

“D”

Revised Use Permit Application

Scott Greenwood-Meinert
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November 25, 2020

Ms. Dana Ayers
Mr. Brian Bordona
Napa County Planning, Building &
Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

Re: Supplemental Materials For P13-00371-UP (the "Application")

Dear Dana and Brian:

In regard to this Application we are submitting the following materials in response to the comments from the Planning Commission, staff and others during and after the September 16, 2020 Planning Commission hearing on Application:

1. As already noted, Frank Family Vineyards has reduced the proposed visitation and marketing for the project as set forth in the Frank Family Vineyards letter of September 13, 2020. No further adjustments project plans, improvements or structures are proposed, except the left turn lane on Highway 128/Conn Creek Road is withdrawn.
2. Updated reports and plans from Bartelt Engineering are enclosed with changes to visitation and marketing or the withdrawal of the left-turn lane. Bartelt Engineering's documents also include a concise analysis, with diagramming, regarding groundwater supplies, water use, and proximity to Conn Creek or the Napa River from this project. These reports also answer questions regarding construction water usage and floodplain concerns. The plans also detail both guest and production traffic circulation, as they always have. The Frank Family Vineyards team has not received any wastewater questions.
3. An updated W-Trans Traffic Impact Study ("TIS") for the project that results in part from the changes to visitation and marketing. This TIS also addresses directly the withdrawal of the left-turn lane and the implications as to CalTrans warrant standards. This TIS also elaborates further on comments made in writing to the Planning Commission by other consultants or counsel for opponents of the project.
4. An updated Winery Production and Grape Source Analysis that details grape sources for Benjamin Ranch, which are primarily Frank Family Vineyard's own vineyards, along with map(s), is also provided. This iteration should replace prior versions previously provided to the County in support of this Application. The Analysis details the production nexus, limited as it is to bottling, between Benjamin Ranch and the Larkmead Lane winery.

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The existing barn on the property is going to be relocated prior to winery construction to a location that is presently undetermined. The barn is not historic, it is just elderly, and Mr. Frank wanted it renovated so that it reflected the same style as the refurbished vineyard manager office located nearby that was moved to the site from Bale Grist Mill Historic State Park.

Staff has asked about on-site employee housing and there is none planned, nor is it on-site housing typical for a winery.

A thorough examination of the acquisition files for the property has been completed. No Phase 1 site assessment was performed by the seller or Frank Family Vineyards at that time and the seller did not disclose any contamination events or issues at that time-2012. There is no question the property was historically used as a vineyard management office, with the storage of related equipment and materials, but Frank Family Vineyards is not aware of any issues beyond that. If the County is aware of a historic contamination event, we would appreciate your bringing it to our attention. It should go without saying that Frank Family Vineyards is currently complying with all laws regarding hazardous materials and will comply with all laws regarding hazardous materials during project development. The standard conditions of approval cover legal compliance and other building related matters.

Staff has asked about the location of a bottling operation in the proposed new winery and there is no such bottling operation presently planned. Although there is certainly room to do so in the facility if a decision is made in the future to bottle here.

The 5.1 acres of vineyard to be removed for this project are, and have always been, identified on the project documents provided by Bartelt Engineering. Vineyard removal is minimized by the project's use of existing areas that are not in vineyard due to other historic uses.

Please contact me if you have further questions regarding the enclosed materials.

Cordially,



Scott Greenwood-Meinert

cc: Frank Family Vineyards
Paul Bartelt

FRANK FAMILY VINEYARDS

The Napa County Planning Commission

Dana Ayers, Consulting Planner
Napa County PBES

Re: Frank Family Vineyards Benjamin Ranch Winery Application
P13-00371-UP

Dear Commissioners and Staff,

Since the public notice about our winery project went out almost a month ago, we have met with most of our neighbors and others in the Rutherford AVA. These meetings have led to our further evaluating our winery project. We want to continue to be good neighbors with our vineyard, residential and iconic winery neighbors. And we appreciate the candor of all those willing to take their valuable time to talk with us.

The offshoot of those conversation is that we have re-thought our visitation and marketing plan proposals and propose to reduce our visitation and marketing program to the following:

- 150 visitors a day Monday through Wednesday
- 300 visitors a day Thursday through Sunday
- 8 large marketing events of up to 150 people, as presently stated in our application, along with participation in Auction Napa Valley.
- NO other marketing event.

These changes to our marketing and visitation plan eliminates all lunch and dinner time marketing events and the food preparation that goes with them. The changes also reduce overall visitation to the winery by 40%.

We believe these changes do not require any further CEQA or other analytic requirements as we are reducing our impacts and effects significantly.

We look forward to visiting with each of you in the next few days. Please contact our counsel Scott Greenwood-Meinert at sgreenwood-meinert@coblentzlaw.com if you have any questions, comments or concerns about these changes. Thank you.

Leslie and Rich Frank.



1091 Larkmead Lane – Calistoga, CA 94515

T: 707.942.0859

FrankFamilyVineyards.com

WINE PRODUCTION AND GRAPE SOURCE ANALYSIS

We have been asked to discuss the production relationship between the proposed Benjamin Ranch winery, and Frank Family Vineyards current facility located on Larkmead Lane. There were questions about this at the first Planning Commission meeting in September, 2020. Attached is a location map showing the various locations discussed in this memo. This memo updates a prior version submitted in February 2018.

Foremost it is important to understand the practices and the limitations at the Larkmead Lane winery facility. Frank Family Vineyards acquired the Hanns Kornell Champagne Cellars winery on Larkmead Lane in 1993. Hanns Kornell was a sparkling wine facility that neither crushed nor fermented grapes into wine. Rather, it re-fermented still wine into sparkling wine then bottled and sold that sparkling wine, both on-premises and off-premises.

Frank Family Vineyards currently has a permit for the production of 564,500 gallons of wine or about 237,000 cases per year at this winery. Initially, consistent with historical uses, Frank Family Vineyards crushed no grapes at this winery. Instead, all grapes were crushed at the Rombauer Vineyards winery, which was a partner in this winery. The grapes were crushed at Rombauer and some of the crushed grapes were delivered to the Larkmead Lane winery facility as grape juice. The juice was then fermented into wine at this facility. The balance of Frank Family Vineyards' wines were produced at Rombauer, and then brought to Frank Family Vineyards' winery only for bottling.

When Rombauer Vineyards was no longer affiliated with Frank Family Vineyards, Frank Family Vineyards sought to crush some portion of its production at the Larkmead Lane winery. In P06-0102-MOD Frank Family Vineyards was granted the right to crush only a maximum of 40 tons of grapes per day at the winery, equaling about 93,200 gallons of wine (about 35,000 cases) out of the 564,500 gallon (or 237,000 cases) per year production limit. The Larkmead Lane winery and facility is on only about a 7 acre parcel, and Frank Family Vineyards owns no neighboring vineyards, and so production is constrained by parcel size. As a result, Frank Family Vineyards has had to continue to arrange for other facilities to crush the balance of its grapes, with some of the juice being fermented at the Larkmead Lane winery and the balance of the wine being fermented and processed at other facilities. Because Frank Family Vineyards has installed a high efficiency bottling line at the Larkmead Lane winery, all of Frank Family Vineyards' wines continue to be shipped back to the Larkmead Lane winery and facility to be bottled there, including the wines fermented and processed at the custom processing wineries currently being used.

Under the PBES Department's Winery Production Process memo dated 3-25-09 production at a winery is calculated based on three components: (a) fermentation of grapes into wine; (b) the net importation of bulk wine; and (c) bottling of wine at the facility, with the minimum production at minimum to be either the amount fermented or the amount bottled, whichever is greater. As a result, all

wine that is fermented at the custom processing facilities is counted as production under those facilities' allowable production limits. But, on delivery of the bulk wine to the Larkmead Lane winery, and the bottling of the wine there, the same gallons are also counted as having been produced at the Larkmead Lane winery, resulting in a double-counting of the very same wine. Once this proposed winery replaces those custom crush facilities, the same double-counting will occur for wine fermented at this Frank Family Vineyards' property and bottled at the Frank Family Vineyards' Larkmead Lane winery. Nothing will have changed as a result of the proposed new winery at Benjamin Ranch. The current amount of wine being produced will be the same as it has been.

While the Department's production analysis may work for stand-alone wineries, it has unintended consequences for wineries such as these that operate on an integrated and unified basis. This combined operation allows the owner to reduce employment levels and the traffic associated with them (by, for example, operating only one crush facility or bottling line); reduce capital expenditures by acquiring one faster, more efficient bottling line, rather than bottling lines at each location; and minimize the size of buildings built in the Ag Preserve. Further, the double-counting resulting from the Department's Production Process memo misleads the public, by suggesting far more wine is being produced in Napa County than is actually occurring, as will be seen in the discussion below.

This double-counting generates an exaggerated perception of the amount of winery production requested for this winery, as well as the total wine to be produced by Frank Family Vineyards at its two facilities. While the allowable production level at the Larkmead Lane winery is 564,500 gallons annually, the construction of this winery with a production capacity of 475,000 gallons will not result in total wine production of over 1,000,000 gallons of Frank Family Vineyards wine. Rather, the 475,000 gallons to be produced at the Benjamin Ranch facility are merely a subset of the 564,500 gallons that can be produced at the Larkmead Lane winery, because all of the wines produced at the Benjamin Ranch facility will be bottled the Larkmead Lane winery. All that is changing is that instead of crushing grapes at three other disparate facilities, the production will be consolidated at one new facility.

Frank Family Vineyards sources its grapes from its own Napa vineyards (see attached maps), and through long-term contracts with other suppliers, including several next door to Benjamin Ranch. In 2018, Frank Family Vineyards bottled 376,872 gallons of wine (157,030 cases), with 2019 production being 330,301 gallons (137,052 cases). For 2020, due to the very large 2018 red wine grape crop, Frank Family Vineyards bottled 480,612 gallons of wine, which equals 201,234 cases of wine. As a result, Frank Family Vineyards has already produced as much as 85% of the total allowable production at the Larkmead Lane winery facility, which is just over the total production requested in this application.

Over the past few years and continuing today Frank Family Vineyards continues to increase grape production on its properties and availability of Napa grapes through other long-term grape contracts. The Capell Valley vineyard has grown to 75.1 acres. The Capell Valley vineyard now produces about 300 tons of fruit annually now (about 18,900 cases. In addition, the 45 redeveloped

acres at Benjamin Ranch have already produced an additional 15,138 cases of production, with a further replanting of 24.34 acres presently ongoing that will further increase production to about 350 tons of fruit (about 21,000 cases or 50,000 gallons). Presently, Benjamin Ranch produces about 200 tons of fruit (about 12,600 cases).

Nearby at the Winston Hill vineyard owned by the Frank Family, which is less than a mile east Benjamin Ranch, Frank Family Vineyards produces about 100 tons (about 6,300 cases) of fruit annually. In Carneros, the Frank Family owns the Buchli Station vineyard, which is about 60 acres of vineyards, which produces about 300 tons of fruit (about 18,900 cases). Frank Family Vineyards receives fruit from the Sonoma side of Carneros, just across the county line, from a Sangiacomo vineyard.

Currently, because of the restrictive crush capacity at the Larkmead Lane winery, Frank Family Vineyards is forced to crush grapes at three other wineries in Napa County; Domaine Carneros, Cuvaision and Whiskey River Ranch Winery in Pope Valley. Frank Family Vineyards currently stores barrels of its wine at Whiskey River Ranch Winery, Beringer in St. Helena, and Calmere Winery in Carneros. Frank Family Vineyards plans to consolidate much of its grape crushing and wine making at the Benjamin Ranch winery, instead of using these or other facilities. This will open up considerable capacity at those facilities for other wine makers, with capacity in Napa Valley scarce and expensive.

At 475,000 gallons, under the WDO's 75% Napa County grape source requirement, Frank Family Vineyards may produce 356,250 gallons from Napa grapes at the Benjamin Ranch winery. During its most recent harvest Frank Family Vineyards utilized 86% Napa grown grapes, only 14% of its production was from non-Napa sources, and all of the new grape sources coming on-line are Napa County grapes. As a result, FFV will easily exceed the 75% Napa County grape source requirement at Benjamin Ranch, and far exceed the Napa County grape source requirement at the pre-WDO facility located on Larkmead Lane.

Frank Family Vineyards also believes that it is imperative to plan for the future, not the present. This is why Frank Family Vineyards has grown over these past 28 years from a winery that produce 200 cases of wine in its first year in 1992 to 200,000 cases of Napa Valley wine in 2019. This Benjamin Ranch project will allow Frank Family Vineyards to consolidate its own wine making operations under its own roofs while allowing it room to continue to grow in the future.



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A Commitment to Service

file No _____

Napa County
Planning, Building, and Environmental Services
1195 Third Street, Suite 210, Napa, California, 94559 phone (707) 253-4417
web www.countyofnapa.org email planning@countyofnapa.org

Use Permit Application

To be completed by Planning staff...

Application Type: _____

Date Submitted: _____ Resubmittal(s): _____ Date Complete: _____

Request: _____

*Application Fee Deposit: \$ _____ Receipt No. _____ Received by: _____ Date: _____

**Total Fees will be based on actual time and materials*

To be completed by applicant...

Project Name: _____

Assessor's Parcel No: _____ Existing Parcel Size: _____ ac.

Site Address/Location: _____
No. Street City State Zip

Primary Contact: Owner Applicant Representative (attorney, engineer, consulting planner, etc.)

Property Owner: _____

Mailing Address: _____
No. Street City State Zip

Telephone No(_____) _____ - _____ E-Mail: _____

Applicant (if other than property owner): _____

Mailing Address: _____
No. Street City State Zip

Telephone No(_____) _____ - _____ E-Mail: _____

Representative (if applicable): _____

Mailing Address: _____
No. Street City State Zip

Telephone No(_____) _____ - _____ E-Mail: _____

Improvements, cont.

Total on-site parking spaces: _____ existing _____ proposed

Loading areas: _____ existing _____ proposed

Fire Resistivity (check one; if not checked, Fire Marshal will assume Type V – non rated):

Type I FR Type II 1 Hr Type II N (non-rated) Type III 1 Hr Type III N

Type IV H.T. (Heavy Timber) Type V 1 Hr. Type V (non-rated)

(for reference, please see the latest version of the California Building Code)

Is the project located in an Urban/Wildland Interface area? Yes No

Total land area to be disturbed by project (include structures, roads, septic areas, landscaping, etc): _____ acres

Employment and Hours of Operation

Days of operation: _____ existing _____ proposed

Hours of operation: _____ existing _____ proposed

Anticipated number of employee shifts: _____ existing _____ proposed

Anticipated shift hours: _____ existing _____ proposed

Maximum Number of on-site employees:

10 or fewer 11-24 25 or greater (specify number) _____

Certification and Indemnification

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, including the right of access to the property involved.

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

<u>FRANK Family Ventures, LLC</u>	
<small>Print Name of Property Owner</small>	<small>Print Name Signature of Applicant (if different)</small>
<u>Richard Fran</u>	<u>12/22/15</u>
<small>Signature of Property Owner</small>	<small>Date</small>
<u>MANAGING MEMBER RICHARD FRAN</u>	<small>Signature of Applicant</small>
	<small>Date</small>

Initial Statement of Grape Source

Pursuant to Napa County Zoning Ordinance Sections 12419(b) and (c),
I hereby certify that the current application for establishment or expansion of a winery
pursuant to the Napa County Winery Definition Ordinance will employ sources of
grapes in accordance with the requirements of Section 12419(b) and/or (c) of that
Ordinance.

Richard Frank

12/22/15

Owner's Signature

Date

*FRANK Family VINEYARDS
MANAGING MEMBER
RICHARD FRANK*

Letters of commitment from grape suppliers and supporting documents may be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal of additional information regarding individual grape sources. Proprietary information will not be disclosed to the public.



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Planning, Building & Environmental Services - David Morrison, Director
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - www.countyofnapa.org

Project name & APN: Frank Family Vineyards - Benjamin Ranch Winery Project
030-120-016 and 030-120-017

Project number if known: _____

Contact person: _____

Contact email & phone number: sgreenwood-meinert@coblentzlaw.com 707-603-2722

Today's date: _____

Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Plan
Doing To Do

ID # BMP Name

BMP-1 Generation of on-site renewable energy
If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.

BMP-2 Preservation of developable open space in a conservation easement
Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.

Already Plan
Doing To Do

- BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**
Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO₂e and add the County's carbon stock.
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- BMP-4 Alternative fuel and electrical vehicles in fleet**
The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.
- Number of total vehicles** _____
Typical annual fuel consumption or VMT _____
Number of alternative fuel vehicles _____
Type of fuel/vehicle(s) _____
Potential annual fuel or VMT savings _____

- BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**
The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).
-
-

- BMP-6 Vehicle Miles Traveled (VMT) reduction plan**
Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.
- Tick box(es) for what your Transportation Demand Management Plan will/does include:
- employee incentives
 - employee carpool or vanpool
 - priority parking for efficient transportation (hybrid vehicles, carpools, etc.)
 - bike riding incentives
 - bus transportation for large marketing events
 - Other: _____
-
-
- Estimated annual VMT _____
- Potential annual VMT saved _____
- % Change _____

Already Plan
Doing To Do

BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1

See description below under BMP-5.

BMP-8 Solar hot water heating

Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.

BMP-9 Energy conserving lighting

Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.

BMP-10 Energy Star Roof/Living Roof/Cool Roof

Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.

BMP-11 Bicycle Incentives

Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (§18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!

BMP-12 Bicycle route improvements

Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.

Already Plan
Doing To Do

BMP-13 Connection to recycled water

Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.

BMP-14 Install Water Efficient fixtures

WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.

BMP-15 Low-impact development (LID)

LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.

BMP-16 Water efficient landscape

If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).

Please check the box if you will be complying with WELO or if your project is smaller than the minimum requirement and you are still proposing drought tolerant, zeroscape, native plantings, zoned irrigation or other water efficient landscape.

BMP-17 Recycle 75% of all waste

Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.

Already Plan
Doing To Do

BMP-18 Compost 75% food and garden material

The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.

BMP-19 Implement a sustainable purchasing and shipping programs

Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.

BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation

Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.

BMP-21 Electrical Vehicle Charging Station(s)

As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.

BMP-22 Public Transit Accessibility

Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.

Already Plan
Doing To Do

BMP-23

Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.

The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building burned into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and sitting. Be prepared to explain your approach and estimated energy savings.

BMP-24 Limit the amount of grading and tree removal

Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.

BMP-25 Will this project be designed and built so that it could qualify for LEED?

BMP-25 (a)

LEED™ Silver (check box BMP-25 and this one)

BMP-25 (b)

LEED™ Gold (check box BMP-25, BMP-25 (a), and this box)

BMP-25 (c)

LEED™ Platinum (check all 4 boxes)

Practices with Un-Measured GHG Reduction Potential

BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?

As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at www.countyofnapa.org.

BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?

Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.

Already Plan
Doing To Do

- BMP-28 Use of recycled materials**
There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.
-

- BMP-29 Local food production**
There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.
-

- BMP-30 Education to staff and visitors on sustainable practices**
This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.
-

- BMP-31 Use 70-80% cover crop**
Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.

- BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site**
By selecting this BMP, you agree not to burn the material pruned on site.

- BMP-33 Are you participating in any of the above BMPS at a 'Parent' or outside location?**
-
-
-
-

- BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?**
-
-
-

Comments and Suggestions on this form?

Sources:

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BENJAMIN RANCH WINERY

8901 CONN CREEK ROAD ST. HELENA, CA
A.P.N. - 030-120-017

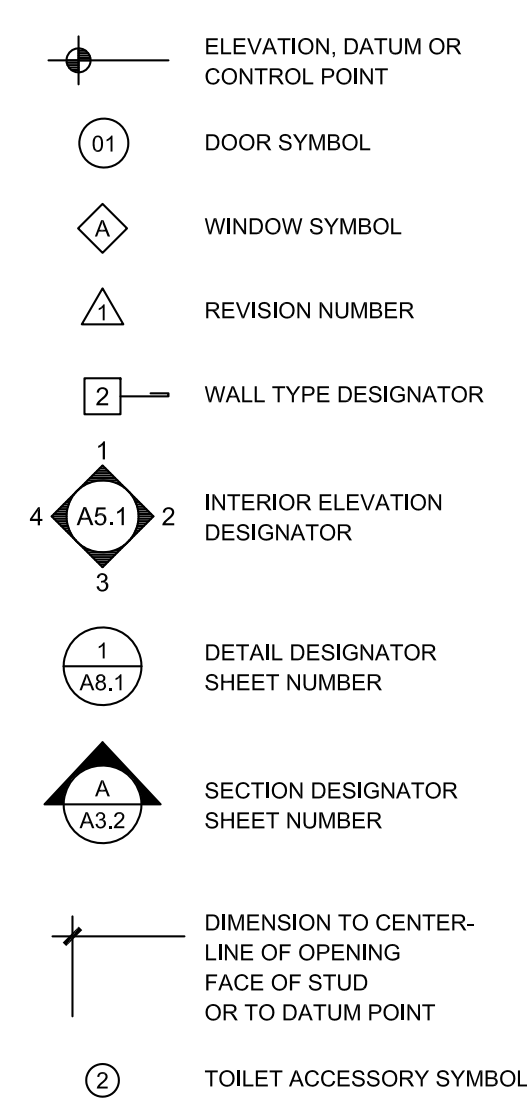
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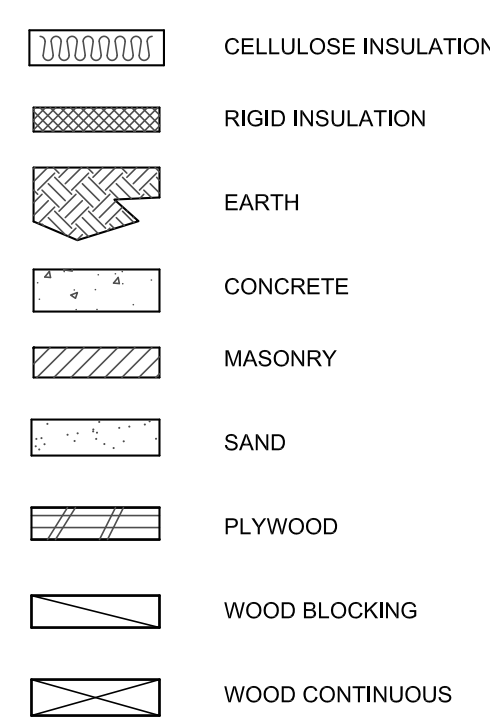
ABBREVIATIONS

ABV.	ABOVE	MIR.	MIRROR
A.F.F.	ABOVE FINISH FLOOR	MISC.	MISCELLANEOUS
A.F.S.	ABOVE FINISH SLAB	MT.	MOUNT
ADJ.	ADJACENT or ADJUSTABLE	MTD.	MOUNTED
AIC	AIR CONDITIONING	NEC	NATIONAL ELECTRICAL CODE
ALT.	ALTERNATE	NAT.	NATURAL
A.B.	ANCHOR BOLT	(N)	NEW
APPROX.	APPROXIMATE	N.I.C.	NOT IN CONTRACT
ARCH.	ARCHITECTURAL	N.T.S.	NOT TO SCALE
APN	ASSESSOR'S PARCEL NUMBER	OBSC.	OBSCURE
BSMT.	BASEMENT	O.C.	ON CENTER
BRG.	BEARING	OPNG.	OPENING
BET.	BETWEEN	OPP.	OPPOSITE
BLK	BLOCK	O.D.	OUTSIDE DIAMETER
BLKG.	BLOCKING	OH.	OVERHEAD
BD.	BOARD	PR	PAIR
BOT.	BOTTOM	PART.	PARTITION
BLDG.	BUILDING	PVMT.	PAVEMENT
CAB.	CABINET	PL. LAM.	PLASTIC LAMINATE
C.I.	CAST IRON	PL.	PLATE
CLG.	CEILING	PLYWD	PLYWOOD
C.M. PLST.	CEMENT PLASTER	P.E.N.	PLYWOOD EDGE NAILING
CTR.	CENTER	PVC	POLYVINYL CHLORIDE
CER.	CERAMIC	PSF	POUNDS PER SQ. FT.
C.O.	CLEAN OUT	PSI	POUNDS PER SQ. IN.
CLR.	CLEAR	P.I.P.	POURED IN PLACE
COL.	COLUMN	P.T.	PRESSURE TREATED
COMB.	COMBUSTION	RAD.	RADIUS
COMP.	COMPOSITION	R.A.	RETURN AIR
CONC.	CONCRETE	R.	RISER
C.M.U.	CONCRETE MASONRY UNIT	R.D.	ROUGH DRAIN
CONST.	CONSTRUCTION	R.W.L.	RAIN WATER LEADER
C.J.	CONTROL JOINT	RWD.	REDWOOD
CONT.	CONTINUOUS	REF	REFERENCE or REFRIGERATOR
DTL.	DETAIL	REQ.	REQUIRED
DIAG.	DIAGONAL	RESIL.	RESILIENT
DIA.	DIAMETER	RET.	RETAINING
DIM.	DIMENSION	REV.	REVISION
DISP.	DISPENSER or DISPOSAL	R.H.	RIGHT HAND
DR.	DOOR	RM.	ROOM
DBL.	DOUBLE	R.O.	ROUGH OPENING
D.F.	DOUGLAS FIR	RND.	ROUND
DN	DOWN	S.A.F.	SELF ADHESIVE FLASHING
D.S.	DOWNSPOUT	SCH.	SCHEDULE
DWG.	DRAWING	SCHED.	SCHEDULE
D.	DRYER	SCRN.	SCREEN
EA.	EACH	SEC.	SECTION
ELEC.	ELECTRICAL or ELECTRIC	SECT.	SECTION
EL.	ELEVATION	S.E.D.	SEE ELECTRICAL DRAWINGS
ELEV.	ELEVATION or ELEVATOR	S.I.D.	SEE INTERIOR DES. DRAWINGS
EMERG.	EMERGENCY	S.M.D.	SEE MECHANICAL DRAWINGS
ENGR.	ENGINEER	S.P.D.	SEE PLUMBING DRAWINGS
EQ.	EQUAL	S.S.D.	SEE STRUCTURAL DRAWINGS
EQUIP.	EQUIPMENT	SW	SHEAR WALL
EXH.	EXHAUST	SHT.	SHEET
EF.	EXHAUST FAN	S&P	SHELF & POLE
(E)	EXISTING	SH	SHELF OR SHELVING
EXIST.	EXISTING	SIM.	SIMILAR
E.J.	EXPANSION JOINT	S.G.D.	SLIDING GLASS DOOR
EXT.	EXTERIOR	S.C.	SOLID CORE
FIN.	FINISH	SPEC.	SPECIFICATIONS
F.F.	FINISHED FLOOR	SO.	SQUARE
F.S.	FINISHED SLAB	S.F.	SQUARE FEET
F.E.	FIRE EXTINGUISHER	STD.	STANDARD
FLR.	FLOOR	STL.	STEEL
F.D.	FLOOR DRAIN	STOR.	STORAGE
FLUOR.	FLUORESCENT	STR.	STRUCTURAL
F.A.U.	FORCED AIR UNIT	STRUC.	STRUCTURAL
FNDN.	FOUNDATION	SUSP.	SUSPENDED
F.O.C.	FACE OF CONCRETE	SYS.	SYSTEM
F.O.S.	FACE OF STUD	T.B.D.	TO BE DETERMINED
FP.	FIREPLACE	TEL.	TELEPHONE
FT.	FOOT OR FEET	T.V.	TELEVISION
FTG.	FOOTING	TEMP.	TEMPERED OR TEMPORARY
GALV.	GALVANIZED	THK.	THICK
G.I.	GALVANIZED IRON	TP	TOILET PAPER HOLDER
G.S.M.	GALVANIZED SHEET METAL	T&G.	TONGUE & GROOVE
GA.	GAUGE	T.O.S.	TOP OF SLAB OR STEEL
GL.	GLASS OR GLAZING	TB	TOWEL BAR
GLU-LAM	GLUE-LAMINATED	T	TREAD
G.B.	GRAB BAR	TYP.	TYPICAL
GR.	GRADE	UNFIN.	UNFINISHED
GFI	GROUND FAULT INTERRUPTER	UBC	UNIFORM BUILDING CODE
GYP.	GYPSONUM	UPC	UNIFORM PLUMBING CODE
HDW.	HARDWARE	UMC	UNIFORM MECHANICAL CODE
HDWD.	HARDWOOD	UNO	UNLESS NOTED OTHERWISE
HDR.	HEADER	VERT.	VERTICAL
HVAC	HEAT / VENT / AIR COND.	V.G.	VERTICAL GRAIN
HTR.	HEATER	VIN.	VINYL
HTG.	HEATING	W	WASHER
HT.	HEIGHT	W	WITH
H.C.	HOLLOW CORE	WNSCT.	WAINSCOT
HOR.	HORIZONTAL	WTR.	WATER
H.B.	HOSE BIB	WC	WATER CLOSET
HR.	HOUR	WH	WATER HEATER
IN.	INCH	WP	WATER PROOF
I.D.	INSIDE DIAMETER	WR	WATER RESISTANT
I.D.D.	INTERIOR DESIGN DRAWINGS	WT.	WEIGHT
INS.	INSULATION	WIN	WINDOW
INT.	INTERIOR	WO	WITHOUT
KIT.	KITCHEN	WD	WOOD
LAV.	LAVATORY		
L.	LENGTH OR LONG	&	AND
LIB.	LIBRARY	@	AT
LT.	LIGHT	@	CENTER LINE
M.B.	MACHINE BOLT	Ø	DIAMETER
MBM	METAL BUILDING MANUFACTURER	#	NUMBER OR POUND
MFR.	MANUFACTURER		
MAS.	MASONRY		
MAX.	MAXIMUM		
MECH.	MECHANICAL		
M.C.	MEDICINE CABINET		
MTL.	METAL		
MIN.	MINIMUM		

GENERAL LEGEND



MATERIALS



OWNER(S)

FRANK FAMILY VINEYARDS LLC
1091 LARKMEAD LANE
CALISTOGA, CA 94515

CONSULTANTS

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BARTLETT ENGINEERING
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EMAIL: paulb@bartlettengineering.com

LANDSCAPE ARCHITECT
CBH DESIGNS
2174 Euclid Ave.
Napa, CA 94558
707-312-0021
EMAIL: christian@cbhdesign.com

CODE SYNOPSIS

WINERY: 75,587 SQ. FT. (1ST FLOOR)
4,036 SQ. FT. (2ND FLOOR)

VISITOR'S CENTER: 5,569 SQ. FT. (1ST FLOOR)
2,100 SQ. FT. (2ND FLOOR)

CODES:
THE CALIFORNIA BUILDING CODE - 2016
THE CALIFORNIA PLUMBING CODE - 2016
THE CALIFORNIA MECHANICAL CODE - 2016
THE CALIFORNIA ELECTRICAL CODE - 2016
THE CALIFORNIA ENERGY CODE - 2016
THE CALIFORNIA FIRE CODE - 2016

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A1.0 TABULATED AREAS
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A2.1 PARTIAL FLOOR PLAN
A2.2 PARTIAL FLOOR PLAN
A2.3 PARTIAL FLOOR PLAN
A2.4 VISITOR'S CENTER FLOOR PLANS
A3.1 EXTERIOR ELEVATIONS
A3.2 VISITOR'S CENTER EXTERIOR ELEVATIONS

CIVIL

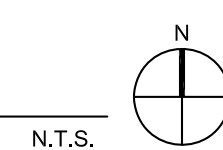
C1 COVER SHEET
C2 LOT LINE ADJUSTMENTS PLAN
C3 EXISTING CONDITIONS
C4 DRIVEWAY PLAN & PROFILE STA 10+00 TO STA 16+00
C5 DRIVEWAY PLAN & PROFILE STA 16+00 TO STA 22+00
C6 PROPOSED CONDITIONS - VISITOR'S CENTER
C7 DRIVEWAY PROFILE - VISITOR'S CENTER STA 22+00 TO STA 30+50
C8 DRIVEWAY PLAN & PROFILE STA 60+00 TO STA 63+50
C9 DRIVEWAY PLAN & PROFILE STA 63+50 TO STA 67+50
C10 PROPOSED CONDITIONS - WINERY BUILDING
C11 CONN CREEK ROAD (SR 128) WIDENING PLAN
C12 SIGHT DISTANCE EXHIBIT
C13 CAL FIRE ACCESS EXHIBIT

LANDSCAPING

L1 WINERY BUILDING PLANTING PLAN
L2 WINERY BUILDING IRRIGATION PLAN
L3 VISITOR'S CENTER PLANTING PLAN
L4 VISITOR'S CENTER IRRIGATION PLAN



AERIAL VIEW / VICINITY MAP



VALLEY ARCHITECTS INC

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PROJECT

BENJAMIN RANCH WINERY

USE PERMIT EXHIBITS

8901 CONN CREEK ROAD,
ST. HELENA, CA 94574
310-890-7447
APN 030-120-016 &
APN 030-120-017

SHEET DESCRIPTION

COVER SHEET

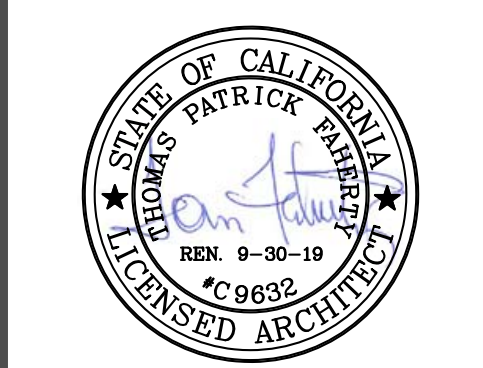
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A0.1

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TABULATED AREAS

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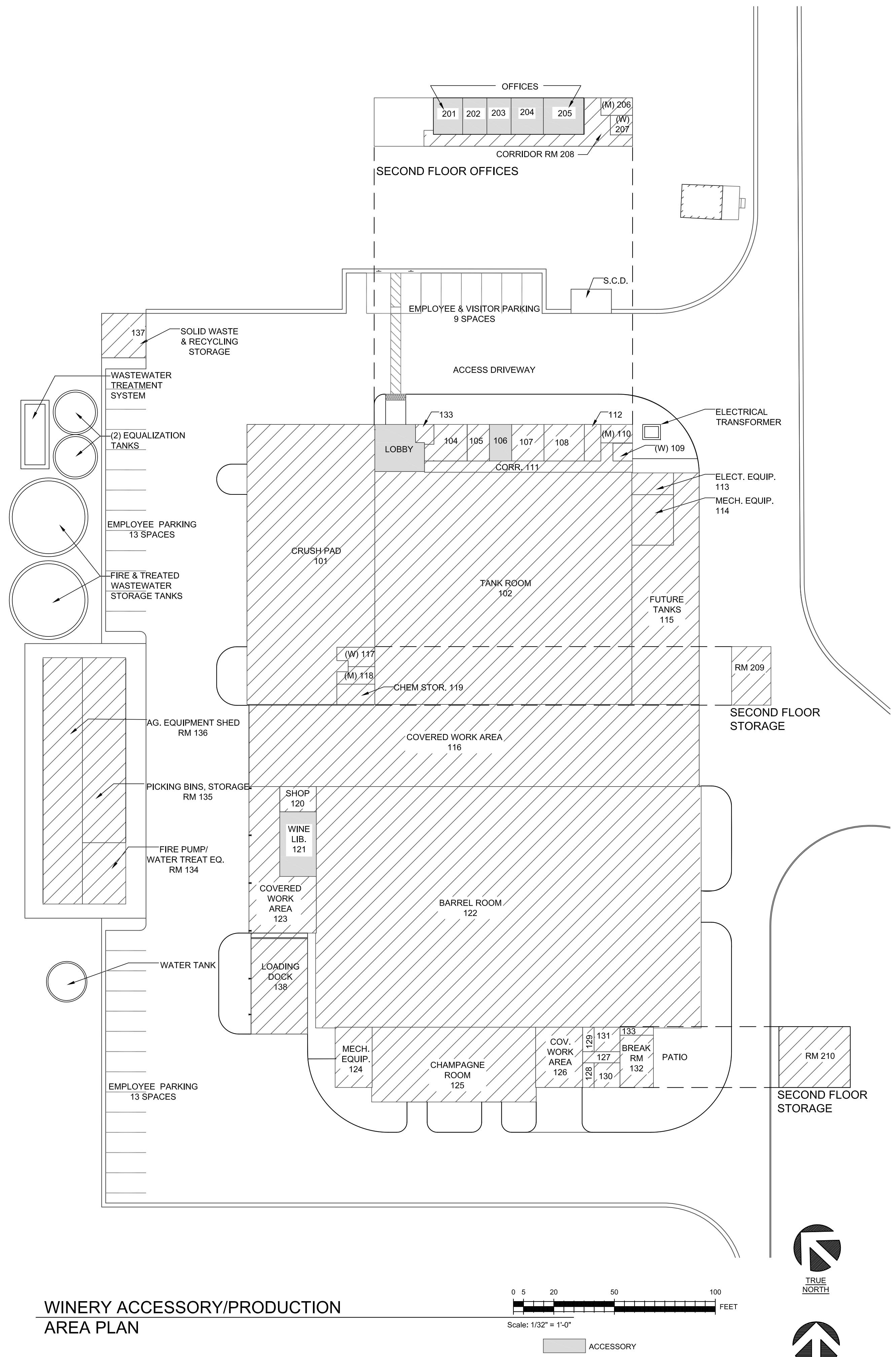
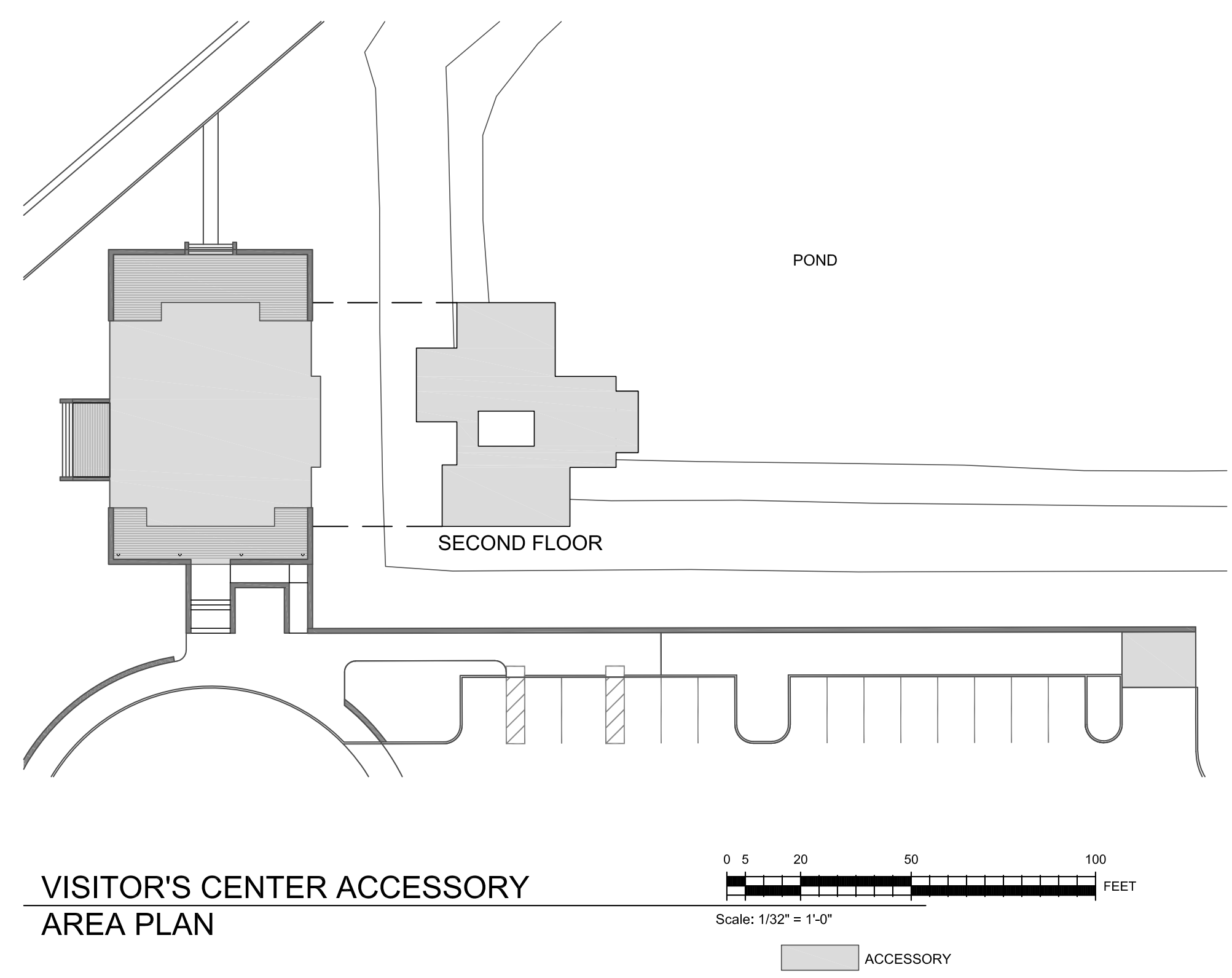
SHEET

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SPACE#	WINERY	AREA (SQ. FT.)	PRODUCTION	ACCESSORY
FIRST FLOOR				
101	CRUSH PAD	8,284	-	-
102	TANK ROOM	14,652	-	-
103	LOBBY/TASTING ROOM	-	584	-
104	W.M.	337	-	-
105	ASSISTANT W.M.	199	-	-
106	OFFICE	-	244	-
107	TECH TASTING	-	289	-
108	EQUALITY CONTROL	362	-	-
109	W.C. (W)	85	-	-
110	W.C. (M)	145	-	-
111	CORRIDOR	550	-	-
112	STAIR	80	-	-
113	ELECT. EQUIP.	221	-	-
114	MECH. EQUIP.	515	-	-
115	FUTURE TANKS	3,086	-	-
116	COVERED WORK AREA	9,069	-	-
117	W.C. (W)	164	-	-
118	W.C. (M)	149	-	-
119	CHEMICAL STORAGE	190	-	-
120	SHOP	226	-	-
121	WINE LIBRARY	-	629	-
122	BARREL ROOM	21,744	-	-
123	COVERED WORK AREA	1,615	-	-
124	MECH. EQUIP.	547	-	-
125	CHAMPAGNE ROOM	3,001	-	-
126	COVERED WORK AREA	694	-	-
127	CORRIDOR	102	-	-
128	SHOWER	69	-	-
129	SHOWER	68	-	-
130	LOCKER RM	157	-	-
131	LOCKER RM	155	-	-
132	BREAK RM	430	-	-
133	STAIR	60	-	-
134	FIRE PUMP, WATER TREAT. EQ.	654	-	-
135	PICKING BINS STORAGE	1,969	-	-
136	AG EQUIP. SHED	2,379	-	-
137	SOLID WASTE & RECYCLING STORAGE	485	-	-
138	LOADING DOCK	1,400	-	-
TOTAL		74,130	1,457	-
SECOND FLOOR				
201	OFFICE	-	262	-
202	OFFICE	-	217	-
203	OFFICE	-	217	-
204	OFFICE	-	289	-
205	OFFICE	-	366	-
206	W.C. (W)	-	136	-
207	W.C. (M)	-	106	-
208	CORRIDOR	-	811	-
209	STORAGE	-	566	-
210	STORAGE	-	1,066	-
TOTAL		-	2,685	1,351

VISITOR'S CENTER	AREA (SQ. FT.)
FIRST FLOOR	
LARGE TASTING ROOM	703
TASTING RM 2	310
MECH. RM	56
OFFICE PAID STORAGE	85
W.C. 2	77
W.C. 3	81
TASTING RM 3	284
LOUNGE	520
KITCHEN	247
ELEV. EQUIP.	86
ELEVATOR	75
STAIR	101
W.C. 1	75
RECEPTION	294
COAT CLOS./STORAGE	113
OPEN DECK TASTING	1,117
PATIO	232
COVERED ENTRY	794
SOLID WASTE & RECYCLING STORAGE	319
TOTAL	5,569
SECOND FLOOR	
LARGE TASTING 4	1,015
COVERED PORCH TASTING	227
W.C. 4	81
TAX PAID STORAGE	74
TASTING RM 6	262
TASTING AREA 5	269
W.C. 5	72
DECK	100
TOTAL	2,100

USE PERMIT CALCULATIONS
 ACCESSORY USE % OF PRODUCTION FACILITY **13.6%**
 *NOTE: FOR WINERY DEVELOPMENT AREA & WINERY COVERAGE DIAGRAMS, SEE CIVIL DRAWINGS.



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PROJECT

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310-890-7447
APN 030-120-016 &
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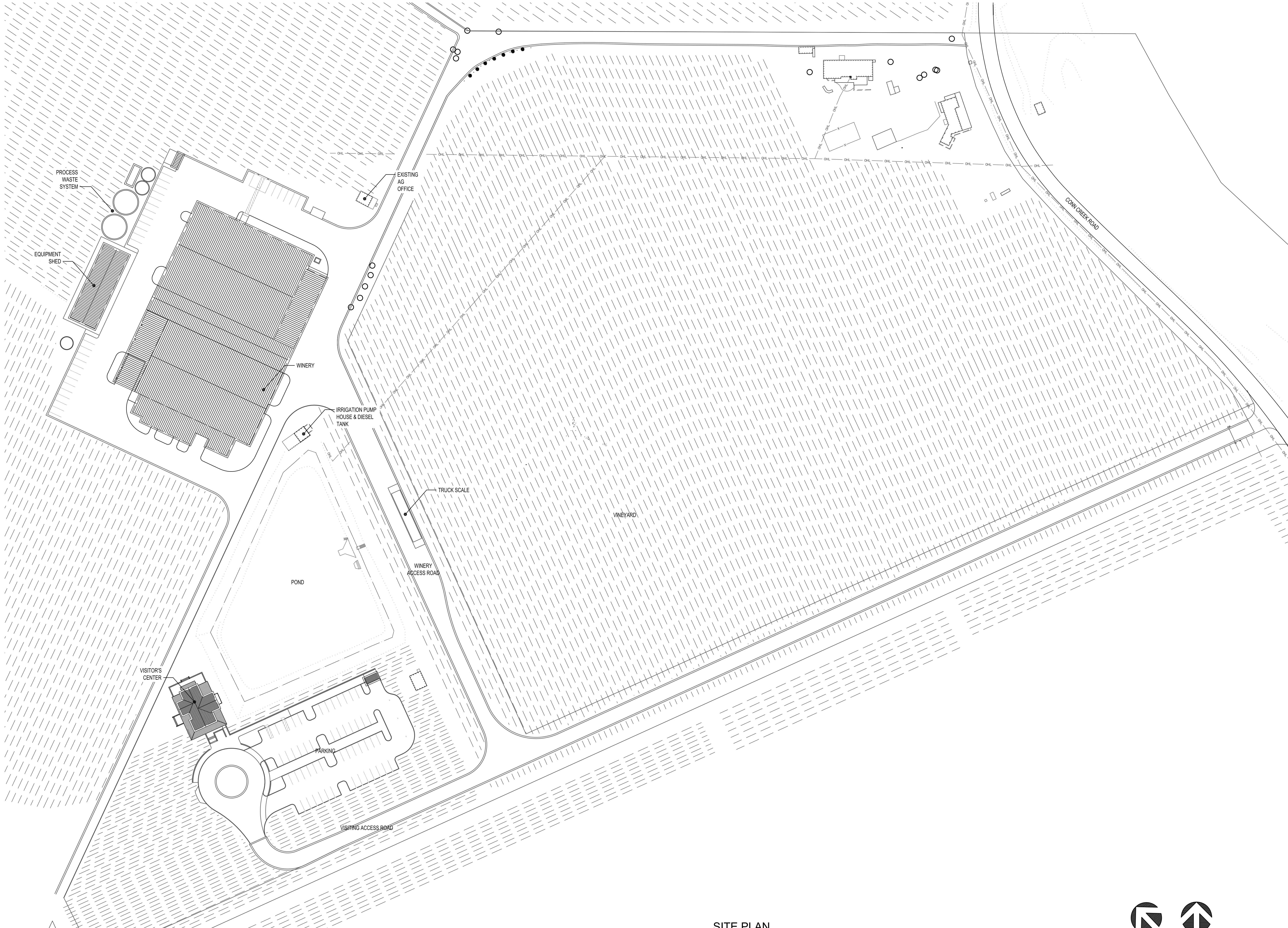
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SITE PLAN

DRWN: AIM / SGS	DATE 2-1-18
CHKD: TPF	

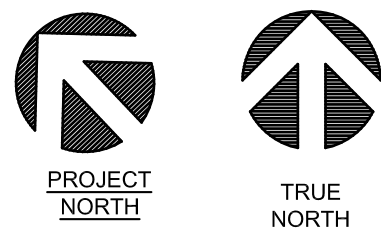
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SITE PLAN

Scale: 1/84" = 1'-0"



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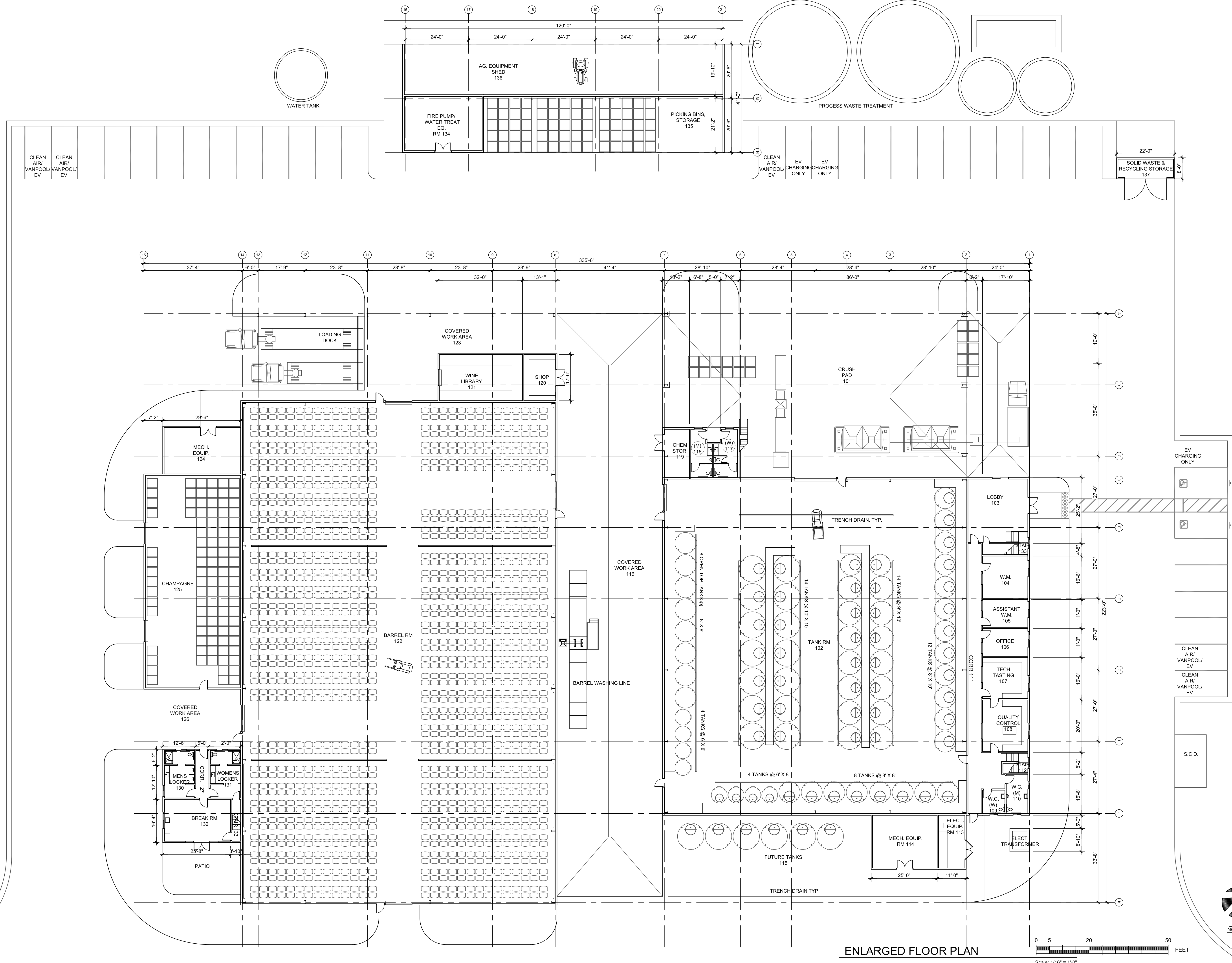
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ENLARGED FLOOR PLAN

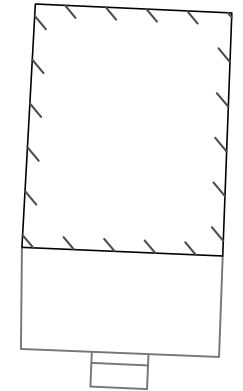
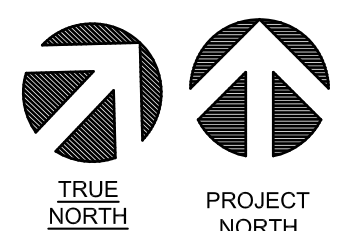
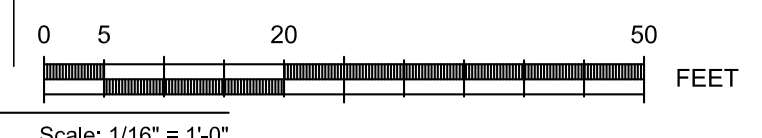
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CHKD:	TPF		

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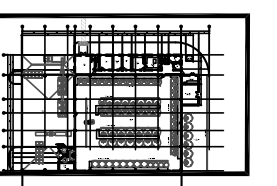
ENLARGED FLOOR PLAN



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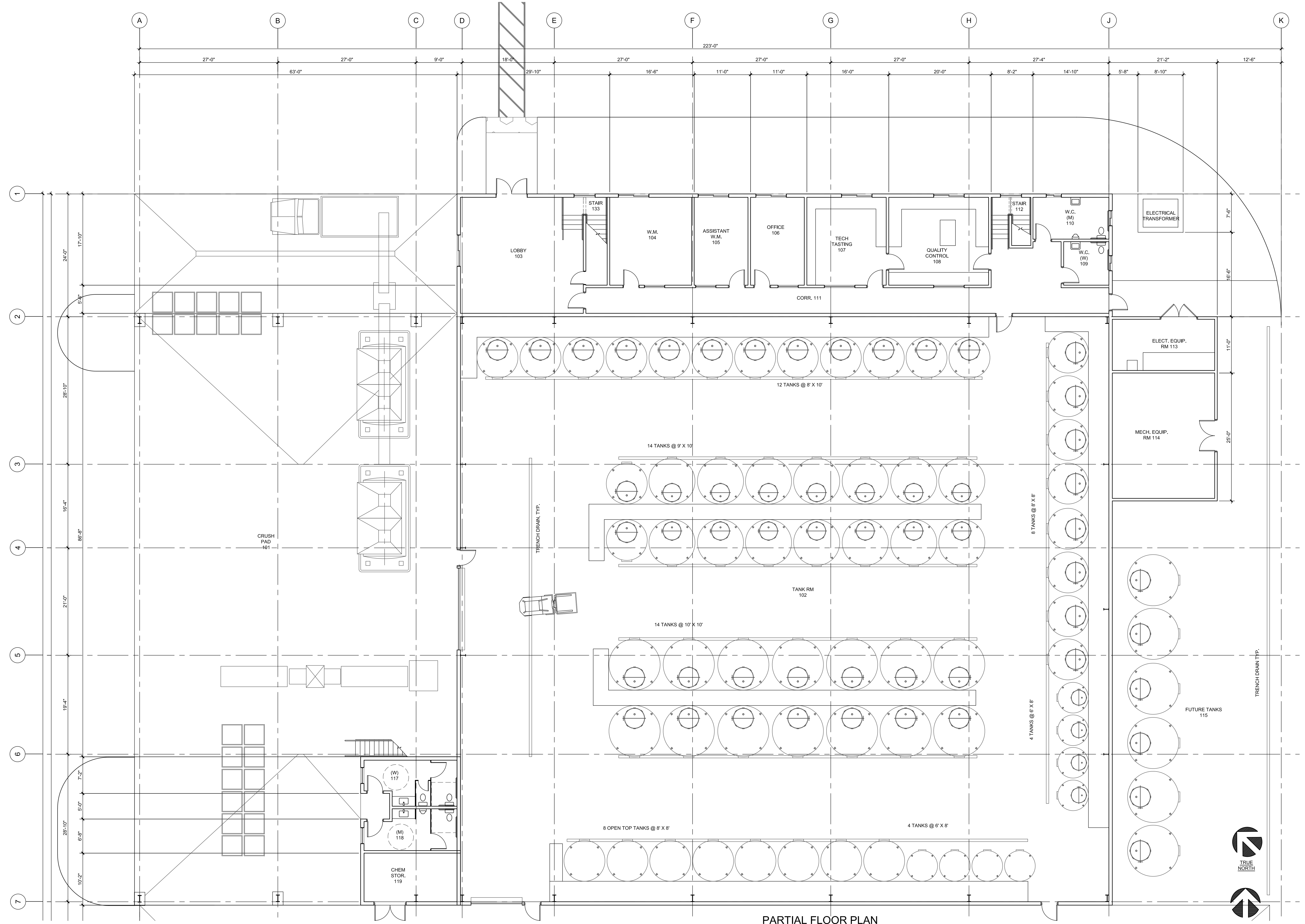
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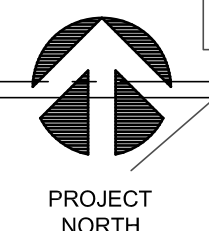
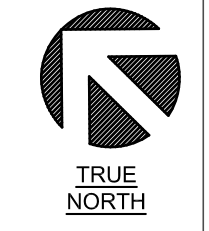
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PARTIAL FLOOR PLAN

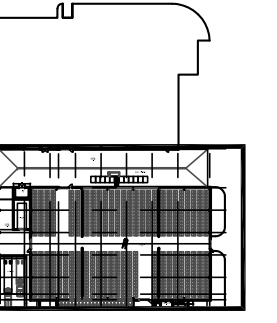
Scale: 1/8" = 1'-0"



1/30/2018 10:29:28 AM

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REVISIONS



KEY PLAN



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ST. HELENA, CA 94574
Tel: 707 963 1466 Fax: 707 963 5027
www.valleyarchitects.com
email: tom@valleyarchitects.com

PROJECT

BENJAMIN RANCH WINERY

USE PERMIT EXHIBITS

8901 CONN CREEK ROAD,
ST. HELENA, CA 94574
310-890-7447
APN 030-120-016 &
APN 030-120-017

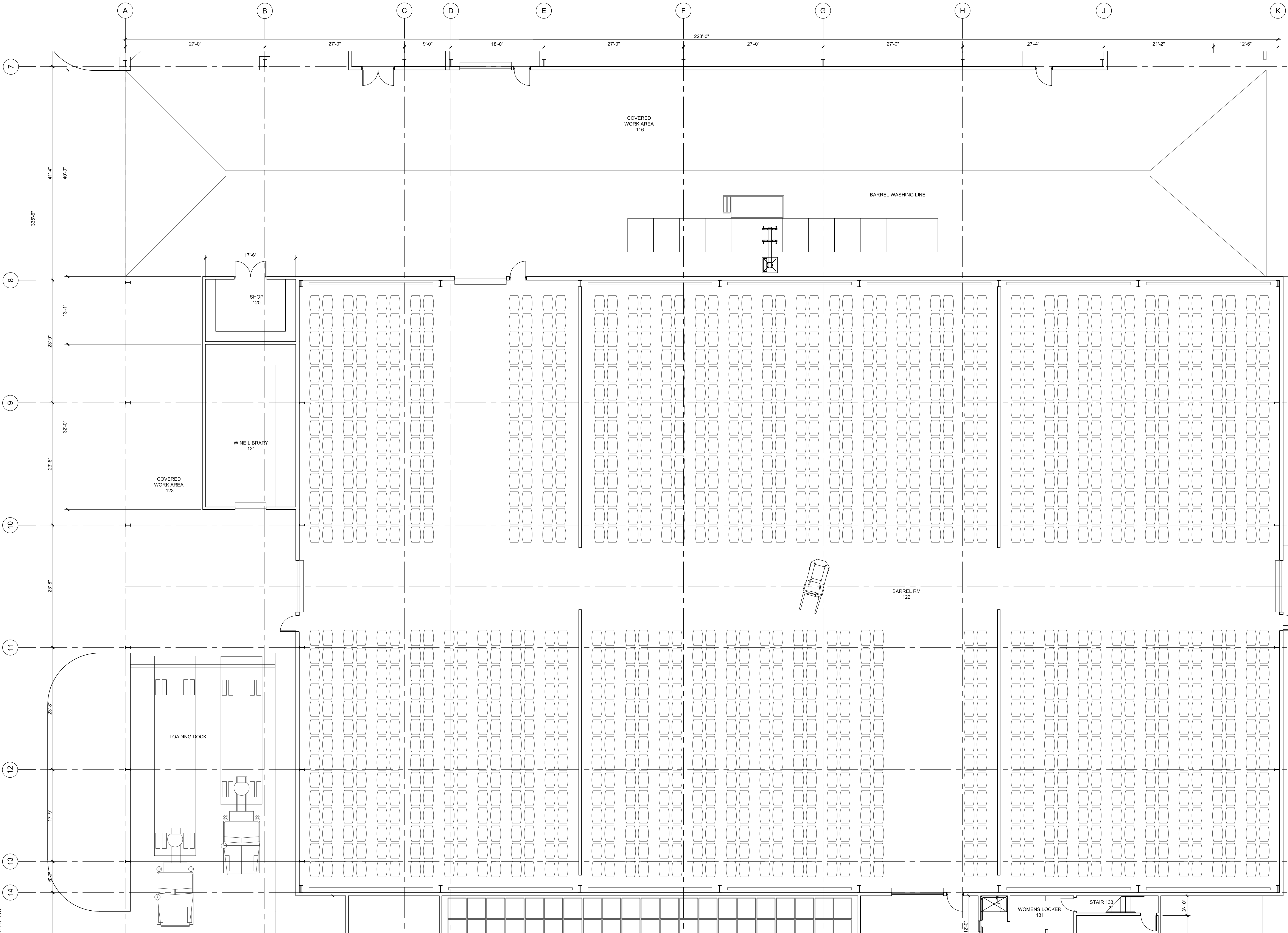
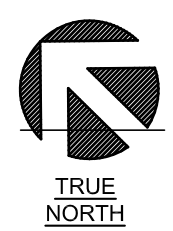
SHEET DESCRIPTION

PARTIAL FLOOR PLAN

DRWN: AIM / SGS	DATE: 2-1-18
CHKD: TPF	

SHEET

A2.2

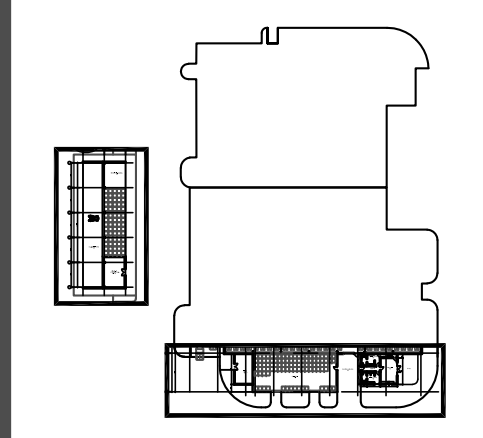


PARTIAL FLOOR PLAN
Scale: 1/8" = 1'-0"

1/29/2018 1:07:52 PM

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 APN 030-120-017

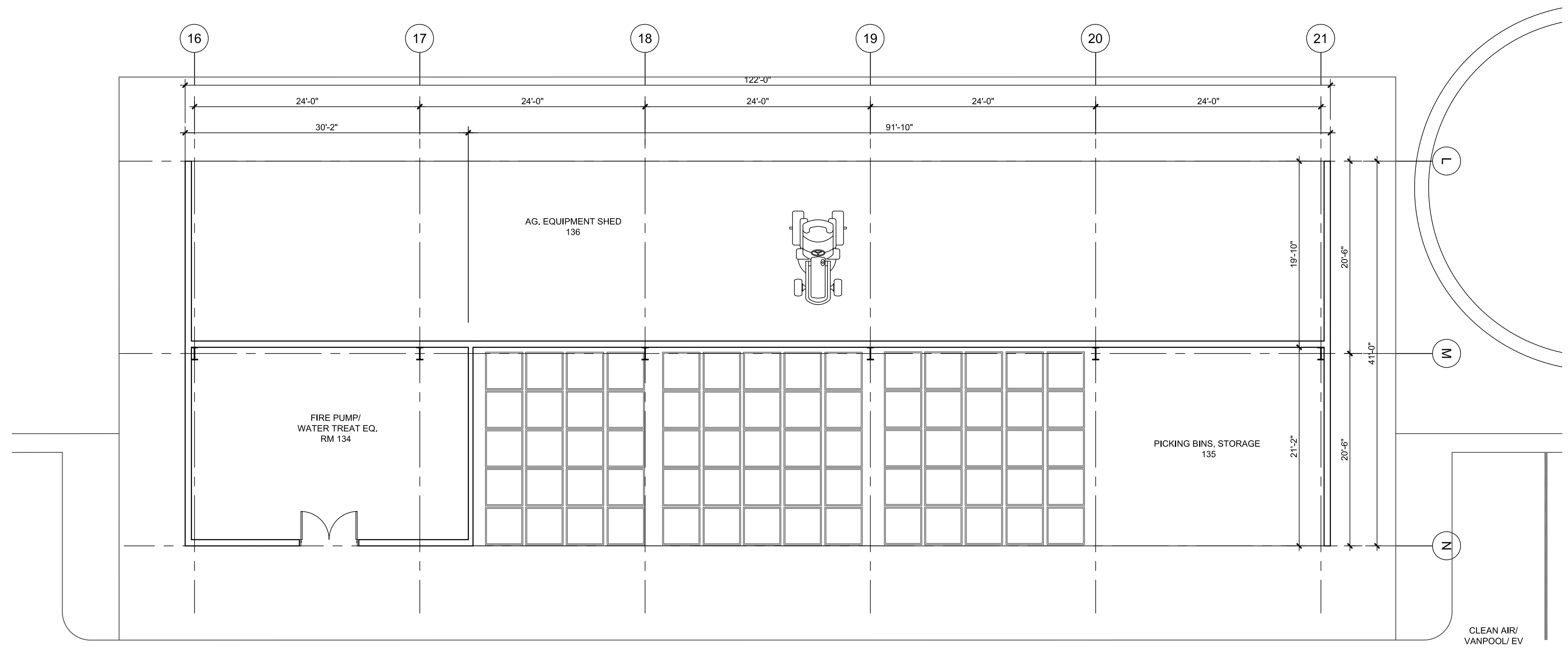
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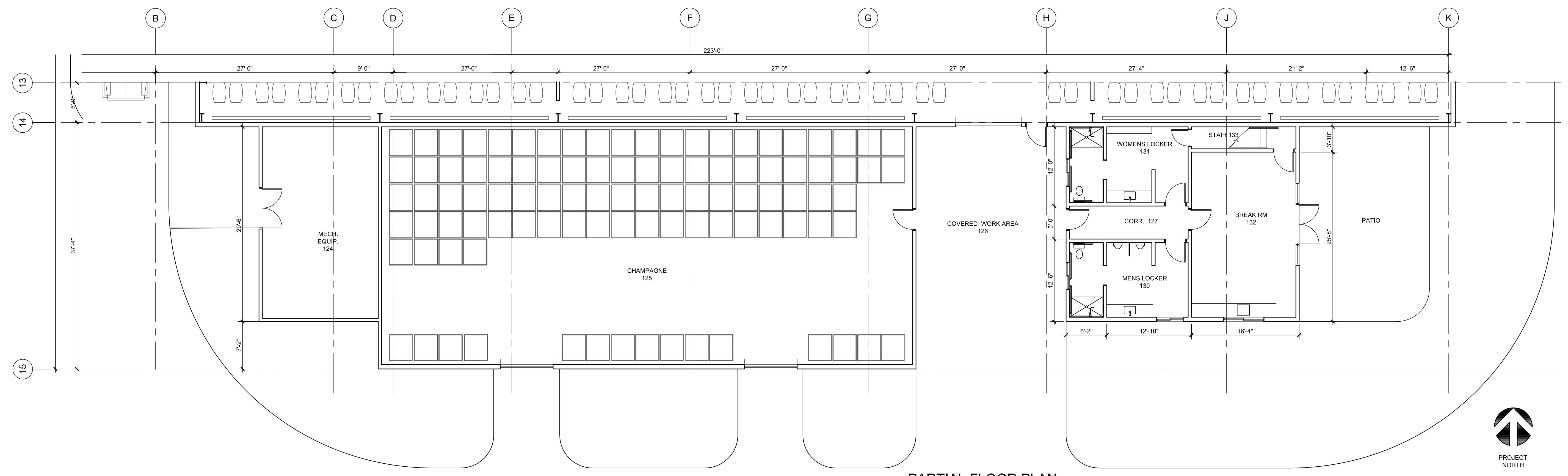
DRWN: AIM / SGS	DATE: 2-1-18
CHKD: TPF	

SHEET

A2.3



PARTIAL FLOOR PLAN
 Scale: 1/8" = 1'-0"



PARTIAL FLOOR PLAN
 Scale: 1/8" = 1'-0"

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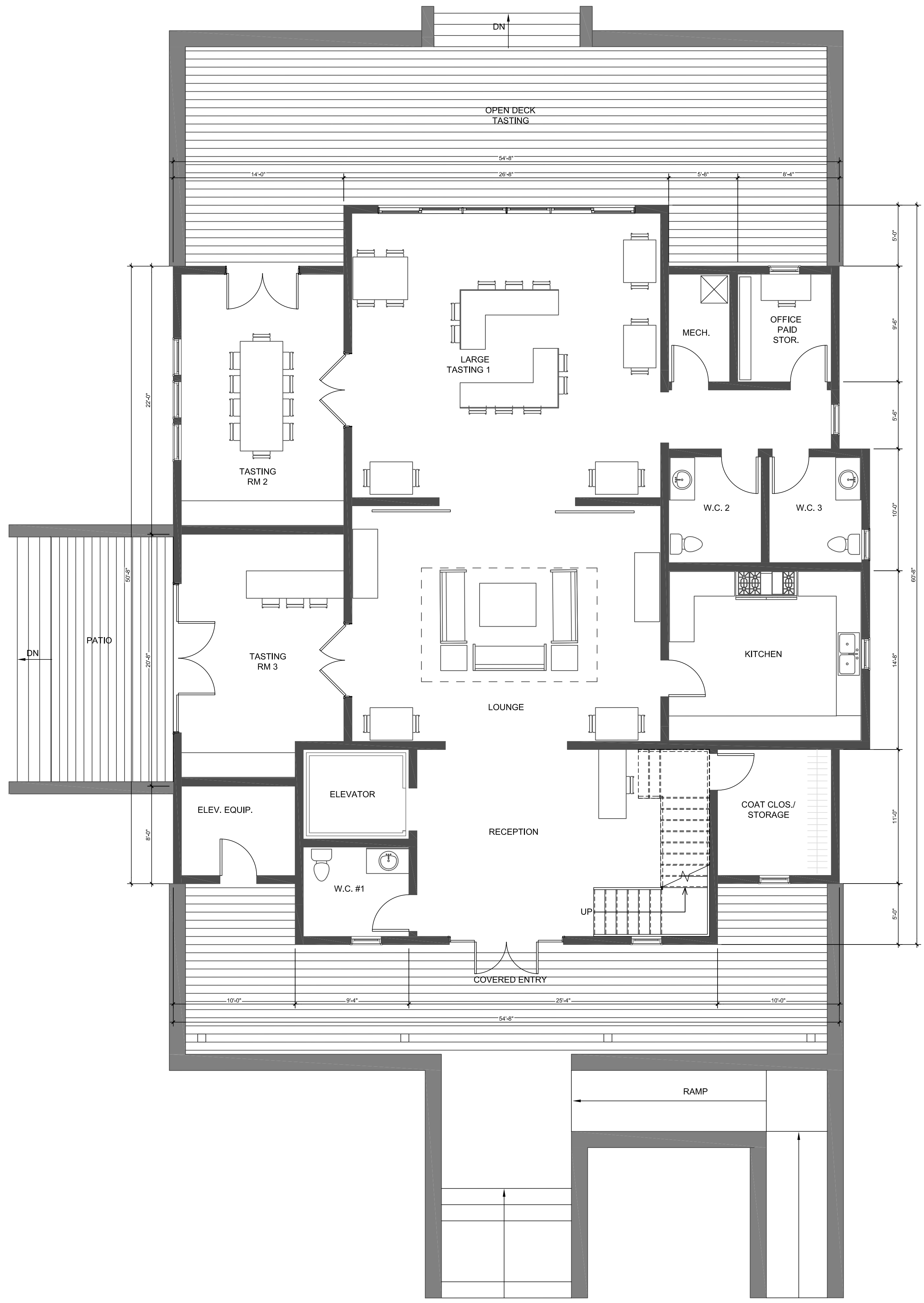
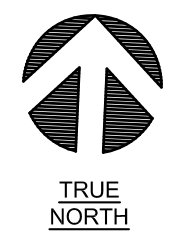
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VISITOR'S CENTER FLOOR PLANS

DRWN: AIM / SGS	DATE 2-1-18
CHKD: TPF	

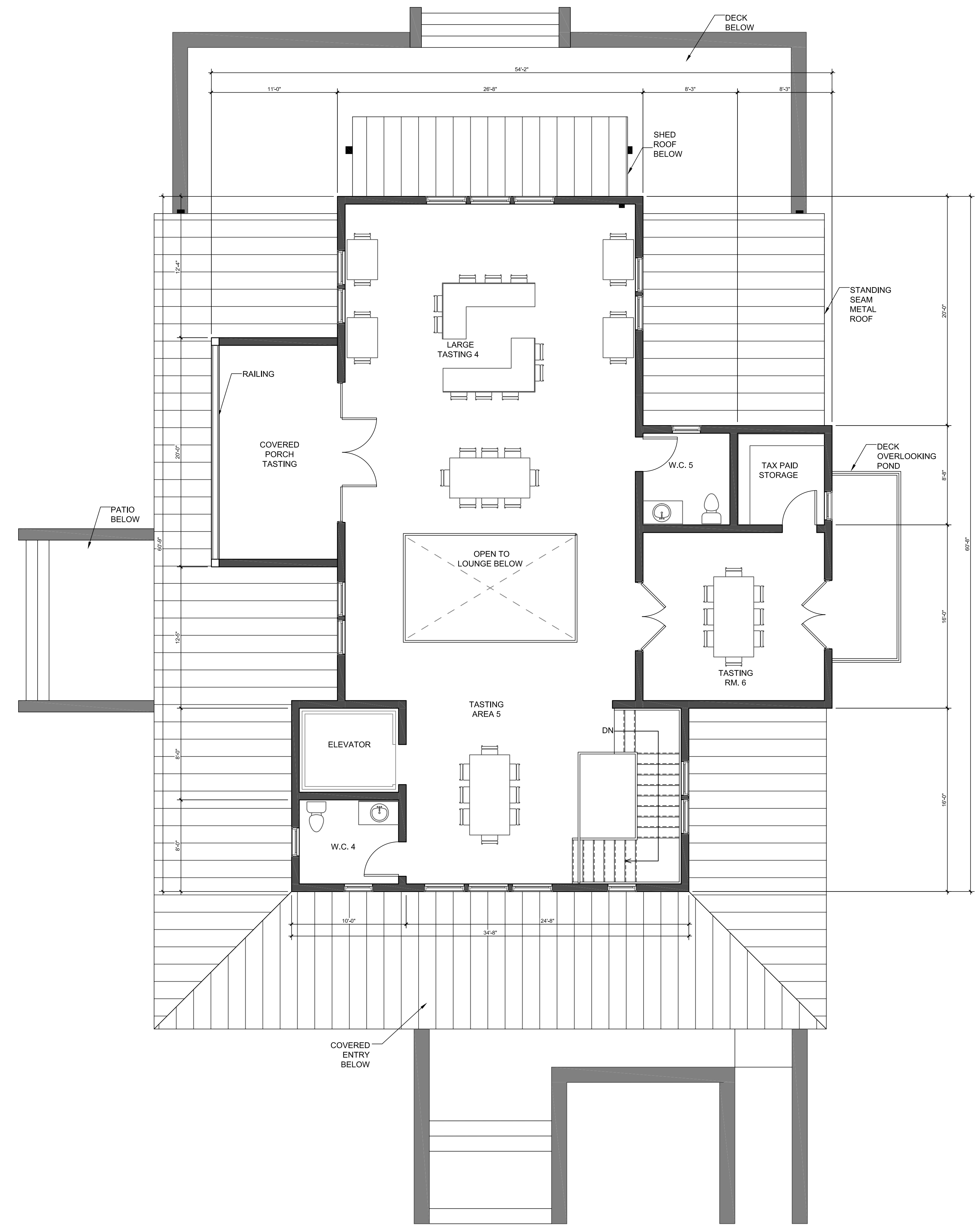
SHEET

A2.4



1ST FLOOR PLAN

Scale: 3/16" = 1'-0"



2ND FLOOR PLAN

Scale: 3/16" = 1'-0"

1/29/2018 1:14:14 PM

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APN 030-120-017

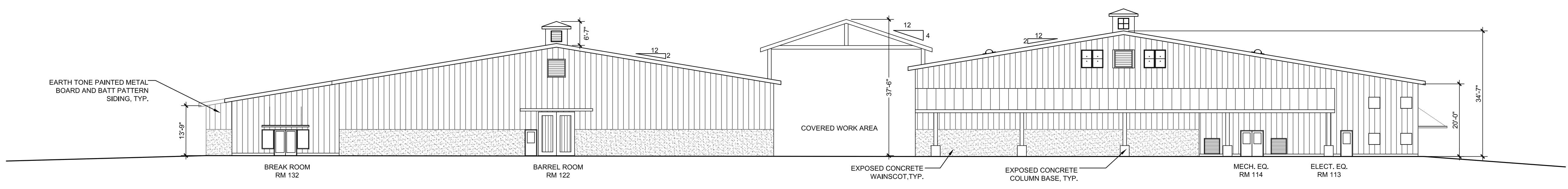
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EXTERIOR ELEVATIONS

DRWN:	AIM / SGS	DATE:	2-1-18
CHKD:	TPF		

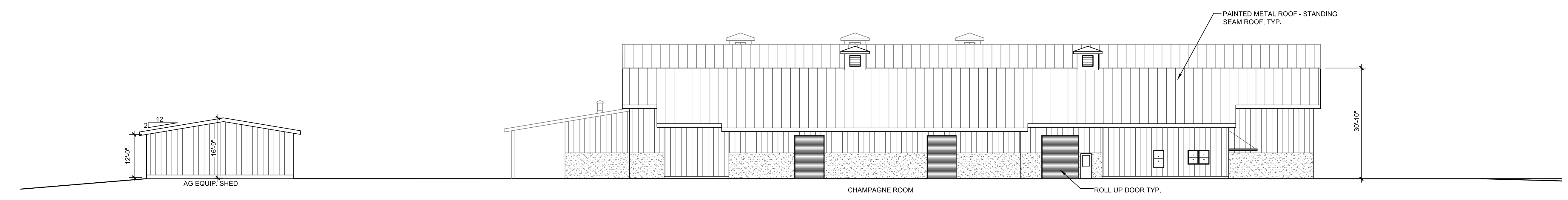
SHEET

A3.1



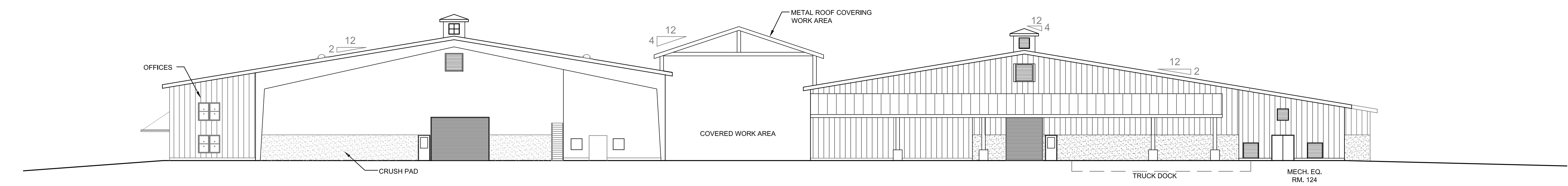
EAST ELEVATION

Scale: 1/16" = 1'-0"



SOUTH ELEVATION

Scale: 1/16" = 1'-0"



WEST ELEVATION

Scale: 1/16" = 1'-0"



NORTH ELEVATION

Scale: 1/16" = 1'-0"

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EAST ELEVATION

Scale: 1/8" = 1'-0"



SOUTH ELEVATION

Scale: 1/8" = 1'-0"



WEST ELEVATION

Scale: 1/8" = 1'-0"



NORTH ELEVATION

Scale: 1/8" = 1'-0"



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PROJECT

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310-890-7447
APN 030-120-016 &
APN 030-120-017

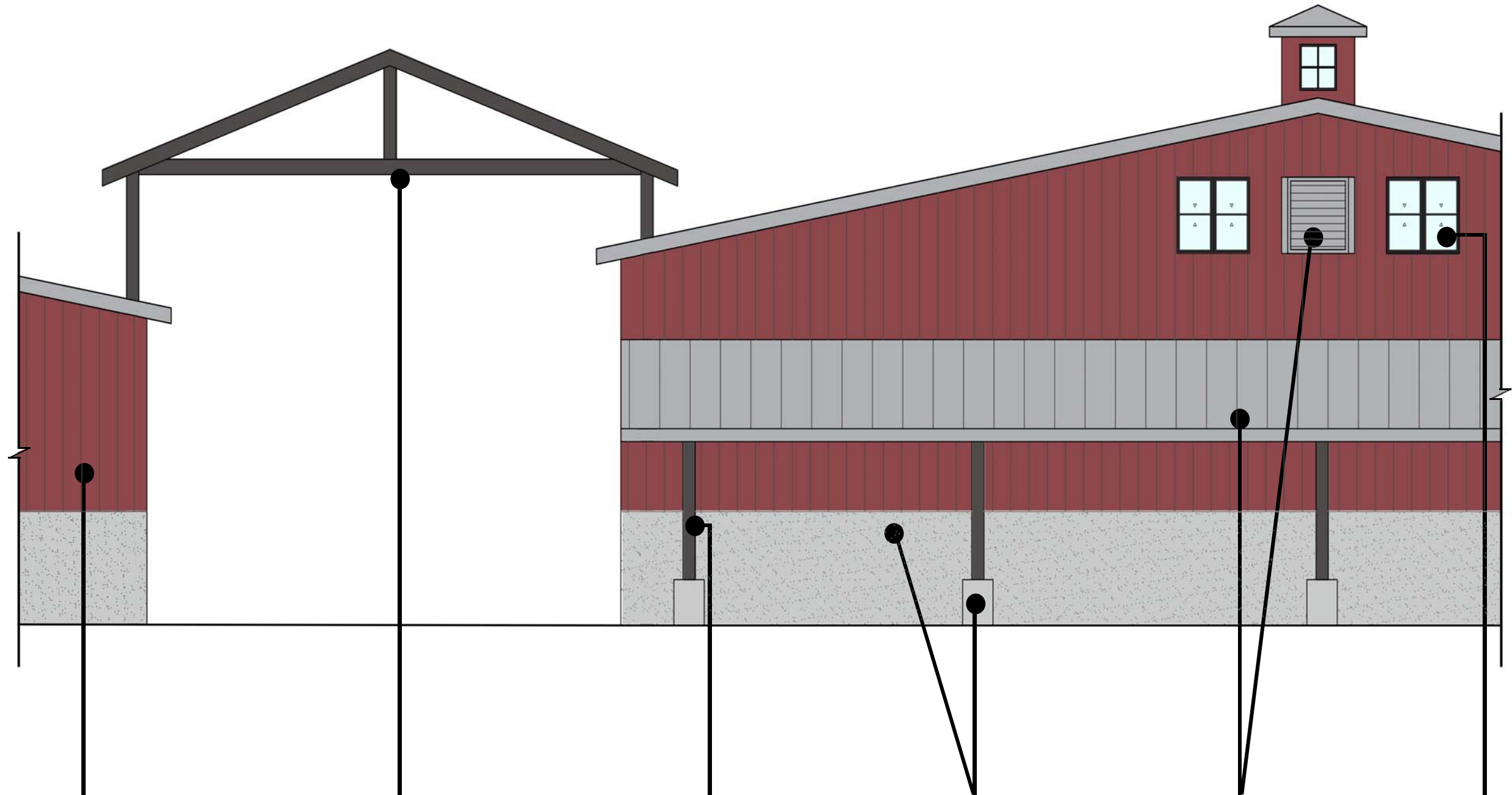
SHEET DESCRIPTION

VISITOR'S CENTER EXTERIOR ELEVATIONS

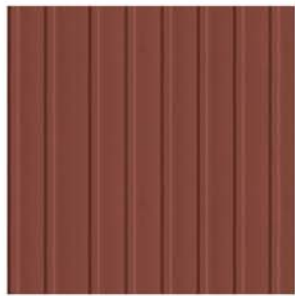
DRWN: AIM / SGS	DATE 2-1-18
CHKD: TPF	

SHEET

A3.2



EARTH TONE PAINTED METAL BOARD, & BATT PATTERN SIDING, TYP. DUNN EDWARDS DET424 BARN RED.



PAINTED METAL FRAMING. DUNN EDWARDS DE6385 BLACK BEAN.



PAINTED METAL COLUMN, TYP. DUNN EDWARDS DE6385 BLACK BEAN.



EXPOSED CONCRETE COLUMN BASE & WAINSCOT, TYP.



PAINTED METAL ROOF & LOUVER, TYP. DUNN EDWARDS DE6381 SILVER BULLET.



METAL WINDOWS & DOORS, TYP. DUNN EDWARDS DE6385 BLACK BEAN.



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MATERIAL BOARD
BENJAMIN RANCH WINERY PROJECT
FEBRUARY 1, 2018

BENJAMIN RANCH WINERY

USE PERMIT DRAWINGS

BASE FLOOD DATA:

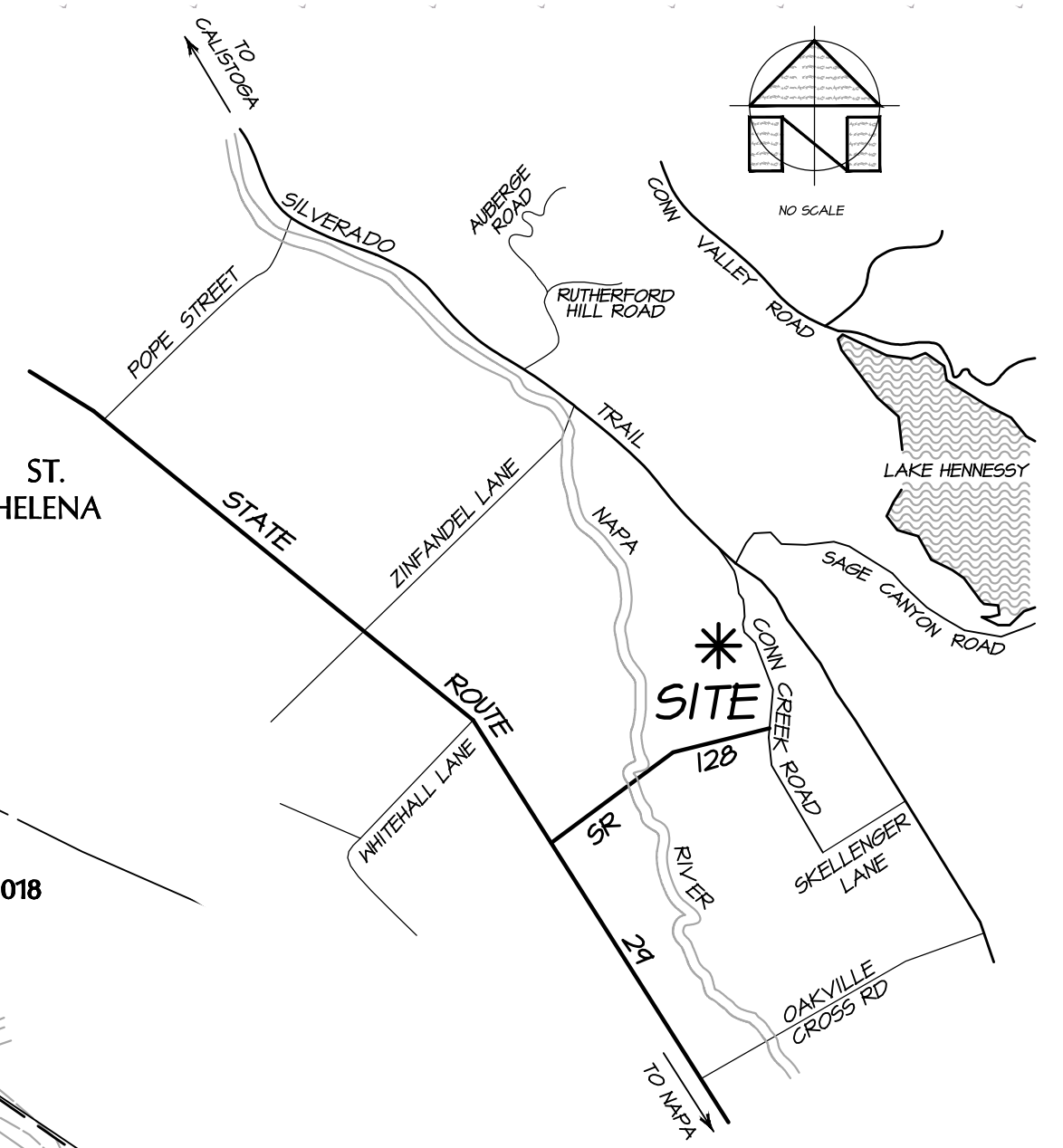
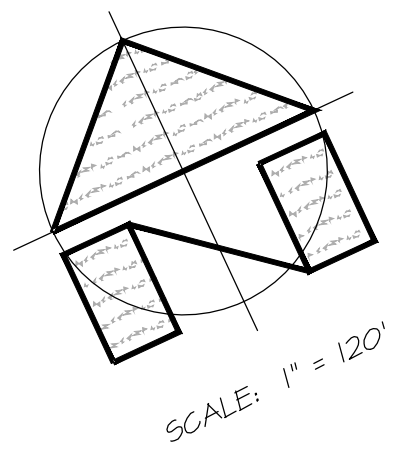
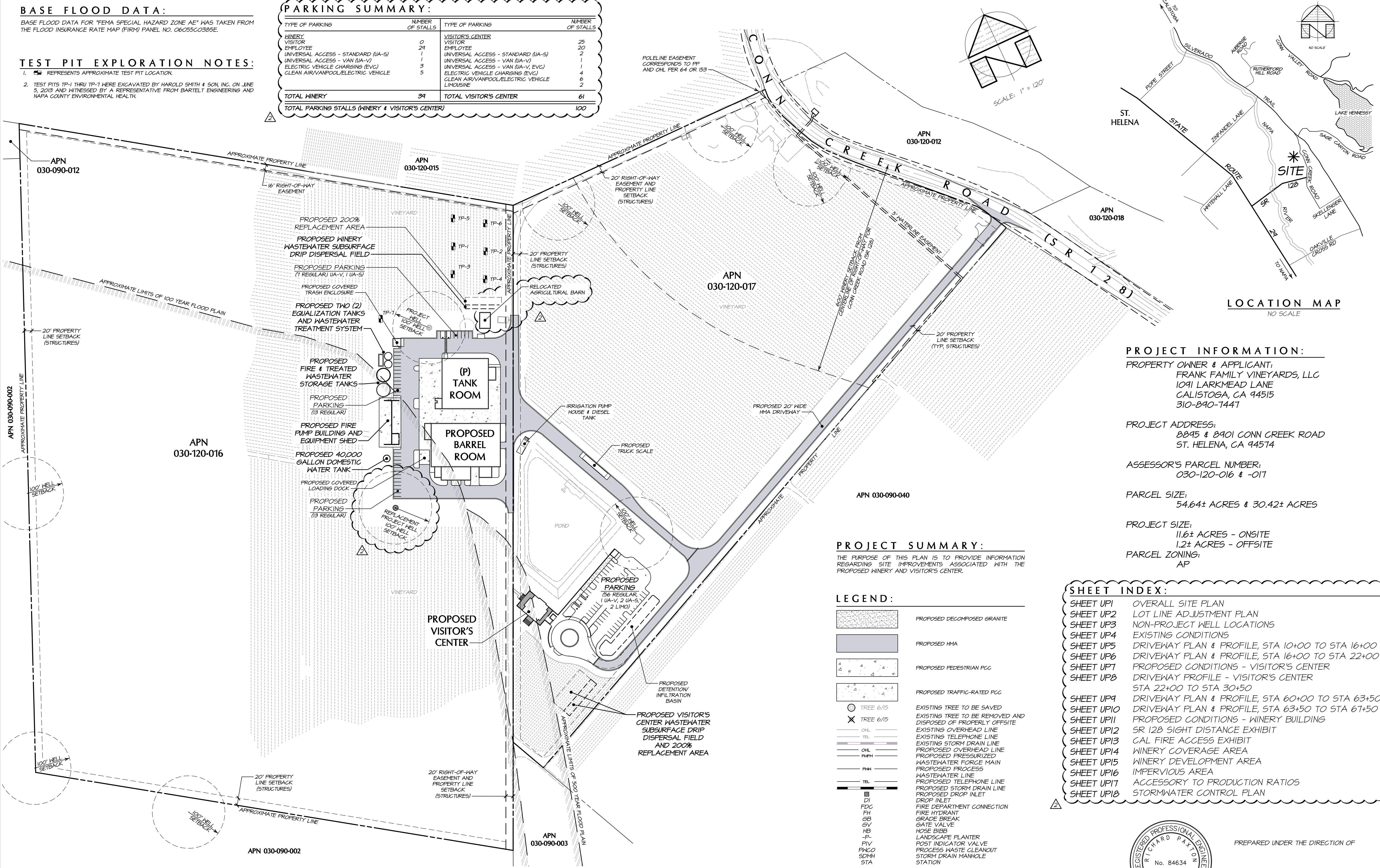
BASE FLOOD DATA FOR "FEMA SPECIAL HAZARD ZONE AE" WAS TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 06055C0305E.

TEST PIT EXPLORATION NOTES:

- REPRESENTS APPROXIMATE TEST PIT LOCATION.
- TEST PITS TP-1 THRU TP-7 WERE EXCAVATED BY HAROLD SMITH & SON, INC. ON JUNE 5, 2018 AND WITNESSED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY ENVIRONMENTAL HEALTH.

PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF STALLS	TYPE OF PARKING	NUMBER OF STALLS
WINERY	0	VISITOR'S CENTER	25
VISITOR	24	VISITOR	20
EMPLOYEE	1	EMPLOYEE	2
UNIVERSAL ACCESS - STANDARD (UA-S)	1	UNIVERSAL ACCESS - STANDARD (UA-S)	1
UNIVERSAL ACCESS - VAN (UA-V)	3	UNIVERSAL ACCESS - VAN (UA-V, EVC)	1
ELECTRIC VEHICLE CHARGING (EVC)	5	ELECTRIC VEHICLE CHARGING (EVC)	4
CLEAN AIR/VAN/POOL/ELECTRIC VEHICLE		CLEAN AIR/VAN/POOL/ELECTRIC VEHICLE	6
		LIMOUSINE	2
TOTAL WINERY	34	TOTAL VISITOR'S CENTER	61
TOTAL PARKING STALLS (WINERY & VISITOR'S CENTER)	100		



PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
FRANK FAMILY VINEYARDS, LLC
1091 LARKMEAD LANE
CALISTOGA, CA 94515
310-890-1447

PROJECT ADDRESS:
8845 & 8901 CONN CREEK ROAD
ST. HELENA, CA 94574

ASSESSOR'S PARCEL NUMBER:
030-120-016 & -017

PARCEL SIZE:
54.64± ACRES & 30.42± ACRES

PROJECT SIZE:
11.6± ACRES - ONSITE
1.2± ACRES - OFFSITE

PARCEL ZONING:
AP

PROJECT SUMMARY:

THE PURPOSE OF THIS PLAN IS TO PROVIDE INFORMATION REGARDING SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED WINERY AND VISITOR'S CENTER.

LEGEND:

[Symbol]	PROPOSED DECOMPOSED GRANITE
[Symbol]	PROPOSED HMA
[Symbol]	PROPOSED PEDESTRIAN PCC
[Symbol]	PROPOSED TRAFFIC-RATED PCC
[Symbol]	EXISTING TREE TO BE SAVED
[Symbol]	EXISTING TREE TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE
[Symbol]	EXISTING OVERHEAD LINE
[Symbol]	EXISTING TELEPHONE LINE
[Symbol]	EXISTING STORM DRAIN LINE
[Symbol]	PROPOSED OVERHEAD LINE
[Symbol]	PROPOSED PRESURIZED WASTEWATER FORCE MAIN
[Symbol]	PROPOSED PROCESS WASTEWATER LINE
[Symbol]	PROPOSED TELEPHONE LINE
[Symbol]	PROPOSED STORM DRAIN LINE
[Symbol]	PROPOSED DROP INLET
[Symbol]	FIRE DEPARTMENT CONNECTION
[Symbol]	FIRE HYDRANT
[Symbol]	GRADE BREAK
[Symbol]	GATE VALVE
[Symbol]	HOSE BIBB
[Symbol]	LANDSCAPE PLANTER
[Symbol]	POST INDICATOR VALVE
[Symbol]	PROCESS WASTE CLEANOUT
[Symbol]	STORM DRAIN MANGLE STATION

SHEET INDEX:

SHEET UP1	OVERALL SITE PLAN
SHEET UP2	LOT LINE ADJUSTMENT PLAN
SHEET UP3	NON-PROJECT WELL LOCATIONS
SHEET UP4	EXISTING CONDITIONS
SHEET UP5	DRIVEWAY PLAN & PROFILE, STA 10+00 TO STA 16+00
SHEET UP6	DRIVEWAY PLAN & PROFILE, STA 16+00 TO STA 22+00
SHEET UP7	PROPOSED CONDITIONS - VISITOR'S CENTER
SHEET UP8	DRIVEWAY PROFILE - VISITOR'S CENTER STA 22+00 TO STA 30+50
SHEET UP9	DRIVEWAY PLAN & PROFILE, STA 60+00 TO STA 63+50
SHEET UP10	DRIVEWAY PLAN & PROFILE, STA 63+50 TO STA 67+50
SHEET UP11	PROPOSED CONDITIONS - WINERY BUILDING
SHEET UP12	SR 128 SIGHT DISTANCE EXHIBIT
SHEET UP13	CAL FIRE ACCESS EXHIBIT
SHEET UP14	WINERY COVERAGE AREA
SHEET UP15	WINERY DEVELOPMENT AREA
SHEET UP16	IMPERVIOUS AREA
SHEET UP17	ACCESSORY TO PRODUCTION RATIOS
SHEET UP18	STORMWATER CONTROL PLAN



PREPARED UNDER THE DIRECTION OF
RICHARD PAXTON R.C.E. 84634

NO.	DATE	DESCRIPTION	SHEETS	BY
1	10-24-2020	NAPA COUNTY SECOND PLAN REVIEW COMMENTS, DATED 09-24-2020	UP1-UP4, UP11, UP14, & UP17 - UP19	RNK
2	07-04-2018	NAPA COUNTY FIRST PLAN REVIEW COMMENTS, DATED 03-26-2018	UP1 & UP10	RNK

OVERALL SITE PLAN

SCALE: 1" = 120'

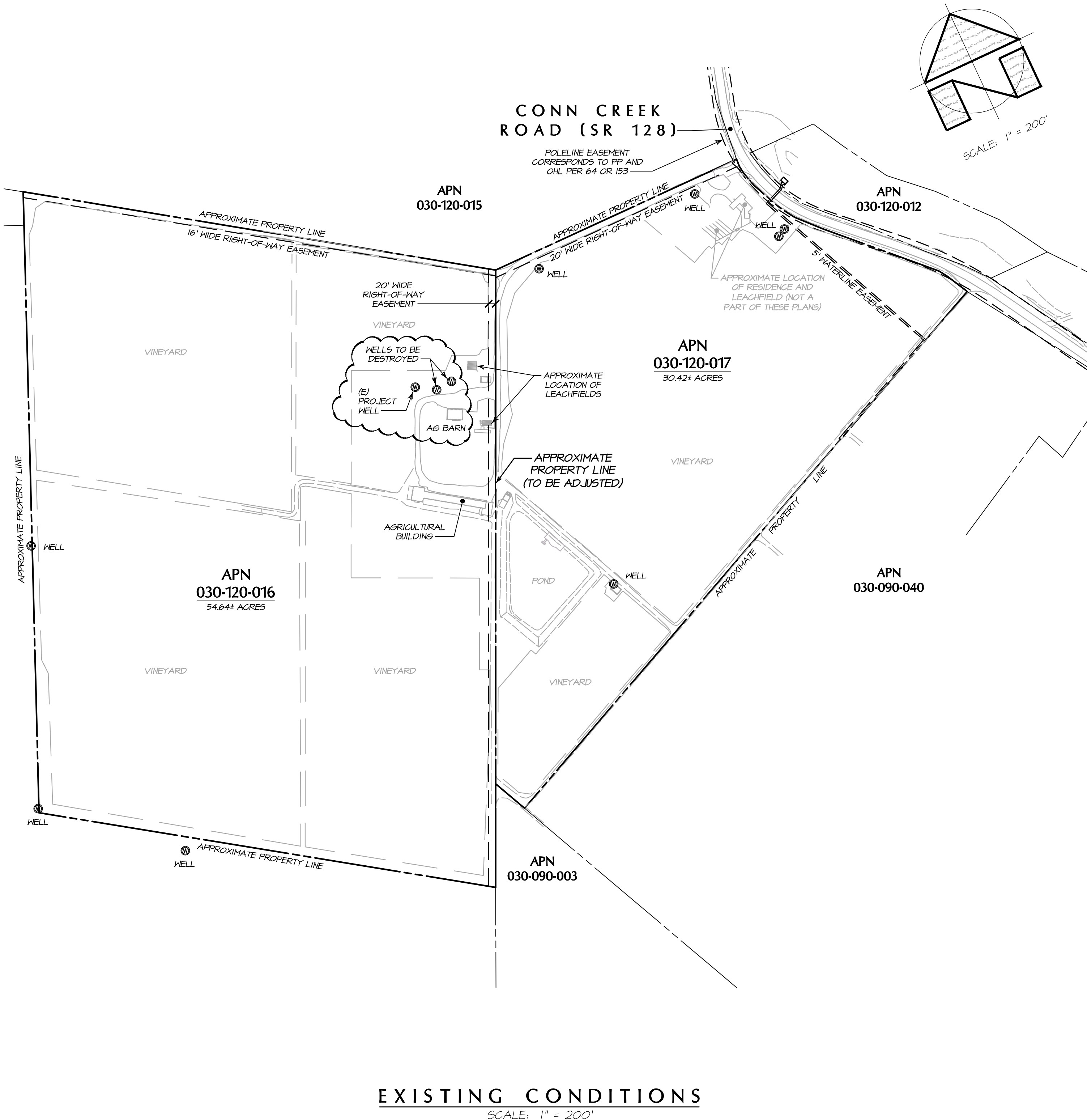
BARTELT ENGINEERING
CIVIL ENGINEERING · LAND PLANNING
1303 Jefferson Street, 200 B, Napa, CA 94559
www.barteltengineering.com
Telephone: 707-258-1301

BENJAMIN RANCH WINERY
OVERALL SITE PLAN

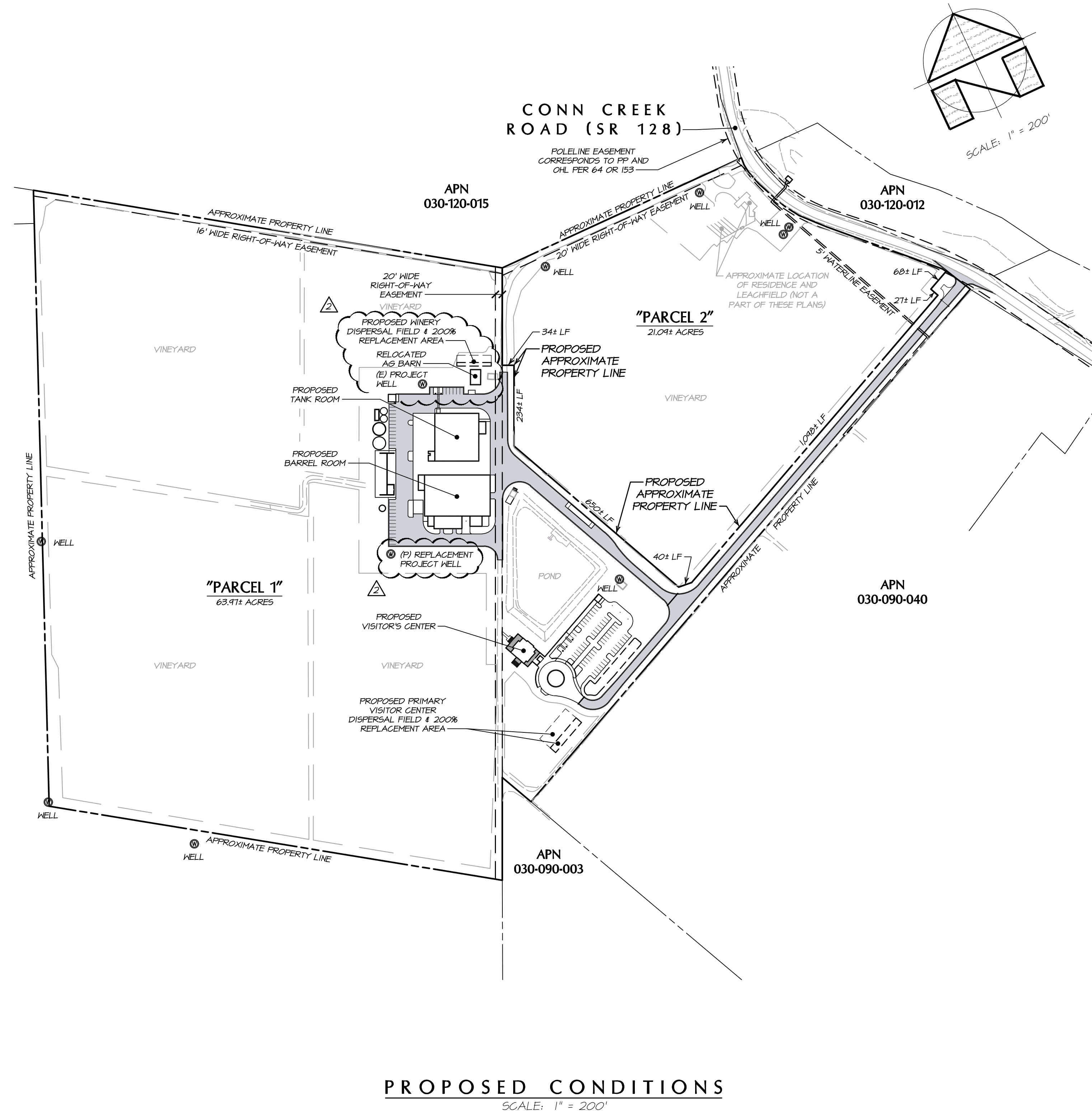
NAPA COUNTY

DATE: FEBRUARY 2018
JOB NO: 12-17
SHEET NO:
UP1
OF 18

1/17/2020 - 5:02 PM 1/17/2020 5: LAND PROJECTS/2007-2021/210001.PK PARTACAD/P/ANS/21-UP/DWG/UP2-LL AC.DWG, ARCH PLOT, BLEED D (86.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



EXISTING CONDITIONS
SCALE: 1" = 200'



PROPOSED CONDITIONS
SCALE: 1" = 200'

NO.	DATE	DESCRIPTION	BY
1	10-24-2020	NO SECOND PLAN REVIEW COMMENTS, DATED 09-24-2020	KNK
2	07-09-2018	NO CHANGE TO THIS SHEET	KNK



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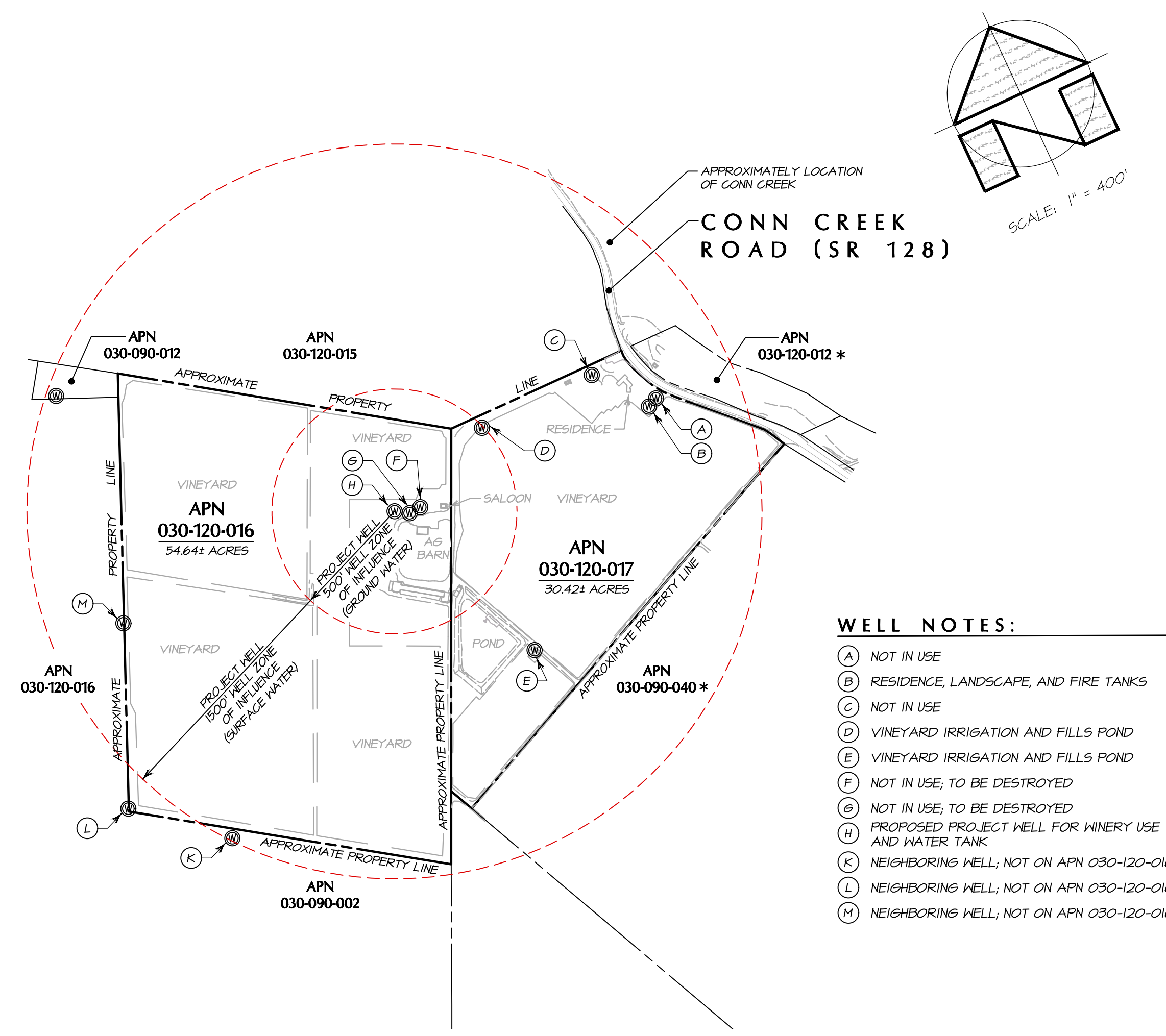
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1303 Jefferson Street, 200 B, Napa, CA 94559
www.bartteltingeering.com · Telephone: 707-258-1301

BENJAMIN RANCH WINERY
LOT LINE ADJUSTMENT
 NAPA COUNTY CALIFORNIA

DATE: FEBRUARY 2018
JOB NO: 12-17
SHEET NO: **UP2**
OF 18

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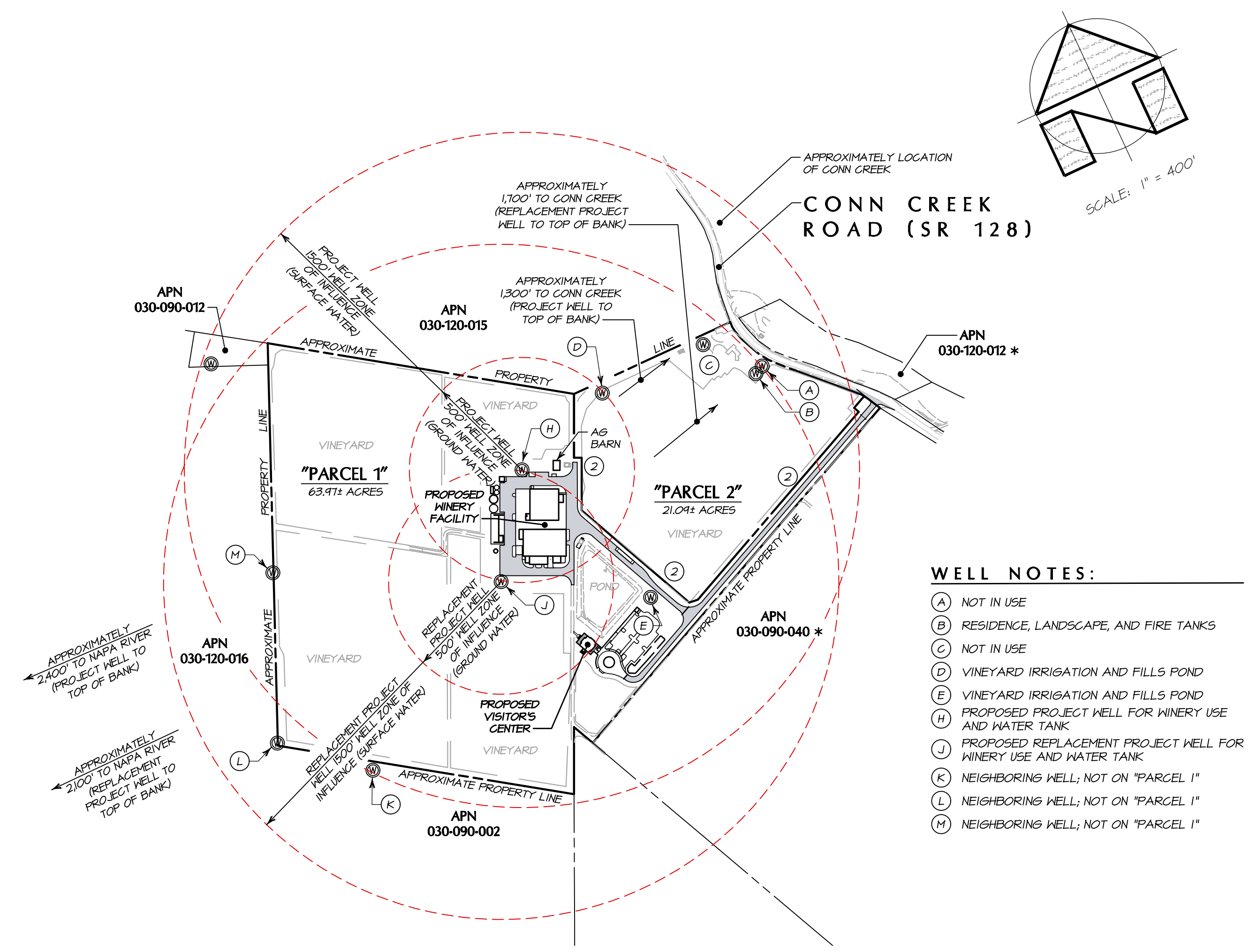
1/17/2020 - 5:02 PM 10/18/20 5: LAND PROJECTS/2007-2021/21001 IP PARTACAD/PLANS/21/UPDN6 IP9-WELL LOC ARGH FILL BLEED D (26-00 X 24-00 INCHES), P = 1, PLOTTED @ BARTELT ENGINEERING, 707-258-1501



- WELL NOTES:**
- (A) NOT IN USE
 - (B) RESIDENCE, LANDSCAPE, AND FIRE TANKS
 - (C) NOT IN USE
 - (D) VINEYARD IRRIGATION AND FILLS POND
 - (E) VINEYARD IRRIGATION AND FILLS POND
 - (F) NOT IN USE; TO BE DESTROYED
 - (G) NOT IN USE; TO BE DESTROYED
 - (H) PROPOSED PROJECT WELL FOR WINERY USE AND WATER TANK
 - (I) NEIGHBORING WELL; NOT ON APN 030-120-016
 - (J) NEIGHBORING WELL; NOT ON APN 030-120-016
 - (K) NEIGHBORING WELL; NOT ON APN 030-120-016
 - (L) NEIGHBORING WELL; NOT ON APN 030-120-016
 - (M) NEIGHBORING WELL; NOT ON APN 030-120-016

- NOTES:**
- ⊗ WELL SYMBOL IS EXAGGERATED FOR VISUAL PURPOSES ONLY.
 - * NO RECORDED WELL INFORMATION FOUND FOR THIS PARCEL.
 - 1. WELL LOCATIONS ARE APPROXIMATE AND ARE BASED ON DATA OBTAINED FROM NAPA COUNTY ENVIRONMENTAL HEALTH DIVISION RECORDS AND/OR SURVEY DATA. WELL LOCATIONS SHOULD BE FIELD VERIFIED.

**EXISTING CONDITIONS
NON-PROJECT WELL LOCATION**
SCALE: 1" = 400'



- WELL NOTES:**
- (A) NOT IN USE
 - (B) RESIDENCE, LANDSCAPE, AND FIRE TANKS
 - (C) NOT IN USE
 - (D) VINEYARD IRRIGATION AND FILLS POND
 - (E) VINEYARD IRRIGATION AND FILLS POND
 - (F) PROPOSED PROJECT WELL FOR WINERY USE AND WATER TANK
 - (G) PROPOSED REPLACEMENT PROJECT WELL FOR WINERY USE AND WATER TANK
 - (H) NEIGHBORING WELL; NOT ON "PARCEL 1"
 - (I) NEIGHBORING WELL; NOT ON "PARCEL 1"
 - (J) NEIGHBORING WELL; NOT ON "PARCEL 1"
 - (K) NEIGHBORING WELL; NOT ON "PARCEL 1"
 - (L) NEIGHBORING WELL; NOT ON "PARCEL 1"
 - (M) NEIGHBORING WELL; NOT ON "PARCEL 1"

- NOTES:**
- ⊗ WELL SYMBOL IS EXAGGERATED FOR VISUAL PURPOSES ONLY.
 - * NO RECORDED WELL INFORMATION FOUND FOR THIS PARCEL.
 - 1. WELL LOCATIONS ARE APPROXIMATE AND ARE BASED ON DATA OBTAINED FROM NAPA COUNTY ENVIRONMENTAL HEALTH DIVISION RECORDS AND/OR SURVEY DATA. WELL LOCATIONS SHOULD BE FIELD VERIFIED.
 - 2. PROPOSED APPROXIMATE PROPERTY LINE.

**PROPOSED CONDITIONS
NON-PROJECT WELL LOCATION**
SCALE: 1" = 400'

NO.	DATE	DESCRIPTION	BY
2	10-24-2020	NO SECOND PLAN REVIEW COMMENTS, DATED 09-24-2020	KNK
1	07-04-2018	NO CHANGE TO THIS SHEET	KNK



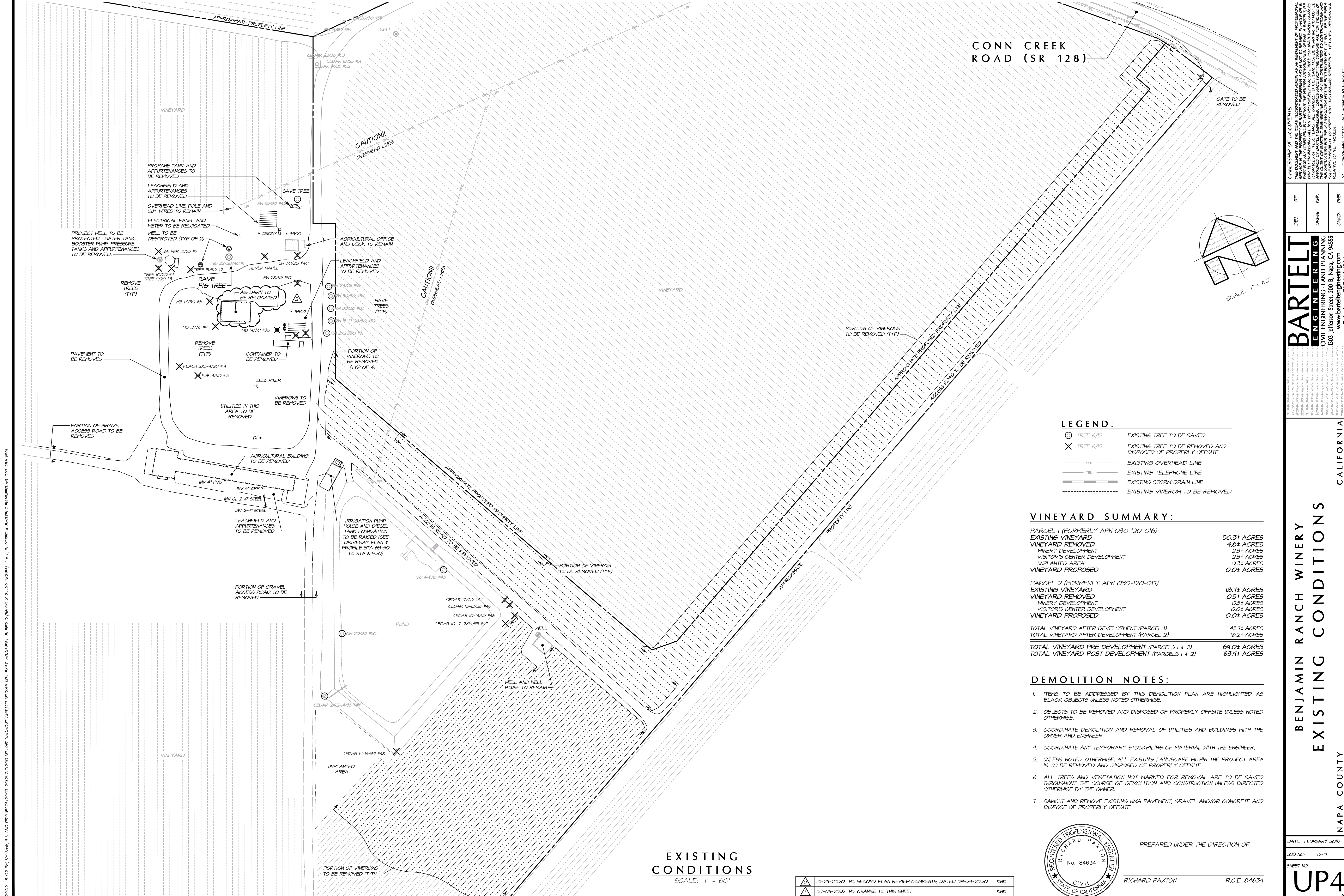
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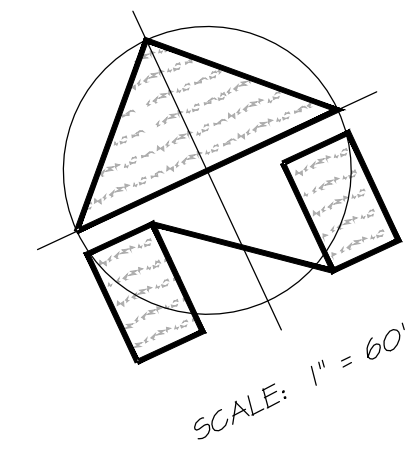
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 1307 Jefferson Street, 200 B, Napa, CA 94559
 www.barttelteengineering.com
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BENJAMIN RANCH WINERY
 NON-PROJECT WELL LOCATIONS
 NAPA COUNTY CALIFORNIA

DATE: FEBRUARY 2018
 JOB NO: 12-17
 SHEET NO:
UP3
 OF 18



CONN CREEK ROAD (SR 128)



LEGEND:

○	TREE 6/15	EXISTING TREE TO BE SAVED
×	TREE 6/15	EXISTING TREE TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE
—	OH	EXISTING OVERHEAD LINE
—	TEL	EXISTING TELEPHONE LINE
—		EXISTING STORM DRAIN LINE
- - -		EXISTING VINEROW TO BE REMOVED

VINEYARD SUMMARY:

PARCEL 1 (FORMERLY APN 030-120-016)	
EXISTING VINEYARD	50.3± ACRES
VINEYARD REMOVED	4.6± ACRES
WINERY DEVELOPMENT	2.3± ACRES
VISITOR'S CENTER DEVELOPMENT	2.3± ACRES
UNPLANTED AREA	0.3± ACRES
VINEYARD PROPOSED	0.0± ACRES
PARCEL 2 (FORMERLY APN 030-120-017)	
EXISTING VINEYARD	18.7± ACRES
VINEYARD REMOVED	0.5± ACRES
WINERY DEVELOPMENT	0.5± ACRES
VISITOR'S CENTER DEVELOPMENT	0.0± ACRES
VINEYARD PROPOSED	0.0± ACRES
TOTAL VINEYARD AFTER DEVELOPMENT (PARCELS 1 & 2)	45.7± ACRES
TOTAL VINEYARD AFTER DEVELOPMENT (PARCEL 2)	18.2± ACRES
TOTAL VINEYARD PRE DEVELOPMENT (PARCELS 1 & 2)	69.0± ACRES
TOTAL VINEYARD POST DEVELOPMENT (PARCELS 1 & 2)	63.9± ACRES

- DEMOLITION NOTES:**
- ITEMS TO BE ADDRESSED BY THIS DEMOLITION PLAN ARE HIGHLIGHTED AS BLACK OBJECTS UNLESS NOTED OTHERWISE.
 - OBJECTS TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE UNLESS NOTED OTHERWISE.
 - COORDINATE DEMOLITION AND REMOVAL OF UTILITIES AND BUILDINGS WITH THE OWNER AND ENGINEER.
 - COORDINATE ANY TEMPORARY STOCKPILING OF MATERIAL WITH THE ENGINEER.
 - UNLESS NOTED OTHERWISE, ALL EXISTING LANDSCAPE WITHIN THE PROJECT AREA IS TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE.
 - ALL TREES AND VEGETATION NOT MARKED FOR REMOVAL ARE TO BE SAVED THROUGHOUT THE COURSE OF DEMOLITION AND CONSTRUCTION UNLESS DIRECTED OTHERWISE BY THE OWNER.
 - SAWCUT AND REMOVE EXISTING HMA PAVEMENT, GRAVEL AND/OR CONCRETE AND DISPOSE OF PROPERLY OFFSITE.

EXISTING CONDITIONS
SCALE: 1" = 60'

NO.	DATE	DESCRIPTION	BY
1	10-24-2020	NO SECOND PLAN REVIEW COMMENTS, DATED 09-24-2020	RKP
2	07-04-2018	NO CHANGE TO THIS SHEET	RKP



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BENJAMIN RANCH WINERY EXISTING CONDITIONS

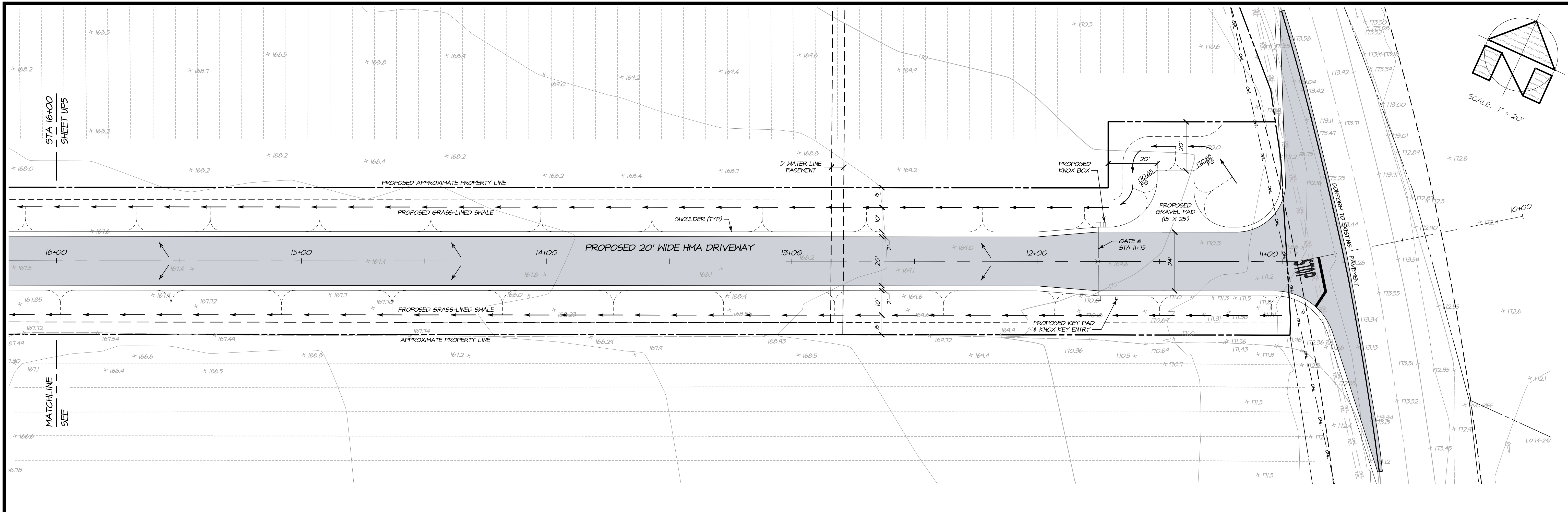
CALIFORNIA

NAPA COUNTY

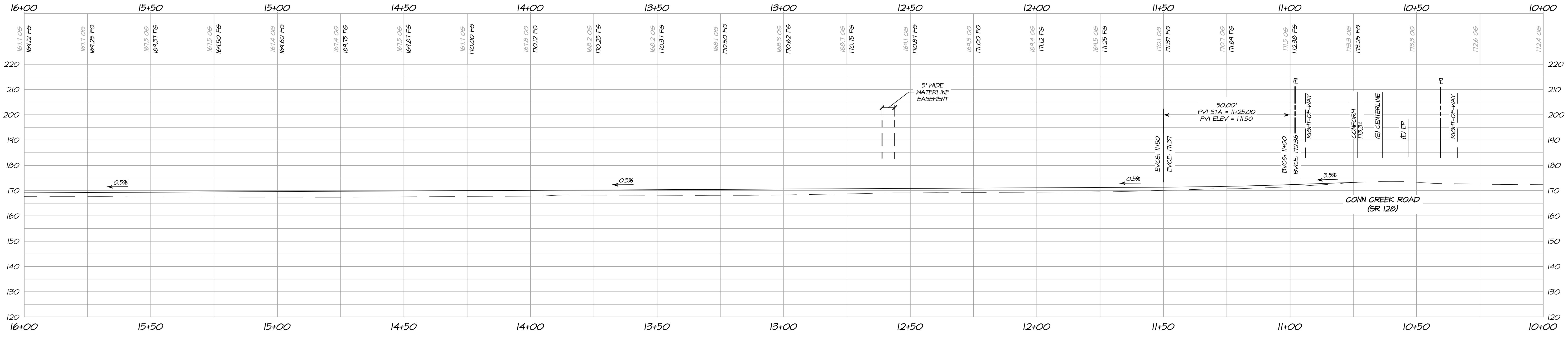
DATE: FEBRUARY 2018
JOB NO: 12-17
SHEET NO: UP4 OF 18

1/17/2020 - 5:02 PM 1918mk 5: LAND PROJECTS/2007-2021/210201 IP NARYACAD/PLANS/12/14/PDW6 104-4501_ARCH FILL BLEED D (36.00 X 24.00 INCHES), 1" = 1' PLOTTED # BARTLETT ENGINEERING 707-258-1301

1/18/2020 - 4:34 AM, K. HERRICK, 5-LAND PROJECTS\007-2001\2001.DWG UP5-PP 10+00 TO 16+00, AEC/FILL BLEED D 08/00 X 24/00 INCHES, 1" = 1', PLOTTED BY BARTELT ENGINEERING, 707-258-1301



DRIVEWAY PLAN
STA 10+00 TO STA 16+00
 SCALE: 1" = 20'



DRIVEWAY PROFILE
STA 10+00 TO STA 16+00
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 20'

NO.	DATE	DESCRIPTION	BY
1	10-29-2020	NO CHANGE TO THIS SHEET	KNK
2	07-04-2018	NO CHANGE TO THIS SHEET	KNK



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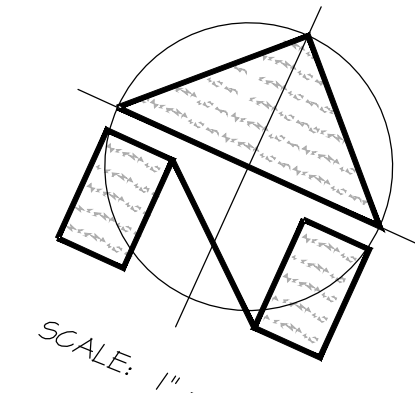
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CHKD:	PNB
DRWN:	KNK

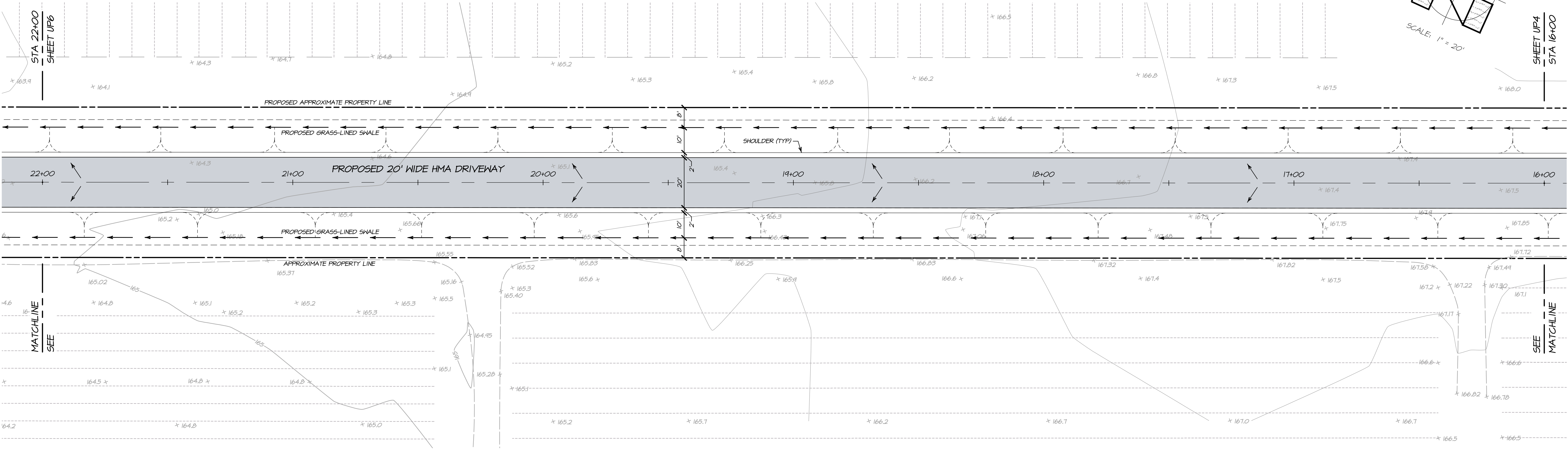
BENJAMIN RANCH WINERY
DRIVEWAY PLAN & PROFILE
 NAPA COUNTY STA 10+00 TO STA 16+00 CALIFORNIA

DATE: FEBRUARY 2018
 JOB NO: 12-17
 SHEET NO: **UP5**
 OF 18

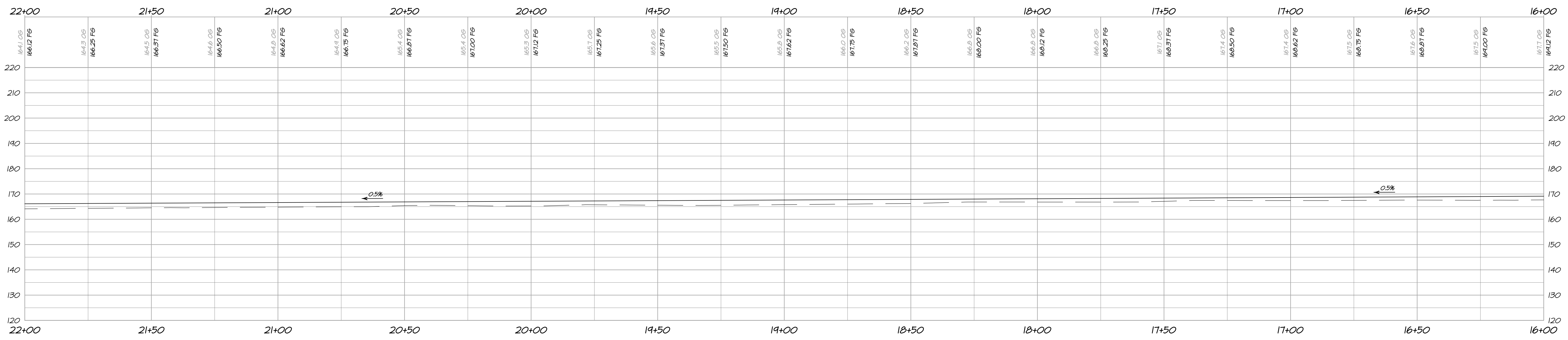


SCALE: 1" = 20'

SHEET UP4
STA 16+00



DRIVEWAY PLAN
STA 16+00 TO STA 22+00
SCALE: 1" = 20'



DRIVEWAY PROFILE
STA 16+00 TO STA 22+00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'

NO.	DATE	DESCRIPTION	BY
1	10-29-2020	NO CHANGE TO THIS SHEET	KNK
2	07-04-2018	NO CHANGE TO THIS SHEET	KNK



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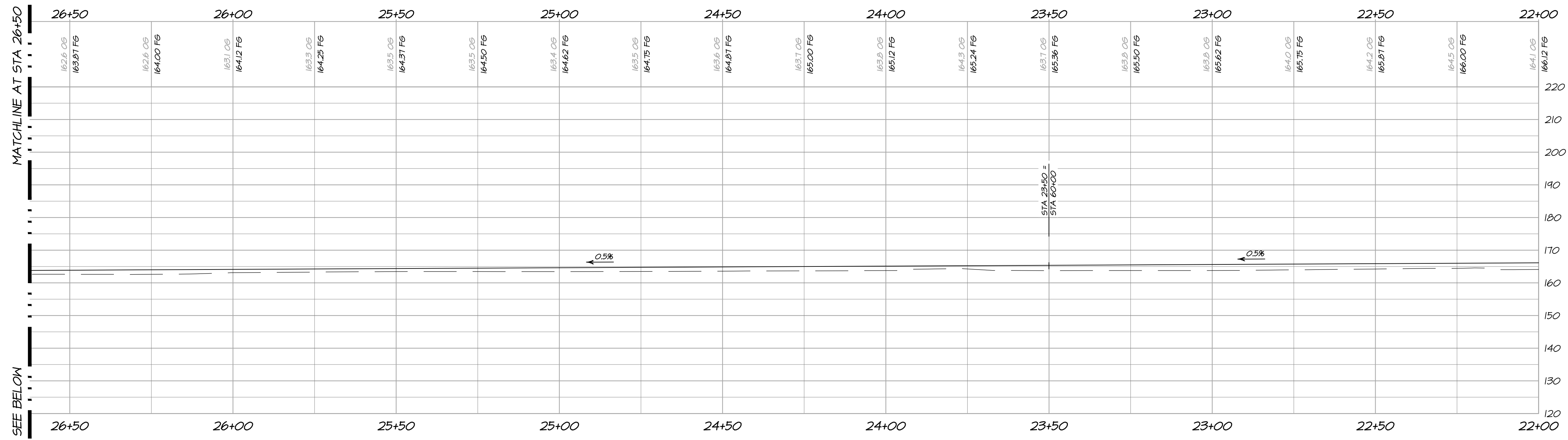
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DES: RP
CHK: KNC
DRN: KNC
CHKD: PNB

BENJAMIN RANCH WINERY
DRIVEWAY PLAN & PROFILE
NAPA COUNTY STA 16+00 TO STA 22+00 CALIFORNIA

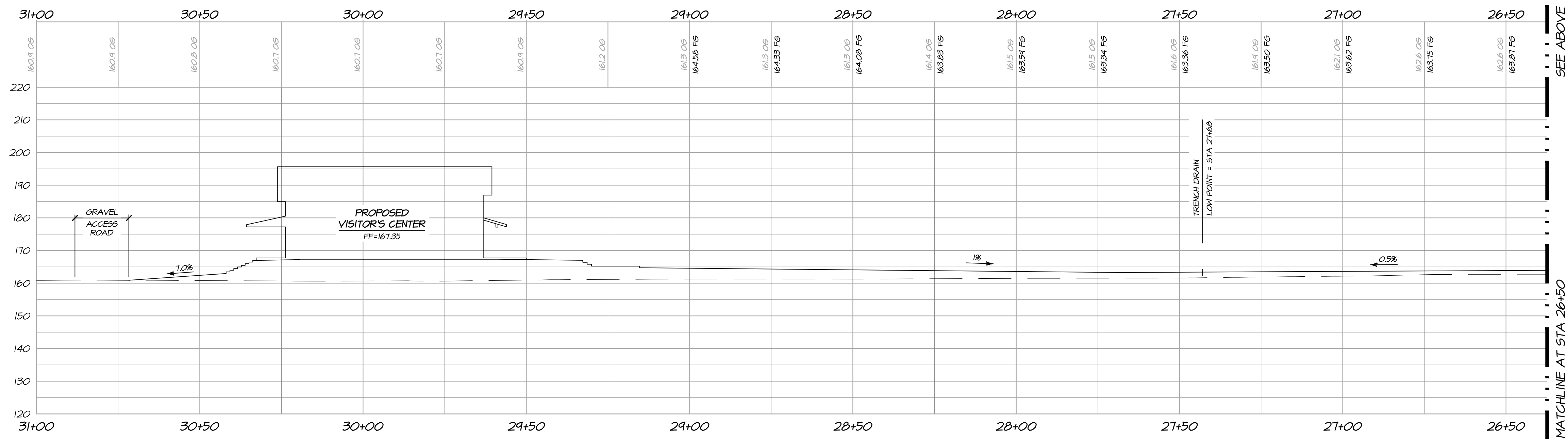
DATE: FEBRUARY 2018
JOB NO: 12-17
SHEET NO:
UP6
OF 18

1/17/2020 - 5:01 PM KIMBERLY LAND PROJECT 2001-2001-2001 UP ANRY ACAD/PLANS/LOT/UP/ONS UP/6-PP/16+00 TO 22+00, AREA FULL BLEED 0' 0" X 24" 0" INCHES, 1" = 1', PLOTTED BY BARTLETT ENGINEERING 707-258-1301



**DRIVEWAY PROFILE - VISITOR'S CENTER
STA 22+00 TO STA 26+50**

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



**DRIVEWAY PROFILE - VISITOR'S CENTER
STA 26+50 TO STA 30+50**

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'

NO.	DATE	DESCRIPTION	BY
1	10-29-2020	NO CHANGE TO THIS SHEET	KNK
2	07-04-2018	NO CHANGE TO THIS SHEET	KNK



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DATE: FEBRUARY 2018
JOB NO: 12-17
SHEET NO:

UP8
OF 18

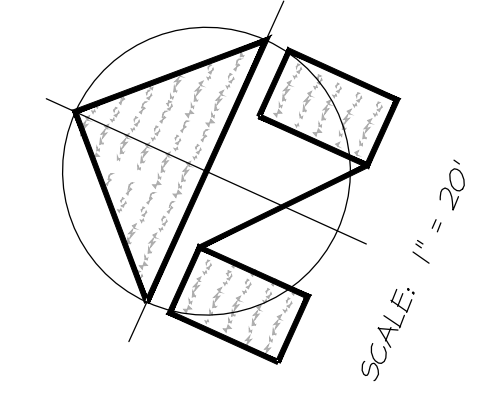
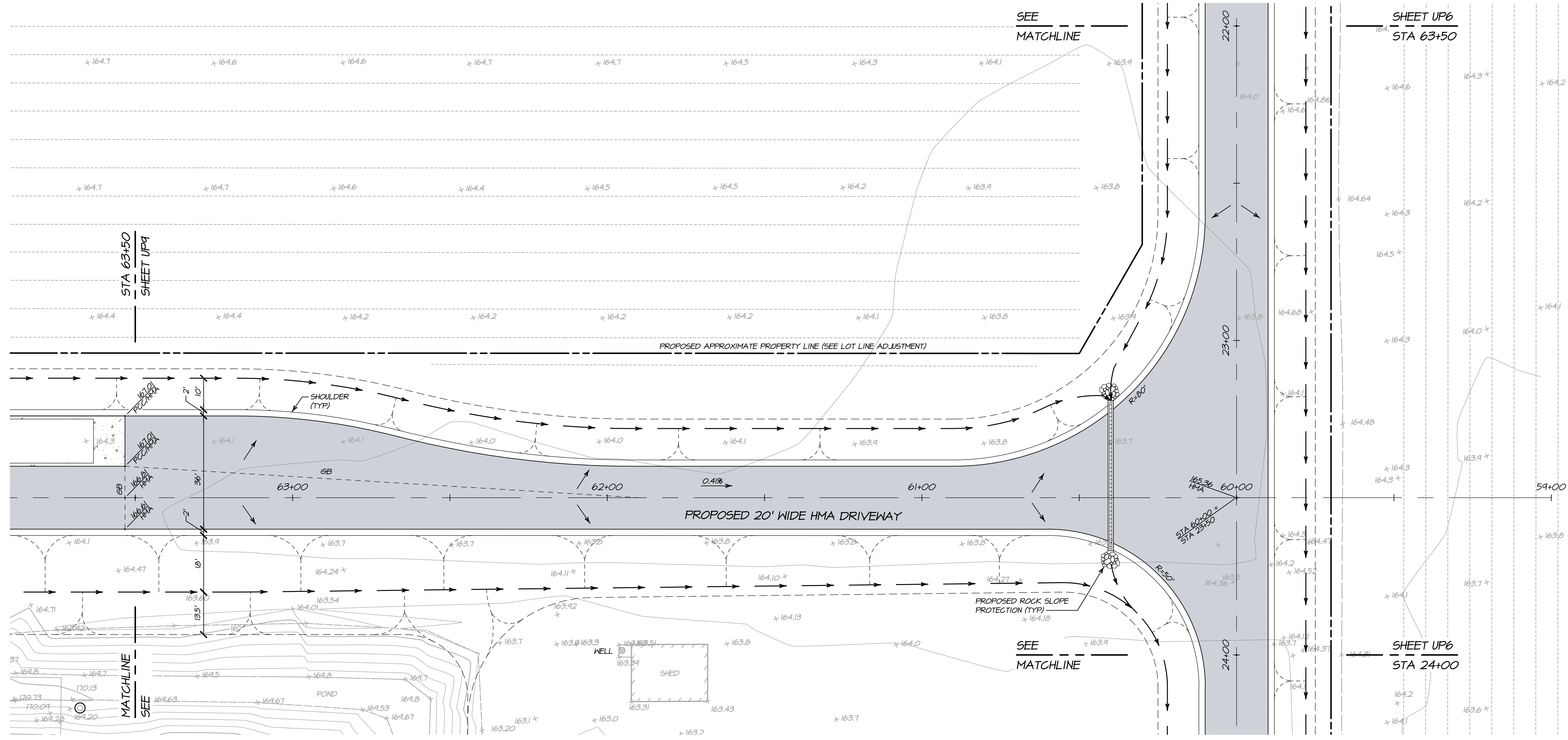
**BENJAMIN RANCH WINERY
DRIVEWAY PROFILE - VISITOR'S CENTER
NAPA COUNTY STA 22+00 TO STA 30+50
CALIFORNIA**

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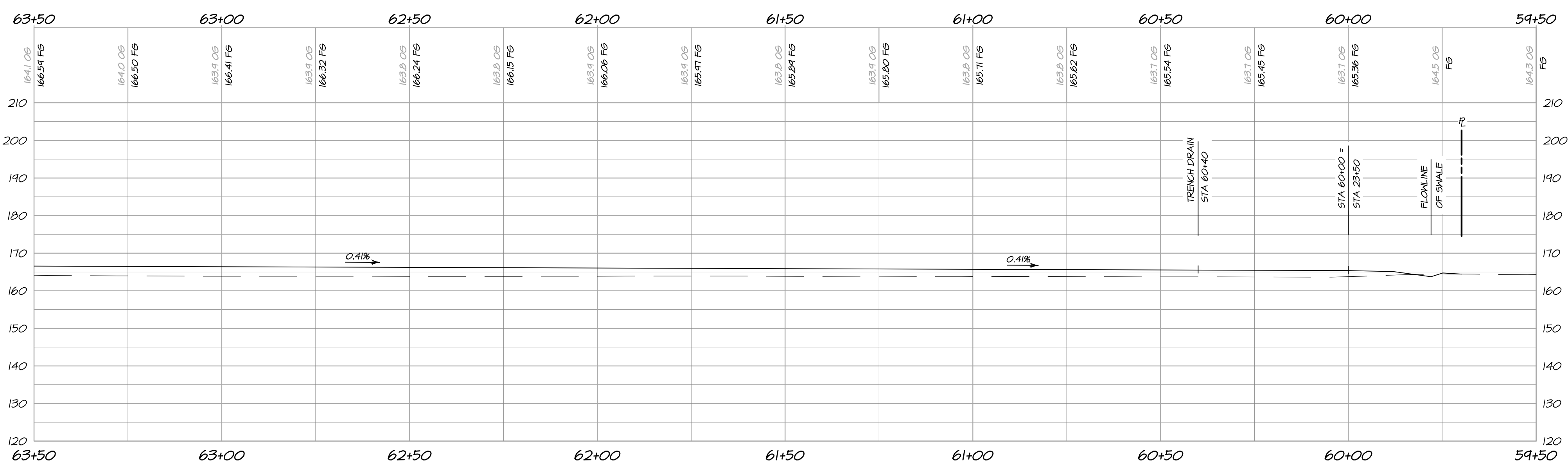
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DRWN: KNK

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1/17/2020 - 4:54 PM Kribenk, S:\LAND PROJ\EG\19\2007-2021\120710.PLT MARYACAD\PLANS\120710.PDF 19-PROJ 22x30 TO 30+50 AREA FULL BLEED D 08x00 X 24x00 INCHES, 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



DRIVEWAY PLAN
STA 60+00 TO STA 63+50
 SCALE: 1" = 20'



DRIVEWAY PROFILE
STA 60+00 TO STA 63+50
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 20'

NO.	DATE	DESCRIPTION	BY
1	10-29-2020	NO CHANGE TO THIS SHEET	KNK
2	07-04-2018	NO CHANGE TO THIS SHEET	KNK



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BENJAMIN RANCH WINERY
DRIVEWAY PLAN & PROFILE
 NAPA COUNTY STA 60+00 TO STA 63+50 CALIFORNIA

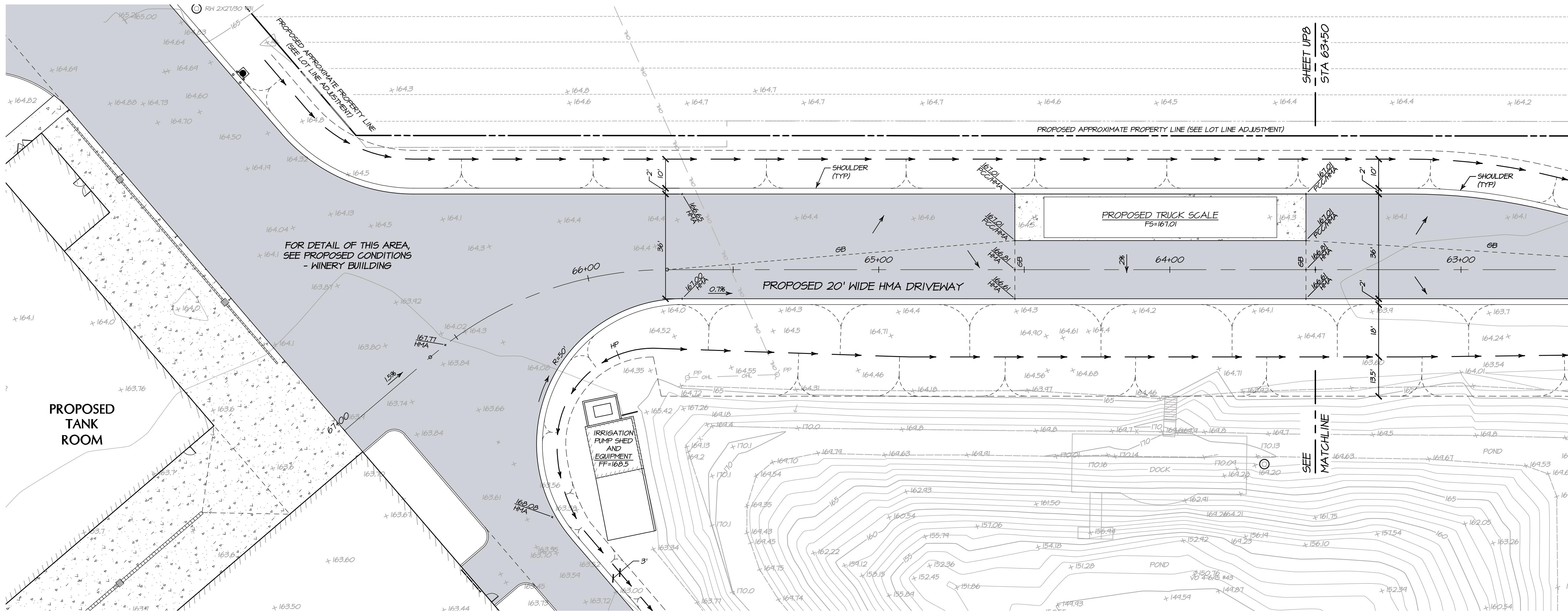
DATE: FEBRUARY 2018
 JOB NO: 12-17
 SHEET NO: **UP9**
 OF 18

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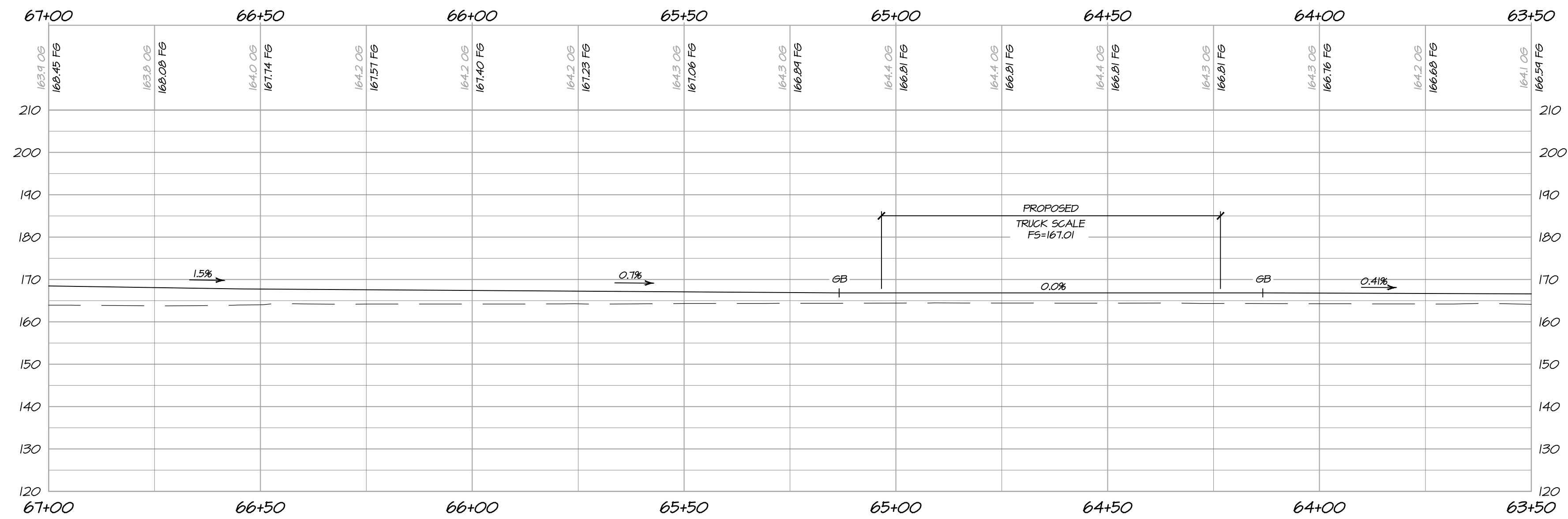
DES:	RF
DRN:	KNK
CHKD:	PNB

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1/17/2020 - 4:54 PM, Kribben, S:\LAND PROJ\2018\007-2020\12171001 UP MARYACAD\PLANS\12171001.DWG, (P)M:RF, 6/30/20, ARCH PLOT BLEED D (8.600 X 24.600 INCHES), 1" = 1", PLOTTED @ BARTLETT ENGINEERING, 707-258-1301



DRIVEWAY PLAN
STA 63+50 TO STA 67+50
SCALE: 1" = 20'



DRIVEWAY PROFILE
STA 63+50 TO STA 67+50
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'

NO.	DATE	DESCRIPTION	BY
1	10-29-2020	NO CHANGE TO THIS SHEET	KNK
2	07-04-2018	NO CHANGE TO THIS SHEET	KNK



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DATE: FEBRUARY 2018
JOB NO: 12-17

SHEET NO: **UP10**

OF 18

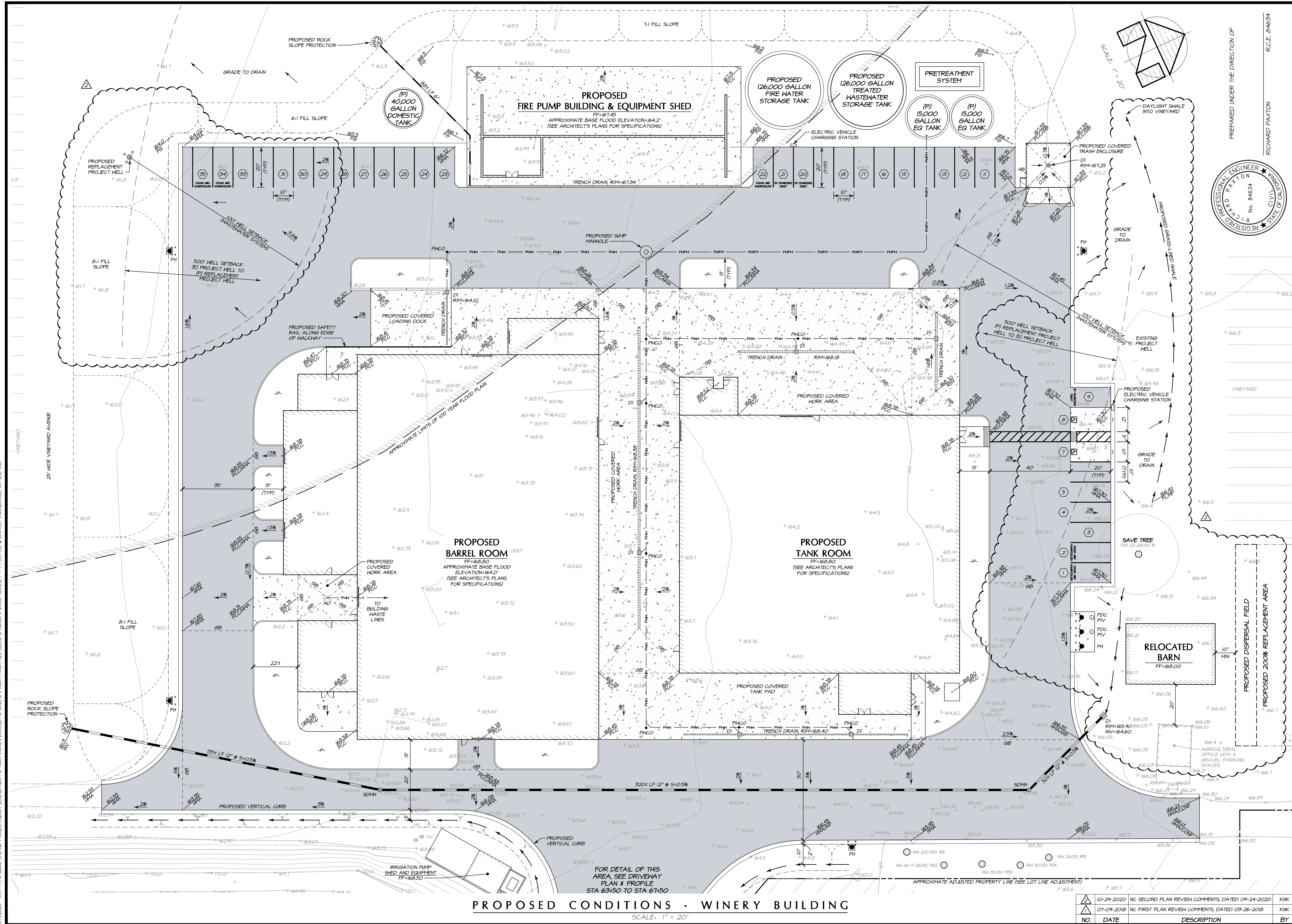
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BENJAMIN RANCH WINERY
DRIVEWAY PLAN & PROFILE
NAPA COUNTY STA 63+50 TO STA 67+50 CALIFORNIA

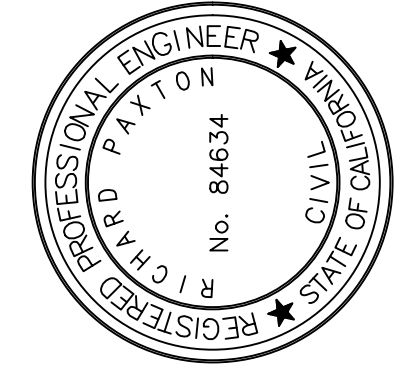
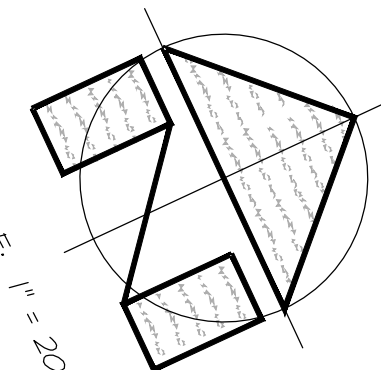
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DES: RFP
CHECKED: PNB
DRAWN: KMK
DATE: 02/17

1/17/2020 - 4:58 PM C:\Users\5\LAND\PROJECTS\2017\2017\01\UP\KNTACAD\FINAL\1217\UP.DWG, IFC-PP 63+50 TO 67+50 TO 67+50, ARGH FALL BLEED D 08:00 X 24:00 INCHES), 1" = 1", PLOTTED @ BARTELT ENGINEERING, 707-258-1301



1/17/2020 - 4:57 PM KRM:SK 5 LAND PROJECT 20007-2001 LOT 107 UP ARYACAD PLANS 1/17/2020 11:41 AM RICHARD FAXTON R.C.E. 84634



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 R.C.E. 84634

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BENJAMIN RANCH WINERY
PROPOSED CONDITIONS - WINERY BUILDING
 NAPA COUNTY CALIFORNIA

PROPOSED CONDITIONS - WINERY BUILDING

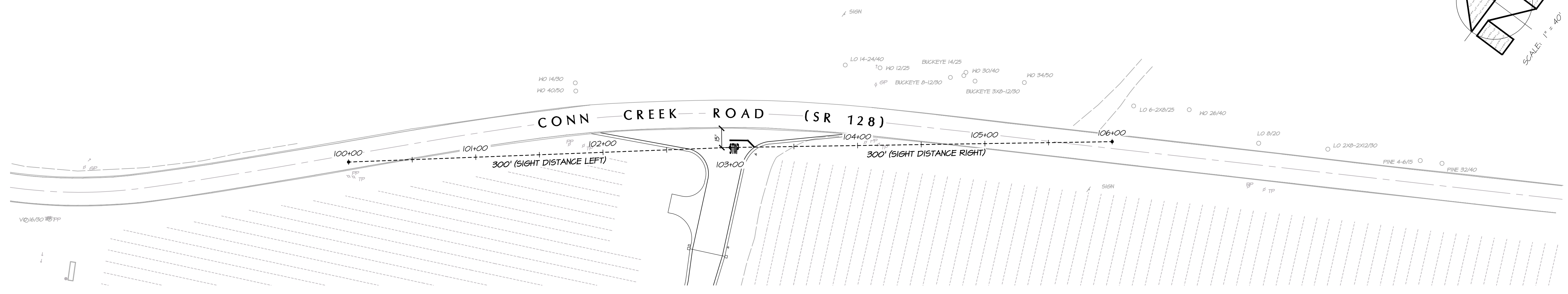
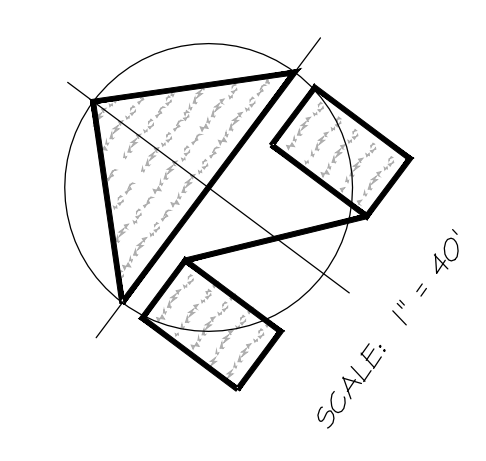
SCALE: 1" = 20'

FOR DETAIL OF THIS AREA, SEE DRIVEWAY PLAN & PROFILE STA 63+50 TO STA 61+50

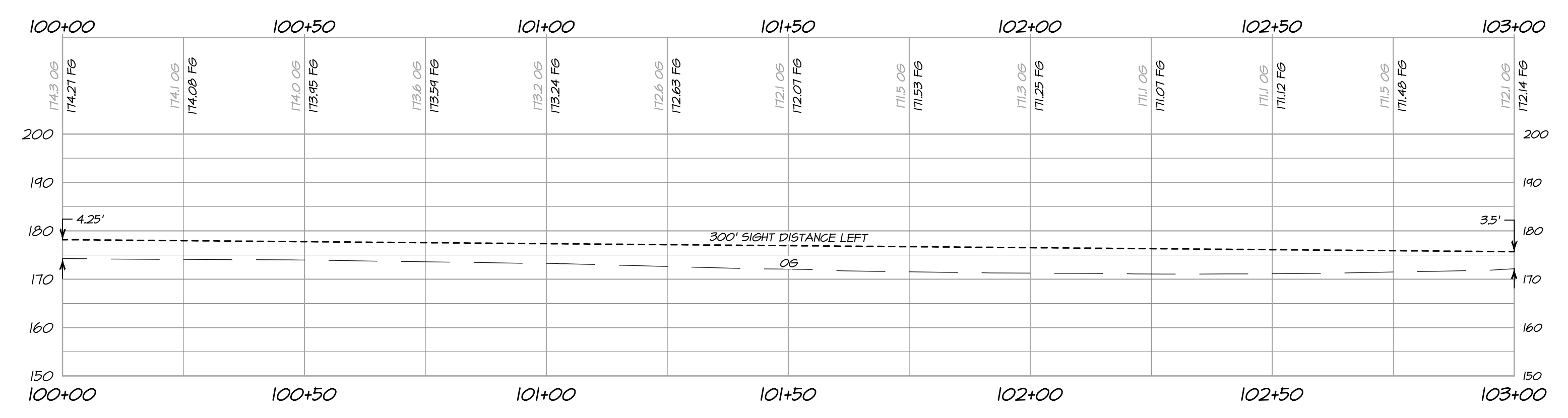
NO.	DATE	DESCRIPTION	BY
1	10-24-2020	NC SECOND PLAN REVIEW COMMENTS, DATED 04-24-2020	KNK
2	07-04-2018	NC FIRST PLAN REVIEW COMMENTS, DATED 03-26-2018	KNK

DATE: FEBRUARY 2018
 JOB NO: 12-17
 SHEET NO: UP11
 OF 18

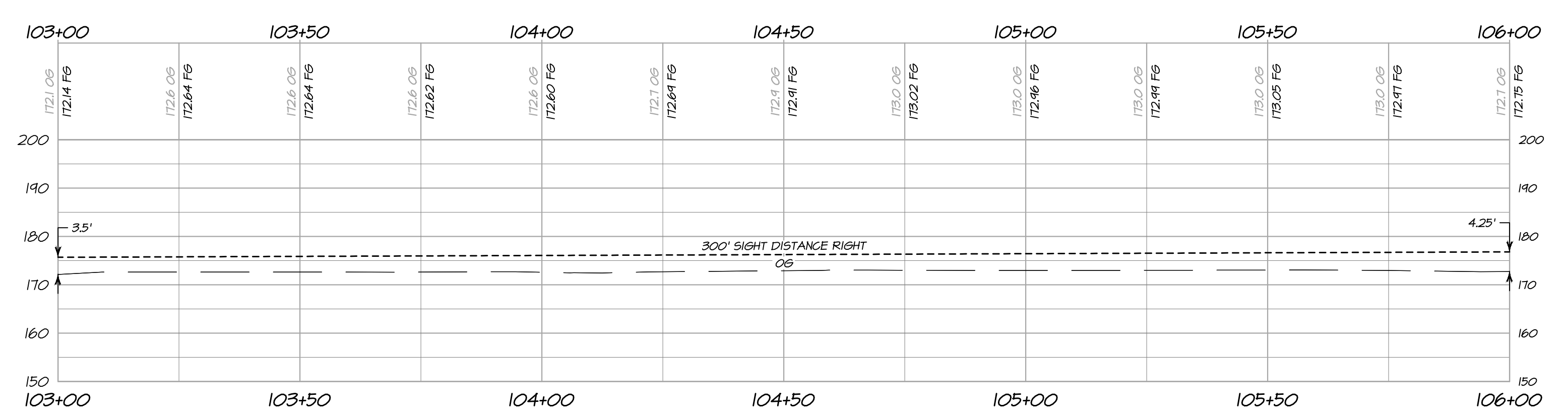




**CONN CREEK ROAD (SR 128)
SIGHT DISTANCE EXHIBIT**
SCALE: 1" = 40'



**SIGHT DISTANCE LEFT
STA 100+00 TO STA 103+00**
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'



**SIGHT DISTANCE RIGHT
STA 103+00 TO STA 106+00**
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 20'

- LEGEND:**
- TREE 6/15 EXISTING TREE
 - EXISTING VINEYARD
 - ◇ EXISTING POWER POLE & TELEPHONE POLE

NOTES:
SIGHT DISTANCE MEETS CATRANS HIGHWAY DESIGN MANUAL SECTION 405.1 (2)(C) FOR PRIVATE ROAD INTERSECTIONS USING A DESIGN SPEED OF 45 MPH PER TABLE 201.1 SIGHT DISTANCE STANDARDS.



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1	10-29-2020	NO CHANGE TO THIS SHEET	KNK
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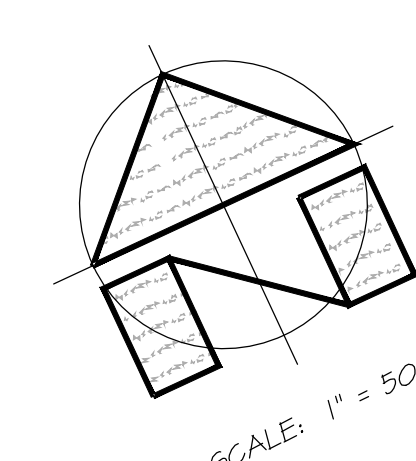
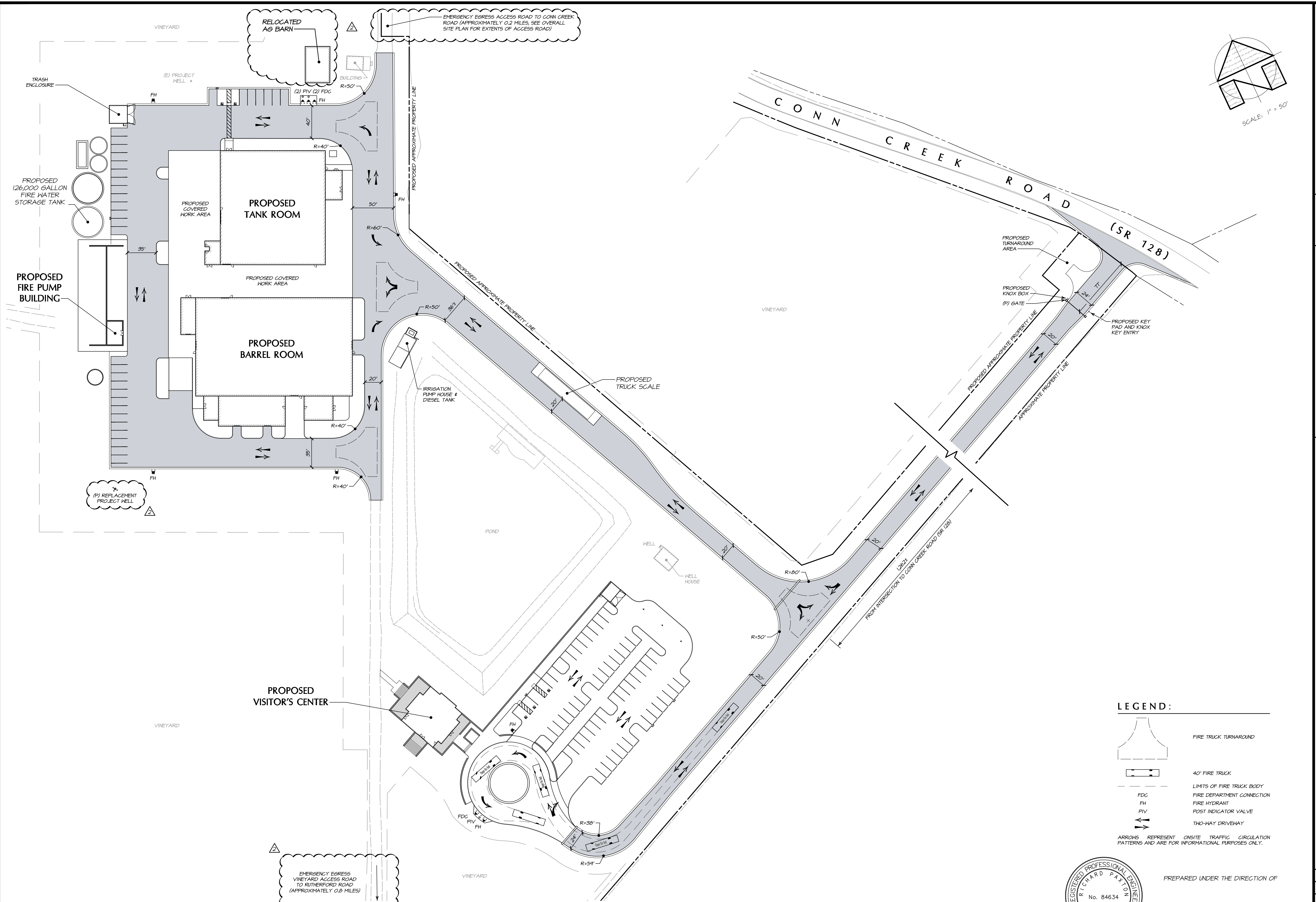
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BENJAMIN RANCH WINERY
SR 128 SIGHT DISTANCE EXHIBIT
NAPA COUNTY CALIFORNIA

DATE: FEBRUARY 2018
JOB NO: 12-17
SHEET NO: **UP12**
OF 18

I:\172020 - 456 FH KHARK 5 LAND PROJ\EC\75\2007-2021\172020-172021\172021-172021.dwg, PLOT=564T.DIST, ARCH FULL BLEED D (8400 X 2400 INCHES), 1" = 1', PLOTTED BY BARTLETT ENGINEERING, 107-258-1301

1/17/2020 - 4:59 PM, Kribben, S. LAND PROJ. EG. 79.0007-202101001 UP MARYACADYPLANS\UT1\PDWG, IP19-FIRE EXHIBIT, ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



LEGEND:

- FIRE TRUCK TURNAROUND
- 40' FIRE TRUCK
- LIMITS OF FIRE TRUCK BODY
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- TWO-WAY DRIVEWAY
- ARROWS REPRESENT ONSITE TRAFFIC CIRCULATION PATTERNS AND ARE FOR INFORMATIONAL PURPOSES ONLY.



PREPARED UNDER THE DIRECTION OF
 RICHARD PAXTON R.C.E. 84634

CAL FIRE ACCESS EXHIBIT
 SCALE: 1" = 50'

NO.	DATE	DESCRIPTION	BY
2	10-24-2020	NO SECOND PLAN REVIEW COMMENTS, DATED 09-24-2020	KNK
1	07-04-2018	NO CHANGE TO THIS SHEET	KNK

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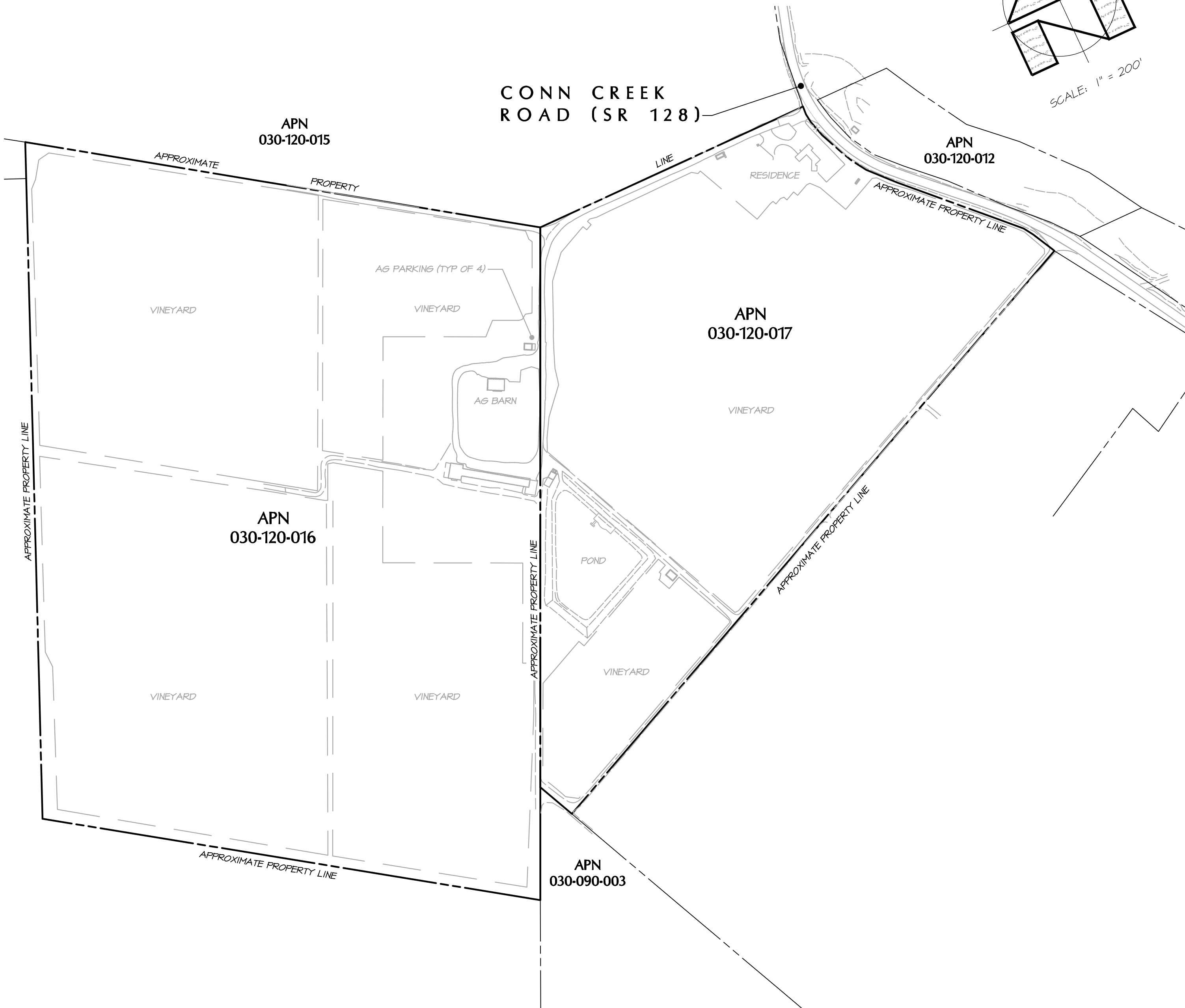
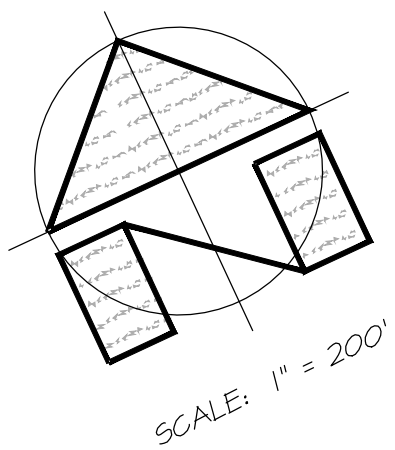
DES: RP	CHK: KNC
DRN: KNC	CHKD: PNB

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BENJAMIN RANCH WINERY
CAL FIRE ACCESS EXHIBIT
 NAPA COUNTY
 CALIFORNIA

DATE: FEBRUARY 2018
JOB NO: 12-17
SHEET NO: UP13
OF 18

CONN CREEK ROAD (SR 128)



WINERY COVERAGE AREA EXISTING CONDITIONS

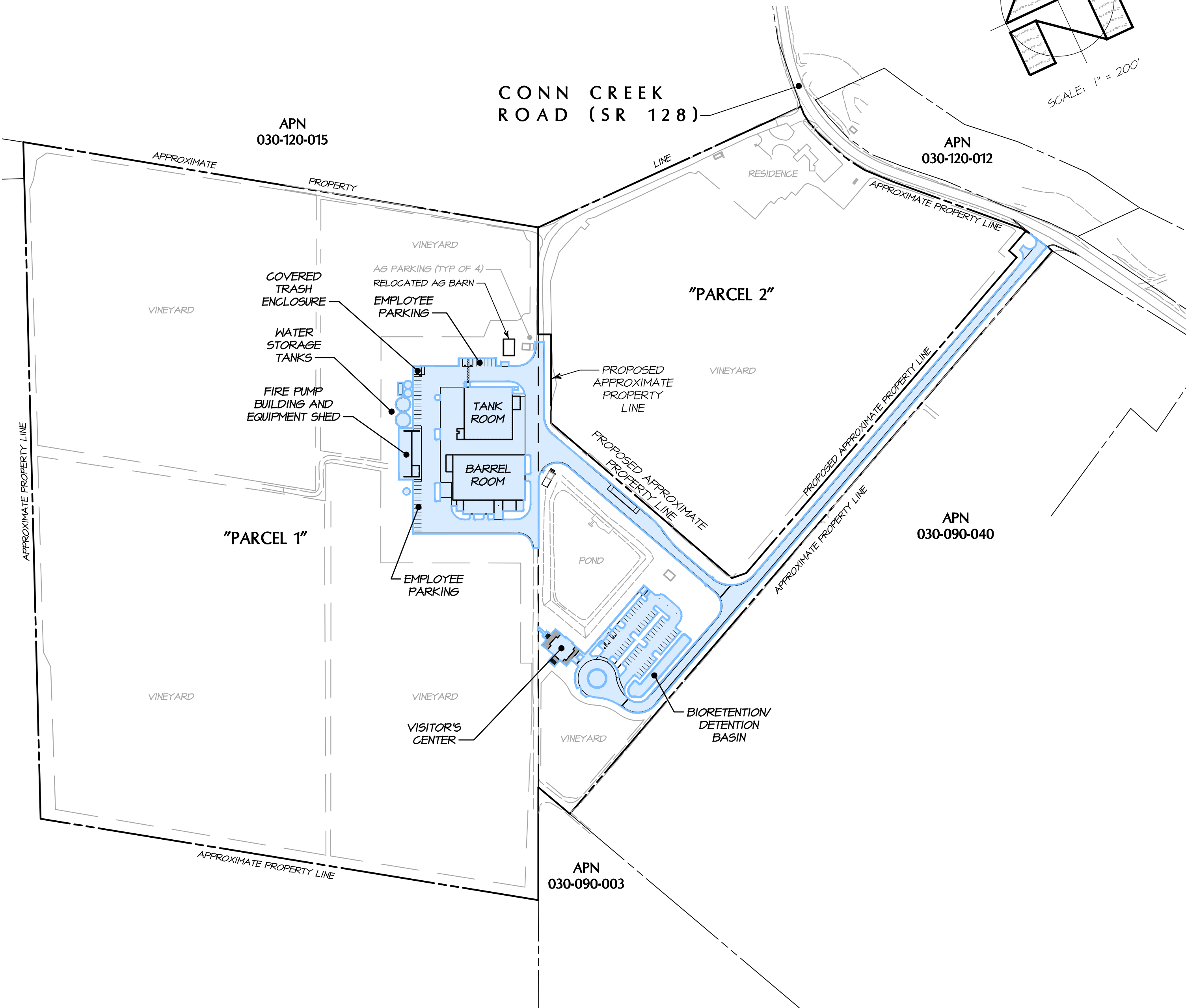
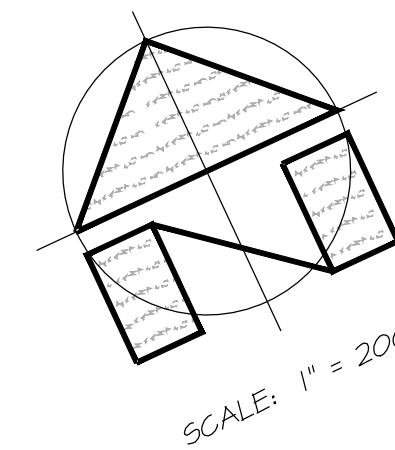
SCALE: 1" = 200'

LEGEND:

- PARCEL SIZE (APN 030-120-016) = 54.64± ACRES
WINERY COVERAGE AREA (01 50 FT ± = 0.01 ACRES)
0.0 ACRES / 54.64 ACRES = 0% < 25%
- PARCEL SIZE (APN 030-120-017) = 30.42± ACRES
WINERY COVERAGE AREA (01 50 FT ± = 0.01 ACRES)
0.0 ACRES / 30.42 ACRES = 0% < 25%

WINERY COVERAGE - THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES); ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVENWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY, AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA COUNTY CODE 501.04.220.

CONN CREEK ROAD (SR 128)



WINERY COVERAGE AREA PROPOSED CONDITIONS

SCALE: 1" = 200'

LEGEND:

- PARCEL SIZE ("PARCEL 1") = 63.91± ACRES
WINERY COVERAGE AREA (2144406± SQ FT = 6.30± ACRES)
6.30 ACRES / 63.91 ACRES = 10% < 25%
- PARCEL SIZE ("PARCEL 2") = 21.04± ACRES
WINERY COVERAGE AREA (01 50 FT ± = 0.01 ACRES)
0.0 ACRES / 21.04 ACRES = 0% < 25%

WINERY COVERAGE - THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK AND STORAGE AREAS (EXCEPT CAVES); ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVENWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY, AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA COUNTY CODE 501.04.220.



PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

NO.	DATE	DESCRIPTION	BY
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1	07-04-2018	NO CHANGE TO THIS SHEET	KNK

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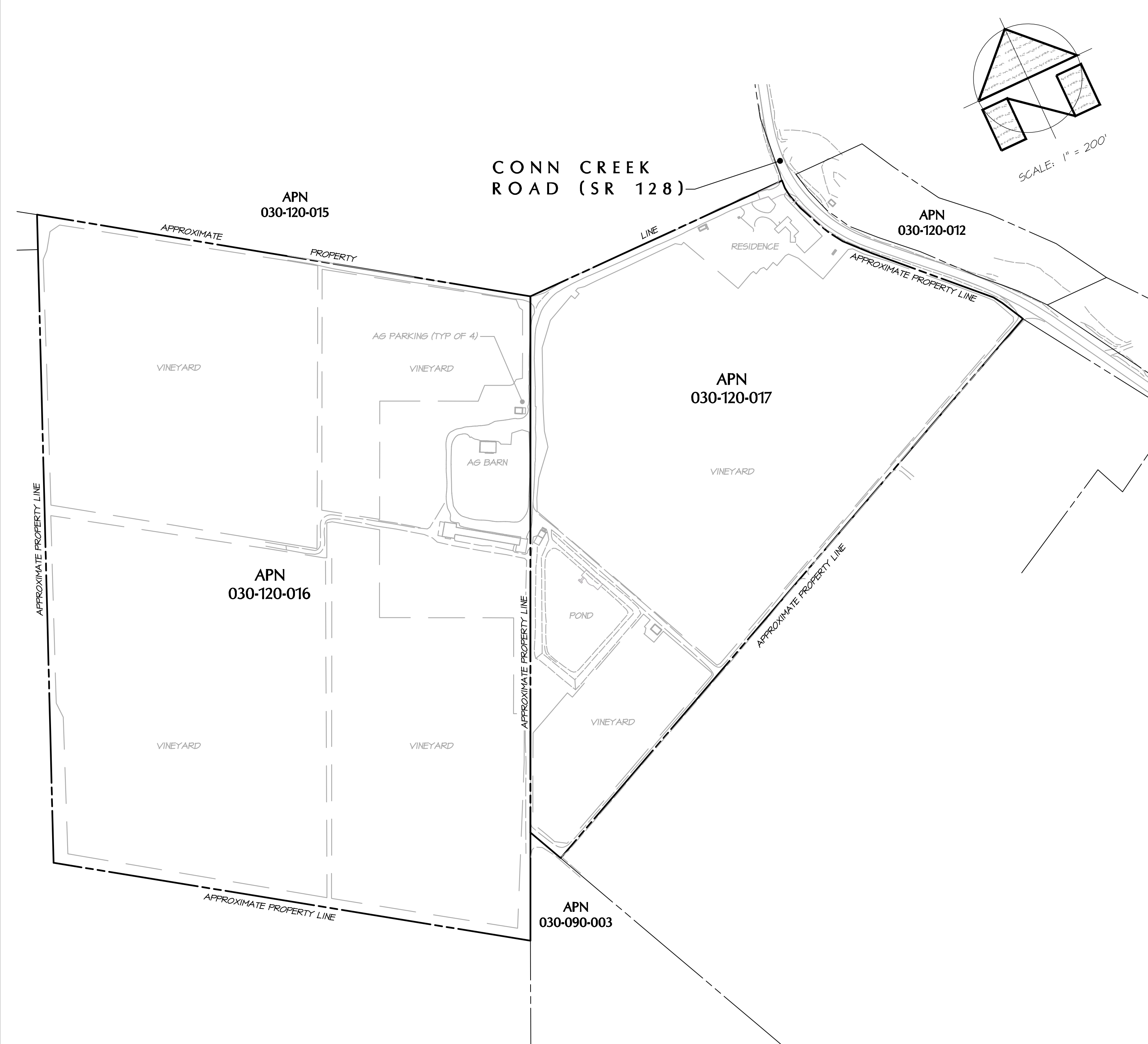
DES:	RF
CHKD:	PNB
DRWN:	KNK

BENJAMIN RANCH WINERY
WINERY COVERAGE AREA
NAPA COUNTY CALIFORNIA

DATE: FEBRUARY 2018
JOB NO: 12-17
SHEET NO: **UP14**
OF 18

1/17/2020 - 4:50 PM 10/18/2021 5:11 AM PROJECTS/2007-2021/210711.PK (N:\PROJECTS\2007-2021\210711.PK) BARTELT ENGINEERING 707-258-1301

1/17/2020 - 4:47 PM, Kribben, S. LAND PROJ. EG:79/2007-2021/01/07, UP: MARYACAD/PLANS/12174P/DWG, 1/19/2020, ARCH FILL BLEED D (86/00 X 24/00 INCHES), 1" = 1', PLOTTED BY BARTLETT ENGINEERING, 707-258-1301

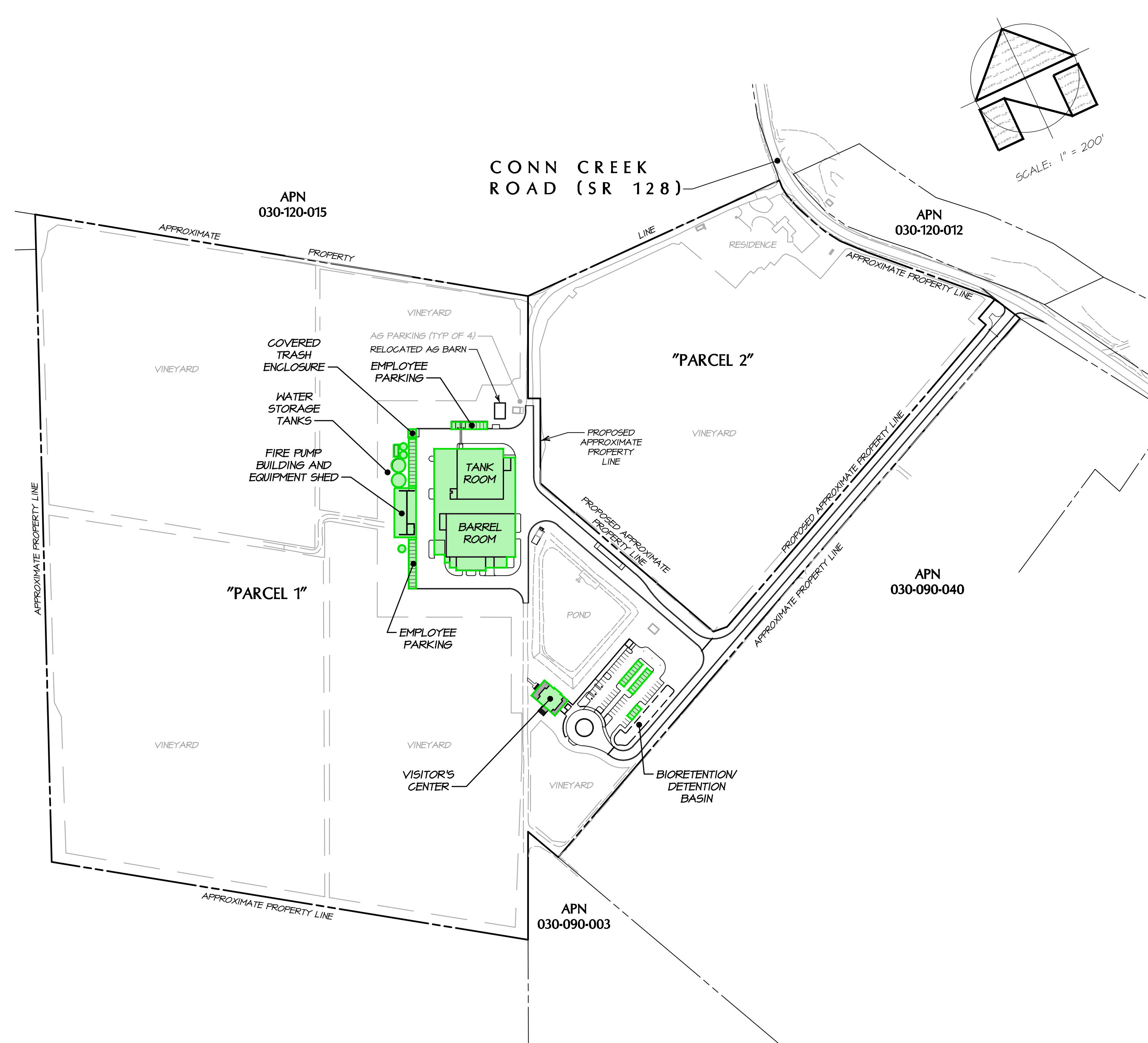


**WINERY DEVELOPMENT AREA
EXISTING CONDITIONS**
SCALE: 1" = 200'

LEGEND:

- PARCEL SIZE (APN 030-120-016) = 54.64± ACRES
WINERY DEVELOPMENT AREA (0.01 SQ FT = 0.01 ACRES)
- PARCEL SIZE (APN 030-120-017) = 30.42± ACRES
WINERY DEVELOPMENT AREA (0.01 SQ FT = 0.01 ACRES)

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 518.104.210.



**WINERY DEVELOPMENT AREA
PROPOSED CONDITIONS**
SCALE: 1" = 200'

LEGEND:

- PARCEL SIZE ("PARCEL 1") = 63.91± ACRES
WINERY DEVELOPMENT AREA (99,540± SQ FT = 2.29± ACRES)
- PARCEL SIZE ("PARCEL 2") = 21.04± ACRES
WINERY DEVELOPMENT AREA (0.01 SQ FT = 0.01 ACRES)

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 518.104.210.

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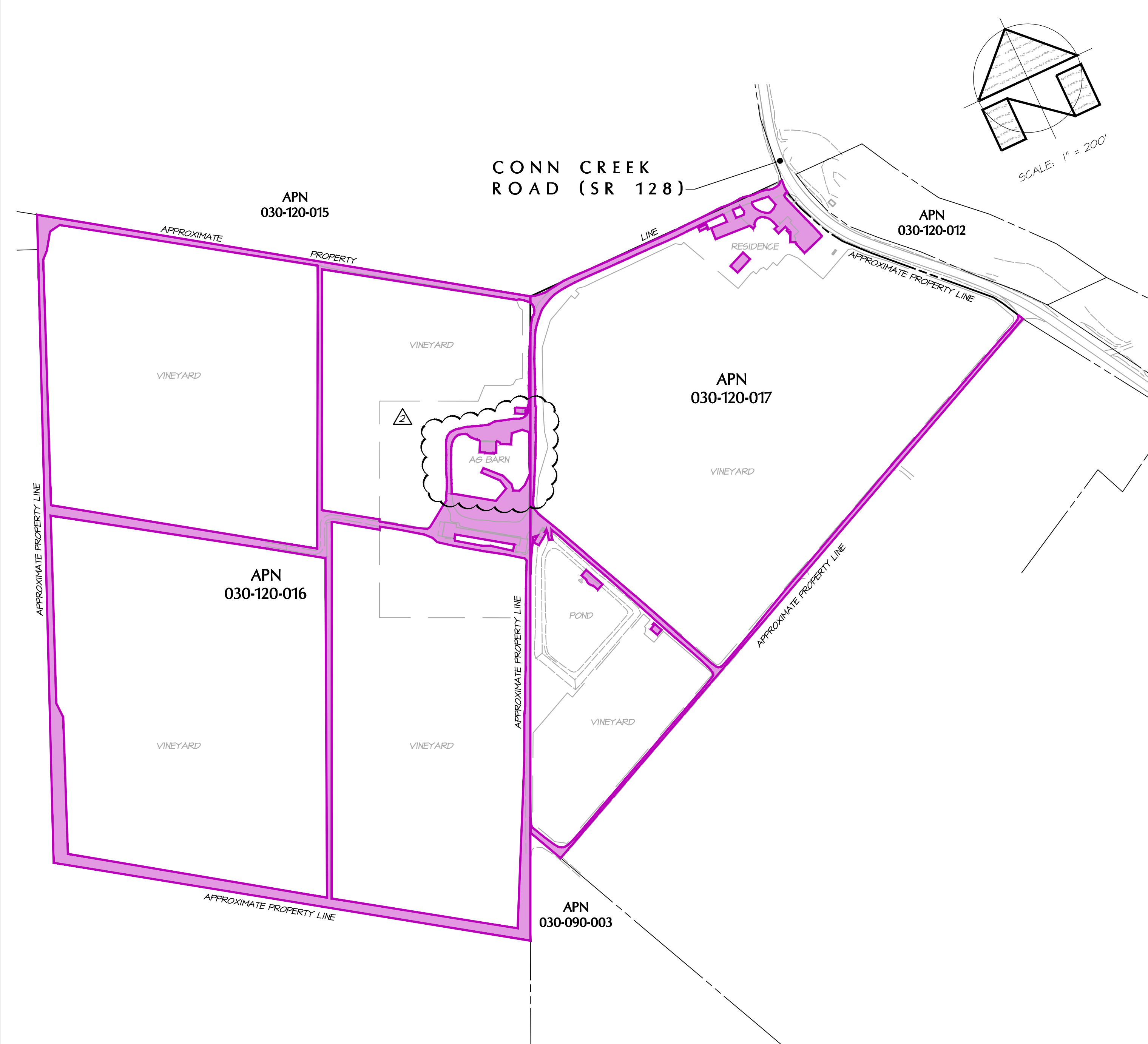
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**BENJAMIN RANCH WINERY
WINERY DEVELOPMENT AREA**
 NAPA COUNTY CALIFORNIA

DATE: FEBRUARY 2018
 JOB NO.: 12-17
 SHEET NO.: **UP15**
 OF 18

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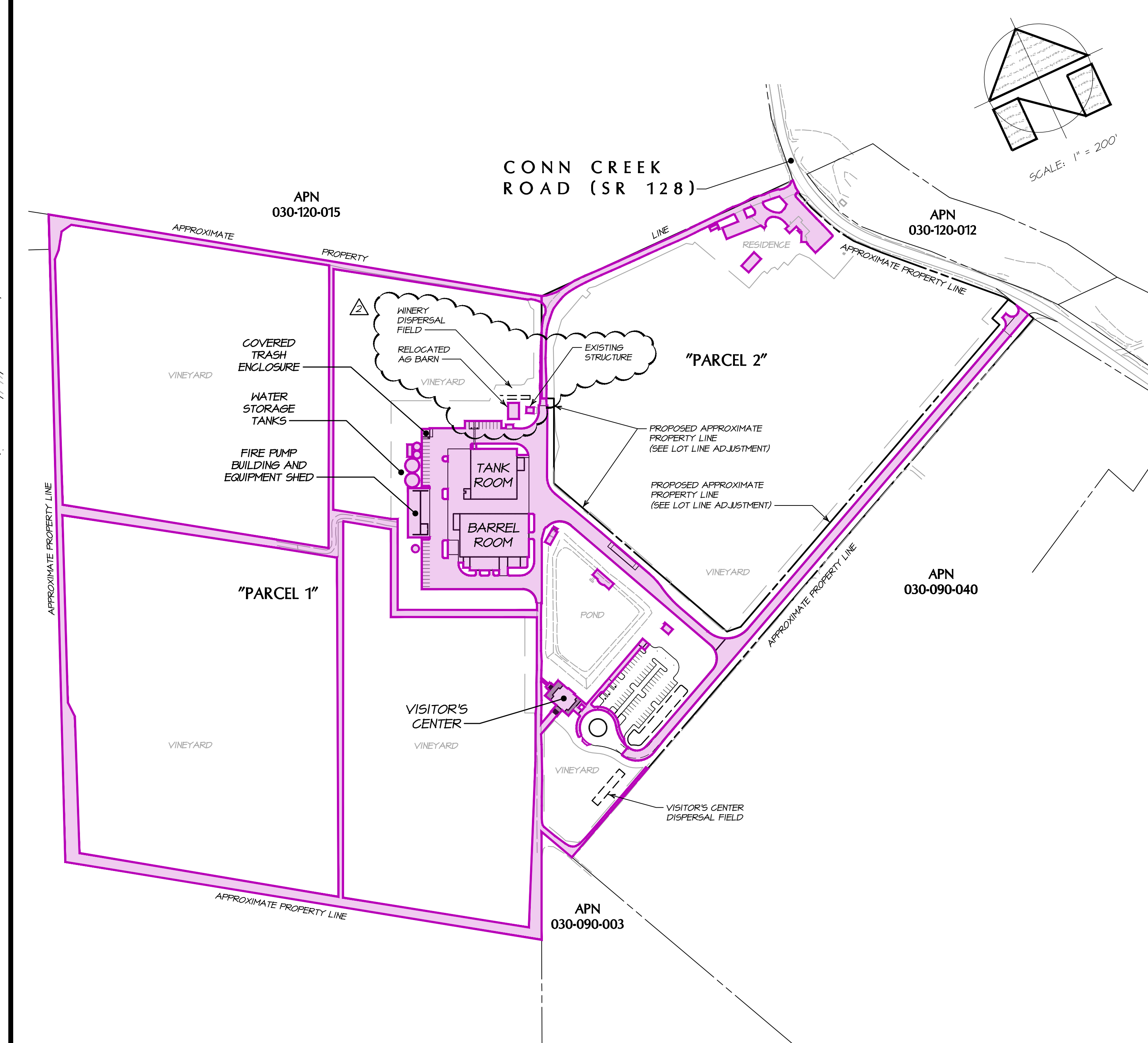
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IMPERVIOUS AREA EXISTING CONDITIONS
SCALE: 1" = 200'

LEGEND:

	PARCEL SIZE (APN 030-120-016) = 54.6± ACRES IMPERVIOUS AREA (224,470± SQ FT = 5.15± ACRES)
	PARCEL SIZE (APN 030-120-017) = 30.42± ACRES IMPERVIOUS AREA (13,222± SQ FT = 1.60± ACRES)
TOTAL IMPERVIOUS AREA (241,700± SQ FT = 6.03± ACRES)	



IMPERVIOUS AREA PROPOSED CONDITIONS
SCALE: 1" = 200'

LEGEND:

	PARCEL SIZE ("PARCEL 1") = 63.91± ACRES IMPERVIOUS AREA (422,151± SQ FT = 9.64± ACRES)
	PARCEL SIZE ("PARCEL 2") = 21.04± ACRES IMPERVIOUS AREA (36,772± SQ FT = 0.84± ACRES)
TOTAL IMPERVIOUS AREA (458,924± SQ FT = 10.53 ACRES)	

NO.	DATE	DESCRIPTION	BY
2	10-24-2020	NO SECOND PLAN REVIEW COMMENTS, DATED 09-24-2020	KNK
1	07-09-2018	NO CHANGE TO THIS SHEET	KNK



PREPARED UNDER THE DIRECTION OF
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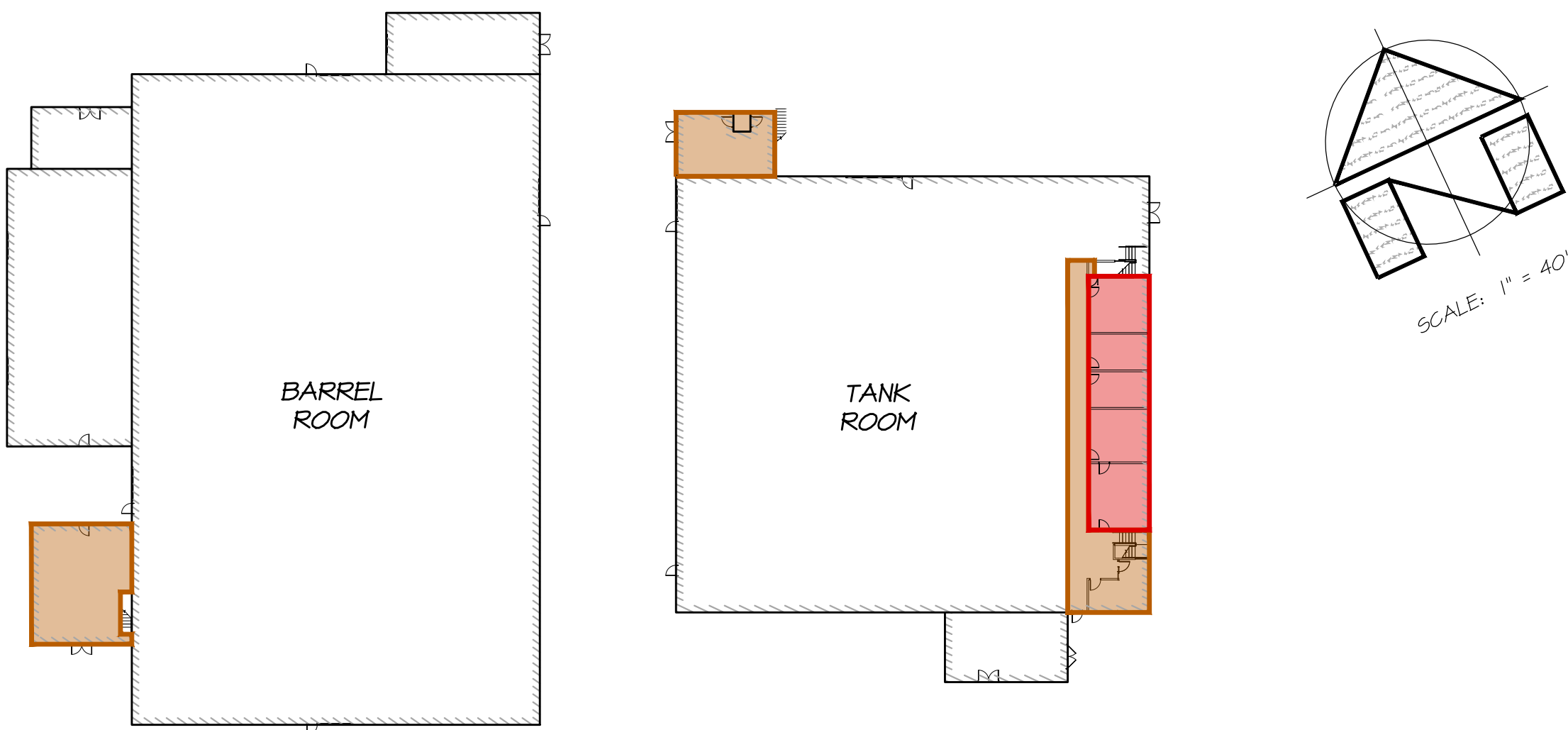
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DRWN: DPN
CHKD: PNB

CALIFORNIA

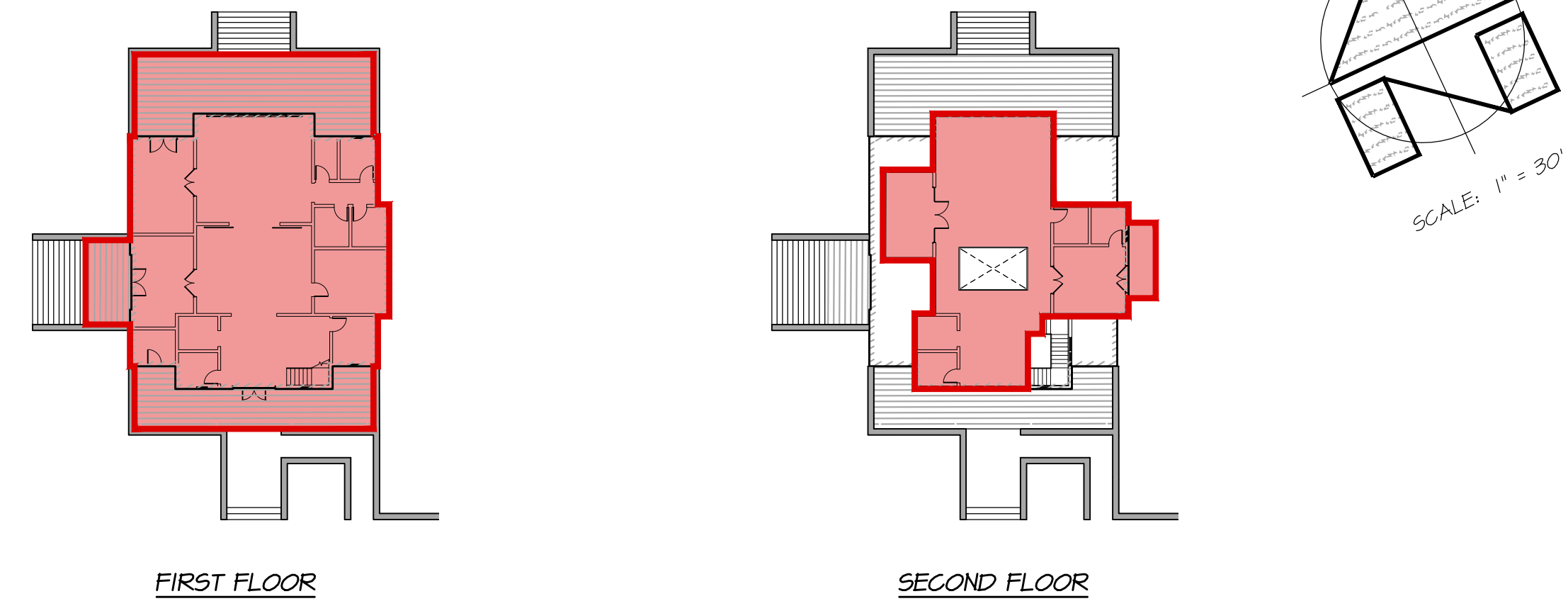
NAPA COUNTY

BENJAMIN RANCH WINERY
IMPERVIOUS AREA

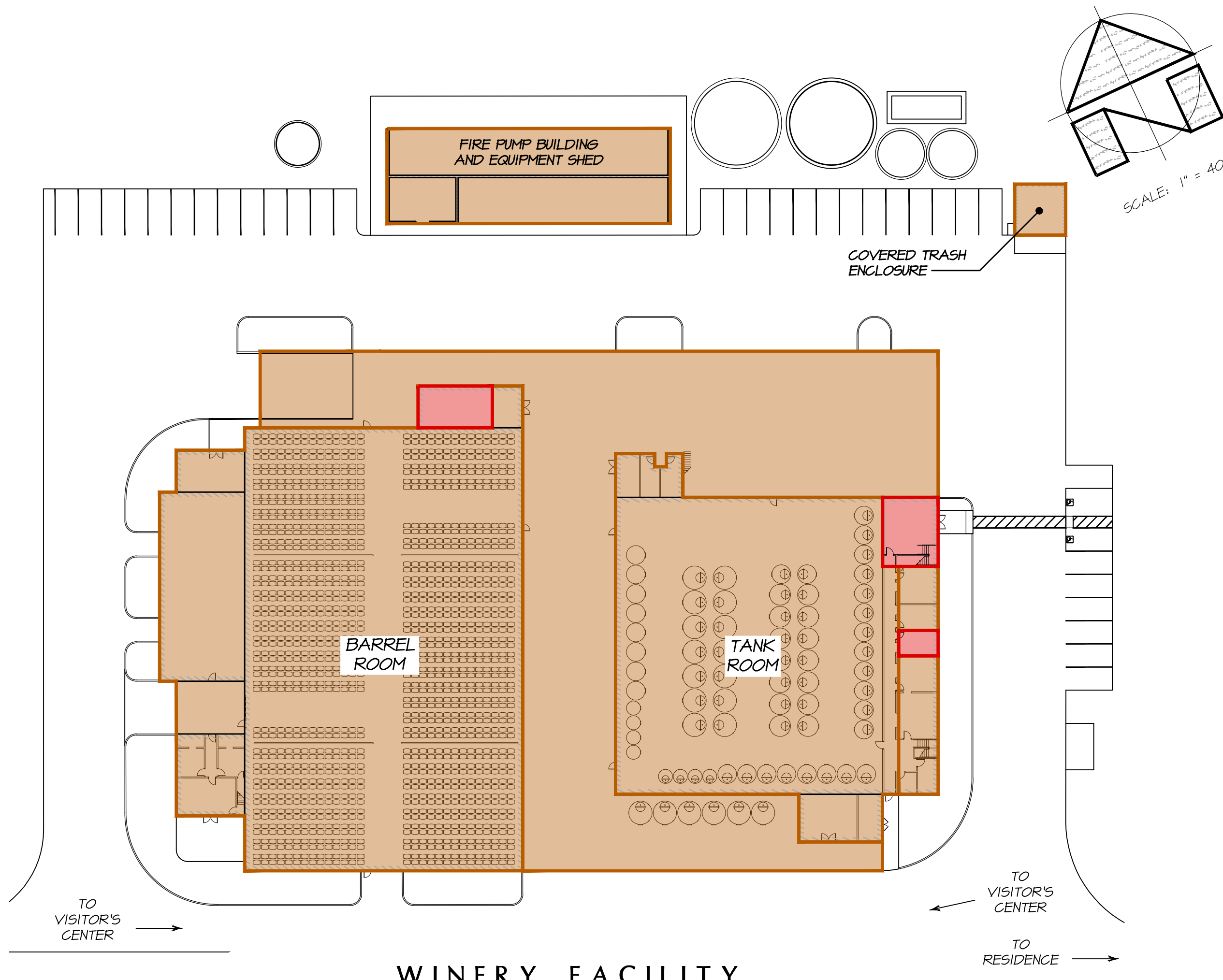
DATE: FEBRUARY 2018
JOB NO: 12-17
SHEET NO:
UP16
OF 18



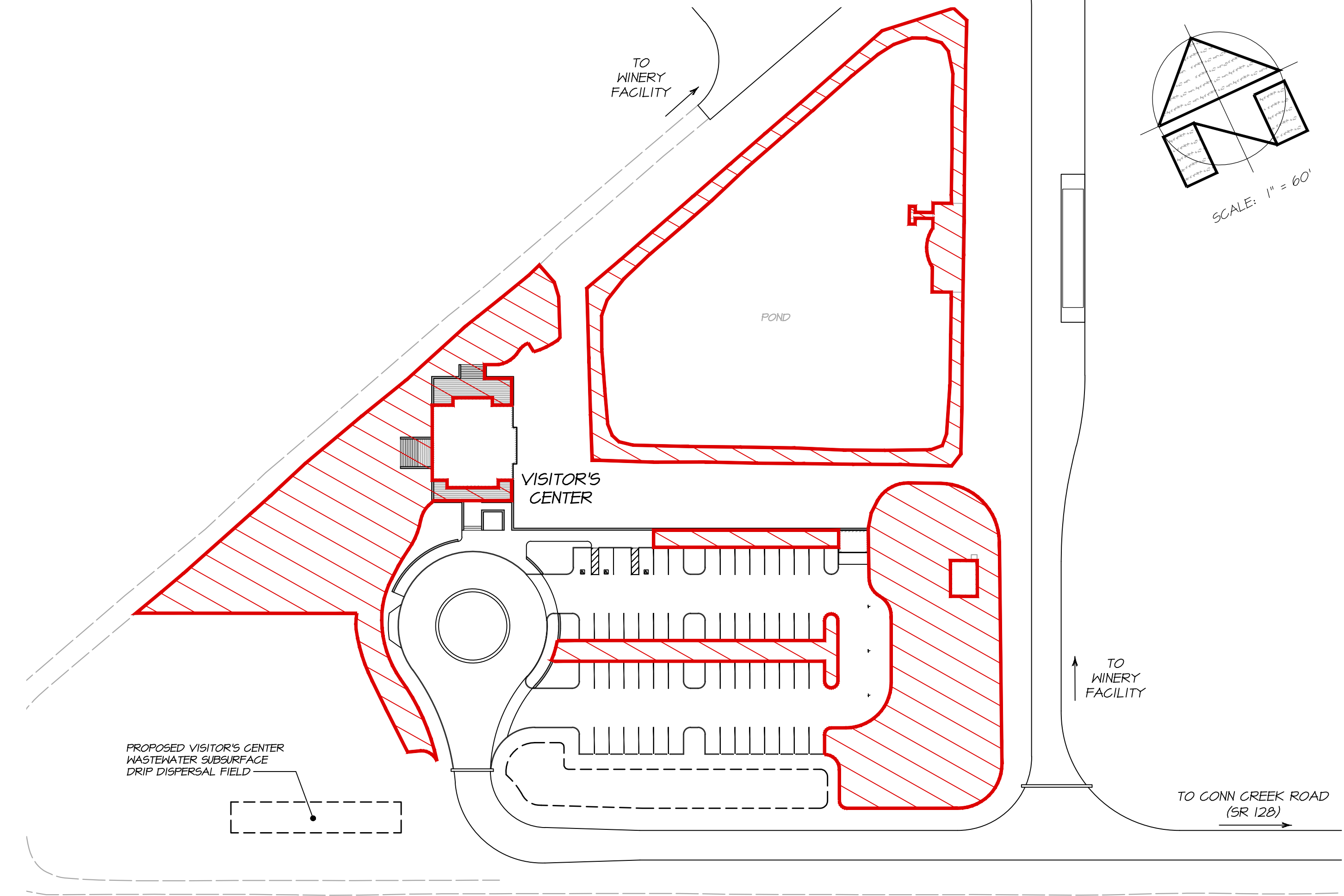
WINERY FACILITY
WINERY ACCESSORY USE TO
PRODUCTION RATIOS - SECOND FLOOR
SCALE: 1" = 40'



VISITOR'S CENTER
WINERY ACCESSORY USE
TO PRODUCTION RATIOS
SCALE: 1" = 30'



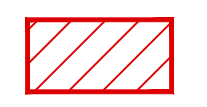




WINERY FACILITY
WINERY ACCESSORY USE TO
PRODUCTION RATIOS - FIRST FLOOR
SCALE: 1" = 40'



VISITOR'S CENTER
WINERY ACCESSORY USE TO PRODUCTION RATIOS
AB 2004 OUTDOOR AREAS
SCALE: 1" = 60'

ACCESSORY/PRODUCTION CALCULATIONS:

 WINERY FACILITY ACCESSORY USE AREA (2,808± SQ FT)	 VISITOR'S CENTER ACCESSORY USE AREA (1,185± SQ FT)	 AB 2004 OUTDOOR AREA (56,040± SQ FT)
 WINERY FACILITY PRODUCTION FACILITY AREA (16,185± SQ FT)	 VISITOR'S CENTER PRODUCTION FACILITY AREA (0± SQ FT)	TOTAL ACCESSORY USE TO PRODUCTION FACILITY RATIO 9,993 SQ FT / 16,185 SQ FT = 13.0% ± 4.0%

PRODUCTION FACILITY - (FOR THE PURPOSE OF CALCULATING THE MAXIMUM ALLOWABLE ACCESSORY USE) THE TOTAL SQUARE FOOTAGE OF ALL WINERY CRUSHING, FERMENTING, BOTTLING, BULK AND BOTTLE STORAGE, SHIPPING, RECEIVING, LABORATORY, EQUIPMENT STORAGE AND MAINTENANCE FACILITIES, AND EMPLOYEE-DESIGNATED RESTROOMS BUT DOES NOT INCLUDE WASTEWATER TREATMENT OR DISPOSAL AREAS WHICH CANNOT BE USED FOR AGRICULTURAL PURPOSES. SEE NAPA COUNTY CODE 518.04.200

ACCESSORY USE - THE TOTAL SQUARE FOOTAGE OF AREA WITHIN WINERY STRUCTURES USED FOR ACCESSORY USES RELATED TO A WINERY THAT ARE NOT DEFINED AS "PRODUCTION FACILITY" WHICH WOULD INCLUDE OFFICES, LOBBIES/MEETING ROOMS, CONFERENCE/MEETING ROOMS, NON-PRODUCTION ACCESS HALLWAYS, KITCHENS, TASTING ROOMS (PRIVATE AND PUBLIC AREAS), RETAIL SPACE AREAS, LIBRARIES, NON-EMPLOYEE DESIGNATED RESTROOMS, ART DISPLAY AREAS, OR ANY AREA WITHIN WINERY STRUCTURES NOT DIRECTLY RELATED TO WINE PRODUCTION. SEE NAPA COUNTY CODE 518.04.200

NOTE:
FLOOR PLANS PROVIDED BY VALLEY ARCHITECTS INC.



PREPARED UNDER THE DIRECTION OF
RICHARD PAXTON R.C.E. 84634

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2	10-24-2020	NO SECOND PLAN REVIEW COMMENTS, DATED 09-24-2020	KNK
1	07-09-2018	NO CHANGE TO THIS SHEET	KNK

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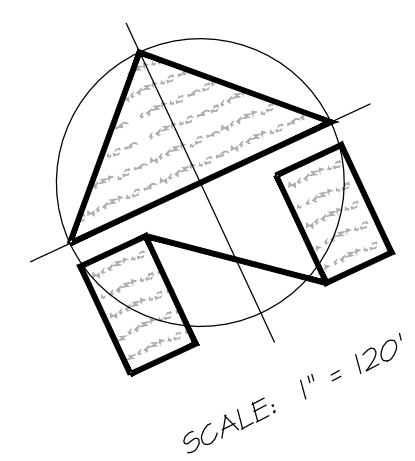
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DES: RP
CHK: KNK
DRWN: KNK
CHKD: PNB

BENJAMIN RANCH WINERY
ACCESSORY USE TO PRODUCTION RATIOS
CALIFORNIA
NAPA COUNTY

DATE: FEBRUARY 2018
JOB NO: 12-17
SHEET NO:
UP17
OF 18

1/17/2020 - 4:42 PM K:\BANK_5\LAND PROJ\EG\1502007-200\1217001.DWG (P:\KRYACAD\PLANS\1217\FDMS\1501-ACC_PROD_ARCH_PLL_ELEED D (8x600 X 24.00 INCHES) 1" = 1' PLOTTED @ BARTELT ENGINEERING, 10/25/2020 1:50)



DRAINAGE MANAGEMENT AREAS TABLE					
DMA NAME	AREA (SQ FT)	SURFACE TYPE	DMA NAME	AREA (SQ FT)	SURFACE TYPE
SELF-RETAINING AREA (SRA)			AREA DRAINING TO SRA (DSRA) - CONTINUE		
SRA-A	16,152	LANDSCAPE	DSRA-B4	484	ROOF/PAVING
SRA-B	50,065	LANDSCAPE	DSRA-B5	7162	LANDSCAPE
SRA-C	2,340	LANDSCAPE	DSRA-J1	575	ROOF/PAVING
SRA-D	182	LANDSCAPE	DSRA-R1	5,347	ROOF/PAVING
SRA-E	347	LANDSCAPE	DSRA-R2	21,628	LANDSCAPE
SRA-F	702	LANDSCAPE	DSRA-R2.1	20,424	ROOF/PAVING
SRA-G	851	LANDSCAPE	PERMEABLE PAVEMENT (PP)		
SRA-H	368	LANDSCAPE	PP-L (REPLACED SRA-L)	25,702	POROUS PAVERS
SRA-I	223	LANDSCAPE	PP-O (REPLACED SRA-O)	7,146	POROUS PAVERS
SRA-J	2,512	LANDSCAPE	AREA DRAINING TO PP (DPP)		
SRA-K	730	LANDSCAPE	DPP-L (REPLACED DSRA-L1)	2,403	ROOF/PAVING
SRA-M	4,096	LANDSCAPE	DPP-O (REPLACED DSRA-L2)	3,057	ROOF/PAVING
SRA-N	702	LANDSCAPE	BIORETENTION FACILITY (BRF)		
SRA-P	243	LANDSCAPE	BRF-A	5,844	LANDSCAPE
SRA-Q	156	LANDSCAPE	AREA DRAINING TO BRF (DBRF)		
SRA-R	24,780	LANDSCAPE	DBRF-A1	52,571	LANDSCAPE
AREA DRAINING TO SRA (DSRA)			DBRF-A1.1	11,288	ROOF/PAVING
DSRA-A1	71,623	ROOF/PAVING	DBRF-A1.2	608	ROOF/PAVING
DSRA-A2	18,762	ROOF/PAVING	DBRF-A2	25,818	LANDSCAPE
DSRA-A3	12,610	ROOF/PAVING	DBRF-A2.1	39,712	ROOF/PAVING
DSRA-A4	9,513	ROOF/PAVING	SELF-TREATING AREA (STA)		
DSRA-A5	14,882	ROOF/PAVING	STA-A	1,964	LANDSCAPE
DSRA-A6	20,060	LANDSCAPING	STA-B	7,548	LANDSCAPE
DSRA-A7	1,338	ROOF/PAVING	STA-C	4,743	LANDSCAPE
DSRA-B1	11,355	ROOF/PAVING	STA-D	4,770	LANDSCAPE
DSRA-B2	9,137	ROOF/PAVING			
DSRA-B3	3,625	ROOF/PAVING			

LEGEND:

BIORETENTION FACILITY (BRF)	AREA DRAINING TO SRA (DSRA)
AREA DRAINING TO BRF (DBRF)	PERMEABLE PAVEMENT (PP)
SELF-TREATING AREA (STA)	AREA DRAINING TO PP (DPP)
SELF-RETAINING AREA (SRA)	STORMDRAIN (SIZE VARIES)
	OPEN CHANNEL DRAINAGE COURSE

STORMWATER CONTROL PLAN
SCALE: 1" = 120'

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DRN: KNC
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BENJAMIN RANCH WINERY
STORMWATER CONTROL PLAN
CALIFORNIA
NAPA COUNTY

DATE: FEBRUARY 2018
JOB NO: 12-17
SHEET NO: **UP18**
OF 18



PREPARED UNDER THE DIRECTION OF
RICHARD PAXTON
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