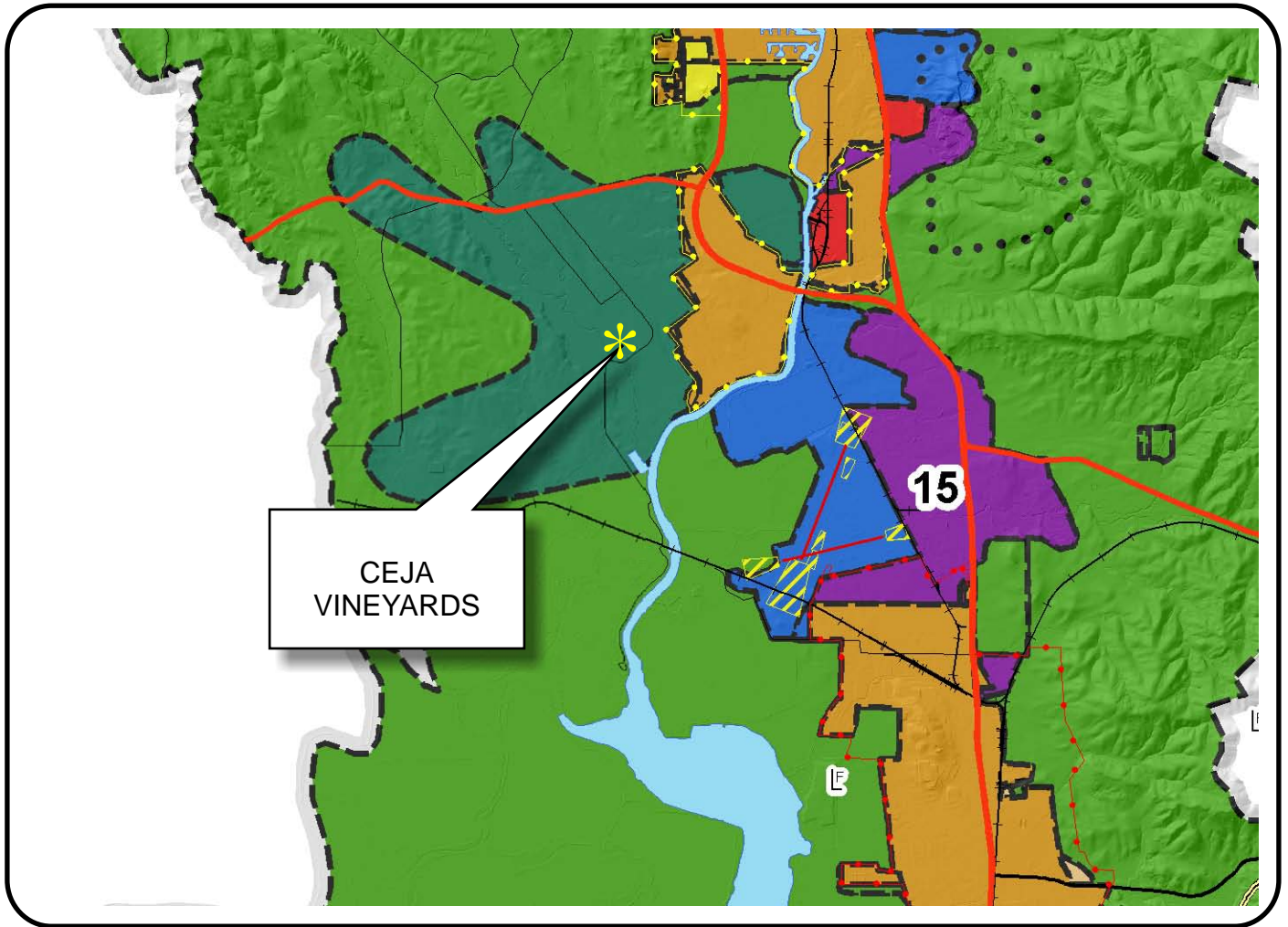


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND

URBANIZED OR NON-AGRICULTURAL

- Cities
- Urban Residential *
- Rural Residential *
- Industrial
- Public-Institutional
- Study Area

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

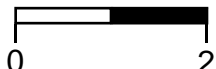
TRANSPORTATION

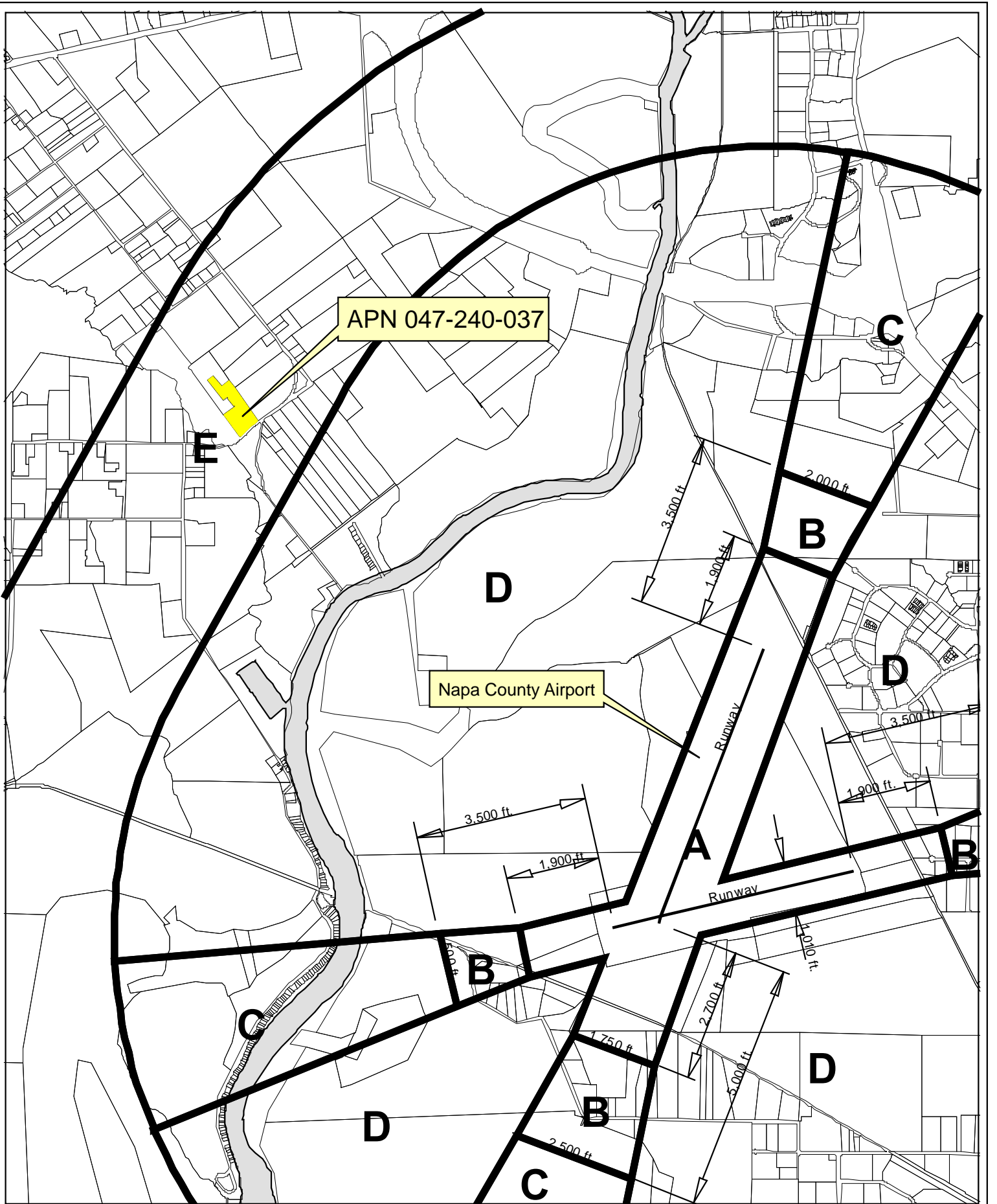
- Mineral Resource
- Railroad
- Limited Access Highway
- Major Road
- Secondary Road
- Airport
- Airport Clear Zone
- Landfill - General Plan

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

APN
047-240-037
06-02-2010
3B UP

SCALE IN MILES





Horizontal Datum: NAD 83,
CA State Plane Coordinates,
Zone II, feet



Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated hereon.

Compatibility Plan

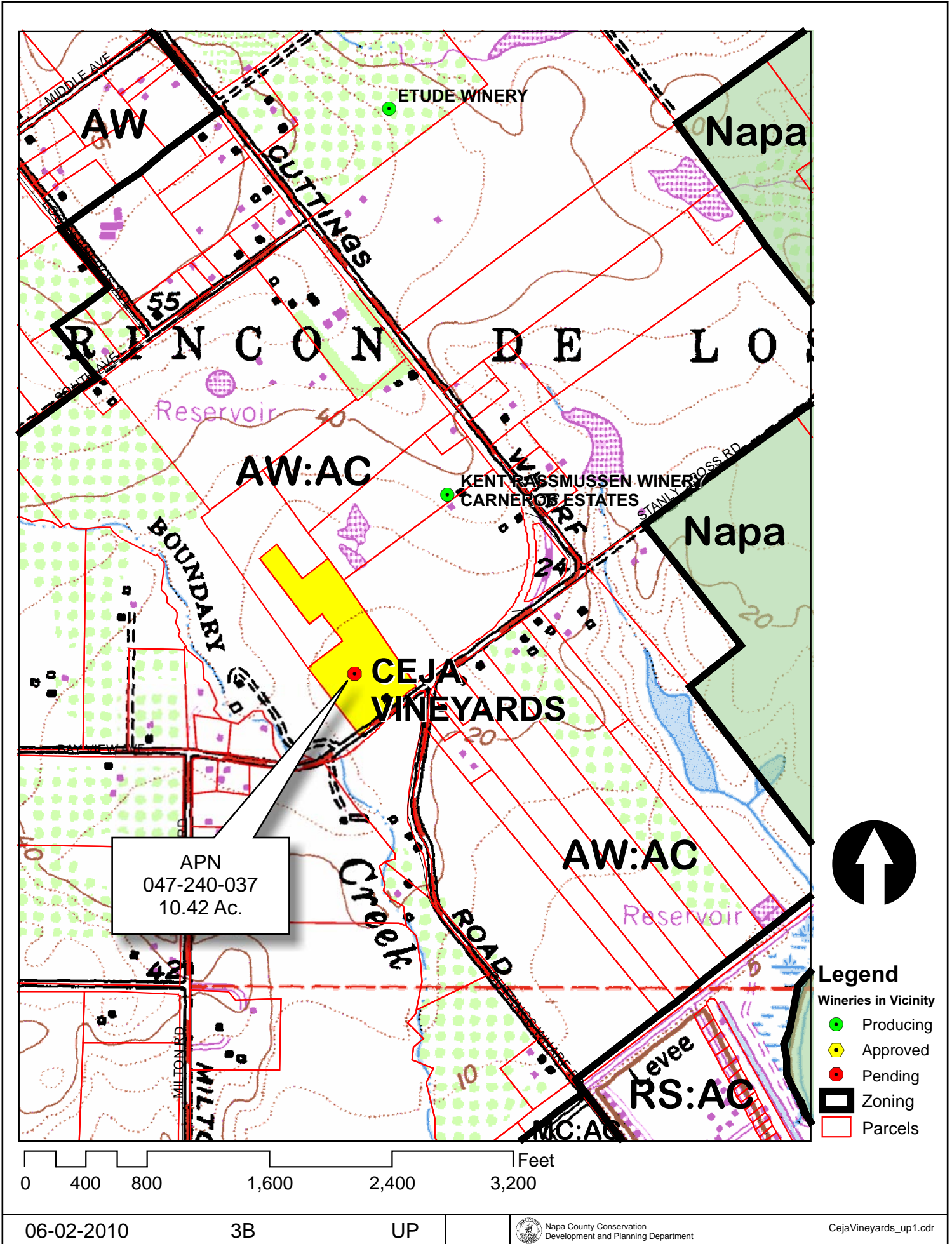
Napa County Airport



0 650 1,300 2,600'

Napa County Conservation Division - 08/2009

CEJA VINEYARDS

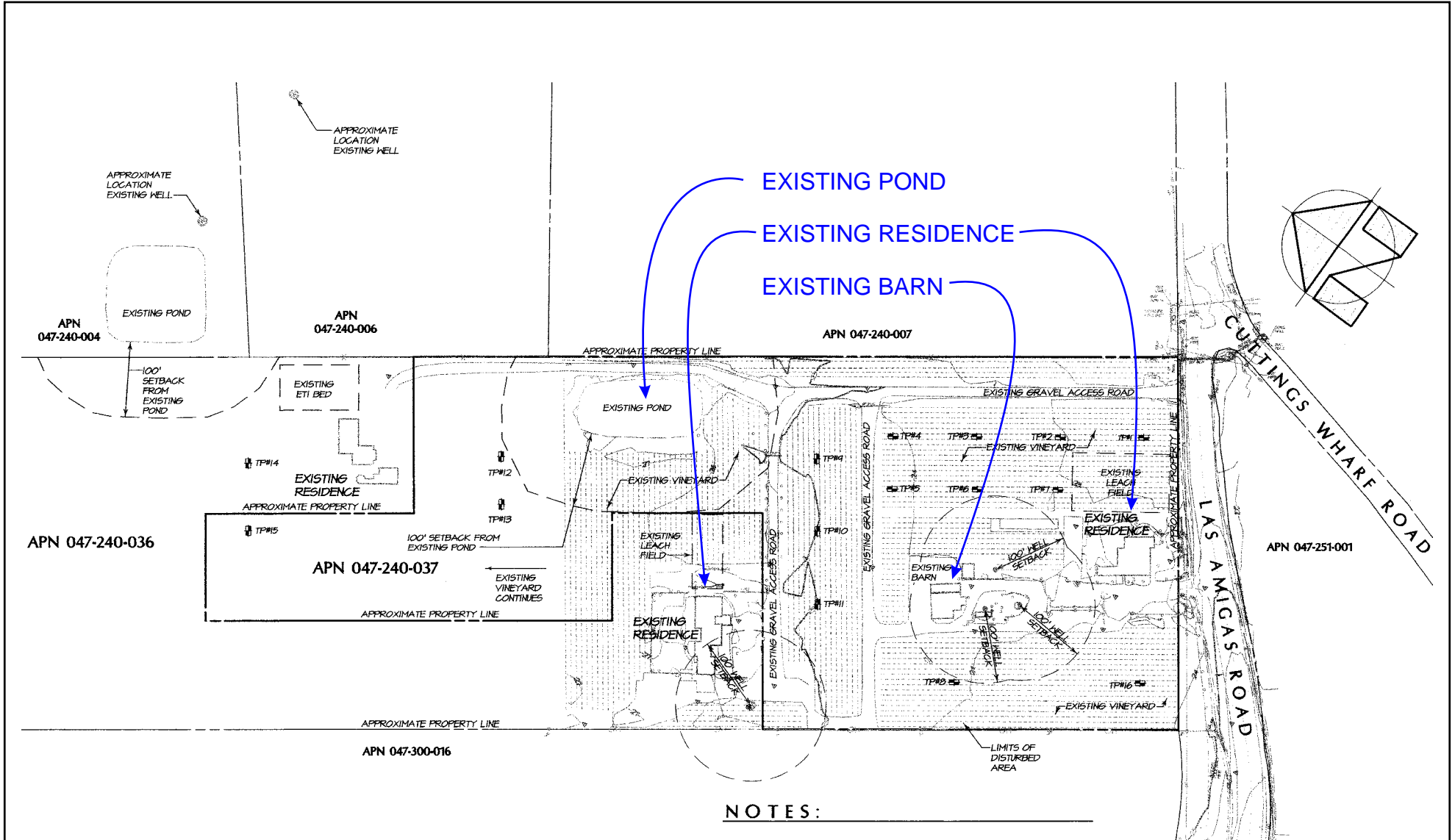


APN
047-240-037
10.42 Ac.

Legend

- Wineries in Vicinity
 - Producing
 - Approved
 - Pending
- Zoning
- Parcels

CEJA VINEYARDS

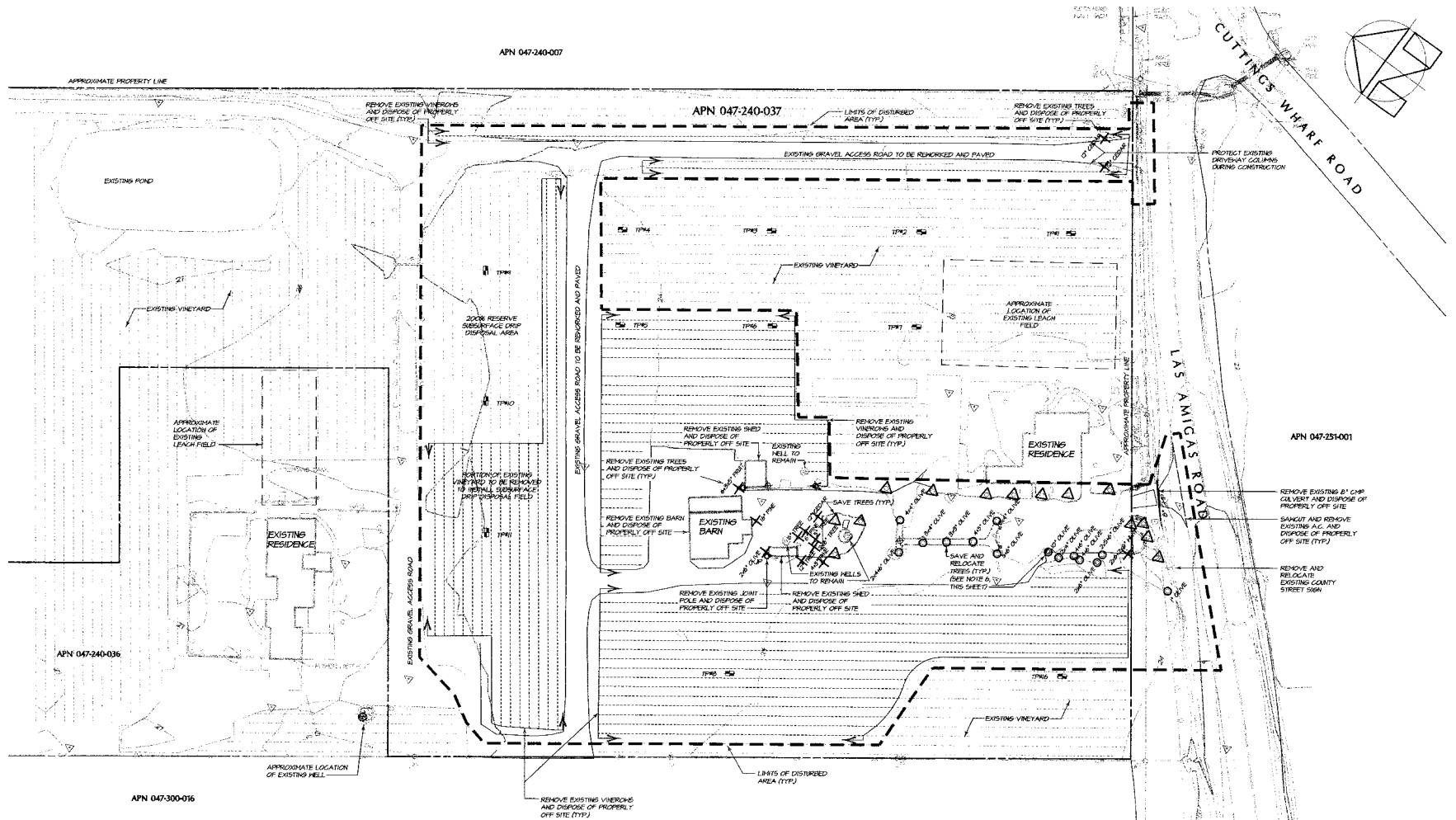


NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN HEREIN WAS TAKEN FROM THE LAND SURVEY PERFORMED BY MICHAEL BROOKS AND ASSOCIATES, TITLED "TOPOGRAPHIC MAP FOR PEDRO CEJA OF A PORTION OF 1012 LAS AMIGAS ROAD", DATED JUNE 2007.
2. TEST PITS SHOWN WERE EXCAVATED BY CEJA VINEYARDS ON JUNE 22, 2007 AND WITNESSED BY A REPRESENTATIVE FROM BARTELT ENGINEERING AND NAPA COUNTY DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

**SITE PLAN
EXISTING CONDITIONS**

CEJA VINEYARDS



NOTES:

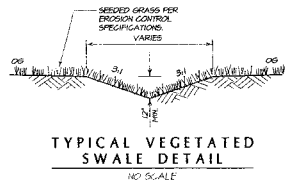
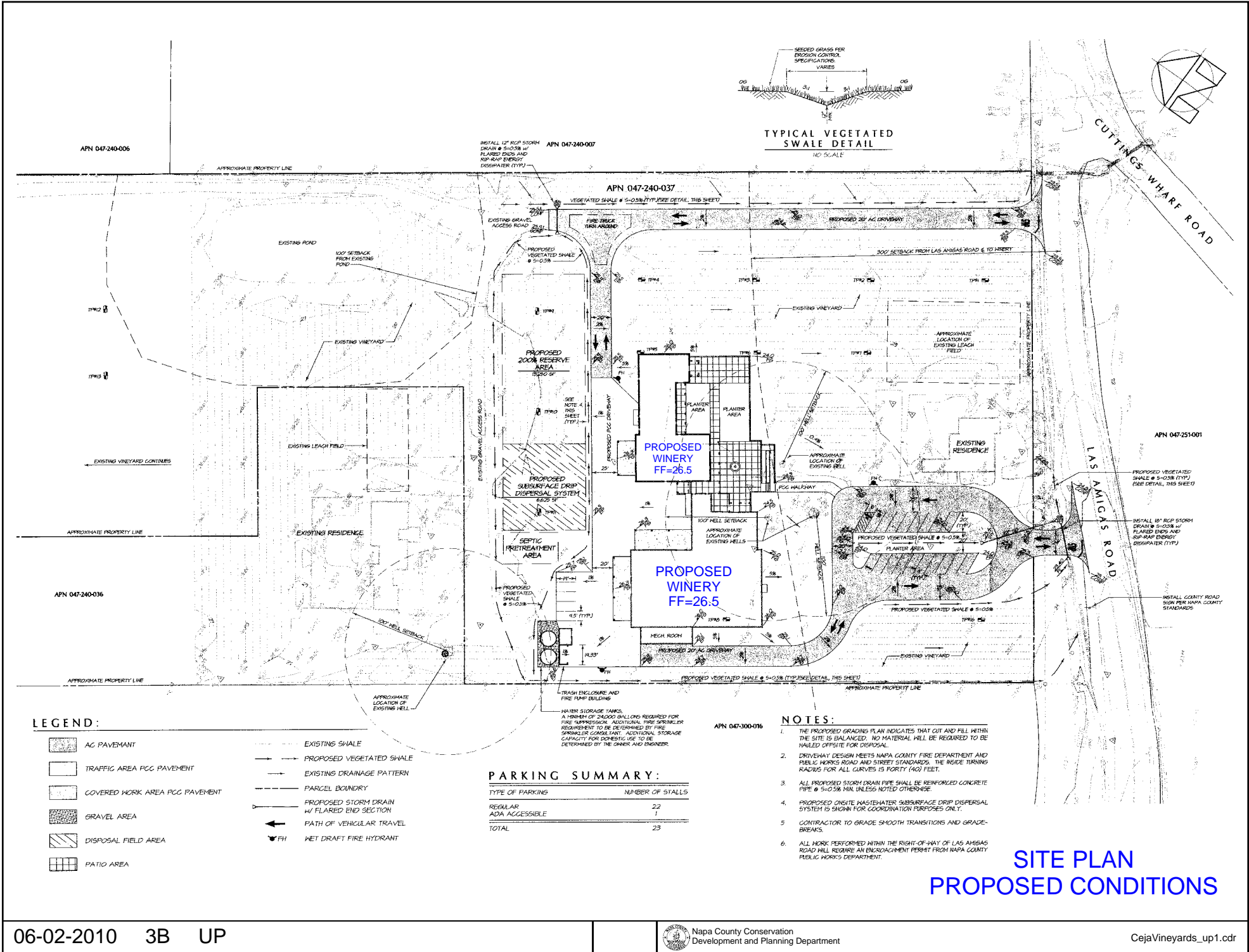
1. A TOTAL OF 158.1 ACRES OF VINEYARD ARE PROPOSED TO BE REMOVED.
2. ITEMS TO BE ADDRESSED BY THIS DEMOLITION PLAN ARE HIGHLIGHTED AS BLACK OBJECTS UNLESS OTHERWISE NOTED.
3. COORDINATE DEMOLITION AND REMOVAL OF UTILITIES AND BUILDINGS WITH THE OWNER AND ARCHITECT.
4. COORDINATE RELOCATION OF UTILITY POLE AND LINES WITH OWNER, ARCHITECT AND PG&E.
5. COORDINATE ANY TEMPORARY STOCKPILING OF MATERIAL WITH OWNER AND ENGINEER.
6. CONTRACTOR SHALL COORDINATE RELOCATION OF OLIVE TREES WITH OWNER AND ARBORIST / LANDSCAPE ARCHITECT.
7. UNLESS NOTED OTHERWISE, ALL EXISTING LANDSCAPE WITHIN THE PROJECT AREA IS TO BE REMOVED AND DISPOSED OF PROPERLY OFF SITE.
8. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.
9. SAWCUT AND REMOVE EXISTING AC PAVEMENT, GRAVEL OVERLAY AND CONCRETE AND DISPOSE OF PROPERLY OFF SITE.

LEGEND:

- ✕ 16" PINE EXISTING TREE TO BE REMOVED AND DISPOSED OF PROPERLY OFF SITE
- △ 12" 12" EXISTING TREE TO REMAIN
- 10" OLIVE EXISTING TREE TO BE RELOCATED
- TEST PIT LOCATION
- LIMITS OF DISTURBED AREA
- △ SURVEY CONTROL POINT

DEMOLITION PLAN

CEJA VINEYARDS



LEGEND:

- AC PAVEMENT
- TRAFFIC AREA PCC PAVEMENT
- COVERED WORK AREA PCC PAVEMENT
- GRAVEL AREA
- DISPOSAL FIELD AREA
- PATIO AREA
- EXISTING SHALE
- PROPOSED VEGETATED SHALE
- EXISTING DRAINAGE PATTERN
- PARCEL BOUNDARY
- PROPOSED STORM DRAIN W/ FLARED END SECTION
- PATH OF VEHICULAR TRAVEL
- WET DRAFT FIRE HYDRANT

PARKING SUMMARY:

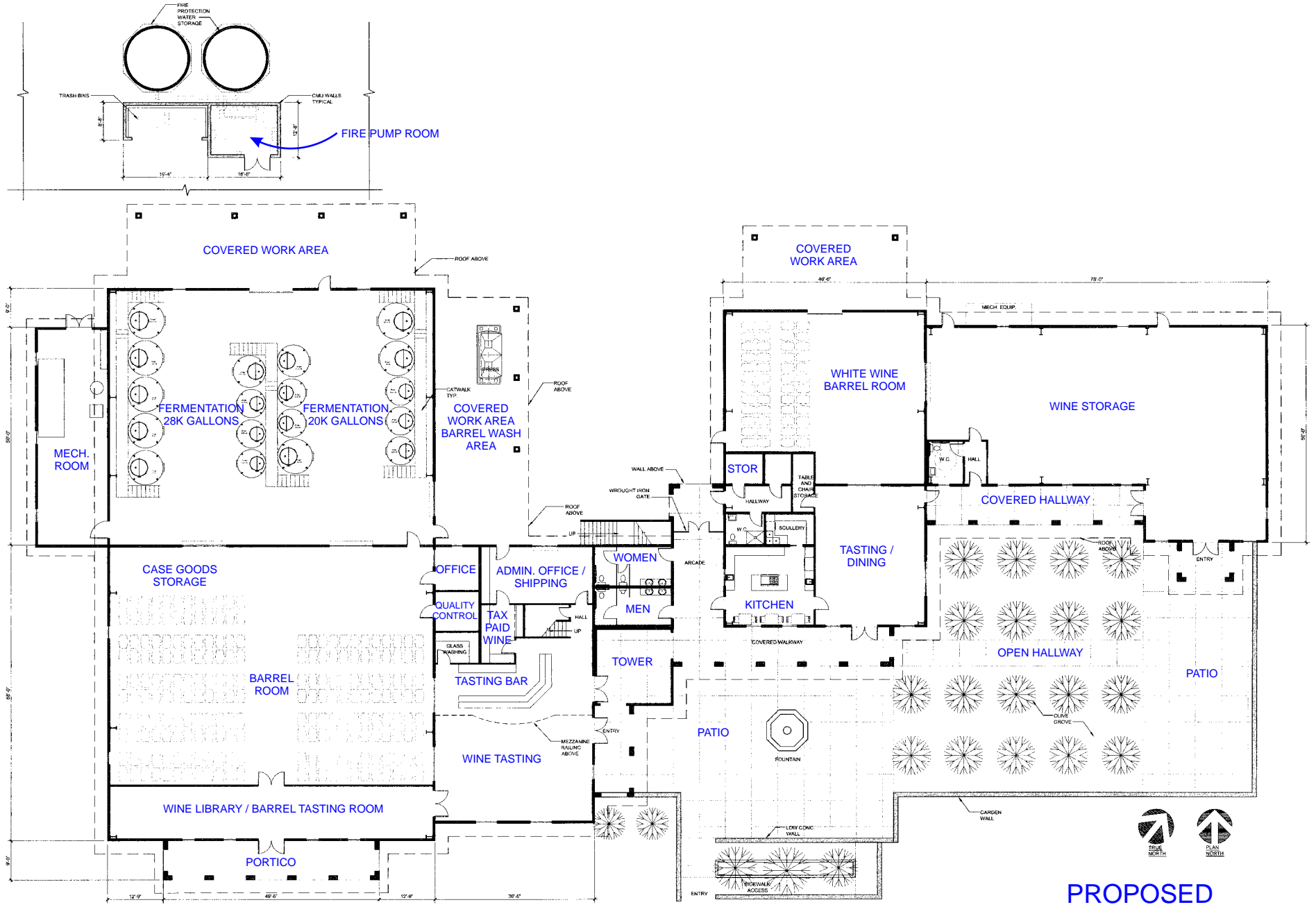
TYPE OF PARKING	NUMBER OF STALLS
REGULAR	22
ADA ACCESSIBLE	1
TOTAL	23

NOTES:

1. THE PROPOSED GRADING PLAN INDICATES THAT CUT AND FILL WITHIN THE SITE IS BALANCED. NO MATERIAL WILL BE REQUIRED TO BE HAULED OFFSITE FOR DISPOSAL.
2. DRIVEWAY DESIGN MEETS NAPA COUNTY FIRE DEPARTMENT AND PUBLIC WORKS ROAD AND STREET STANDARDS. THE INSIDE TURNING RADIUS FOR ALL CURVES IS FORTY (40) FEET.
3. ALL PROPOSED STORM DRAIN PIPE SHALL BE REINFORCED CONCRETE PIPE @ 5'-0.58" MIN. UNLESS NOTED OTHERWISE.
4. PROPOSED ONSITE WASTEWATER SUBSURFACE DRIP DISPERSAL SYSTEM IS SHOWN FOR COORDINATION PURPOSES ONLY.
5. CONTRACTOR TO GRADE SMOOTH TRANSITIONS AND GRADE-BREAKS.
6. ALL WORK PERFORMED WITHIN THE RIGHT-OF-WAY OF LAS AMIGAS ROAD WILL REQUIRE AN ENCROACHMENT PERMIT FROM NAPA COUNTY PUBLIC WORKS DEPARTMENT.

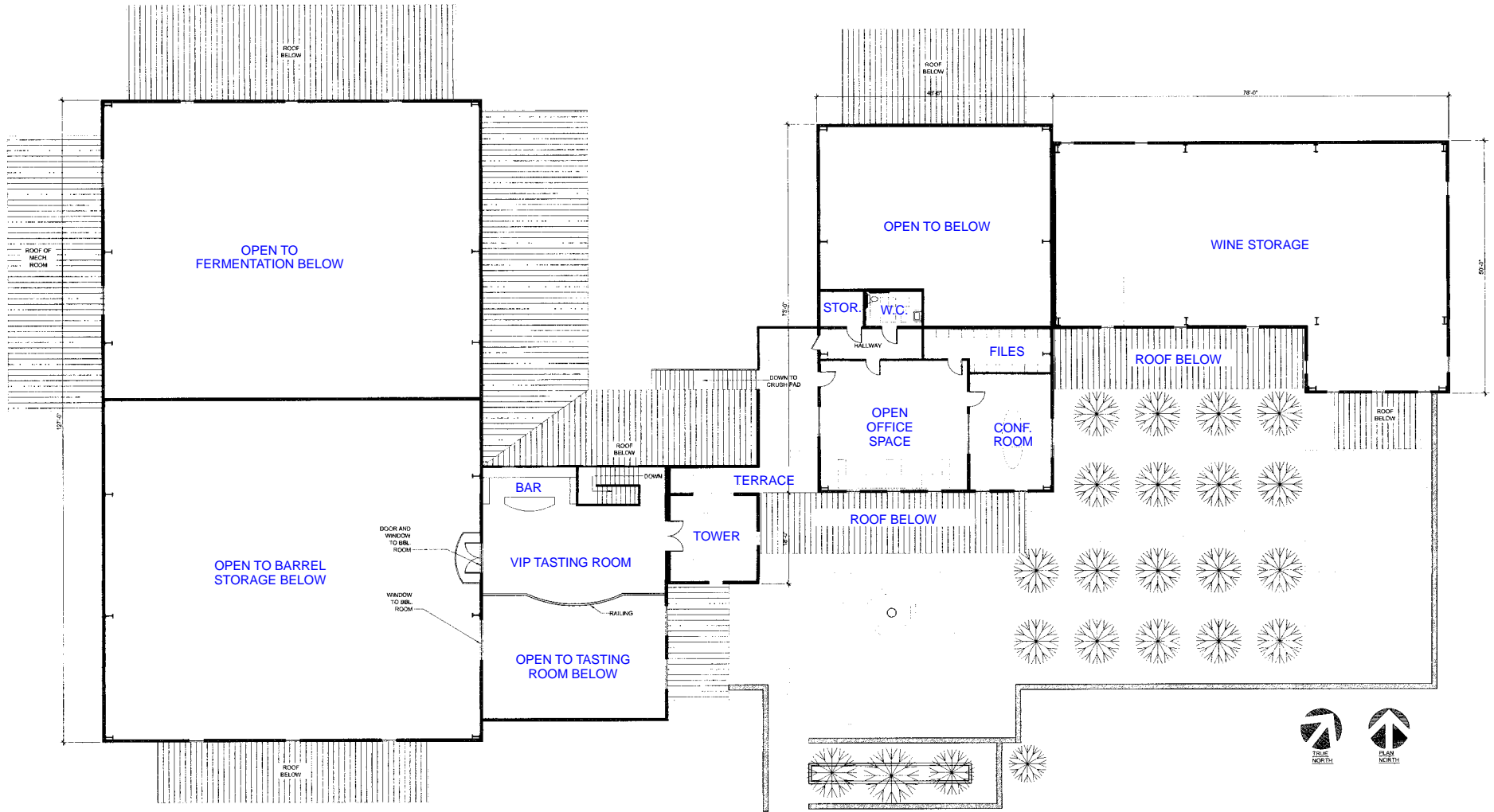
**SITE PLAN
PROPOSED CONDITIONS**

CEJA VINEYARDS



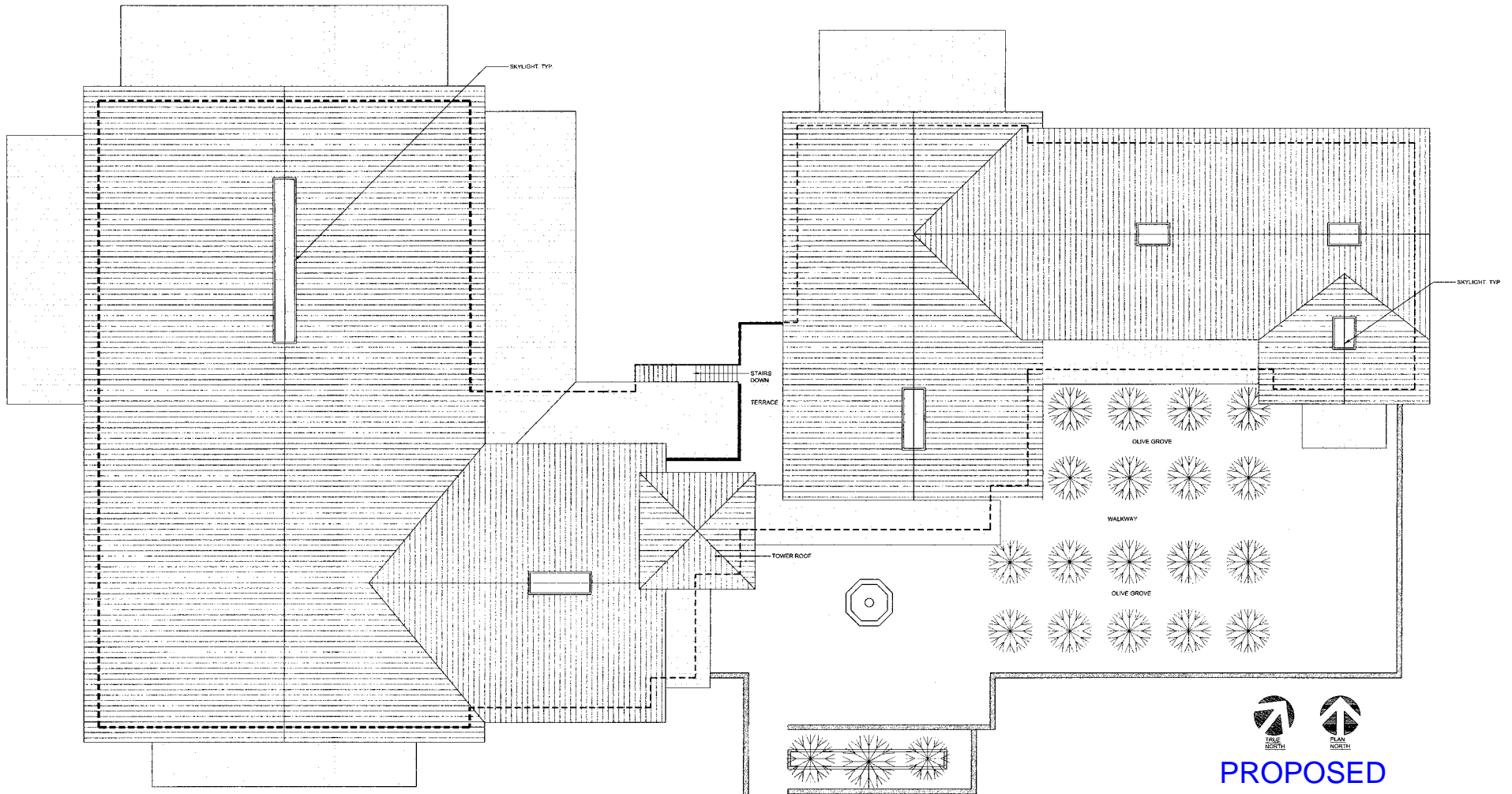
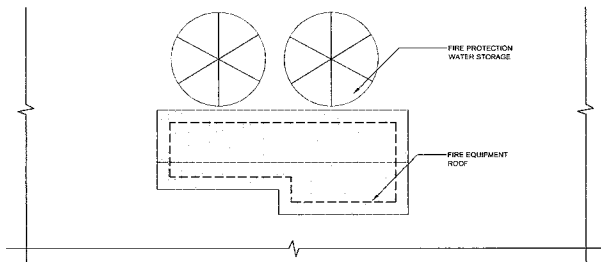
**PROPOSED
FIRST FLOOR PLAN**

CEJA VINEYARDS



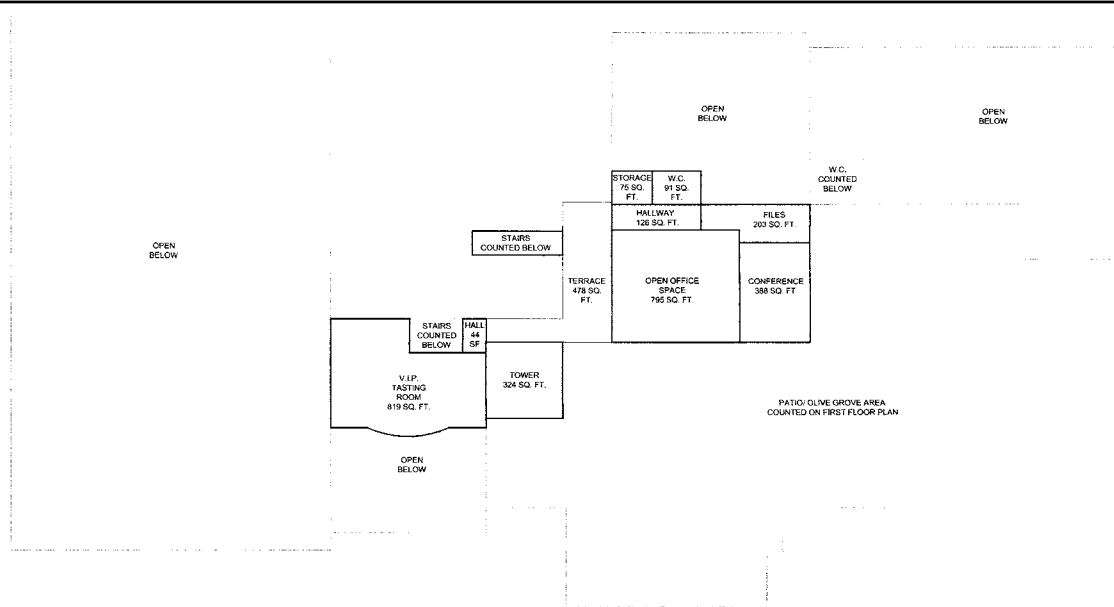
PROPOSED SECOND FLOOR PLAN

CEJA VINEYARDS

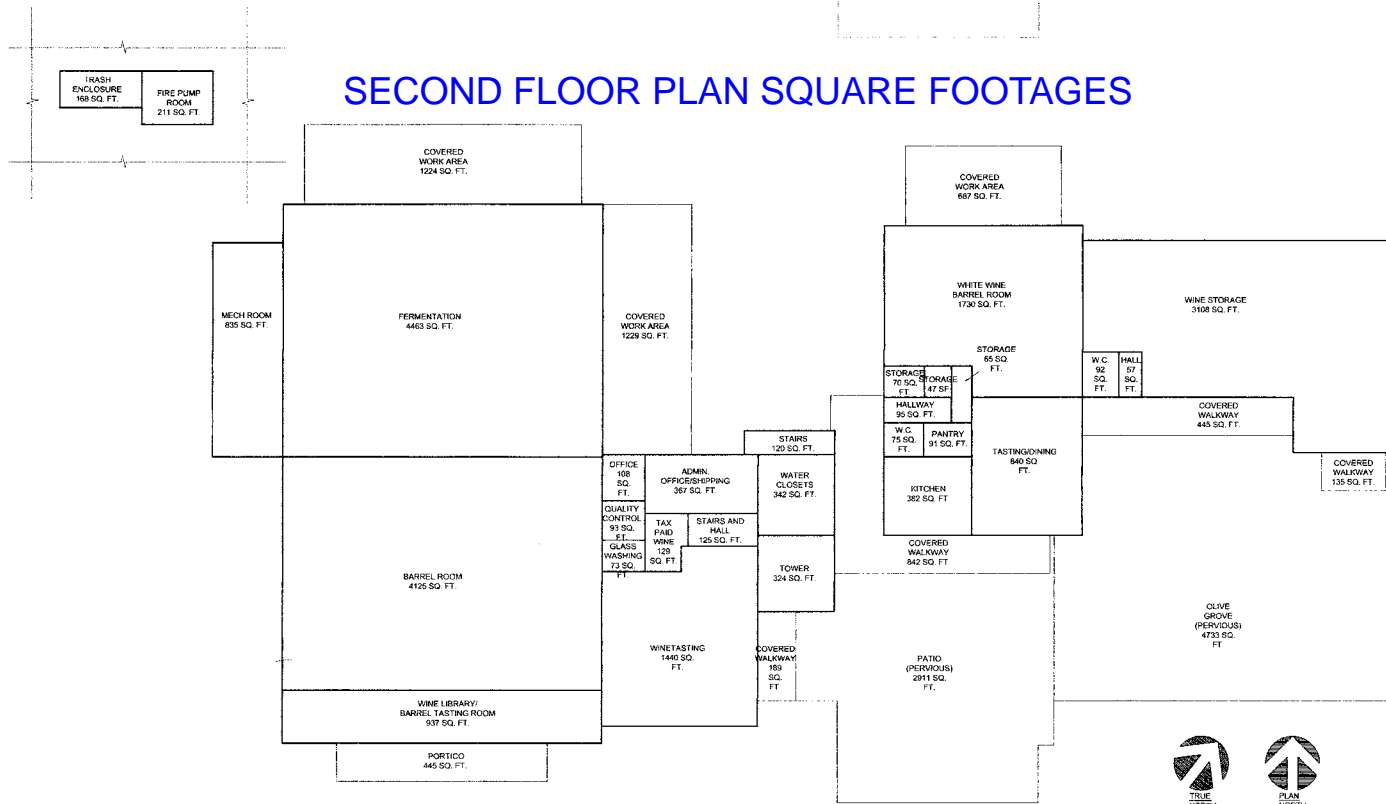


 
**PROPOSED
ROOF PLAN**

CEJA VINEYARDS



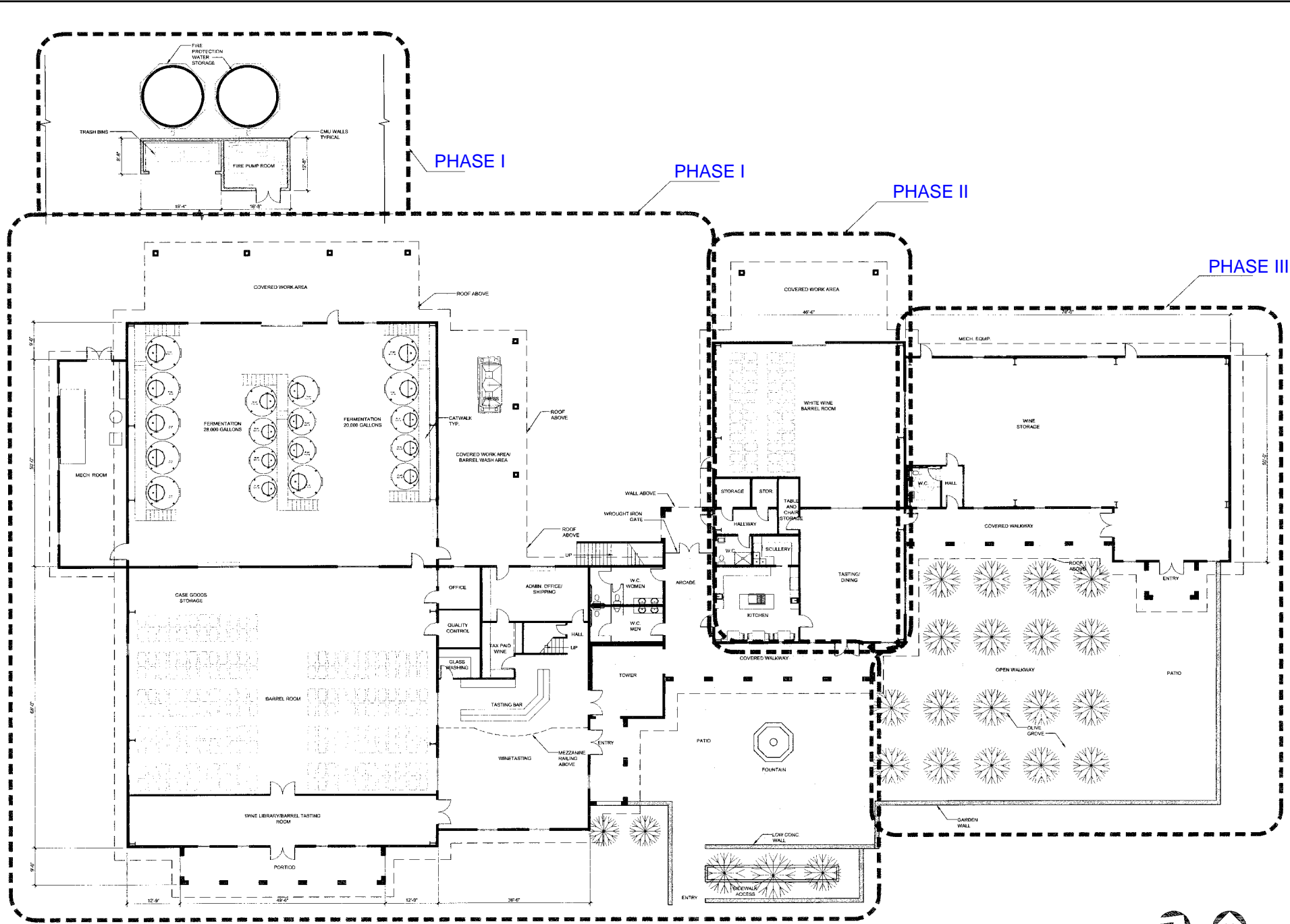
SECOND FLOOR PLAN SQUARE FOOTAGES



FIRST FLOOR PLAN SQUARE FOOTAGES



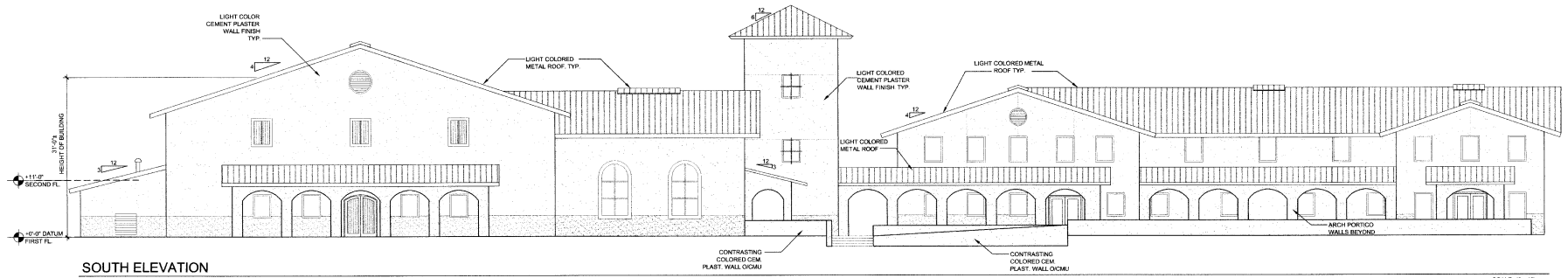
CEJA VINEYARDS



PHASING DIAGRAM (FOR PLANNING)

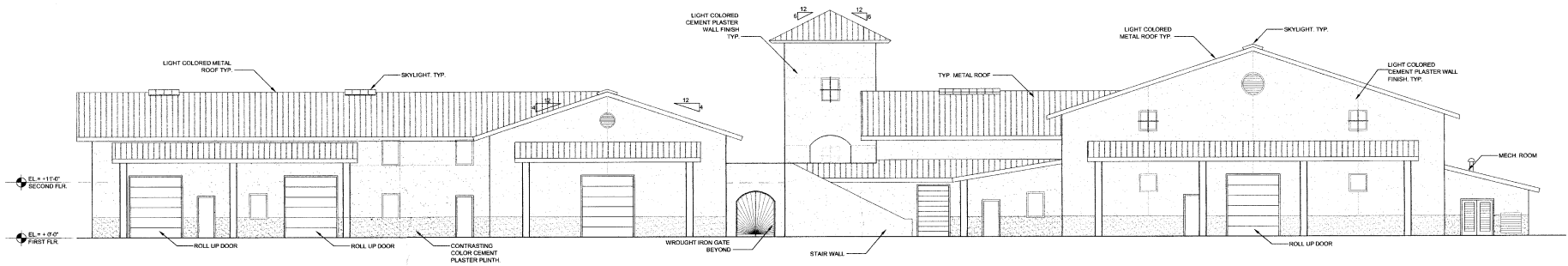


CEJA VINEYARDS



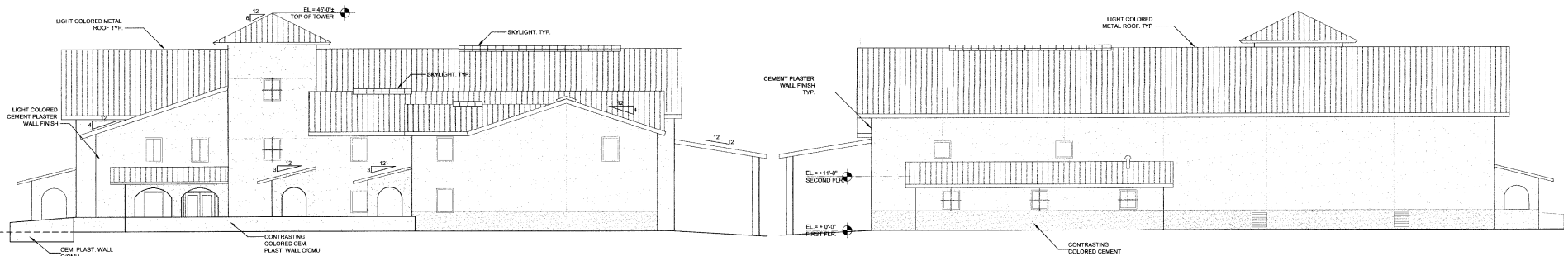
SOUTH ELEVATION

SCALE: 1" = 10'



NORTH ELEVATION

SCALE: 1" = 10'

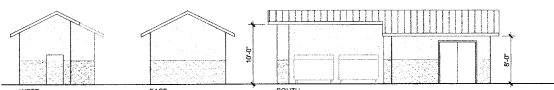


EAST ELEVATION

SCALE: 1" = 10'

WEST ELEVATION

SCALE: 1" = 10'

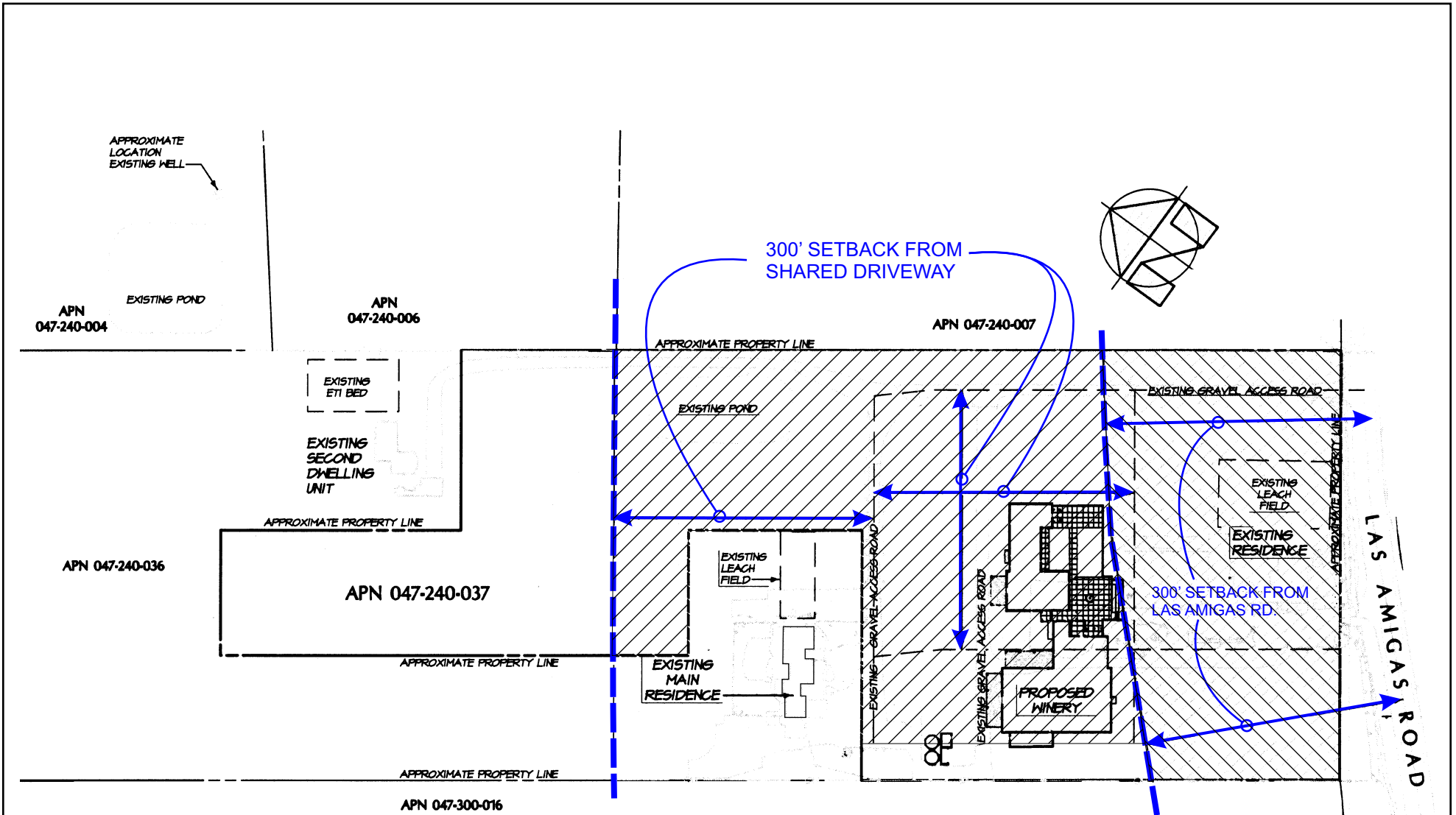


PUMP HOUSE ELEVATIONS

SCALE: 1" = 10'

ELEVATIONS

CEJA VINEYARDS



APN 047-240-004

APN 047-240-006

APN 047-240-007

APN 047-240-036

APN 047-240-037

APN 047-300-016



BARTELT
engineering

civil engineering · land planning
1303 Jefferson Street, 200 B, Napa, CA 94559
(707) 258-1301 · fax (707) 258-2926

SETBACK EXHIBIT

SCALE: 1" = 100'

LEGEND:

-  AREA WITHIN 300' SHARED DRIVEWAY SETBACK LIMITS
-  AREA WITHIN 300' LAS AMIGAS ROAD SETBACK LIMITS

Ceja Vineyards
1016 Las Amigas Road
Napa, CA 94559
APN 047-240-037
Job No. 07-23
April 2010
Sheet 1 of 1