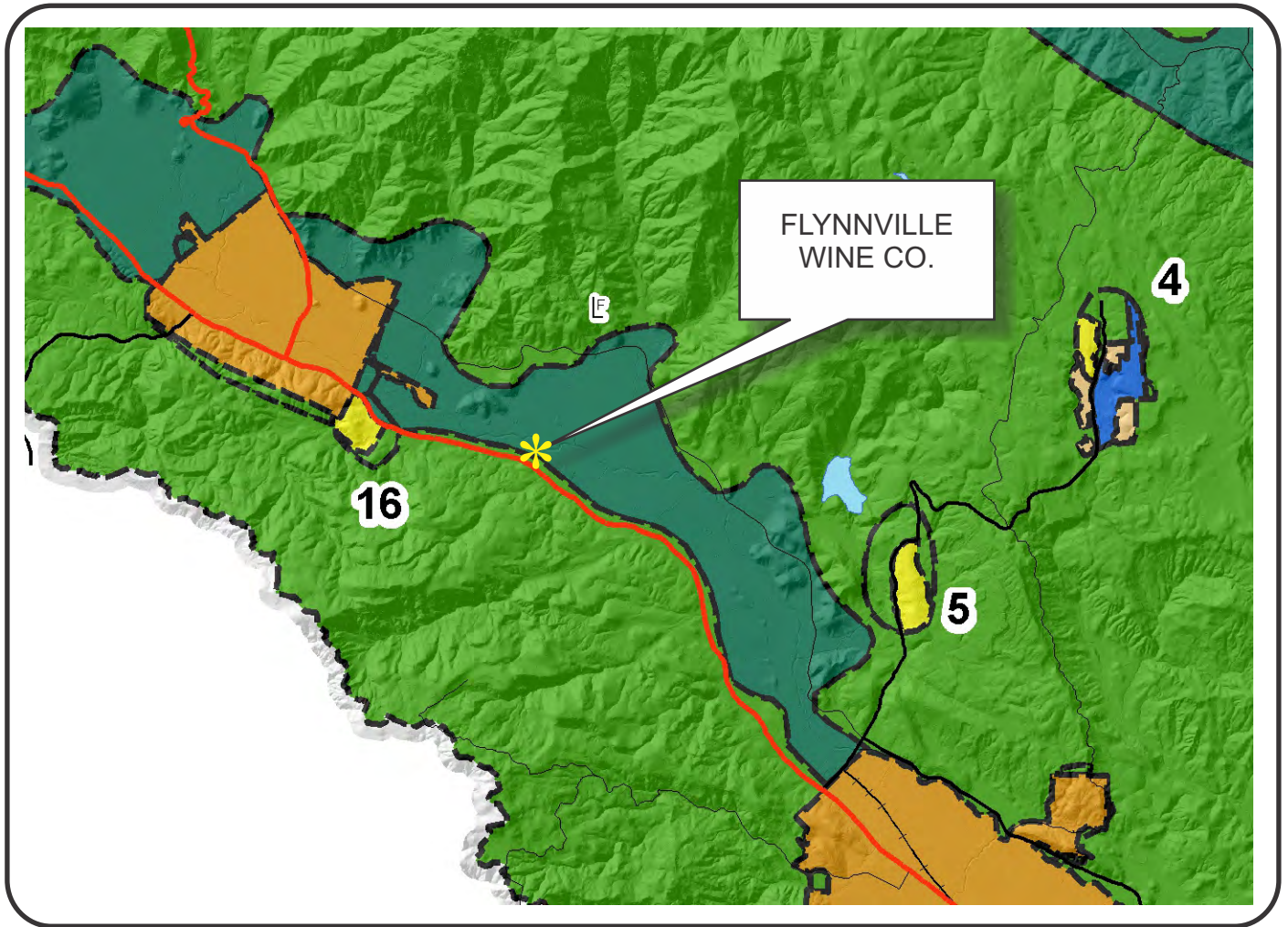


“G”

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

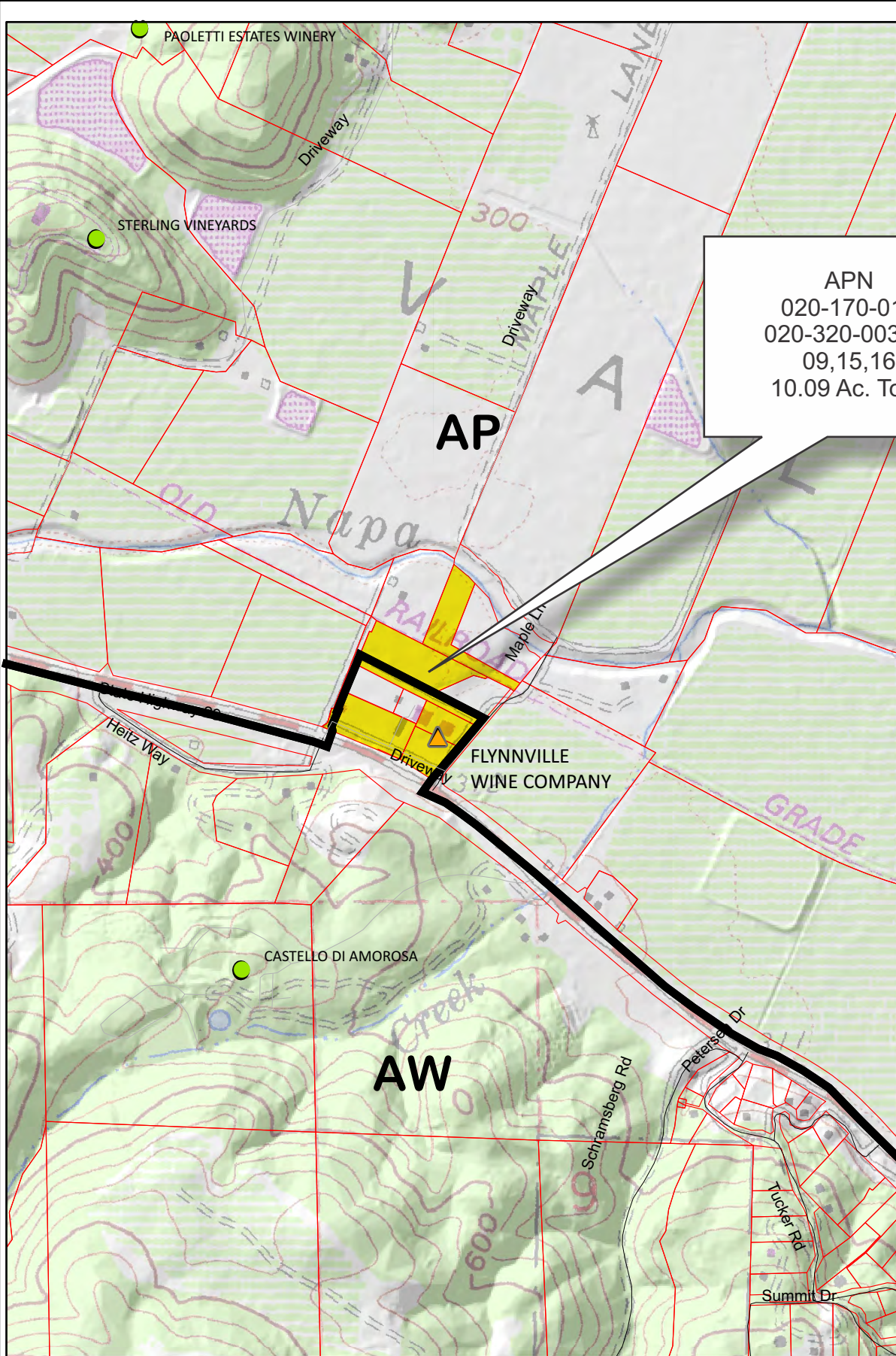
### TRANSPORTATION

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

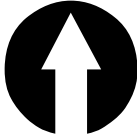
APN  
020-320-003,04,05,06  
09,11,12,13,14  
01-09-2016  
UP

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

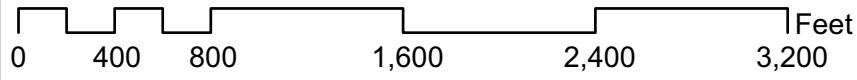
# FLYNNVILLE WINE CO.



APN  
 020-170-012  
 020-320-003,06  
 09,15,16  
 10.09 Ac. Total



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



# FLYNNVILLE WINE CO.



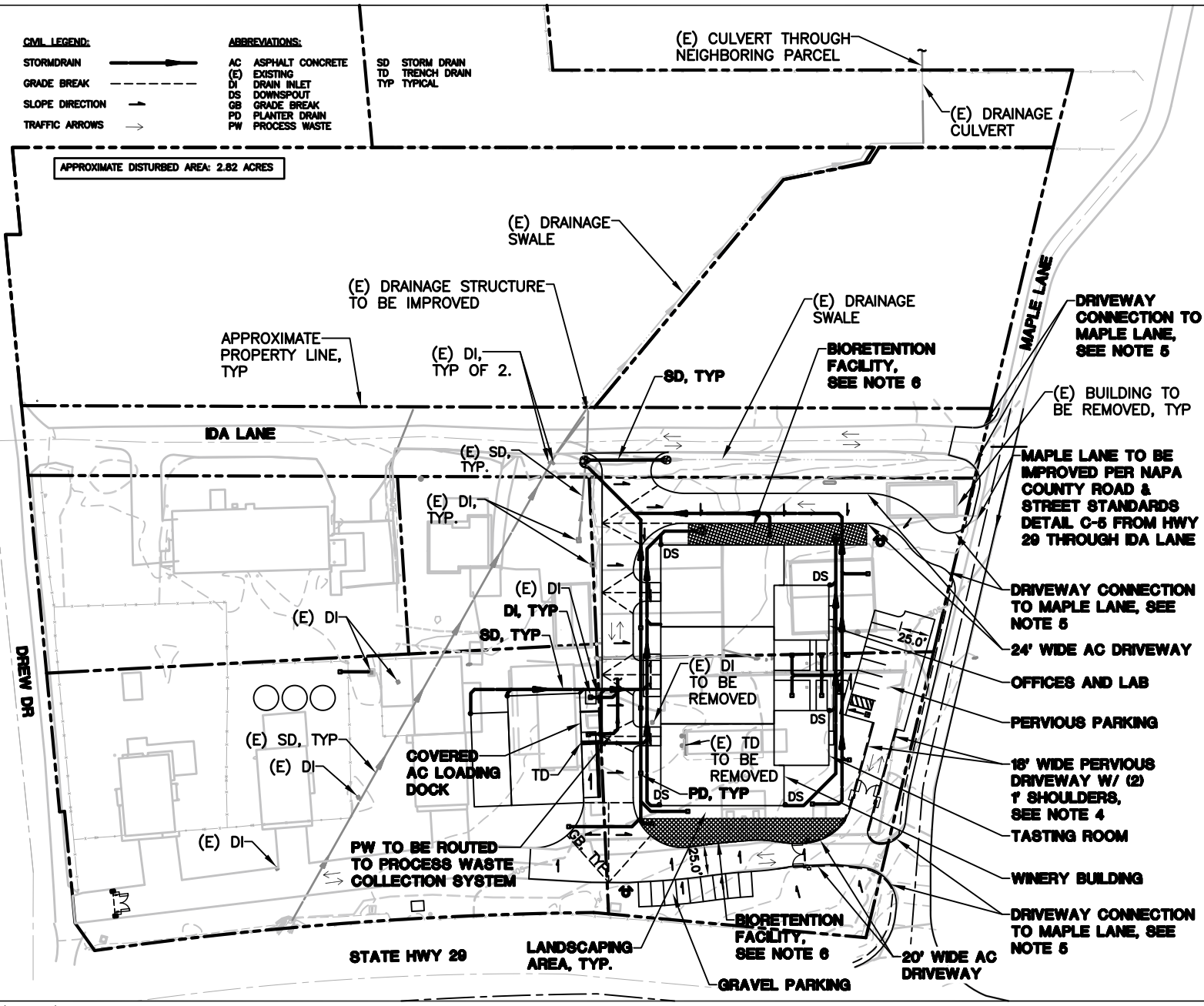
## Existing Conditions



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- NOTES:**
1. TRAFFIC FLOW CONSISTS OF HOSPITALITY, EMPLOYEE, AND PROCESSING VEHICLES. TRAFFIC WAYS CONSISTS OF TWO-WAY ROADS WITH MAIN EXIT AND ENTRANCE FROM MAPLE LANE. DREW DRIVE WILL SERVE FOR EMERGENCY ACCESS ONLY. SEE ARCHITECTURAL DRAWINGS FOR ENTRANCE DESCRIPTIONS, EXITS AND ENTRANCES TO CONFORM TO EXISTING GRADE.
  2. FIRE HYDRANTS SHALL BE LOCATED THROUGHOUT THE SITE IN A LOCATION ACCESSIBLE BY A FIRE TRUCK AND CONFORMING TO NAPA COUNTY CODE.
  3. CIVIL UTILITY AND INFRASTRUCTURE IMPROVEMENTS TO COINCIDE WITH APPROVED PHASING PLAN.
  4. PVIOUS DRIVEWAY AND PARKING AREA SHALL MEET CRITERIA FOR PVIOUS PAVEMENT PER BASMAA POST-CONSTRUCTION MANUAL SECTION 4-6.
  5. DRIVEWAY CONNECTIONS TO MAPLE LANE SHALL MEET THE DESIGN CRITERIA OF DETAIL P-2 OF THE NAPA COUNTY ROAD & STREET STANDARDS.
  6. PROPOSED BIO RETENTION FACILITIES SHALL MEET CRITERIA PER BASMAA POST-CONSTRUCTION MANUAL SECTION 4.
  7. ACCESS DRIVE STRUCTURAL PAVEMENT SECTION SHALL BE BASED ON A MINIMUM TRAFFIC INDEX OF 6.0 & APPROPRIATE "R" VALUE.

- CIVIL LEGEND:**
- STORMDRAIN
  - GRADE BREAK
  - SLOPE DIRECTION
  - TRAFFIC ARROWS
- ABBREVIATIONS:**
- AC ASPHALT CONCRETE
  - (E) EXISTING
  - DI DRAIN INLET
  - DS DOWNSPOUT
  - GB GRADE BREAK
  - PD PLANTER DRAIN
  - PW PROCESS WASTE
  - SD STORM DRAIN
  - TD TRENCH DRAIN
  - TYP TYPICAL

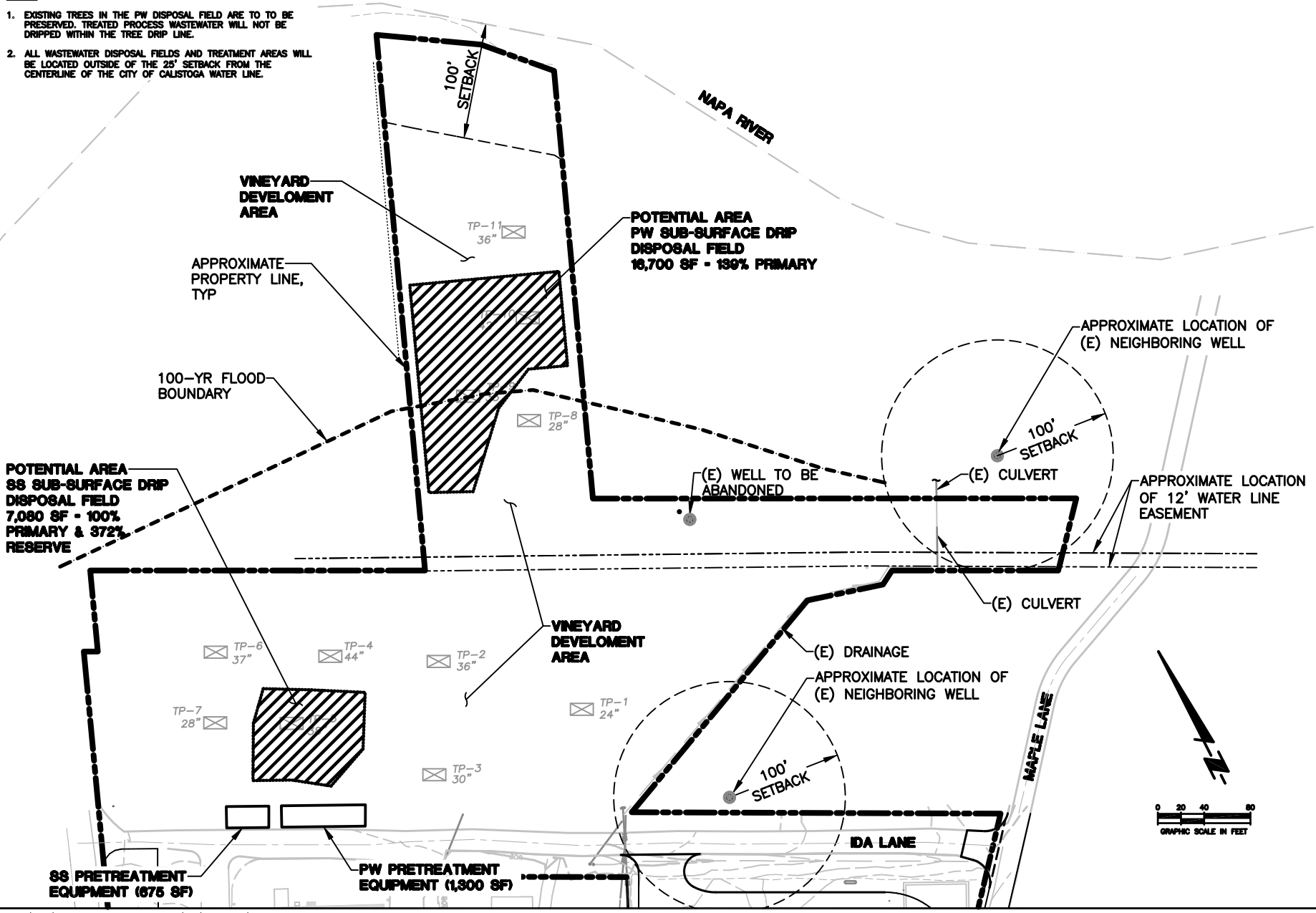


2015-07-02	PERMIT SUBMITTAL
2015-09-02	PERMIT RESUBMITTAL
2015-10-23	PERMIT RESUBMITTAL
DATE:	2015-07-02
JOB NO:	2008008
SCALE:	AS SHOWN
DRAWN:	TF
CHECKED:	MS
SHEET	

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**NOTES:**

- EXISTING TREES IN THE PW DISPOSAL FIELD ARE TO BE PRESERVED. TREATED PROCESS WASTEWATER WILL NOT BE DRIPPED WITHIN THE TREE DRIP LINE.
- ALL WASTEWATER DISPOSAL FIELDS AND TREATMENT AREAS WILL BE LOCATED OUTSIDE OF THE 25' SETBACK FROM THE CENTERLINE OF THE CITY OF CALISTOGA WATER LINE.

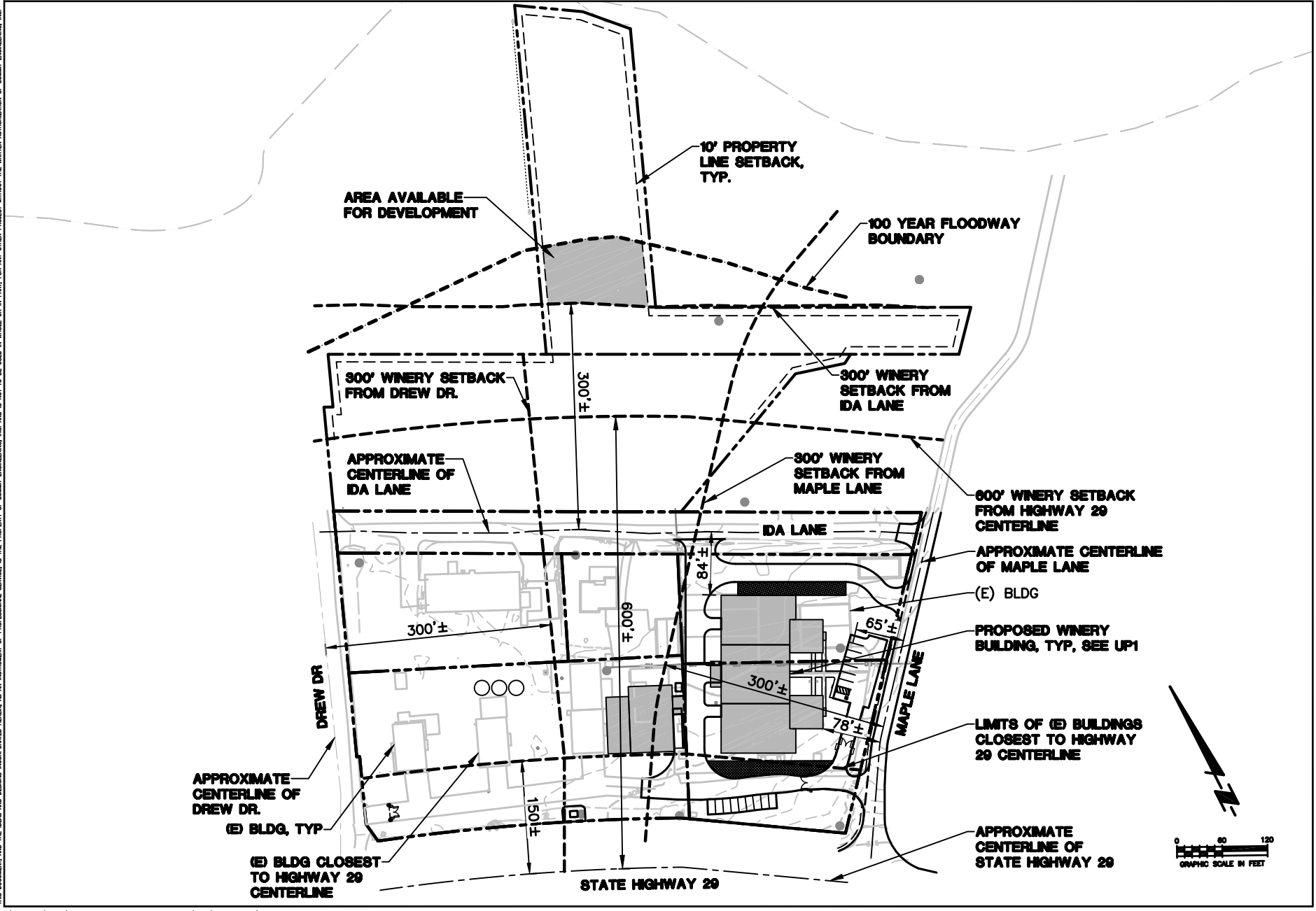


2015-07-02	PERMIT SUBMITTAL
2015-09-02	PERMIT RESUBMITTAL
2015-10-23	PERMIT RESUBMITTAL

DATE: 2015-07-02  
 JOB NO: 2008008  
 SCALE: AS SHOWN  
 DRAWN: JR  
 CHECKED: MS  
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**FLYNNVILLE WINE COMPANY**  
 1184 MAPLE LANE  
 CALISTOGA, CALIFORNIA  
 APN 080-080-008, 009, 018, 019 & 020-PD-018

USE PERMIT APPLICATION  
 VARIANCE PLAN

2015-07-02 PERMIT SUBMITTAL  
 2015-09-02 PERMIT RESUBMITTAL  
 2015-10-23 PERMIT RESUBMITTAL

DATE: 2015-07-02  
 JOB NO: 2008008  
 SCALE: AS SHOWN  
 DRAWN: TF  
 CHECKED: MS  
 SHEET

**UP4**



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  - △ USE PERMIT RESUBMITTAL 10-23-15



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 WWW.VAARCHITECTS.COM

**PROJECT**

PD  
 PROPERTIES LLC  
 FLYNNVILLE  
 WINE COMPANY

1184 MAPLE LANE  
 CALISTOGA, CA

**SHEET DESCRIPTION**

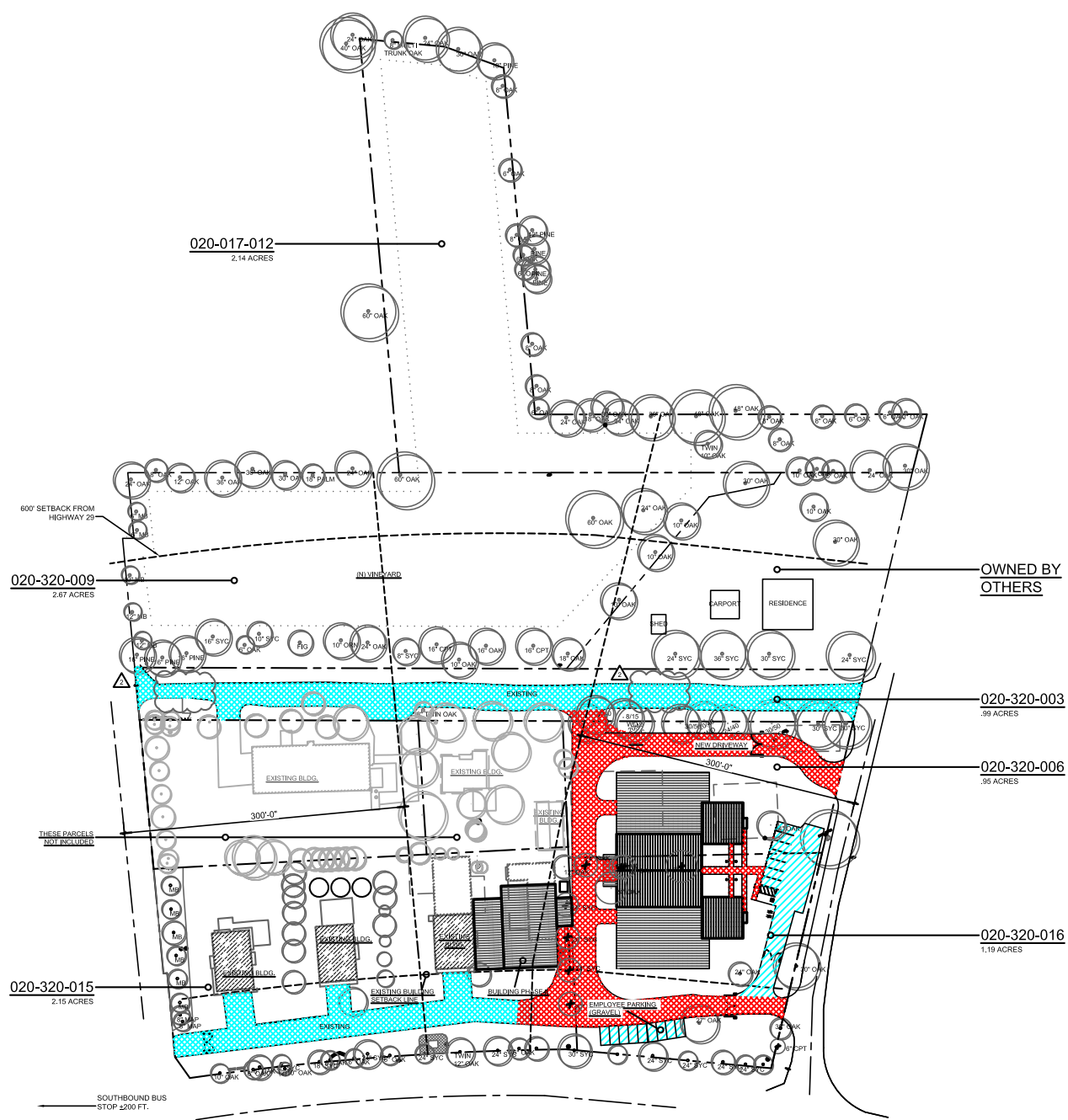
SITE PLAN

**DATE**  
 6/24/15

**DRN** TPF  
**CON** TPF

**SHEET**

A2.0



- LEGEND:**
- SYCAMORE ..... SYC
  - WHITE OAK ..... WO
  - MAPLE..... MAP
  - MULBERRY..... MB
  - CYPRESS..... CYP
  - CALIFORNIA PEPPER TREE.. CPT
  - LAUREL..... LA
  - ⊕ (E) TREES TO BE REMOVED
  - EXISTING TREES

**SUMMARY OF TREES TO BE REMOVED:**

SYCAMORE.....	4
OAK.....	4
<b>TOTAL:</b>	<b>8</b>

- LEGEND:**
- BUILDING FOOTPRINT  
 PHASE I: 20,395 SQ. FT.  
 PHASE II: 8,280 SQ. FT.
  - COVERED WORK AREA (SEE FLOOR PLAN)  
 PHASE I: 3,575 S.F.  
 PHASE II: 1,475 S.F.
  - EXISTING BUILDING FOOTPRINT  
 7,835 SQ. FT.
  - NEW IMPERVIOUS DRIVEWAY OR WALKWAY  
 26,235 SQ. FT.
  - EXISTING IMPERVIOUS DRIVEWAY OR WALKWAY  
 33,185 SQ. FT.
  - WINERY COVERAGE TOTAL: 98,980 SQ. FT.\*  
 WINERY COVERAGE ALLOWED:  
 25% OF 10.09 ACRES 109,880 SQ. FT.
  - \*INCLUDES EXISTING DRIVEWAYS AND BUILDING THAT WILL  
 REMAIN ON SITE
  - PERVIOUS ROADWAY OR WALKWAY  
 8,440 SQ. FT.

**PARKING:** 9 SPACES-EMPLOYEE  
 7 SPACES-VISITOR  
 1 SPACE - HANDICAPPED

NEW WINERY DEVELOPMENT AREA TOTAL: 59,585 SQ. FT.

**BUILDING BREAKDOWN -\*\***

**PRODUCTION:**

PHASE I	18,545	SQ. FT.
PHASE II	5,655	SQ. FT.
<b>TOTAL:</b>	<b>24,210</b>	<b>SQ. FT.</b>

**ACCESSORY:**

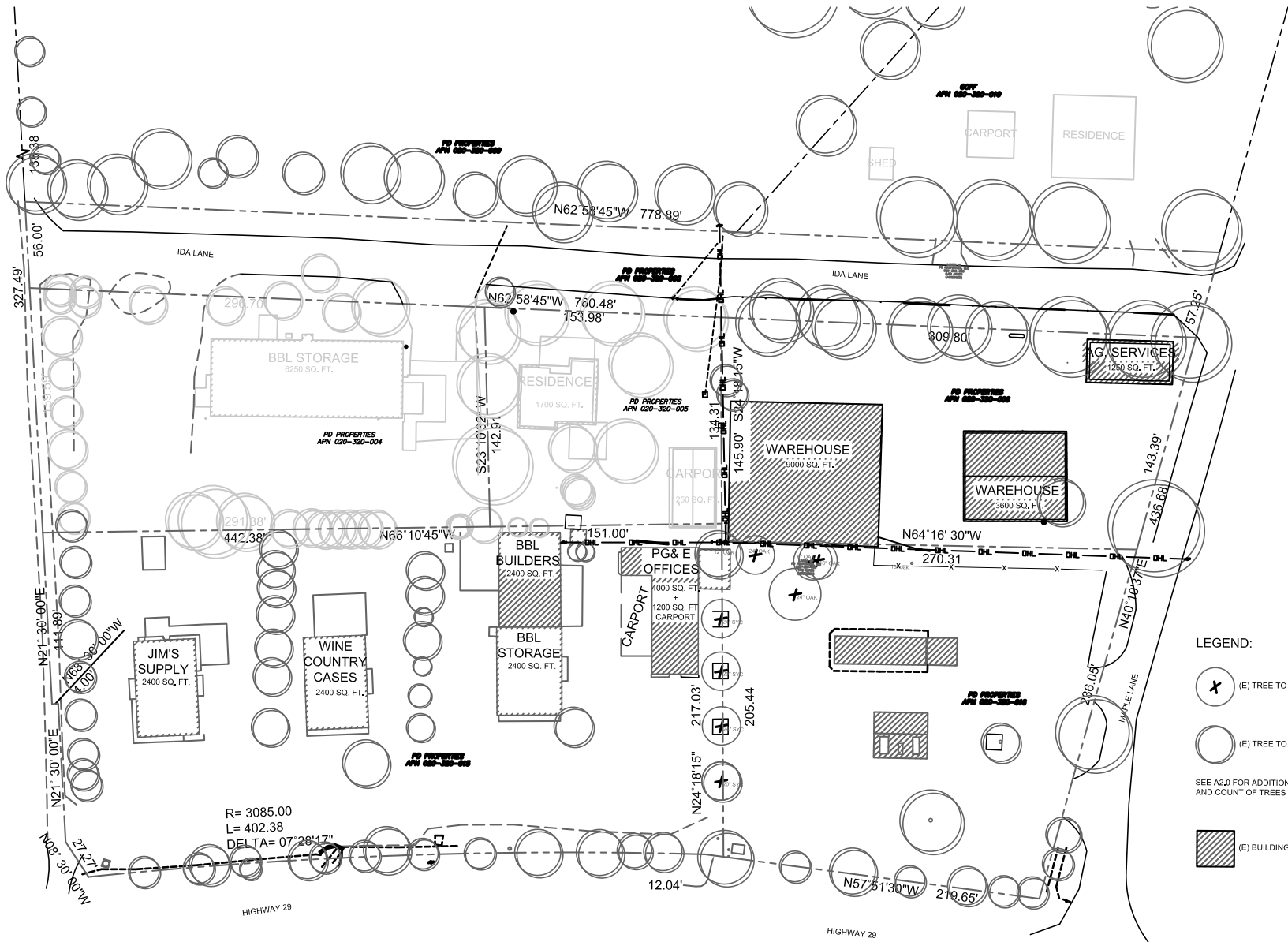
PHASE I	3,746	SQ. FT.
PHASE II	1,484	SQ. FT.
<b>TOTAL:</b>	<b>5,230</b>	<b>SQ. FT.</b>




\*\* INCLUDES FIRST AND SECOND FLOOR

**OVERALL  
 SITE PLAN**

Scale: 1" = 60'-0"





- LEGEND:**
-  (E) TREE TO BE REMOVED
  -  (E) TREE TO REMAIN
  - SEE A2.0 FOR ADDITIONAL INFORMATION AND COUNT OF TREES TO BE REMOVED
  -  (E) BUILDING TO BE DEMOLISHED

EXISTING SITE PLAN



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**PROJECT:**  
 PD PROPERTIES LLC  
 FLYNNVILLE WINE COMPANY  
 1184 MAPLE LANE  
 CALISTOGA, CA

**SHEET DESCRIPTION:**  
 EXISTING SITE PLAN

DATE: TPF	DATE:
DATE: TPF	6/24/15

**SHEET:**

A1.1





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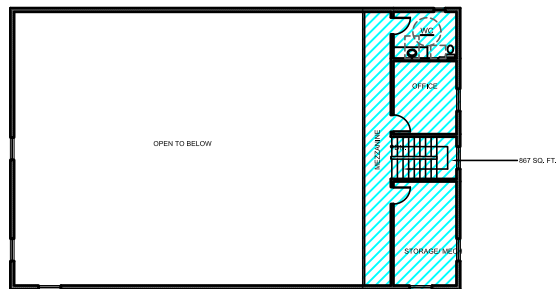
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**PROJECT**  
 PD  
 PROPERTIES  
 LLC  
 FLYNNVILLE  
 WINE  
 COMPANY  
 1154 MAPLE LANE  
 CALISTOGA, CA

**SHEET DESCRIPTION**  
 PHASE II  
 FLOOR PLAN

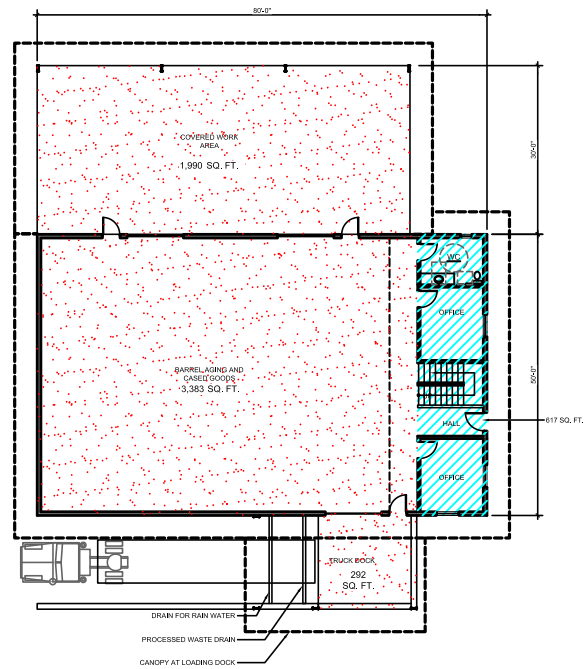
<b>DATE</b>	TPF	<b>DATE</b>	6/24/15
<b>OWNER</b>	TPF		

**SHEET**  
 A2.3



PHASE II BUILDING SECOND FLOOR PLAN

Scale: 3/32" = 1'-0"



PHASE II BUILDING FIRST FLOOR PLAN

Scale: 3/32" = 1'-0"

**LEGEND:**  
 PRODUCTION  
 ACCESSORY  
**PHASE II BUILDING:**  
 PRODUCTION: 5,665 SQ. FT.  
 ACCESSORY: 1,484 SQ. FT.

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**PROJECT**

PD  
 PROPERTIES LLC  
 FLYNNVILLE  
 WINE  
 COMPANY

1194 MAPLE LANE  
 CALISTOGA, CA

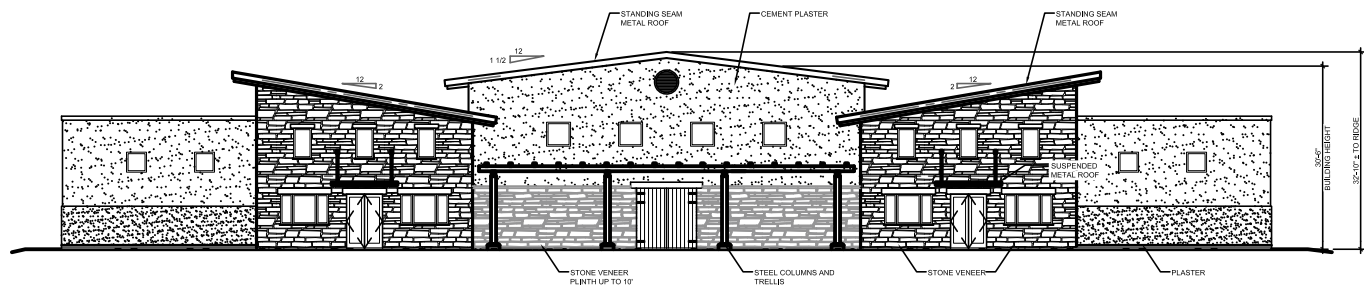
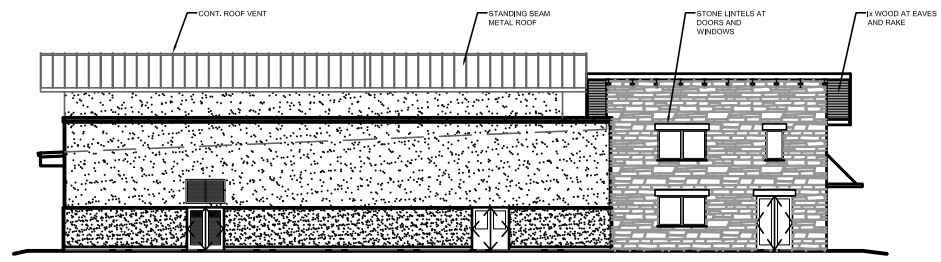
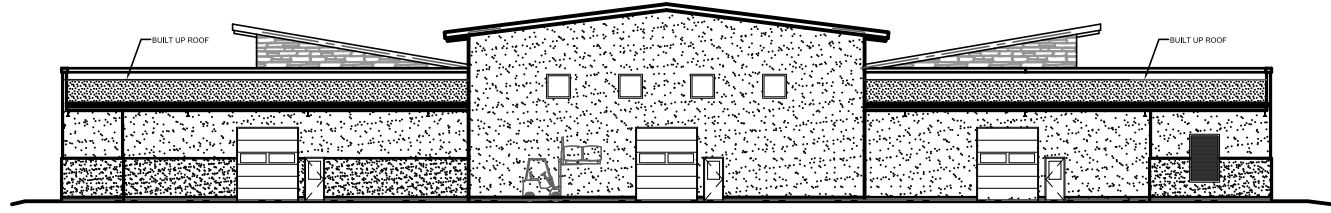
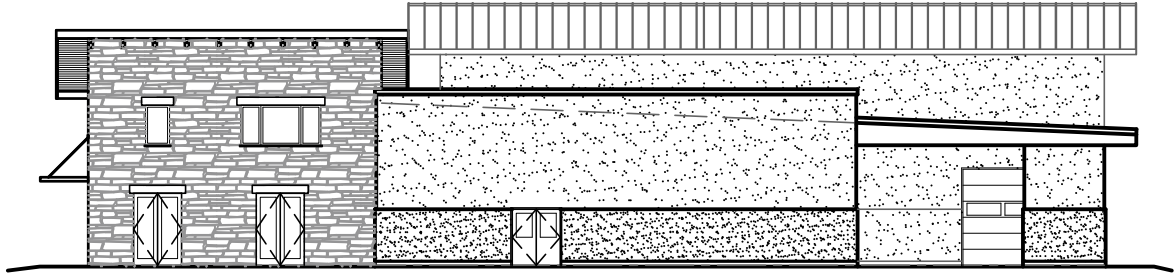
**SHEET DESCRIPTION**

EXTERIOR  
 ELEVATIONS

DATE:	AIM	DATE:	
DATE:	TPF	DATE:	6/24/15

**SHEET**

A3.1



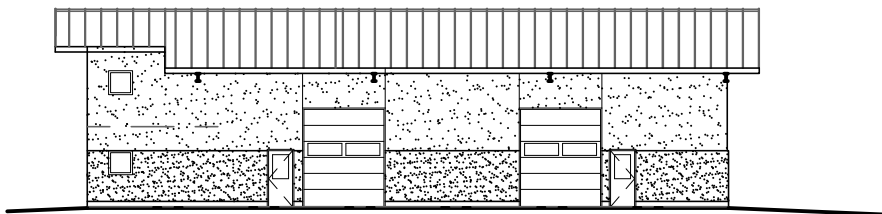
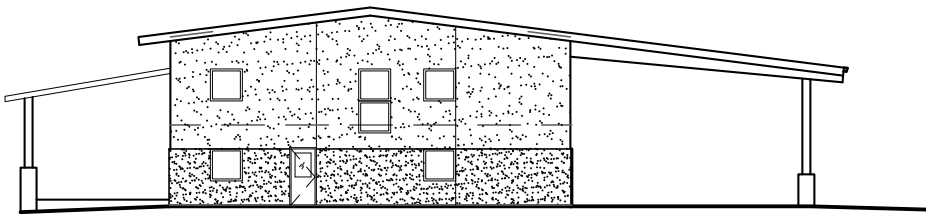
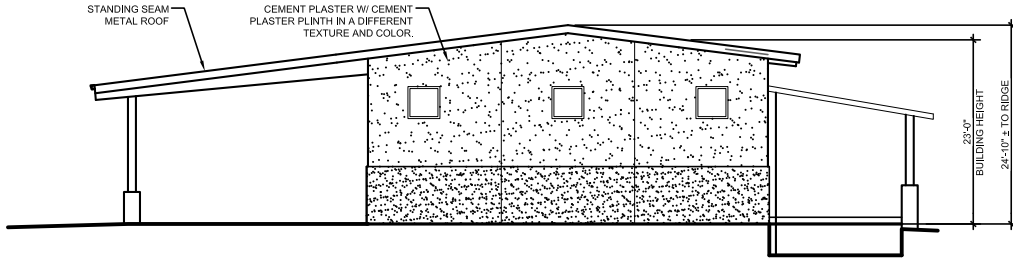
EXTERIOR ELEVATIONS

SCALE: 3/32"=1'-0"

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EXTERIOR ELEVATIONS- PHASE II BLDG.

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



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PROJECT

PD  
PROPERTIES  
LLC

FLYNNVILLE  
WINE  
COMPANY

1184 MAPLE LANE  
CALISTOGA, CA

SHEET DESCRIPTION

PHASE II  
EXTERIOR  
ELEVATIONS

DRWN: AIM	DATE: 6/24/15
CHKD: TPF	

SHEET

A3.2



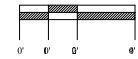
PLANTING SYMBOLS LEGEND

- EXISTING TREES TO REMAIN  
-SPECIES VARY
- SHADE TREES  
-DROUGHT TOLERANT  
CALIFORNIA NATIVES
- ACCENT TREES  
-DROUGHT TOLERANT  
CALIFORNIA NATIVES
- SCREENING SHRUBS  
-DROUGHT TOLERANT  
CALIFORNIA NATIVES
- LOW HEDGE  
-DROUGHT TOLERANT  
CALIFORNIA NATIVES
- ORNAMENTAL PLANTING  
-DROUGHT TOLERANT

LANDSCAPE MATERIALS LEGEND

- MULCH SURFACING
- PERMEABLE CRUSHED GRANITE PAVING
- PERMEABLE CONCRETE PAVING
- BIORETENTION FACILITIES  
-DROUGHT & INUNDATION TOLERANT GRASSES
- ORNAMENTAL GRASSES  
-DROUGHT TOLERANT
- ORNAMENTAL PLANTING  
-DROUGHT TOLERANT
- WALK-ON GROUNDCOVER  
-DROUGHT TOLERANT
- SOD LAWN  
-DROUGHT TOLERANT
- HYDROZONE A  
DRIP IRRIGATION  
5,128 SF
- HYDROZONE B  
DRIP IRRIGATION  
18,147 SF ON-SITE  
+ 1,888 OFF-SITE
- HYDROZONE C  
DRIP IRRIGATION  
3,705 SF
- HYDROZONE D  
SPRAY IRRIGATION  
5,704 SF
- HYDROZONE E  
SPRAY IRRIGATION  
1,280 SF

TOTAL PLANTED AREA:  
36,056 SF ON/OFF SITE



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PROJECT

PD  
PROPERTIES  
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FLYNNVILLE  
WINE  
COMPANY  
1184 MAPLE LANE  
CALISTOGA, CA

SHEET DESCRIPTION

LANDSCAPE PLAN  
&  
PLANTING LEGEND

DRWN	DATE
SR	10/23/15

SHEET

**L1.0**

HIGHWAY 29



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PROJECT

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WINE  
COMPANY

1184 MAPLE LANE  
CALISTOGA, CA

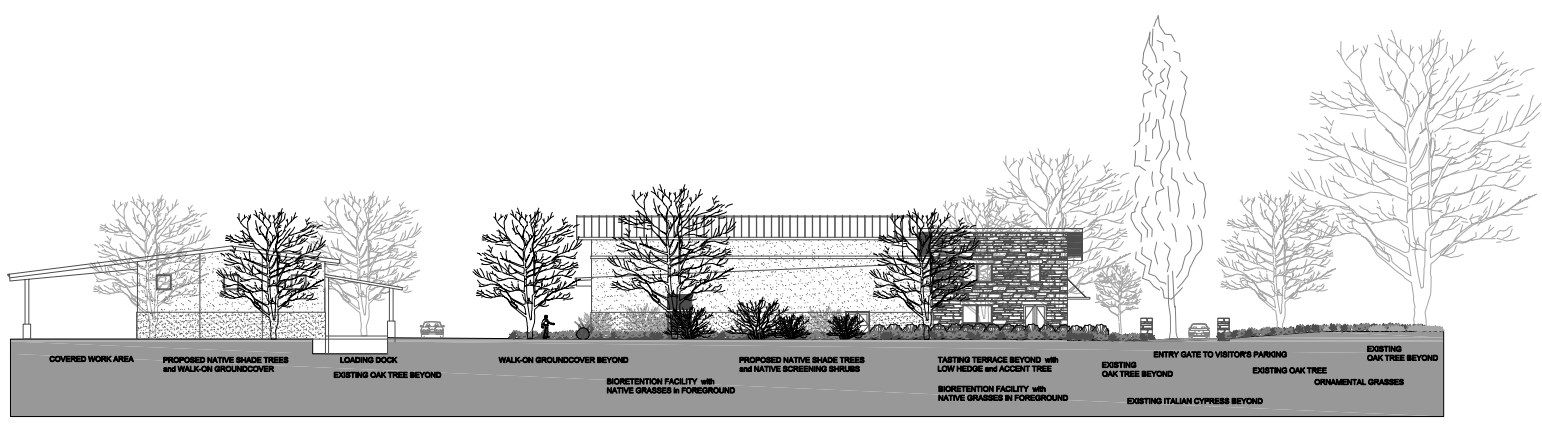
SHEET DESCRIPTION

LANDSCAPE  
ELEVATION

DRN:	DATE:
OWD: SR	10/23/15

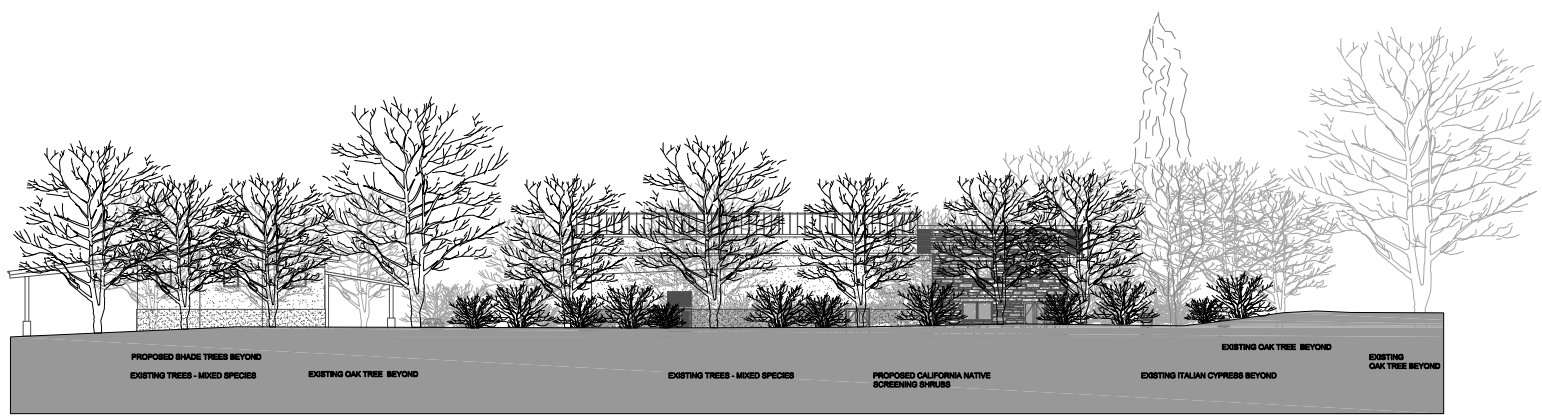
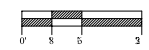
SHEET

**L2.0**



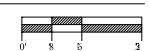
SOUTH LANDSCAPE ELEVATION at DRIVEWAY

SCALE 1/8"=1'-0"



SOUTH LANDSCAPE ELEVATION at HIGHWAY 29

SCALE 1/8"=1'-0"



PANORAMIC MONTAGE OF HIGHWAY 29 LANDSCAPE ELEVATION

SCALE NTS

HYDROZONE INFORMATION TABLE				
HYDROZONE	ZONE OR VALVE USE TYPE	IRRIGATION METHOD	AREA (SQ. FT.)	% OF TOTAL LANDSCAPE AREA
A	LOW	DRIP	5,126	14%
B	LOW	DRIP	21,132	57%
C	LOW	DRIP	3,305	9%
D	LOW	SPRAY	5,794	16%
E	HIGH	SPRAY	1,299	4%
TOTAL AREA			37,056	100%
DRIP IRRIGATION AREA				82%

SUMMARY HYDROZONE TABLE			
HYDROZONE	AREA (SQ. FT.)	% OF TOTAL LANDSCAPE AREA	
LOW WATER USE	35,757	96%	
MODERATE WATER USE	0	0%	
HIGH WATER USE	1,299	4%	
TOTAL	37,056	100%	

**ET&W**  
Based on PEST Manual

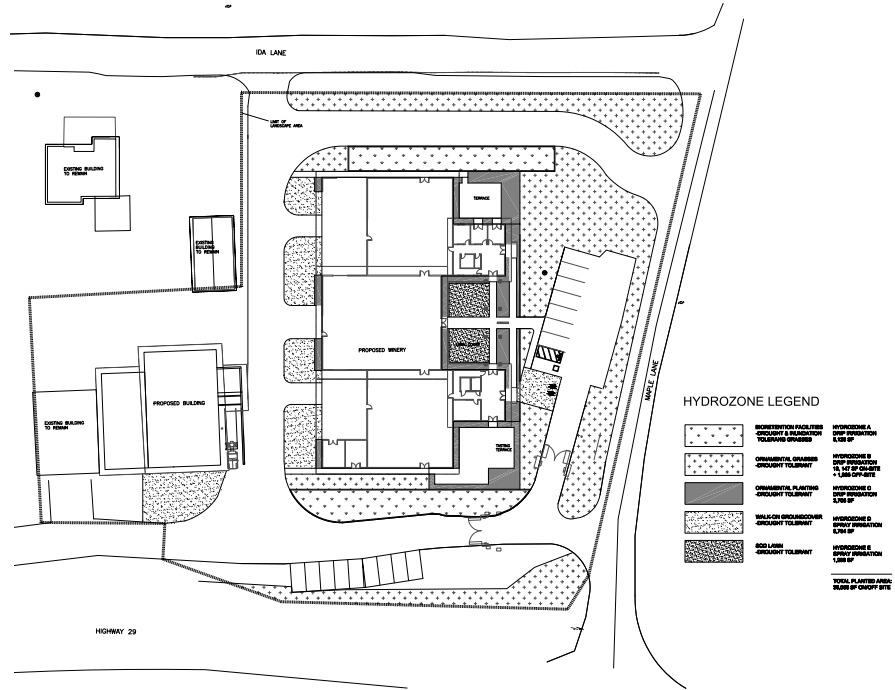
**ADJUSTED LANDSCAPE AREA CALCULATION**

PLANT TYPE	ADJUSTMENT			
LOW WATER USE PLANTS	K	0.3	35,757	-
MOD. WATER USE PLANTS	D	0.5	0	-
HIGH WATER USE PLANTS	K	1	1,299	0
TOTAL ADJUSTED LANDSCAPE AREA			37,056	100%

ANNUAL Eto	ADJUSTED LANDSCAPE AREA (SQ.FT.)	Percent of Total Landscape Irrigated by Drip
44.1	37,056	0.85

TOTAL GALLONS OF WATER: 386,844

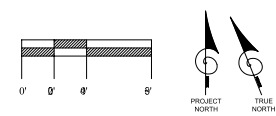


HYDROZONE PLAN

PLANTING & IRRIGATION NOTES

1. THE SOIL AT ALL AREAS TO BE PLANTED SHALL BE AMENDED PER THE ON-SITE SOILS TEST FOR AGRICULTURAL SUITABILITY.
2. A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPE IRRIGATION WATER USE.
3. IRRIGATION CONTROLLER AND SENSOR SHALL AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANT'S NEEDS AS WEATHER CONDITIONS CHANGE.
4. IRRIGATION VALVING SHALL BE DESIGNED PER HYDROZONES, GROUPING SIMILAR MICROCLIMATE AND PLANT WATER REQUIREMENTS TOGETHER.
5. ALL PLANTED AREAS SHALL RECEIVE 4" OF MULCH, INCLUDING AREAS WITH EXISTING TREES AND NO GROUND COVER UNDERPLANTINGS.

WATER USAGE CALCULATIONS



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PROJECT

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SHEET DESCRIPTION

PLANTING HYDROZONES & IRRIGATION WATER USAGE

DRWN: DATE: 10/23/15  
CHK: SR

SHEET

L3.0