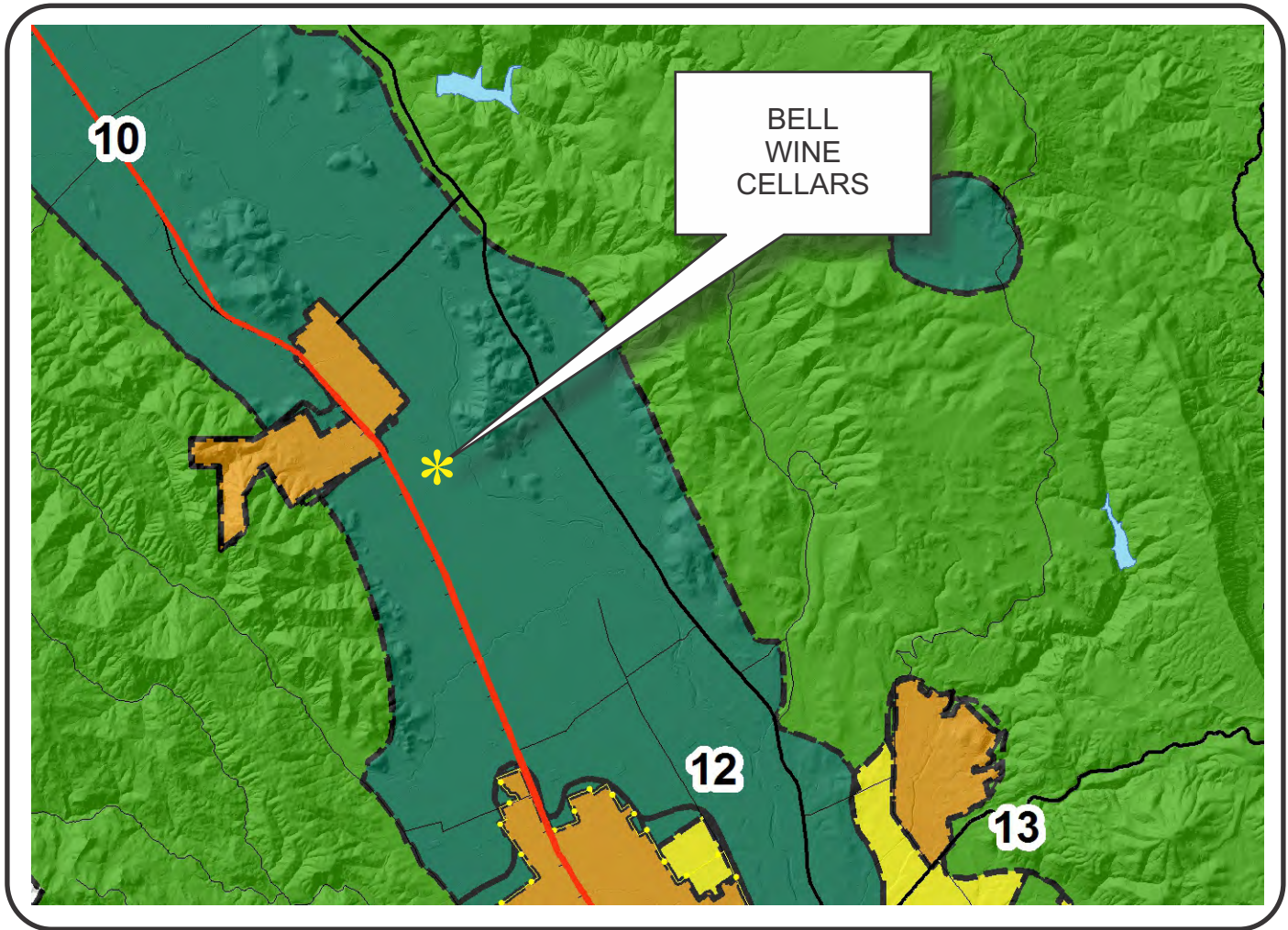









NAPA COUNTY LAND USE PLAN 2008 - 2030





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

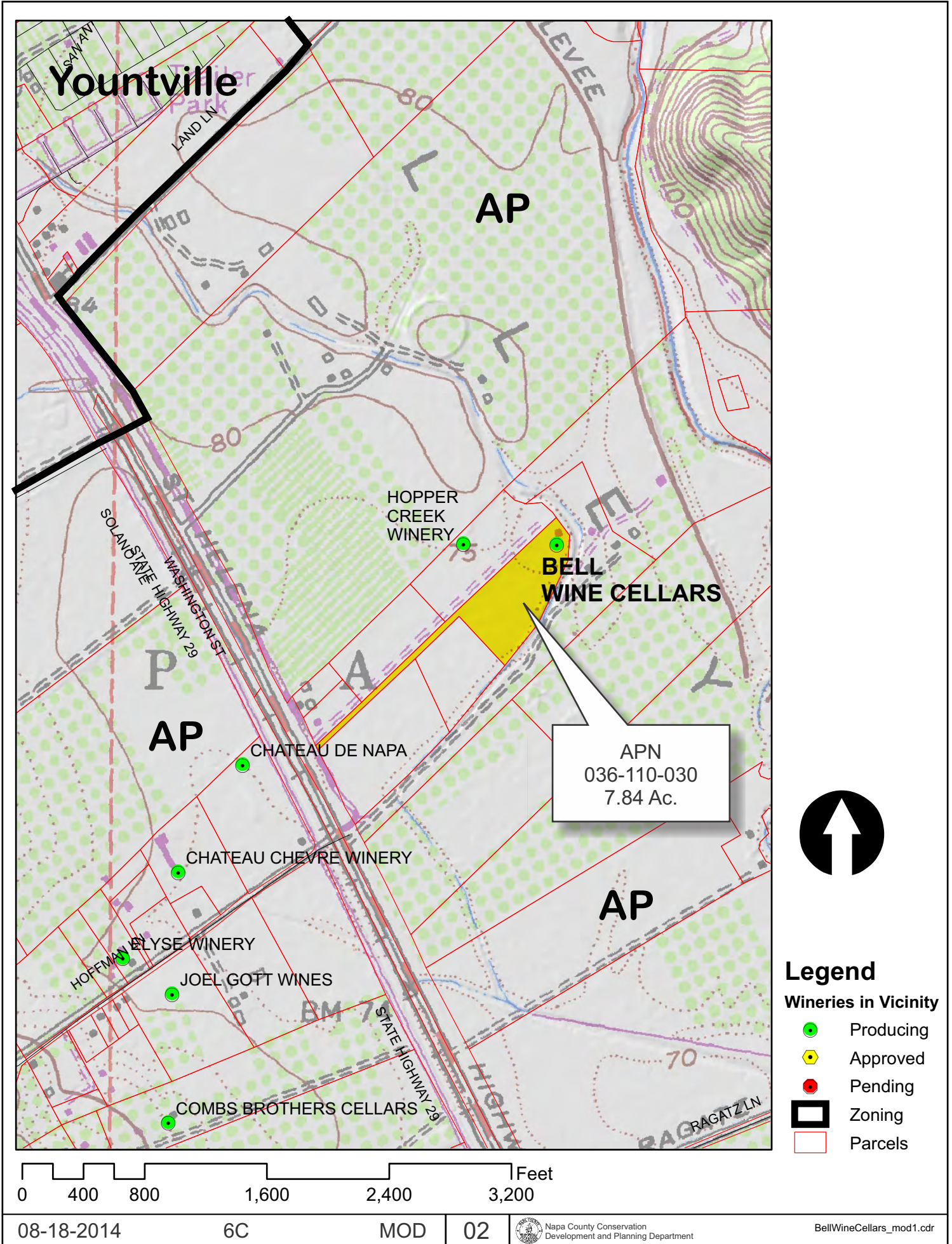
TRANSPORTATION

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

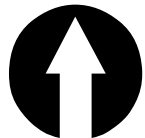
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
036-110-030
08-18-2014
6C MOD

BELL WINE CELLARS



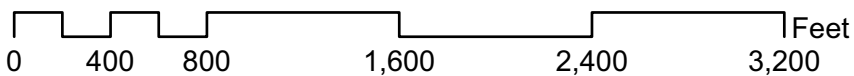
APN
036-110-030
7.84 Ac.



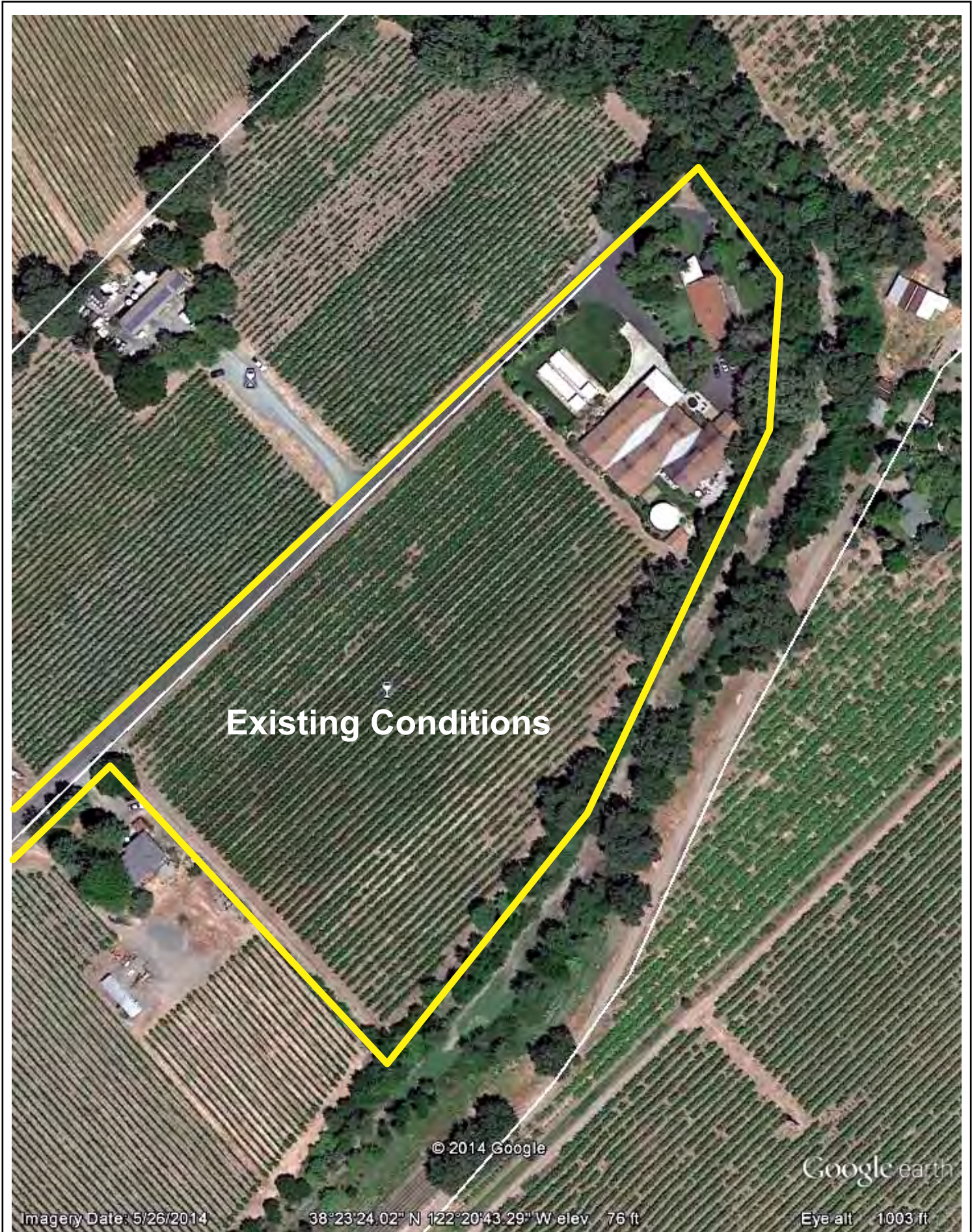
Legend

Wineries in Vicinity

- Producing
- ◆ Approved
- Pending
- Zoning
- Parcels



BELL WINE CELLARS



Existing Conditions

© 2014 Google

Google earth

Imagery Date: 5/26/2014

38°23'24.02" N 122°20'43.29" W elev. 76 ft

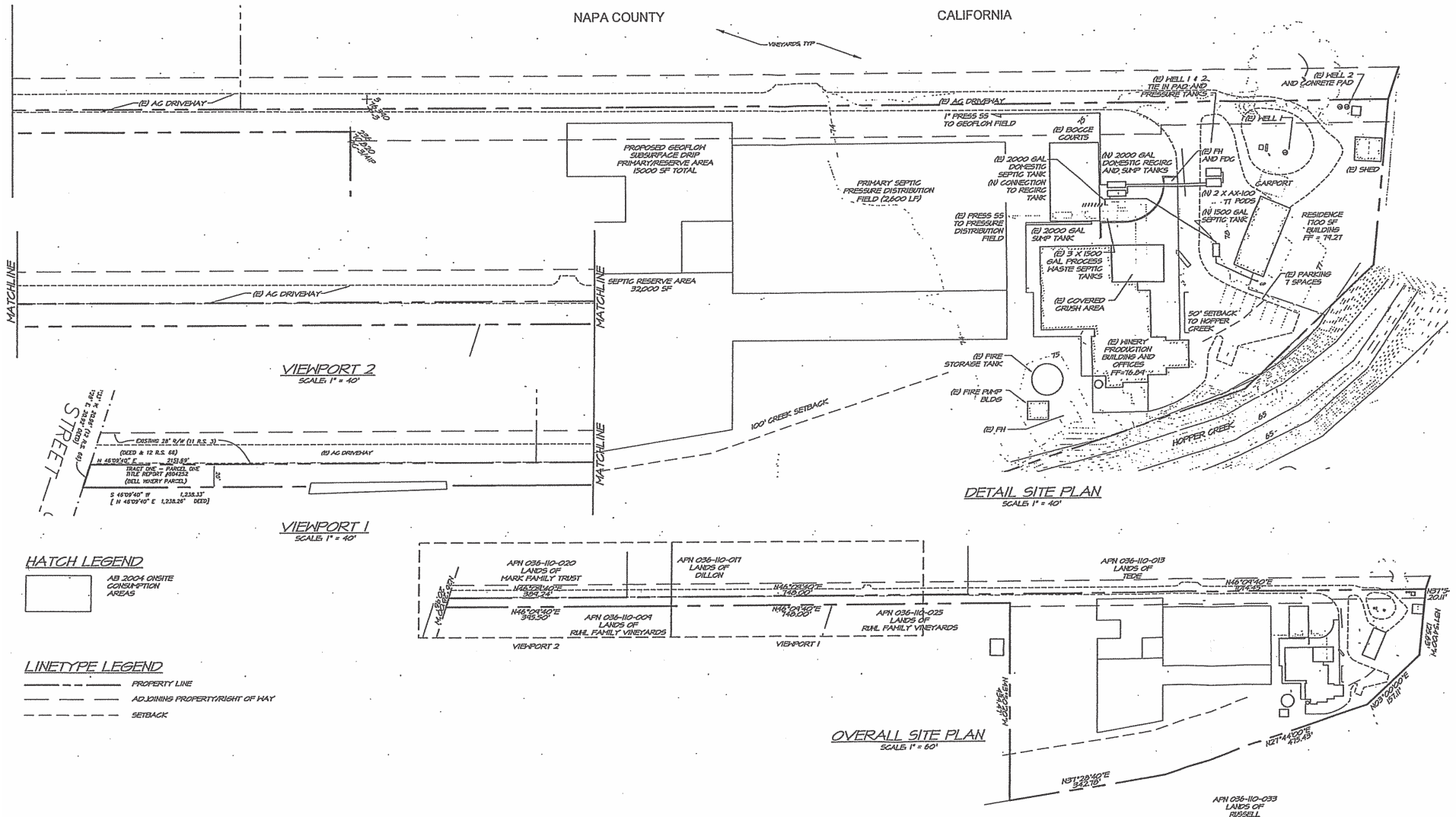
Eye alt. 1003 ft

BELL WINE CELLARS

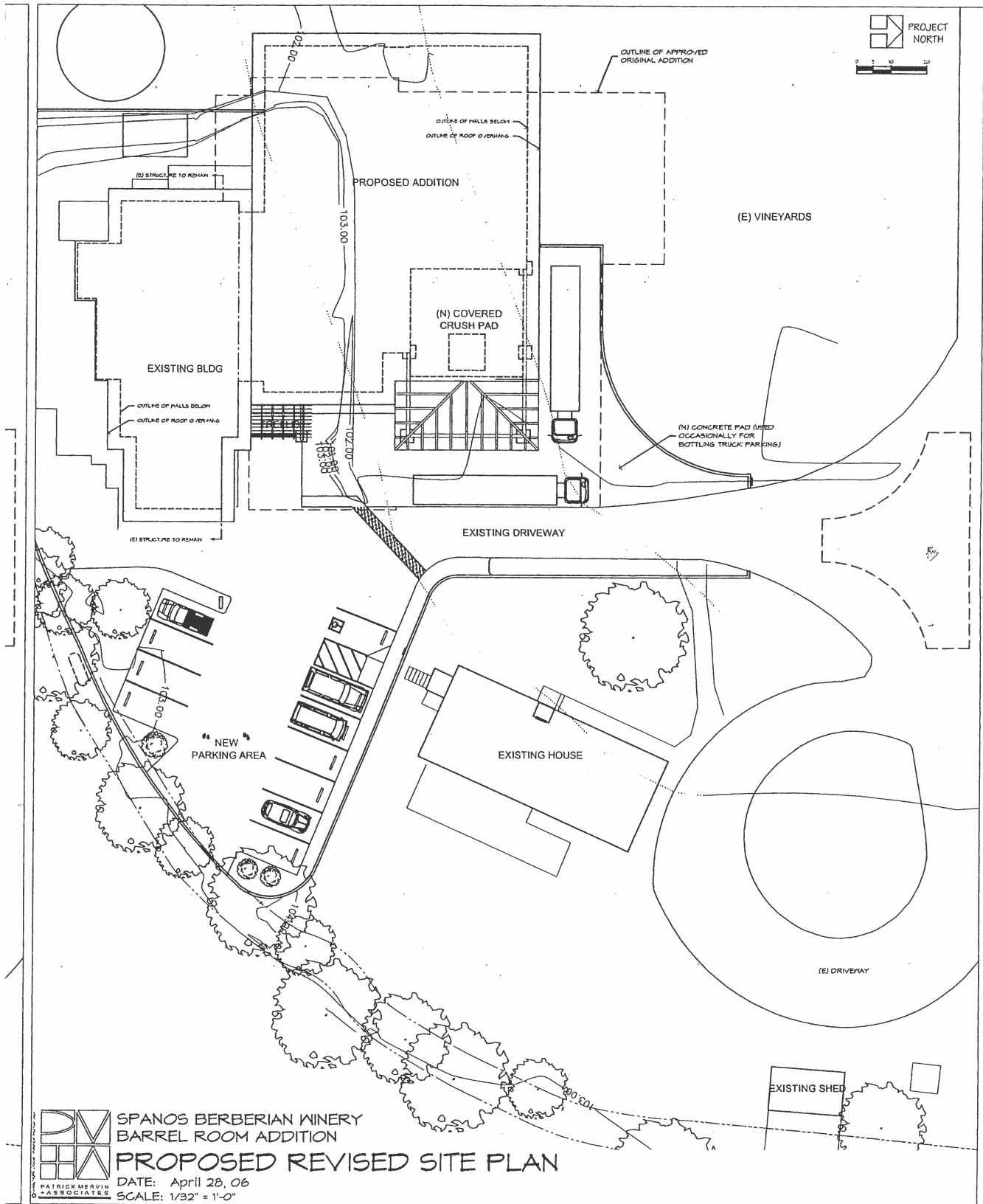
BELL WINE CELLARS USE PERMIT MAJOR MODIFICATION

NAPA COUNTY

CALIFORNIA



BELL WINE CELLARS



SITE PLAN APPROVED BY P06-0168-MOD 05/18/2006



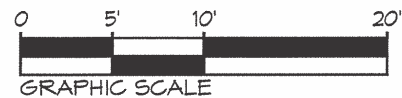
BELL WINE CELLARS



BELL WINE CELLARS PROPOSED TASTING ROOM LAYOUT

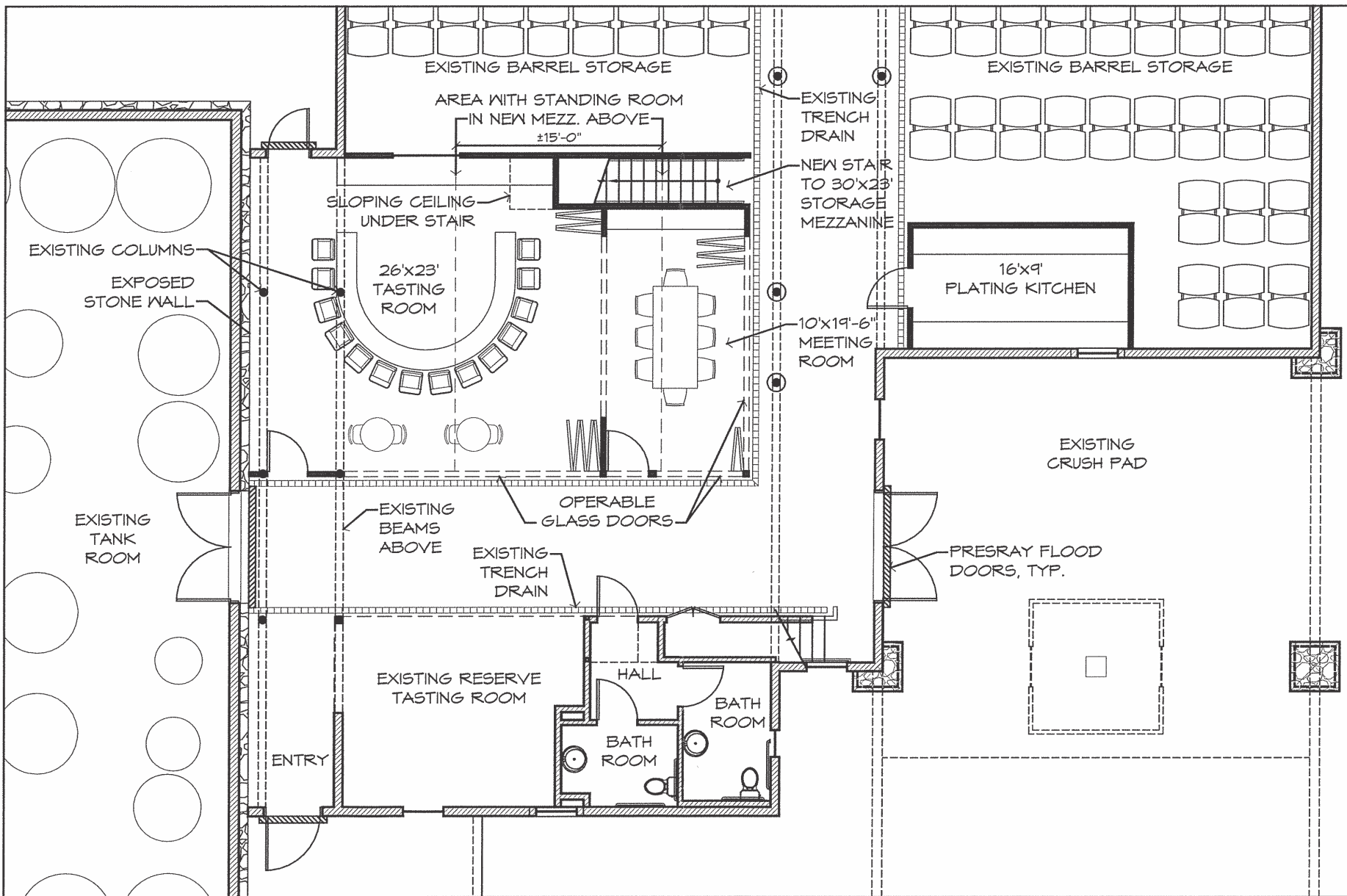
DATE: March 03, 14

SCALE: 1" = 10'



PROJECT
NORTH

FOR REVIEW ONLY - NOT FOR CONSTRUCTION



BELL WINE CELLARS

FOR REVIEW ONLY - NOT FOR CONSTRUCTION

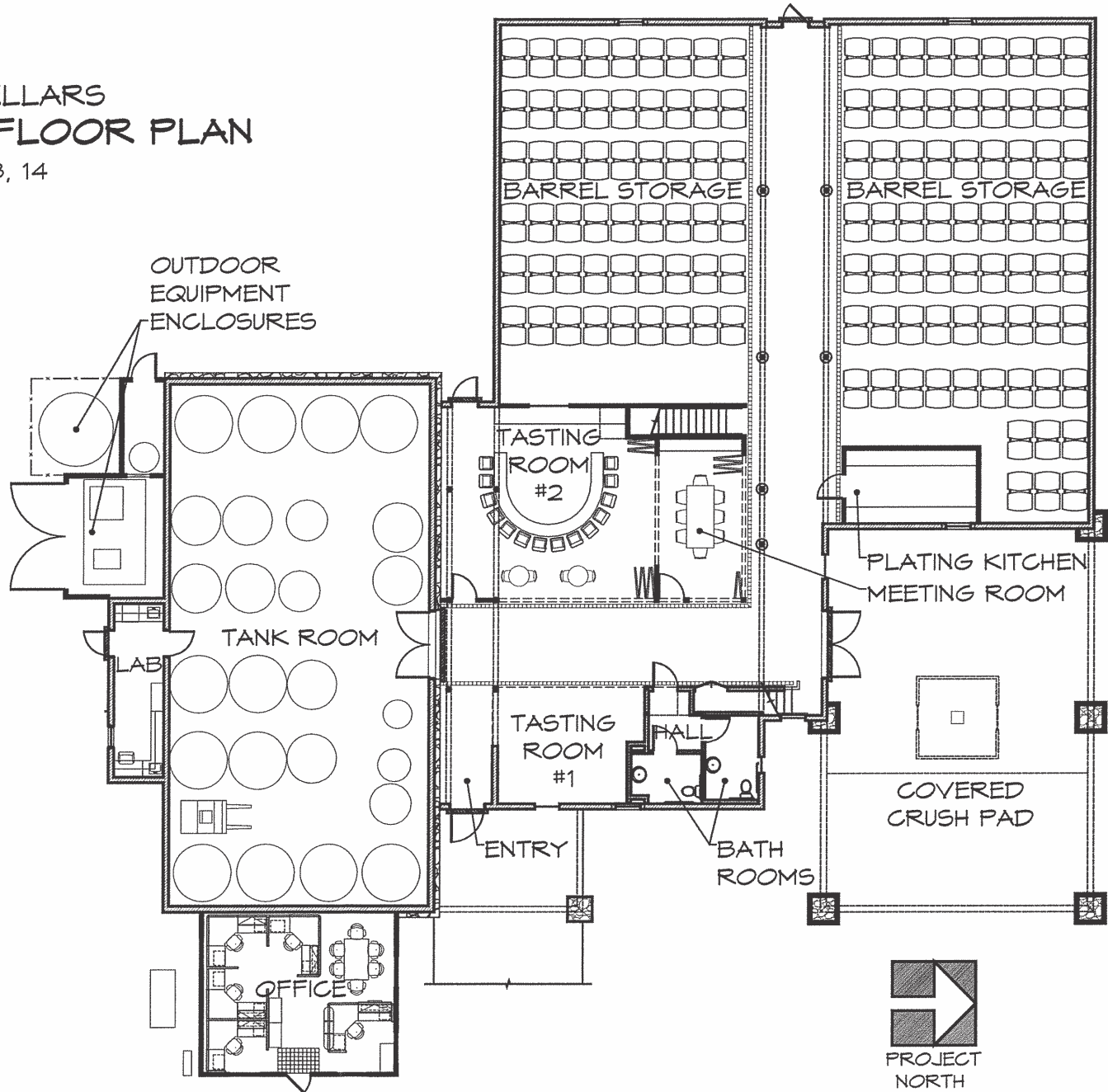


BELL WINE CELLARS OVERALL FLOOR PLAN

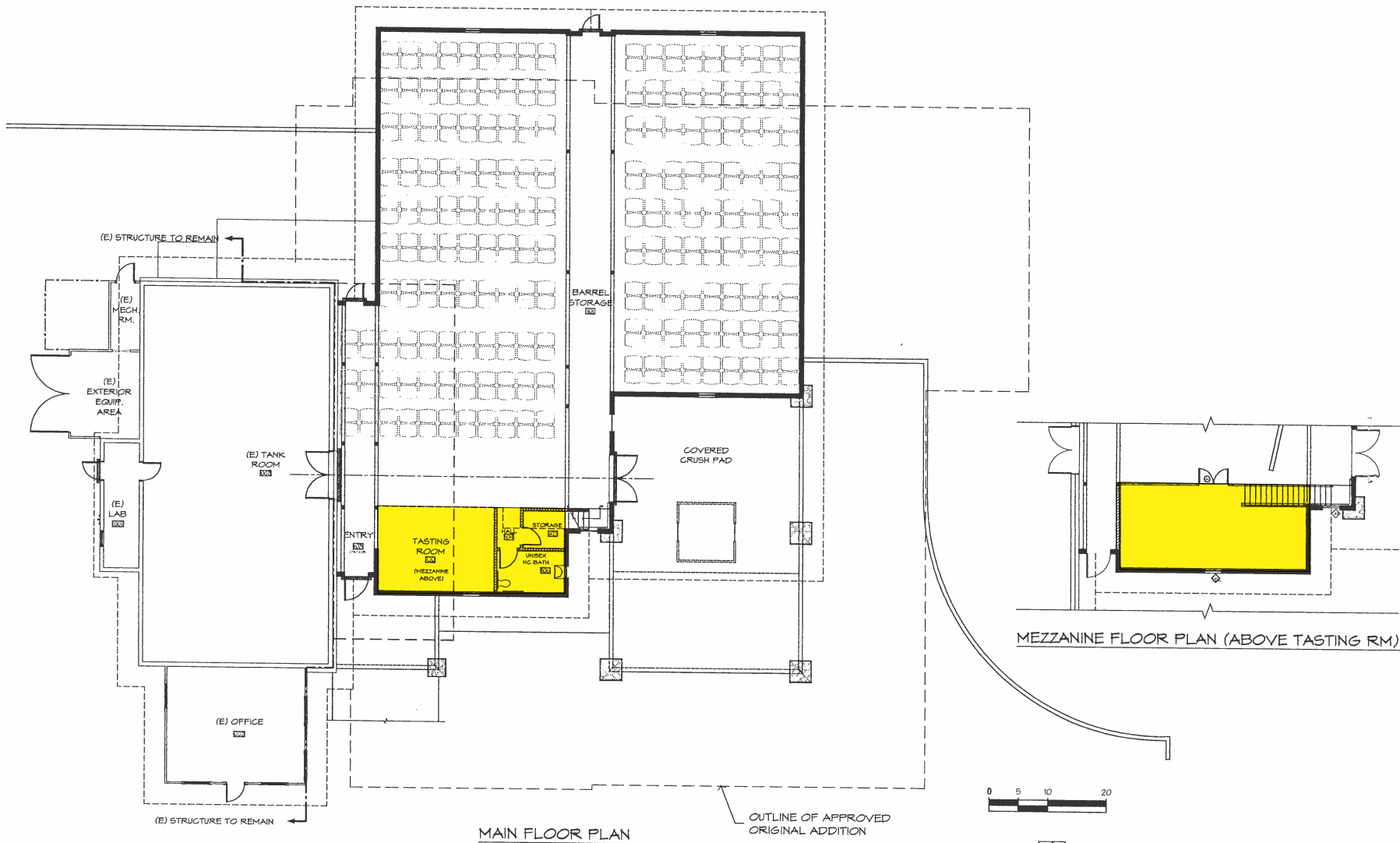
DATE: March 03, 14

PROPOSED AREAS:

SQ.FT.	ROOM
133.5	LAB
466	OFFICE
110	ENTRY
50	HALL
52	STAIR #1
54	STAIR #2
132.5	BATH ROOMS
150	PLATING KITCHEN
210	MEETING ROOM
244	TASTING RM #1
628	TASTING RM #2
2,032	TANK ROOM
4,360	BARREL STORAGE
8,622	TOTAL 1ST FLOOR
410	MEZZANINE #1
638	MEZZANINE #2
1,048	TOTAL MEZZANINE
1,450	EXTERIOR CRUSH PAD



BELL WINE CELLARS



SPANOS BERBERIAN WINERY
 BARREL ROOM ADDITION
PROPOSED REVISED FLOOR PLAN
 DATE: April 28, 06
 SCALE: 1/16" = 1'-0"

MEZZANINE AREA EXISTING FLOOR PLAN APPROVED BY P06-0168-MOD 05/18/2006