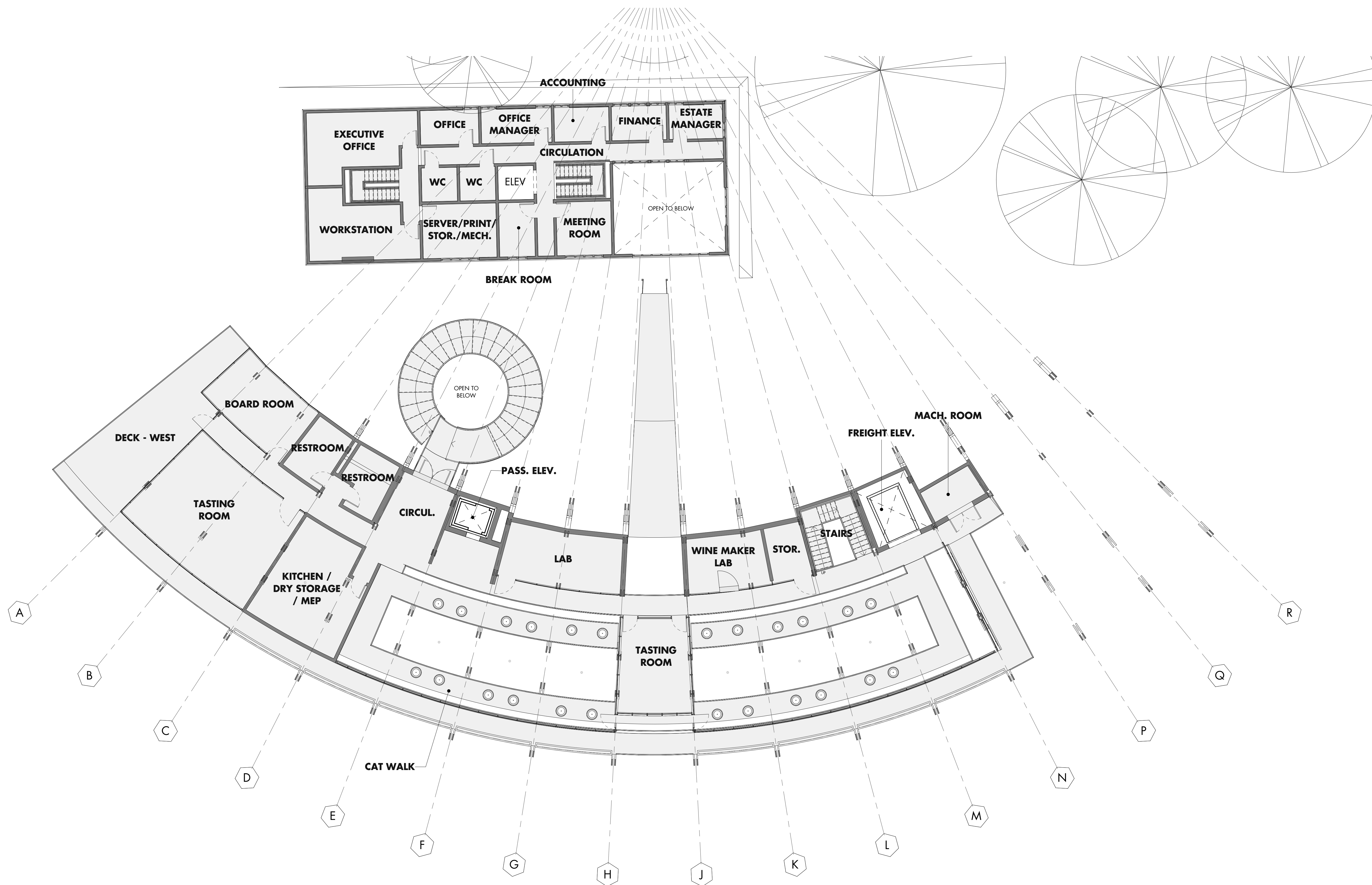
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prentice@bcvarch.com

UPPER LEVEL
PLAN

UP-012

PROJECT 18024



ACCOUNTING

EXECUTIVE
OFFICE

OFFICE

OFFICE
MANAGER

FINANCE

ESTATE
MANAGER

CIRCULATION

WC

WC

ELEV

OPEN TO BELOW

WORKSTATION

SERVER/PRINT/
STOR./MECH.

MEETING
ROOM

BREAK ROOM

BOARD ROOM

RESTROOM

RESTROOM

PASS. ELEV.

CIRCUL.

LAB

WINE MAKER
LAB

STOR.

STAIRS

MACH. ROOM

FREIGHT ELEV.

TASTING
ROOM

KITCHEN /
DRY STORAGE
/ MEP

TASTING
ROOM

CAT WALK

**VITE Galleron
Winery LLC**

PO BOX 565
Rutherford, CA
94573

SULLIVAN RUTHERFORD ESTATE

APN 030-070-010
1090 Galleron Rd, Rutherford, CA 94573

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ISSUANCE:

USE PERMIT RESUBMISSION
September 23, 2019

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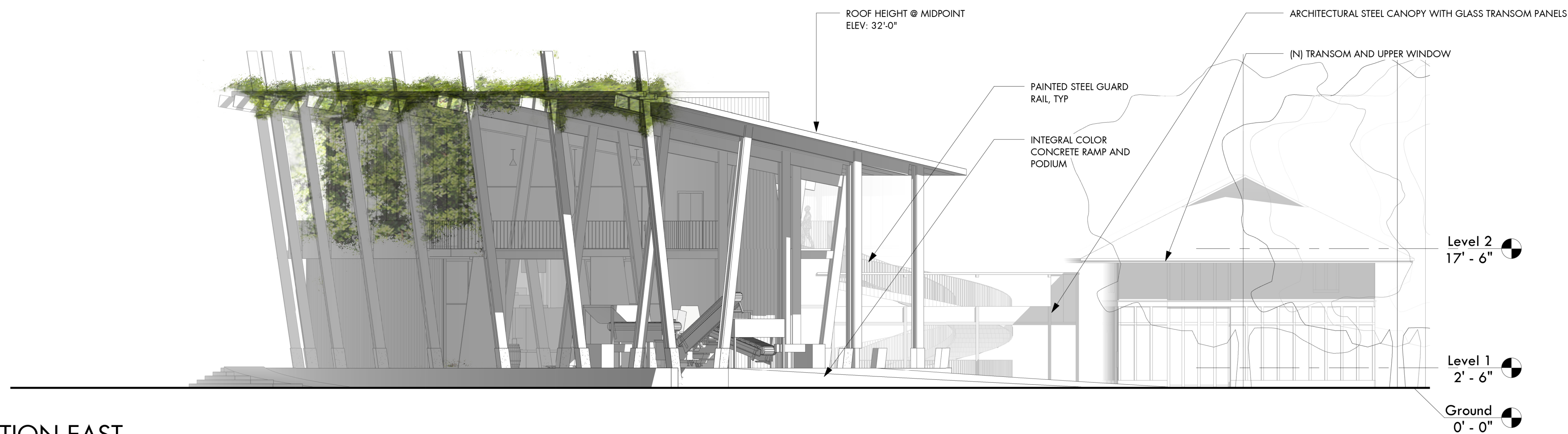
ELEVATIONS -
SOUTH & EAST

UP-030

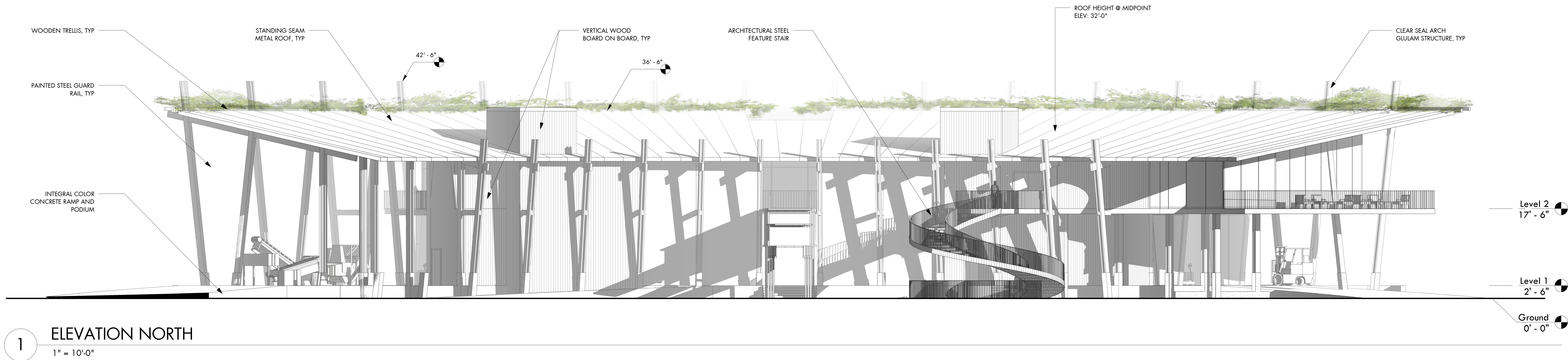
PROJECT 18024



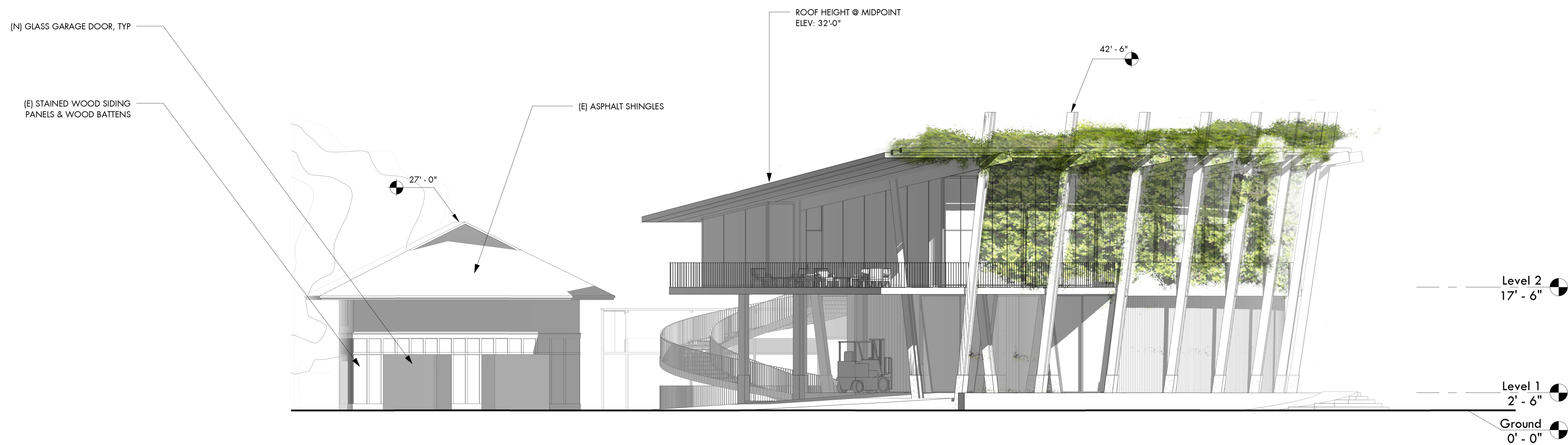
2 ELEVATION SOUTH
1" = 10'-0"



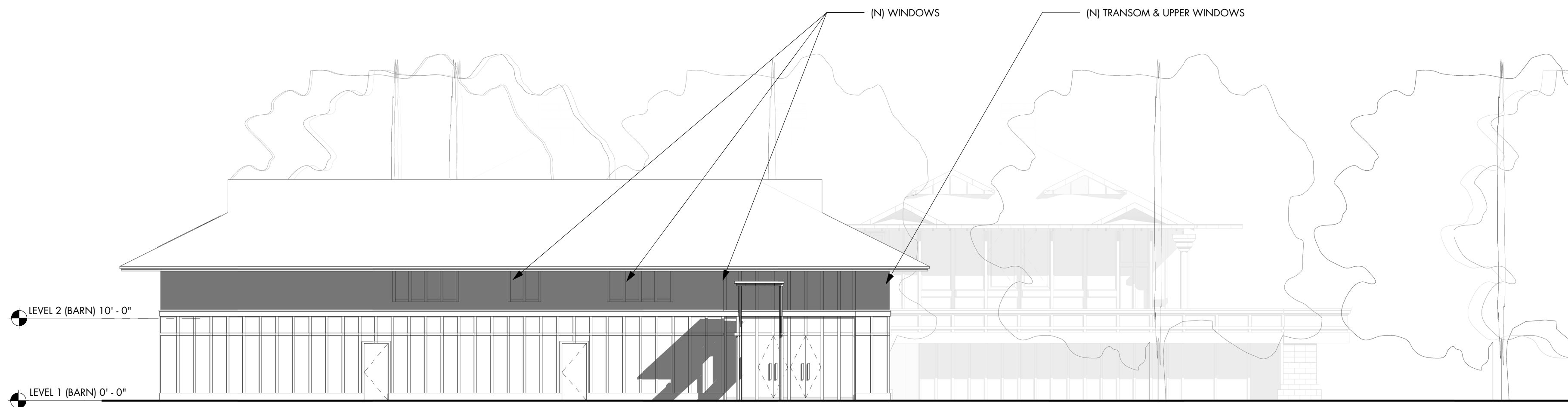
1 ELEVATION EAST
1" = 10'-0"



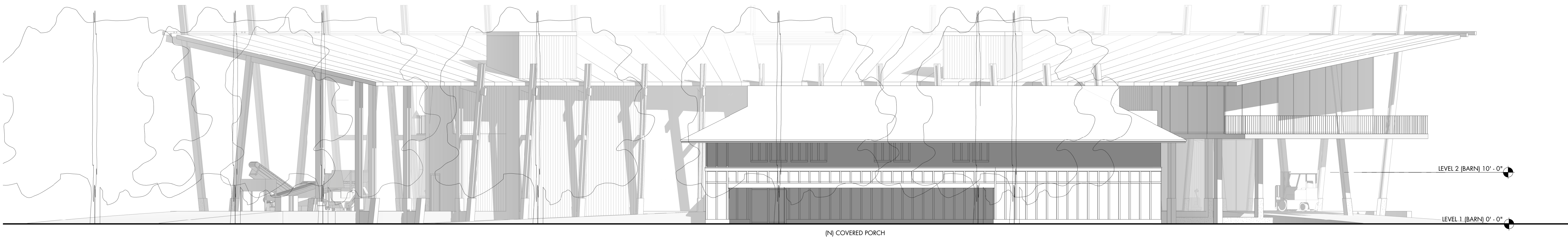
1 ELEVATION NORTH
1" = 10'-0"



2 ELEVATION WEST
1" = 10'-0"



2 ELEVATION SOUTH (WINERY BARN)
1" = 10'-0"



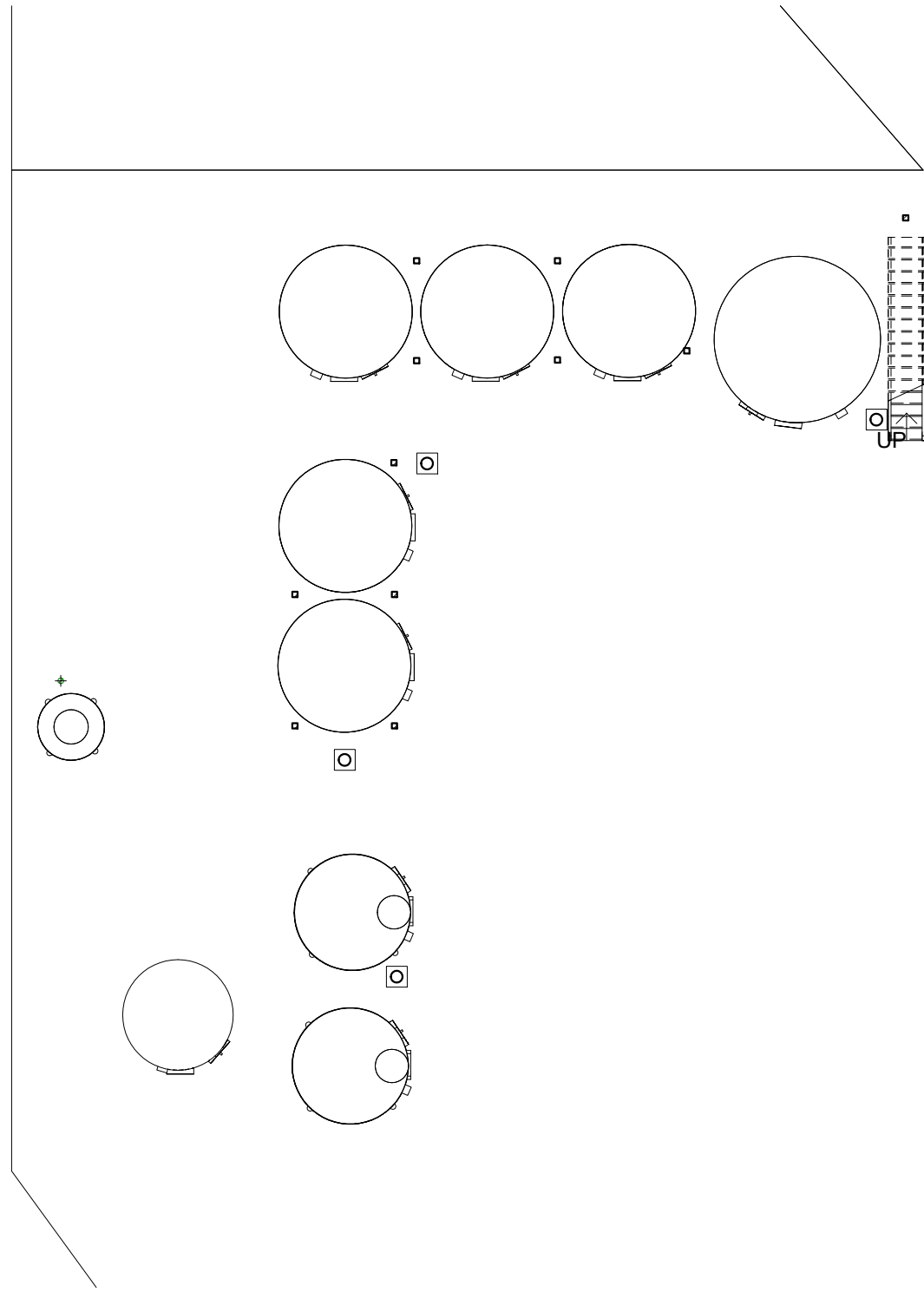
1 ELEVATION NORTH (WINERY BARN)
1" = 10'-0"

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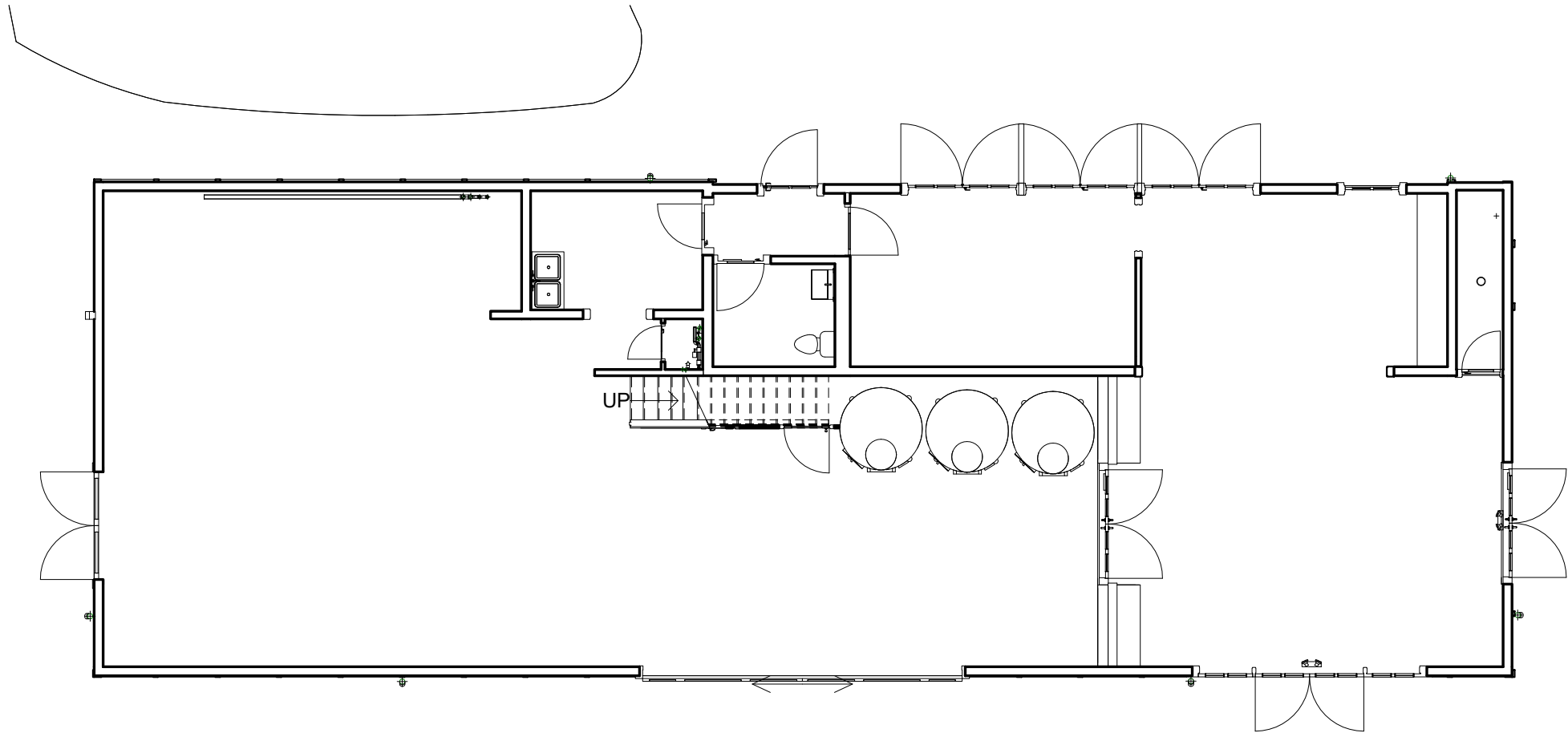
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① EXISTING LEVEL 1
1" = 10'-0"

UP-402 3



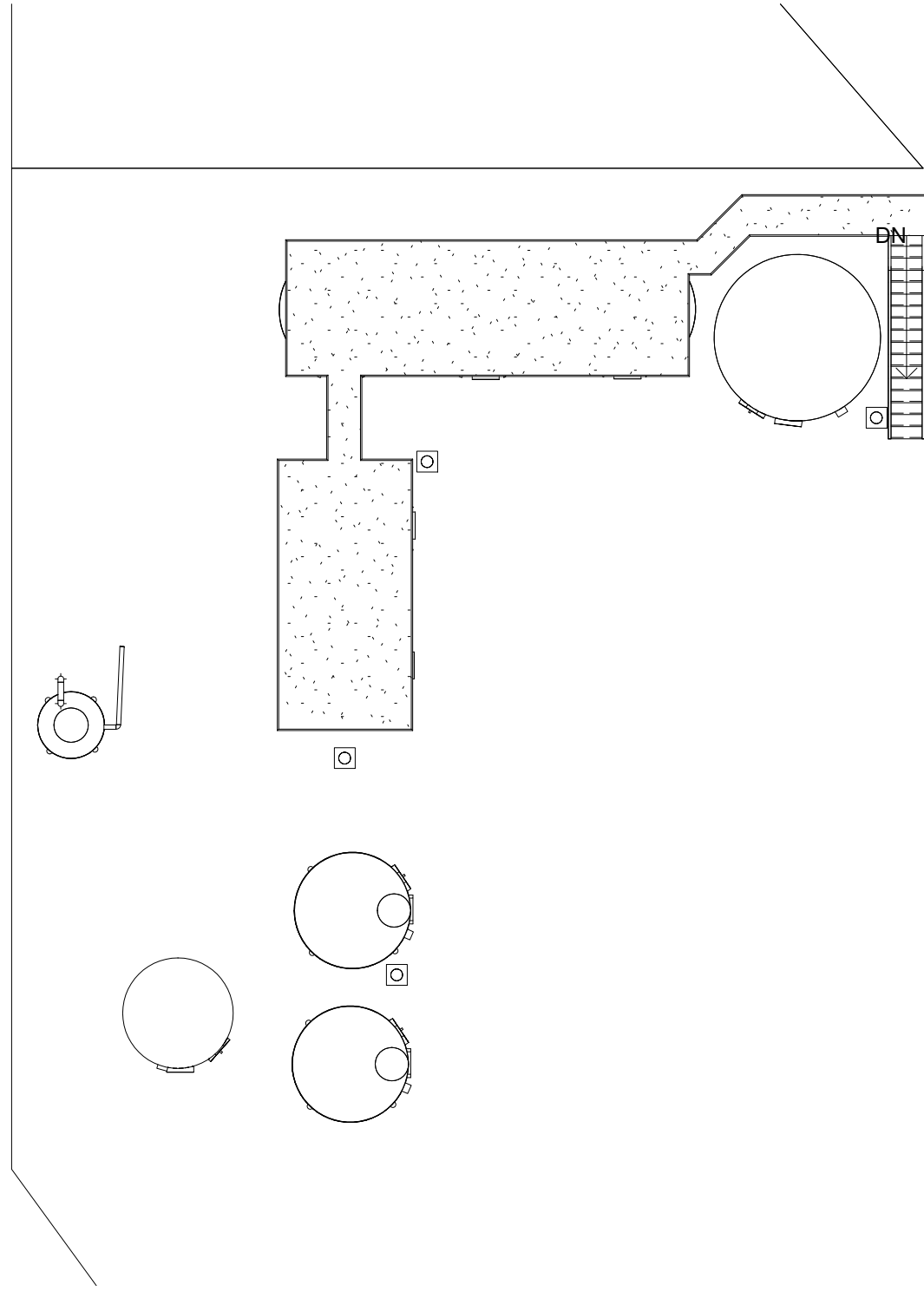
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UP-402



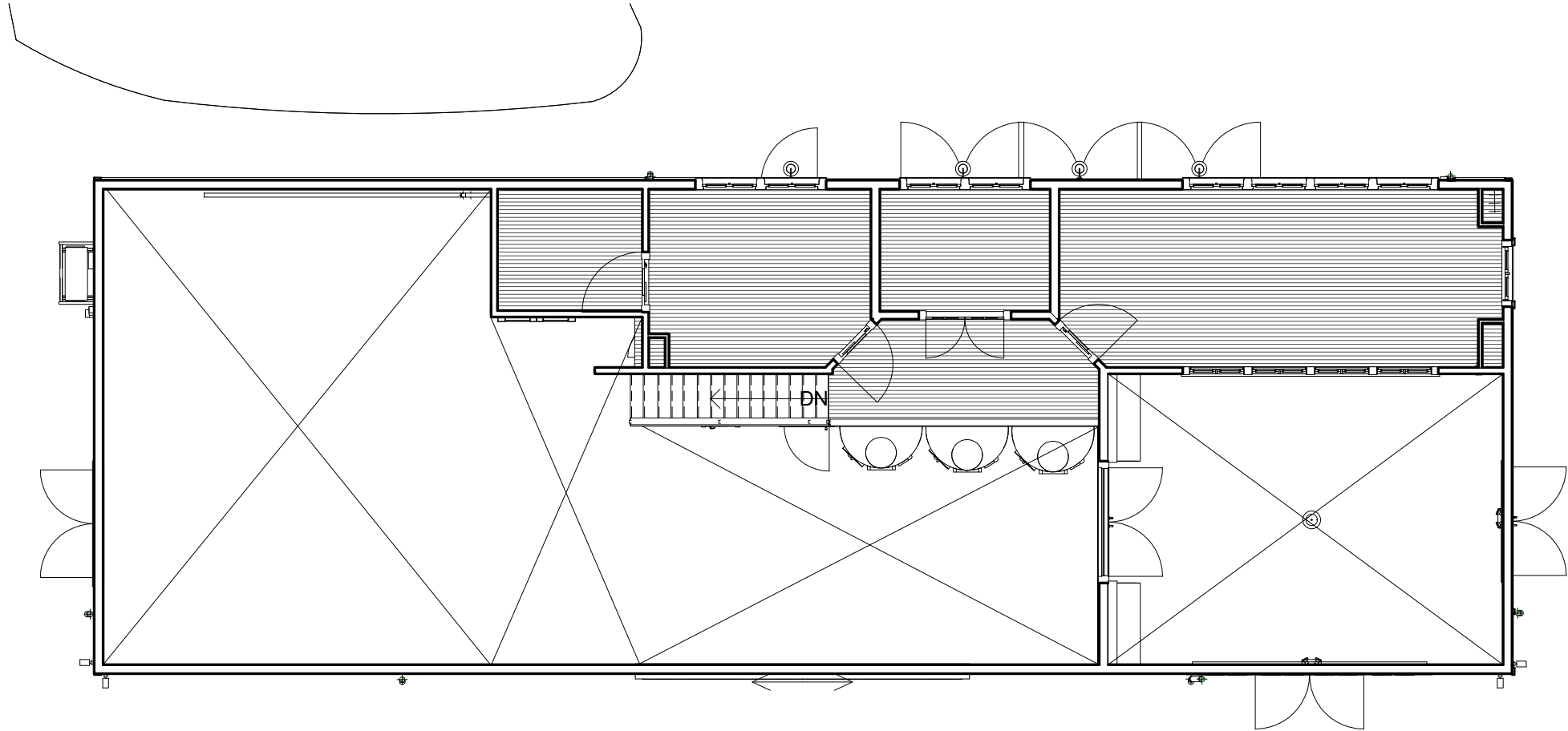
UP-402
4

② EXISTING LEVEL 2
1" = 10'-0"

UP-402 3



2
UP-402



UP-402
4

1 UP-402

1 UP-402

0' 5' 10' 20'



BARN -
EXISTING
LEVEL 1 & 2

UP-401

PROJECT 18024

ISSUANCE:

USE PERMIT RESUBMISSION
September 23, 2019

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prentice@bcvarch.com

SULLIVAN RUTHERFORD ESTATE

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1090 Galleron Rd, Rutherford, CA 94573

VITE Galleron
Winery LLC

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1527 STOCKTON STREET
SAN FRANCISCO CA 94133
T 415.398.6538
INFO@BCVARCH.COM
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**VITE Galleron
Winery LLC**

PO BOX 565
Rutherford, CA
94573

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APN 030-070-010
1090 Galleron Rd, Rutherford, CA 94573

BCV ARCHITECTS

ISSUANCE:

USE PERMIT RESUBMISSION
September 23, 2019

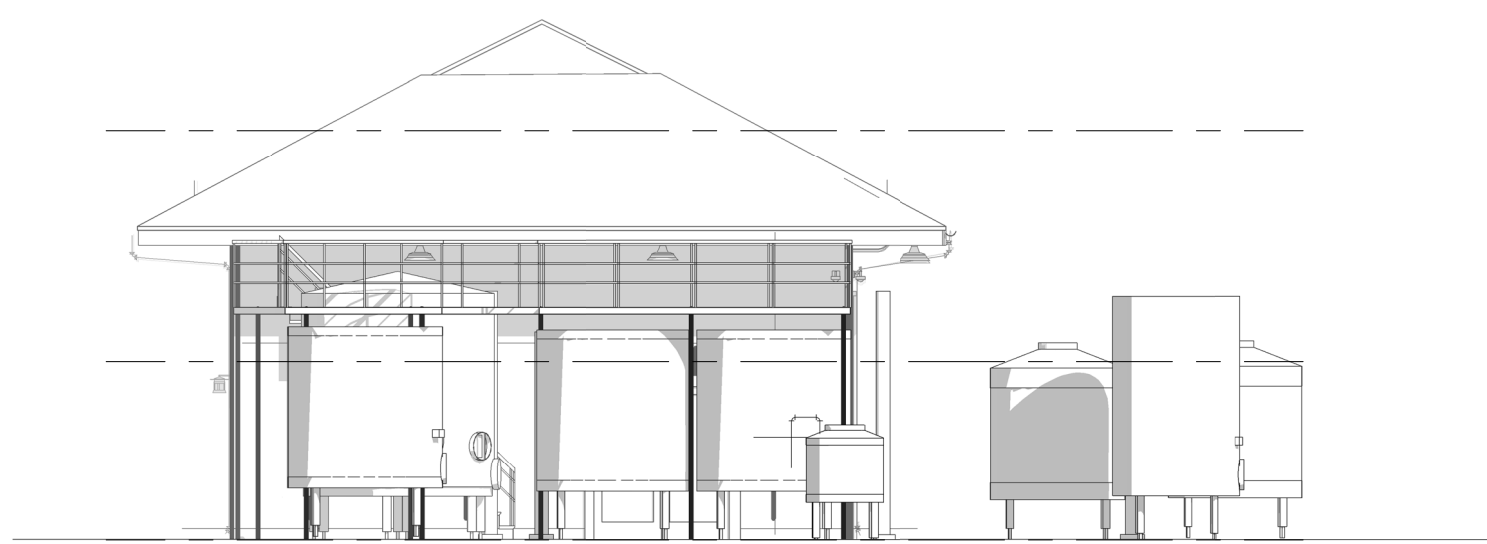
DRAFTED BY:

ASA PRENTICE
prentice@bcvarch.com

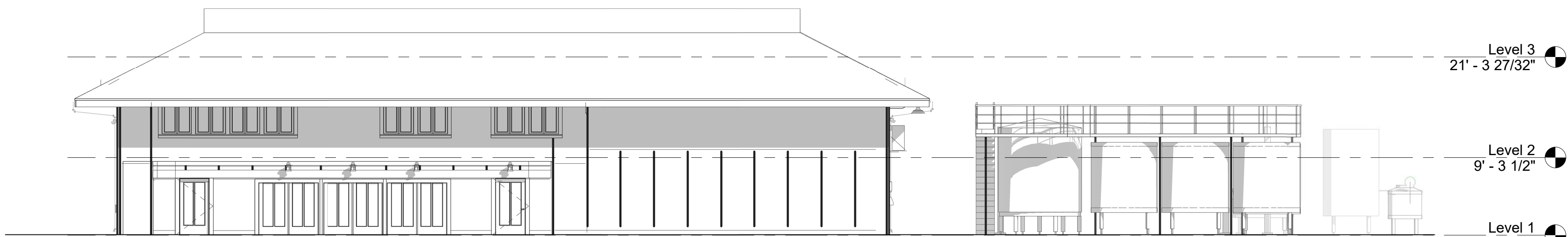
BARN -
EXISTING
ELEVATIONS

UP-402

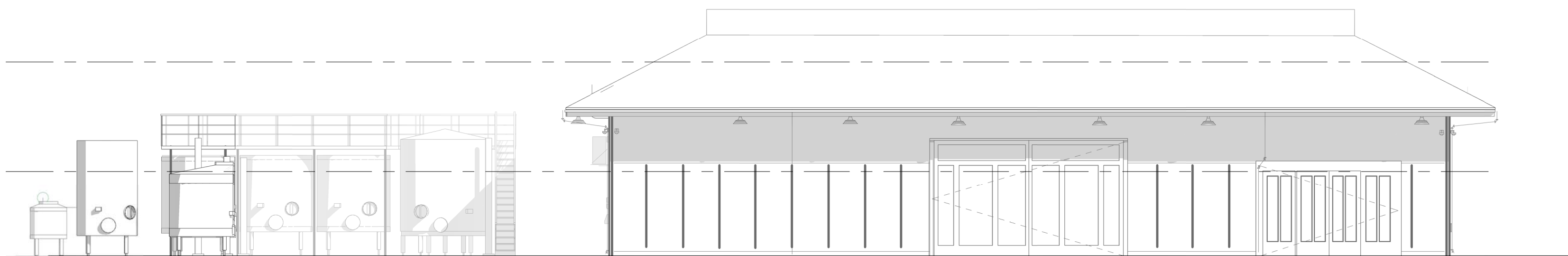
PROJECT 18024



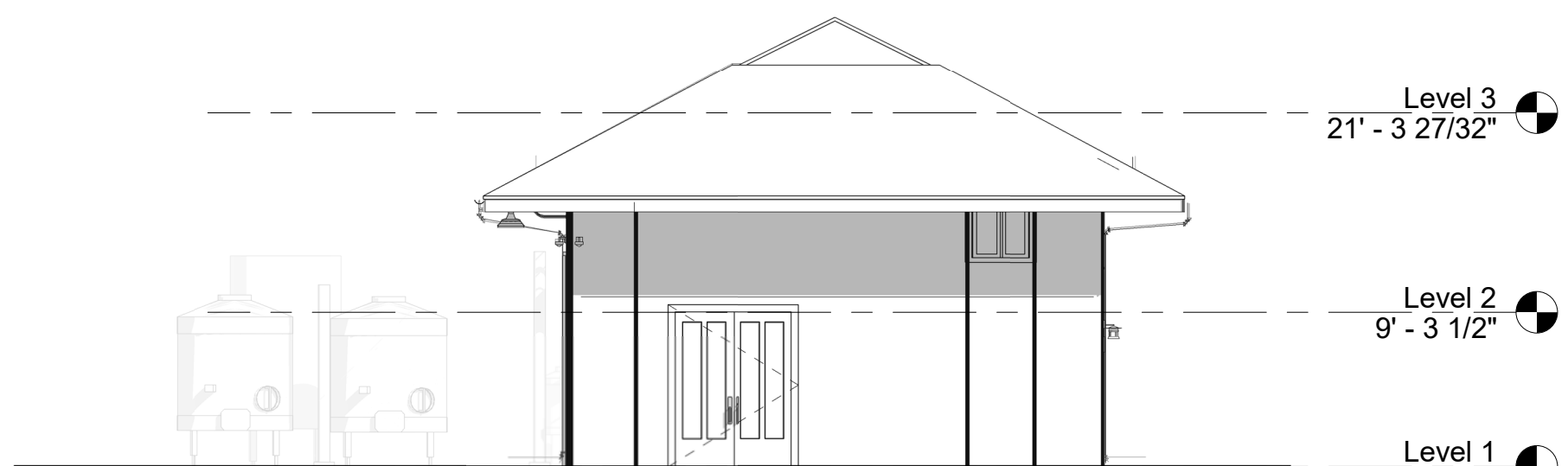
③ WEST ELEVATION
1" = 10'-0"



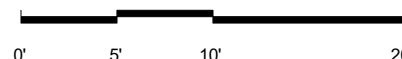
④ NORTH ELEVATION
1" = 10'-0"



② SOUTH ELEVATION
1" = 10'-0"



① EAST ELEVATION
1" = 10'-0"





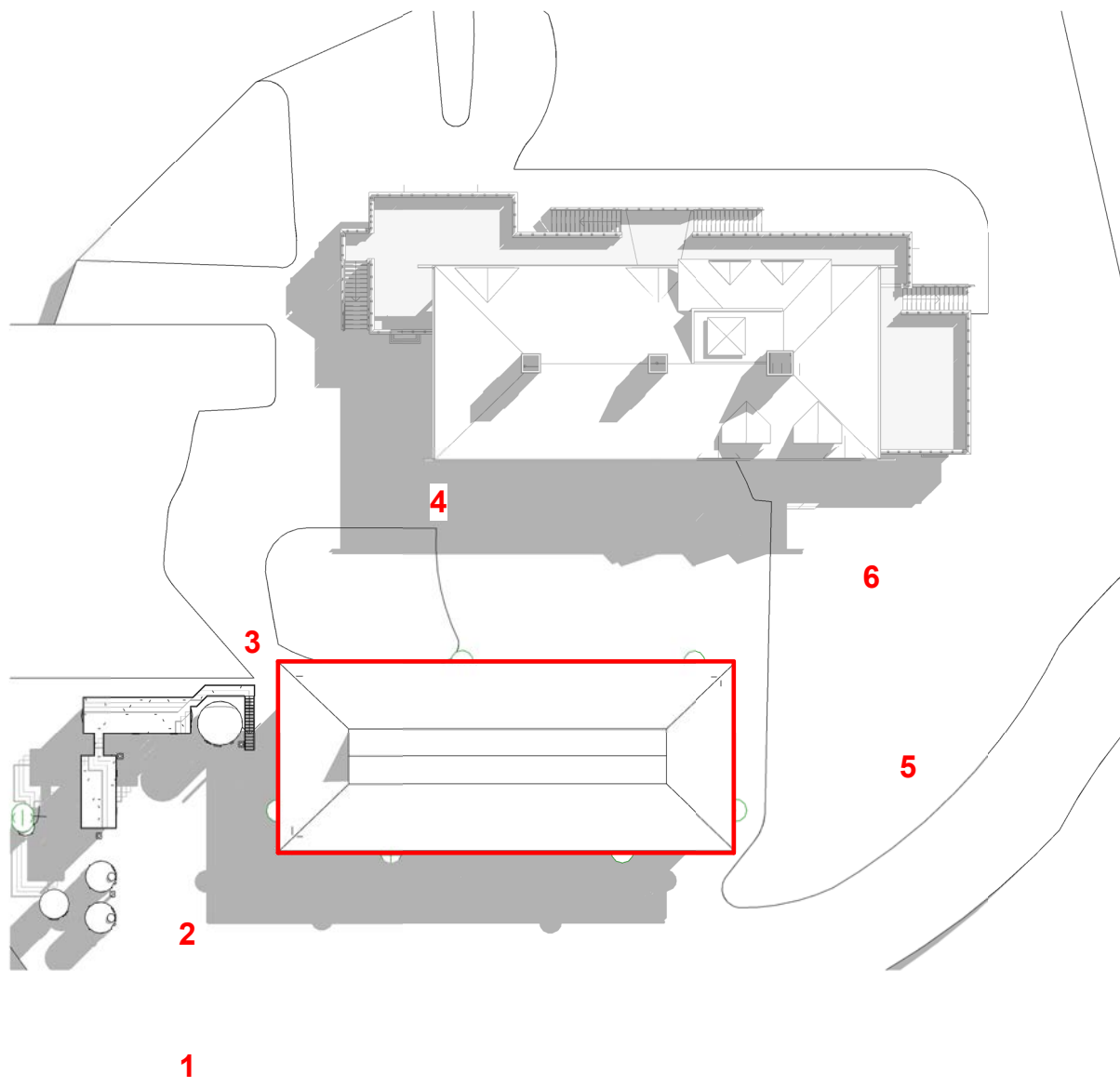
1



2



3



4



5



6

From: [Orla Regan Hug](#)
To: [Balcher, Wyntress](#)
Subject: So sorry for delay
Date: Thursday, August 27, 2020 1:12:03 PM
Attachments: [image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)
[image.png](#)

[External Email - Use Caution]

Hi Wyntress,

One side of the building is going to be green wall, the outward side, it should be completely covered once all the metall trellis is covered





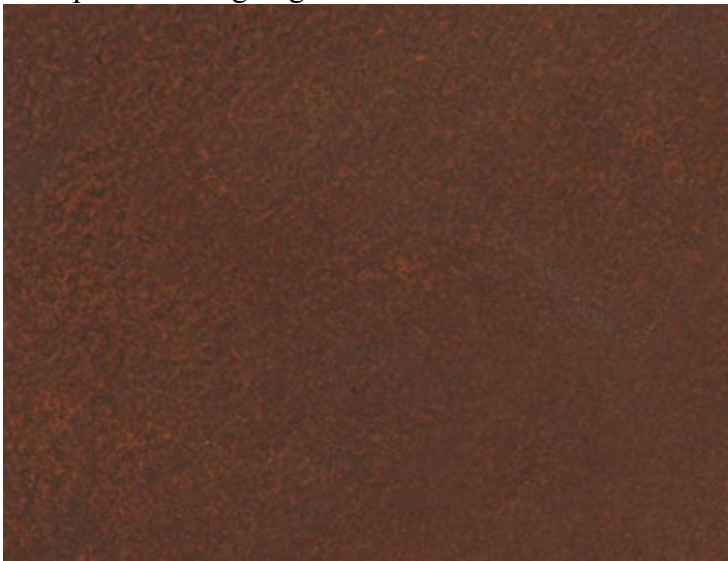
The side facing the existing winery barn is to be a wood siding vertical. Similar in color to the redwood but we cannot afford redwood so probably cedar stained to a darker red like below, this image is unstained cedar.



The ends will have a shade system to cover the winery works, again in a wood slat form



The spiral stair is going to be cortens which is an earth toned weathering steel.



The entire perimeter of the building will be either green wall or wood.

I hope you did ok in the fires, I am just trying to get through 2020, what a year!

Hopefully no more fires.

Stay safe and well and keep your immune system up so not too much stress,

Thank you so much Wyntress, apologies for delay,

Best Regards,

Orla Regan Huq

Principal



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