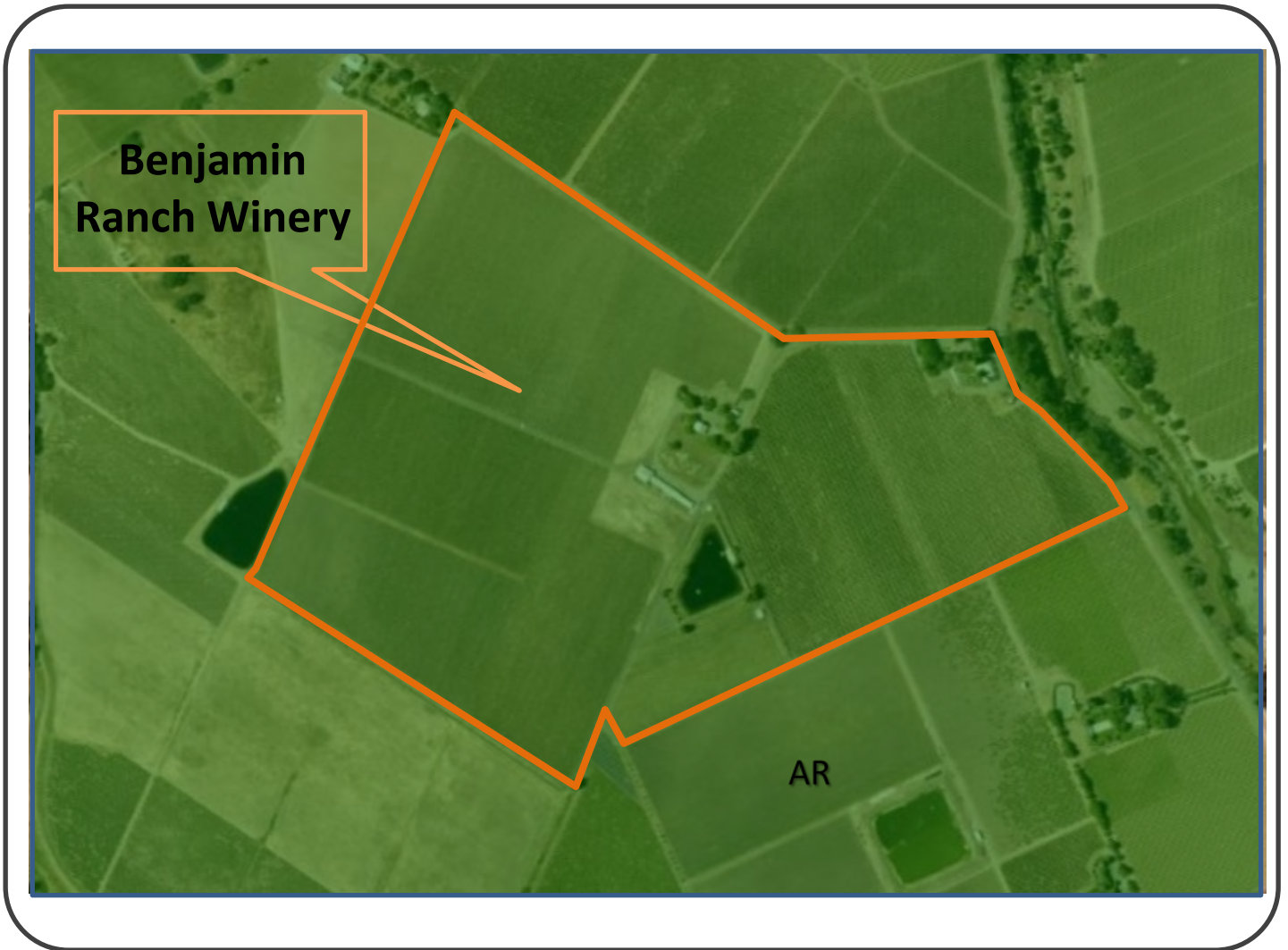


“H”

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

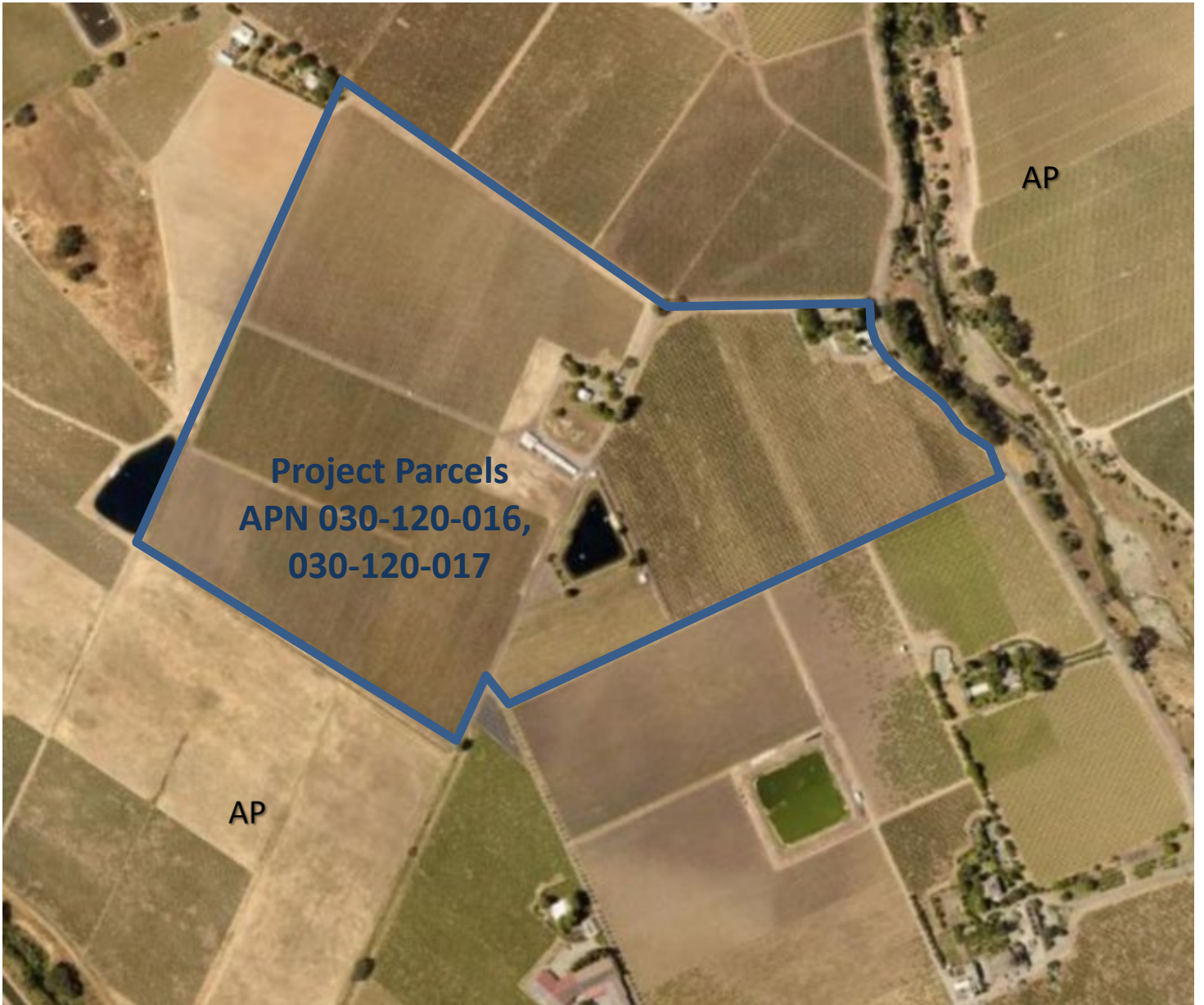
OPEN SPACE

- 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

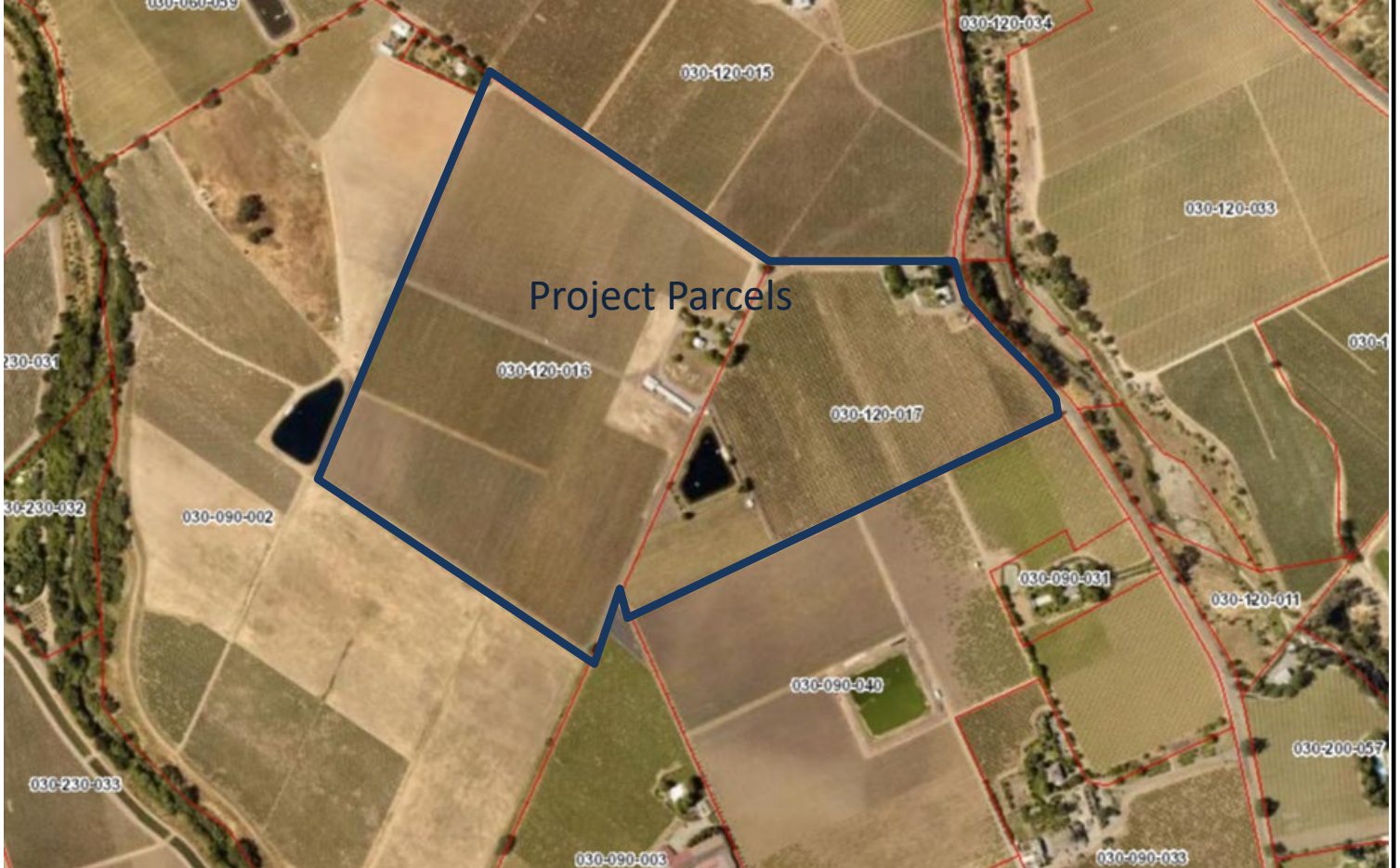


LEGEND

—— Zoning



ZONING MAP



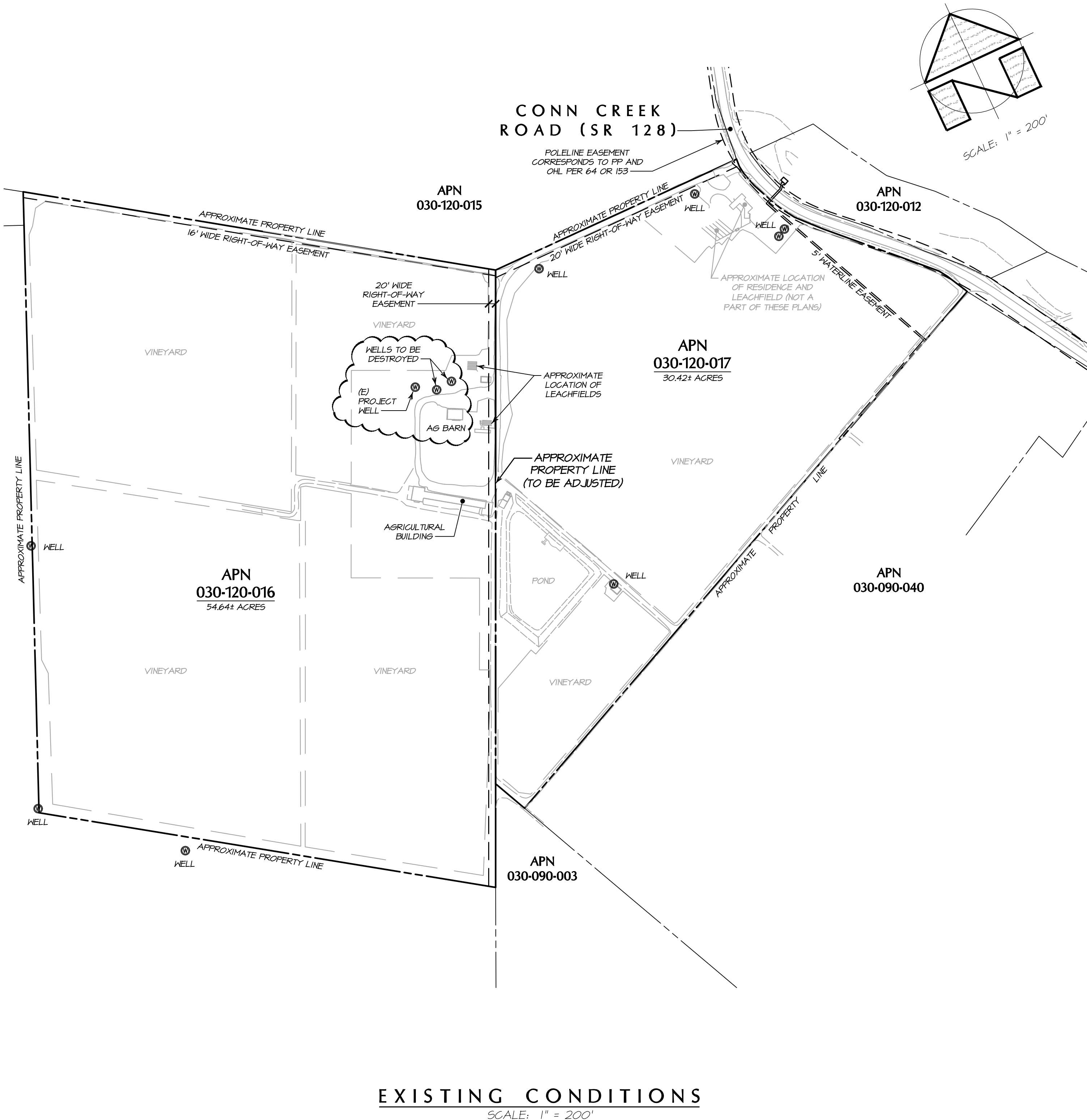
LEGEND

— Parcels

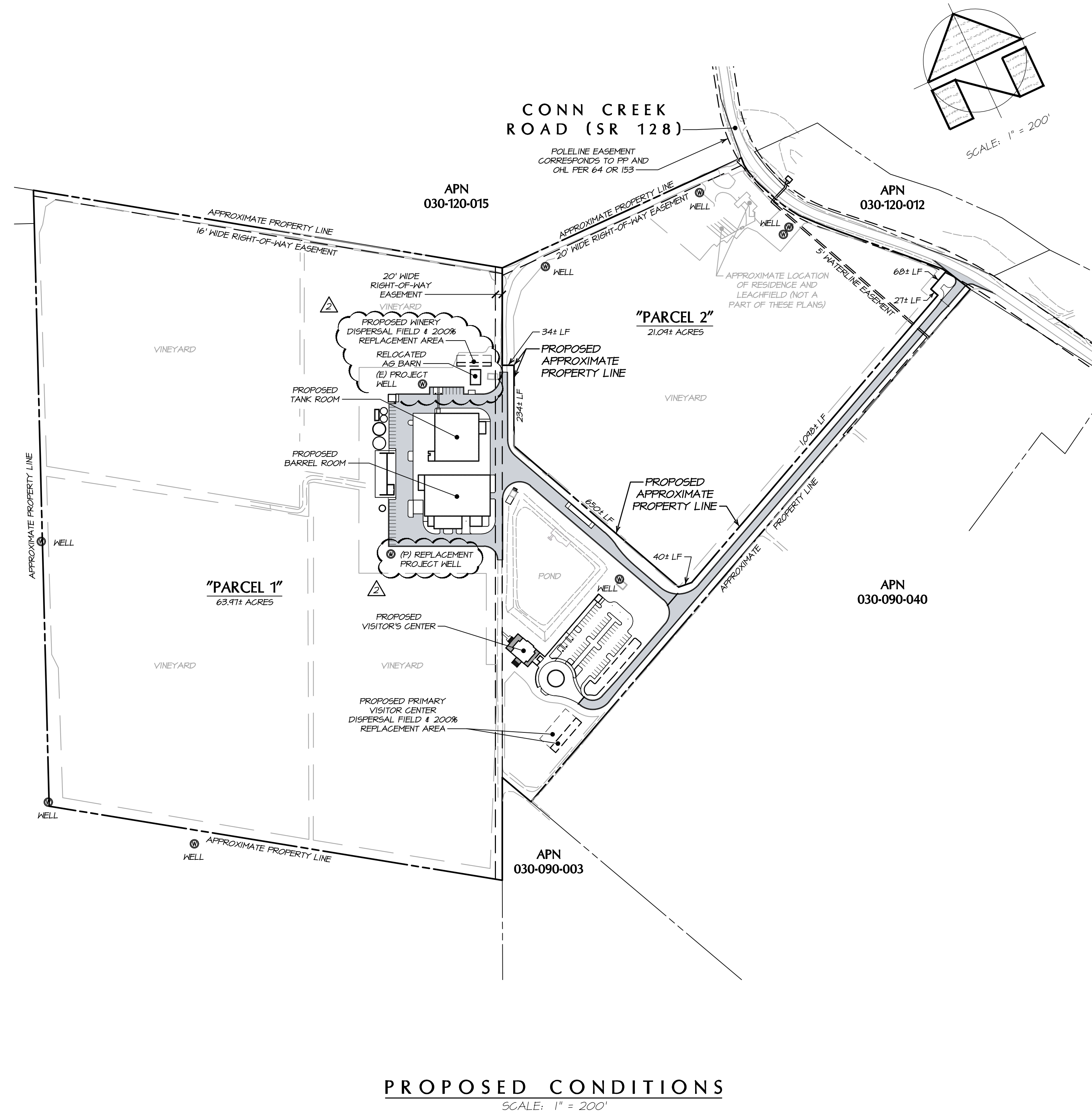


Existing Conditions

1/17/2020 - 5:02 PM 1/18/2020 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" = 1/4" 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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RICHARD PAXTON R.C.E. 84634

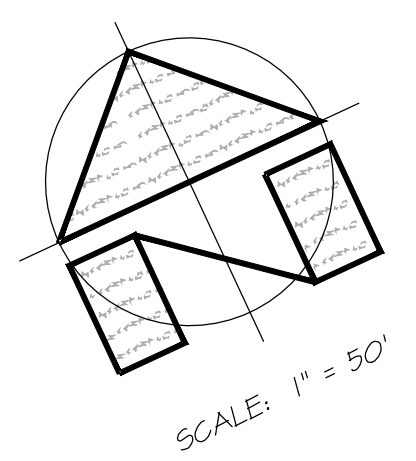
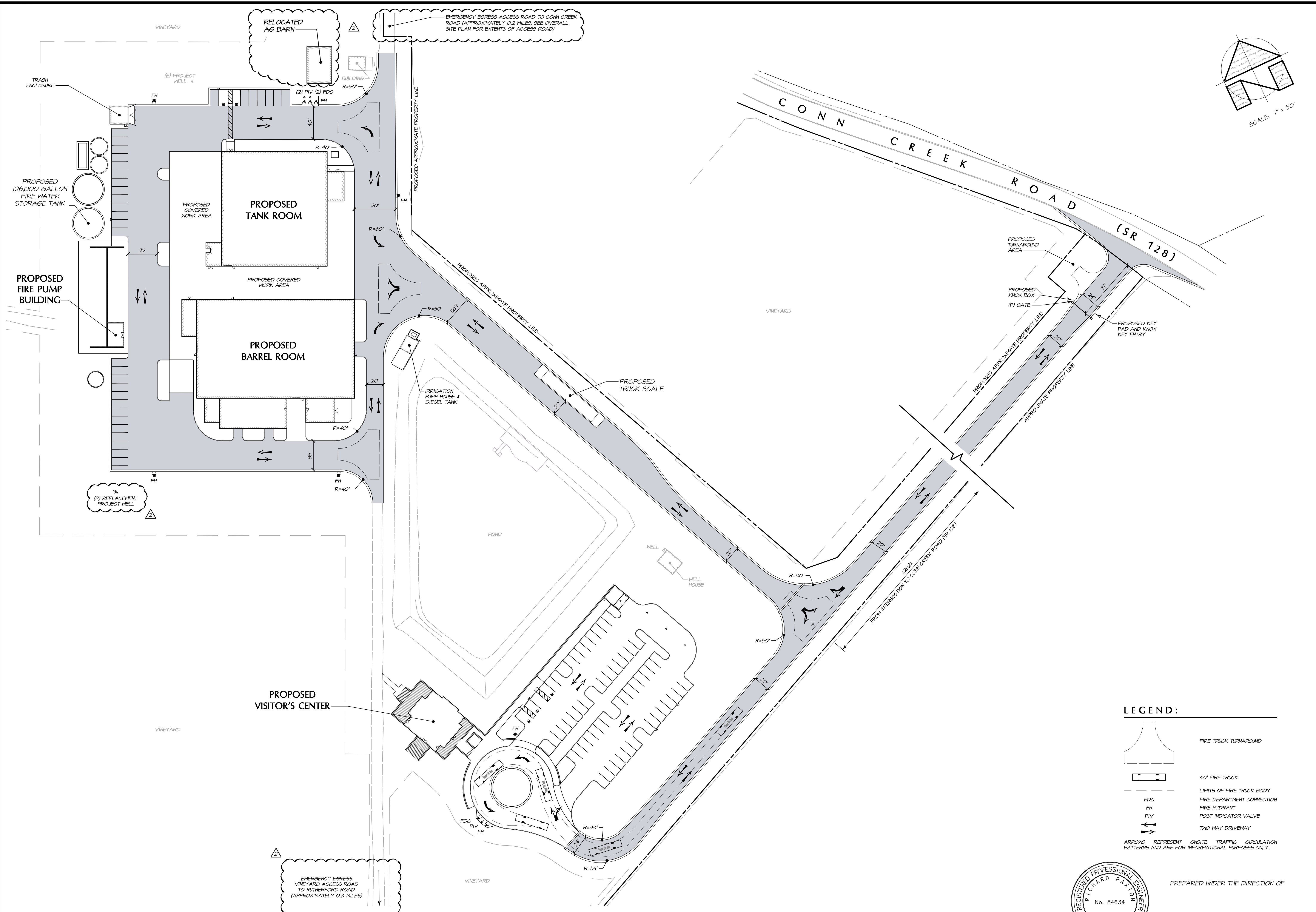
BARTELT ENGINEERING
 CIVIL ENGINEERING · LAND PLANNING
 1303 Jefferson Street, 200 B, Napa, CA 94559
 www.bartteltingeering.com · Telephone: 707-258-1301

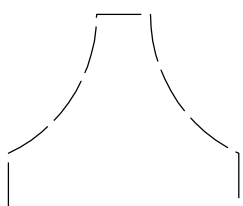
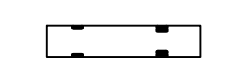


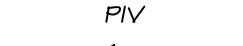

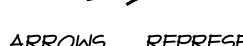

BENJAMIN RANCH WINERY
 LOT LINE ADJUSTMENT
 NAPA COUNTY
 CALIFORNIA

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

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1/17/2020 - 4:59 PM, Kinkink, S:\LAND PROJ\EG\2020\2020121001\UP MARYACAD\PLANS\UT\UPD\KNS, IP19-FIRE EXHIBIT, ARCH FULL BLEED D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTLETT 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
1	10-24-2020	NO SECOND PLAN REVIEW COMMENTS, DATED 09-24-2020	KNK
2	07-04-2018	NO CHANGE TO THIS SHEET	KNK

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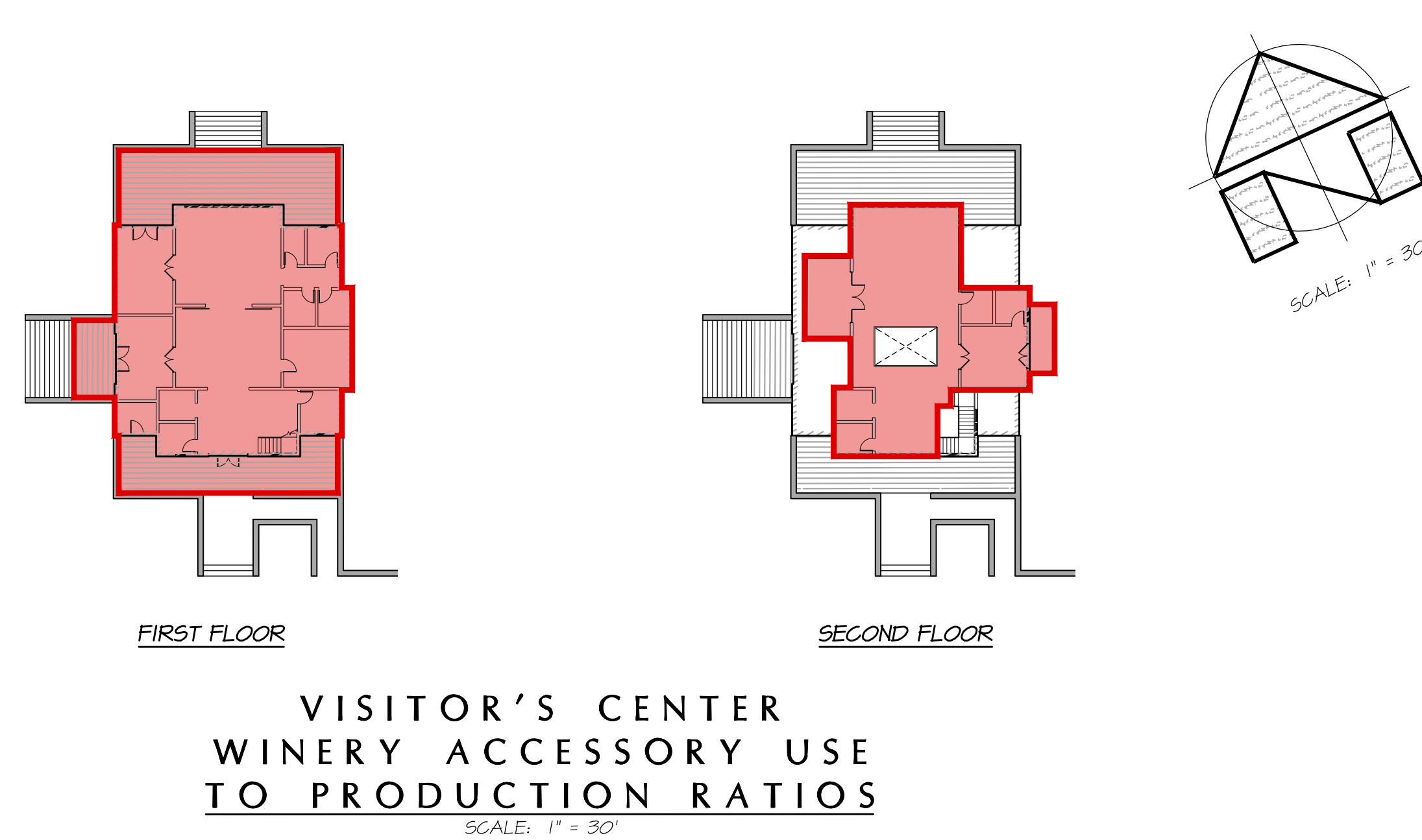
BENJAMIN RANCH WINERY
CAL FIRE ACCESS EXHIBIT
 NAPA COUNTY CALIFORNIA

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

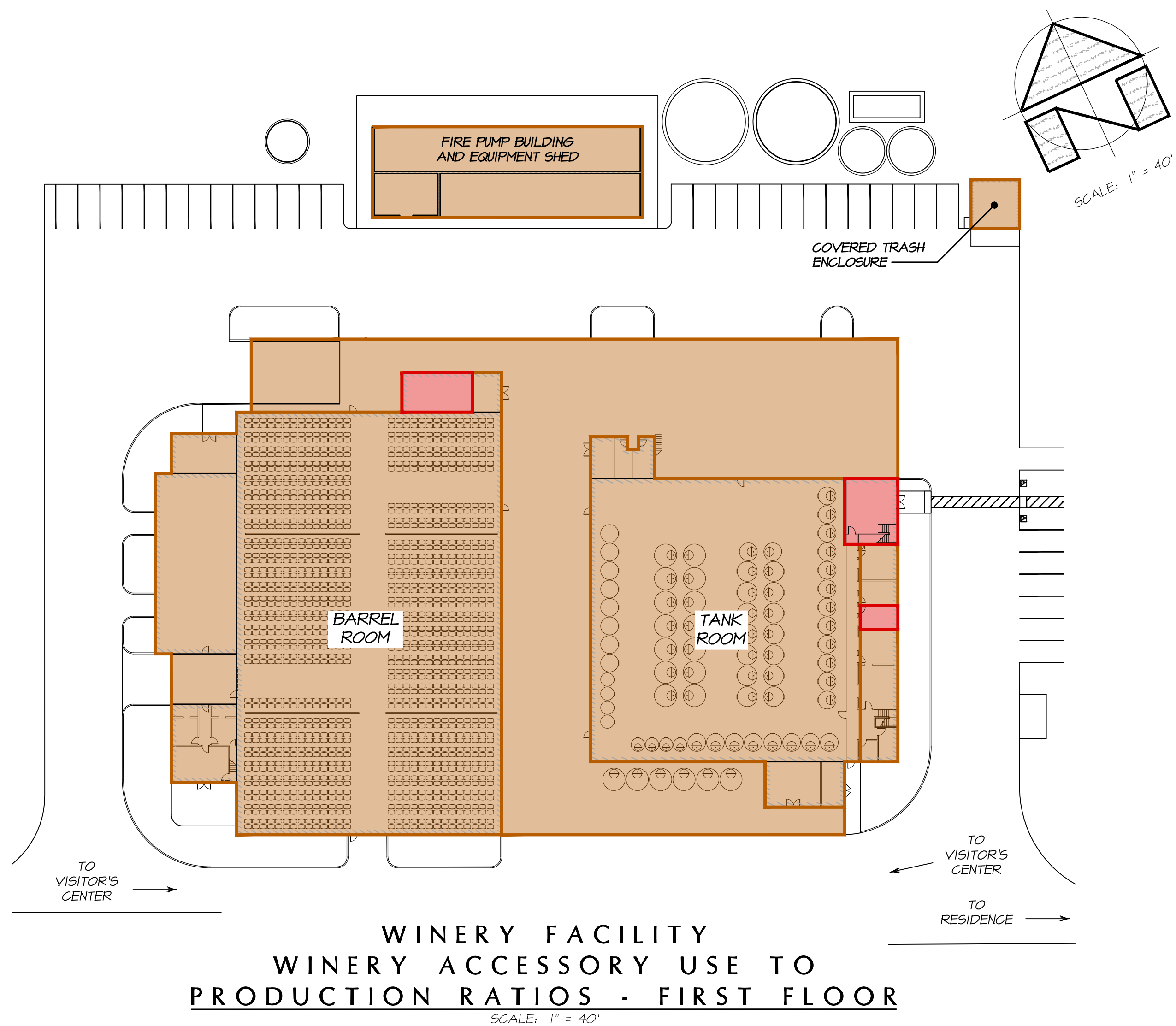
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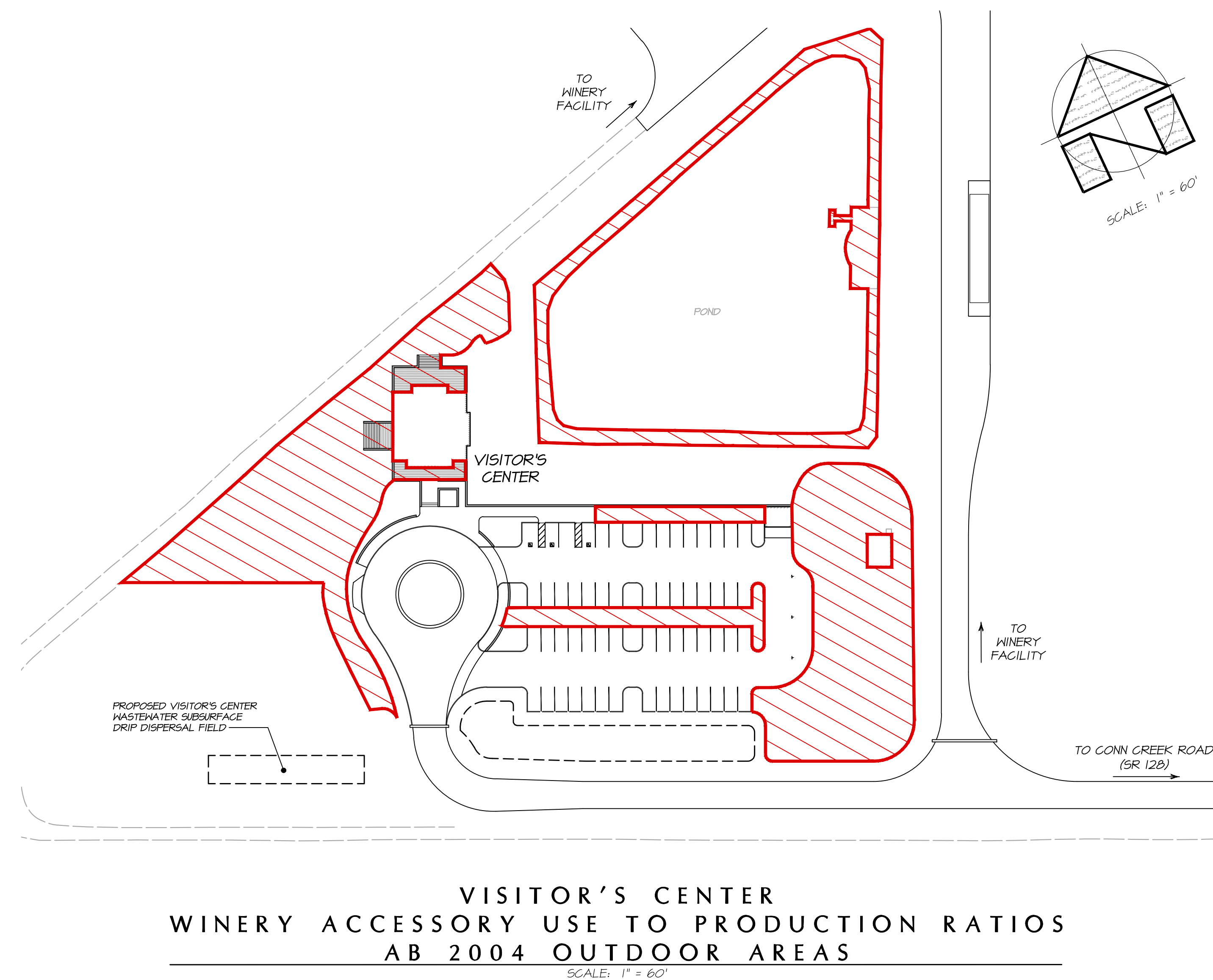
**WINERY FACILITY
WINERY ACCESSORY USE TO
PRODUCTION RATIOS - SECOND FLOOR**
SCALE: 1" = 40"



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



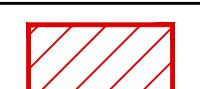




**WINERY FACILITY
WINERY ACCESSORY USE TO
PRODUCTION RATIOS - FIRST FLOOR**
SCALE: 1" = 40"



**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 (7,185± SQ FT)	 AB 2004 OUTDOOR AREA (56,040± SQ FT)
 WINERY FACILITY PRODUCTION FACILITY AREA (76,785± SQ FT)	 VISITOR'S CENTER PRODUCTION FACILITY AREA (0± SQ FT)	TOTAL ACCESSORY USE TO PRODUCTION FACILITY RATIO 9,993 SQ FT / 76,785 SQ FT = 13.0% ± 4.0%

PRODUCTION FACILITY - (FOR THE PURPOSE TO CALCULATE 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

NO.	DATE	DESCRIPTION	BY
2	10-24-2020	NO SECOND PLAN REVIEW COMMENTS, DATED 09-24-2020	KNK
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DES:	RF	CHK:	PMB
DRN:	KNK	CHKD:	

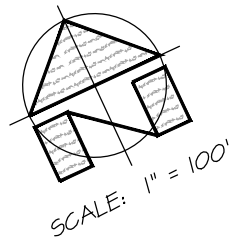
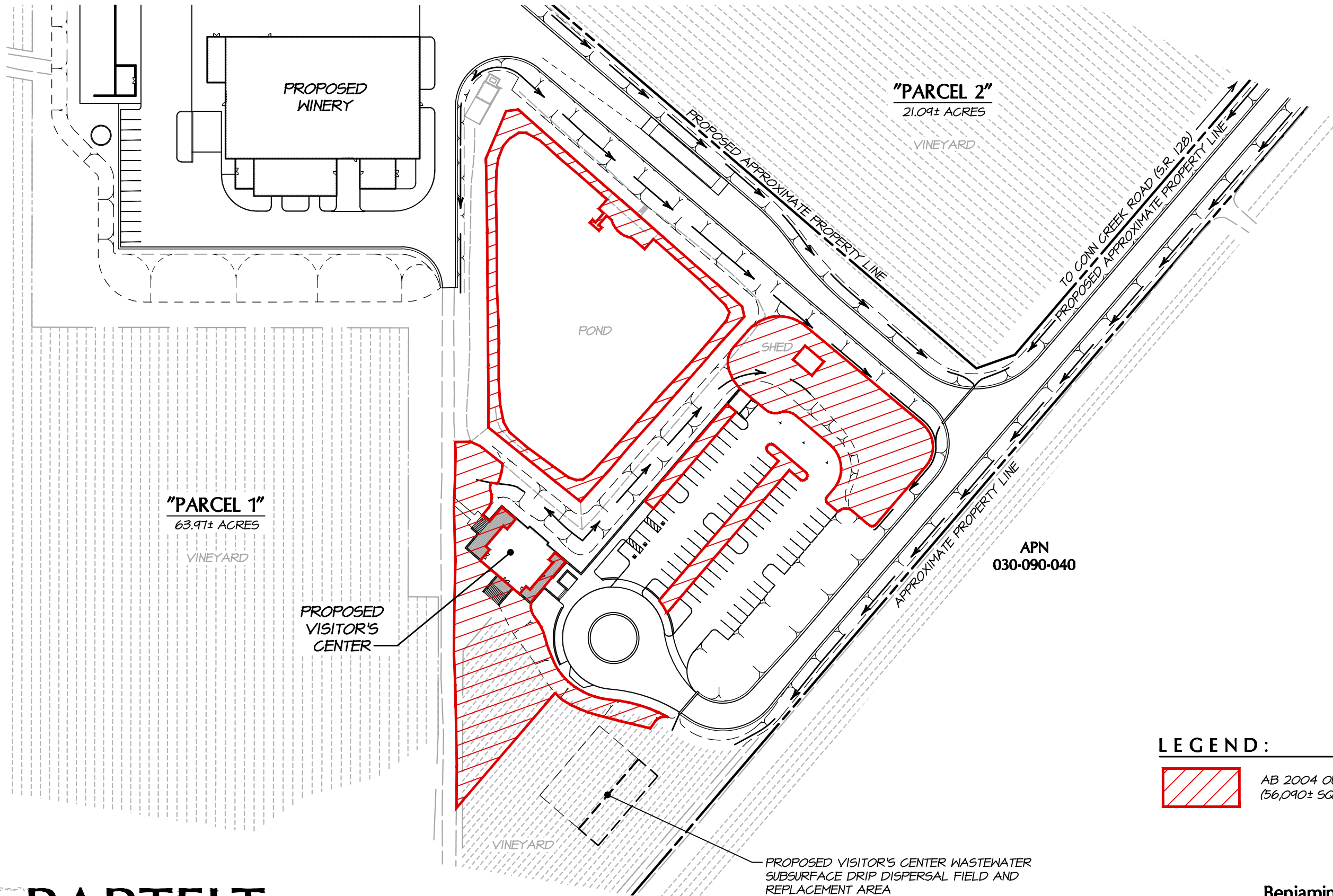
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**BENJAMIN RANCH WINERY
ACCESSORY USE TO PRODUCTION RATIOS
CALIFORNIA
NAPA COUNTY**

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

1/17/2020 - 4:42 PM Kishank, S:\LAND PROJ\EG\1502007-200\12\12\001\1P\KNTACAD\FINAL\ANS\12\12\FPDWG16.IPT-ACC_PROD_ARCH.PLL INLEED D (8x6.00 X 24.00 INCHES) 1" = 1' PLOTTED @ BARTELT ENGINEERING, 101-258-1301

6/1/2020 - 10:36 AM, Kristienk, S:\LAND PROJECTS\2007-2012\1211\2017 UP WRY\ACAD\EXHIBITS\1217-OD 2004.DWG




"PARCEL 1"
63.97± ACRES
VINEYARD

"PARCEL 2"
21.09± ACRES
VINEYARD

APN
030-090-040

LEGEND:

 AB 2004 OUTDOOR AREA
(56,090± SQ FT)

**AB 2004 OUTDOOR AREA
PROPOSED CONDITIONS**

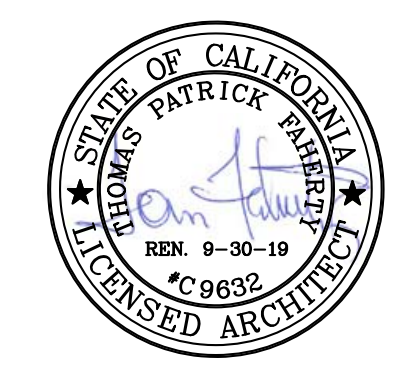
SCALE: 1" = 100'

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Benjamin Ranch Winery
8895 & 8901 Conn Creek Road (SR 128)
St . Helena, CA 94574
APN 030-120-016 & -017
Job No. 12-17
June 2020
Sheet 1 of 1

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1560 RAILROAD AVENUE
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

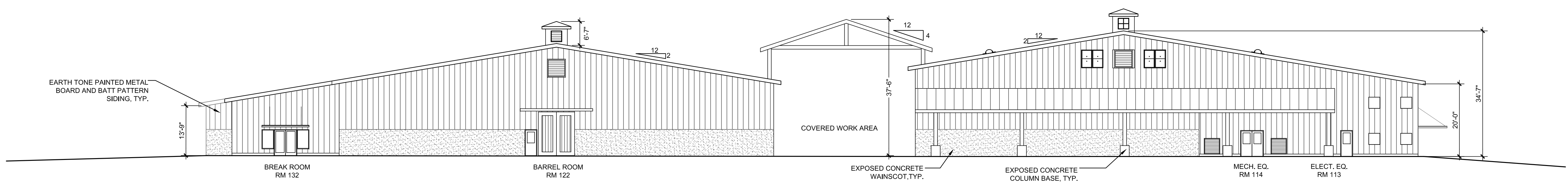
SHEET DESCRIPTION

EXTERIOR ELEVATIONS

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

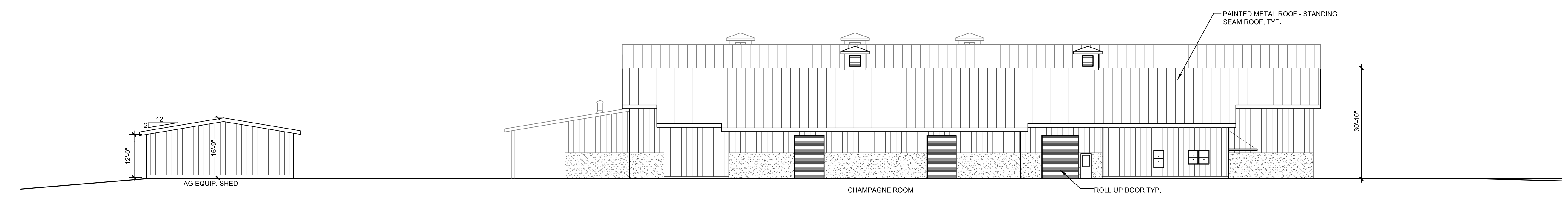
SHEET

A3.1



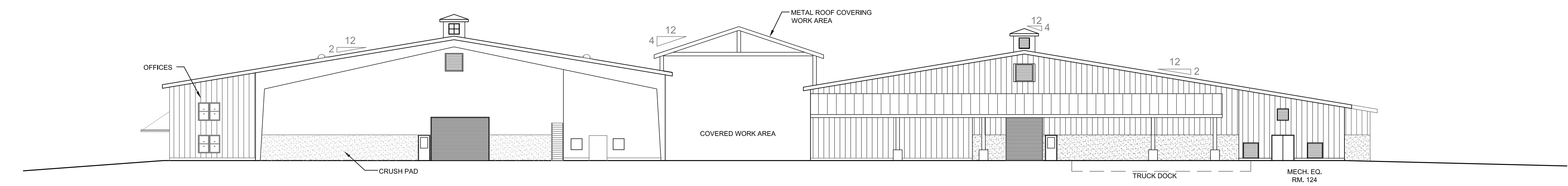
EAST ELEVATION

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

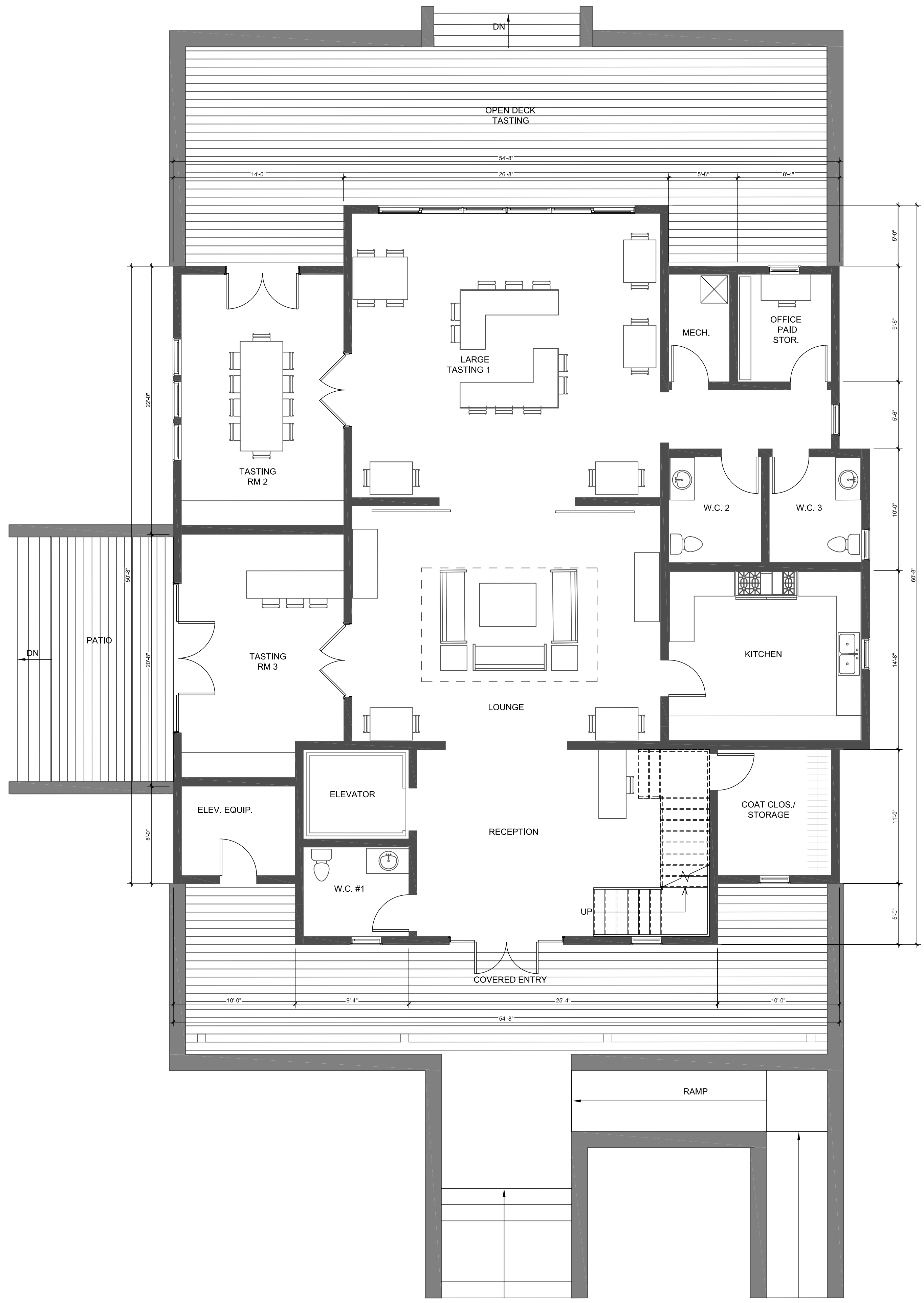
SHEET DESCRIPTION

VISITOR'S CENTER FLOOR PLANS

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

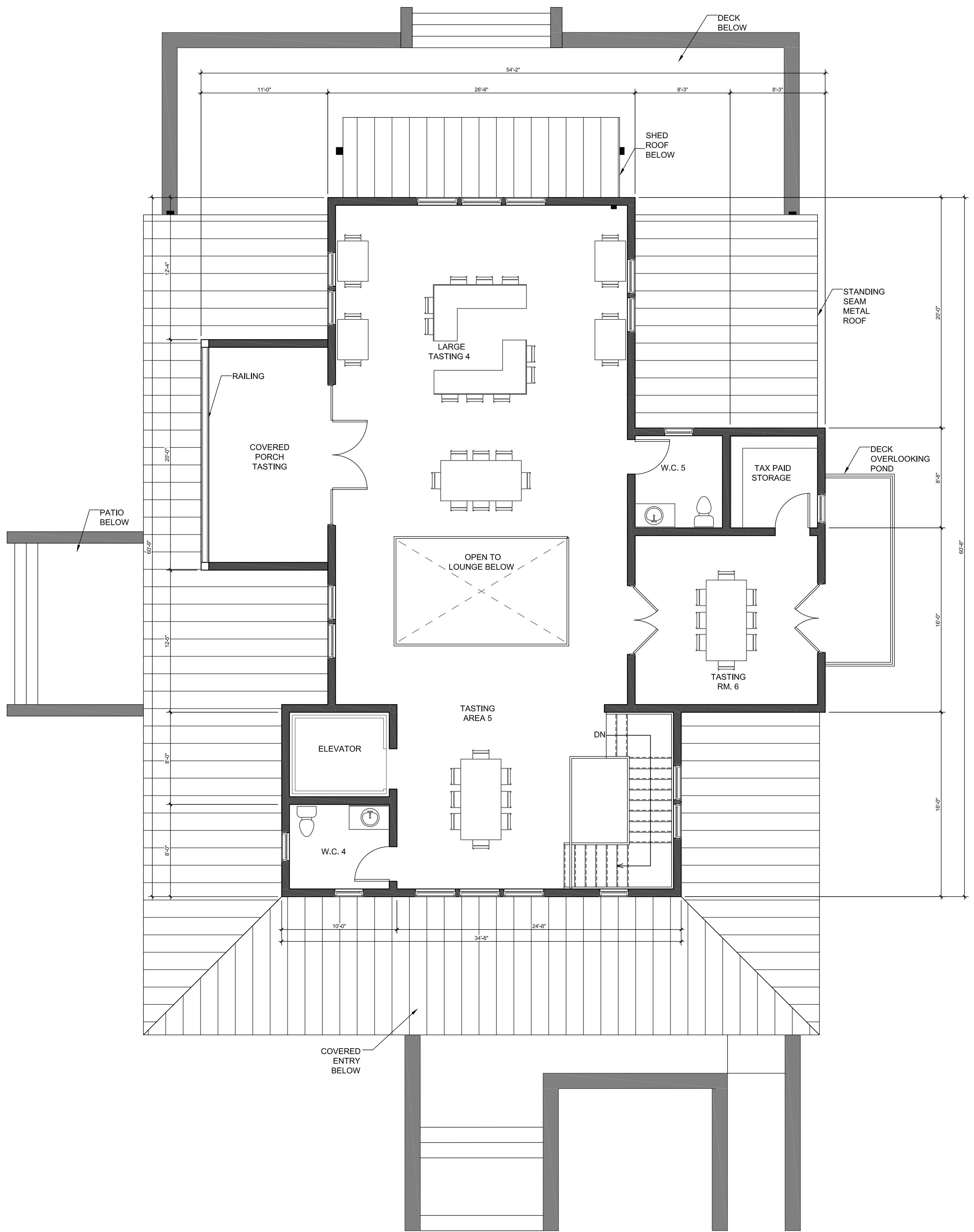
SHEET

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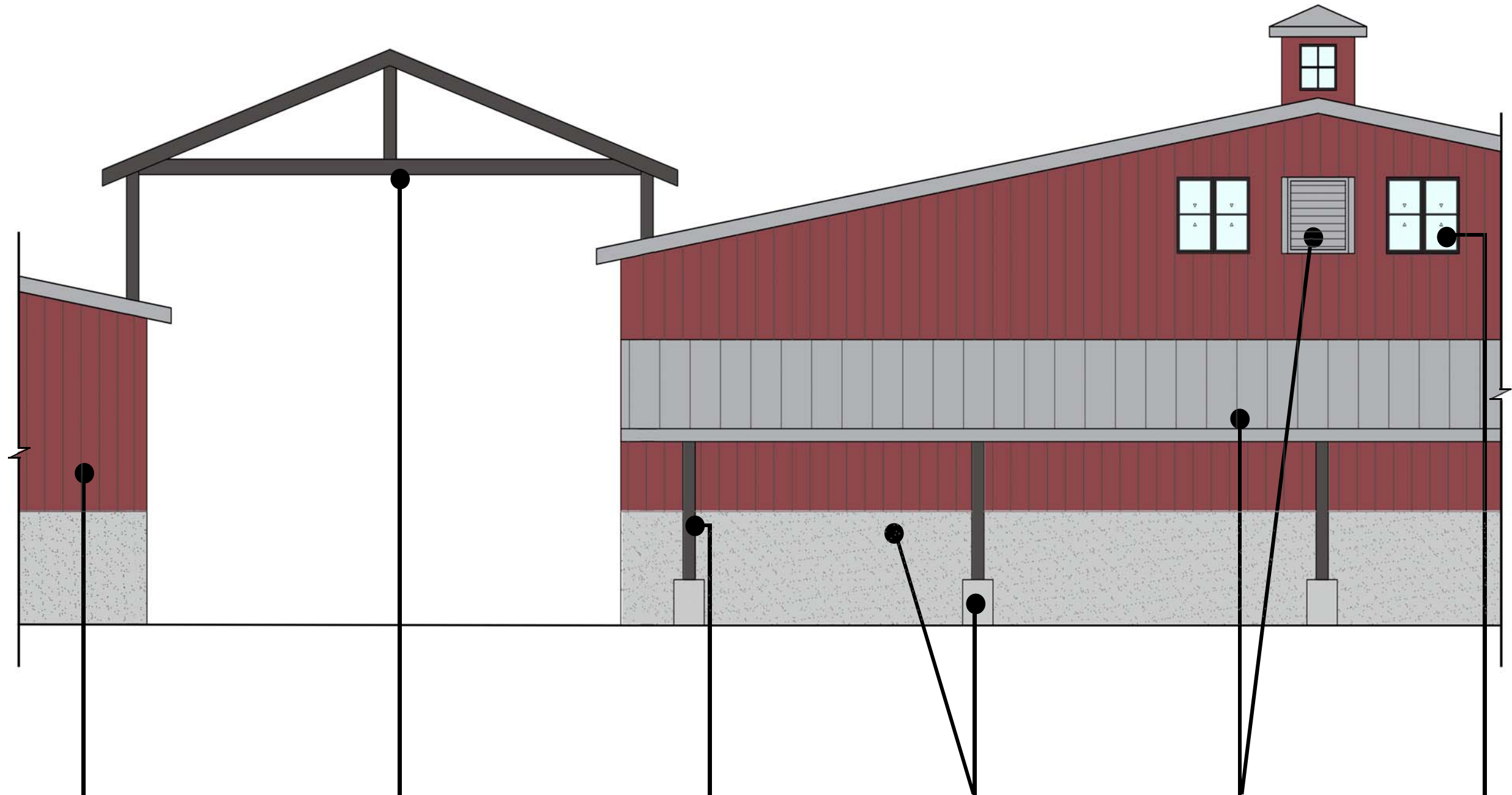
8901 CONN CREEK ROAD,
ST. HELENA, CA 94574
310-890-7447
APN 030-120-016 &
APN 030-120-017

SHEET DESCRIPTION

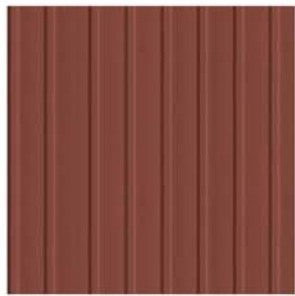
VISITOR'S CENTER EXTERIOR ELEVATIONS

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