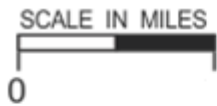


“J”

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

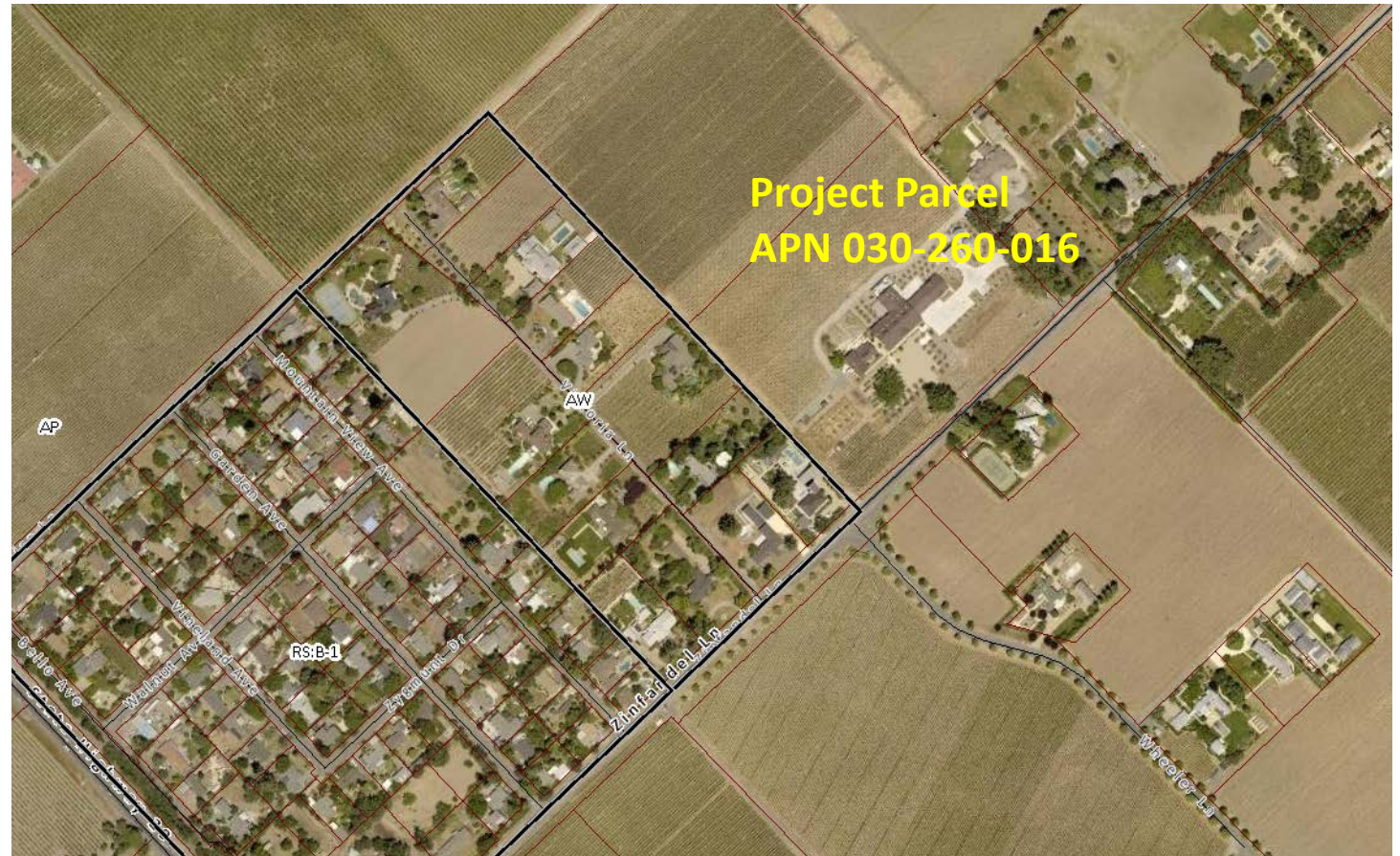
### OPEN SPACE

- 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

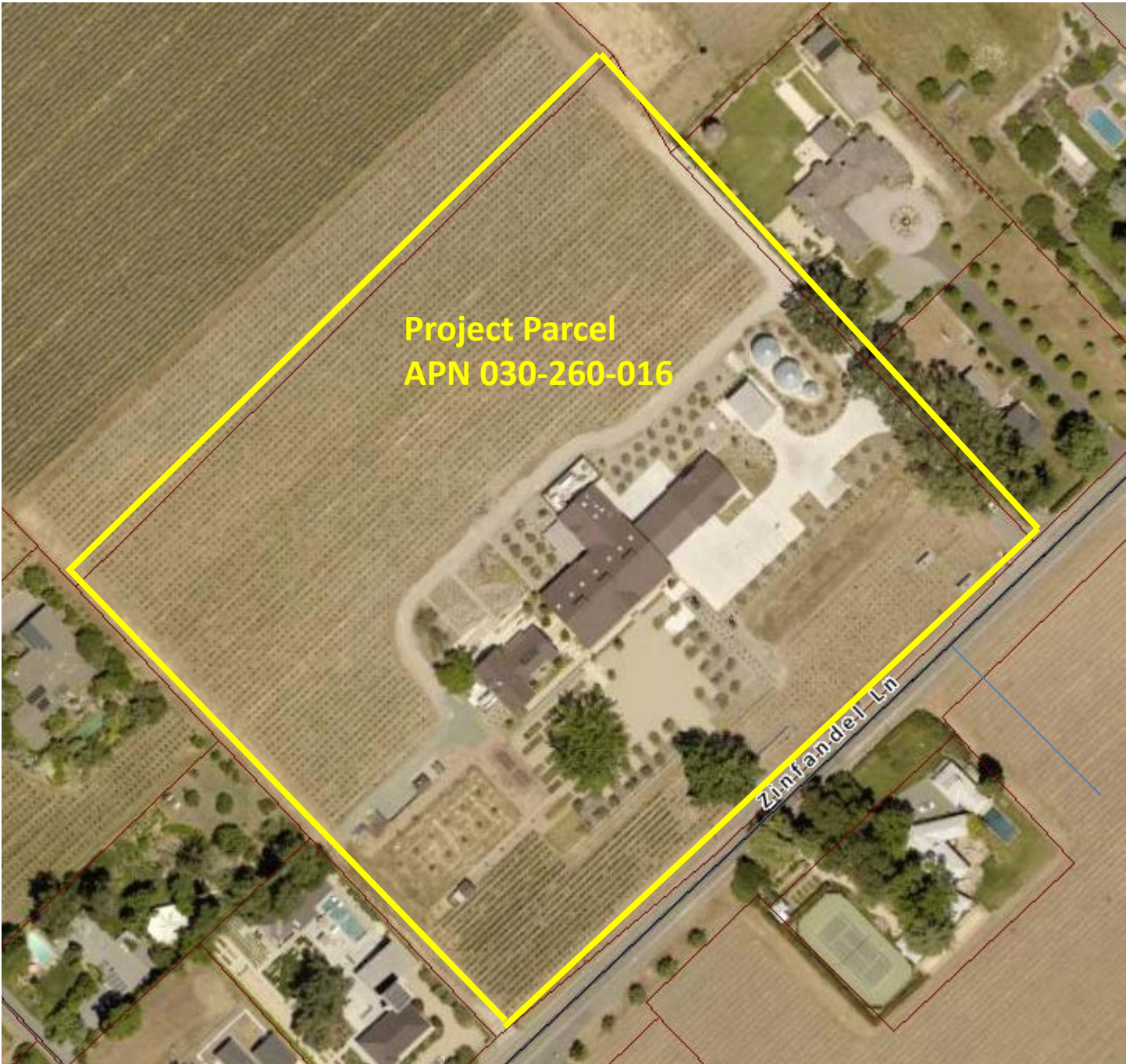


**LEGEND**

- Zoning
- Parcels



**ZONING MAP**



**Project Parcel  
APN 030-260-016**

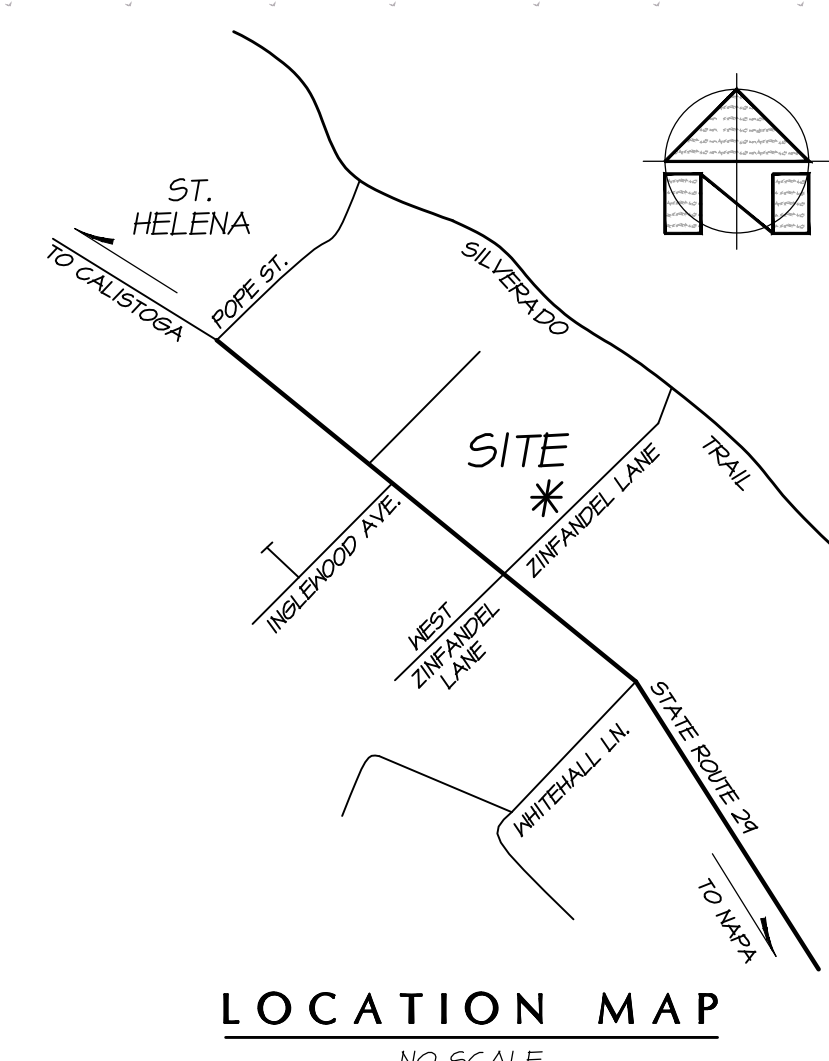
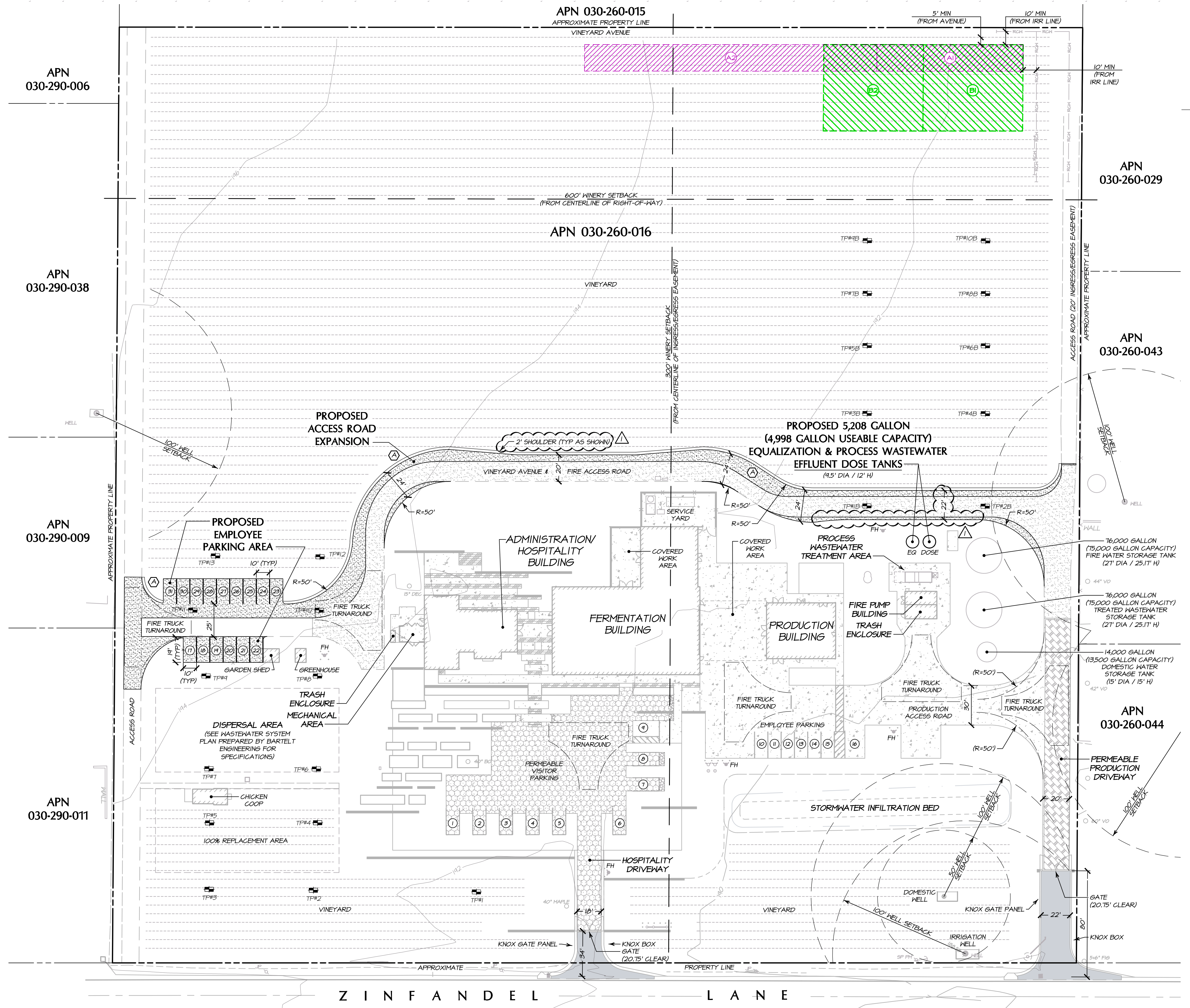
Zinfandel Ln



**Existing Conditions**

# WHEELER FARMS WINERY

## USE PERMIT MODIFICATION



**SYMBOL LEGEND:**

(A) TOTAL VINEYARD AREA REMOVED = 4,330.1 SQ FT (0.11 ACRES)

**PROPOSED WASTEWATER DISPERSAL OPTIONS:**

**PREFERRED OPTION A:**

- (A) PRIMARY PROCESS WASTEWATER SUBSURFACE DRIP DISPERSAL FIELD (20' X 110' = 2,200 SQ FT / 10 LINES, 2 FOOT SPACINGS, 110 FEET LONG)
- (B) 200% REPLACEMENT AREA - PROCESS WASTEWATER SUBSURFACE DRIP (20' X 220' = 4,400 SQ FT)

**ALTERNATIVE OPTION B:**

- (B1) PRIMARY PROCESS WASTEWATER PRESSURE DISTRIBUTION LEACHFIELD (65' X 75' = 4,875 SQ FT / 10 LINES, 6.5' O.C. APART, 75 LF LONG)
- (B2) 100% REPLACEMENT AREA - PROCESS WASTEWATER PRESSURE DISTRIBUTION (65' X 75')

**PARKING SUMMARY:**

TYPE OF PARKING	NUMBER OF STALLS
REGULAR (EXISTING)	12
REGULAR (PROPOSED)	15
UNIVERSAL ACCESS - VAN (UA-V) (EXISTING)	3
CLEAN AIR/VAN/POOL/ELECTRIC VEHICLE (EV) (EXISTING)	2
<b>TOTAL</b>	<b>31</b>

**PROJECT INFORMATION:**

**PROPERTY OWNER & APPLICANT:**  
BART & DAPHNE ARAUJO  
WHEELER FARMS PARTNERS, LLC  
1751 SKELLENGER LANE  
NAPA, CA 94558

**PROJECT ADDRESS:**  
588 ZINFANDEL LANE  
SAINT HELENA, CA

**ASSESSOR'S PARCEL NUMBER:**  
030-260-016

**PARCEL SIZE:**  
11.7± ACRES

**PARCEL ZONING:**  
AP

**SHEET INDEX:**

SHEET UP1 OVERALL SITE PLAN - PROPOSED CONDITIONS  
SHEET UP2 PHOTOGRAPHIC DOCUMENTATION  
SHEET UP3 WINERY COVERAGE AREAS  
SHEET UP4 WINERY DEVELOPMENT AREAS  
SHEET UP5 WINERY ACCESSORY TO PRODUCTION RATIOS  
SHEET UP6 IMPERVIOUS AREAS  
SHEET UP7 STORMWATER CONTROL PLAN

PREPARED UNDER THE DIRECTION OF

PAUL N. BARTELT R.C.E. 45102

**REGISTERED PROFESSIONAL ENGINEER**  
PAUL NATHAN BARTELT  
No. 45102  
CIVIL  
STATE OF CALIFORNIA

DATE: MARCH 2019  
JOB NO: 08-16  
SHEET NO: UP1  
OF 7

**TEST PIT EXPLORATION NOTES:**

1. TEST PITS #1 THROUGH #13 WERE EXCAVATED BY BRUCE SAKAI GENERAL ENGINEERING ON NOVEMBER 14, 2008 AND WITNESSED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

2. TEST PITS #1B THROUGH #10B WERE EXCAVATED BY BRUCE SAKAI GENERAL ENGINEERING ON APRIL 3, 2004 AND WITNESSED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

**OVERALL SITE PLAN**  
SCALE: 1" = 40'

NO.	DATE	DESCRIPTION	SHEETS	BY
08-08-19	NAPA COUNTY COMMENTS DATED MAY 22, 2019		C1, C3-C1	KP

**WHEELER FARMS WINERY OVERALL SITE PLAN USE PERMIT MODIFICATION**

**BARTELT ENGINEERING - LAND PLANNING**  
1303 Jefferson Street, 200 B, Napa, CA 94559  
www.barteltengineering.com  
Telephone: 707-258-1301

**CALIFORNIA**

**NAPA COUNTY**

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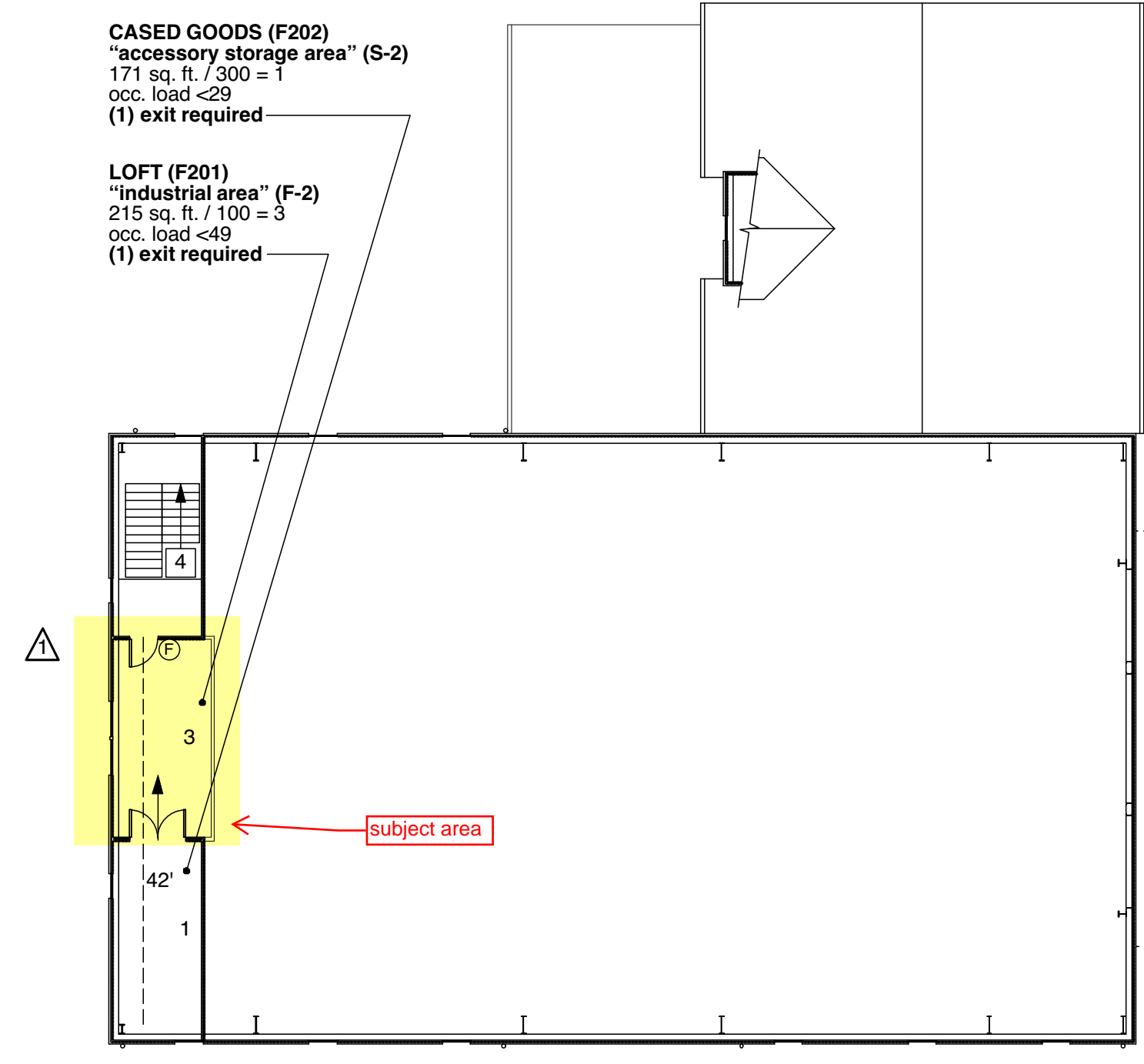




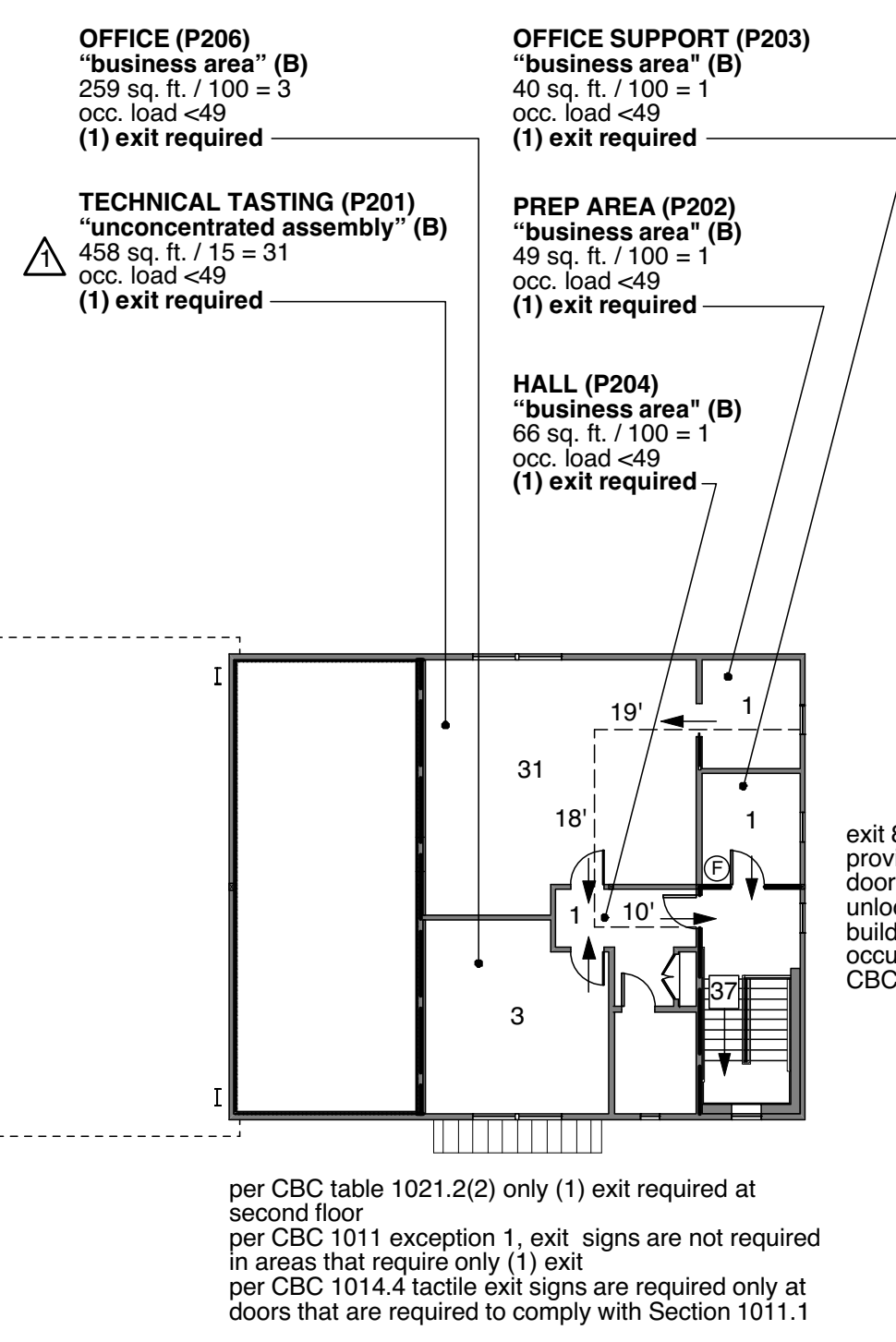








3 Occupancy, Egress & Path of Travel Second Floor

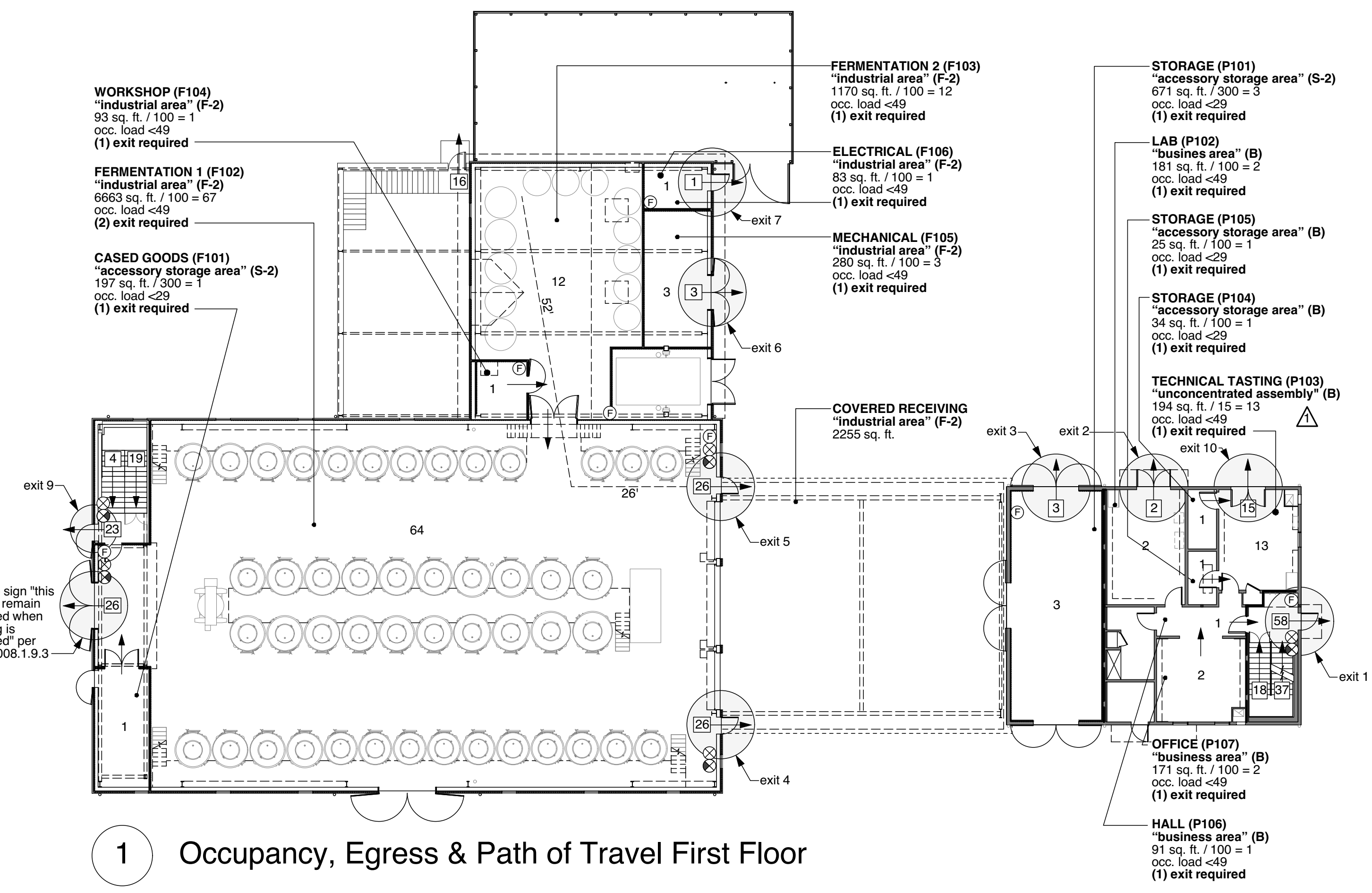


per CBC table 1021.2(2) only (1) exit required at second floor  
per CBC 1011 exception 1, exit signs are not required in areas that require only (1) exit  
per CBC 1014.4 tactile exit signs are required only at doors that are required to comply with Section 1011.1

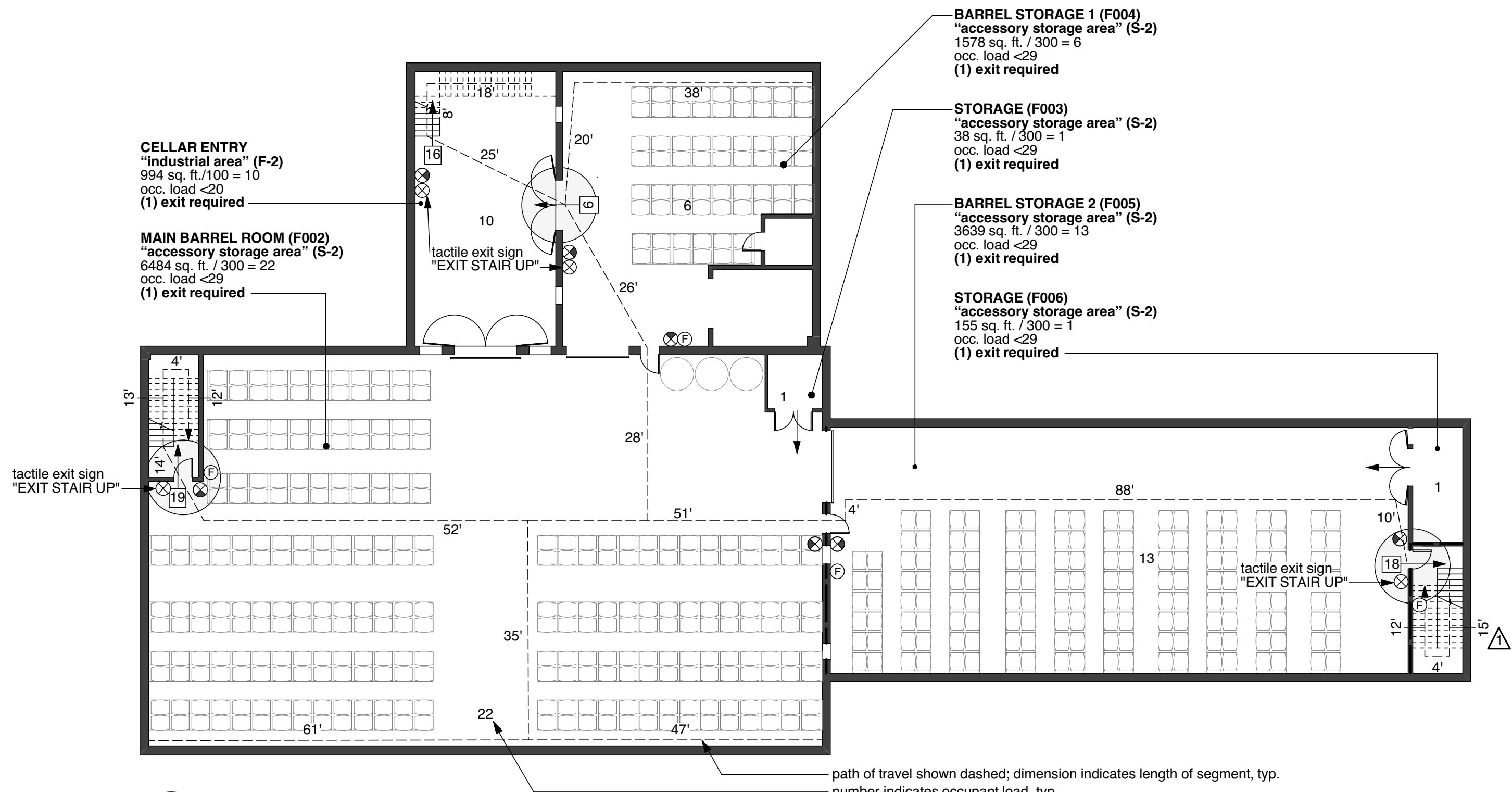
4 Plumbing Fixture Count

PLUMBING FIXTURE COUNT PER 2013 CPC 422.1											
ROOM NUMBER	ROOM NAME	TYPE OF OCCUPANCY PER TABLE 422.1, 2013 CPC	AREA (SQ.FT.)	OCC. LD. FACTOR TABLE A, 2013 CPC	OCC. LOAD	50% M/F	MALE WC	URINAL	LAV	FEMALE WC	LAV
-	CELLAR ENTRY	F-2 WAREHOUSE	994	2000 (F)	0.5						
F102	FERMENTATION 1	F-2 WAREHOUSE	6663	2000 (F)	3.33						
F103	FERMENTATION 2	F-2 WAREHOUSE	1170	2000 (F)	0.59						
F104	WORKSHOP	F-2 WAREHOUSE	93	2000 (F)	0.05						
F105	MECHANICAL	F-2 WAREHOUSE	280	2000 (F)	0.14						
F106	ELECTRICAL	F-2 WAREHOUSE	83	2000 (F)	0.04						
F201	COVERED RECEIVING	F-2 WAREHOUSE	2255	2000 (F)	1.13						
F201	LOFT	F-2 WAREHOUSE	215	2000 (F)	0.11						
F002	MAIN BARREL ROOM	S-2 WAREHOUSE	6484	5000 (S)	1.3						
F003	STORAGE	S-2 WAREHOUSE	38	5000 (S)	0.01						
F004	BARREL STORAGE 1	S-2 WAREHOUSE	1578	5000 (S)	0.32						
F005	BARREL STORAGE 2	S-2 WAREHOUSE	3639	5000 (S)	0.73						
F006	STORAGE	S-2 WAREHOUSE	155	5000 (S)	0.03						
F101	CASED GOODS	S-2 WAREHOUSE	197	5000 (S)	0.04						
P101	STORAGE	S-2 WAREHOUSE	671	5000 (S)	0.13						
P104	STORAGE	S-2 WAREHOUSE	34	5000 (S)	0.01						
P105	STORAGE	S-2 WAREHOUSE	25	5000 (S)	0.01						
F202	CASED GOODS	S-2 WAREHOUSE	171	5000 (S)	0.03						
<b>TOTAL</b>					<b>9</b>						
										<b>1 UNISEX TOILET FACILITY REQUIRED PER CPC 422.2 EXCEPTION 2.</b>	
P102	LAB	B, OFFICE	181	200 (B)	0.91						
P103	BREAK ROOM	B, OFFICE	194	200 (B)	0.97						
P107	OFFICE	B, OFFICE	171	200 (B)	0.86						
P201	TECHNICAL TASTING	B, OFFICE	458	200 (B)	2.29						
P202	PREP AREA	B, OFFICE	49	200 (B)	0.25						
P203	OFFICE SUPPORT	B, OFFICE	40	200 (B)	0.2						
P206	OFFICE	B, OFFICE	259	200 (B)	1.3						
<b>TOTAL</b>					<b>8</b>						
										<b>1 UNISEX TOILET FACILITY REQUIRED PER CPC 422.2 EXCEPTION 3.</b>	
<b>TOTAL FIXTURES REQUIRED</b>					<b>2 UNISEX FACILITIES</b>						
<b>TOTAL FIXTURES PROVIDED</b>					<b>3 UNISEX FACILITIES</b>						

1 Occupancy, Egress & Path of Travel First Floor



2 Occupancy, Egress & Path of Travel Cellar



**KEY:**

ROOM NAME / NUMBER  
"function" [per CBC table 1004.1.1] (Use Group)  
square footage / floor area per occupant = occupant load  
exits required [per CBC table 1015.1]

⊗ illuminated exit sign, shaded areas denote faces, sign to conform with CBC 1011.1-1011.7  
⊗ tactile exit sign, to conform with CBC 11B-703  
⊗ recessed fire extinguisher, to conform with CBC Section 906; min. size to be 2:A10BC; to be installed on approved hangers or inside approved fire extinguisher cabinets. top of appliance shall be no more than 48" a.f.t.

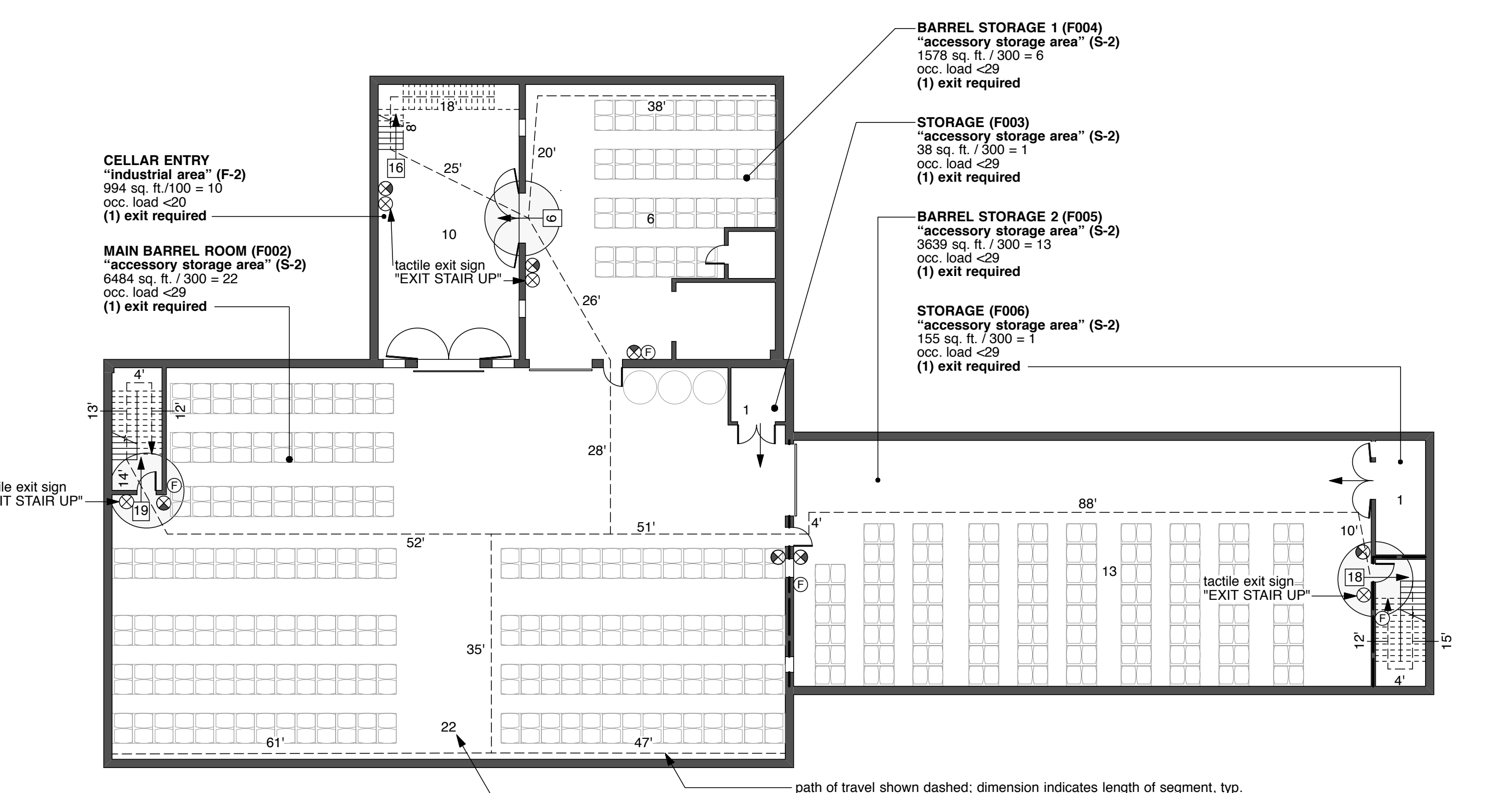
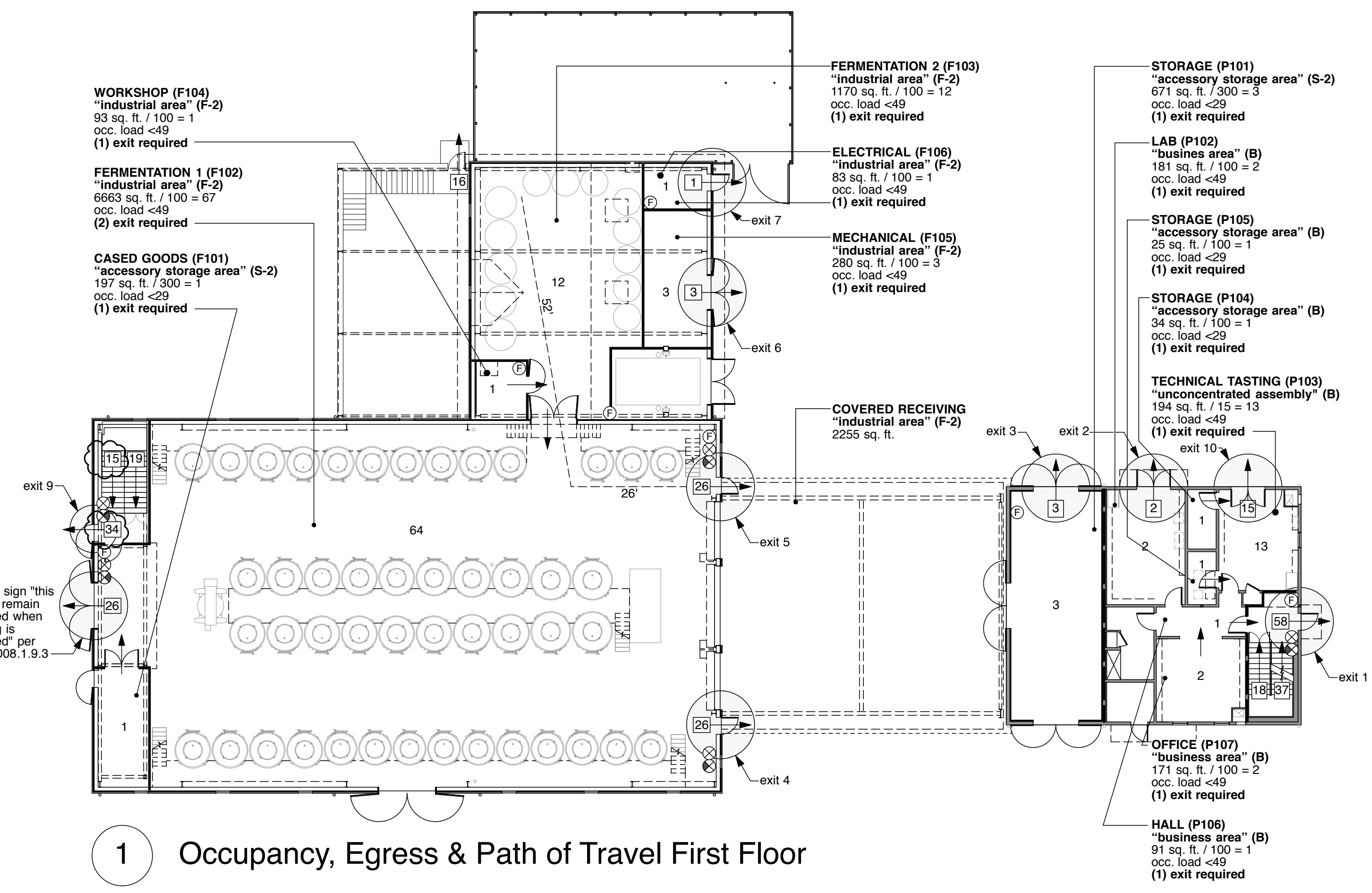
	Fermentation	Production	Cumulative Occupant Load
cellar floor:	53	-	53
first floor:	82	23	105
second floor:	4	37	41
total:	139	60	199

scale: not to scale

revision:	date:
Building Permit	02.19.15
Bid Set	04.24.15
Permit Resubmittal	07.02.15
Updated Bid Set	08.17.15
Construction Set	11.06.15
Loft Use Change	07.22.19

job no: 1405  
drawn: IK  
checked: TT  
date: 07.22.19  
sheet no:

EXHIBIT B

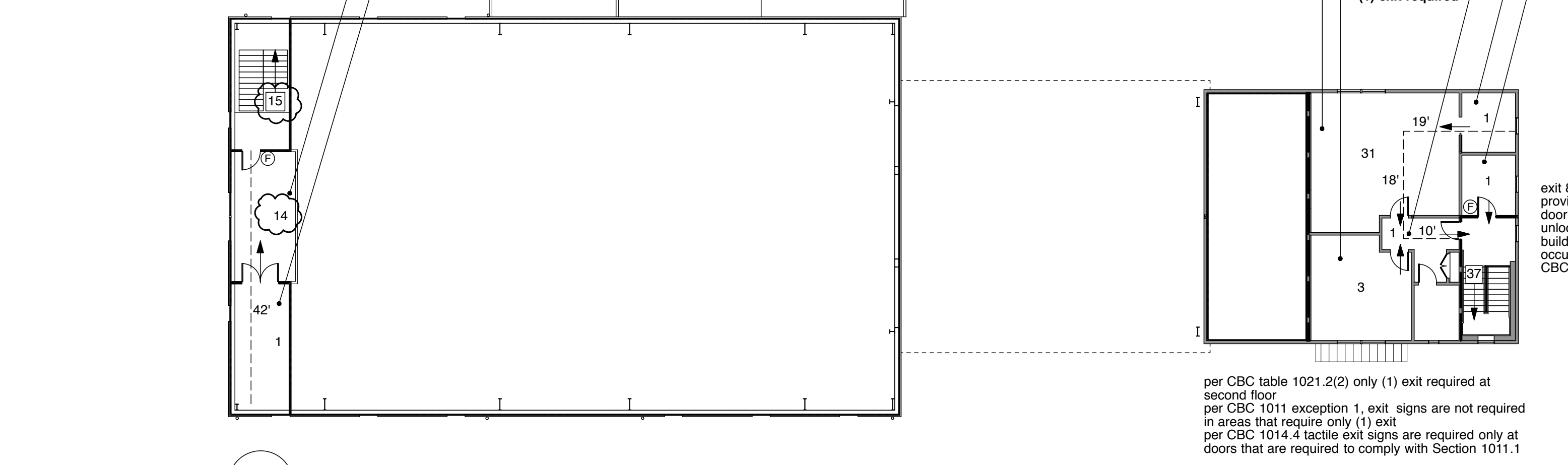


**KEY:**

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<b>ROOM NAME / NUMBER</b>	<b>Function</b> [per CBC table 1004.1.1] (Use Group square footage / floor area per occupant = occupant load exits required [per CBC table 1015.1])	<b>Cumulative Occupant Load</b>
Fermentation cellar floor:	53	53
Production cellar floor:	-	-
first floor:	152	205
second floor:	37	242
total:	190	247

per CBC section 303.1.2, a room or space used for assembly purposes with an occupant load of less than 50 persons or less than 750 sq. ft. and accessory to another occupancy shall be classified as part of that occupancy



**PLUMBING FIXTURE COUNT PER 2013 CPC 422.1**

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**4** Plumbing Fixture Count