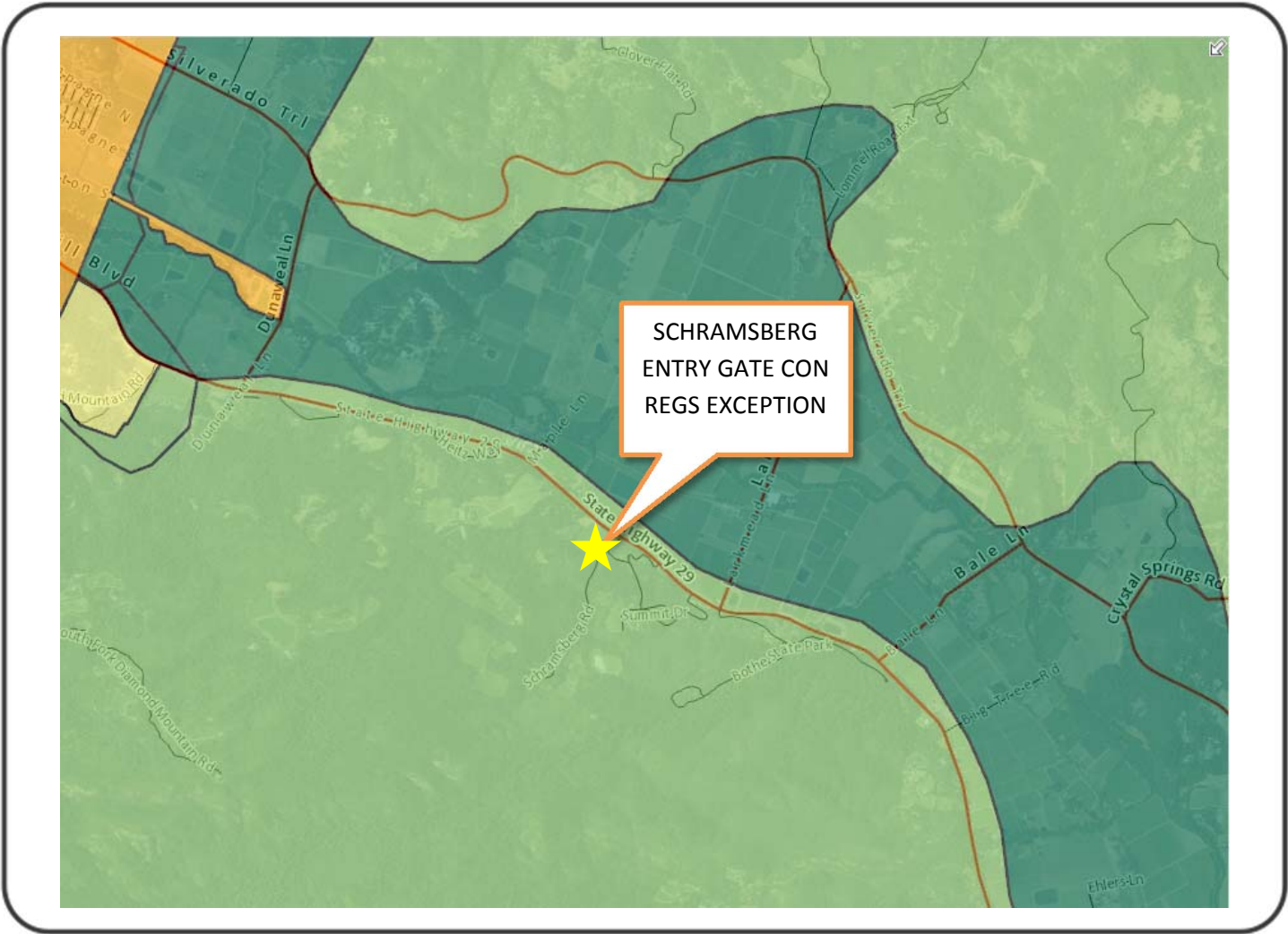


“E”

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

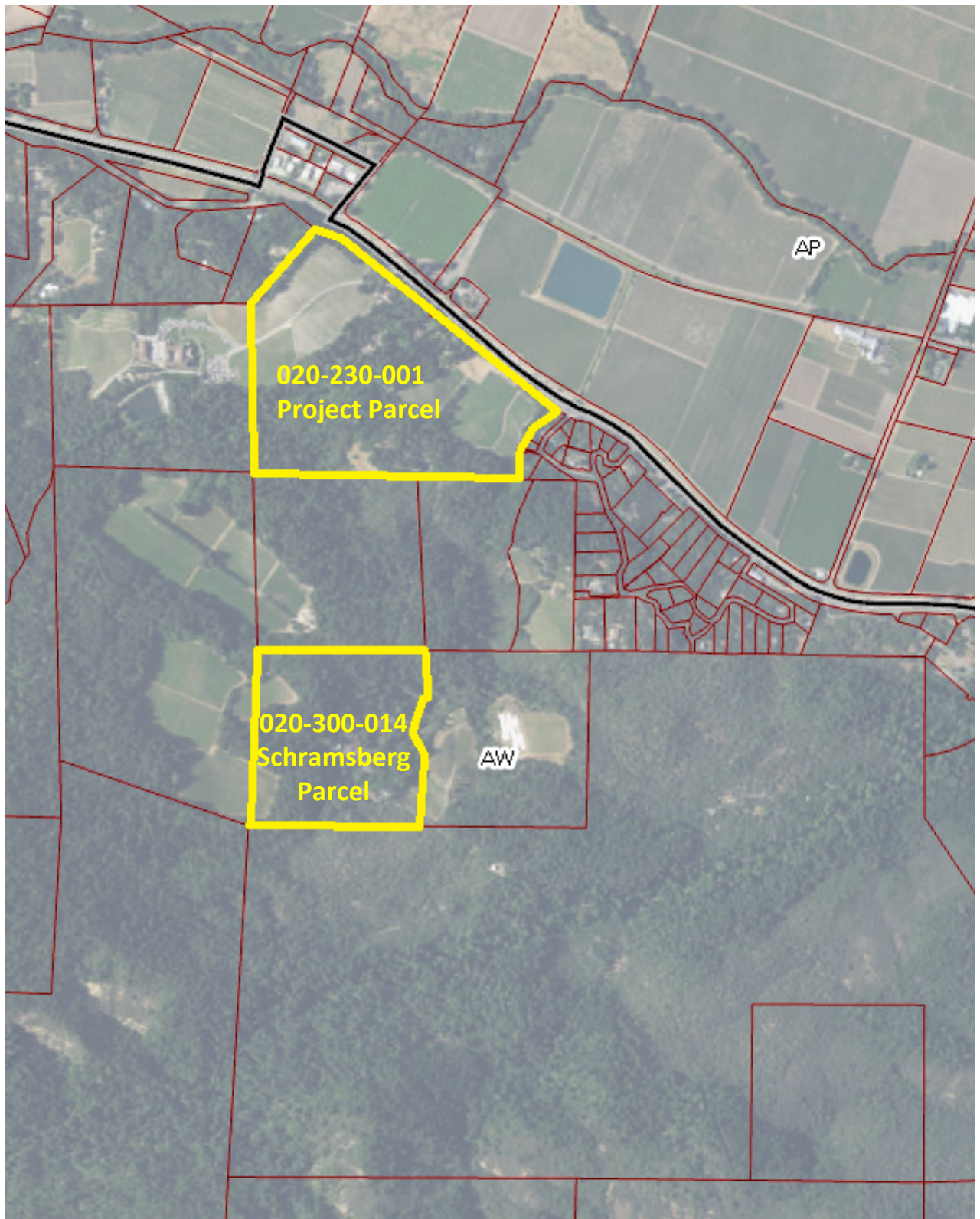
OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

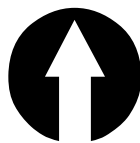
- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

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

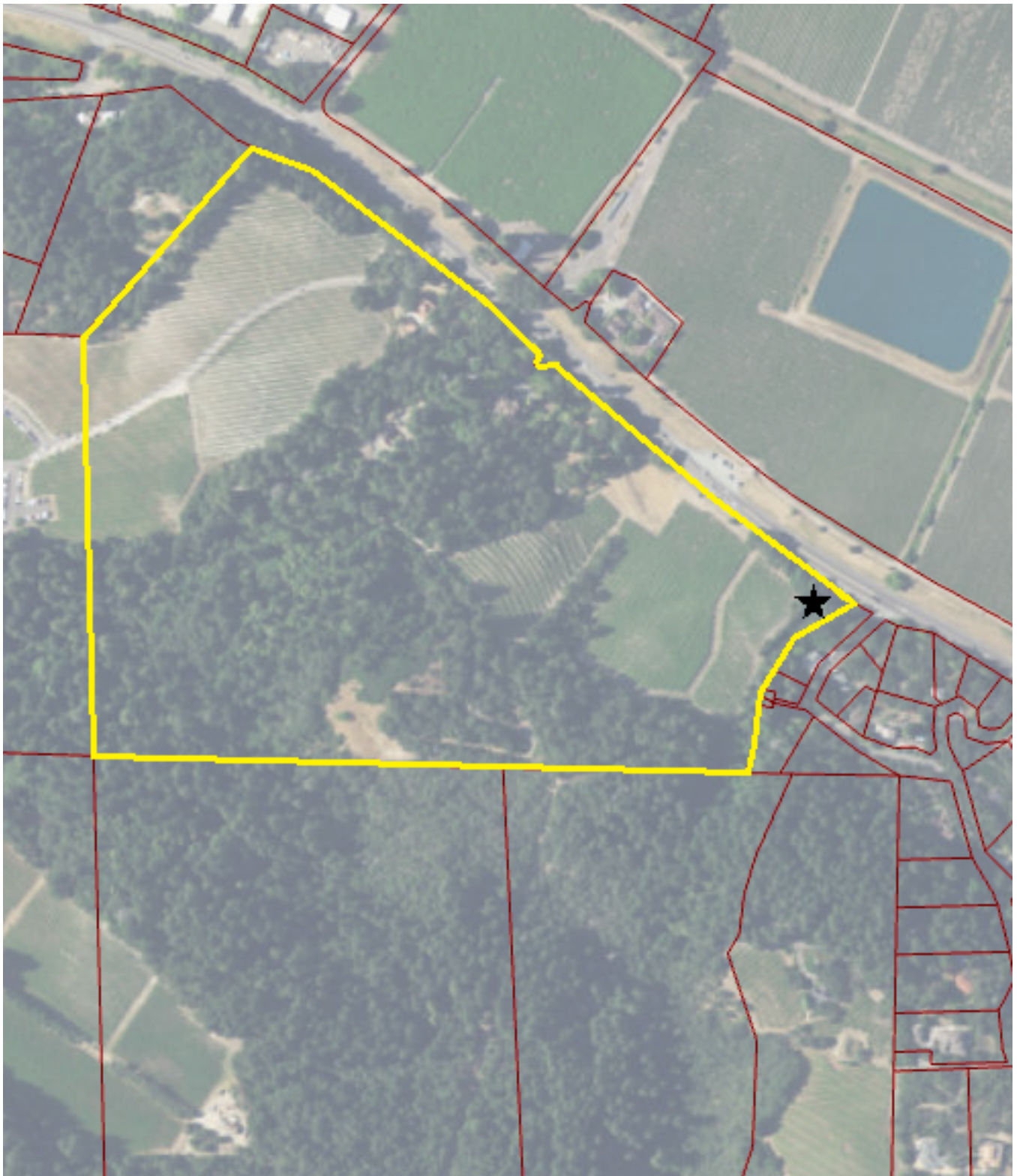


LEGEND

- Zoning
- Parcels

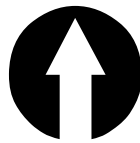


ZONING MAP



LEGEND

- ★ Approx. gate location
- Parcels



EXISTING CONDITIONS

PROJECT STATEMENT

SCHRAMSBERG WINERY WISHES TO CONSTRUCT A SECURITY GATE AT THE LOWEST PORTION OF SCHRAMSBERG ROAD (PRIVATE DRIVE) WHICH PROVIDES ACCESS TO THE WINERY. THIS PORTION OF THE ACCESS ROAD IS LOCATED ON NAPA COUNTY ASSESSOR'S PARCEL 020-230-001 OWNED BY VILLA AMOROSA INC. ACCESS USE IS PROVIDED BY A 30 FEET WIDE ACCESS EASEMENT WHICH WAS RECORDED WITH THE NAPA COUNTY RECORDERS OFFICE ON DECEMBER 31, 2016 UNDER INSTRUMENT NUMBER 2016-005129.

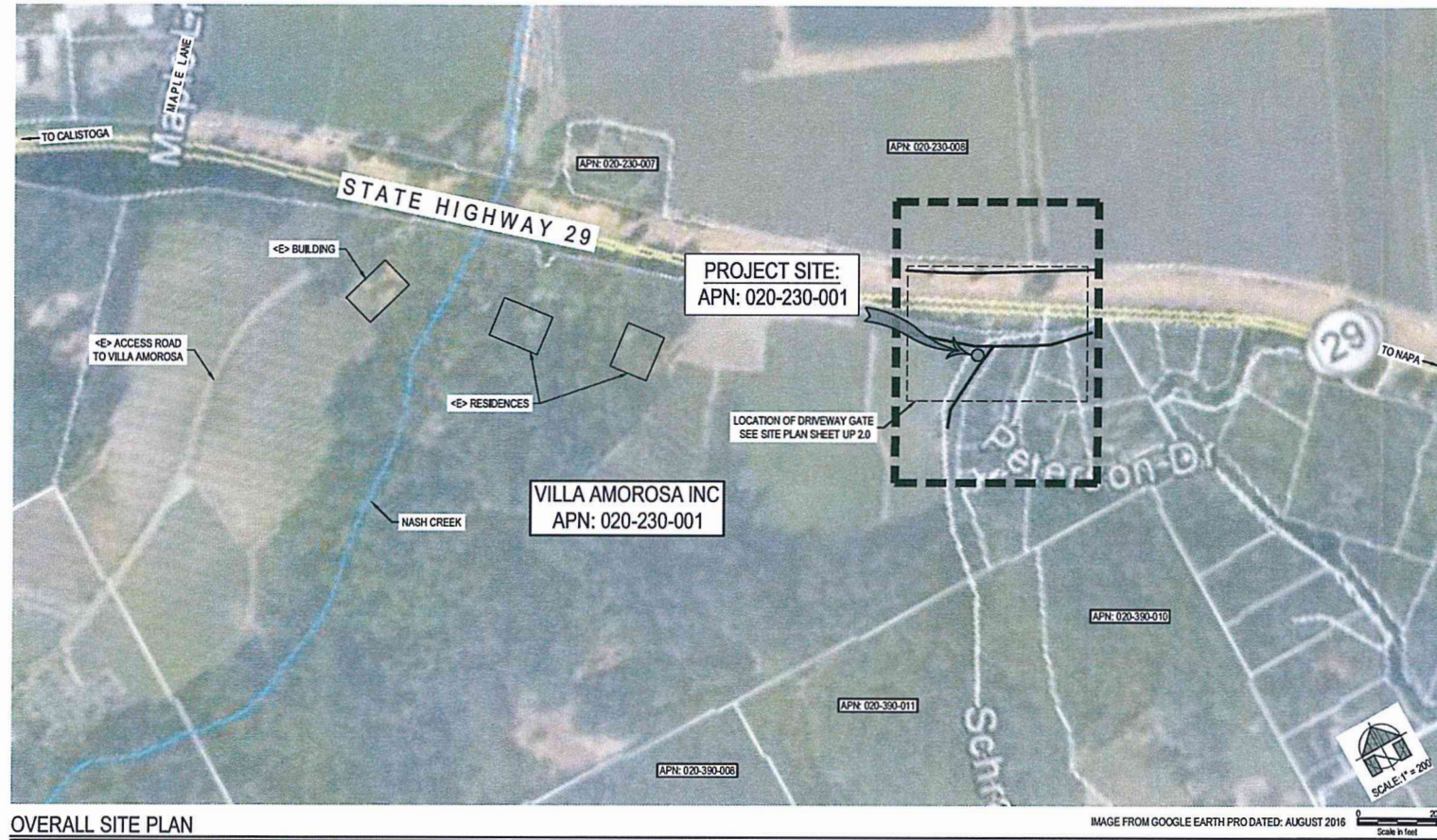
AN UNNAMED CREEK IS LOCATED ADJACENT TO THE ACCESS ROAD. AS SUCH, THE INSTALLATION OF THE FOOTINGS FOR THE GATE WILL BE LOCATED WITHIN THE COUNTY DEFINED CREEK SETBACK AND THEREBY REQUIRE APPROVAL OF A USE PERMIT EXCEPTION TO BE GRANTED BY NAPA COUNTY PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE GATE CONSTRUCTION.

A USE PERMIT EXCEPTION APPLICATION HAS BEEN PREPARED FOR RELIEF FROM SECTION 18.108.025 OF THE NAPA COUNTY CODE (CONSERVATION REGULATION) FOR THE FOLLOWING CONSTRUCTION ACTIVITIES WHICH ARE PROPOSED TO BE LOCATED WITHIN A CREEK SETBACK:

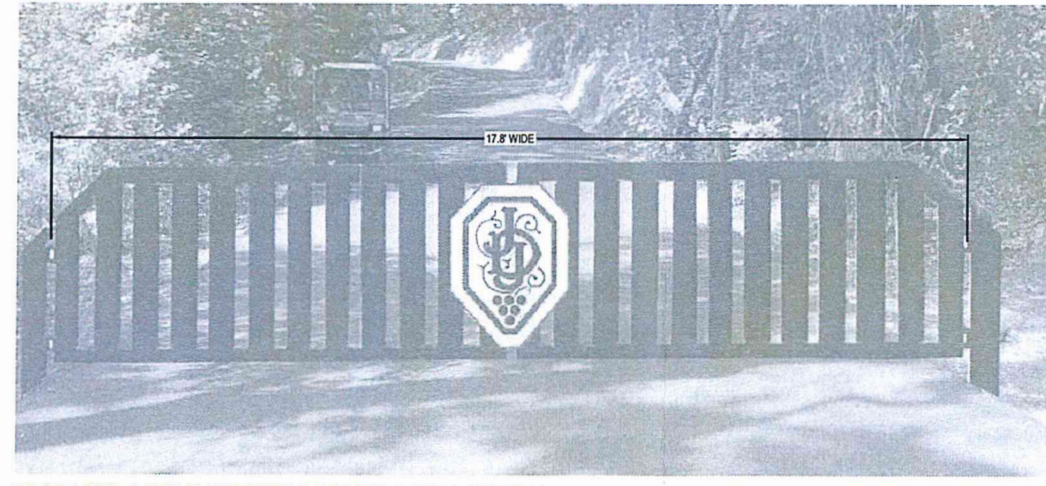
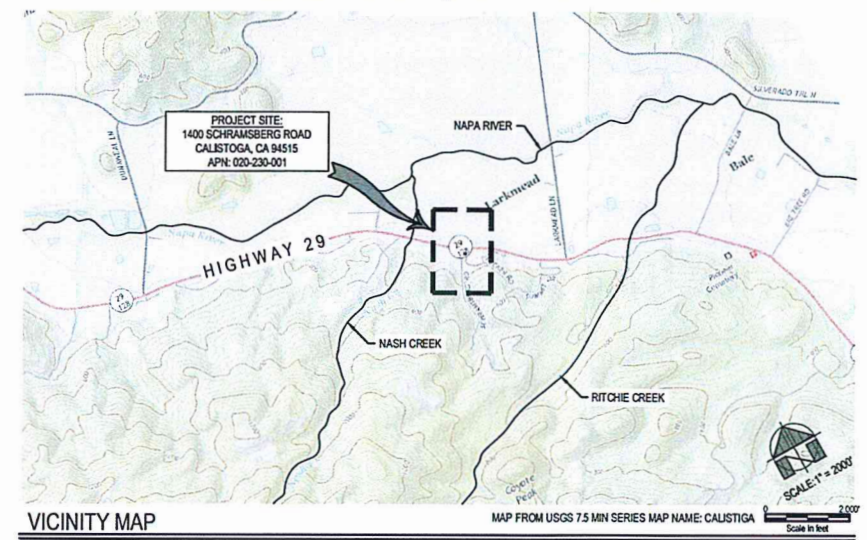
1. ERECTION OF TWO 18 INCH DIAMETER BY 48 INCH DEEP FOOTING INTO WHICH TONN GATE POST WILL BE CONSTRUCTED
2. CONSTRUCTION OF 24 INCH BY 24 INCH BY 12 INCH DEEP CONCRETE PADS FOR PLACEMENT OF GATE OPENING EQUIPMENT
3. TRENCHING (6-12 INCH WIDE BY 36 INCH DEEP) PERPENDICULAR TO THE CREEK TO INSTALL ELECTRICAL CONDUIT TO EACH CONCRETE PAD THIS SET OF PLANS IS TO ACCOMPANY SAID EXCEPTION REQUEST.

SURVEY NOTES

1. THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE. SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
2. THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF SEPTEMBER, 2016 PERFORMED BY RSA+ SURVEYORS AND JULY, 2006 PERFORMED BY MICHAEL W. BROOKS & ASSOCIATES, INC.
3. DELTA CONSULTING & ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.



USE PERMIT EXCEPTION PLANS FOR:
SCHRAMSBERG WINERY
 ACCESS DRIVEWAY GATE
 1400 SCHRAMSBERG ROAD
 CALISTOGA, CA 94515



ABBREVIATIONS

AB	AGGREGATE BASE	FG	FINISH GRADE	PUE	PUBLIC UTILITY EASEMENT
AC	ADHESIVE CONCRETE	FM	FIRE MANDANT	PVC	POLYETHYLENE CHLORIDE
AD	AREA DRAIN	FIM	FLOOD INSURANCE RATE MAP	PVI	POINT OF VERTICAL INTERSECTION
ARV	AIR RELEASE VALVE	FL	FLOW LINE	PR	PROCESS WASTE
BC	BEGIN CURVE	FM	FORCE MAIN	R	RADIUS
BCE	BASE FLOOD ELEVATION PER FIRM	FS	FINISH SURFACE	RC	RELATIVE COMPACTON
BM	BENCHMARK	GB	GRADE BREAK	RT	RIGHT
BO	BLOWOFF	GL	GUTTER LINE	ROW	RIGHT OF WAY
BOR	BEGIN CURVE RETURN	GR	GRAVEL	RWL	RAIN WATER LEADER
BVC	BEGIN VERTICAL CURVE	HCB	HIGH DUTY PULL BOX	RCP	REINFORCED CONCRETE PIPE
BS	BOTTOM OF STAIRS	HP	HIGH POINT	S	SLOPE (FEET/FOOT)
BTL	BUILDING SETBACK LINE	IE	INVERT ELEVATION	SAD	SEE ARCHITECTURAL DRAWINGS
BSW	BACK OF SIDEWALK	INT	INSTALL	SD	STORM DRAIN
CB	CATCH BASIN	IN	INVERT	SDP	SIGMA PIPE
CAD	CURB AND GUTTER	IP	IRON PIPE	SED	SEE ELECTRICAL DRAWINGS
CAU	CONCRETE MASONRY UNIT	JR	JOINT POLE	SLD	SEE LANDSCAPE DRAWINGS
CP	CONCRETE PIPE	LF	LINEAL FEET/FOOT	SLV	SLEVE
CSB	CREEK SETBACK LINE	LH	LAMP HOLE	SMD	SEE MECHANICAL DRAWINGS
CL	CENTERLINE	LM	LIGHT DUTY PULL BOX	SPD	SEE PLUMBING DRAWINGS
CO	CLEARCUT	LP	LOW POINT	SS	SANITARY SEWER
COM	COMMUNICATION	LQ	LOW POINT	SSC	SANITARY SEWER CLEAN OUT
CV	CHECK VALVE	ML	MANHOLE	SSFH	SANITARY SEWER FLUSH HOLE
CW	COLD WATER	MCH	MACHINERY	SSMH	SANITARY SEWER MANHOLE
CDV	DOUBLE CHECK VALVE	MIB	MEDIUM DUTY PULL BOX	STA	STATION
CG	COMPOSED GRANITE	IN	NORTH	STD	STANDARD
DD	DUCTILE IRON PIPE	NS	NORTH	SW	SIDEWALK
DDP	DOWNPOUT	OC	ON CENTER	TC	TOP OF CURB
DW	DRAINWAY DOMESTIC WASTE	OG	ORIGINAL GROUND	TFC	TOP FACE OF CURB
DWG	DRAWING	OH	OVERHEAD	TOC	TOP OF CONCRETE
EC	EDGE OF CURVE	OLA	OVERHEAD LINE	TS	TOP OF STAIRS
ED	EAST	PR	PROPOSED	TW	TOP OF WALL
ED	EDGE OF CURVE	PCC	PORTLAND CEMENT CONCRETE	TYP	TYPICAL
EDG	EDGE OF GRAVEL	EG	EXISTING GROUND	UD	UNDERGROUND
EP	EDGE OF PAVEMENT	PG	PACIFIC GAS AND ELECTRIC	VG	VALLEY GUTTER
EVC	EDGE VERTICAL CURVE	PI	POINT OF INTERSECTION	VM	VALLEY METER
FC	FACE OF CURB	PIV	POST INTERSECTION	WS	WATER SERVICE
FDC	FIRE DEPT. CONNECTION	PL	PROPERTY LINE	WV	WATER VALVE
		PRC	POINT OF REVERSE CURVE		
		PSI	POUNDS PER SQUARE INCH		

SYMBOL LEGEND

Utility Pole	Well	Street Light	Tree	Tree to be Removed	Sanitary Sewer	Gas Line	Proprietary Line	Centerline
Water Valve	Water Service & DCV	FDCPV with Check Valve	Fire Hydrant with Gate Valve	Cleanout	Sanitary Sewer Cleanout	Solid Storm Drain	Perforated Storm Drain	Grande Shale
Overland Release Route								

SHEET INDEX

- UP1.0 COVER SHEET
- UP2.0 SITE PLAN AND CROSS SECTION

PROJECT INFORMATION

OWNER
 REPRESENTATIVE: FRED ZAMMATARO
 1400 SCHRAMSBERG ROAD
 CALISTOGA, CA 94515

SITE ADDRESS: 1400 SCHRAMSBERG ROAD
 CALISTOGA, CA 94515

ASSESSOR PARCEL #: IMPROVEMENTS ON PARCEL 020-230-001
PARCEL SIZE:
COUNTY ZONING: AW

SURVEYOR: RSA+
 1515 FOURTH STREET
 NAPA, CA 94559
 707/252-3301

CIVIL ENGINEER: DELTA CONSULTING & ENGINEERING, INC.
 1104 ADAMS STREET, SUITE 203
 ST. HELENA, CA 94574
 ANDREW SIMPSON, P.E.
 LUSVIN ARAUJO
 707/963-8456

REVISIONS

09/06/2017
 NO CHANGES

NOT FOR CONSTRUCTION

DELTA CONSULTING & ENGINEERING, INC.
 1104 ADAMS STREET, SUITE 203, ST. HELENA, CALIFORNIA 94574
 707-963-8456 + 707-963-8528 FAX

USE PERMIT EXCEPTION PLANS
 COVER SHEET

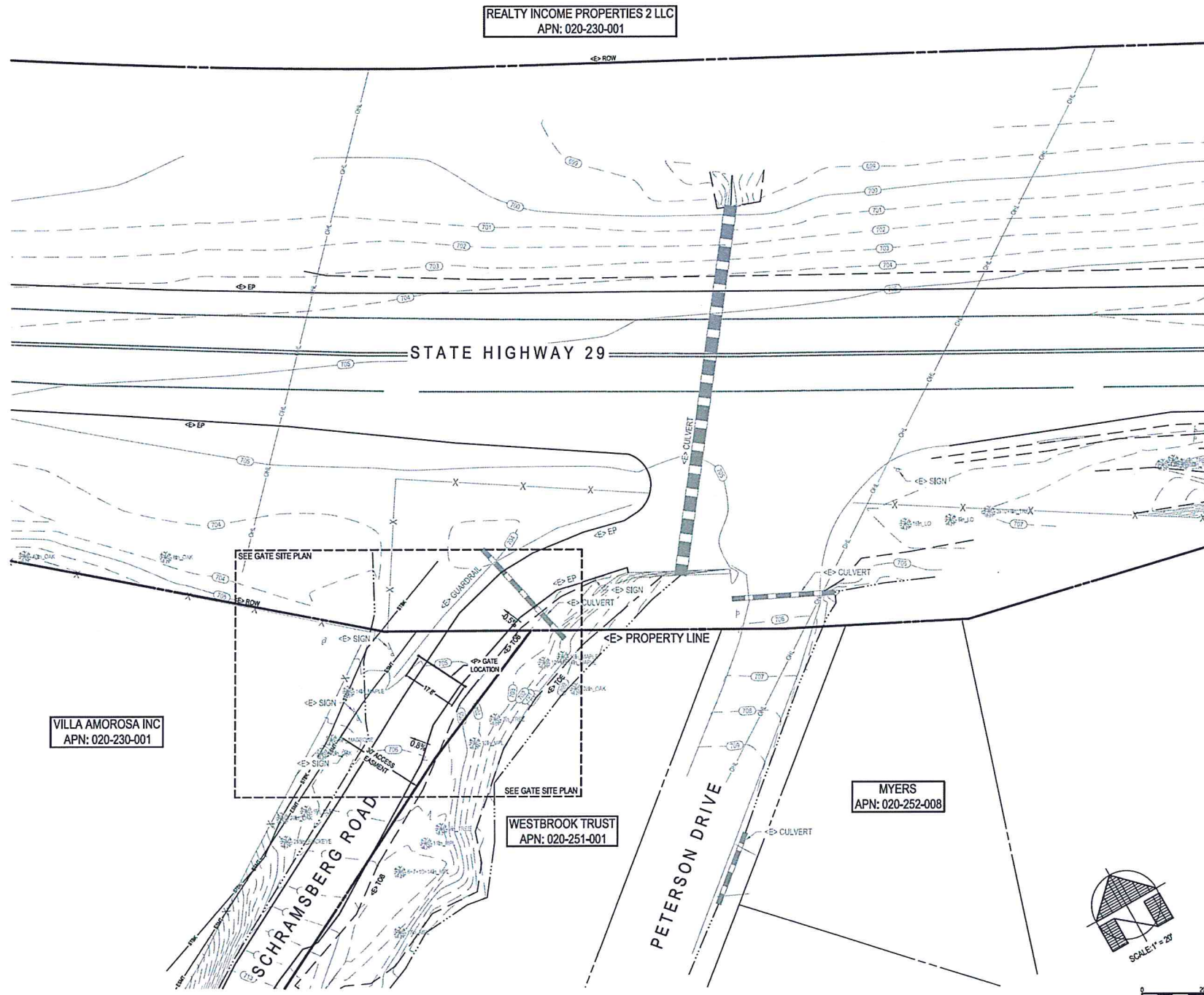
SCHRAMSBERG WINERY
 1400 SCHRAMSBERG ROAD
 IMPROVEMENTS ON APN: 020-230-001
 PROJECT: O-164-01

REGISTERED PROFESSIONAL ENGINEER
 ANDREW A. SIMPSON
 No. 62537
 Exp. 12-31-17
 CIVIL
 STATE OF CALIFORNIA

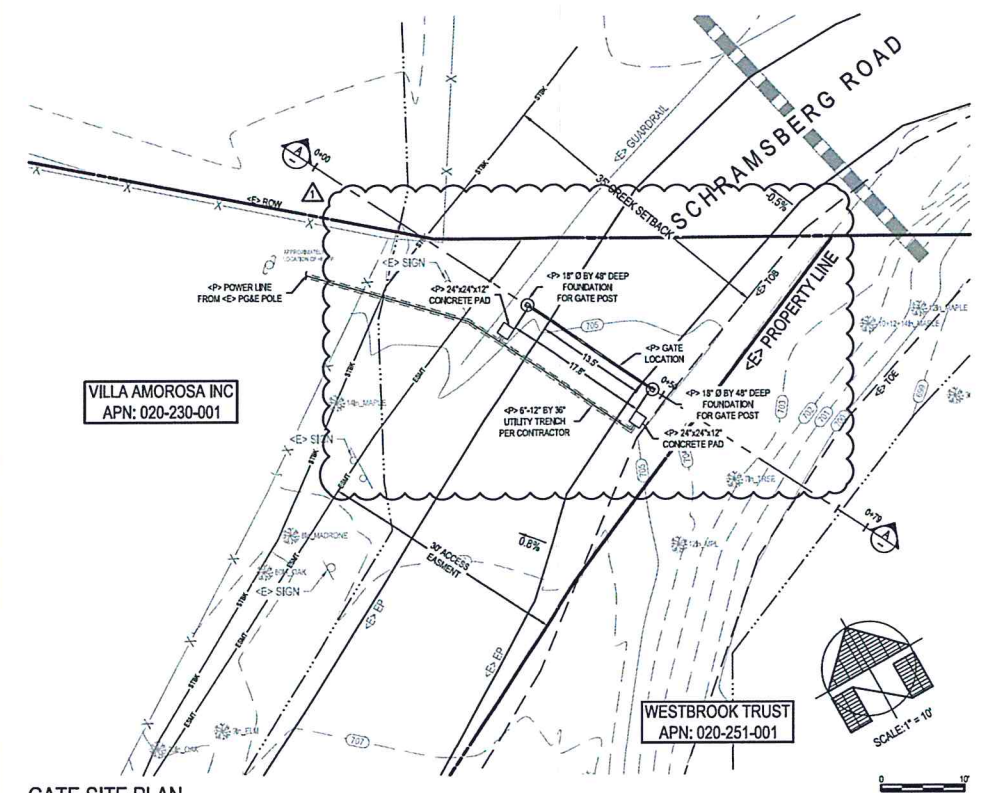
DATE: 07/15/17
 ISSUE: SUBMITTAL
 09/06/17 RE-SUBMITTAL

DATE: 07/15/17
 ISSUE: SUBMITTAL
 09/06/17 RE-SUBMITTAL

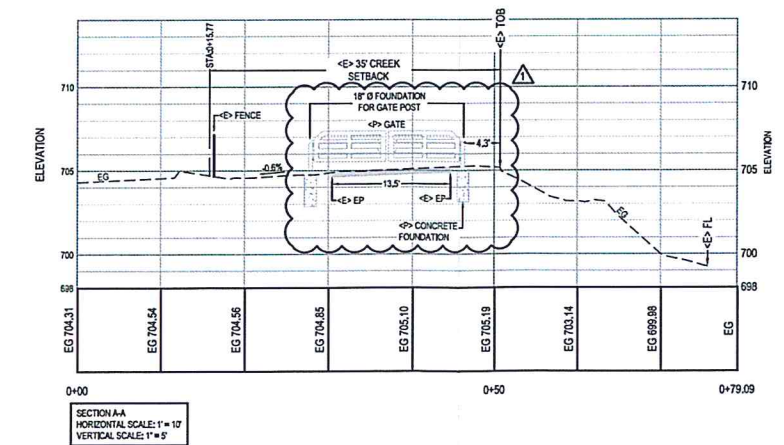
UP 1.0



SITE PLAN



GATE SITE PLAN



CROSS SECTION A-A

REVISIONS

08/06/2017	UPDATED DIMENSION FOR PAVEMENT
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DELTA CONSULTING & ENGINEERING
OF ST. HELENA

1104 ADAMS STREET, SUITE 205 • ST. HELENA, CALIFORNIA 94574
707/963-9456 • 707/963-9258 FAX

USE PERMIT EXCEPTION PLANS
SITE PLAN & CROSS SECTION

SCHRAMBERG WINERY
1400 SCHRAMBERG ROAD
IMPROVEMENTS ON APN: 020-230-001
PROJECT: 0-164/01



DATE: 07/15/17
ISSUE: SUBMITTAL

DATE: 09/06/17
ISSUE: RE-SUBMITTAL

SHEET: UP 2.0