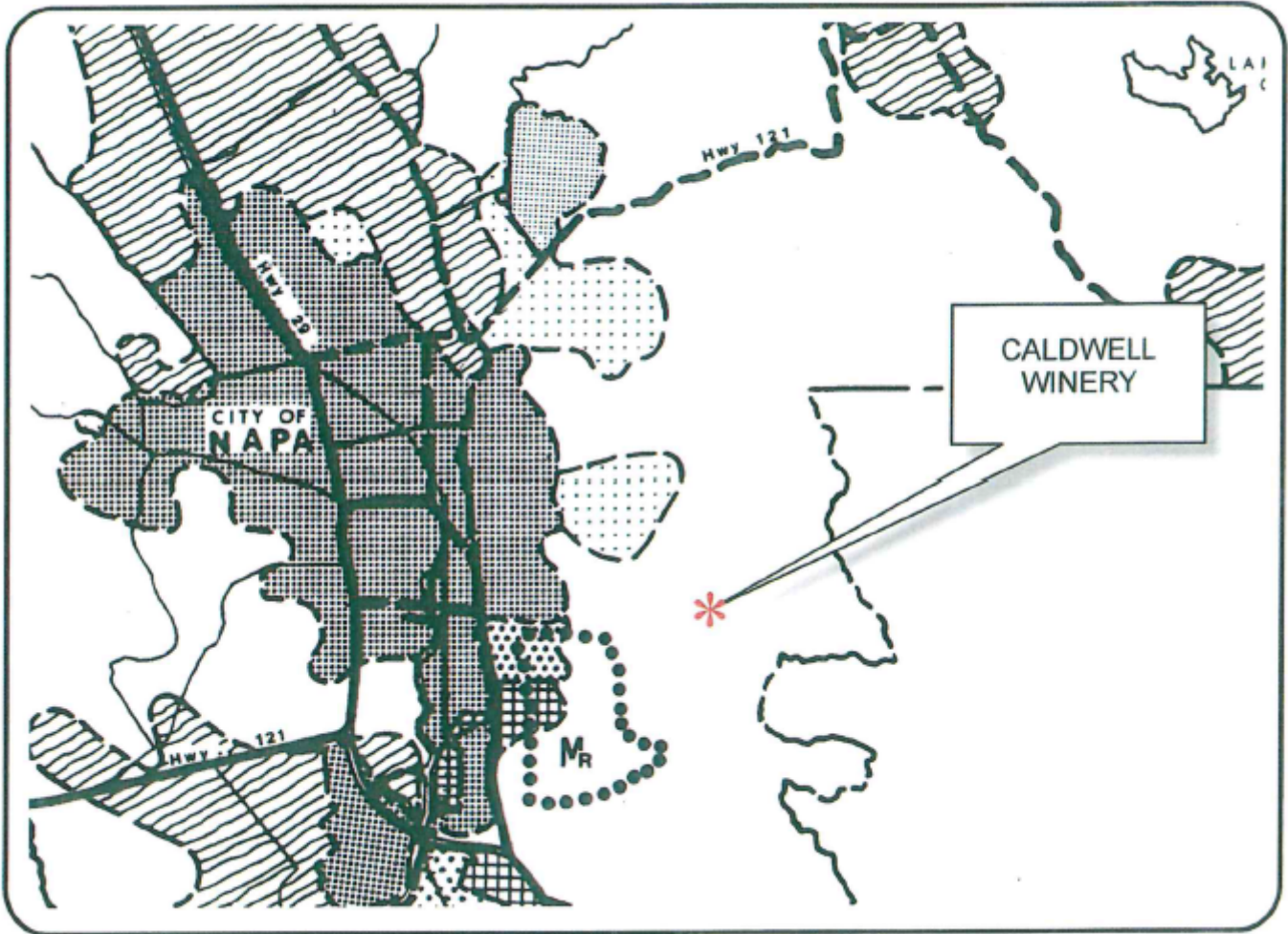


“K”

Graphics

# NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES



0 [Map scale]

## LEGEND



### URBANIZED OR NON-AGRICULTURAL

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

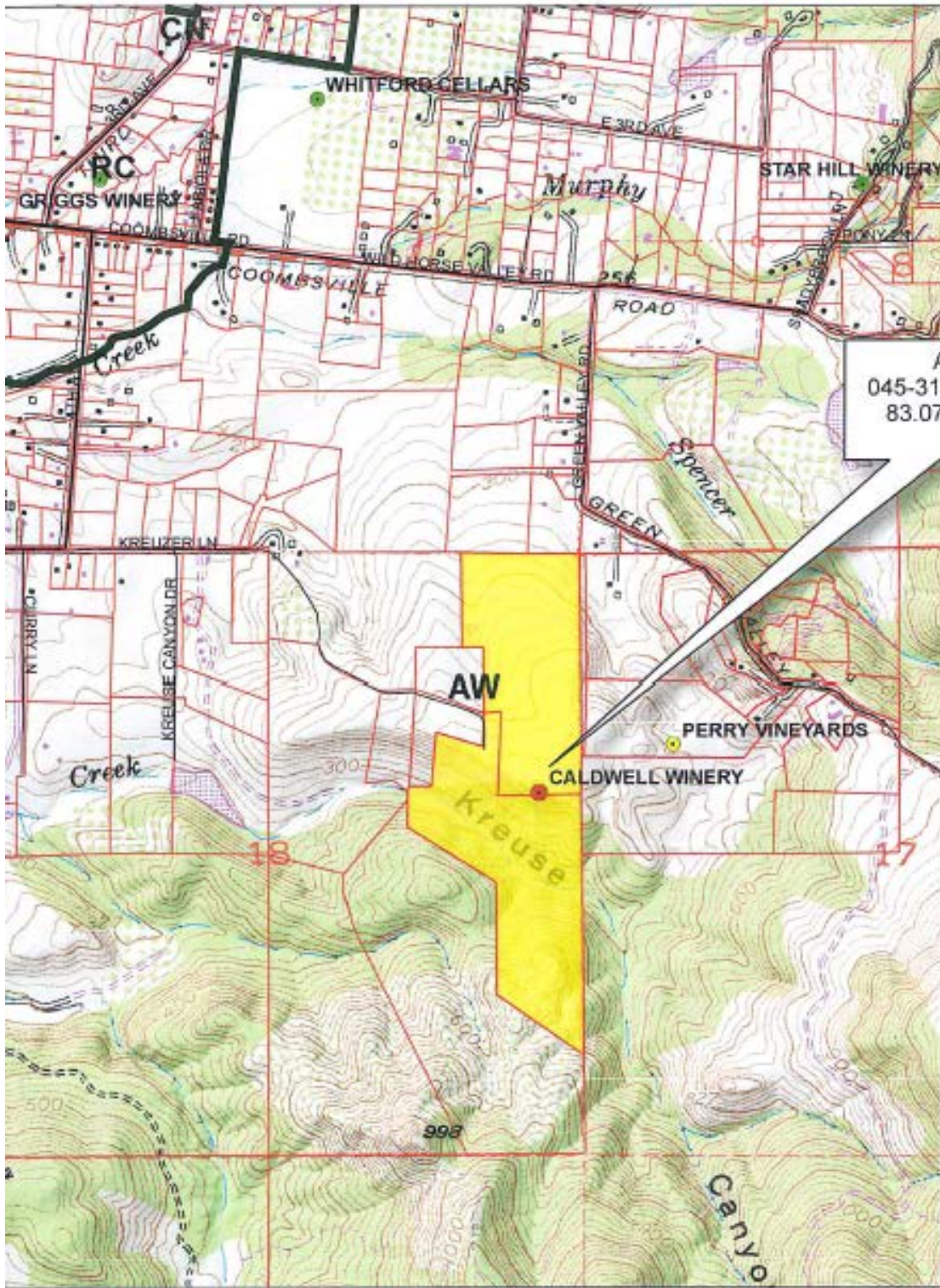
### OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

### TRANSPORTATION

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

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



APN  
045-310-055,056  
83.07Ac. Total

Legend

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

**LEGEND**

Zoning  
 Parcels

0 [map scale]



**ZONING MAP**

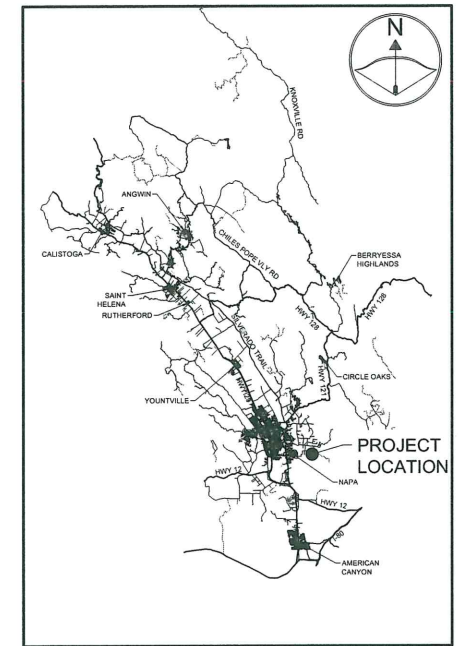
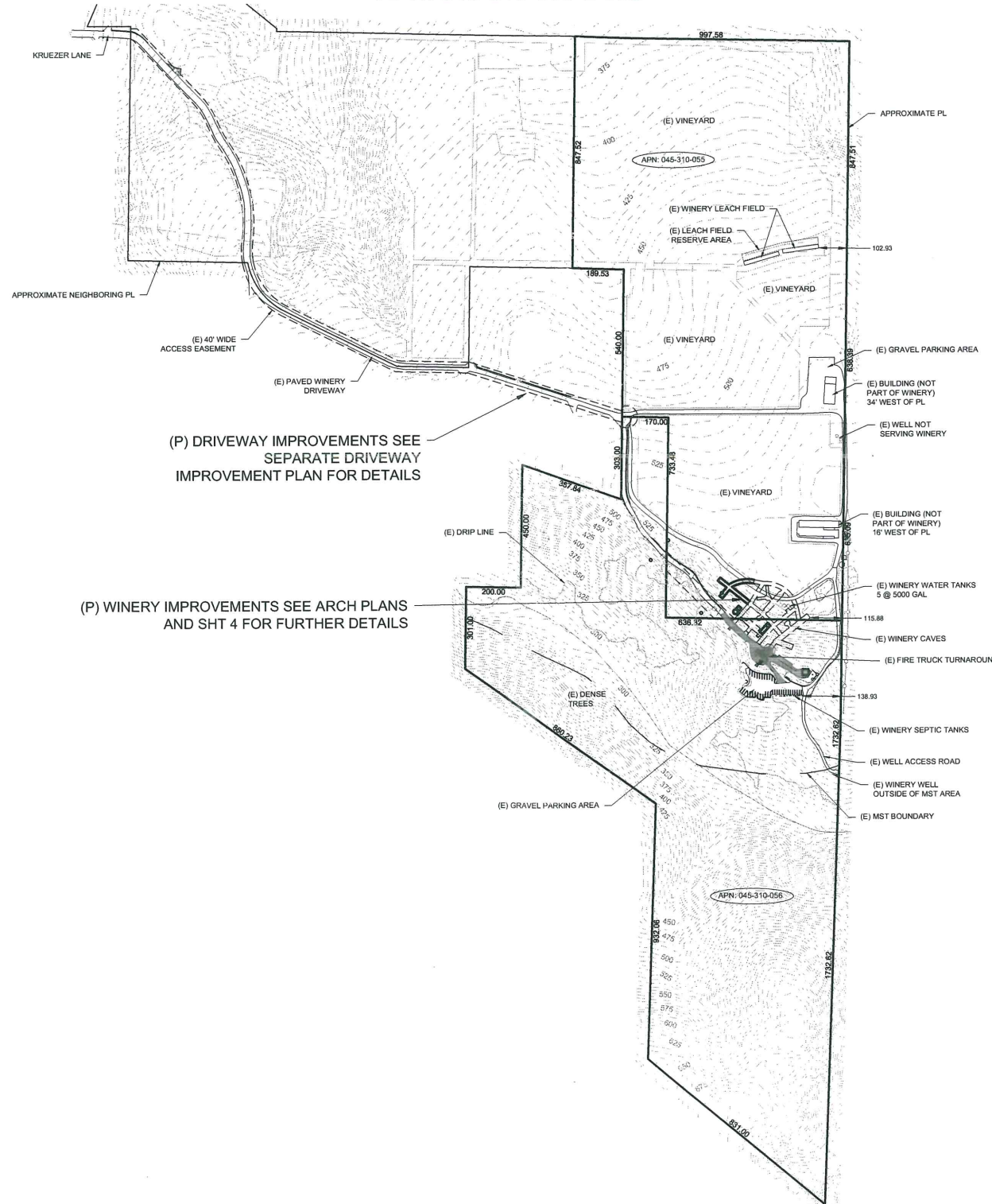
ABBREVIATIONS

AB	AGGREGATE BASE	ETW	EDGE OF TRAVELED WAY	R	RADIUS
AC	ASPHALT CONCRETE	EVC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
ACR	ACRES	FC	FACE OF CURB	REQ	REQUIRED
AP	ANGLE POINT	FF	FINISHED FLOOR	RM	RM ELEVATION
ARV	AIR RELIEF VALVE	FG	FINISHED GRADE	RT	RIGHT
BC	BEGIN CURVE	FH	FIRE HYDRANT	ROW	RIGHT OF WAY
BCR	BEGIN CURB RETURN	FL	FIELD INLET	S	SLOPE
BM	BENCHMARK	FL	FLOW LINE	SD	STORM DRAIN
BO	BLOW-OFF VALVE	GB	GRADE BREAK	SE	STORM DRAIN EASEMENT
BP	BEGINNING POINT	GR	GRATE ELEVATION	SDMH	STORM DRAIN MANHOLE
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT	SE	SEWAGE EASEMENT
BW	BOTTOM OF WALL	INV	INVERT ELEVATION	SF	SQUARE FEET
BOW	BACK OF WALK	IRR	IRRIGATION	SPEC	SPECIFICATIONS
C	CENTERLINE	JT	JOINT TRENCH	SS	SANITARY SEWER
CLR	CLEAR	LAT	LATERAL	SSE	SANITARY SEWER EASEMENT
CB	CATCH BASIN	LF	LINAL FEET	SSAT	SANITARY SEWER LATERAL
CMP	CORRUGATED METAL PIPE	LIP	LIP OF GUTTER	SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT	LP	LOW POINT	STA	STATION
CONC	CONCRETE	LT	LEFT	STD	STANDARD
CP	CONTROL POINT	MAK	MANHOLE	STLT	STREET LIGHT
CR	CURB RETURN	MH	MANHOLE	T	TANGENT
DI	DRAIN INLET	MIN	MINIMUM	(T)	TOTAL
DIP	DUCTILE IRON PIPE	NCS	NAPA COUNTY STANDARDS	TB	TREE BOX
DWY	DRIVEWAY	ORN	ORNAMENTAL TREE	TC	TOP OF CURB
(E)	EXISTING	ORW	OVERHEAD UTILITY WIRE	TEMP	TEMPORARY
EA	EACH	P	PROPOSED	TO	TOP OF GRADE
EC	END CURVE	PI	POINT OF INTERSECTION	TW	TOP OF WALL
EDR	END CURB RETURN	PL	PROPERTY LINE	TYP	TYPICAL
EGR	EDGE OF GRAVEL	PSDE	PRIVATE STORM DRAIN ESMIT	UE	UNDERGROUND ELECTRICAL
EL	ELEVATION	PUE	PUBLIC UTILITY EASEMENT	VC	VERTICAL CURVE
EP	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE	W	WATER
EQ	EQUAL	PVI	VERTICAL CURVE INTERSECTION	WAT	WATER SERVICE LATERAL
ESMT	EASEMENT	PW	PAVEMENT	WM	WATER METER

# USE PERMIT PLAN

## FOR THE CALDWELL VINEYARD WINERY

LOCATED AT  
270 KREUZER LANE  
NAPA, CA 94559  
APN: 045-310-055 & 056



**OWNER**  
CALDWELL VINEYARDS  
C/O SUSANNE HEUN, COO  
169 KREUZER LANE  
NAPA, CA 94559  
707-255-1294  
SUSANNE@CALDWELLVINEYARD.COM

**CIVIL ENGINEER**  
CMP CIVIL ENGINEERING & LAND SURVEYING  
CAMERON PRIDMORE PE, PLS  
1607 CAPELL VALLEY ROAD  
NAPA, CA 94558  
(707) 815-0988  
CAMERON@CMPENGINEERING.COM

**ARCHITECTURAL DESIGNER**  
MK2 ENGINEERS  
5030 BUSINESS CENTER DRIVE, STE 150  
FAIRFIELD, CA 94534  
(707) 759-5260

### SHEET INDEX

SHT. #	DESCRIPTION
UP0	TITLE
UP1	OVERALL EXISTING SITE PLAN
UP2	EXISTING WINERY SITE PLAN
UP3	OVERALL PROPOSED SITE PLAN
UP4	PROPOSED WINERY SITE PLAN
A1.0	SITE PLAN
A2.0	FLOOR PLANS AREA 1, 2 & 3
A2.1	FLOOR PLAN AREA 4
A2.2	FLOOR PLAN AREA 5
A2.3	ENLARGED OPEN TRELLIS PLAN & ELEVATIONS
A4.0	CAVE FRONT ELEVATION
A4.1	COLOR CODE SITE PLAN

RECEIVED  
JUL 25 2017  
Napa County Planning, Building & Environmental Services



**UNAUTHORIZED CHANGES & USES:**  
THE SURVEYOR PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE DESIGNER OF THESE PLANS.

**PROPERTY LINES:**  
THE PROPERTY LINES SHOWN HEREON ARE BASED ON PRELIMINARY SURVEY DATA, AND ARE FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY SURVEY MAP AND SHOULD NOT BE USED AS SUCH.

**HORIZONTAL & VERTICAL DATUM:**  
THIS MAP IS BASED ON FIELD SURVEY INFORMATION PERFORMED BY CMP ENGINEERING AND LAND SURVEYING IN APRIL & SEPTEMBER OF 2016. HORIZ DATUM IS ASSUMED, VERT DATUM IS BASED ON NAVD 88. FIELD SURVEY CONTOURS ARE SHOWN AS FOLLOWS: MAJOR = 5', MINOR = 1'.

**CMP CIVIL ENGINEERING & LAND SURVEYING**

PREPARED BY: CAMERON PRIDMORE PE, PLS  
1607 CAPELL VALLEY ROAD  
NAPA, CA 94558  
(707) 815-0988  
CAMERON@CMPENGINEERING.COM  
PROJECT #: 00193 DATE: 12/02/17

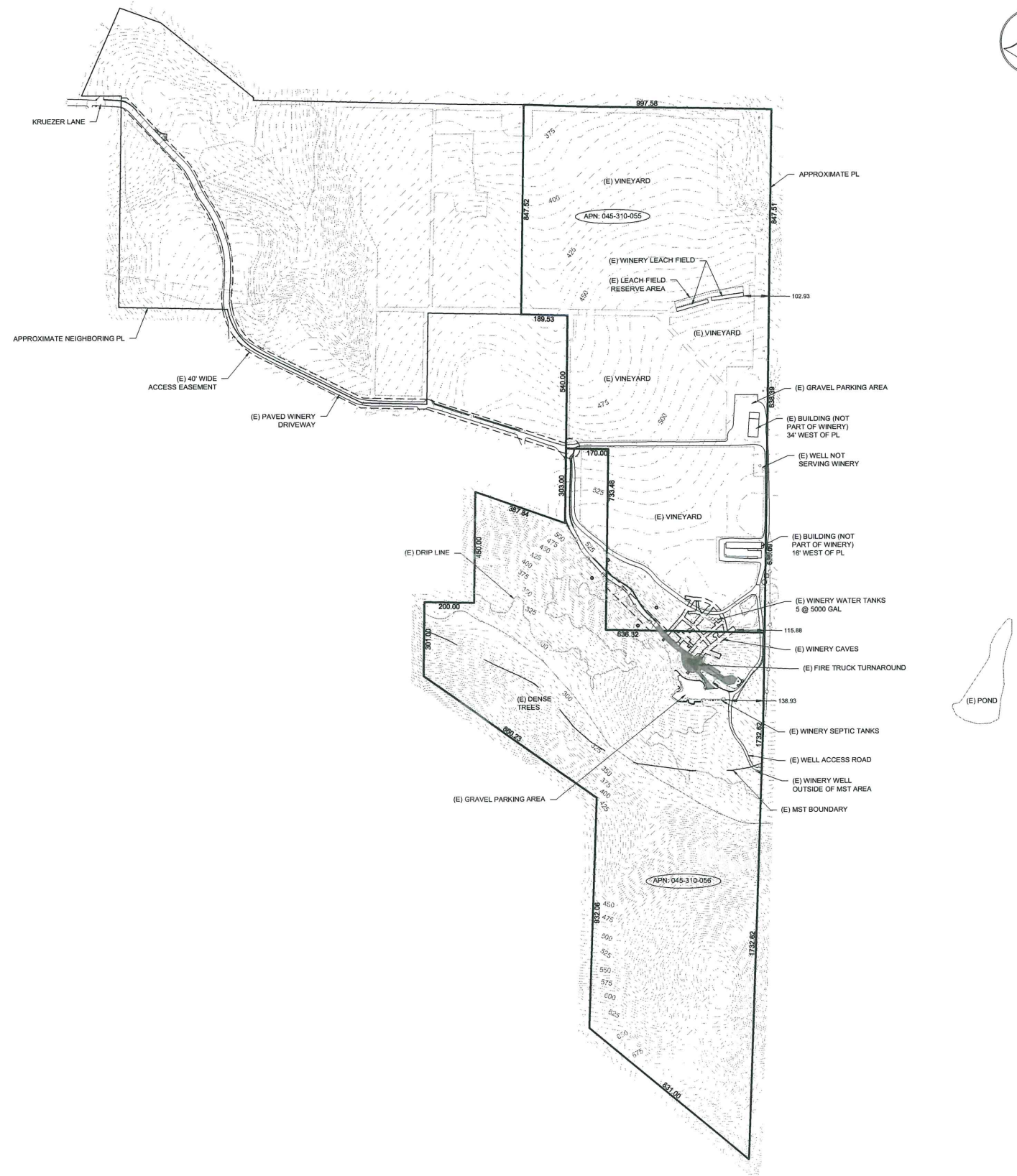
DATE: 5/9/17  
DESCRIPTION: COUNTY COMMENTS MARCH 2017  
REV. # 1

CALDWELL VINEYARDS WINERY  
270 KREUZER LANE  
NAPA, CA 94559  
APN: 045-310-055 & 056

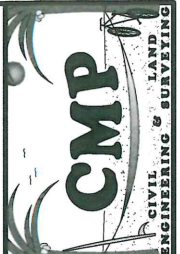
**TITLE**

SHEET NAME: SHEET: UPO

OF 5



0 125 250 500  
SCALE: 1"=250'



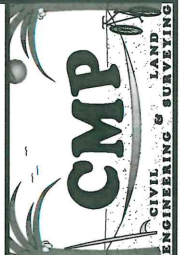
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CAMERON PRIDMORE PE, PLS  
1607 CAPELL VALLEY ROAD  
NAPA, CA 94558  
(707) 815-0988  
CAMERON@CMPENGINEERING.COM  
CMPENGINEERING.COM  
PROJECT # 00193 DATE: 1/29/2017

REV. #	DESCRIPTION	DATE
1	COUNTY COMMENTS MARCH 2017	5/31/17

PROJECT INFO:  
CALDWELL VINEYARDS WINERY  
270 KREUZER LANE  
NAPA, CA 94559  
APN: 045-310-055 & 056

SHEET NAME:  
**OVERALL EXISTING  
SITE PLAN**

SHEET:  
**UP1**  
OF 5



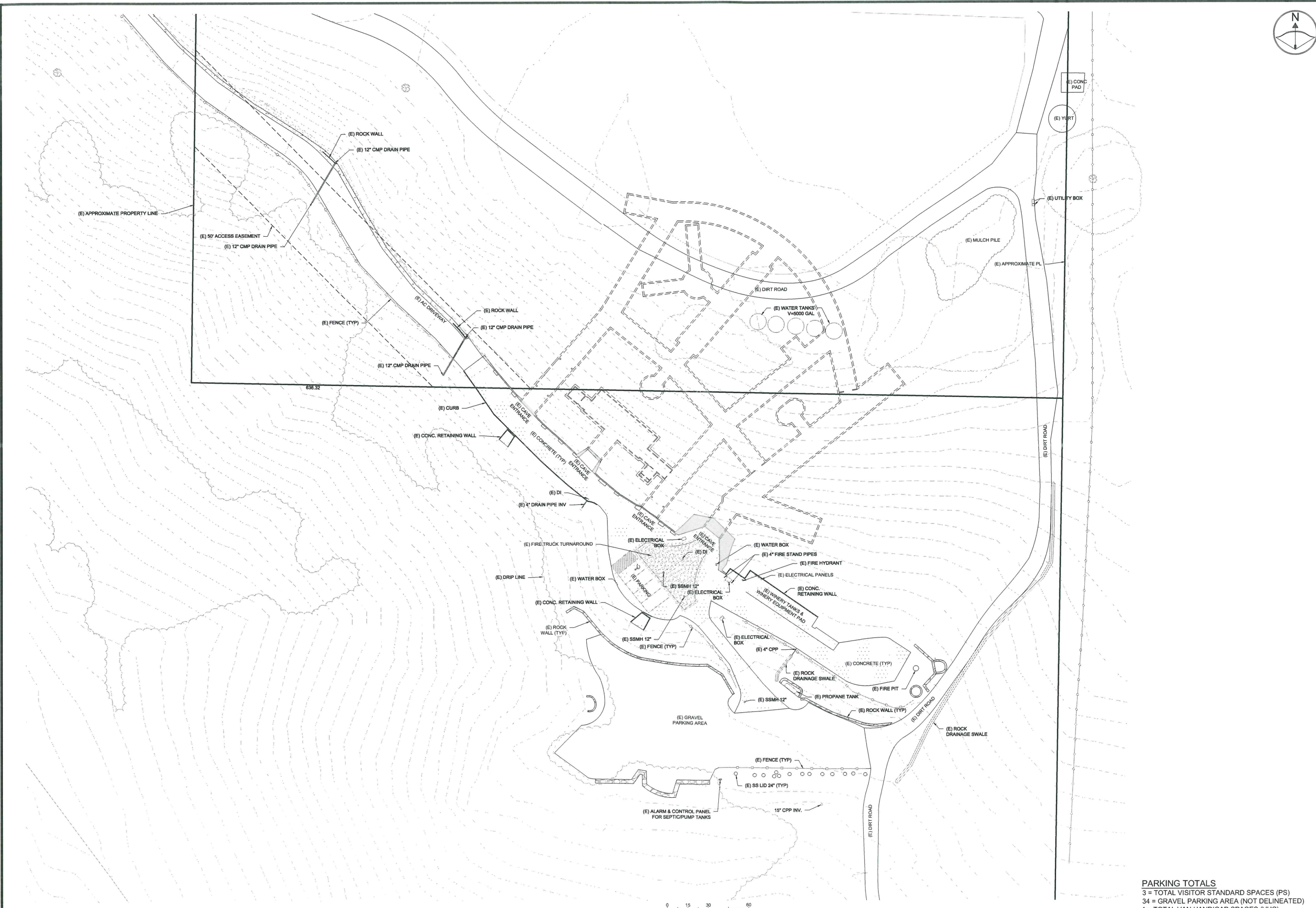
PREPARED BY:  
**CAMERON PRIDMORE PE, PLS**  
 1607 CAPELL VALLEY ROAD  
 NAPA, CA 94558  
 (707) 815-0988  
 CAMERON@CMPENGINEERING.COM  
 CMPENGINEERING.COM  
 PROJECT #: 00193 DATE: 1/20/2017

REV. #	DESCRIPTION	DATE
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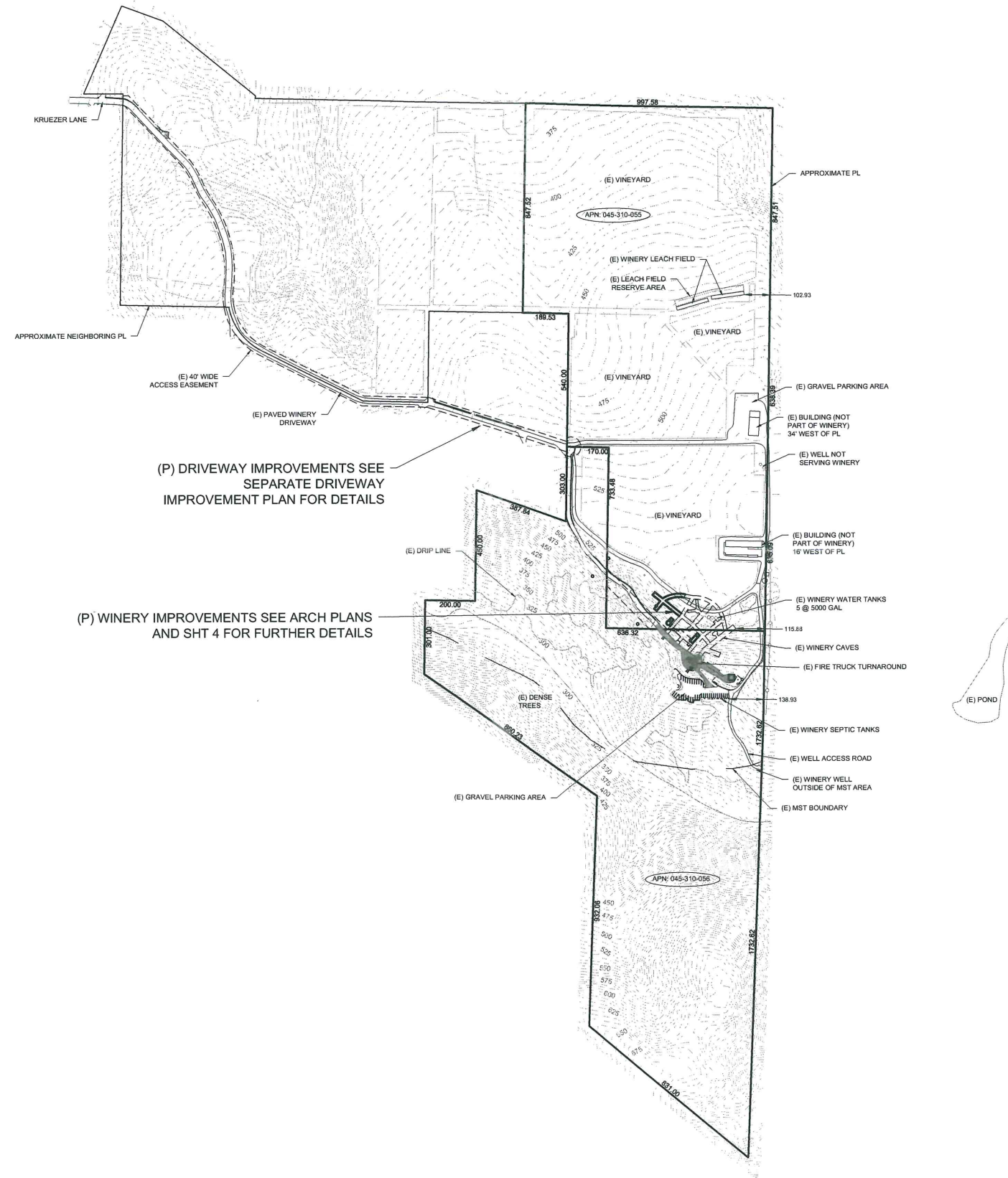
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**CALDWELL VINEYARDS WINERY**  
 270 KREUZER LANE  
 NAPA, CA 94559  
 APN: 045-310-055 & 056

SHEET NAME:  
**EXISTING WINERY**  
**SITE PLAN**

SHEET:  
**UP2**  
 OF 5

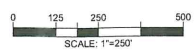


**PARKING TOTALS**  
 3 = TOTAL VISITOR STANDARD SPACES (PS)  
 34 = GRAVEL PARKING AREA (NOT DELINEATED)  
 1 = TOTAL VAN HANDICAP SPACES (VHC)  
 38 = TOTAL PARKING SPACES



(P) DRIVEWAY IMPROVEMENTS SEE SEPARATE DRIVEWAY IMPROVEMENT PLAN FOR DETAILS

(P) WINERY IMPROVEMENTS SEE ARCH PLANS AND SHT 4 FOR FURTHER DETAILS



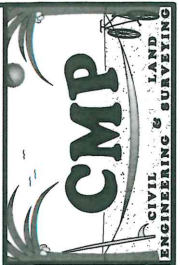
PREPARED BY:  
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 1607 CAPELL VALLEY ROAD  
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 (707) 815-0988  
 CAMERON@CMPENGINEERING.COM  
 CMPENGINEERING.COM  
 PROJECT #: 00193 DATE: 1/20/2017

REV. #	DESCRIPTION	DATE
1	COUNTY COMMENTS MARCH 2017	5/31/17

PROJECT INFO:  
**CALDWELL VINEYARDS WINERY**  
 270 KRUEZER LANE  
 NAPA, CA 94559  
 APN: 045-310-055 & 056

SHEET NAME:  
**OVERALL PROPOSED SITE PLAN**

SHEET:  
**UP3**  
 OF 5



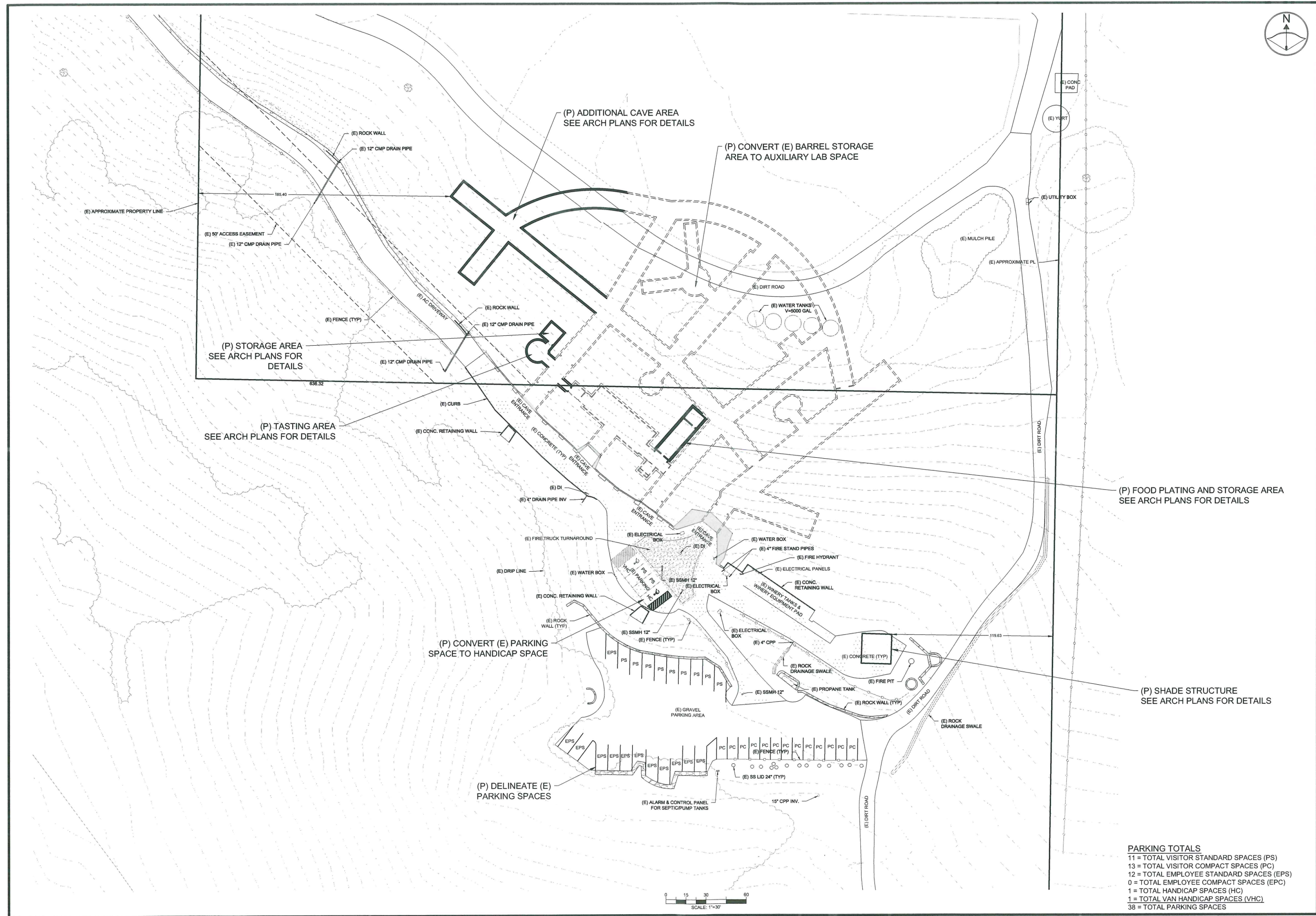
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1607 CAPELL VALLEY ROAD  
NAPA, CA 94558  
(707) 815-0988  
CAMERON@CMPENGINEERING.COM  
PROJECT #: 00193 DATE: 10/20/2017

REV. #	DESCRIPTION	DATE
1	COUNTY COMMENTS MARCH 2017	5/31/17

PROJECT INFO:  
CALDWELL VINEYARDS WINERY  
270 KREUZER LANE  
NAPA, CA 94559  
APN: 045-310-055 & 056

# PROPOSED WINERY SITE PLAN

SHEET NAME:  
**UP4**  
SHEET:



**PARKING TOTALS**

11 =	TOTAL VISITOR STANDARD SPACES (PS)
13 =	TOTAL VISITOR COMPACT SPACES (PC)
12 =	TOTAL EMPLOYEE STANDARD SPACES (EPS)
0 =	TOTAL EMPLOYEE COMPACT SPACES (EPC)
1 =	TOTAL HANDICAP SPACES (HC)
1 =	TOTAL VAN HANDICAP SPACES (VHC)
<b>38 =</b>	<b>TOTAL PARKING SPACES</b>





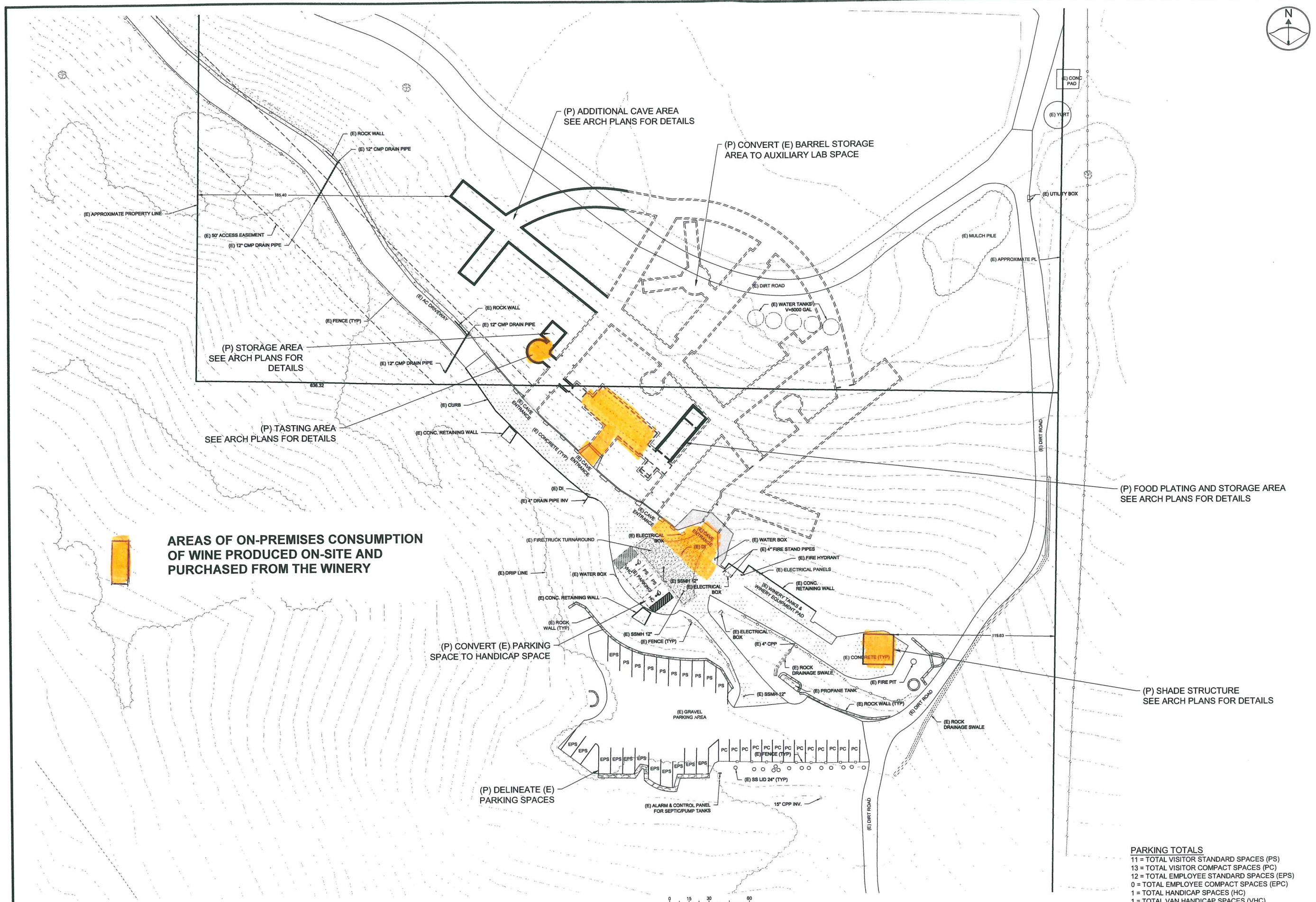
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CAMERON PRIDMORE PE, PLS  
1607 CAPELL VALLEY ROAD  
NAPA, CA 94558  
(707) 815-0988  
CAMERON@CMPENGINEERING.COM  
CMPENGINEERING.COM  
PROJECT #: 00183 DATE: 12/20/2017

REV. #	DESCRIPTION	DATE
1	COUNTY COMMENTS MARCH 2017	5/31/17

PROJECT INFO:  
COLDWELL VINEYARDS WINERY  
270 KREUZER LANE  
NAPA, CA 94559  
APN: 045-310-055 & 056

# PROPOSED WINERY SITE PLAN

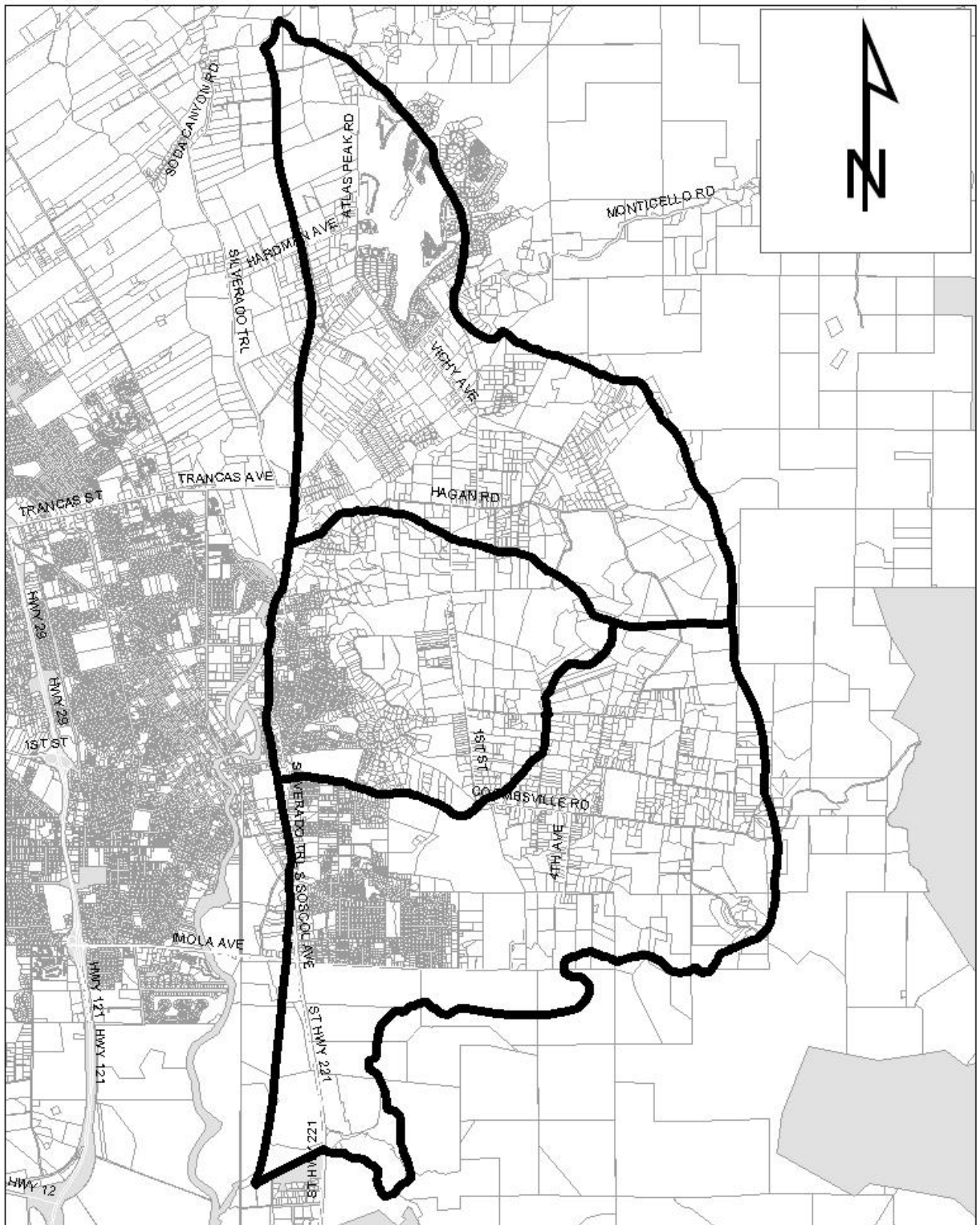
SHEET NAME:  
**UP4**  
SHEET:  
OF 5



**AREAS OF ON-PREMISES CONSUMPTION  
OF WINE PRODUCED ON-SITE AND  
PURCHASED FROM THE WINERY**

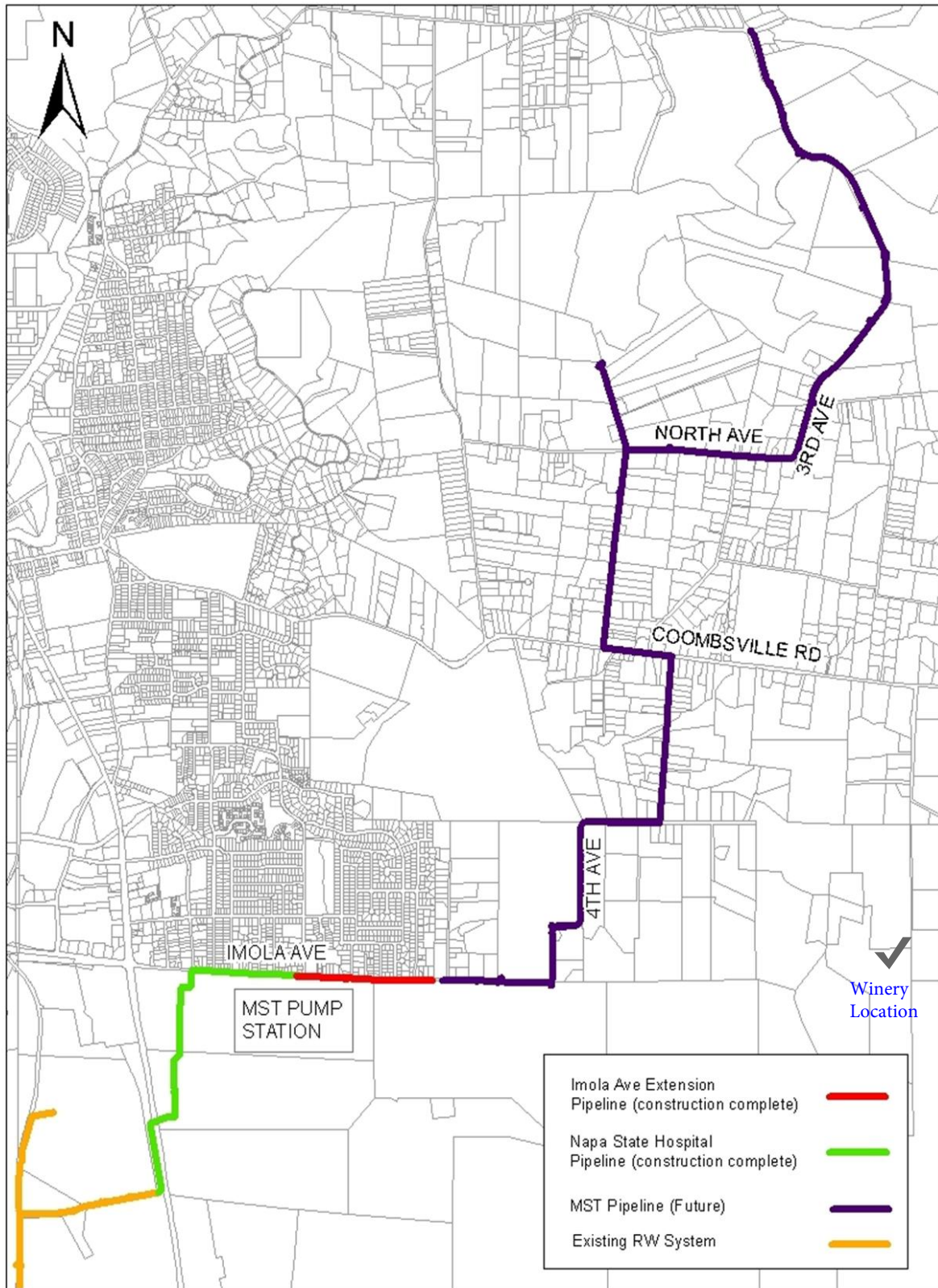
**PARKING TOTALS**

11 =	TOTAL VISITOR STANDARD SPACES (PS)
13 =	TOTAL VISITOR COMPACT SPACES (PC)
12 =	TOTAL EMPLOYEE STANDARD SPACES (EPS)
0 =	TOTAL EMPLOYEE COMPACT SPACES (EPC)
1 =	TOTAL HANDICAP SPACES (HC)
1 =	TOTAL VAN HANDICAP SPACES (VHC)
<b>38 =</b>	<b>TOTAL PARKING SPACES</b>



Map 13-1: Milliken Sarco Tulocay Groundwater Deficient Basin

# MST Recycled Water Pipeline Map



Gate for Kreuzer Lane private road

Legend  
📍 170 Kreuzer Ln

