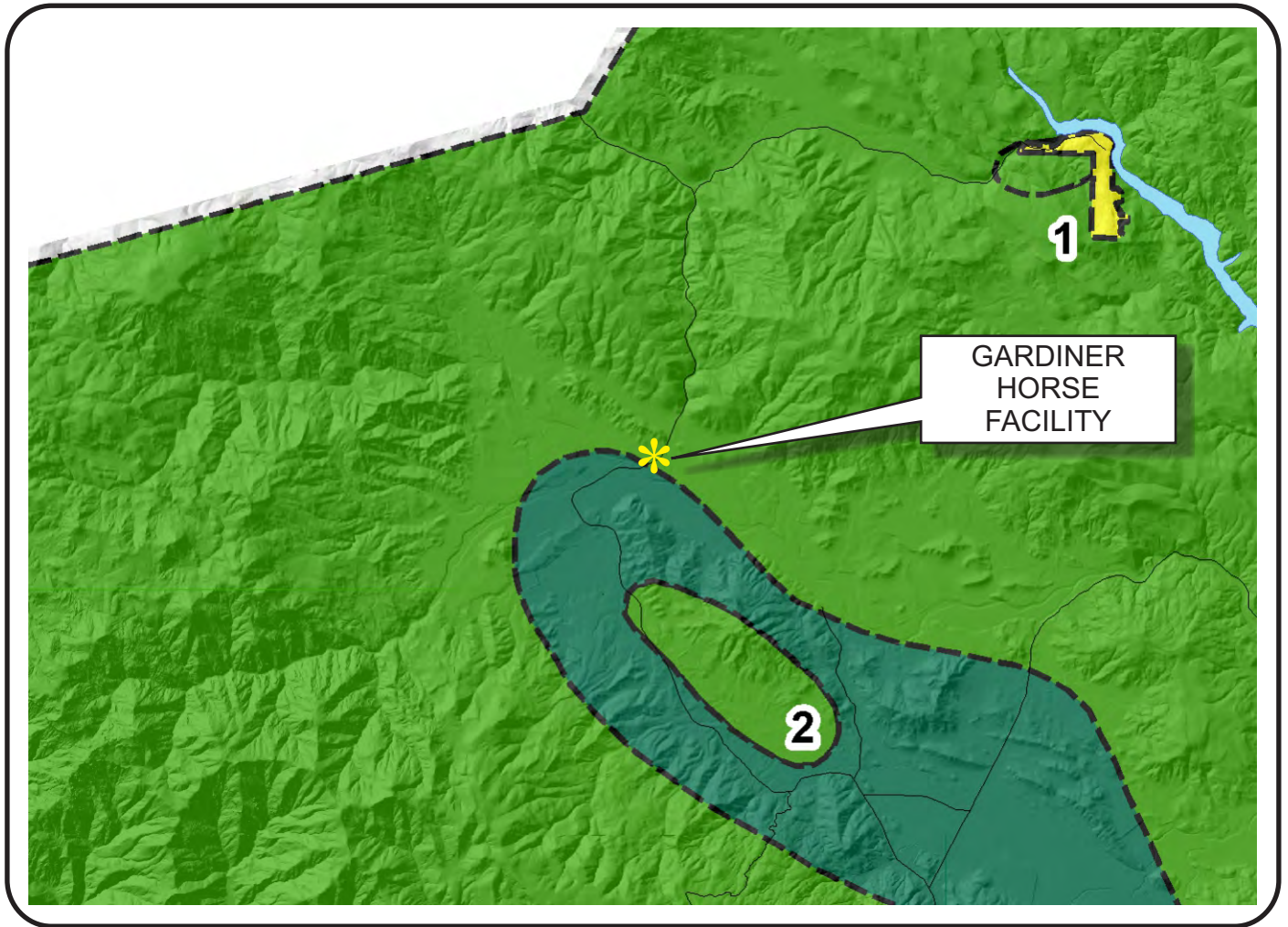


“H”

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

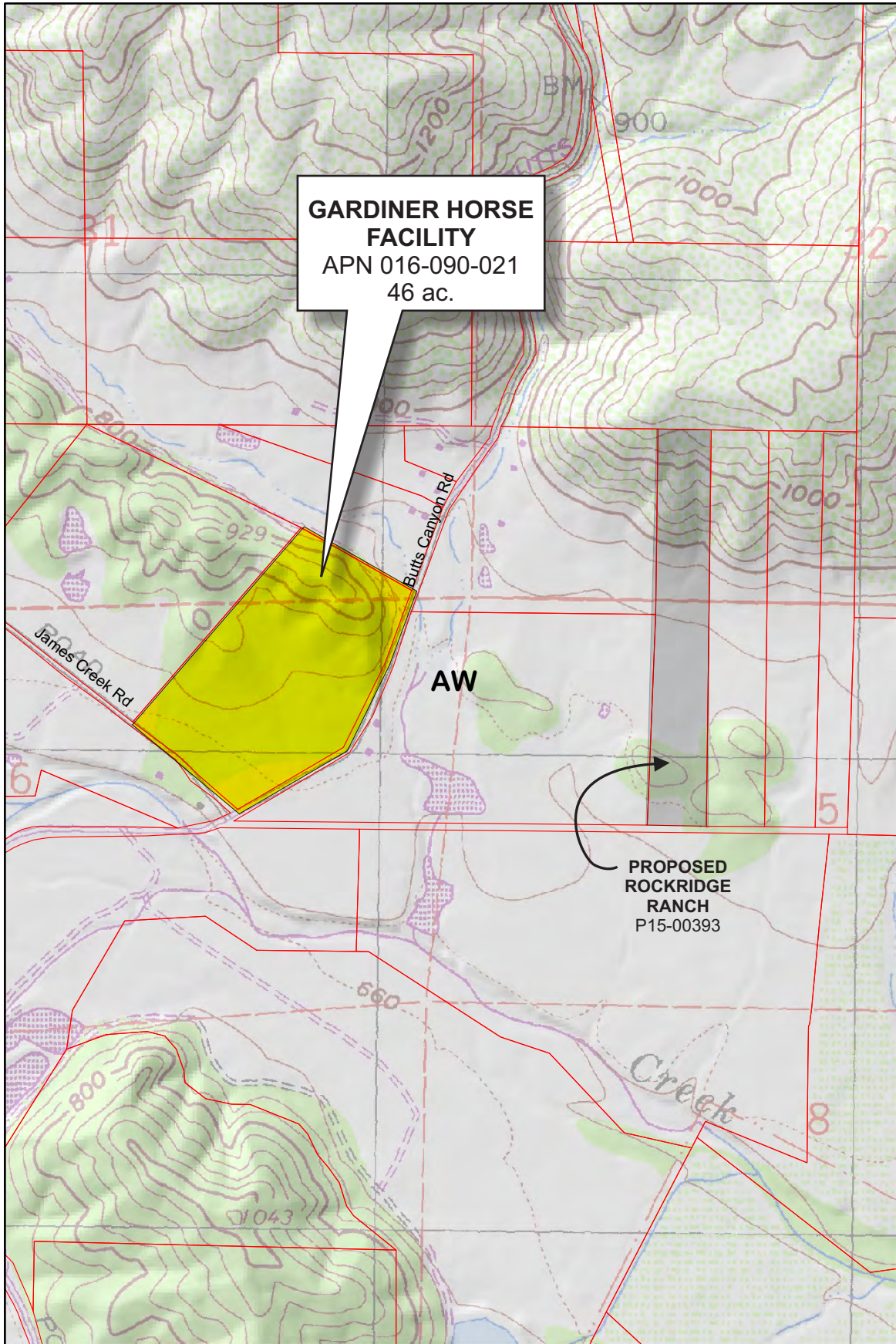
- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

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

APN  
016-090-021  
07-19-2017  
UP



# ZONING | GARDINER HORSE FACILITY

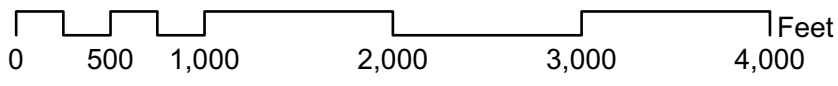


**GARDINER HORSE FACILITY**  
 APN 016-090-021  
 46 ac.

**PROPOSED ROCKRIDGE RANCH**  
 P15-00393

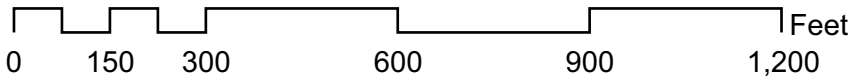


- Legend**
- Wineries**
- Status
- Producing
  - Producing, w/ pending major mod
  - Approved, not producing
  - ▲ Pending
  - Unknown
  - Subject Parcel
  - Zoning
  - Parcels





2016 AERIAL | GARDINER HORSE FACILITY



07-19-2017 UP



# SITE PLAN | GARDINER HORSE FACILITY

## PROJECT DATA

**OWNER/ARCHITECT:**  
WILLIAM & NEWMAN GARDNER  
**ARCHITECT:**  
2002 JAMES CREEK ROAD  
POPE VALLEY, CA  
**ADDRESS:**  
"A" & "B"  
**PERMIT NO.:**  
TR12187

## COMMERCIAL ACCESS ROAD

- 1 PROVIDE 30 PARKING STALLS WHICH INCLUDES ONE ACCESSIBLE PARKING
- 2 INSTALL ONE GRAVEL DRIVEWAY TO ACCESSIBLE PARKING NEAR NEW BATHROOM 20' WIDE. ALL OTHER GRAVEL DRIVEWAYS INDICATED ARE 20' WIDE FIRE ACCESS AND BUILDING INTERNAL ACCESS DRIVEWAYS.

## BUILDING PERMIT NO. LOG

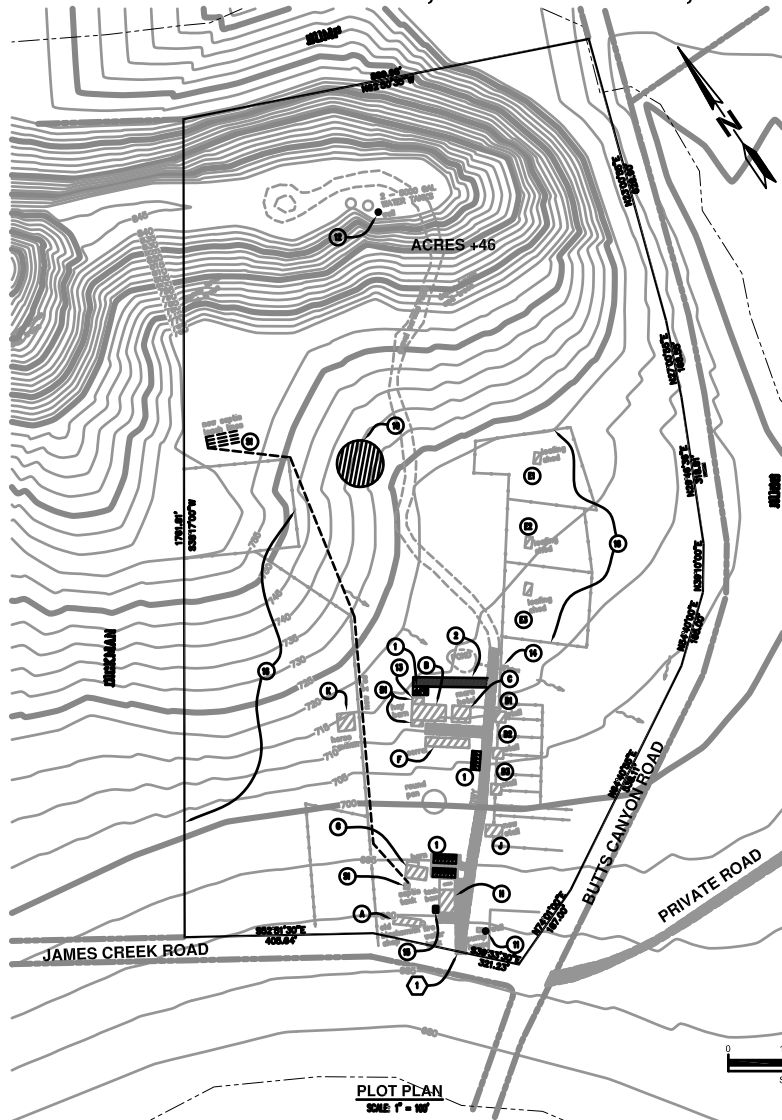
SYMBOL	BUILDING NAME	PERMIT NO.
Ⓐ	OLD BLACKSMITH SHOP	B14-00089
Ⓑ	HAY BARN	
Ⓒ	HAY BARN ANNEX	
Ⓓ	MAWE HOTEL	
Ⓔ	STALL 1	
Ⓕ	STALL 2	
Ⓖ	STALL 3	
Ⓗ	LOAFING SHED 1	
Ⓘ	LOAFING SHED 2	
Ⓚ	LOAFING SHED 3	
Ⓛ	CORRAL	B14-00089
Ⓜ	BARN CONVERT TO RESIDENCE (AKA FARM MANAGER'S HOUSE)	B01-01317 B99-01020 B00-84818
Ⓝ	TACK BARN Note: Working with code enforcement on tack barn	
Ⓟ	NEW STALL	B13-01885
Ⓠ	HORSE PAVILION (FINALIZED)	B13-01885
Ⓡ	SEPTIC SYSTEM	E1400801

## ADDITIONAL FEATURES

- Ⓐ MANURE COMPOSTING MANAGEMENT AREA WITH PERIMETER BERM
- Ⓑ MAIN WELL
- Ⓒ BACKUP WELL
- Ⓓ REPURPOSE BUILDING B1 FOR ADA BATHROOM
- Ⓜ CULVERT (C) - OTHER THAN THIS DRAIN, ALL SITE DRAINAGE SHEET FLINGS INTO COUNTY ROAD SIDE DITCH AND THEN INTO POPE CREEK SYSTEM.
- Ⓝ FOODER PRODUCTION FACILITY
- Ⓡ COMPOSTED MANURE WILL BE SPREAD IN BOTH WESTERN AND EASTERN PASTURE AREAS SHOWN

# USE PERMIT EXHIBIT

## 2002 JAMES CREEK RD., POPE VALLEY, CA



## ABBREVIATIONS

AGOR	AGGREGATE
APN	ASSESSOR PARCEL NUMBER
CLR	CLEAR
GAL	GALLON
DWG	DRAWING
EG	EXISTING GRADE
FF	FINISH FLOOR
STD	STANDARD
SS	SEWER SYSTEM
TYP	TYPICAL

## SYMBOLS

- FENCE
- TREE
- FENCE LINE
- LIGHT
- WELL
- PARKING

LOCATION / TYPE OF FENCE	MAXIMUM HEIGHT OF FENCE
Within front yard setback: solid fence	4 Ft.
see-thru clear fencing*	8 Ft.
Within Side and Rear yard setbacks Solid Fence	6 Ft.
See-thru fencing (deer or other wire fencing, lattice or chain link)	12 Ft.
Outside the combined road and yard setbacks: See-thru fencing	12 Ft.

\*see-thru fencing permitted in front yard to support agricultural uses.

**SETBACK**

1 THE FRONT GATE IS SETBACK 35' FROM CENTERLINE OF ROAD, MEETING THE 25' REQUIREMENT FOR "OTHER COUNTY ROADS"

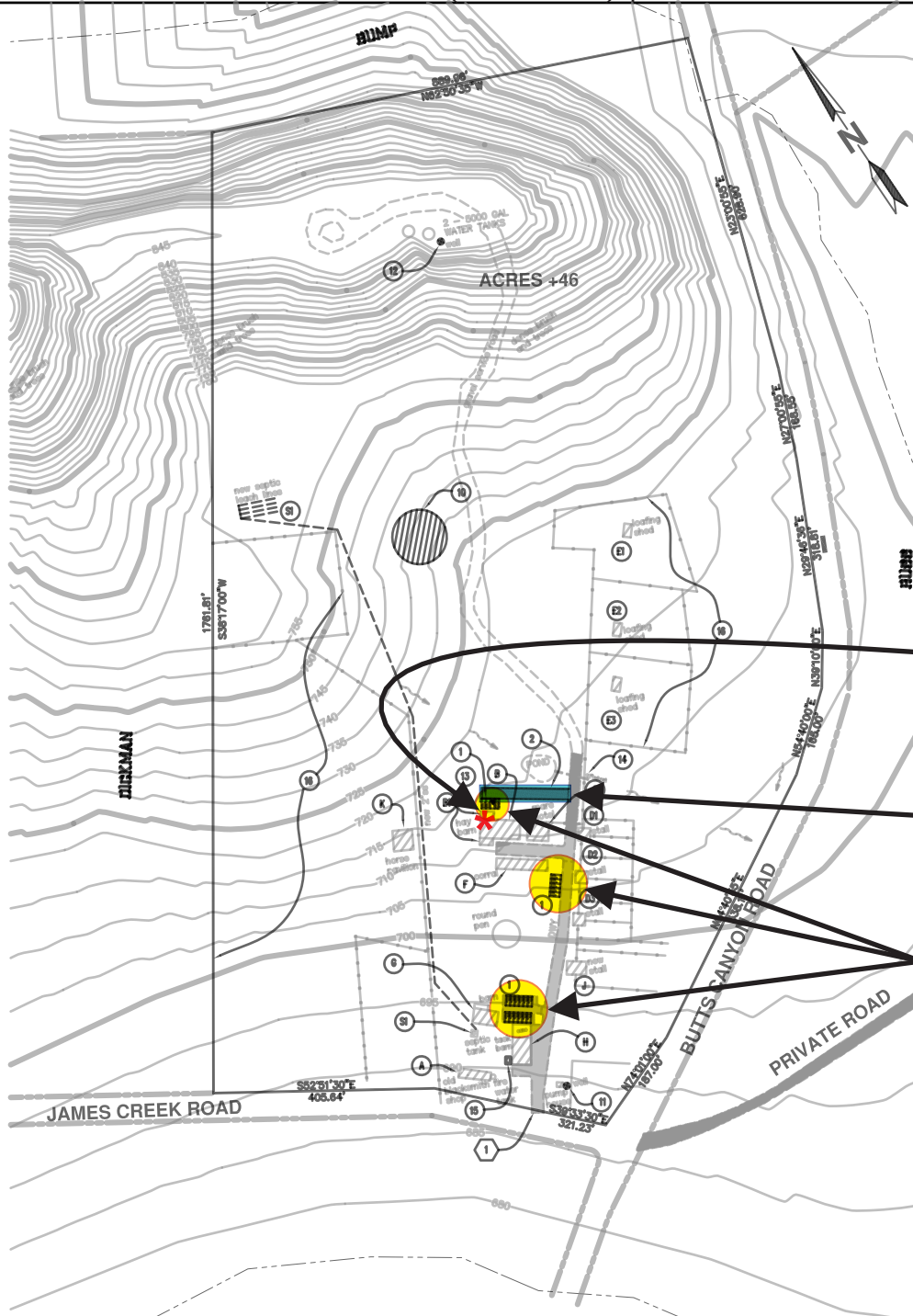
THE GARDINERS  
 ADDRESS: 2002 JAMES CREEK ROAD  
 POPE VALLEY, CA 94667  
 TELEPHONE: (927) 235-1190  
 PARCEL NO.:

JOHN STITT  
 ENGINEER: (927) 235-1190  
 www.stittheengineering.com

CIVIL ENGINEER  
 No. 40869  
 STATE OF CALIFORNIA  
 DATE: NOVEMBER 4, 2015

PLOT PLAN  
 USE PERMIT EXHIBIT  
 ANEPA COUNTY  
 POPE VALLEY  
 DRAWING  
 G-1  
 SHEET NO.  
 1  
 OF  
 1

# SITE PLAN (DETAIL) | GARDINER HORSE FACILITY



REPURPOSE FOR  
ADA BATHROOM

INSTALL GRAVEL DRIVE TO ACCESS  
ADA PARKING & BATHROOM

PROVIDE 20 PARKING STALLS,  
INCLUDING 1 ADA STALL



Driveway looking into the property



Pavilion





Hay barn and loafing sheds (looking towards James Creek Road)



Hay Barn, mare hotel, and stalls





Pond



Drainage and horse stalls