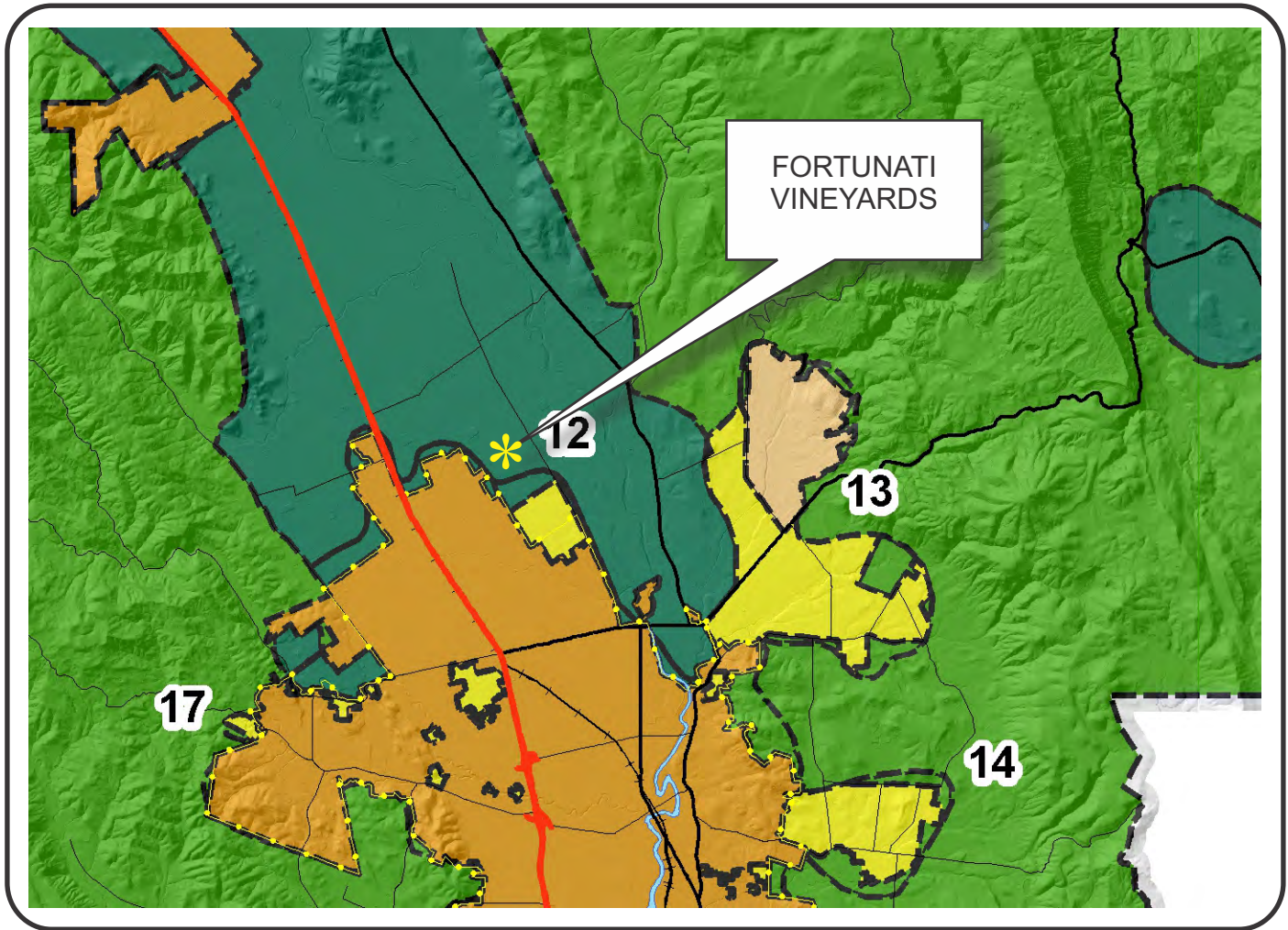


“ | ”

## Graphics

# NAPA COUNTY LAND USE PLAN 2008 - 2030



## LEGEND



### URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential\*
- Rural Residential\*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

### OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

### TRANSPORTATION

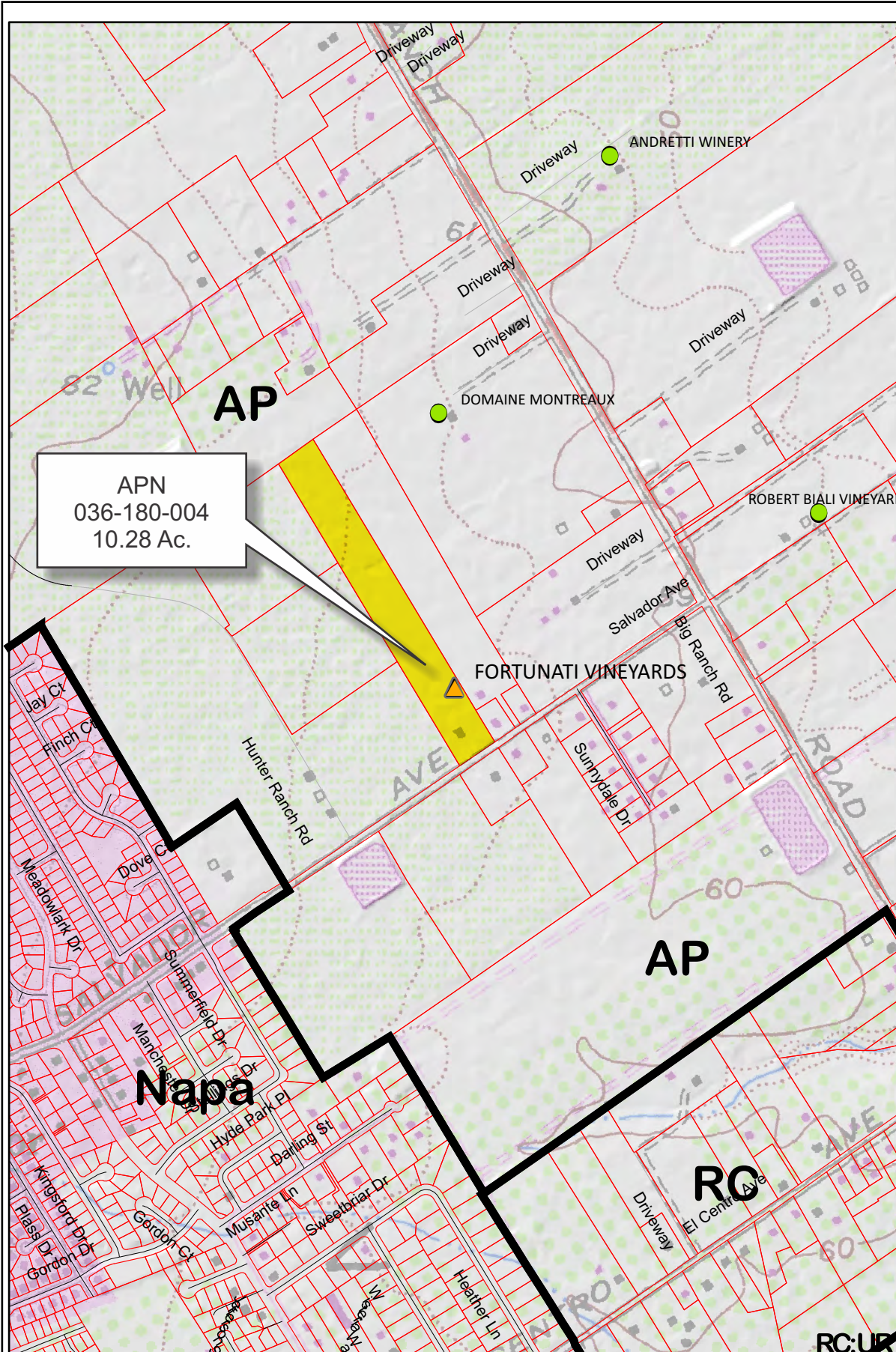
- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

APN  
036-180-004  
02-09-2017

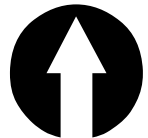
\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations



# FORTUNATI VINEYARDS

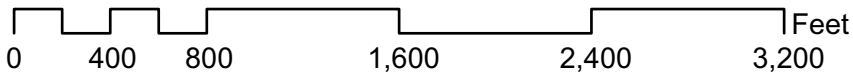


APN  
036-180-004  
10.28 Ac.



### Legend

- Wineries Status**
- Producing
  - Producing, with pending major mod
  - ▭ Approved, not yet producing
  - ▴ Pending
  - Unknown
  - Zoning
  - Parcels

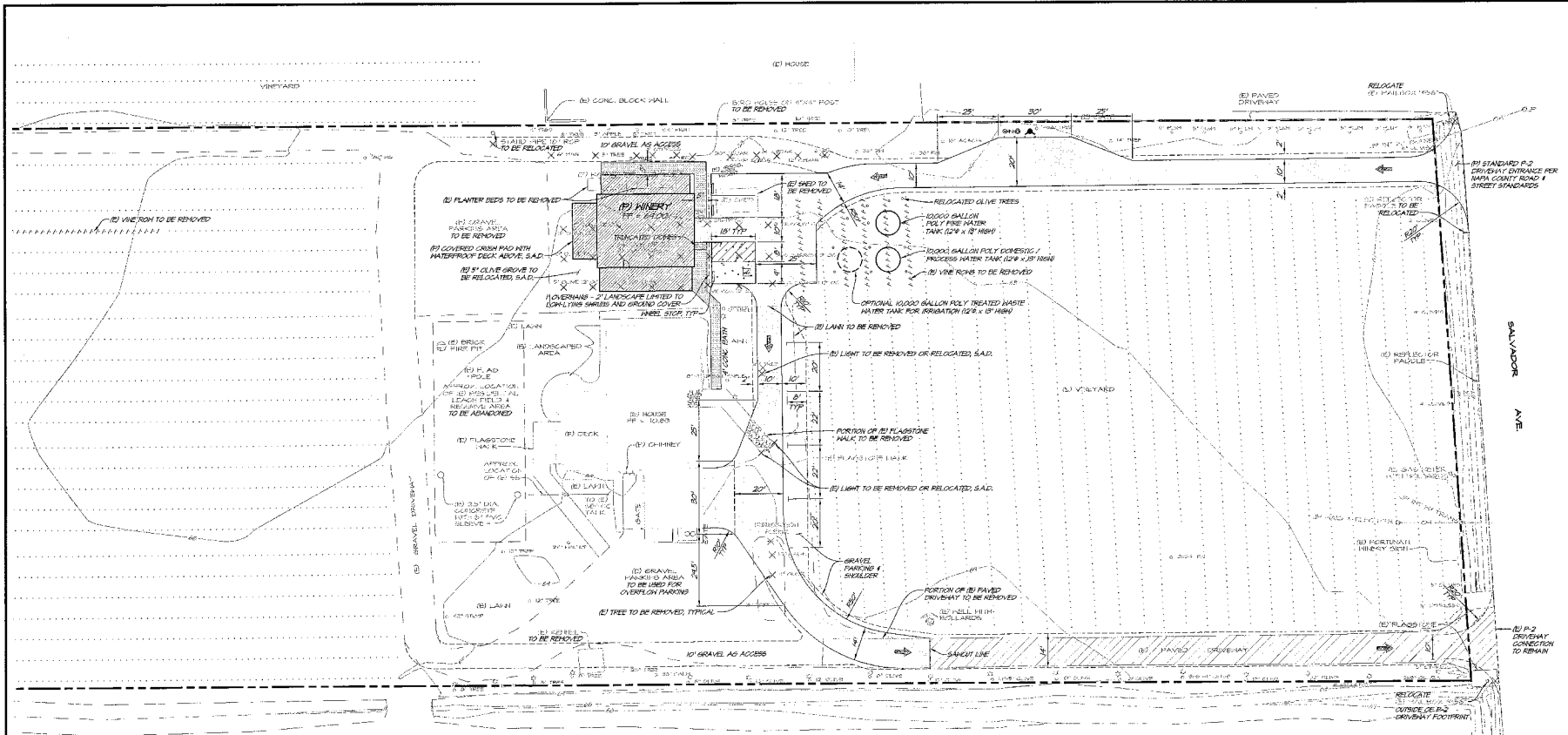




# FORTUNATI VINEYARDS



Existing Conditions



**EARTHWORK ESTIMATES**

LOCATION	CUT (CY)	FILL (CY)
DRIVEWAY - FB	15	30
WALKWAY - FF	15	30
PAVEMENTS	85	-
FOUNDATION	52	-
LEACH FIELD	-	45
<b>SUBTOTAL</b>	<b>267</b>	<b>280</b>
<b>NET CUT</b>	<b>20</b>	

EXCESS MATERIAL TO BE PLACED ON-SITE OR Hauled TO SITE WITH APPROVED NAPA COUNTY GRADING PERMIT

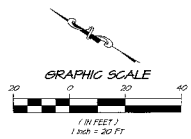
**TREE REMOVAL**

SPECIES	SIZE	QTY
CEDAR	12"	2
CEDAR	14"	1
CEDAR	20"	1
CYPRESS	3"	1
MANGROVE	6"	1
OLIVE*	4"	1
OLIVE*	5"	24
OLIVE*	6"	1
REDWOOD	6"	1
TREE	4"	1
TREE	5"	2
TREE	10"	1
HAZEL	12"	1
<b>TOTAL</b>		<b>39</b>

\* OLIVE TREES TO BE PROTECTED DURING REMOVAL AND REPLANTED ON SITE

**HATCH LEGEND**

[Hatched Pattern]	BROWN DOUBLE CIRCULAR OVER 8" CLASS 2 AB SUBGRADE PER GEOTECHNICAL ENGINEER
[Hatched Pattern]	BROWN DOUBLE CIRCULAR OVER EXISTING 4" DRIVEWAY
[Hatched Pattern]	6" CONCRETE OVER 6" CLASS 2 AB OR PER STRUCTURAL ENGINEER
[Hatched Pattern]	4" CONCRETE OVER 4" AB

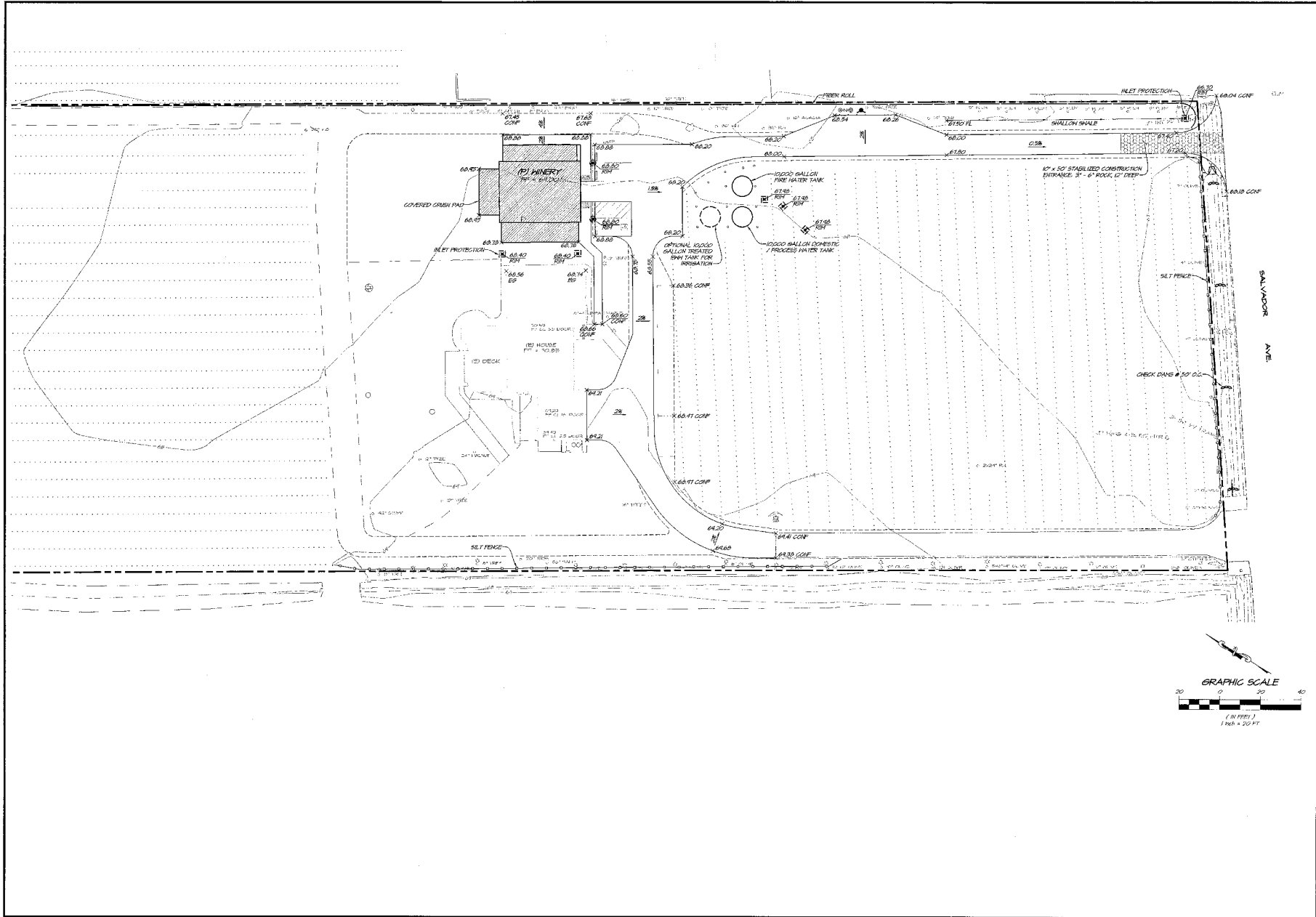


DATE: \_\_\_\_\_ BY: \_\_\_\_\_  
 REVISION: \_\_\_\_\_  
 NO. \_\_\_\_\_

**RS+**  
 RUSTENBACH SURVEYING & ENGINEERING, INC. 1986

**FORTUNATI VINEYARDS  
 DEMOLITION & DIMENSION PLAN**  
 NAPA COUNTY  
 CALIFORNIA

DATE: FEB 28 2024  
 DRAWN: JVA  
 DESIGNED: JVA  
 CHECKED: JVA  
 JOB NO: W020010  
 SHEET NO: **UP2**  
 2 OF 4 SHEETS



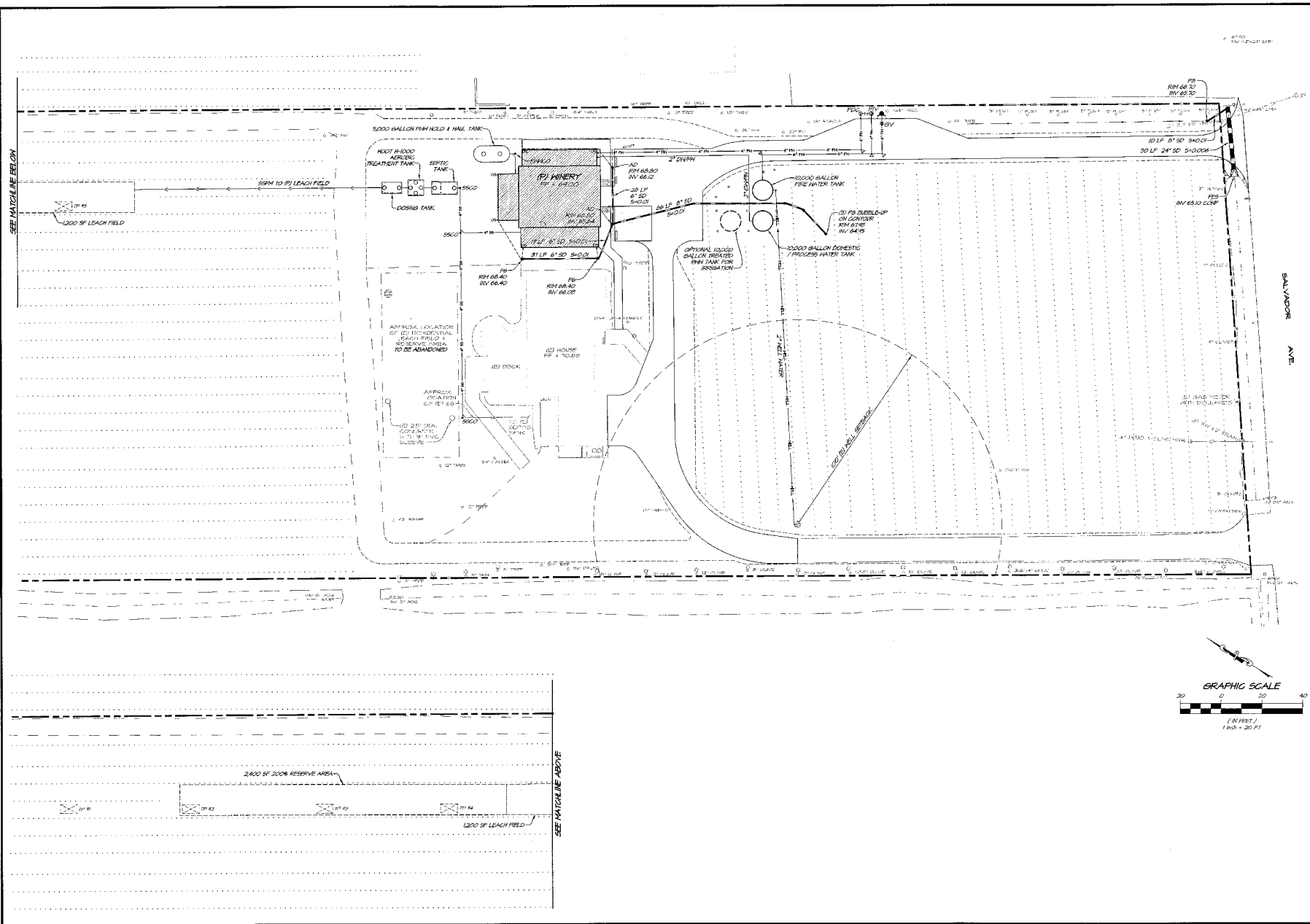
DATE	7/23/2016
DRAWN	JMS
DESIGNED	PSN
CHECKED	SPJ
JOB NO.	40302020
SHEET NO.	UP3
3 OF 4 SHEETS	

1500 S. MAIN ST. SUITE 100  
 NAPA, CALIF. 94950  
 OFFICE: (707) 251-8888  
 FAX: (707) 251-8899  
 WWW.RSA-CA.COM

**RSA**  
 REGISTERED PROFESSIONAL ENGINEERS - CIVIL ENGINEERS - LICENSE # 11116

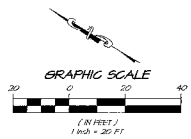
**FORTUNATI VINEYARDS  
 GRADING & EROSION CONTROL PLAN**  
 NAPA COUNTY  
 CALIFORNIA

SALVADOR AVE.



SEE MATCHLINE BELOW

SEE MATCHLINE ABOVE



DATE	FEB. 28 2006
DRAWN	PSW
DESIGNED	PSW
CHECKED	DSW
JOB NO.	40028010
SHEET NO.	UP4
4 OF 4 SHEETS	

**FORTUNATI VINEYARDS**  
**UTILITY PLAN**  
 NAPA COUNTY CALIFORNIA

SEE NAPA COUNTY PUBLIC WORKS DEPARTMENT OFFICE FOR PERMITS  
 1000 TORRANCE AVENUE, NAPA, CALIF. 94950  
 (707) 253-3300



NAPA, CALIFORNIA 94559  
 2107 JEFFERSON STREET  
 PH (707) 226-7041 FX (707) 226-1590



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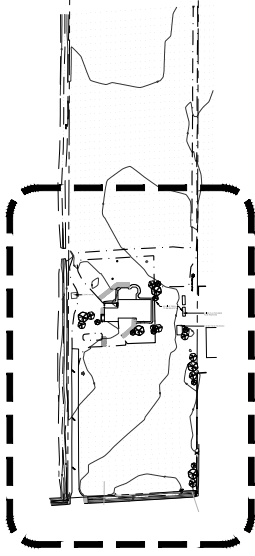
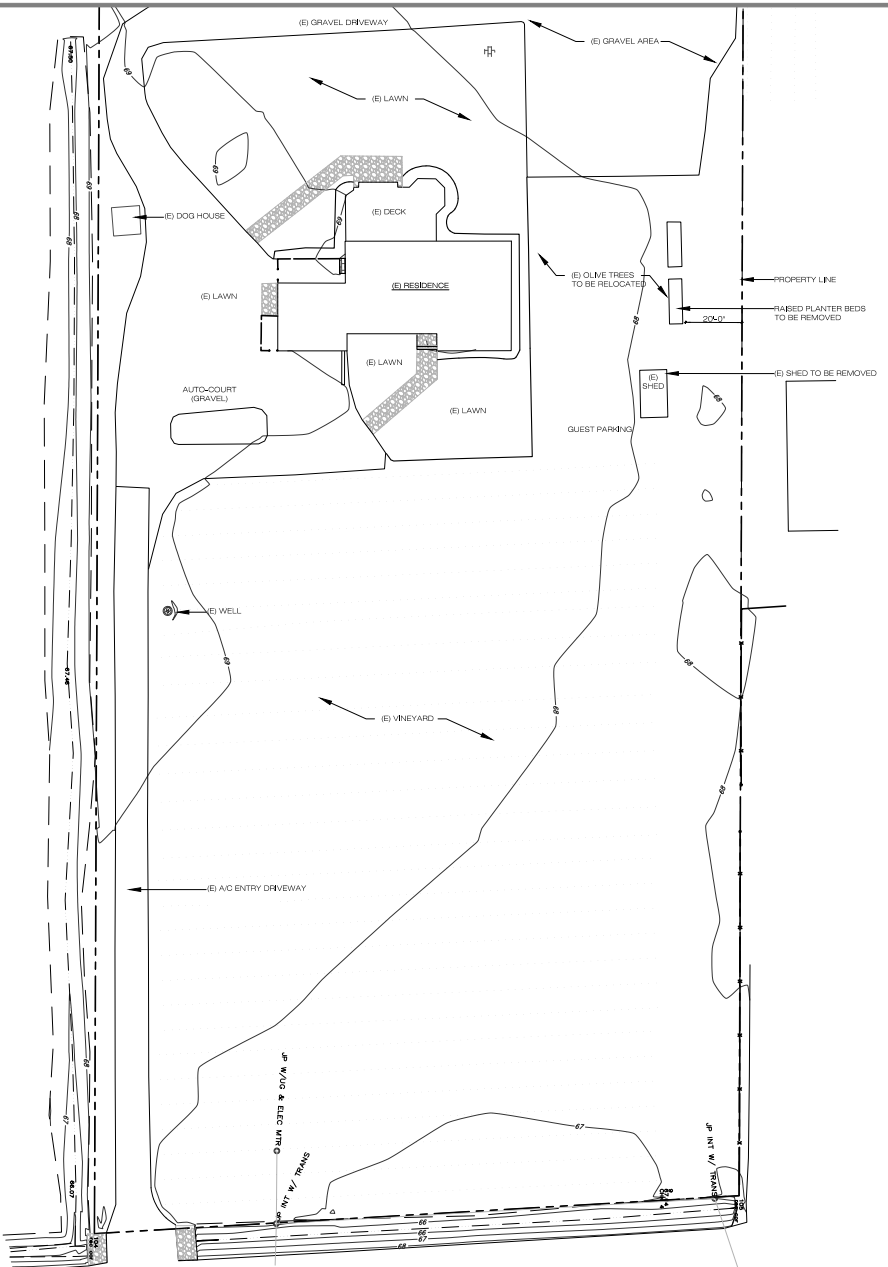
ISSUE	DATE
LP SUBMITTAL	2-8-2016

PROJECT  
**FORTUNATI VINEYARDS**  
 986 SALVADOR AVE.  
 NAPA, CA 94558

SHEET CONTENTS  
**EXISTING SITE PLAN**

APN 036-180-004	DRAWN BY	MS
	CHECKED BY	JBJ
	DATE	12-007
	SHEET NO.	

**A.L.O.**



**EXISTING BUILDING DATA**

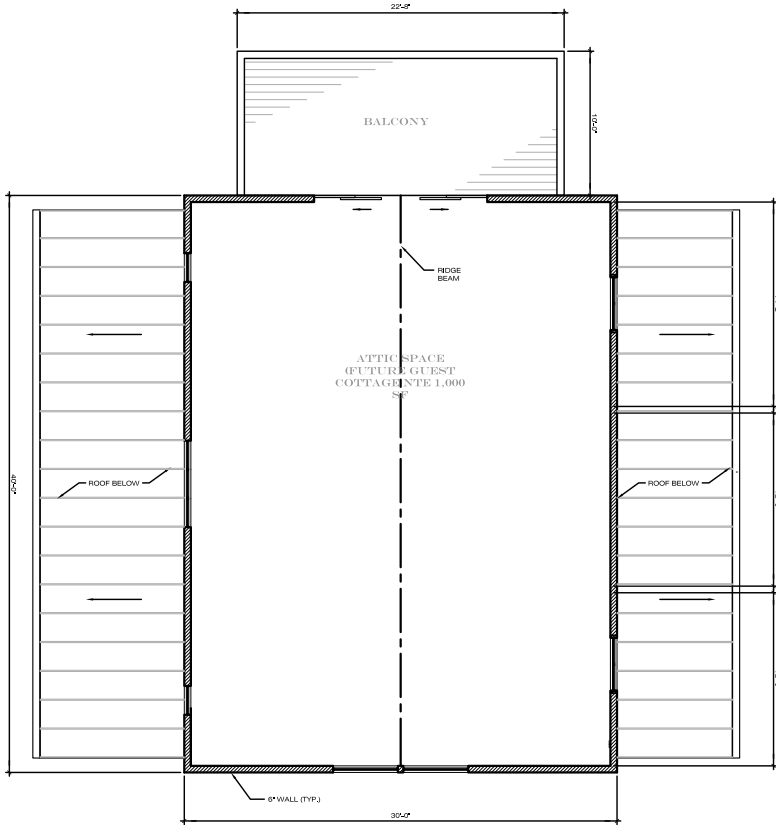
RESIDENCE	1,773 SF
GARAGE	576 SF
TOTAL	2,349 SF

2  
 A1.0 EXISTING SITE PLAN

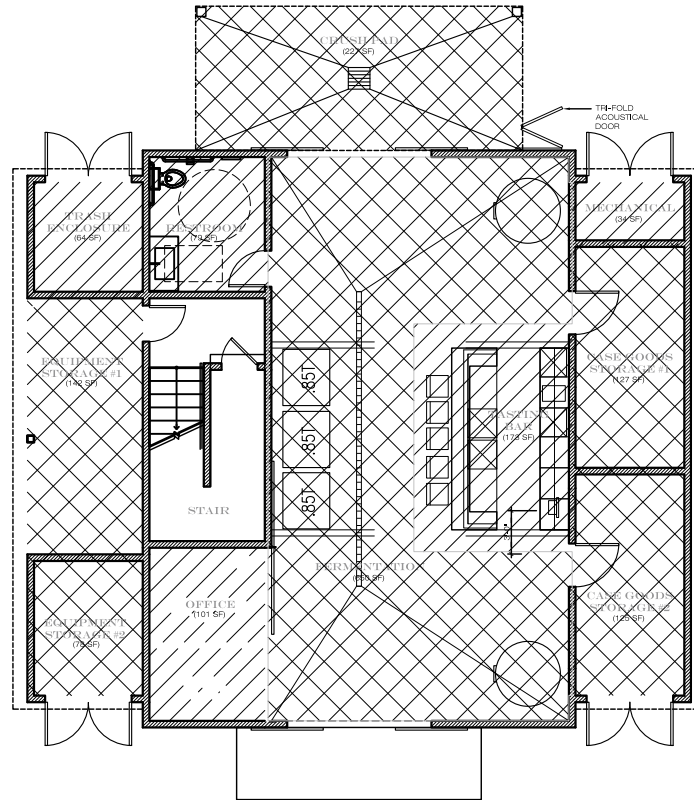
SCALE: 1" = 20'-0"









**2** SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**1** FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**BUILDING USE**

	PRODUCTION 1,439 SF
	ACCESSORY 263 SF



NAPA, CALIFORNIA 94559  
2101 JEFFERSON STREET  
PH (707) 226-7041 FX (707) 226-1990



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CONSULTANTS

ISSUE	DATE
UP SUBMITTAL	2-5-2016
▲ UP RE-SUBMITTAL	4-19-2016
▲ UP RE-SUBMITTAL	7-19-2016
▲ UP RE-SUBMITTAL	1-31-2017

PROJECT  
**FORTUNATI VINEYARDS**  
986 SALVADOR AVE.  
NAPA, CA 94558

SHEET CONTENTS  
**FLOOR PLAN**

APN 036-186-004

DRAWN BY	MS
CHECKED BY	JBJ
DATE	1-4-2017
SHEET NO.	<b>A2.1</b>

