“D”

Use Permit Application Packet

Benjamin Ranch Winery, Use Permit Application No. P13-00371-UP
Planning Commission Hearing, September 16, 2020

A Tradition of Stewardship
A Commitment to Service

file № P13-00371-UP

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: Frank Family Vineyards - Benjamin Ranch Winery Project

Assessor's Parcel №: 030-120-016 and 030-120-017 Existing Parcel Size: 54.64; LLA 63.97 ac.

Site Address/Location: 8895 Conn Creek Road St. Helena CA 94574
(No. Street City State Zip)

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

Property Owner: Frank Family Vineyards, LLC

Mailing Address: 1091 Larkmead Lane Calistoga CA 94515
(No. Street City State Zip)

Telephone №(707) 942-0859 E-Mail: rfrank@frankfamilyvineyards.com

Applicant (if other than property owner): _____

Mailing Address: _____
(No. Street City State Zip)

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

Representative (if applicable): Charles W. Meibeyer and Scott Greenwood-Meinert, Coblentz Patch Duffy Bass, LLP

Mailing Address: 700 Main Street, Suite 210 Napa CA 94559
(No. Street City State Zip)

Telephone №(707) 603-2722 E-Mail: cmeibeyer@coblentzlaw.com, sgreenwood-meinert@coblentzlaw.com

Use Permit Information Sheet

Use

Narrative description of the proposed use (please attach additional sheets as necessary):

Frank Family Vineyards (Applicant) now owns the property previously owned by Laurie Woods. The property was the Woods' Family ranch and the headquarters of his vineyard management company. The property Is currently 54.46 acres in size and will be increased to 63.97 acres after a Lot Line Adjustment is completed in conjunction with this project. The 475,000 gallon winery is comprised of approximately 87,292 sf, with 76,815 sf of production area and 10,477 sf of accessory use area resulting in only a 13.6% ratio of accessory to production. The production facility is located on the area previously cleared by the Laurie Wood family for their vineyard management company. The winery will be operated in conjunction with the applicant's existing facility on Larkmead Lane. Applicant owns 254 acres of Napa Valley vineyards and this project enables it to consolidate all of its wine production at its own facilities, and allows it to enhance wine quality and protect against inadvertent adulteration at another facility where there are numerous unrelated personnel who may adversely affect the company's wines.

What, if any, additional licenses or approvals will be required to allow the use?

District _____ Regional _____

State ABC 02 Winegrowers Federal TTB Basic Permit

Improvements

Narrative description of the proposed on-site and off-site improvements (please attach additional sheets as necessary):

The main project components (details are Included on submitted plans) include a covered crush pad, tank rooms, barrel room,"Champagne" room, agricultural equipment shed and storage in the production facility, and a separate visitor's center. The visitor's center will include tasting rooms and a commercial kitchen. The project will also include employee and visitor parking spaces, improved roadways, including a left turn lane on Highway 128, truck scales, process and domestic waste water facilities, loading dock and rest rooms for employees and visitors

To construct this project a few redwood trees will be removed, along with the two remaining existing structures located within the project site. The Applicant commissioned an Historical Resource Report, Archeological/Cultural Resources Study, a Biological Study, and a Bat Habitat Assessment in 2013. None of the trees or structures located on the adjacent parcel, 030-120-017 will be affected by this project. In prior years the Applicant cooperated with Napa County's Rutherford Dust Stream Restoration Project several years ago. That project urgently needed mature redwood trees with rootwads for bank stabilization and habit enhancement structures. In accordance with the procedures set forth in the Bat Habitat Assessment (as supplemented) approximately a dozen redwood trees were removed and relocated to that project site. The Applicant also agreed to receive excess soil material that was utilized in conjunction with a major vineyard replant project on this site. Most of the aged, and historically insignificant structures located in the site vicinity already were removed under demolition permits issued by Napa County, and in compliance with the Bat Habitat Assessment requirements. The Bat Habitat Assessment was updated at the County's request on May 21, 2018, and submitted to the County on May 22, 2018.

Improvements, cont.

Total on-site parking spaces: N/A existing 75 proposed

Loading areas: N/A existing 1 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): 12.8 -- 11.6 onsite & 1.2 offsite acres

Employment and Hours of Operation

Days of operation: N/A existing 7 days proposed

Hours of operation: N/A existing 8AM - 6PM proposed

Anticipated number of employee shifts: N/A existing 1 (staggered) proposed

Anticipated shift hours: N/A existing 8AM - 6PM proposed

Maximum Number of on-site employees:

☐ 10 or fewer ☐ 11-24 ☑ 25 or greater (specify number) 61

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.

Frank Family Vineyards

Print Name of Property Owner

Print Name Signature of Applicant (if different)

Richard Frank 12/22/15

Signature of Property Owner Date

Signature of Applicant Date

Managing Member
Richard Frank

Operations

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	☐ Existing	☐ Expanded	☑ Newly Proposed	☐ None
Tours and Tasting- Open to the Public	☐ Existing			
Tours and Tasting- By Appointment	☐ Existing	☐ Expanded	☑ Newly Proposed	☐ None
Food at Tours and Tastings	☐ Existing	☐ Expanded	☑ Newly Proposed	☐ None
Marketing Events*	☐ Existing	☐ Expanded	☑ Newly Proposed	☐ None
Food at Marketing Events	☐ Existing	☐ Expanded	☑ Newly Proposed	☐ None
Will food be prepared…	☑ On-Site?	☑ Catered?		
Public display of art or wine-related items	☐ Existing	☐ Expanded	☑ Newly Proposed	☐ None

** For reference please see definition of "Marketing," at Napa County Code §18.08.370 -* http://library.municode.com/index.aspx?clientId=16513

Production Capacity *

Please identify the winery's…

Existing production capacity: N/A gal/y Per permit №: _____ Permit date: _____

Current maximum actual production: N/A gal/y For what year? _____

Proposed production capacity: 475,000 (see attachment) gal/y

** For this section, please see "Winery Production Process," at page 11.*

Visitation and Hours of Operation

Please identify the winery's…

Maximum daily tours and tastings visitation:	N/A existing	400 persons/day proposed
Average daily tours and tastings visitation[1]:	N/A existing	_____ proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	N/A existing	Sun-Sat 10AM - 6PM proposed
Non-harvest Production hours[2]:	N/A existing	8AM - 6PM proposed

[1] Average daily visitation is requested primarily for purposes of environmental review and will not, as a general rule, provide a basis for any condition of approval limiting allowed winery visitation.
[2] It is assumed that wineries will operate up to 24 hours per day during crush.

Grape Origin

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached “Initial Statement of Grape Source”. See Napa County Code §18.104.250 (B) & (C).

Marketing Program

Please describe the winery’s proposed marketing program. Include event type, maximum attendance, food service details, etc. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

In its original submittal, the Applicant did not contemplate a marketing program. In this revision, the applicant proposes a marketing plan, with a maximum of 400 visitors per day, including all attendees at marketing events. Applicant contemplates the pairing of foods and wines for some of those visitors. Please see the submitted marketing plan for additional visitation and marketing event details.

Please see attached Memorandum regarding marketing activities with supporting data.

Food Service

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service. (Attach additional sheets as necessary.)

The Applicant has added a commercial kitchen to the project to provide for food preparation for the marketing events; provided the larger events will continue to be catered. The food service will be provided in compliance with the Napa County ordinance requirements of "cost recovery" only, and shall not constitute a restaurant type setting except for specific marketing events compliant with Napa County Code.

Definitions

The below are paraphrased from County Code, please see referenced code sections for full text.

a. **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 §18.104.210*

b. **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 driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems. *See Napa County Code §18.104.220*

c. **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 §18.104.200*

d. **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/waiting 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 §18.104.200*

Conservation Development and Planning

Winery Production Process

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The Napa County Code contains various references to winery production and refers to production capacity as "the wine bottled or received" at a winery and refers to "bottling and storage of bottled wine and shipping and receiving of bulk and bottled wine "(Code Section 18.16.030(G)(4)).[1]

This handout was developed by the County planning staff with the assistance of a number of local industry representatives to assist property owners and other interested parties in interpreting Napa County Code references to winery production. It does not create a new definition or regulation.

A winery's total annual production equals either (1) the sum of all wine created through fermentation in a given year, plus the net total of all fermented bulk wine received and shipped in the same year, including all bottled wine received on the premises during the same year; or (2) the amount of wine bottled on the premises in the same given year, *whichever is greater*.

Using the diagram on the right, this means the greater of A+(B-C), or D. If B-C is a negative number, total production is equal to either A or D, whichever is greater

This interpretation holds true for all physical winery facilities regardless of the number of business entities (e.g. Alternating Proprietors/Custom Crush) they accommodate or the date that their production capacity was established or recognized. However, wineries occupying multiple facilities are governed by the specific terms of their use permit or Certificate of Legal Non-conformity (CLN), which may vary.

Quantities represented by items A through D on the diagram can be determined by reviewing a winery's annual submittals to the federal Bureau of Alcohol, Tobacco and Firearms (ATF). The County may periodically request a copy of these submittal (s) as a way to monitor compliance with previously adopted conditions/requirements. The County recognizes that annual variations can occur due to the grape harvest and the timing of finishing/bottling, and will generally review and average three to five consecutive years of data.

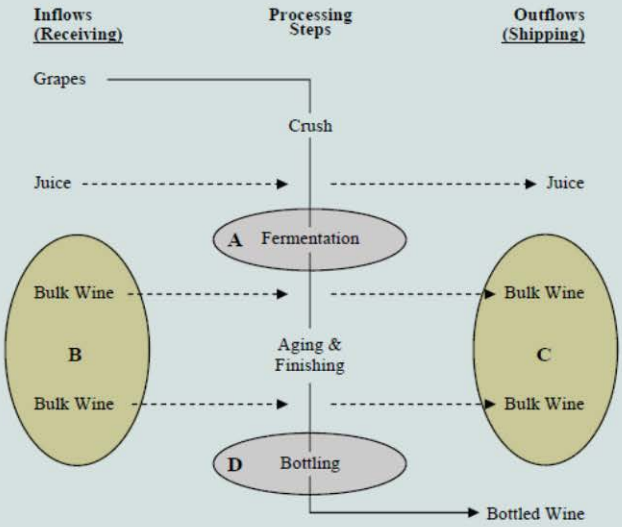

Figure 1. Winery Production Process

[1] The complexity of these statements can be attributed to the authors' desire to avoid "double counting" bulk wine that is both received and bottled at a winery, and the fact that multiple vintages are present within a winery at any given time.

July 2008

Winery Coverage and Accessory/Production Ratio

Winery Development Area. Consistent with the definition at "a.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing	N/A	sq. ft.		acres
Proposed	100,799 +/-	sq. ft.	2.31 +/-	acres

Winery Coverage. Consistent with the definition at "b.," at page 11 and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

274,406 +/- sq. ft. 6.30 acres 9.8 % of parcel

Production Facility. Consistent with the definition at "c.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *production* square footage. If the facility already exists, please differentiate between existing and proposed.

Existing N/A sq. ft. Proposed 76,815 sq. ft.

Accessory Use. Consistent with the definition at "d.," at page 11 and the marked-up floor plans included in your submittal, please indicate your proposed *accessory* square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing	N/A	sq. ft.	N/A	% of production facility
Proposed	10,477	sq. ft.	13.6	% of production facility

Caves and Crushpads

If new or expanded caves are proposed please indicate which of the following best describes the public accessibility of the cave space:

☐ None – no visitors/tours/events (**Class I**) ☐ Guided Tours Only (**Class II**) ☐ Public Access (**Class III**)

☐ Marketing Events and/or Temporary Events (**Class III**)

Please identify the winery's…

Cave area	Existing: N/A	sq. ft.	Proposed: 0	sq. ft.
Covered crush pad area	Existing: N/A	sq. ft.	Proposed: 8,284	sq. ft.
Uncovered crush pad area	Existing: N/A	sq. ft.	Proposed: N/A	sq. ft.

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.

Water Supply/ Waste Disposal Information Sheet

Water Supply

Please attach completed Phase I Analysis sheet.

	Domestic	Emergency
Proposed source of water (e.g., spring, well, mutual water company, city, district, etc.):	Well	Irrigation Pond
Name of proposed water supplier (if water company, city, district):	Owner	Owner
Is annexation needed?	☐ Yes ☑ No	☐ Yes ☑ No
Current water use:	35,495 gallons per day (gal/d)	
Current water source:	Wells	Irrigation Pond
Anticipated future water demand:	36,319 gal/d	N/A gal/d
Water availability (in gallons/minute):	100+ gal/m	N/A gal/m
Capacity of water storage system:	40,000+ gal	3+ acres/ft gal

Type of emergency water storage facility if applicable (e.g., tank, reservoir, swimming pool, etc.): Fire Protection Tank 126,000 gallons

Liquid Waste

Please attach Septic Feasibility Report

	Domestic	Other
Type of waste:	☑ sewage ☐	Process waste
Disposal method (e.g., on-site septic system, on-site ponds, community system, district, etc.):	Leach fluid	On-site drip irrigation
Name of disposal agency (if sewage district, city, community system):	N/A	N/A
Is annexation needed?	☐ Yes ☑ No	☐ Yes ☑ No
Current waste flows (peak flow):	Vacant gal/d	N/A gal/d
Anticipated future waste flows (peak flow):	1,952 gal/d	11,680 gal/d
Future waste disposal design capacity:	1,952 gal/d	11,680 gal/d

Solid Waste and Recycling Storage and Disposal

Please include location and size of solid waste and recycling storage area on site plans in accordance with the guidelines available at www.countyofnapa.org/dem.

Hazardous and/or Toxic Materials

If your facility generates hazardous waste or stores hazardous materials above threshold planning quantities (55 gallons liquid, 500 pounds solid or 200 cubic feet of compressed gas) then a hazardous materials business plan and/or a hazardous waste generator permit will be required.

Grading Spoils Disposal

Where will grading spoils be disposed of? (e.g. on-site, landfill, etc. If off-site, please indicate where off-site): Minimal grading required, on-site

Winery Traffic Information / Trip Generation Sheet

Traffic during a Typical Weekday

Number of FT employees: 46 x 3.05 one-way trips per employee = 140.3 daily trips.

Number of PT employees: 5 x 1.90 one-way trips per employee = 9.5 daily trips.

Average number of weekday visitors: 400 / 2.6 visitors per vehicle x 2 one-way trips = 308 daily trips.

Gallons of production: 475,000 / 1,000 x .009 truck trips daily[3] x 2 one-way trips = 9 daily trips.

Total = 466.8 **daily trips.**

Number of total weekday trips x .38 = 177 **PM peak trips.**

Traffic during a Typical Saturday

Number of FT employees (on Saturdays): 30 x 3.05 one-way trips per employee = 91.5 daily trips.

Number of PT employees (on Saturdays): 0 x 1.90 one-way trips per employee = 0 daily trips.

Average number of weekend visitors: 400 / 2.8 visitors per vehicle x 2 one-way trips = 286 daily trips.

Total = 377.5 **daily trips.**

Number of total Saturday trips x .57 = 215 **PM peak trips.**

Traffic during a Crush Saturday

Number of FT employees (during crush): 35 x 3.05 one-way trips per employee = 106.75 daily trips.

Number of PT employees (during crush): 5 x 1.90 one-way trips per employee = 9.5 daily trips.

Average number of weekend visitors: 400 / 2.8 visitors per vehicle x 2 one-way trips = 286 daily trips.

Gallons of production: 475,000 / 1,000 x .009 truck trips daily x 2 one-way trips = 9 daily trips.

Avg. annual tons of grape on-haul: 2360 x .11 truck trips daily [4] x 2 one-way trips = 33 daily trips.

Total = 445 **daily trips.**

Number of total Saturday trips x .57 = 254 **PM peak trips.**

Largest Marketing Event- Additional Traffic

Number of event staff (largest event): 12 x 2 one-way trips per staff person = 24 trips.

Number of visitors (largest event): 150 / 2.8 visitors per vehicle x 2 one-way trips = 107 trips.

Number of special event truck trips (largest event): 6 x 2 one-way trips = 12 trips.

81.51

[3] Assumes 1.47 materials & supplies trips + 0.8 case goods trips per 1,000 gallons of production / 250 days per year (see *Traffic Information Sheet Addendum* for reference).

[4] Assumes 4 tons per trip / 36 crush days per year (see *Traffic Information Sheet Addendum* for reference).

Traffic Information Sheet Addendum

Information for Caltrans Review

Application should include:

Project Location

- Site Plan showing all driveway location(s)
- Show detail of Caltrans right-of-way
- Aerial photo at a readable scale

Trip Generation Estimate

- Please provide separate **Winery Traffic Information / Trip Generation Sheets** for existing and proposed operations.

Napa County Winery Traffic Generation Characteristics

Employees

Half-hour lunch:	All - 2 trips/day (1 during weekday PM peak)
Hour lunch:	Permanent Full-Time – 3.2 trips/day (1 during weekday PM peak)
	Permanent Part-Time – 2 trips/day (1 during weekday PM peak)
Seasonal:	2 trips/day (0 during weekday PM peak)—crush
	see full time above—bottling
Auto Occupancy:	1.05 employees/auto

Visitors

Auto occupancy:

Weekday = 2.6 visitors/auto
Weekend = 2.8 visitors/auto

Peaking Factors:

Peak Month:	1.65 x average month
Average Weekend:	0.22 x average month
Average Saturday:	0.53 x average weekend
Peak Saturday:	1.65 x average Saturday
Average Sunday:	0.8 x average Saturday
Peak Sunday:	2.0 x average Sunday

Peak Weekend Hour: Winery (3-4 PM) - 0.57 x total for weekend day involved

Average 5-Day Week (Monday-Friday) - 1.3 x average weekend

Average Weekday: 0.2 x average 5-day week

Peak Weekday Hour: Winery (3-4 PM) - 0.57 x total for weekday involved
Roadway PM Peak(4-5 PM?) - 0.38 x total for weekday involved

Service Vehicles

Grapes (36 days (6weeks)/season): 1.52 trips/1000 gals/season (4 ton loads assumed)
Materials/Supplies (250 days/yr): 1.47 trips/1000 gals/yr
Case Goods (250 days/yr): 0.8 trips/1000 gal/yr

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

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Project name & APN:	Frank Family Vineyards - Benjamin Ranch Winery Project 030-120-016 and 030-120-017
Project number if known:	
Contact person:	Scott Greenwood-Meinert
Contact email & phone number:	sgreenwood-meinert@coblentzlaw.com 707-603-2722
Today's date:	02/22/18

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 Doing	Plan 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 calcuate 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 Doing	Plan 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.

☐ ☐ **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 transporation (hybrid vehicles, carpools, etc.)
- ☐ bike riding incentives
- ☐ bus transportation for large marketing events
- ☐ Other:

Estimated annual VMT _____

Potential annual VMT saved _____

% Change _____

Already Doing	Plan 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 Doing	Plan 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 Doing	Plan 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 Doing	Plan 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 Doing	Plan 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:

1. Napa County Bicycle Plan, NCTPA, December 2011

2. California Air Pollution Control Officers Associate (CAPCOA). January 2008. CEQA and Climate Change

3. Napa County General Plan, June 2008.

4. California Office of the Attorney General. 2010. Addressing Climate Change at at the Project Level available at http: //ag.ca.gove/global warming/pdf/GW_mitigation_measures.pdf

5. U.S. Green Building Council (2009). LEED 2009 for New Construction and Major Renovations Rating System. Washington, DC: United States Green Building Council, Inc.

6. California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Sacramento, CA: California Energy Commission.

7. U.S. Department of Energy (2010). Cool roof fact sheet.

8. http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html

9. Compact Fluorescent Light Bulbs". Energy Star. Retrieved 2013-05-01.

10. http://energy.gov/energysaver/articles/solar-water-heaters. Retrieved 2013-05-02.

11. http://energy.gov/energysaver/articles/solar-water-heater. Retrieved 2013-05-09

12. http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html

13.http://www.napagreen.org/about. Retrieved 2013-05-09

14. http://www.countyofnapa.org/pages/departmentcontent.aspx?id=4294971612

15. http://www.napasan.com/Pages/ContentMenu.aspx?id=109

16. http://water.epa.gov/polwaste/green/index.cfm

NAPA COUNTY UNIFIED PROGRAM CONSOLIDATED FORM
FACILITY INFORMATION

BUSINESS ACTIVITIES

Page 1 of

I. FACILITY IDENTIFICATION

FACILITY ID # (Agency Use Only)	1	EPA ID # (Hazardous Waste Only)	2
BUSINESS NAME (Same as Facility Name of DBA-Doing Business As)			3
BUSINESS SITE ADDRESS			103
BUSINESS SITE CITY	104	CA ZIP CODE	105
CONTACT NAME	106	PHONE	107

II. ACTIVITIES DECLARATION

NOTE: If you check YES to any part of this list, please submit the Business Owner/Operator Identification page.

Does your facility…	If Yes, please complete these pages of the UPCF….	
A. HAZARDOUS MATERIALS Have on site (for any purpose) at any one time, hazardous materials at or above 55 gallons for liquids, 500 pounds for solids, or 200 cubic feet for compressed gases (include liquids in ASTs and USTs); or the applicable Federal threshold quantity for an extremely hazardous substance specified in 40 CFR Part 355, Appendix A or B; or handle radiological materials in quantities for which an emergency plan is required pursuant to 10 CFR Parts 30, 40 or 70?	☐ YES ☐ NO 4	HAZARDOUS MATERIALS INVENTORY – CHEMICAL DESCRIPTION
B. REGULATED SUBSTANCES Have Regulated Substances stored onsite in quantities greater than the threshold quantities established by the California Accidental Release prevention Program (CalARP)?	☐ YES ☐ NO 4a	Coordinate with your local agency responsible for CalARP.
C. UNDERGROUND STORAGE TANKS (USTs) Own or operate underground storage tanks?	☐ YES ☐ NO 5	UST FACILITY (Formerly SWRCB Form A) UST TANK (one page per tank) (Formerly Form B)
D. ABOVE GROUND PETROLEUM STORAGE Own or operate ASTs above these thresholds: Store greater than 1,320 gallons of petroleum products (new or used) in aboveground tanks or containers.	☐ YES ☐ NO 8	NO FORM REQUIRED TO CUPAs
E. HAZARDOUS WASTE Generate hazardous waste?	☐ YES ☐ NO 9	EPA ID NUMBER – provide at the top of this page
Recycle more than 100 kg/month of excluded or exempted recyclable materials (per HSC 25143.2)?	☐ YES ☐ NO 10	RECYCLABLE MATERIALS REPORT (one per recycler)
Treat hazardous waste on-site?	☐ YES ☐ NO 11	ON-SITE HAZARDOUS WASTE TREATMENT – FACILITY ON-SITE HAZARDOUS WASTE TREATMENT – UNIT (one page per unit)
Treatment subject to financial assurance requirements (for Permit by Rule and Conditional Authorization)?	☐ YES ☐ NO 12	CERTIFICATION OF FINANCIAL ASSURANCE
Consolidate hazardous waste generated at a remote site?	☐ YES ☐ NO 13	REMOTE WASTE / CONSOLIDATION SITE ANNUAL NOTIFICATION
Need to report the closure/removal of a tank that was classified as hazardous waste and cleaned on-site?	☐ YES ☐ NO 14	HAZARDOUS WASTE TANK CLOSURE CERTIFICATION
Generate in any single calendar month 1,000 kilograms (kg) (2,200 pounds) or more of federal RCRA hazardous waste, or generate in any single calendar month, or accumulate at any time, 1 kg (2.2 pounds) of RCRA acute hazardous waste; or generate or accumulate at any time more than 100 kg (220 pounds) of spill cleanup materials contaminated with RCRA acute hazardous waste.	☐ YES ☐ NO 14a	Obtain federal EPA ID Number, file Biennial Report (EPA Form 8700-13A/B), and satisfy requirements for RCRA Large Quantity Generator.
Household Hazardous Waste (HHW) Collection site?	☐ YES ☐ NO 14b	See CUPA for required forms.

F. LOCAL REQUIREMENTS 15

(You may also be required to provide additional information by your CUPA or local agency.)

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Business Activities

Please submit the Business Activities page, the Business Owner/Operator Identification page, and Hazardous Materials Inventory - Chemical Description pages for all submissions. (Note: the numbering of the instructions follows the data element numbers that are on the Unified Program Consolidated Form (UPCF) pages. These data element numbers are used for electronic submission and are the same as the numbering used in Division 3, Electronic Submittal of Information). Please number all pages of your submittal. This helps your CUPA or AA identify whether the submittal is complete and if any pages are separated.

1. FACILITY ID NUMBER - Leave this blank. This number is assigned by the Certified Unified Program Agency (CUPA) or Administering Agency (AA). This is the unique number which identifies your facility.
2. EPA ID NUMBER - If you generate, recycle, or treat hazardous waste, enter your facility's 12-character U.S. Environmental Protection Agency (U.S. EPA) or California identification number. For facilities in California, the number usually starts with the letters "CAT". If you do not have a number, contact the Department of Toxic Substances Control (DTSC) Telephone Information Center at (916) 324-1781, (800) - 61-TOXIC or (800) 61-86942, to obtain one.
3. BUSINESS NAME - Enter the full legal name of the business. This is the same as the terms "Facility Name" or "DBA" - Doing Business As" that might have been used in the past.

103. BUSINESS SITE ADDRESS - Enter the street address where the facility is located. No post office box numbers are allowed. This information must provide a means to geographically locate the facility.

104. BUSINESS SITE CITY - Enter the city or unincorporated area in which business site is located.

105. ZIP CODE - Enter the zip code of business site. The extra 4 digit zip may also be added.

106. CONTACT- Enter a contact person's name.

107. PHONE- Enter a contact phone number

4. HAZARDOUS MATERIALS –

Check the box to indicate whether you have a hazardous material onsite. You have a hazardous material onsite if:

- It is handled in quantities equal to or greater than 500 pounds, 55 gallons, or 200 cubic feet of compressed gas (calculated at standard temperature and pressure),
- It is handled in quantities equal to or greater than the applicable federal threshold planning quantity for an extremely hazardous substance listed in 40 CFR Part 355, Appendix A,
- Radioactive materials are handled in quantities for which an emergency plan is required to be adopted pursuant to Part 30, Part 40, or Part 70 of Chapter 10 of 10 CFR, or pursuant to any regulations adopted by the state in accordance with these regulations.

If you have a hazardous material onsite, then you must complete the Business Owner/Operator Identification page and the Hazardous Materials Inventory - Chemical Description page, as well as an Emergency Response Plan and Training Plan.

Do not answer "YES" to this question if you expect only a few pounds, but do not exceed the state threshold.

4a. REGULATED SUBSTANCES – Refer to 19 CCR 2770.5 for regulated substances. Check the box to indicate whether your facility has CalARP regulated substances stored onsite.

5. OWN OR OPERATE UNDERGROUND STORAGE TANK (UST) - Check the appropriate box to indicate whether you own or operate USTs containing hazardous substances as defined in Health and Safety Code (HSC) 25281. If "YES", then you must complete one UST Facility page and UST Tank pages for each tank. You must also submit a plot plan and a monitoring program plan.

8. OWN OR OPERATE ABOVEGROUND PETROLEUM STORAGE TANK OR CONTAINER - Check the appropriate box to indicate whether there are ASTs onsite which exceed the regulatory thresholds. (There is no UPCF page for ASTs.) This program applies to all facilities storing petroleum in aboveground tanks. Petroleum means crude oil, or any fraction thereof, which is liquid at 60 degrees Fahrenheit temperature and 14.7 pounds per square inch absolute pressure. (H&S 25270.2 (g)) The facility must have a cumulative storage capacity greater than 1,320 gallons for all ASTs. NOT Subject to the Act (exemptions):

An aboveground petroleum storage tank (AST) facility which contains any of the following (see H&S 25270.2 (j)) is not subject to this act and is exempt:

- A pressure vessel or boiler which is subject to Division 5 of the Labor Code,
- A storage tank containing hazardous waste if a hazardous waste facility permit has been issued for the storage tank by DTSC,
- An aboveground oil production tank which is regulated by the Division of Oil and Gas,
- Certain oil-filled electrical equipment including but not limited to transformers, circuit breakers, or capacitors.

9. HAZARDOUS WASTE GENERATOR - Check the appropriate box to indicate whether your facility generates hazardous waste. A generator is the person or business whose acts or processes produce a hazardous waste or who causes a hazardous substance or waste to become subject to State hazardous waste law. If your facility generates hazardous waste, you must obtain and use an EPA identification number (ID) in order to properly transport and dispose of it. Report your EPA ID number in #2. Hazardous waste means a waste that meets any of the criteria for the identification of a hazardous waste adopted by DTSC pursuant to HSC 25141. "Hazardous waste" includes, but is not limited to, federally regulated hazardous waste. Federal hazardous waste law is known as the Resource Conservation and Recovery Act (RCRA). Unless explicitly stated otherwise, the term "hazardous waste" also includes extremely hazardous waste and acutely hazardous waste.

10. RECYCLE - Check the appropriate box to indicate whether you recycle more than 100 kilograms per month of recyclable material under a claim that the material is excluded or exempt per HSC 25143.2. Check "YES" and complete the Recyclable Materials Report pages. If you only recycled more or recycled excluded recyclable materials which were generated onsite. Check "NO" if you only send recyclable materials to an offsite recycler. You do not need to report.

11. ONSITE HAZARDOUS WASTE TREATMENT - Check the appropriate box to indicate whether your facility engages in onsite treatment of hazardous waste. "Treatment" means any method, technique, or process which is designed to change the physical, chemical, or biological character or composition of any hazardous waste or any material contained therein, or removes or reduces its harmful properties or characteristics for any purpose. "Treatment" does not include the removal of residues from manufacturing process equipment for the purposes of cleaning that equipment. Amendments (effective 1/1/99) add exemptions from the definition of "treatment" for certain processes under specific limited conditions. Refer to H&S 25199.5 (b) for these specific exemptions. Treatment of corrosive, flammable, reactive, or toxic waste is not subject to this section. Refer to H&S 25200.3 for specific information. Please contact your CUPA to determine if any exemptions apply to your facility. If your facility engages in onsite treatment of hazardous waste then complete the Onsite Hazardous Waste Treatment Notification - Facility page and one set of Onsite Hazardous Waste Treatment Notification - Unit pages with waste and treatment process information for each unit.

12. FINANCIAL ASSURANCE - Check the appropriate box to indicate whether your facility is subject to financial assurance requirements for closure of an onsite treatment unit. Unless they are exempt, Permit by Rule (PBR) and Conditionally Authorized (CA) operations are required to provide financial assurance (including pollution liability coverage per H&S 25245.4). If your facility is subject to financial assurance requirements or claiming an exemption, then complete the Certification of Financial Assurance page.

13. REMOTE WASTE CONSOLIDATION SITE - Check the appropriate box to indicate whether your facility consolidates hazardous waste generated at a remote site. Answer "YES" if you are a hazardous waste generator that collects hazardous waste initially at remote sites and subsequently transports the hazardous waste to a consolidation site you also operate. You must be eligible or qualify for the conditions in HSC 25110.10. If your facility consolidates hazardous waste generated at a remote site, then complete the Remote Waste Consolidation Site Annual Notification page.

14. HAZARDOUS WASTE TANK CLOSURE - Check the appropriate box to indicate whether the tank being closed would be classified as hazardous waste after its contents are removed. Classification could be based on:

- Your knowledge of the tank and its contents
- Testing of the tank
- Inability to remove hazardous materials stored in the tank.
- The mixture rule
- The listed wastes in 40 CFR 261.31 or 40 CFR 261.32.

If the tank being closed would be classified as hazardous waste after its contents are removed, then you must complete the Hazardous Waste Tank Closure Certification page.

14a. RCRA LQG - Check the appropriate box to indicate whether your facility is a Large Quantity Generator. If YES, you must have or obtain a US EPA ID Number.

14b. HOUSEHOLD HAZARDOUS WASTE COLLECTION - Check the appropriate box to indicate whether your facility is a HHW Collection site.

15. LOCAL REQUIREMENTS - Some CUPAs or AAs may require additional information. Check with your CUPA before submitting the UPCF to determine if any supplemental information is required.

UPCF Rev. (12/2007)

FRANK FAMILY VINEYARD
BENJAMIN WINERY
MARKETING PLAN
FEBRUARY 2018

400 maximum people per day for tours and tastings by appointment, and including all marketing event guests.

MARKETING: Marketing events shall be limited as follows:

- Dinnertime Wine Marketing Events for a maximum of 24 guests may occur on Friday and Saturday nights, plus up to 4 events monthly occurring on days other than Friday and Saturday – no more than 1 dinnertime wine marketing event may occur on any given day. Food may be prepared on-site;

- Lunchtime Wine Marketing Events may occur Monday through Sunday up to a monthly maximum of 15 such events - no more than 1 lunchtime wine marketing event may occur on any given day – no more than 16 people are allowed per event – food may be prepared on-site;
-
- Large Events may occur Monday through Sunday up to an annual maximum of 8 such events – no more than 2 large events may occur in a given month – no more than 1 large event may occur on any given day – no more than 150 people are allowed per event – food to be catered;

- and participation in Auction Napa Valley.

Notwithstanding the requested marketing events, in no event shall the daily combined tours and tastings and marketing visitation exceed 400 persons; marketing events were included principally to allow an analysis of effluent disposal and water use requirements for these types of activities occurring within the requested 400 person daily visitation limit.

Marketing events cease no later than 10:00 p.m., except that, to the extent that marketing event cleanup occurs entirely indoors, cleanup may extend one hour beyond the end of the event..

Food service may not involve menu options and meal service such that the winery functions as a café or restaurant.

Start and finish time of activities shall be scheduled to minimize vehicles arriving or leaving between 4:00 PM and 6:00 PM.**

If any event is held which will exceed the available on-site parking, the applicant shall arrange for on-site valet or off-site parking and shuttle service to the winery

Project Revision Statement

Benjamin Ranch Winery – Use Permit Application No. P13-00371-UP

I revise Benjamin Ranch Winery, Use Permit Application No. P13-00371-UP, a request to construct and operate a new winery with an annual production of 475,000 gallons of wine, daily tours and tastings, a wine marketing program, and construction of new winery and hospitality buildings with associated on- and off-site infrastructure improvements at 8895 Conn Creek Road (Assessor's Parcel Nos. 030-120-016 and 030-120-017), in unincorporated Napa County, California, to include the measures specified below:

Mitigation Measure BIO-1:

A) Prior to the removal of any existing buildings, a Bat Habitat Assessment and Survey shall be performed for the structures proposed for demolition. A bat biologist shall survey for past or present use of the structure for roosting bats and make recommendations for avoidance and minimization of direct mortality.

B) If recommended by the bat biologist, demolition of structures should occur during daylight hours and within 180 days of the survey. Demolition of structures shall only be undertaken once the structures have been designated as clear of roosting bats by a bat biologist.

Mitigation Measure BIO-2:

A) A pre-construction nesting bird survey shall be conducted within a buffer zone of the Project Area by a qualified biologist prior to vegetation removal and construction activities during the nesting season of February 15 to August 31. The first survey shall be conducted no more than seven days prior to the start of construction. Surveys should be repeated every 14 days during construction if nesting habitat remains within the buffer zone. Survey methods should include protocol for the detection of general nesting raptor and passerine species.

B) Appropriate buffer zones shall be placed around any nests found during the survey. No work shall be conducted within the buffer zones until the qualified biologist has determined that the nesting attempt is complete. The buffer distance shall be determined by the qualified biologist, based on several factors including, but not limited to: scope of construction work to be completed, species, nest site characteristics, and the acclimation of the nesting birds to disturbance. Input on buffer size may be required from the CDFW and other interested agencies. If work is slated to occur within the buffer zone, a biological monitor with stop work authority may be utilized to observe for disturbance to the nest. This mitigation measure does not preclude the possibility that active nests may occur outside of the listed nesting bird season date range.

Mitigation Measure TR-1:

Prior to receipt of a certificate of occupancy for the winery, the permittee shall prepare and submit a transportation demand management and trip reduction program to the PBES Department for review and approval by the PBES Director. At a minimum, the program shall include the following:

- Designation of a TDM program coordinator, who shall be responsible for informing winery employees of the winery's trip reduction and incentive programs, monitoring participation in the programs by winery employees and guests, evaluating opportunities to revise and enhance the winery's trip reduction programs, and reporting trip reduction program data to the County upon request;
- Implementation of an on-site daily lunch service for winery employees, utilizing catered services or with employee meals prepared on-site in the commercial kitchen;

- An employee carpool promotional program consisting of cash incentives to employees who choose to carpool to the winery;
- Bicycle racks for storage of a minimum of 10 bicycles, plus on-site employee showers for staff members opting to bicycle to work; and
- Provision of shuttle services from and to the winery from an appropriately designated off-site location (such as a hotel where winery visitors may be staying, or a park and ride lot), for guests attending 24-person or larger events on-site, to decrease the demand for on-site parking, decrease vehicle trips to the winery, and decrease vehicle miles traveled.

Mitigation Measure TR-2:

Prior to recordation of the lot line adjustment (LLA) between the project parcels (APNs 030-120-016 and 030-120-017), the property owner's engineer shall identify the limits of the right-of-way of Conn Creek Road at the property frontage. If the existing right-of-way is inadequate to accommodate bicycle facilities consistent with the Napa Countywide Bicycle Plan adopted by the Board of Supervisors at the time the LLA application is submitted, the property owner shall record an irrevocable offer of dedication of land at the property frontage of current APN 030-120-017. The dedication shall be of sufficient depth from the current front property line to accommodate installation of either Class 2 or Class 3 bicycle facility improvements in the public right-of-way of Conn Creek Road/State Route 128 in accordance with the adopted Napa Countywide Bicycle Plan effective when the LLA application is submitted. The extent of the dedication shall be determined by the Public Works Director or the Director's designee, prior to recordation of the irrevocable offer of dedication.

Frank Family Vineyards, LLC, further commits themselves and successors-in-interest to (a) inform any future purchasers of the property of the above commitments; (b) include in all property leases a provision that informs the lessee of these restrictions and binds them to adhere to them; and (c) inform in writing all persons doing work on this property of these limitations.

Frank Family Vineyards, LLC, understands and explicitly agrees that with regards to California Environmental Quality Act and Permit Streamlining Act (Government Code 63920-63962) deadlines, this revised application will be treated as a new project. The new date on which said application will be considered complete is the date on which an executed copy of this project revision statement is received by the Napa County Department of Planning, Building and Environmental Services.

Rich Frank

Richard Frank,
For Frank Family Vineyards, LLC, Property Owner

8/18/2020
Date

BENJAMIN RANCH WINERY

8901 CONN CREEK ROAD ST. HELENA, CA

A.P.N. - 030-120-017

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
A/C	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
CEM. 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.	ROOF DRAIN
CONST.	CONSTRUCTION	R.W.L.	RAIN WATER LEADER
C.J.	CONTROL JOINT	RDWD.	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
EMER.	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	SQ.	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.	GYPSUM	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	W/O	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

- ELEVATION, DATUM OR CONTROL POINT
- 01 — DOOR SYMBOL
- A — WINDOW SYMBOL
- 1 — REVISION NUMBER
- 2 — WALL TYPE DESIGNATOR
- 1 / 4 A5.1 2 / 3 — INTERIOR ELEVATION DESIGNATOR
- 1 / A8.1 — DETAIL DESIGNATOR SHEET NUMBER
- A / A3.2 — SECTION DESIGNATOR SHEET NUMBER
- DIMENSION TO CENTER-LINE OF OPENING FACE OF STUD OR TO DATUM POINT
- 2 — TOILET ACCESSORY SYMBOL

MATERIALS

- CELLULOSE INSULATION
- RIGID INSULATION
- EARTH
- CONCRETE
- MASONRY
- SAND
- PLYWOOD
- WOOD BLOCKING
- WOOD CONTINUOUS

OWNER(S)

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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

SHEET INDEX

ARCHITECTURAL

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A1.0	TABULATED AREAS
A1.1	SITE PLAN
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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

N

N.T.S.

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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

DRWN: AIM / SGS

DATE 2-1-18

CHKD: TPF

SHEET

A0.1

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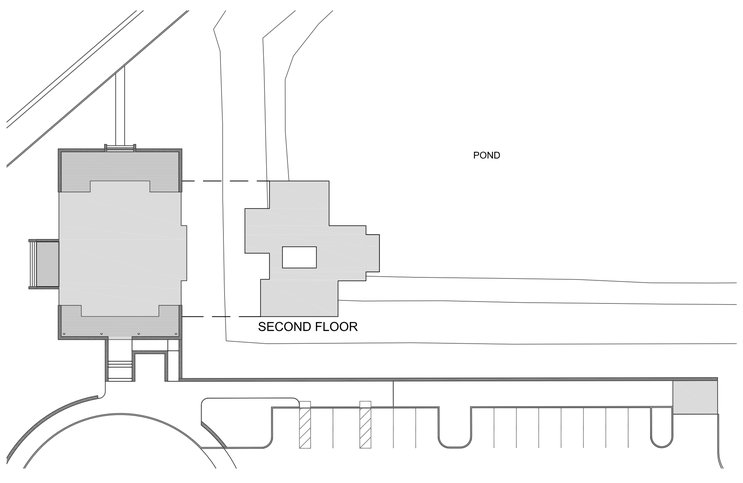
SPACE#	WINERY	PRODUCTION AREA (SQ. FT.)	ACCESSORY AREA (SQ. FT.)
FIRST FLOOR			
101	CRUSH PAD	8,284	-
102	TANK ROOM	14,652	-
103	LOBBY/TASTING ROOM	-	584
104	W.M.	337	-
105	ASSISTANT W.M.	199	-
106	OFFICE	-	244
107	TECH TASTING	289	-
108	QUALITY CONTROL	362	-
109	W.C. (W)	85	-
110	W.C. (M)	143	-
111	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	ACCESSORY 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.

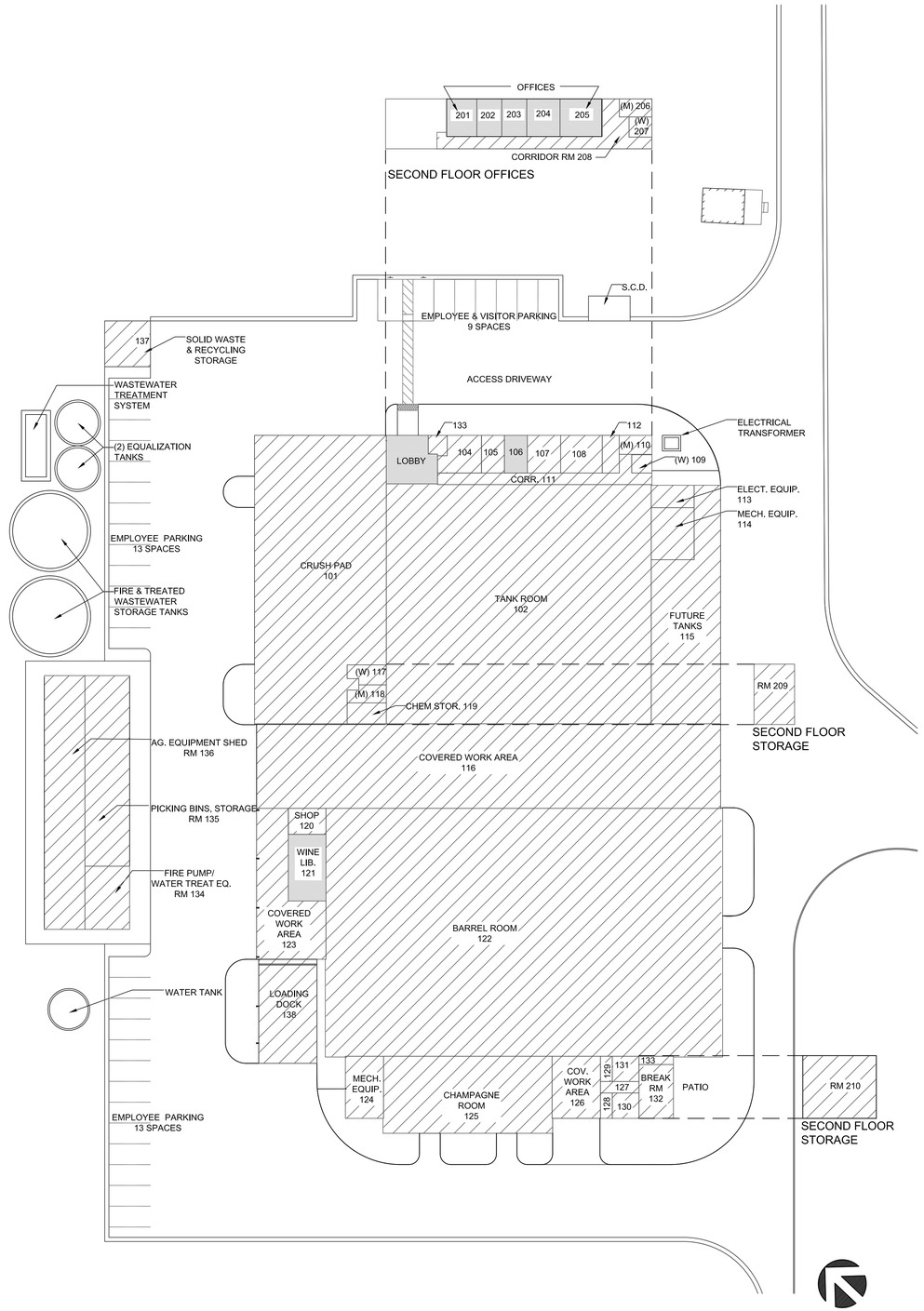


VISITOR'S CENTER ACCESSORY AREA PLAN

Scale: 1/32" = 1'-0"

0 5 20 50 100 FEET

ACCESSORY



WINERY ACCESSORY/PRODUCTION AREA PLAN

Scale: 1/32" = 1'-0"

0 5 20 50 100 FEET

ACCESSORY

PRODUCTION

TRUE NORTH

PROJECT NORTH

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310-890-7447

APN 030-120-016 &
APN 030-120-017

SHEET DESCRIPTION

TABULATED AREAS

DRWN: AIM / SGS

DATE 2-1-18

CHKD: TPF

SHEET

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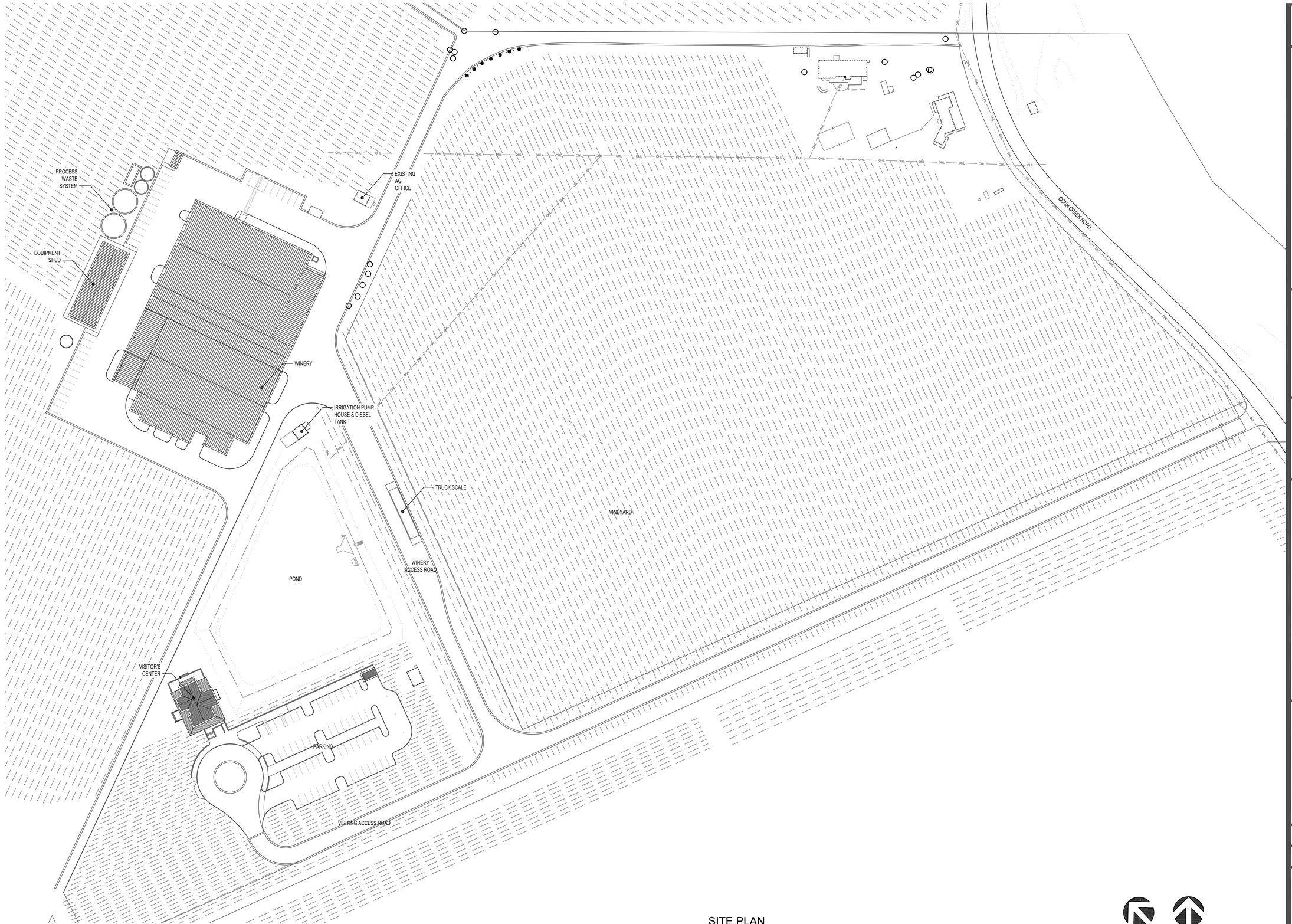

SITE PLAN

Scale: 1/64" = 1'-0"

PROJECT NORTH

TRUE NORTH

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310-890-7447

APN 030-120-016 &
APN 030-120-017

SHEET DESCRIPTION

SITE PLAN

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

SHEET

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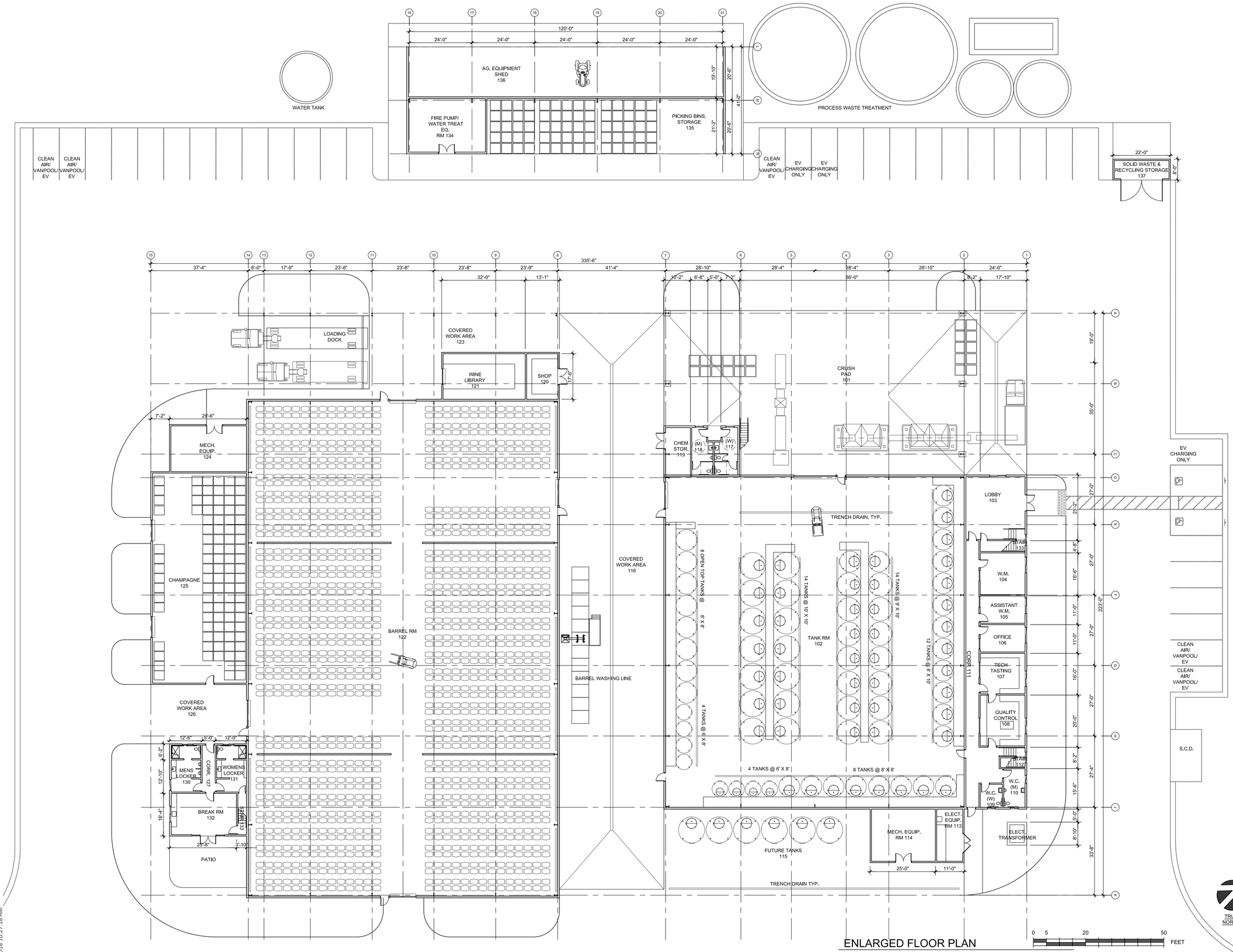

ENLARGED FLOOR PLAN

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ENLARGED FLOOR PLAN

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

SHEET

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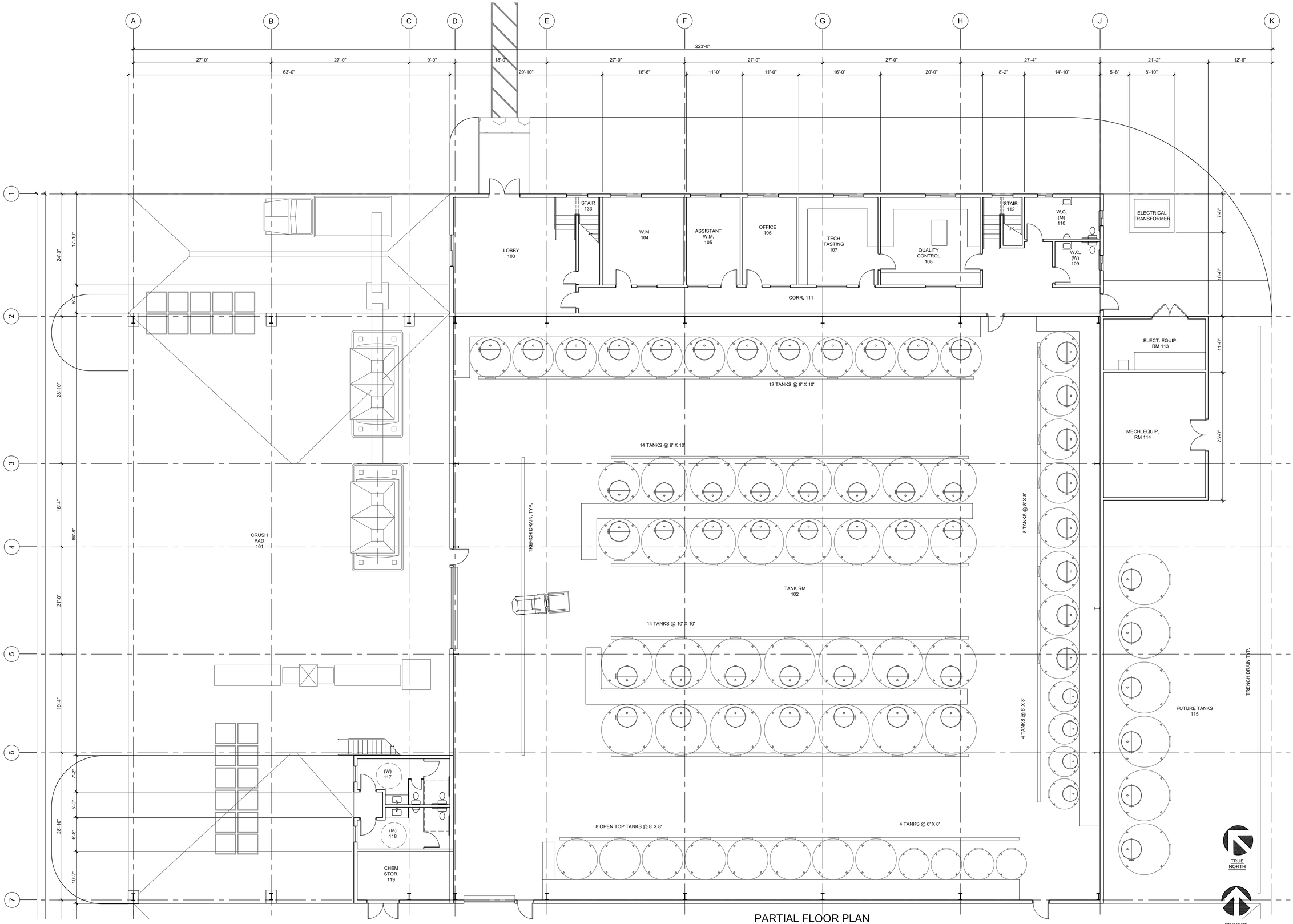

PARTIAL FLOOR PLAN

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

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SHEET DESCRIPTION

PARTIAL
FLOOR PLAN

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CHKD: TPF	

SHEET

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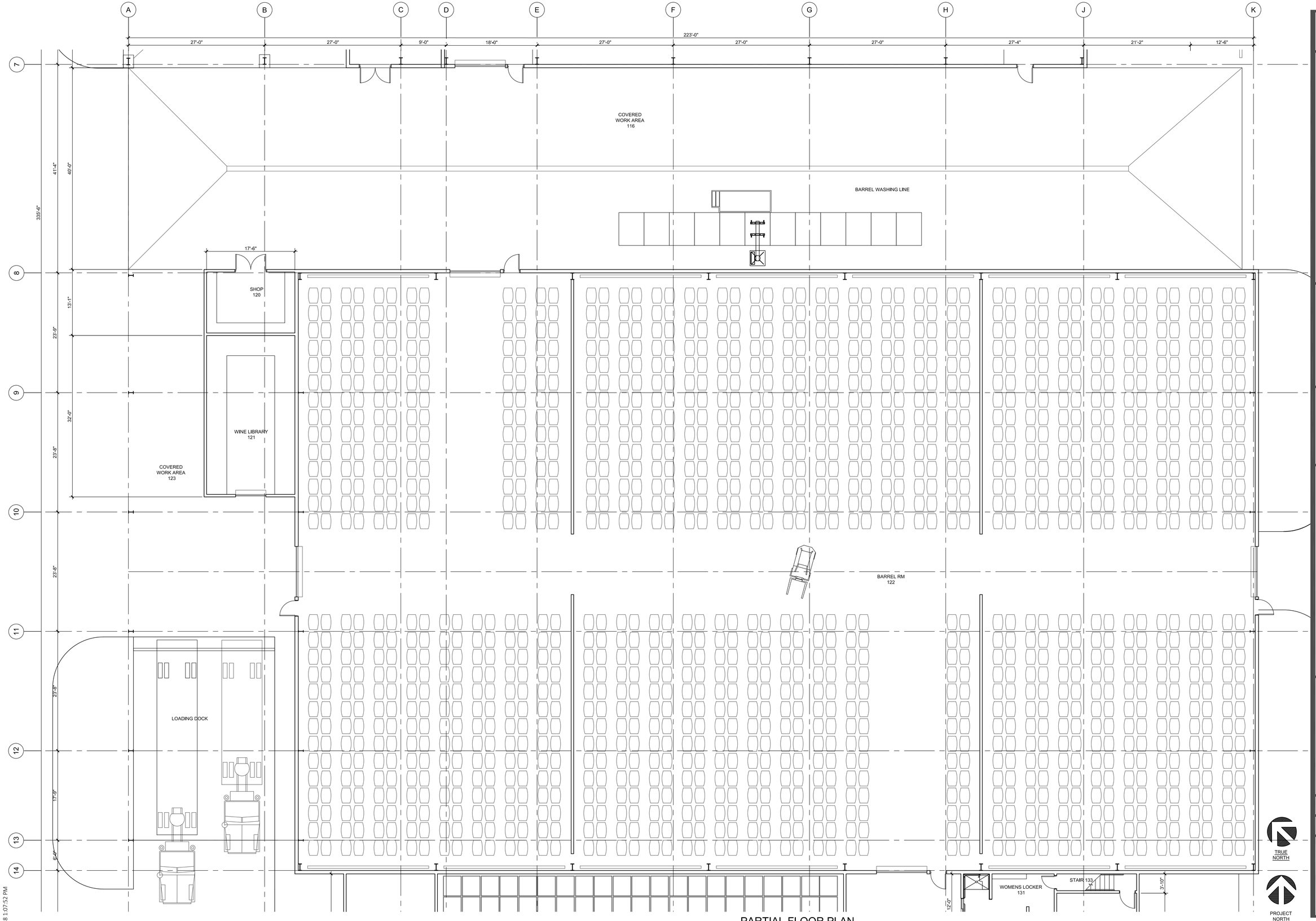

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PARTIAL FLOOR PLAN

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

SHEET

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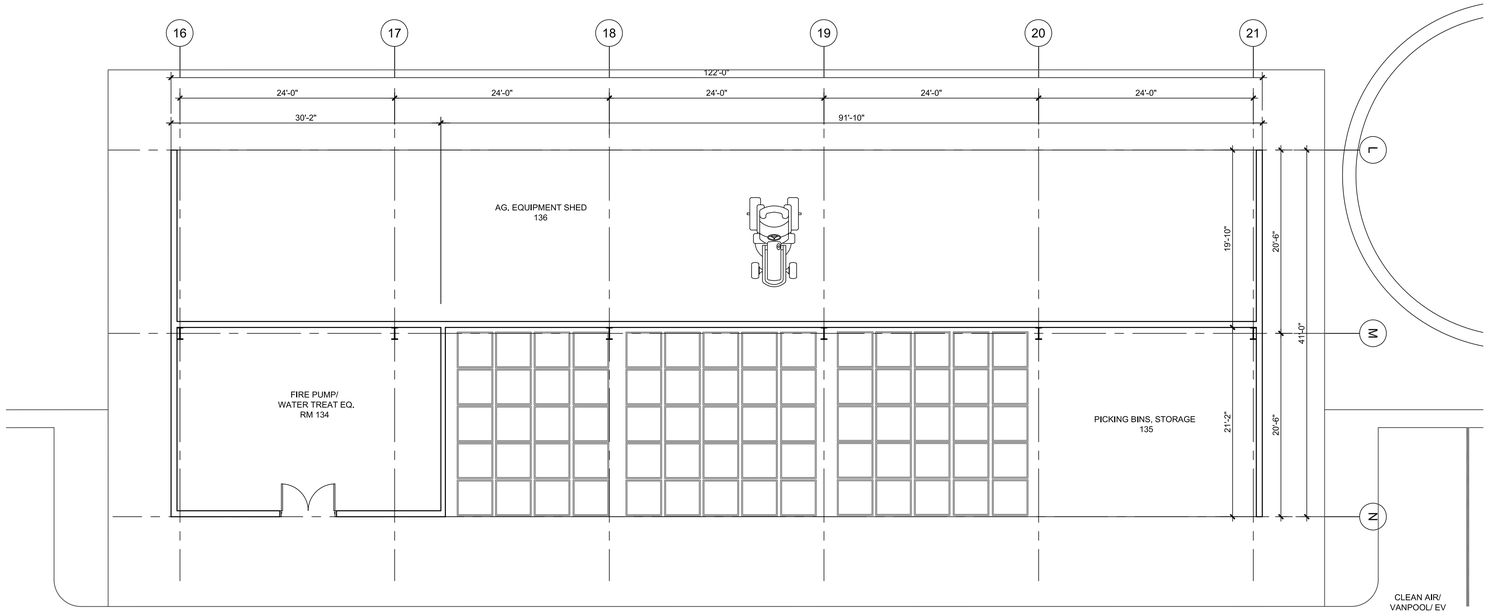

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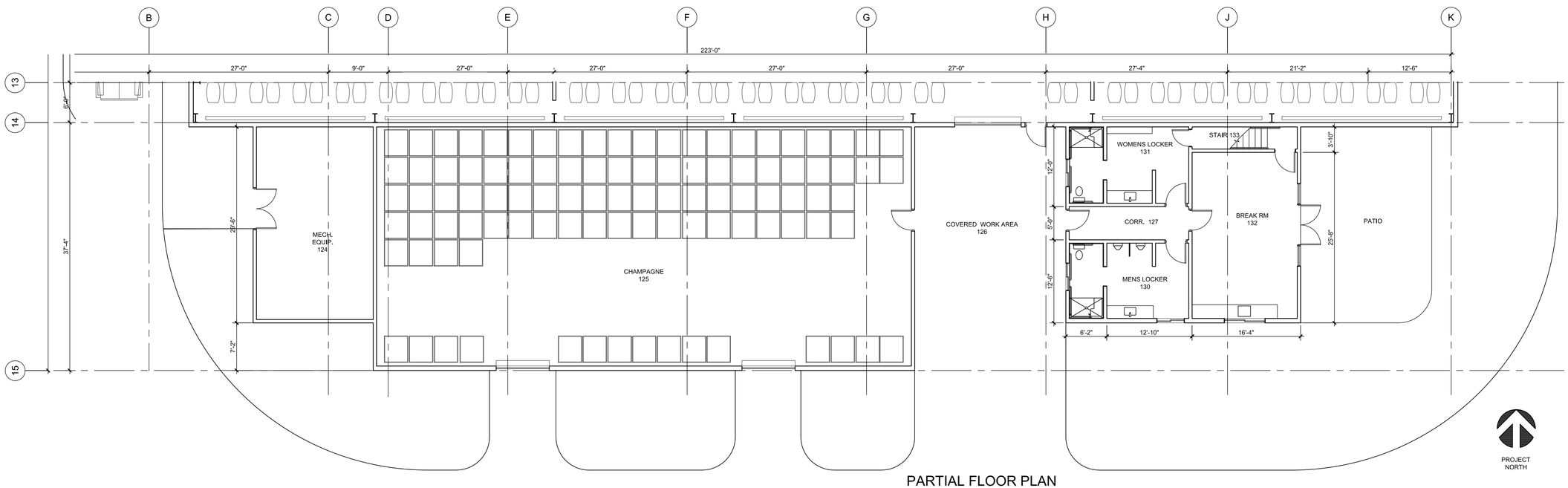

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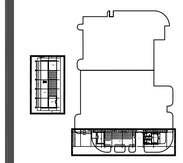

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SHEET DESCRIPTION

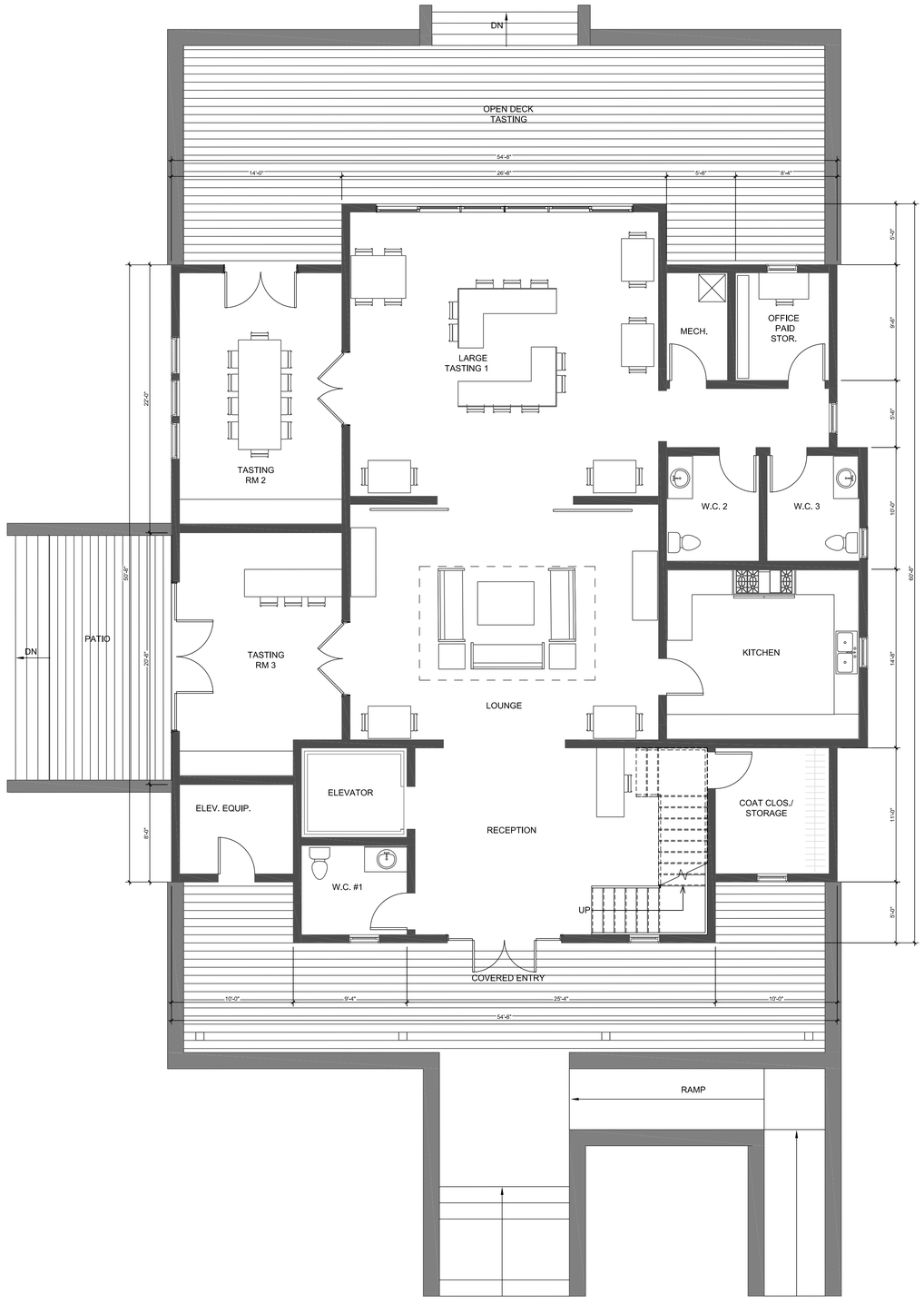
PARTIAL FLOOR PLAN

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

SHEET

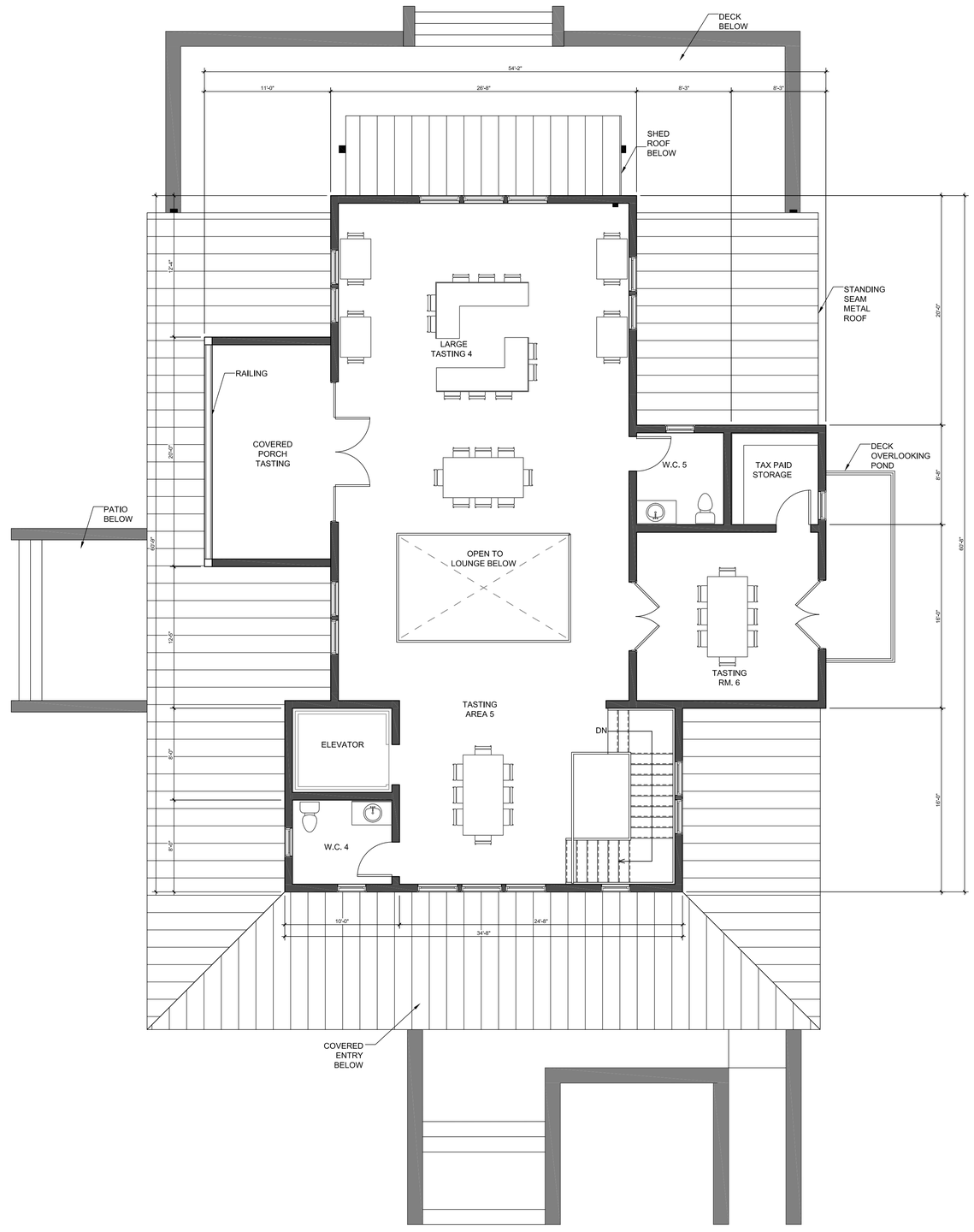
A2.3

1/29/2018 1:09:37 PM



1ST FLOOR PLAN

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



2ND FLOOR PLAN

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

TRUE
NORTH

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THOMAS PATRICK PARKER
REN. 9-30-19
C9632
LICENSED ARCHITECT

VALLEY ARCHITECTS INC

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

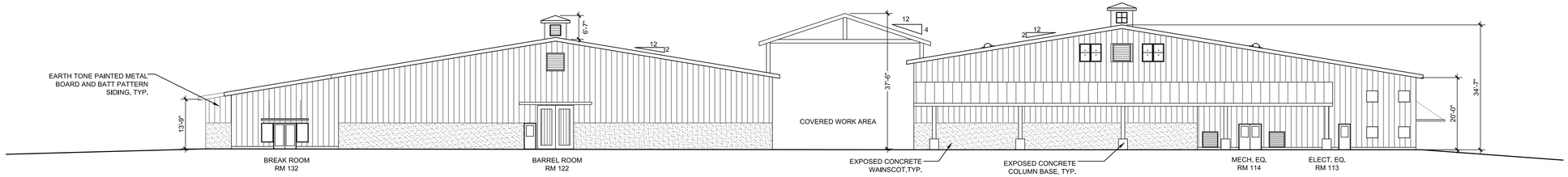
VISITOR'S
CENTER
FLOOR
PLANS

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

SHEET

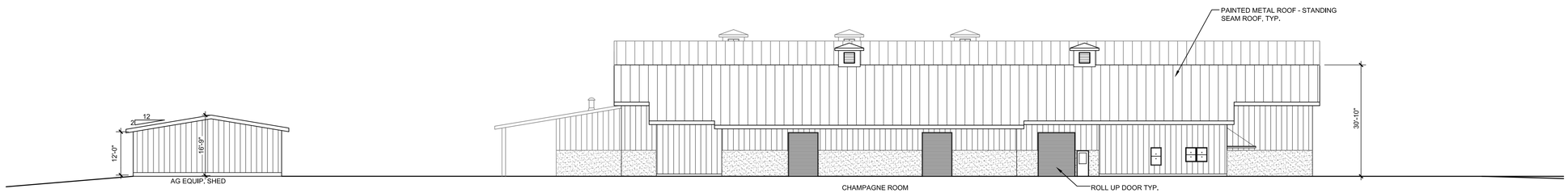
A2.4

1/29/2018 1:14:14 PM



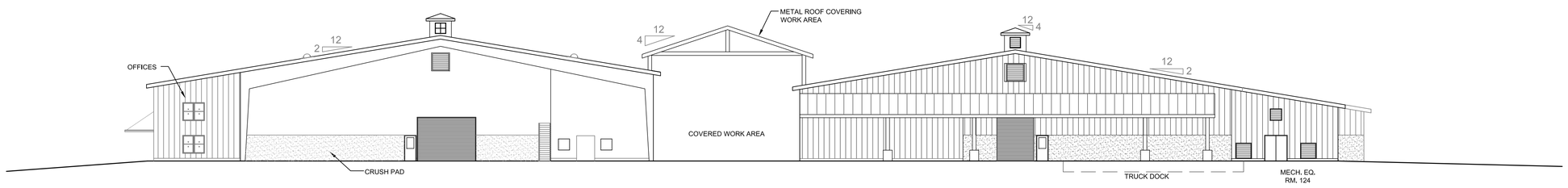
EAST ELEVATION

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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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

2/5/2018 4:11:53 PM

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

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

VISITOR'S CENTER EXTERIOR ELEVATIONS

DRWN: AIM / SGS

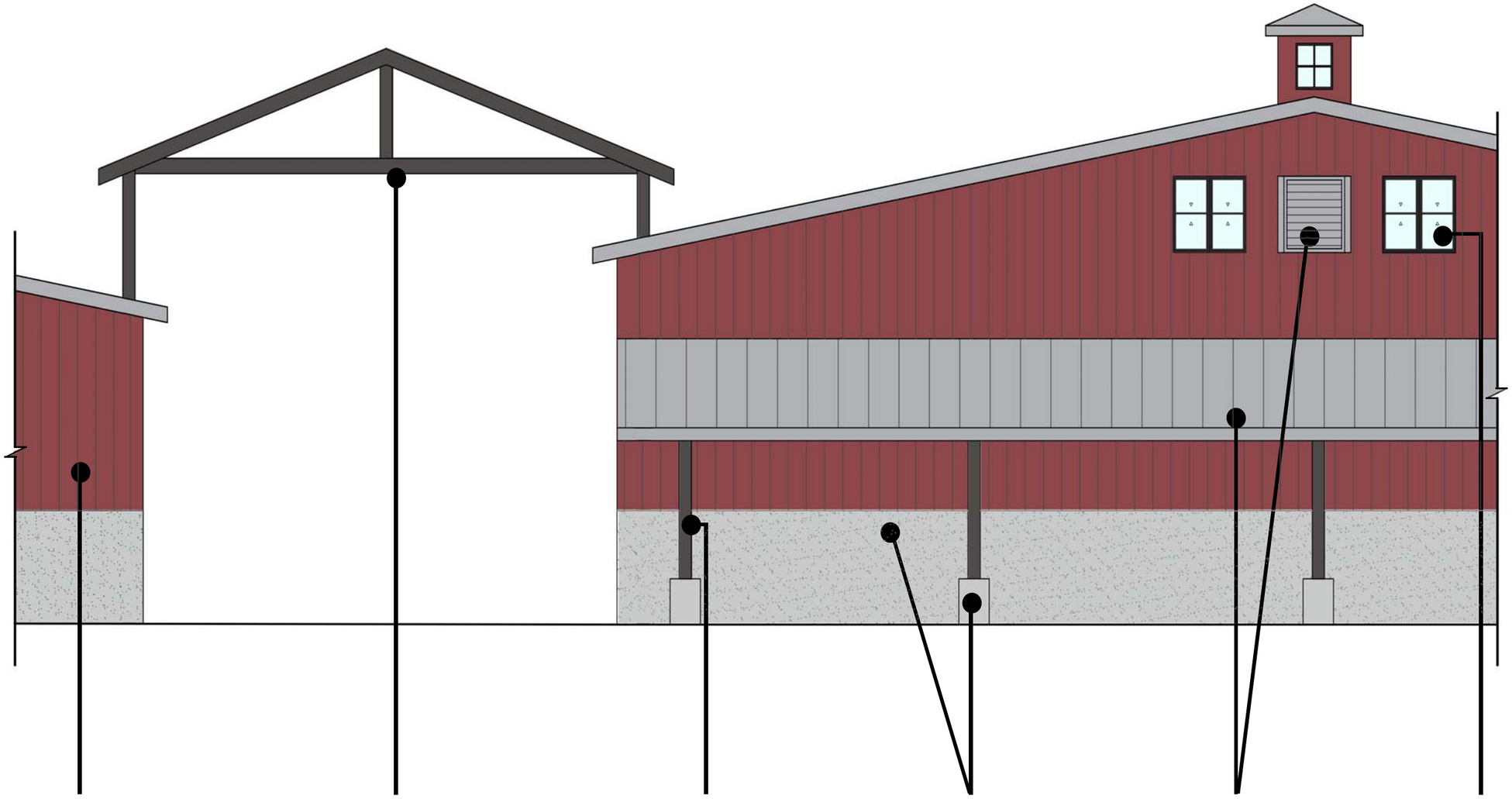
DATE 2-1-18

CHKD: TPF

SHEET

A3.2

1/29/2018 1:20:30 PM



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.

MATERIAL BOARD

BENJAMIN RANCH WINERY PROJECT

FEBRUARY 1, 2018

VALLEY ARCHITECTS INC

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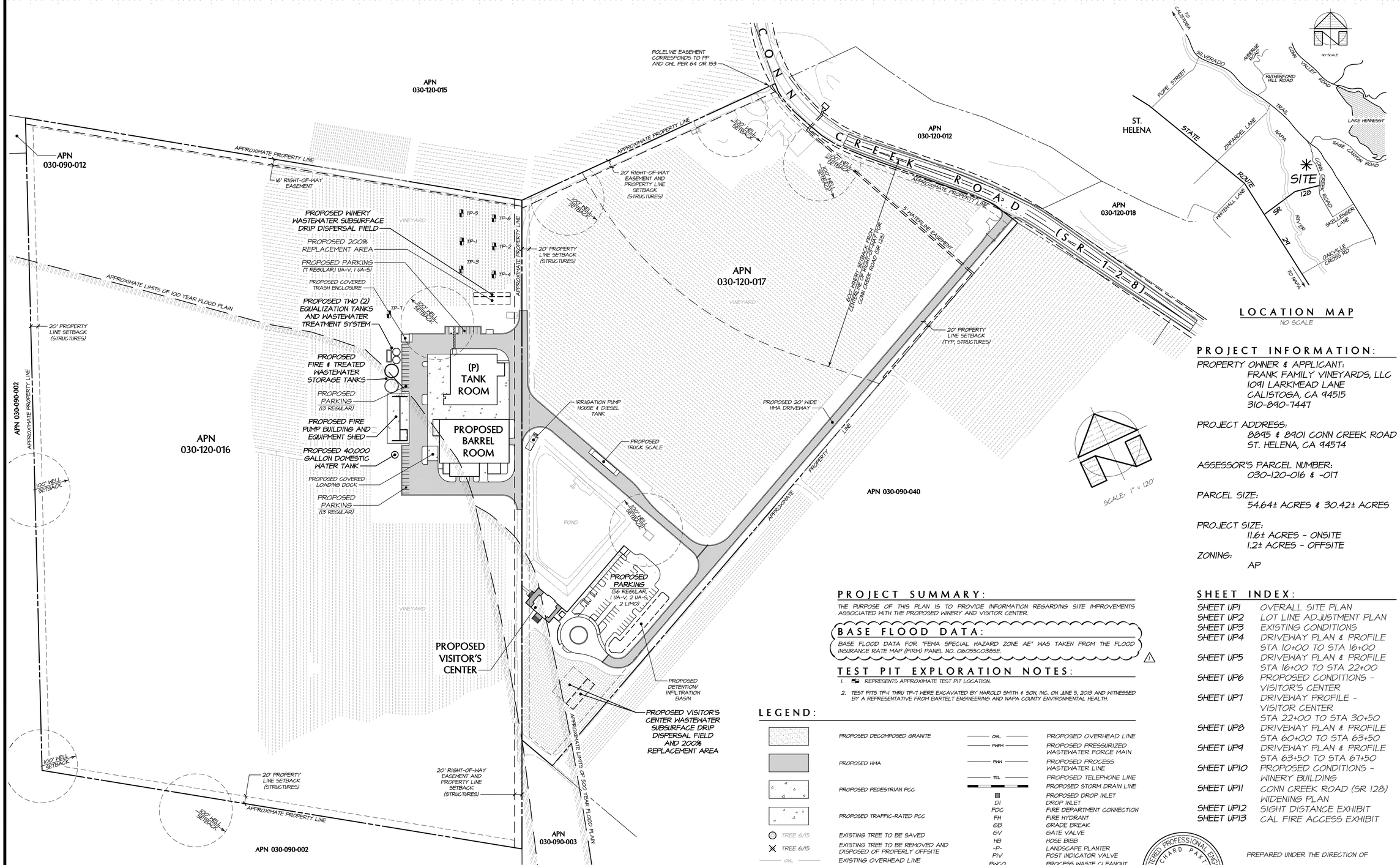
BENJAMIN RANCH WINERY

USE PERMIT DRAWINGS



OVERALL SITE PLAN
SCALE: 1" = 120'

LOCATION MAP
NO SCALE

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
FRANK FAMILY VINEYARDS, LLC
1091 LARKMEAD LANE
CALISTOGA, CA 94515
310-890-7447

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

ZONING:
AP

PROJECT SUMMARY:

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

BASE FLOOD DATA:

BASE FLOOD DATA FOR "FEMA SPECIAL HAZARD ZONE AE" WAS TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 06055C0385E.

TEST PIT EXPLORATION NOTES:

1. REPRESENTS APPROXIMATE TEST PIT LOCATION.
2. TEST PITS TP-1 THRU TP-7 WERE EXCAVATED BY HAROLD SMITH & SON, INC. ON JUNE 5, 2013 AND WITNESSED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY ENVIRONMENTAL HEALTH.

LEGEND:

	PROPOSED DECOMPOSED GRANITE	OHL	PROPOSED OVERHEAD LINE
		PWPM	PROPOSED PRESSURIZED WASTEWATER FORCE MAIN
	PROPOSED HMA	PWW	PROPOSED PROCESS WASTEWATER LINE
		TEL	PROPOSED TELEPHONE LINE
	PROPOSED PEDESTRIAN PCC		PROPOSED STORM DRAIN LINE
			PROPOSED DROP INLET
		DI	DROP INLET
	PROPOSED TRAFFIC-RATED PCC	FDC	FIRE DEPARTMENT CONNECTION
		FH	FIRE HYDRANT
		GB	GRADE BREAK
TREE 6/15	EXISTING TREE TO BE SAVED	GV	GATE VALVE
TREE 6/15	EXISTING TREE TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE	HB	HOSE BIBB
		-P-	LANDSCAPE PLANTER
OHL	EXISTING OVERHEAD LINE	PIV	POST INDICATOR VALVE
TEL	EXISTING TELEPHONE LINE	PWCO	PROCESS WASTE CLEANOUT
	EXISTING STORM DRAIN LINE	SDMH	STORM DRAIN MANHOLE
		STA	STATION

SHEET INDEX:

SHEET UP1	OVERALL SITE PLAN
SHEET UP2	LOT LINE ADJUSTMENT PLAN
SHEET UP3	EXISTING CONDITIONS
SHEET UP4	DRIVEWAY PLAN & PROFILE STA 10+00 TO STA 16+00
SHEET UP5	DRIVEWAY PLAN & PROFILE STA 16+00 TO STA 22+00
SHEET UP6	PROPOSED CONDITIONS - VISITOR'S CENTER
SHEET UP7	DRIVEWAY PROFILE - VISITOR CENTER STA 22+00 TO STA 30+50
SHEET UP8	DRIVEWAY PLAN & PROFILE STA 60+00 TO STA 63+50
SHEET UP9	DRIVEWAY PLAN & PROFILE STA 63+50 TO STA 67+50
SHEET UP10	PROPOSED CONDITIONS - WINERY BUILDING
SHEET UP11	CONN CREEK ROAD (SR 128) WIDENING PLAN
SHEET UP12	SIGHT DISTANCE EXHIBIT
SHEET UP13	CAL FIRE ACCESS EXHIBIT

NO.	DATE	DESCRIPTION	SHEETS	BY
1	07-09-18	NAPA COUNTY FIRST PLAN REVIEW COMMENTS	UP1 & UP10	KK

REGISTERED PROFESSIONAL ENGINEER
RICHARD PAXTON
No. 84634
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

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DRAWN: KK
CHKD: PNB

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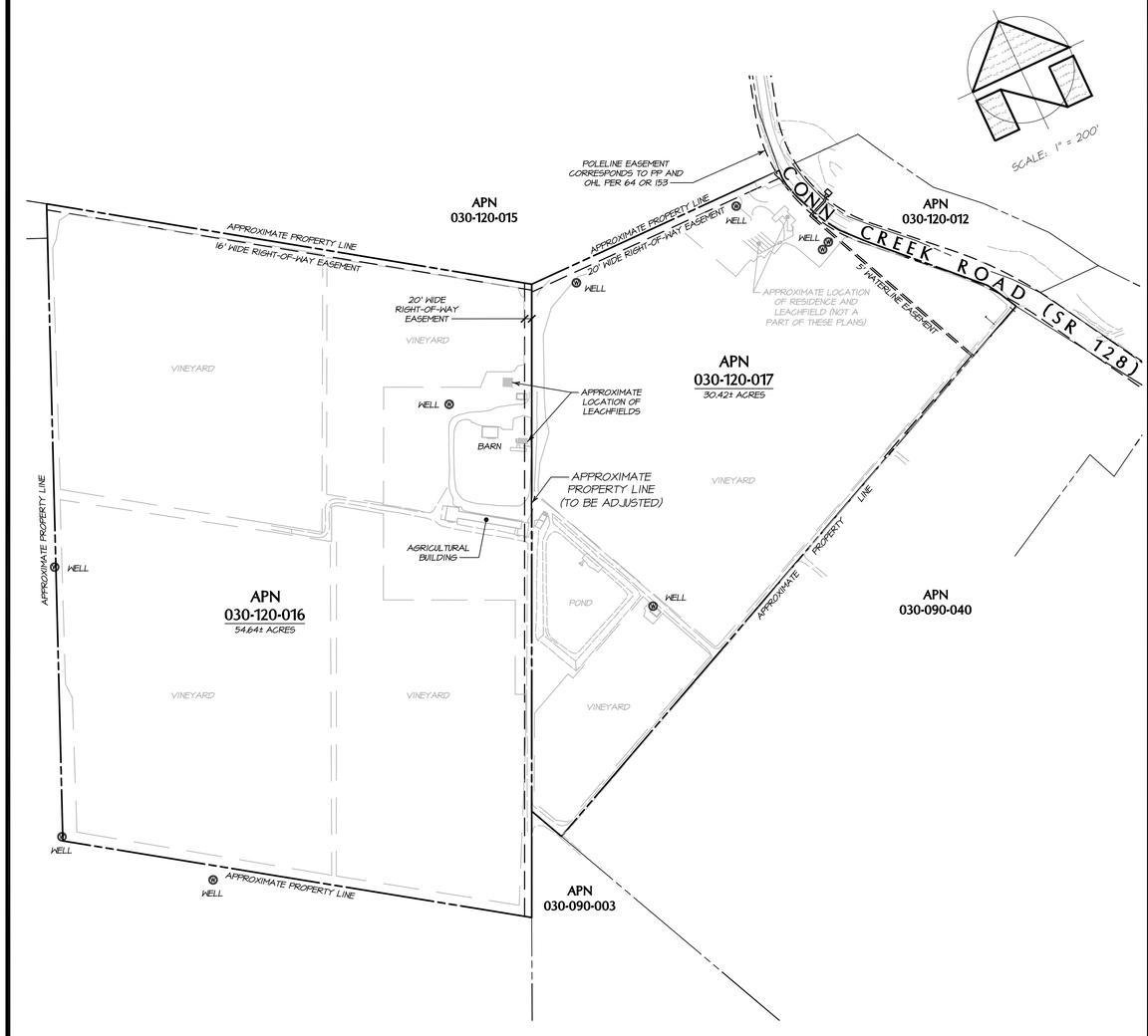
www.bartelteng.com
Telephone: 707-258-1301

BENJAMIN RANCH WINERY
OVERALL SITE PLAN
NAPA COUNTY CALIFORNIA

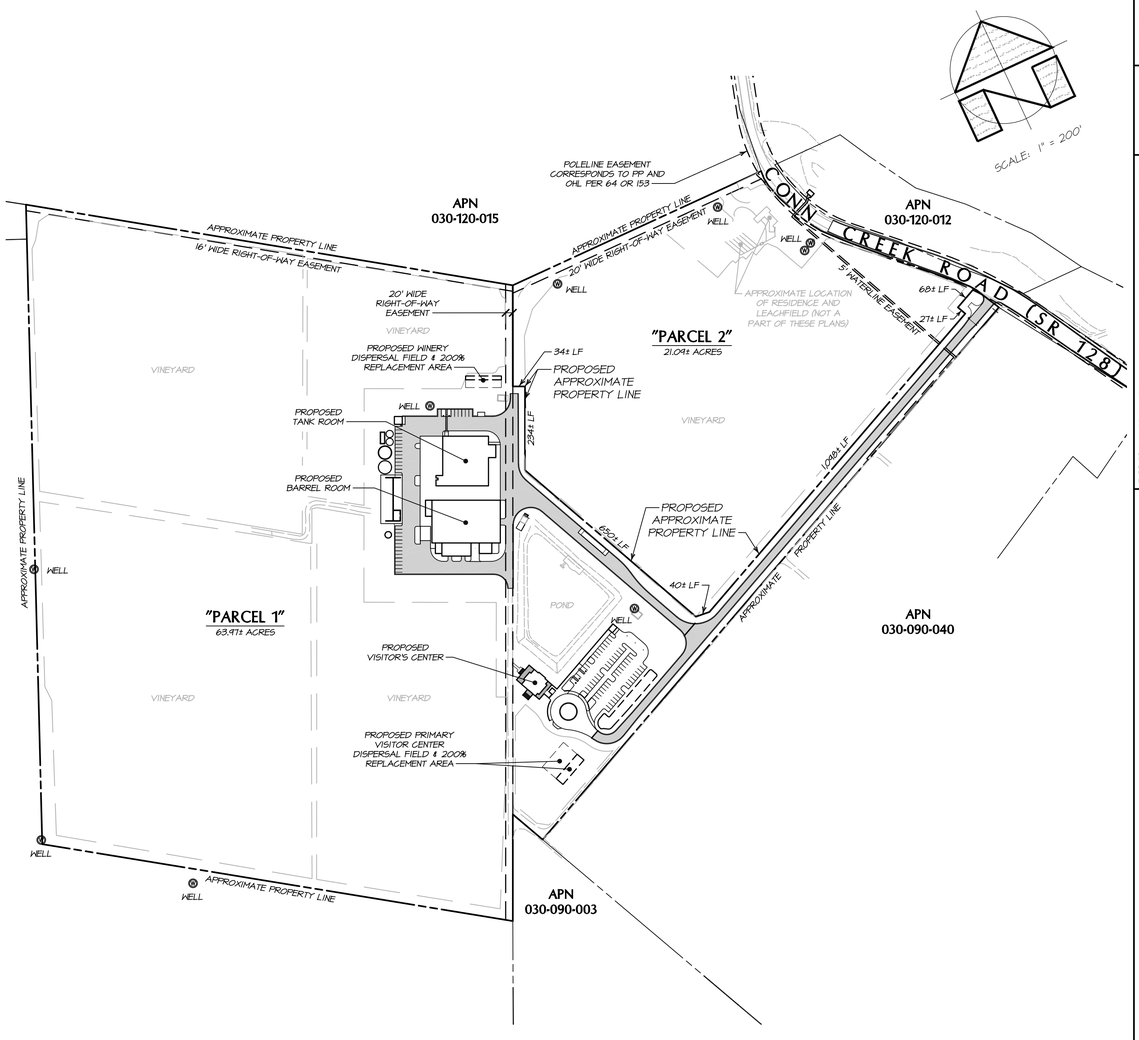
DATE: FEBRUARY 2018
FILE NO: 1217-UP.DWG
JOB NO: 12-17
SHEET NO: UP1
OF 13

7/10/2018 - 8:15 AM, Kristen, S:\LAND PROJECTS\2007-2012\1217\DWT\UP\WINERY\ACADPLANS\1217-UP.DWG, UP1-OSP, ARCH D (36.00 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	07-09-18	NO CHANGE TO THIS SHEET	KK

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PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

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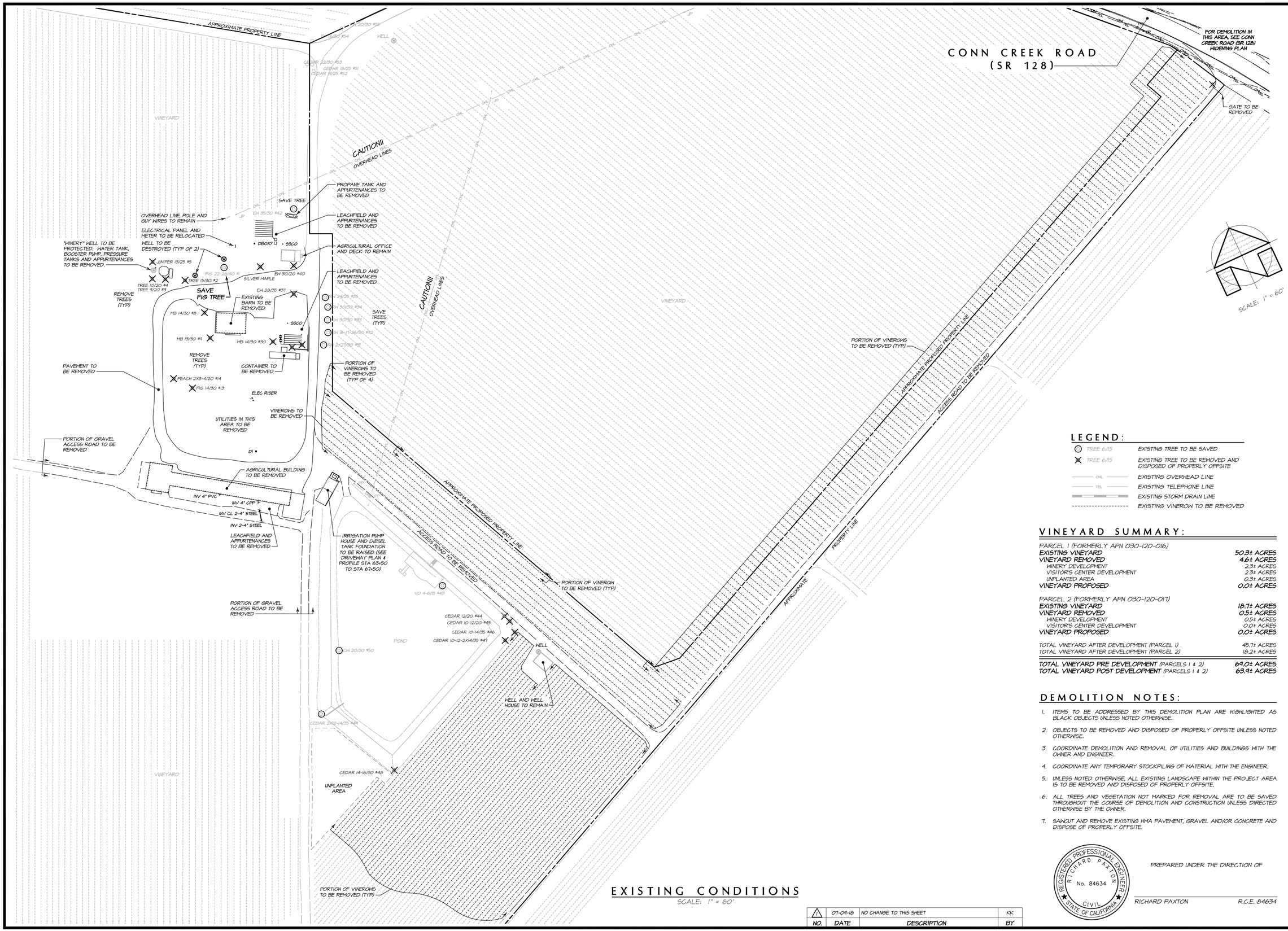
BENJAMIN RANCH WINERY
LOT LINE ADJUSTMENT

NAPA COUNTY CALIFORNIA

DATE: FEBRUARY 2018
FILE NO: 12IT-UP.DWG
JOB NO: 12-17
SHEET NO: UP2 OF 13

7/10/2018 - 8:15 AM, Kristen, S:\LAND PROJECTS\2017-2012\2017\2017 UP HARTY\ACADPLANS\12IT-UP.DWG, UP2-LL ADJST, ARCH D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



EXISTING CONDITIONS

SCALE: 1" = 60'

LEGEND:

TREE 6/15	EXISTING TREE TO BE SAVED
TREE 6/15	EXISTING TREE TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE
OHL	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 (PARCEL 1)	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:

1. ITEMS TO BE ADDRESSED BY THIS DEMOLITION PLAN ARE HIGHLIGHTED AS BLACK OBJECTS UNLESS NOTED OTHERWISE.
2. OBJECTS TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE UNLESS NOTED OTHERWISE.
3. COORDINATE DEMOLITION AND REMOVAL OF UTILITIES AND BUILDINGS WITH THE OWNER AND ENGINEER.
4. COORDINATE ANY TEMPORARY STOCKPILING OF MATERIAL WITH THE ENGINEER.
5. UNLESS NOTED OTHERWISE, ALL EXISTING LANDSCAPE WITHIN THE PROJECT AREA IS TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE.
6. 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.
7. SAWCUT AND REMOVE EXISTING HMA PAVEMENT, GRAVEL AND/OR CONCRETE AND DISPOSE OF PROPERLY OFFSITE.

REGISTERED PROFESSIONAL ENGINEER
RICHARD PAXTON
No. 84634
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

NO.	DATE	DESCRIPTION	BY
1	07-09-18	NO CHANGE TO THIS SHEET	KK

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CHKD: PNB

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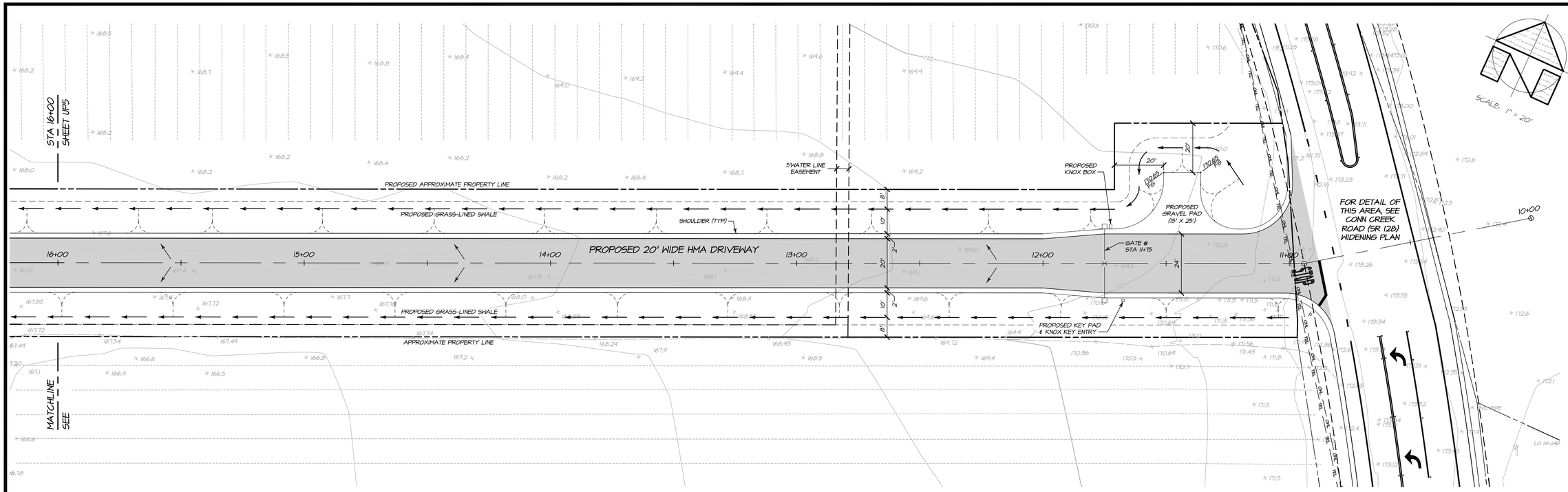
BENJAMIN RANCH WINERY
EXISTING CONDITIONS

NAPA COUNTY CALIFORNIA

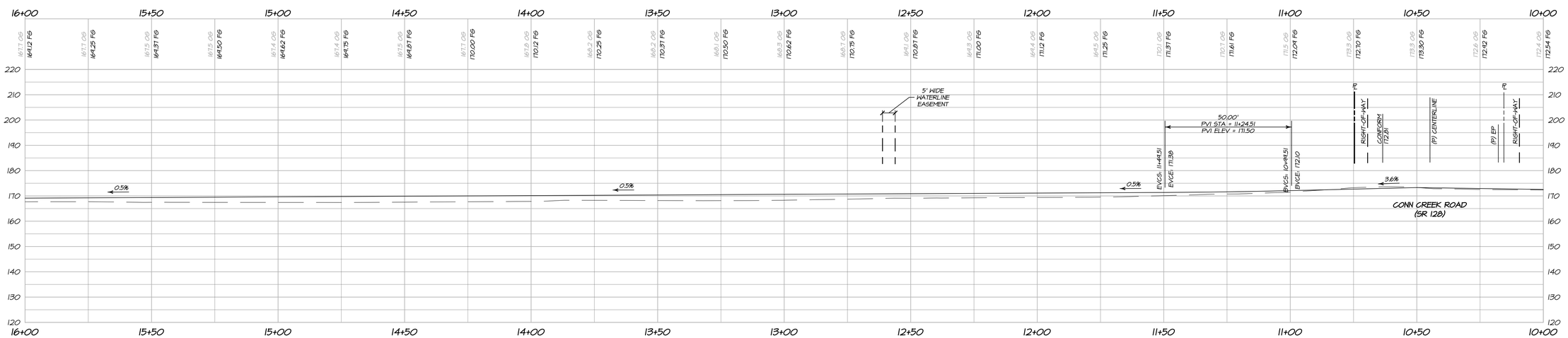
DATE: FEBRUARY 2018
FILE NO: 1217-UP.DWG
JOB NO: 12-17
SHEET NO: UP3
OF 13

7/10/2018 - 8:15 AM, Kristen K. S:\LAND PROJECTS\2007-2012\1217\DOT UP ANRT\ACAD\PLANS\1217-UP.DWG, UP3-EXIST, ARCH D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ 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	07-09-18	NO CHANGE TO THIS SHEET	KK

REGISTERED PROFESSIONAL ENGINEER
RICHARD PAXTON
No. 84634
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

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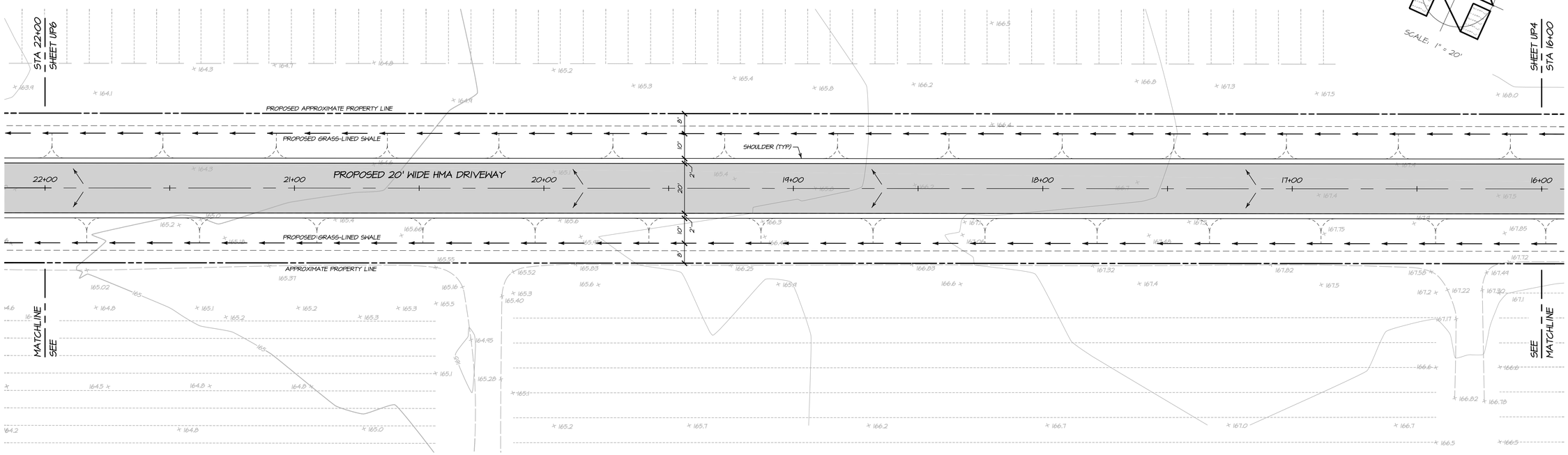
BENJAMIN RANCH WINERY
DRIVEWAY PLAN & PROFILE
NAPA COUNTY STA 10+00 TO STA 16+00 CALIFORNIA

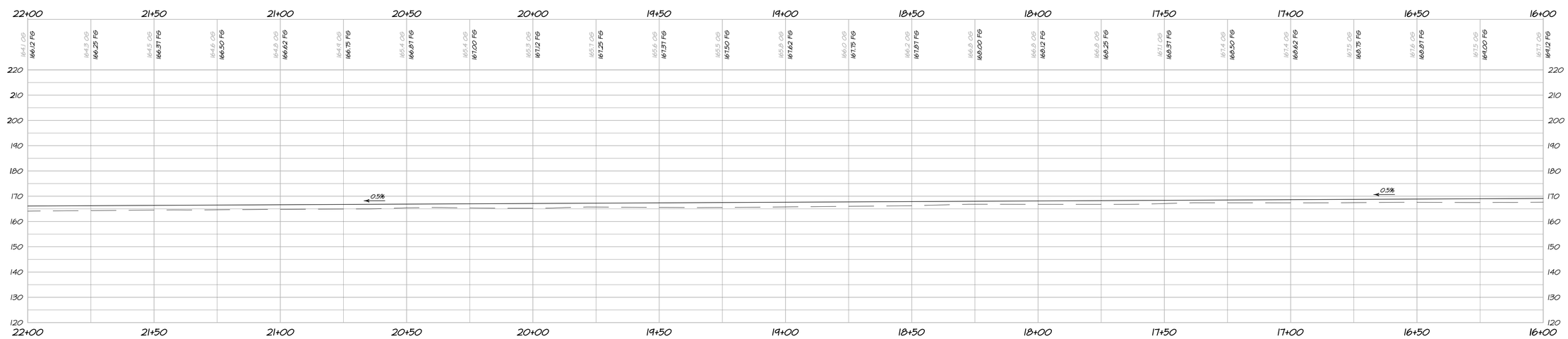
DATE: FEBRUARY 2018
FILE NO: 1217-UP.DWG
JOB NO: 12-17
SHEET NO: UP4
OF 13

7/10/2018 - 8:14 AM, Kristenk, S:\LAND PROJECTS\2007-2012\1217\1217 UP WINERY\ACAD\PLANS\1217-UP.DWG, UP4-PP 10+00 TO 16+00, ARCH D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



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	07-09-18	NO CHANGE TO THIS SHEET	KK

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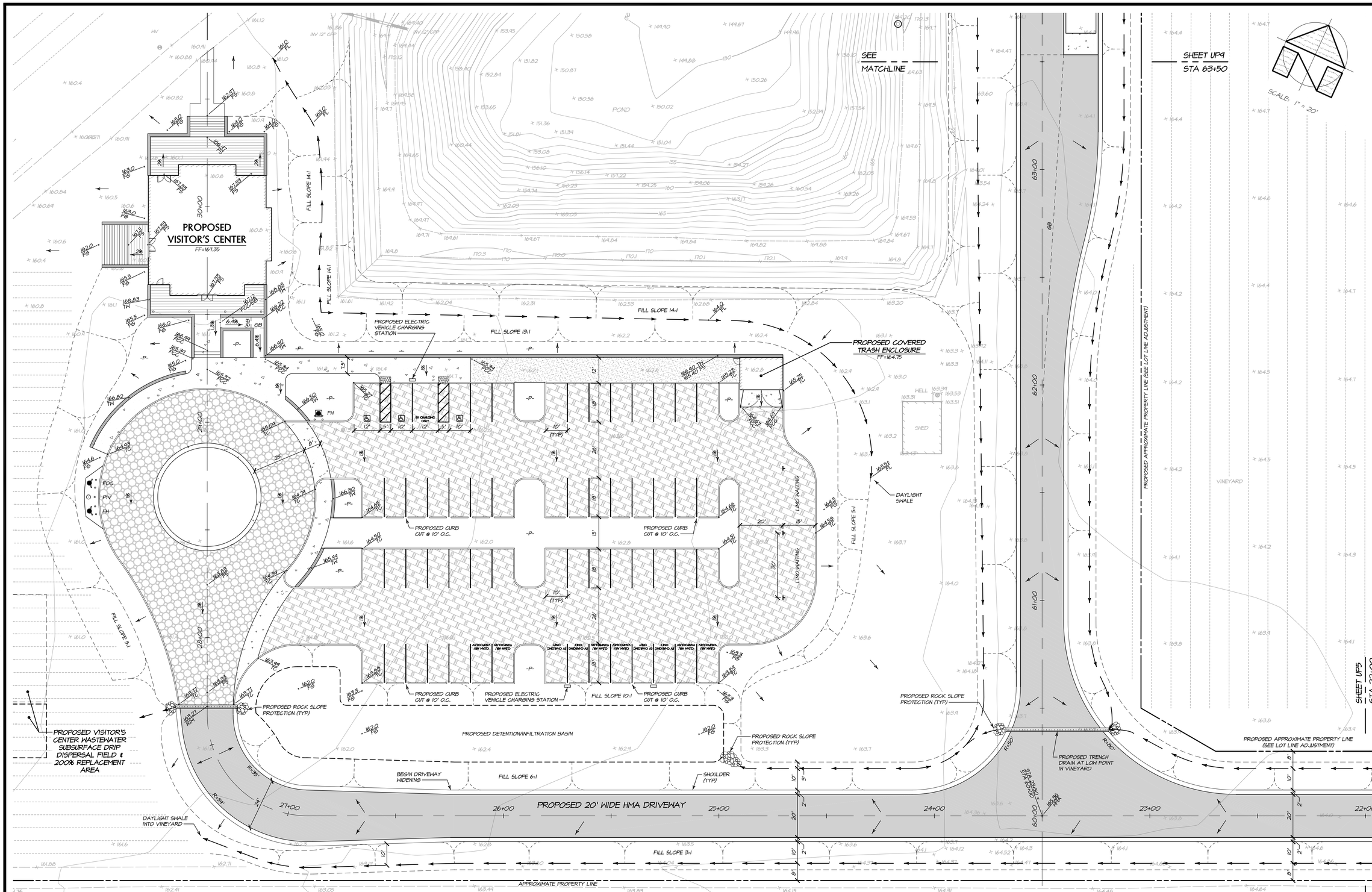
BENJAMIN RANCH WINERY
DRIVEWAY PLAN & PROFILE
NAPA COUNTY STA 16+00 TO STA 22+00 CALIFORNIA

DATE: FEBRUARY 2018
FILE NO: 1217-UP.DWG
JOB NO: 12-17
SHEET NO: UP5
OF 13

7/10/2018 - 8:14 AM Kristen S:\LAND PROJECTS\2017-2012\1217\2017 UP WINRY\ACAD\PLANS\1217-UP.DWG, UP5-PP 16+00 TO 22+00, ARCH D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



PROPOSED CONDITIONS - VISITOR'S CENTER

SCALE: 1" = 20'

NO.	DATE	DESCRIPTION	BY
1	07-09-18	NO CHANGE TO THIS SHEET	KK

REGISTERED PROFESSIONAL ENGINEER RICHARD PAXTON No. 84634 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

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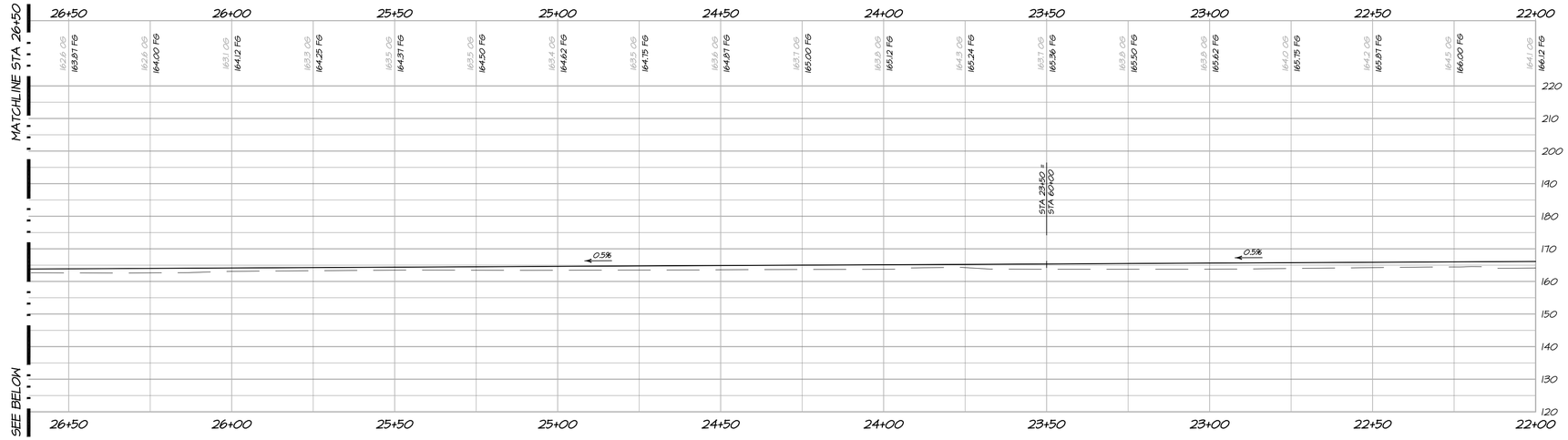
BENJAMIN RANCH WINERY
PROPOSED CONDITIONS - VISITOR'S CENTER
NAPA COUNTY STA 22+00 TO STA 30+50 CALIFORNIA

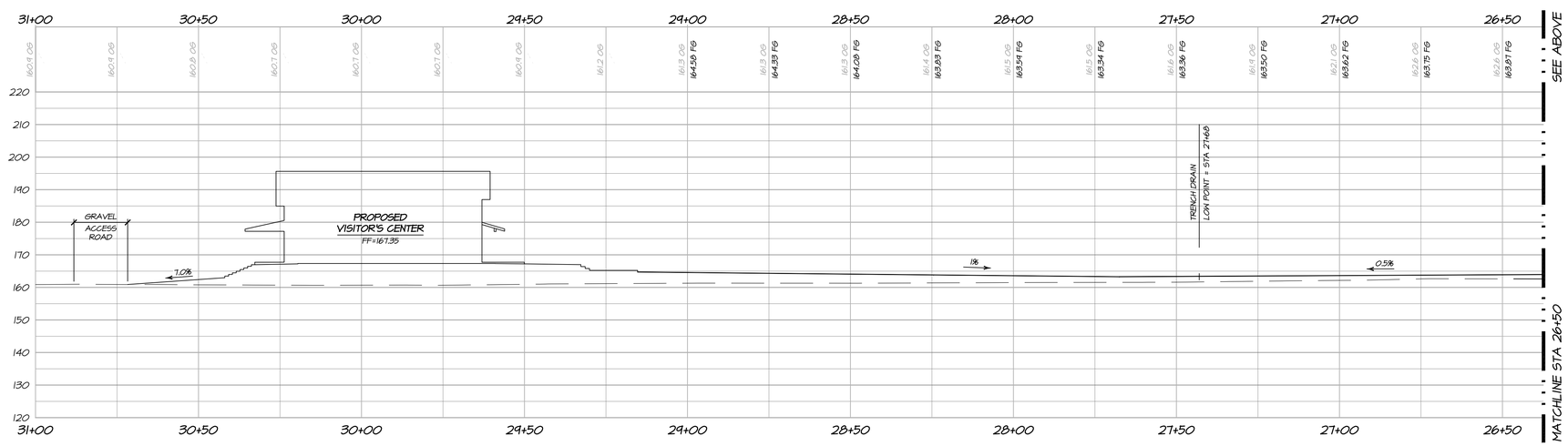
DATE: FEBRUARY 2018
FILE NO. 1217-UP.DWG
JOB NO. 12-17
SHEET NO. UP6 OF 13

7/10/2018 - 8:14 AM Kristen; S:\LAND PROJECTS\2007\-2012\1217\2017 UP AMRY\ACAD\PLANS\1217-UP.DWG, UP8-VSTR, ARCH D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT 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	07-09-18	NO CHANGE TO THIS SHEET	KK

REGISTERED PROFESSIONAL ENGINEER
RICHARD PAXTON
No. 84634
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

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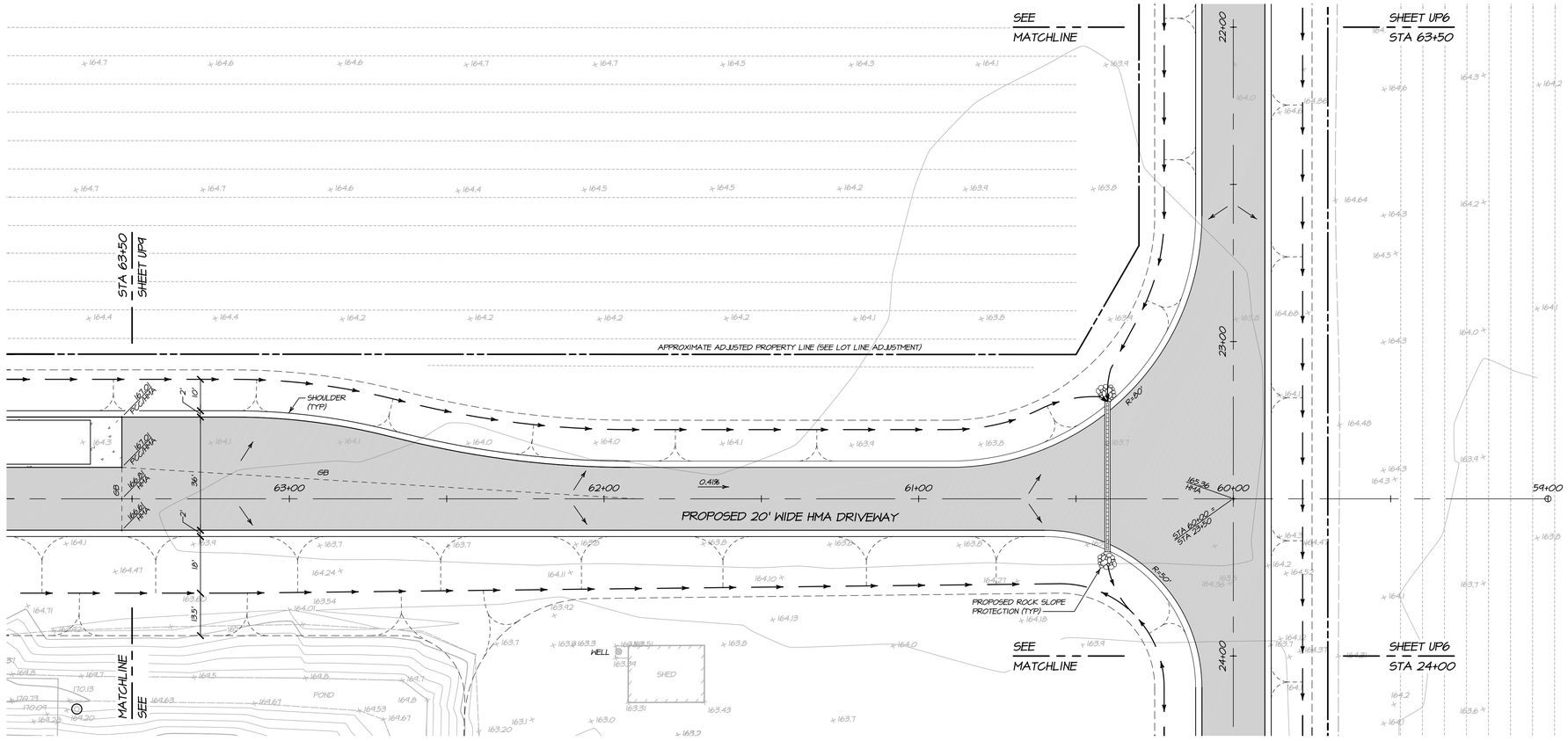
BENJAMIN RANCH WINERY
DRIVEWAY PROFILE - VISITOR'S CENTER
STA 22+00 TO STA 30+50
NAPA COUNTY CALIFORNIA

DATE: FEBRUARY 2018
FILE NO. 1217-UP.DWG
JOB NO. 12-17
SHEET NO.
UP7
OF 13

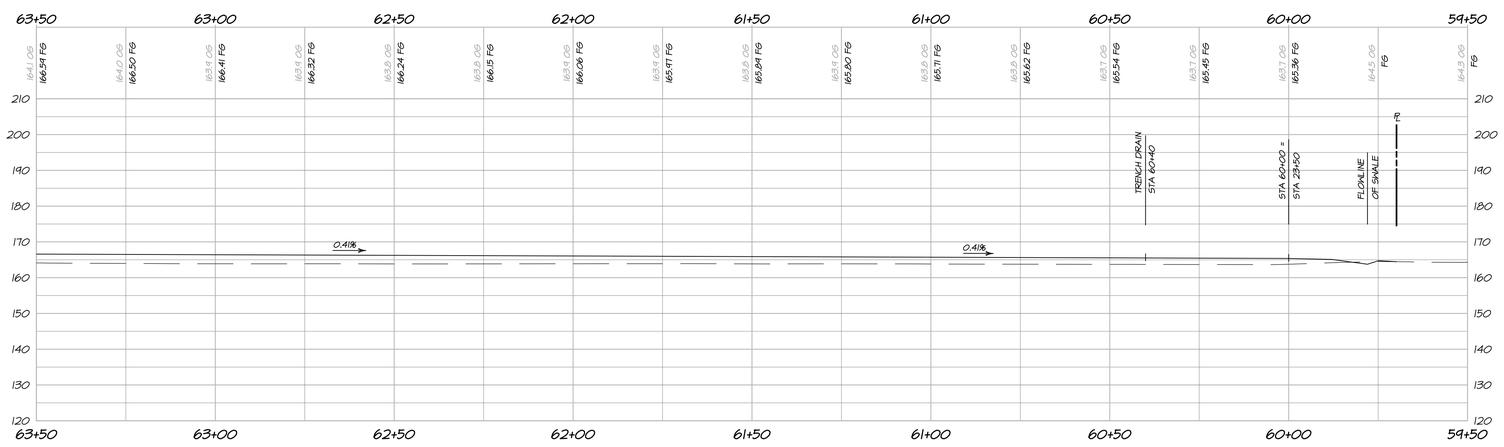
7/10/2018 - 8:13 AM, Kristen, S:\LAND PROJECTS\2007-2020\2017\2017 UP WINRY\ACADPLANS\1217-UP.DWG, UP7-PROF 22+00 TO 30+50, ARCH D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



SCALE: 1" = 20'

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	07-09-18	NO CHANGE TO THIS SHEET	KK

REGISTERED PROFESSIONAL ENGINEER RICHARD PAXTON No. 84634 CIVIL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

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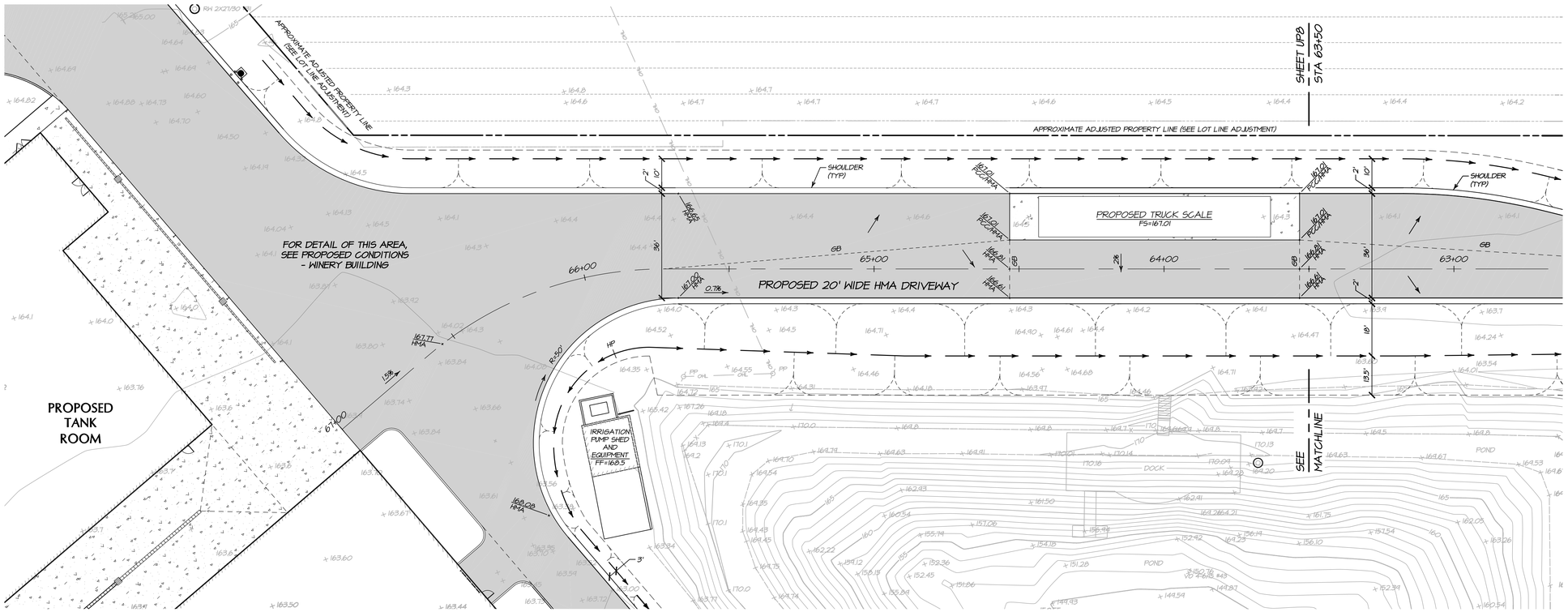
BENJAMIN RANCH WINERY
DRIVEWAY PLAN & PROFILE
NAPA COUNTY STA 60+00 TO STA 63+50 CALIFORNIA

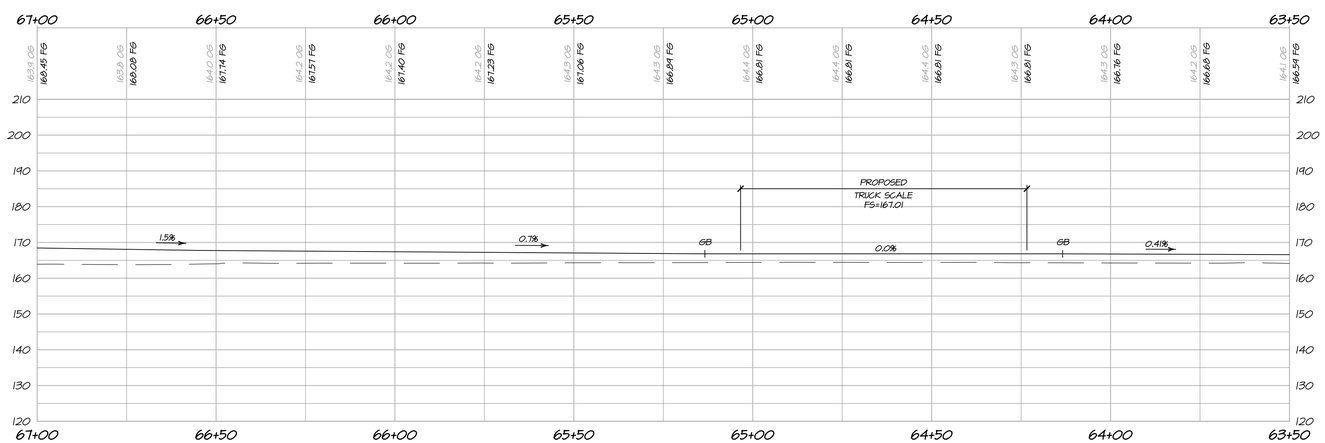
DATE: FEBRUARY 2018
FILE NO: 1217-UP.DWG
JOB NO: 12-17
SHEET NO: UP8
OF 13

7/10/2018 - 8:13 AM, Kristen, S:\LAND PROJECTS\2007-2012\1217\2017 UP PARTY\ACAD\PLANS\1217-UP.DWG, UP9-PP 60+00 TO 63+50, ARCH D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT 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	07-09-18	NO CHANGE TO THIS SHEET	KK

REGISTERED PROFESSIONAL ENGINEER
RICHARD PAXTON
No. 84634
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

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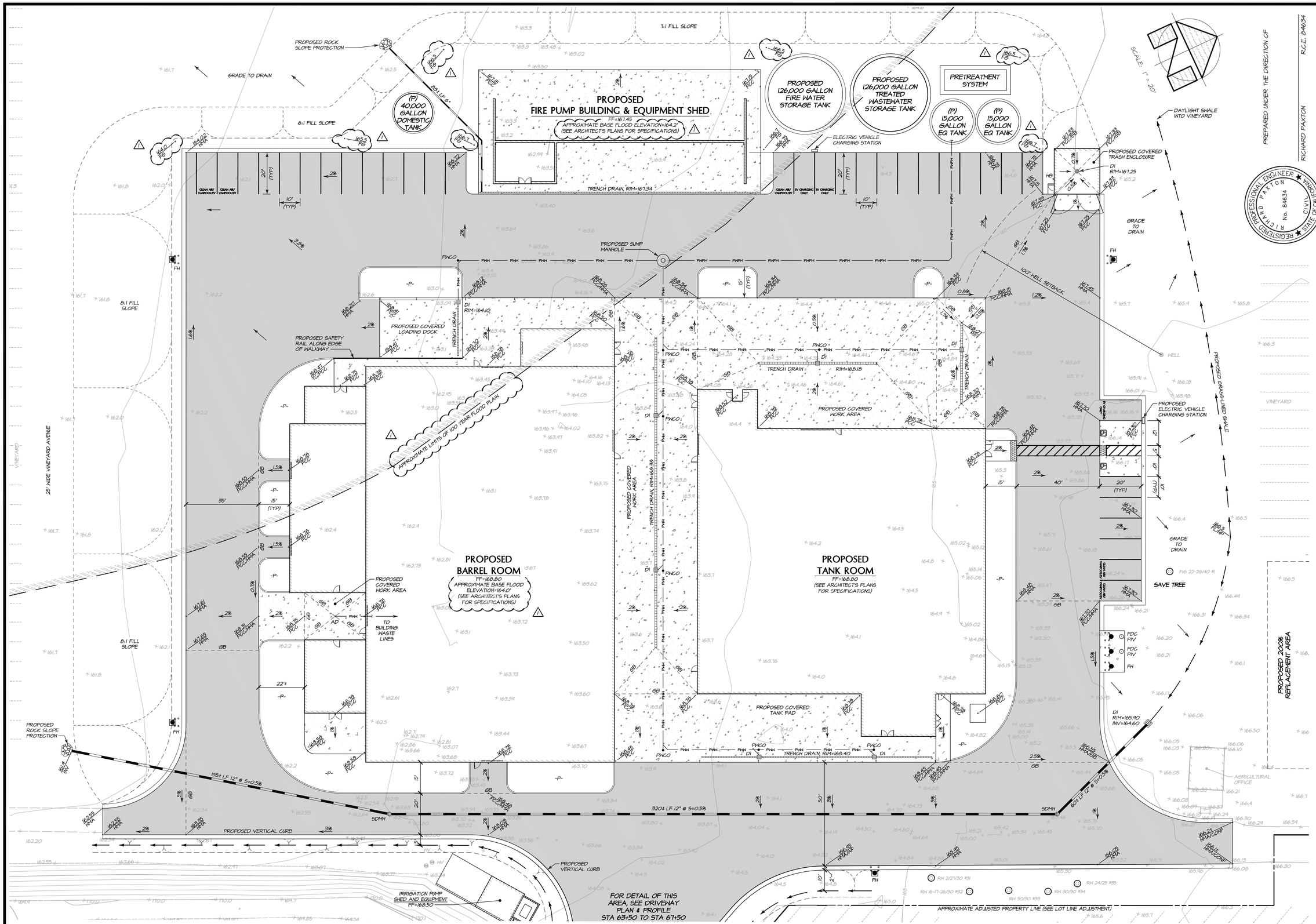
BENJAMIN RANCH WINERY
DRIVEWAY PLAN & PROFILE
STA 63+50 TO STA 67+50
NAPA COUNTY CALIFORNIA

DATE: FEBRUARY 2018
FILE NO. 1217-UP.DWG
JOB NO. 12-17
SHEET NO.
UP9
OF 13

7/10/2018 - 8:12 AM, Kristen K. S:\LAND PROJECTS\2007-2021\1217\DWG\1217-UP.DWG, UP9-PP 63+50 TO 67+50, ARCH D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



PROPOSED CONDITIONS - WINERY BUILDING

SCALE: 1" = 20'

NO.	DATE	DESCRIPTION	BY
1	07-09-18	NAPA COUNTY FIRST PLAN REVIEW COMMENTS	KK

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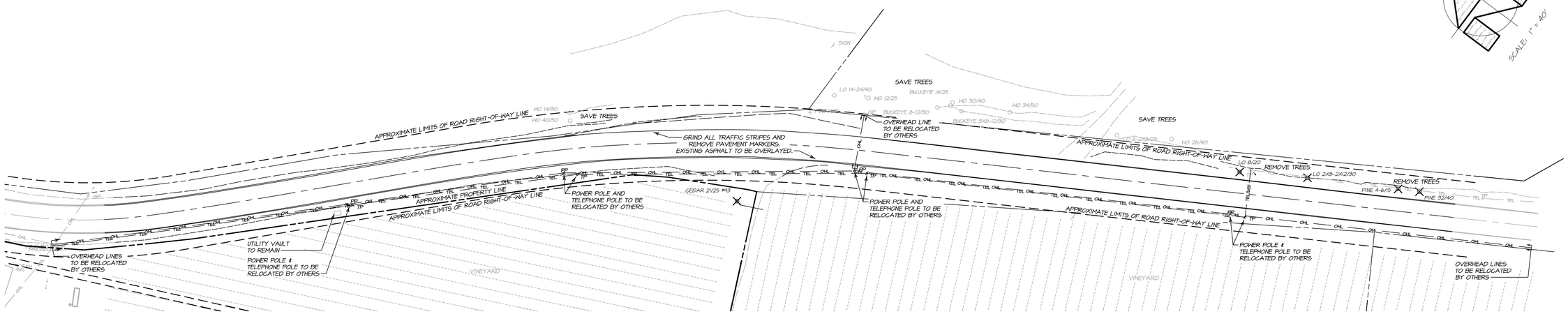
BENJAMIN RANCH WINERY
PROPOSED CONDITIONS - WINERY BUILDING
NAPA COUNTY CALIFORNIA

DATE: FEBRUARY 2018
FILE NO: 1217-UP.DWG
JOB NO: 12-17
SHEET NO: UP10 OF 13

7/10/2018 - 8:29 AM, Kristen, S:\LAND PROJECTS\2017-2012\1712\17 UP, WINERY\ACAD\PLANS\1217-UP.DWG, UP10-WINERY, ARCH D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



EXISTING CONDITIONS - CONN CREEK ROAD (SR 128)

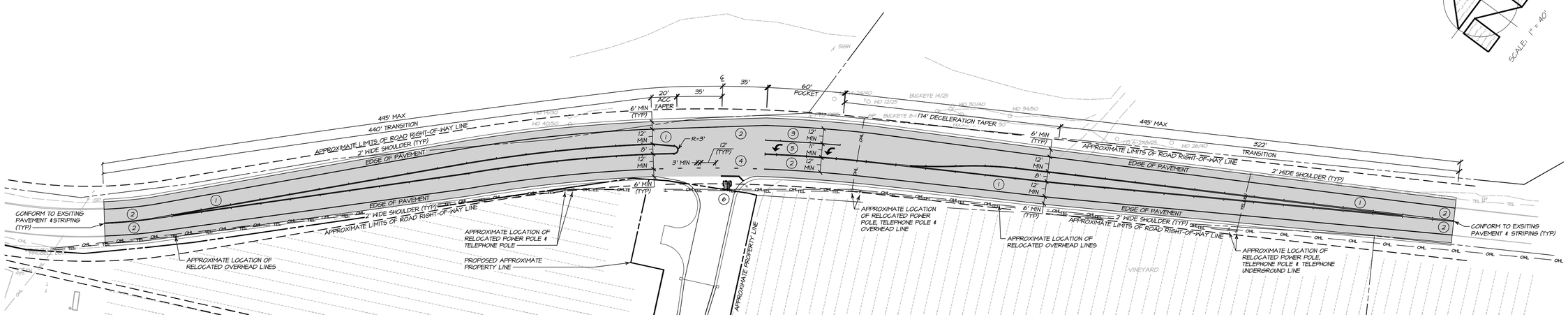
SCALE: 1" = 40'

LEGEND:

TREE 6/15	EXISTING TREE TO BE SAVED
TREE 6/15	EXISTING TREE TO BE REMOVED AND DISPOSED OF PROPERLY OFFSITE
OHL	EXISTING OVERHEAD LINE
	EXISTING UTILITY POLE
	PROPOSED HMA
OHL	PROPOSED OVERHEAD LINE
TEL	PROPOSED OVERHEAD TELEPHONE LINE
TEL(UG)	PROPOSED UNDERGROUND TELEPHONE LINE
	PROPOSED UTILITY POLE

PAVEMENT MARKER & STRIPING NOTES:

1. TWO-WAY NO PASSING LINE TRAFFIC STRIPE SHALL BE PER CALTRANS STANDARD PLANS 2010, A20B, DETAIL 24, WITH CROSS HATCHING AS DIRECTED BY COUNTY OF NAPA ENGINEER.
2. RIGHT EDGELINE TRAFFIC STRIPE SHALL BE PER CALTRANS STANDARD PLANS 2010, A20D, DETAIL 39.
3. CHANNELIZING LINE TRAFFIC STRIPE SHALL BE PER CALTRANS STANDARD PLANS 2010, A20D, DETAIL 38.
4. RIGHT EDGELINE TRAFFIC STRIPE THROUGH INTERSECTION SHALL BE PER CALTRANS STANDARD PLANS 2010, A20B, DETAIL 21C.
5. TWO (2) WHITE TYPE IV (L) PAVEMENT MARKING ARROWS PER CALTRANS STANDARD PLANS 2010, A24A
6. PAINT 12" WHITE LIMIT LINE AND "STOP" PAVEMENT MARKINGS PER CALIFORNIA MUTCD. INSTALL R1-1 STOP SIGN.
7. ALL EXISTING TRAFFIC STRIPES TO BE REMOVED SHALL BE GROUND OFF.
8. ALL WORK PROPOSED WITHIN CALTRANS RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY AN ENCROACHMENT PERMIT ISSUED BY CALTRANS.
9. ALL TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC PER THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS 2015 AND STANDARDS PLANS 2015.



PROPOSED CONDITIONS - CONN CREEK ROAD (SR 128)

SCALE: 1" = 40'

NO.	DATE	DESCRIPTION	BY
1	07-09-18	NO CHANGE TO THIS SHEET	KK

REGISTERED PROFESSIONAL ENGINEER
RICHARD PAXTON
No. 84634
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

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www.bartelteng.com
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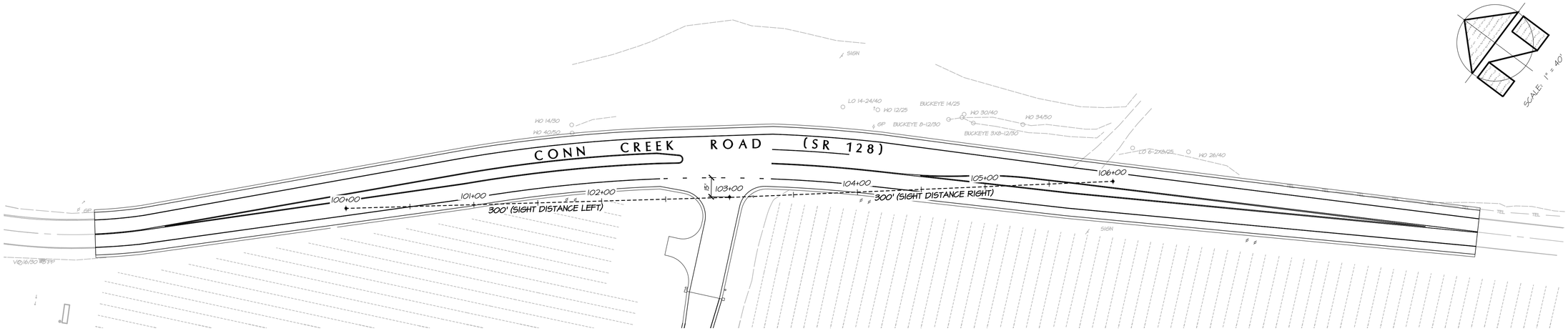
BENJAMIN RANCH WINERY
CONN CREEK ROAD (SR 128) WIDENING PLAN
LEFT TURN LANE
NAPA COUNTY CALIFORNIA

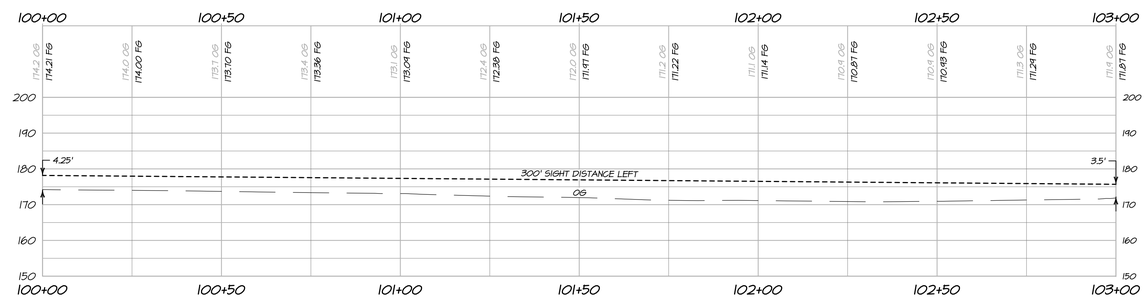
DATE: FEBRUARY 2018
FILE NO: 1217-UP.DWG
JOB NO: 12-17
SHEET NO: UP11
OF 13

7/10/2018 - 8:12 AM, Kristen, S:\LAND PROJECTS\2007-2012\1217\2017 UP MARK\ACAD\PLANS\1217-UP.DWG, UP11-LTL, ARCH D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



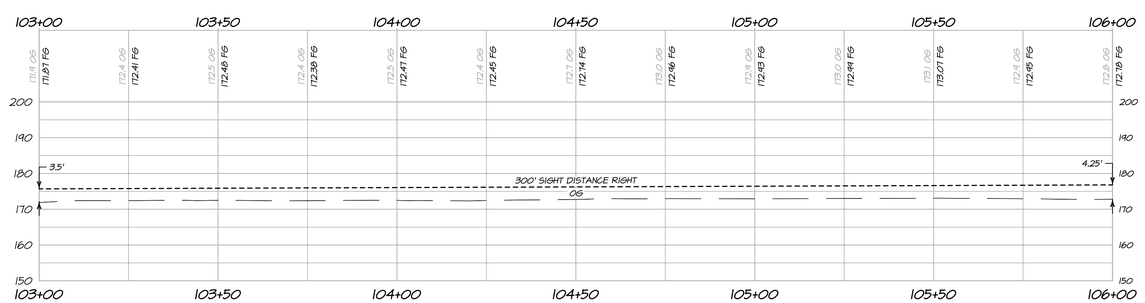
CONN CREEK ROAD (SR 128)
SIGHT DISTANCE EXHIBIT

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 VINEROW
	EXISTING POWER POLE & TELEPHONE POLE
	PROPOSED POWER POLE & TELEPHONE POLE

NOTES:

1. SEE CONN CREEK ROAD (SR 128) WIDENING PLAN.
2. 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.

NO.	DATE	DESCRIPTION	BY
1	07-09-18	NO CHANGE TO THIS SHEET	KK

REGISTERED PROFESSIONAL ENGINEER
RICHARD PAXTON
No. 84634
CIVIL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

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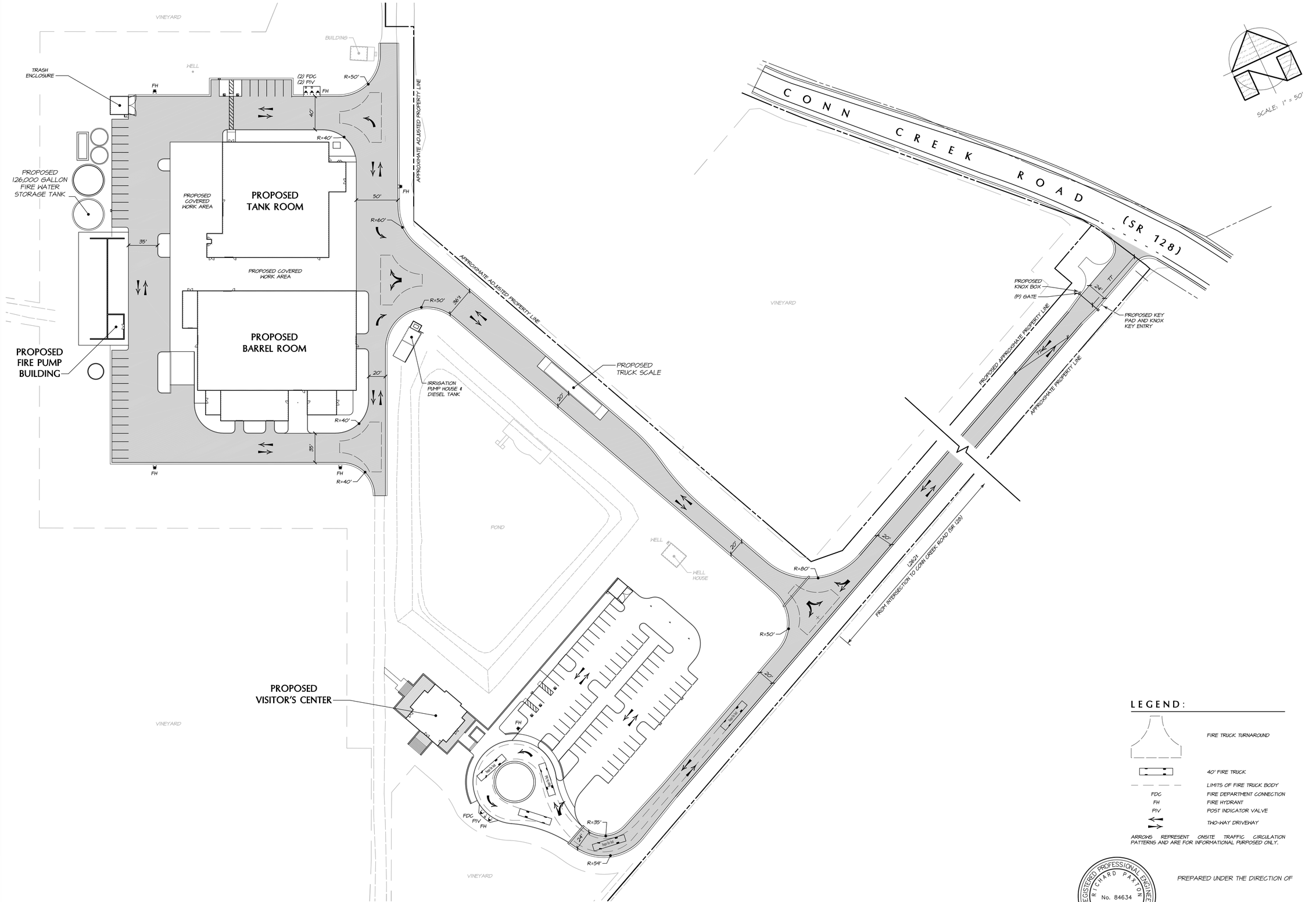
BENJAMIN RANCH WINERY
SIGHT DISTANCE EXHIBIT
NAPA COUNTY CALIFORNIA

DATE: FEBRUARY 2018
FILE NO. 1217-UP.DWG
JOB NO. 12-17
SHEET NO. UP12
OF 13

7/10/2018 - 8:10 AM Kristen K. S:\LAND PROJECTS\2007-2012\1217\2017 UP WINERY-ACADIA\PLANS\1217-UP.DWG, UP12-SIGHT DIST, ARCH D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



CAL FIRE ACCESS EXHIBIT

SCALE: 1" = 50'

NO.	DATE	DESCRIPTION	BY
1	07-09-18	NO CHANGE TO THIS SHEET	KK

LEGEND:

- FIRE TRUCK TURNAROUND
- 40' FIRE TRUCK
- LIMITS OF FIRE TRUCK BODY
- FDC — FIRE DEPARTMENT CONNECTION
- FH — FIRE HYDRANT
- PIV — POST INDICATOR VALVE
- TWO-WAY DRIVEWAY

ARROWS REPRESENT ONSITE TRAFFIC CIRCULATION PATTERNS AND ARE FOR INFORMATIONAL PURPOSED ONLY.

REGISTERED PROFESSIONAL ENGINEER — RICHARD PAXTON — No. 84634 — CIVIL — STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

RICHARD PAXTON R.C.E. 84634

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DES: RP
DRAWN: KK
CHKD: PNB

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

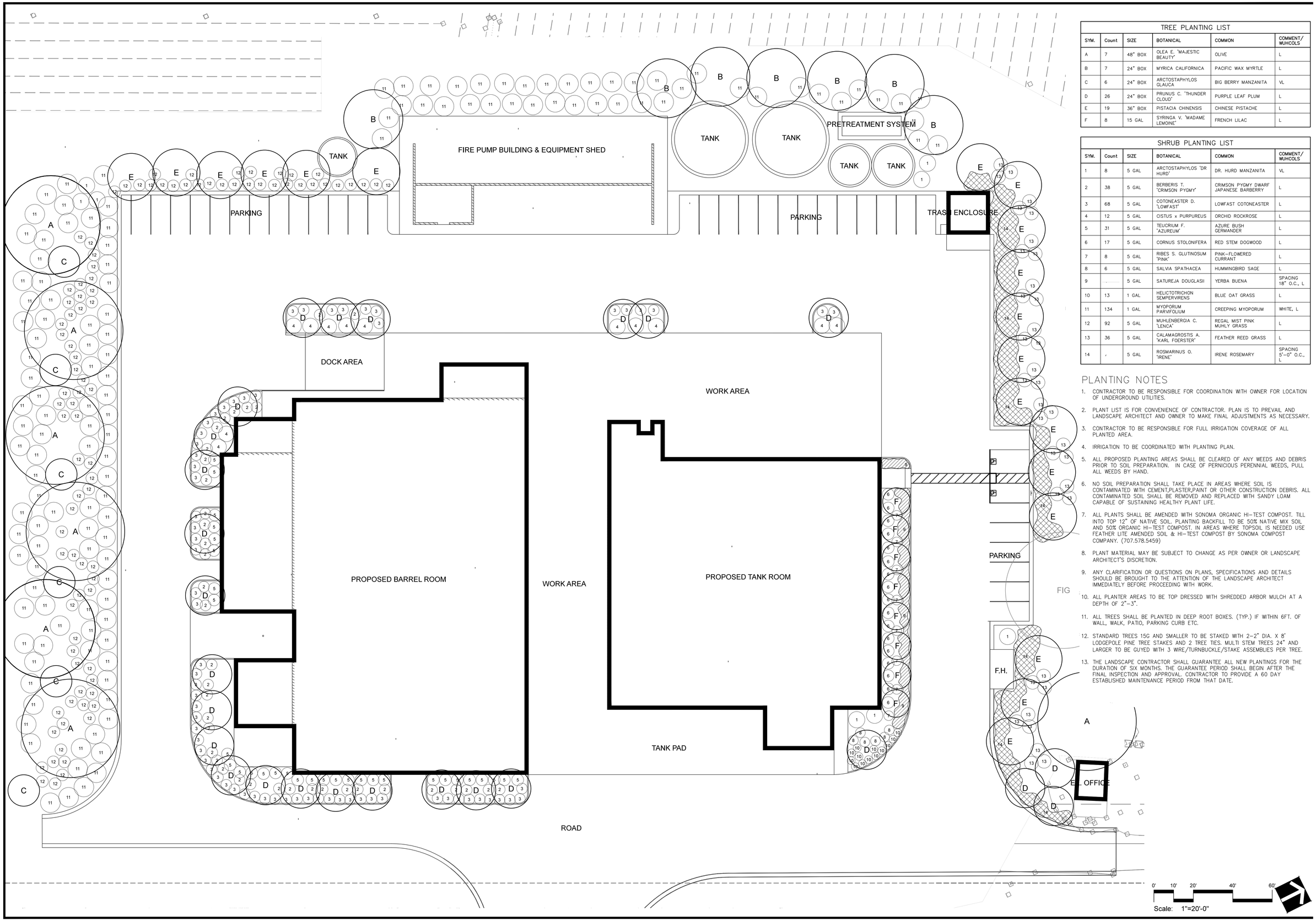
BENJAMIN RANCH WINERY

CAL FIRE ACCESS EXHIBIT

NAPA COUNTY CALIFORNIA

DATE: FEBRUARY 2018
FILE NO: 1217-UP.DWG
JOB NO: 12-17
SHEET NO: UP13 OF 13

7/10/2018 - 8:10 AM, Kristen, S:\LAND PROJECTS\2007-2012\1217\2017 UP PARTY\ACAD\PLANS\1217-UP.DWG, UP13-FIRE EXHB, ARCH D (36.00 X 24.00 INCHES), 1" = 1', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



TREE PLANTING LIST					
SYM.	Count	SIZE	BOTANICAL	COMMON	COMMENT/ WUHCOLS
A	7	48" BOX	OLEA E. 'MAJESTIC BEAUTY'	OLIVE	L
B	7	24" BOX	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	L
C	6	24" BOX	ARCTOSTAPHYLOS GLAUCA	BIG BERRY MANZANITA	VL
D	26	24" BOX	PRUNUS C. 'THUNDER CLOUD'	PURPLE LEAF PLUM	L
E	19	36" BOX	PISTACIA CHINENSIS	CHINESE PISTACHE	L
F	8	15 GAL	SYRINGA V. 'MADAME LEMOINE'	FRENCH LILAC	L

SHRUB PLANTING LIST					
SYM.	Count	SIZE	BOTANICAL	COMMON	COMMENT/ WUHCOLS
1	8	5 GAL	ARCTOSTAPHYLOS 'DR HURD'	DR. HURD MANZANITA	VL
2	38	5 GAL	BERBERIS T. 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	L
3	68	5 GAL	COTONEASTER D. 'LOWFAST'	LOWFAST COTONEASTER	L
4	12	5 GAL	CISTUS x PURPUREUS	ORCHID ROCKROSE	L
5	31	5 GAL	TEUCRIUM F. 'AZUREUM'	AZURE BUSH GERMANDER	L
6	17	5 GAL	CORNUS STOLONIFERA	RED STEM DOGWOOD	L
7	8	5 GAL	RIBES S. GLUTINOSUM 'PINK'	PINK-FLOWERED CURRANT	L
8	6	5 GAL	SALVIA SPATHACEA	HUMMINGBIRD SAGE	L
9		5 GAL	SATUREJA DOUGLASII	YERBA BUENA	SPACING 18" O.C., L
10	13	1 GAL	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	L
11	134	1 GAL	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	WHITE, L
12	92	5 GAL	MUHLENBERGIA C. 'LENCA'	REGAL MIST PINK MUHLY GRASS	L
13	36	5 GAL	CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	L
14	,	5 GAL	ROSMARINUS O. 'IRENE'	IRENE ROSEMARY	SPACING 5'-0" O.C., L

PLANTING NOTES

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES.
2. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. PLAN IS TO PREVAIL AND LANDSCAPE ARCHITECT AND OWNER TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
3. CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREA.
4. IRRIGATION TO BE COORDINATED WITH PLANTING PLAN.
5. ALL PROPOSED PLANTING AREAS SHALL BE CLEARED OF ANY WEEDS AND DEBRIS PRIOR TO SOIL PREPARATION. IN CASE OF PERNICIOUS PERENNIAL WEEDS, PULL ALL WEEDS BY HAND.
6. NO SOIL PREPARATION SHALL TAKE PLACE IN AREAS WHERE SOIL IS CONTAMINATED WITH CEMENT,PLASTER,PAINT OR OTHER CONSTRUCTION DEBRIS. ALL CONTAMINATED SOIL SHALL BE REMOVED AND REPLACED WITH SANDY LOAM CAPABLE OF SUSTAINING HEALTHY PLANT LIFE.
7. ALL PLANTS SHALL BE AMENDED WITH SONOMA ORGANIC HI-TEST COMPOST. TILL INTO TOP 12" OF NATIVE SOIL. PLANTING BACKFILL TO BE 50% NATIVE MIX SOIL AND 50% ORGANIC HI-TEST COMPOST. IN AREAS WHERE TOPSOIL IS NEEDED USE FEATHER LITE AMENDED SOIL & HI-TEST COMPOST BY SONOMA COMPOST COMPANY. (707.578.5459)
8. PLANT MATERIAL MAY BE SUBJECT TO CHANGE AS PER OWNER OR LANDSCAPE ARCHITECT'S DISCRETION.
9. ANY CLARIFICATION OR QUESTIONS ON PLANS, SPECIFICATIONS AND DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
10. ALL PLANTER AREAS TO BE TOP DRESSED WITH SHREDDED ARBOR MULCH AT A DEPTH OF 2"-3".
11. ALL TREES SHALL BE PLANTED IN DEEP ROOT BOXES. (TYP.) IF WITHIN 6FT. OF WALL, WALK, PATIO, PARKING CURB ETC.
12. STANDARD TREES 15G AND SMALLER TO BE STAKED WITH 2-2" DIA. X 8' LODGEPOLE PINE TREE STAKES AND 2 TREE TIES. MULTI STEM TREES 24" AND LARGER TO BE GUYED WITH 3 WIRE/TURNBUCKLE/STAKE ASSEMBLIES PER TREE.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL NEW PLANTINGS FOR THE DURATION OF SIX MONTHS. THE GUARANTEE PERIOD SHALL BEGIN AFTER THE FINAL INSPECTION AND APPROVAL. CONTRACTOR TO PROVIDE A 60 DAY ESTABLISHED MAINTENANCE PERIOD FROM THAT DATE.

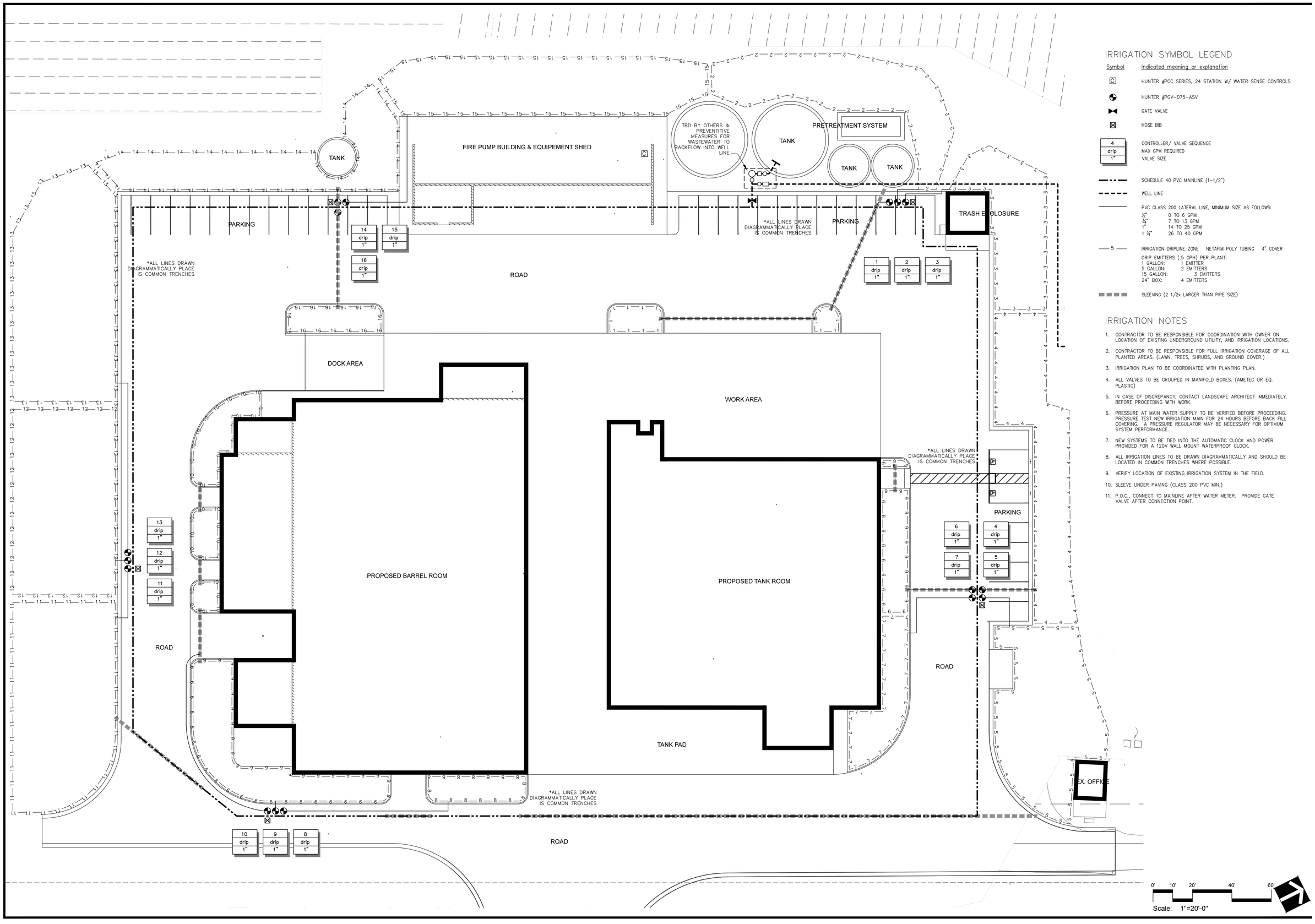
CBH DESIGN INC.
LANDSCAPE ARCHITECTURE
SANTA BARBARA / NAPA VALLEY
2174 EUCLID AVE. NAPA, CA. 94558
707.312.0021

NO.	DATE	ISSUES AND REVISIONS	BY

WINERY BUILDING PLANTING PLAN

BENJAMIN RANCH WINERY
8895 & 8901 CONN CREEK ROAD
ST. HELENA, CA 94515

Date	FEB 2018
Scale	-
Drawn	CBH
Job	BEN RANCH
Print Date	FEB 2018
Sheet	L1.0
Of	Sheets



IRRIGATION SYMBOL LEGEND

Symbol	Indicated meaning or explanation
C	HUNTER #PCC SERIES, 24 STATION W/ WATER SENSE CONTROLS
	HUNTER #PGV-075-ASV
	GATE VALVE
	HOSE BIB
4 / drip / 1"	CONTROLLER/ VALVE SEQUENCE MAX GPM REQUIRED VALVE SIZE
	SCHEDULE 40 PVC MAINLINE (1-1/2")
	WELL LINE
	PVC CLASS 200 LATERAL LINE, MINIMUM SIZE AS FOLLOWS: ½" 0 TO 6 GPM ¾" 7 TO 13 GPM 1" 14 TO 25 GPM 1 ¼" 26 TO 40 GPM
— 5 —	IRRIGATION DRIPLINE ZONE NETAFIM POLY TUBING 4" COVER DRIP EMITTERS (.5 GPH) PER PLANT: 1 GALLON: 1 EMITTER 5 GALLON: 2 EMITTERS 15 GALLON: 3 EMITTERS 24" BOX: 4 EMITTERS
	SLEEVING (2 1/2x LARGER THAN PIPE SIZE)

IRRIGATION NOTES

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER ON LOCATION OF EXISTING UNDERGROUND UTILITY, AND IRRIGATION LOCATIONS.
2. CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREAS. (LAWN, TREES, SHRUBS, AND GROUND COVER.)
3. IRRIGATION PLAN TO BE COORDINATED WITH PLANTING PLAN.
4. ALL VALVES TO BE GROUPED IN MANIFOLD BOXES. (AMETEC OR EQ. PLASTIC)
5. IN CASE OF DISCREPANCY, CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. BEFORE PROCEEDING WITH WORK.
6. PRESSURE AT MAIN WATER SUPPLY TO BE VERIFIED BEFORE PROCEEDING. PRESSURE TEST NEW IRRIGATION MAIN FOR 24 HOURS BEFORE BACK FILL COVERING. A PRESSURE REGULATOR MAY BE NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE.
7. NEW SYSTEMS TO BE TIED INTO THE AUTOMATIC CLOCK AND POWER PROVIDED FOR A 120V WALL MOUNT WATERPROOF CLOCK.
8. ALL IRRIGATION LINES TO BE DRAWN DIAGRAMMATICALLY AND SHOULD BE LOCATED IN COMMON TRENCHES WHERE POSSIBLE.
9. VERIFY LOCATION OF EXISTING IRRIGATION SYSTEM IN THE FIELD.
10. SLEEVE UNDER PAVING (CLASS 200 PVC MIN.)
11. P.O.C., CONNECT TO MAINLINE AFTER WATER METER. PROVIDE GATE VALVE AFTER CONNECTION POINT.

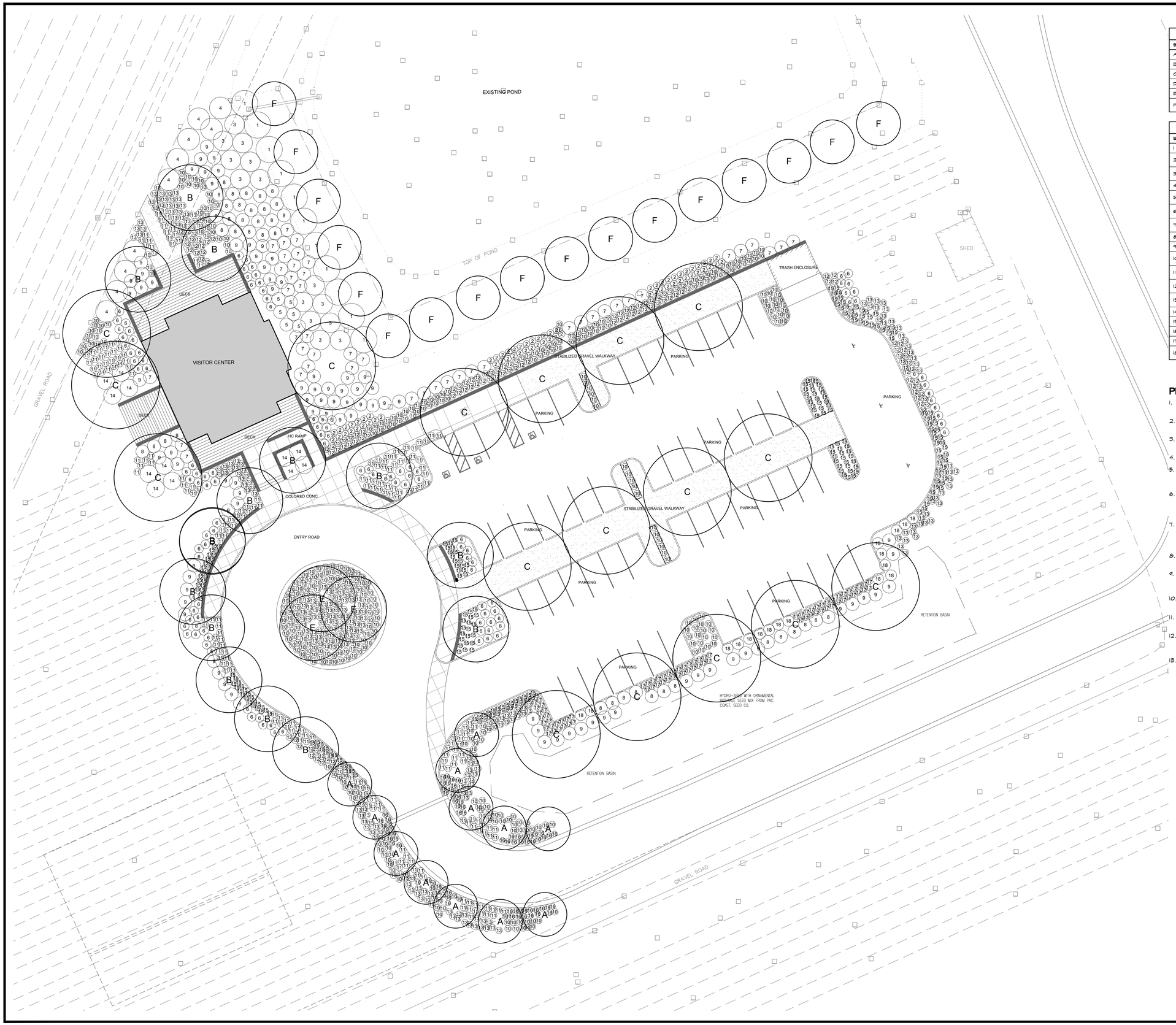
CBH DESIGN INC.
LANDSCAPE ARCHITECTURE
SANTA BARBARA / NAPA VALLEY
2174 EUCLID AVE, NAPA, CA. 94558
707.312.0021

NO.	DATE	ISSUES AND REVISIONS	BY

WINERY BUILDING IRRIGATION PLAN

BENJAMIN RANCH WINERY
8895 & 8901 CONN CREEK ROAD
ST. HELENA, CA 94515

Date	FEB 2018
Scale	-
Drawn	CBH
Job	BEN RANCH
Print Date	FEB 2018
Sheet	L2.0
Of	Sheets



TREE PLANTING LIST					
SYM.	Count	SIZE	BOTANICAL	COMMON	WUCOLS
A	15	24" BOX	PRUNAS C. 'THUNDERCLOUD'	FLOWERING PLUM	L
B	9	24" BOX	PISTACHE CHINENSIS	CHINESE PISTACHE	L
C	15	24" BOX	OLEA E. 'MAJESTIC BEAUTY'	COAST LIVE OAK	V
D	8	24" BOX	LAGERSTEOMIA 'DYNAMITE'	CRAPE MYRTLE	L
E	3	24" BOX	CHITALPA T. 'PINK DAWN'	PINK DAWN CHITALPA	L
F	17	24" BOX	MYRICA CALIFORNICA	CALIF. PACIFIC WAX MYRTLE	L

SHRUBS, GROUND COVERS & VINE PLANTING LEGEND					
SYM.	Count	SIZE	BOTANICAL	COMMON	WUCOLS
1	11	15 GAL	ARCTOSTAPHYLOS 'DR HURD'	DR. HURD MANZANITA	L
2	74	5 GAL	BERBERIS T. 'CRIMSON PYGMY'	CRIMSON PYGMY DWARF JAPANESE BARBERRY	L
3	14	5 GAL	CEANOTHUS G. H. 'YANKEE POINT'	YANKEE POINT CEANOTHUS	L
4	11	5 GAL	COTONEASTER D. 'LOWFAST'	LOWFAST COTONEASTER	L
5	9	5 GAL	CALLISTEMON V. 'LITTLE JOHN'	LITTLE JOHN DWARF BOTTLEBRUSH	L
6	152	5 GAL	MUHLENBERGIA C. 'REGAL MIST'	REGAL MIST PINK MUHLY GRASS	L
7	47	5 GAL	VIBURNUM T. 'SPRING BOUQUET'	SPRING BOUQUET LAURUSTINUS	L
8	58	5 GAL	CISTUS x PURPUREUS	ORCHID ROCKROSE	L
9	74	5 GAL	TEUCRIUM F. 'AZUREUM'	AZURE BUSH GERMANDER	L
10	241	5 GAL	PENNISETUM A. MOUDRY	MOURDRY FOUNTAIN GRASS	L
11	256	1 GAL	EPILOBIUM S. 'WAYNE'S SILVER'	WAYNE'S SILVER CALIFORNIA FUCHSIA	L
12	157	1 GAL	EUPHORBIA C. 'WULFENII'	WULFENII MEDITERRANEAN SPURGE	L
13	265	5 GAL	LAVANDULA A. 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVENDER	L
14	12	1 GAL	MYOPORUM PARVIFOLIUM	CREEPING MYOPORUM	L
15	188	1 GAL	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	V
16	52	1 GAL	CALAMAGROSTIS FOLIOSA	MENDOCINO REED GRASS	L
17	80	1 GAL	FESTUCA G. 'ELIJAH BLUE'	SISKIYOU BLUE FESCUE	L
18	26	1 GAL	CEANOTHUS G. 'DIAMOND HEAD'	DIAMOND HEAD CEANOTHUS	L

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0' 10' 20' 40' 60'

Scale: 1"=20'-0"

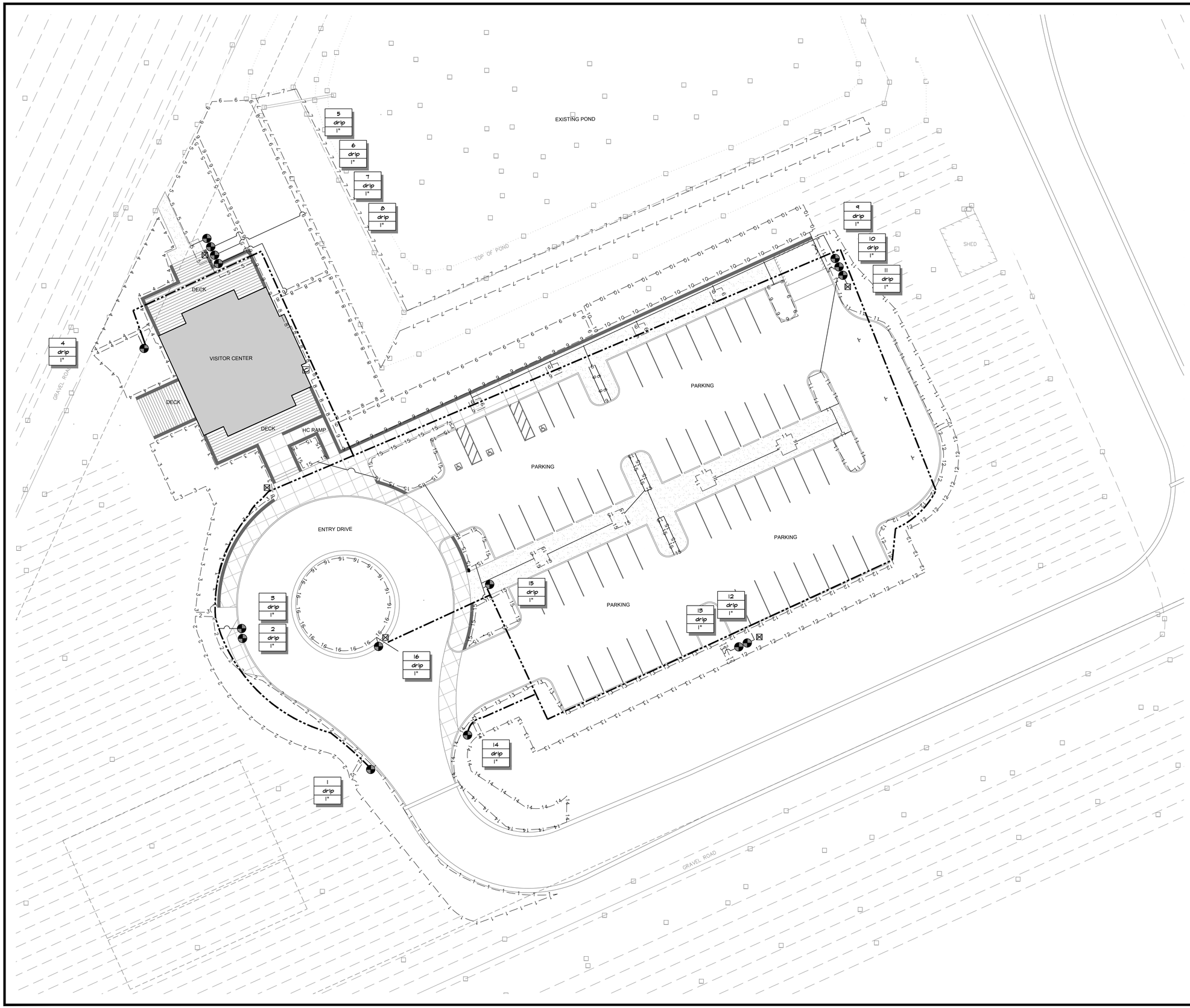
CBH DESIGN INC.
LANDSCAPE ARCHITECTURE
SANTA BARBARA / NAPA VALLEY
2174 EUCLID AVE, NAPA, CA. 94558
707.312.0021

NO.	DATE	ISSUES AND REVISIONS	BY

VISITOR CENTER PLANTING PLAN

BENJAMIN RANCH
VISITOR CENTER
8895-8901 Conn Creek Road
Napa, CA 94574

Date	FEB 2018
Scale	-
Drawn	CBH
Job	VC
Print Date	FEB 2018
Sheet	L3
Of	Sheets



IRRIGATION SYMBOL LEGEND

Symbol	Indicated meaning or explanation
	IRRITROL - TOTAL CONTROL - R-SERIES 18 STATIONS #TC-18-IN-R & R-100-KIT
	HUNTER #PGV-075-ASV
	GATE VALVE
	HOSE BIB
4 / drip / 1"	CONTROLLER/ VALVE SEQUENCE MAX GPM REQUIRED VALVE SIZE
	SCHEDULE 40 PVC MAINLINE (1-1/2")
	PVC CLASS 200 LATERAL LINE, MINIMUM SIZE AS FOLLOWS: ½" 0 TO 6 GPM ¾" 7 TO 15 GPM 1" 14 TO 25 GPM 1 ¼" 26 TO 40 GPM
— 5 —	IRRIGATION DRIPLINE ZONE NETAFIM POLY TUBING 4" COVER DRIP EMITTERS (5 GPH) PER PLANT: 1 GALLON: 1 EMITTER 5 GALLON: 2 EMITTERS 15 GALLON: 3 EMITTERS 24" BOX: 4 EMITTERS
	SLEEVING (2 1/2x LARGER THAN PIPE SIZE)

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0' 10' 20' 40' 60'
Scale: 1"=20'-0"

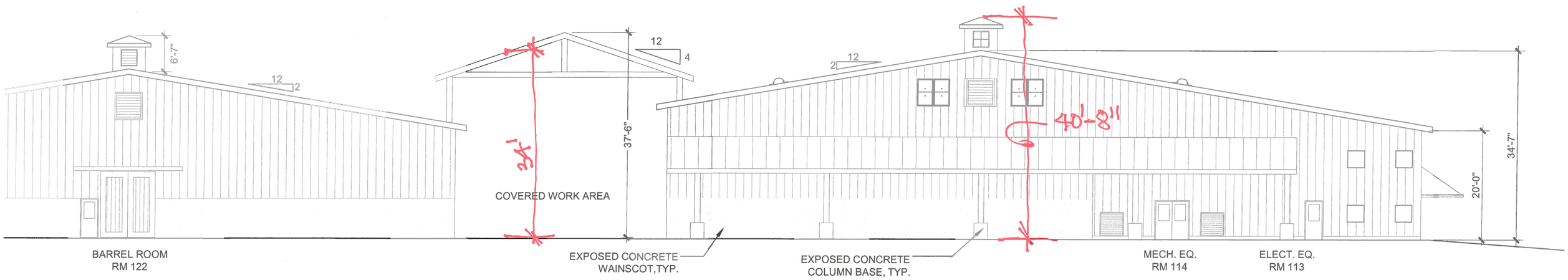
CBH DESIGN INC.
LANDSCAPE ARCHITECTURE
SANTA BARBARA / NAPA VALLEY
2174 EUCLID AVE, NAPA, CA. 94558
707.312.0021

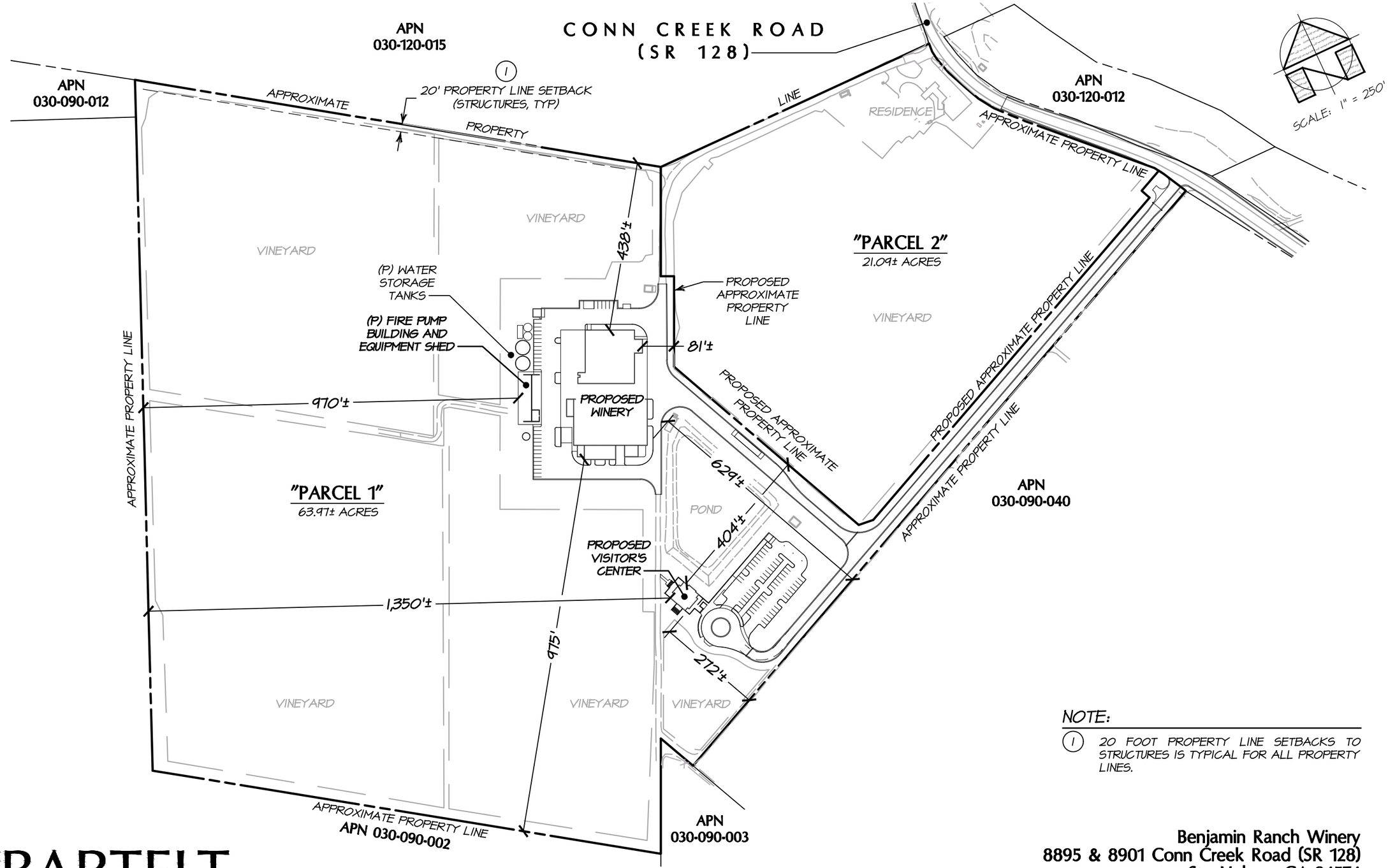
NO.	DATE	ISSUES AND REVISIONS	BY

VISITOR CENTER IRRIGATION PLAN

BENJAMIN RANCH
VISITOR CENTER
8895-8901 Conn Creek Road
Napa, CA 94574

Date	FEB 2018
Scale	-
Drawn	CBH
Job	VC
Print Date	FEB 2018
Sheet	L4
Of	Sheets


9'-7"
12
2
12
4
37'-6"
24'
COVERED WORK AREA
12
2
40'-8"
20'-0"
34'-7"
BARREL ROOM
RM 122
EXPOSED CONCRETE
WAINSCOT,TYP.
EXPOSED CONCRETE
COLUMN BASE, TYP.
MECH. EQ.
RM 114
ELECT. EQ.
RM 113



NOTE:

1. 20 FOOT PROPERTY LINE SETBACKS TO STRUCTURES IS TYPICAL FOR ALL PROPERTY LINES.

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

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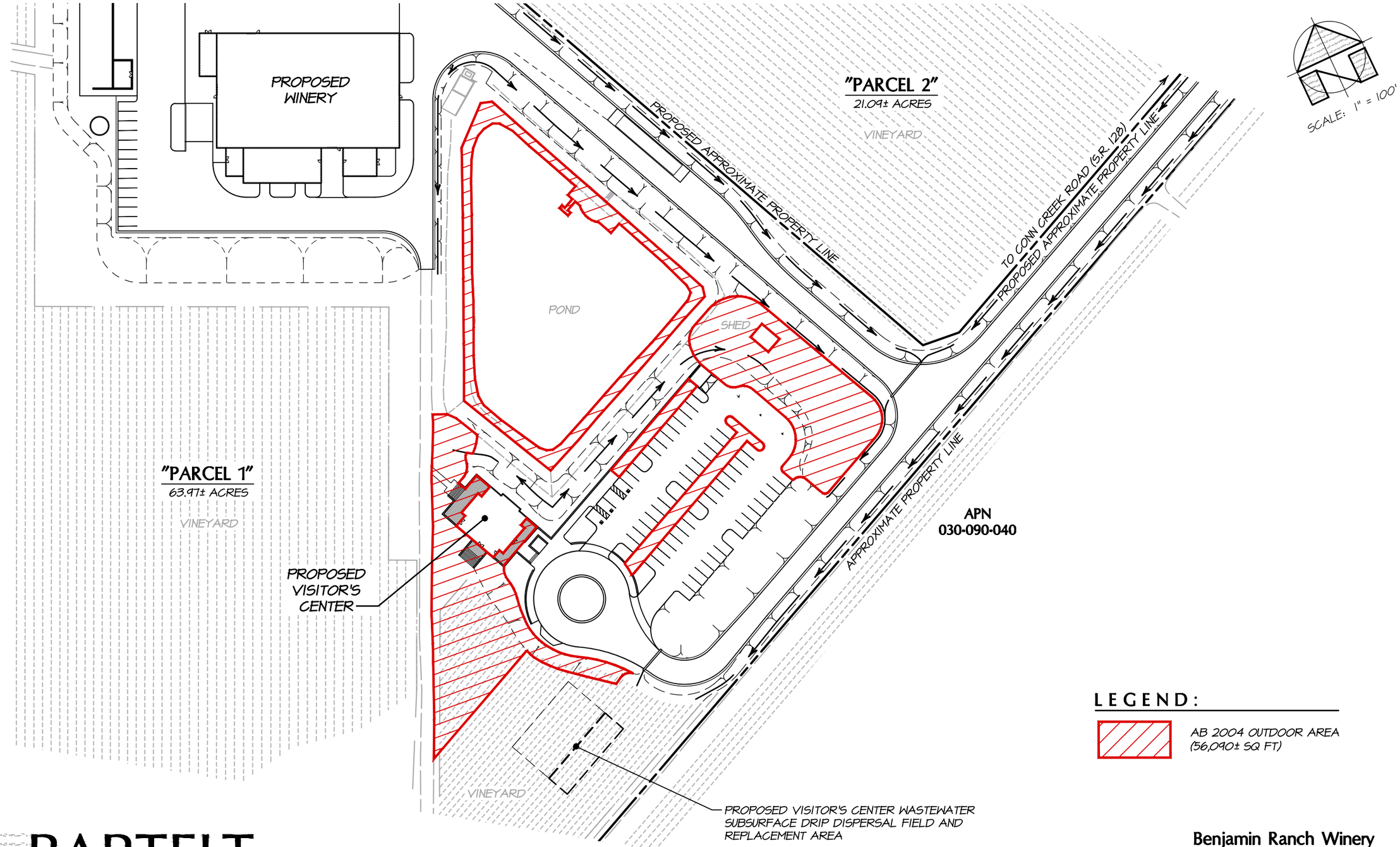
WINERY DISTANCE EXHIBIT
PROPOSED CONDITIONS

SCALE: 1" = 250'

Benjamin Ranch Winery
8895 & 8901 Conn Creek Road (SR 128)
St . Helena, CA 94574
APN 030-120-016 (Parcel 1)
APN 030-120-017 (Parcel 2)
Job No. 12-17
June 2020
Sheet 1 of 1

6/10/2020 - 10:57 AM, Kristenk, S:\LAND PROJECTS\2007-2012\2017\2017 UP WINERY\ACAD\EXHIBITS\2017-SITE DIM.DWG



LEGEND:

AB 2004 OUTDOOR AREA (56,090± SQ FT)

AB 2004 OUTDOOR AREA PROPOSED CONDITIONS

SCALE: 1" = 100'

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

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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

6/9/2020 - 10:36 AM, Kristenk, S:\LAND PROJECTS\2007-2012\2017\2017 UP WNRY\ACAD\EXHIBITS\12170-OD 2004.DWG