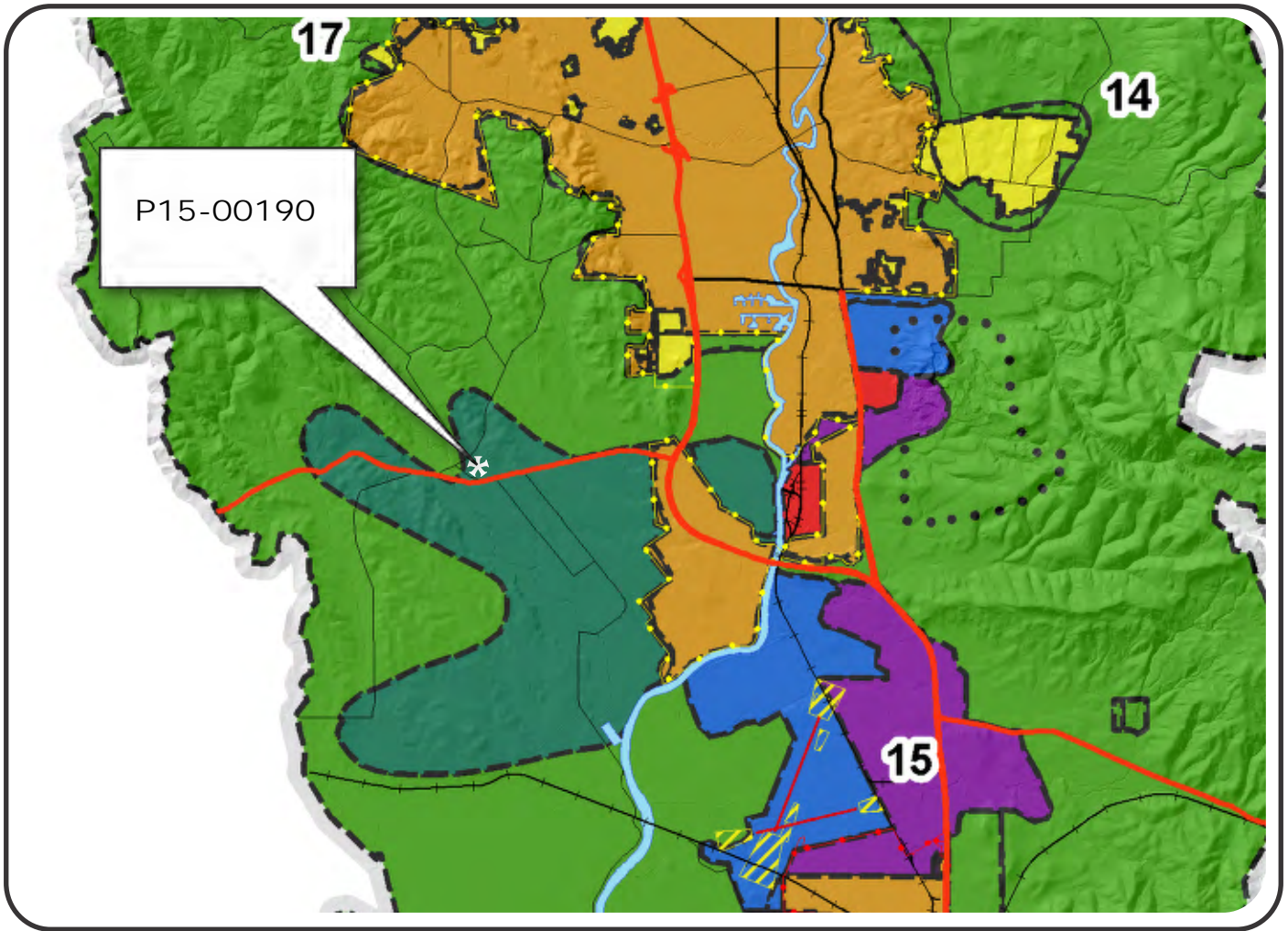




Graphics

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

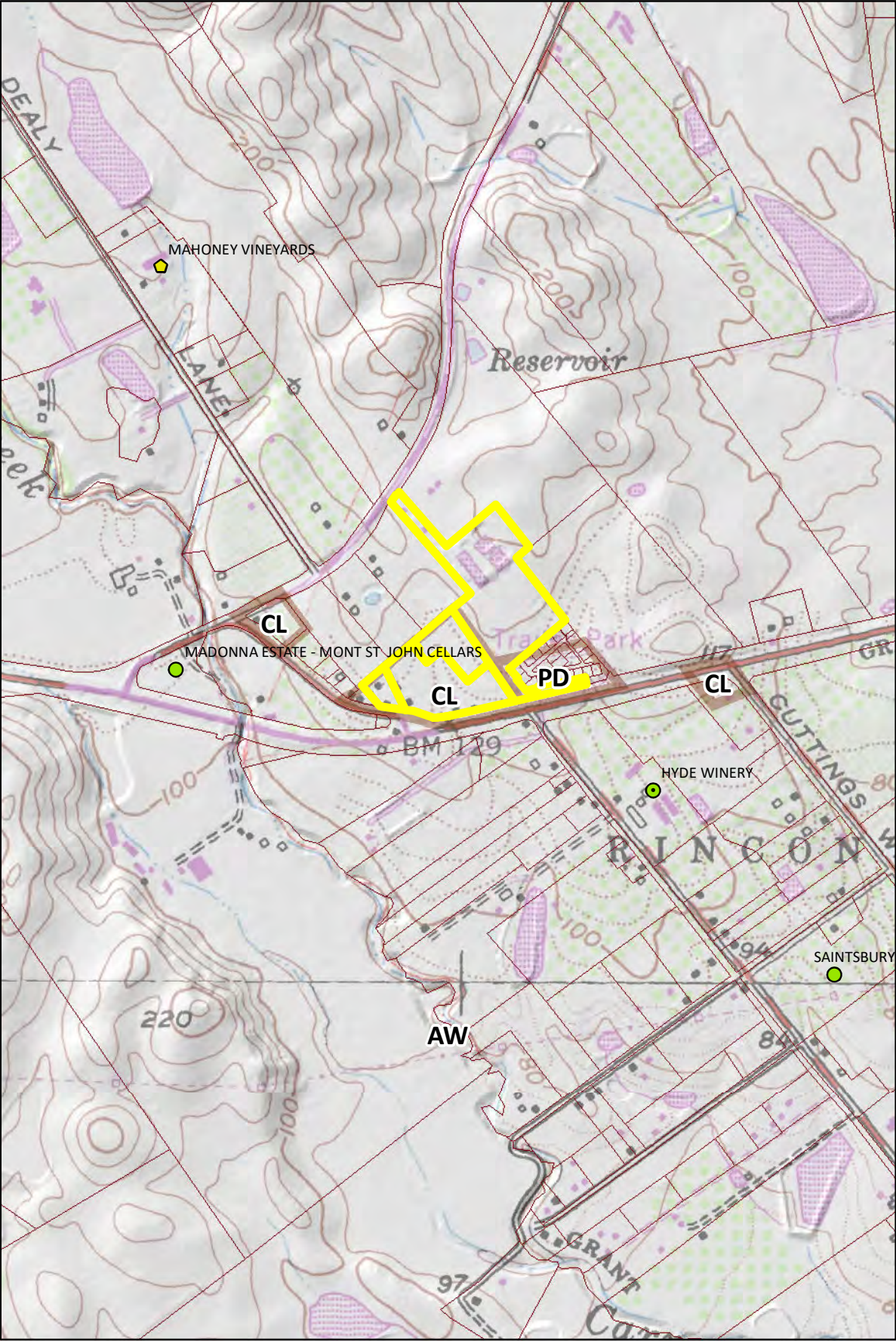
- Agriculture, Watershed & Open Space
- Agricultural Resource

TRANSPORTATION

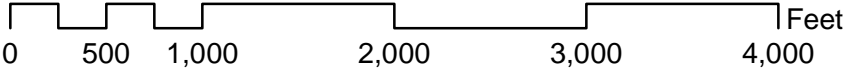
- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

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

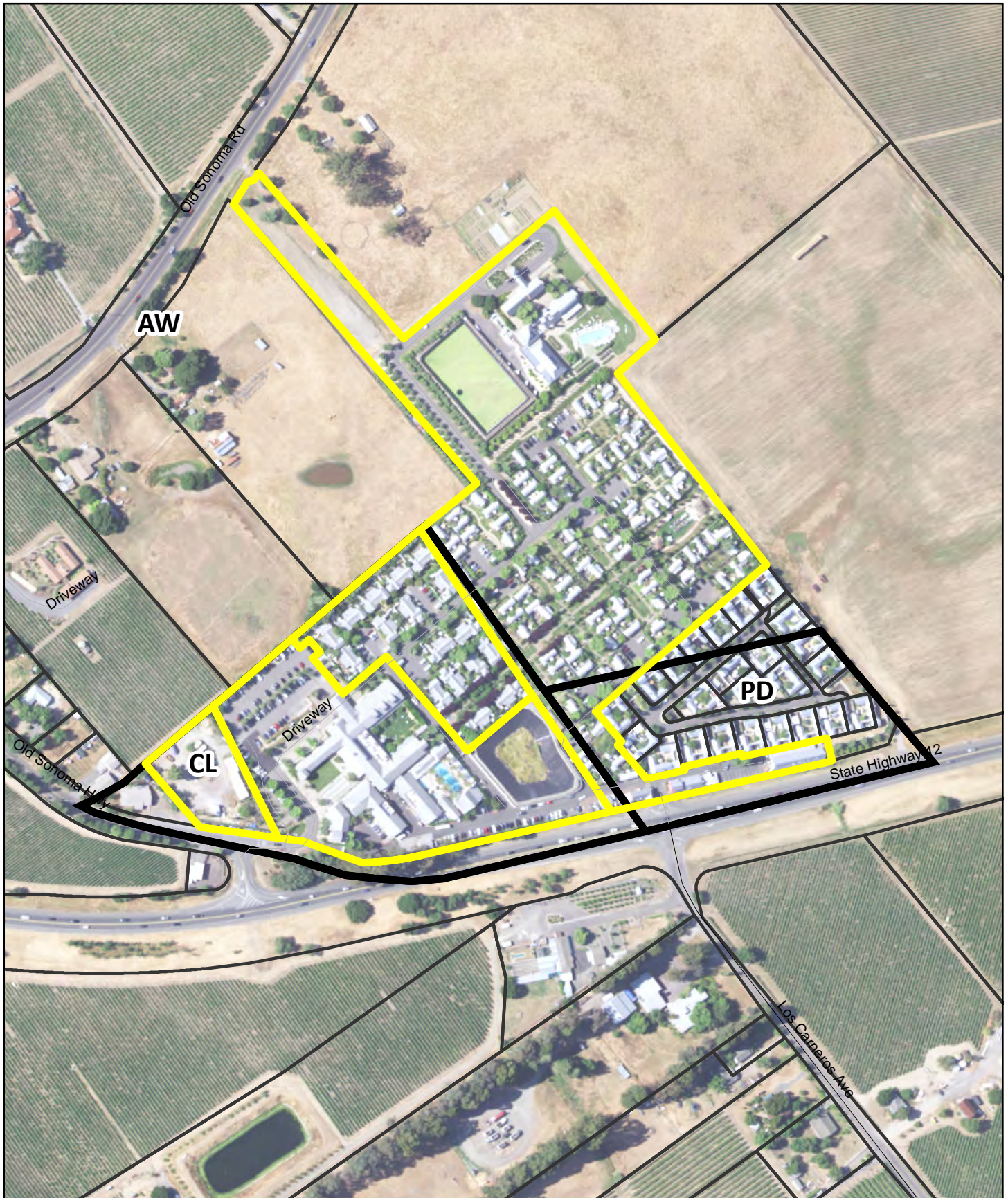
ZONING MAP



- Legend**
- Wineries**
- Status**
- Producing
 - Producing, w/ pending major mod
 - ⬠ Approved, not producing
 - ⬠ Pending
 - ⬠ Unknown
 - ▭ Zoning
 - ▭ Parcels



CURRENT CONDITIONS (2016)



0 150 300 600 900 1,200 Feet

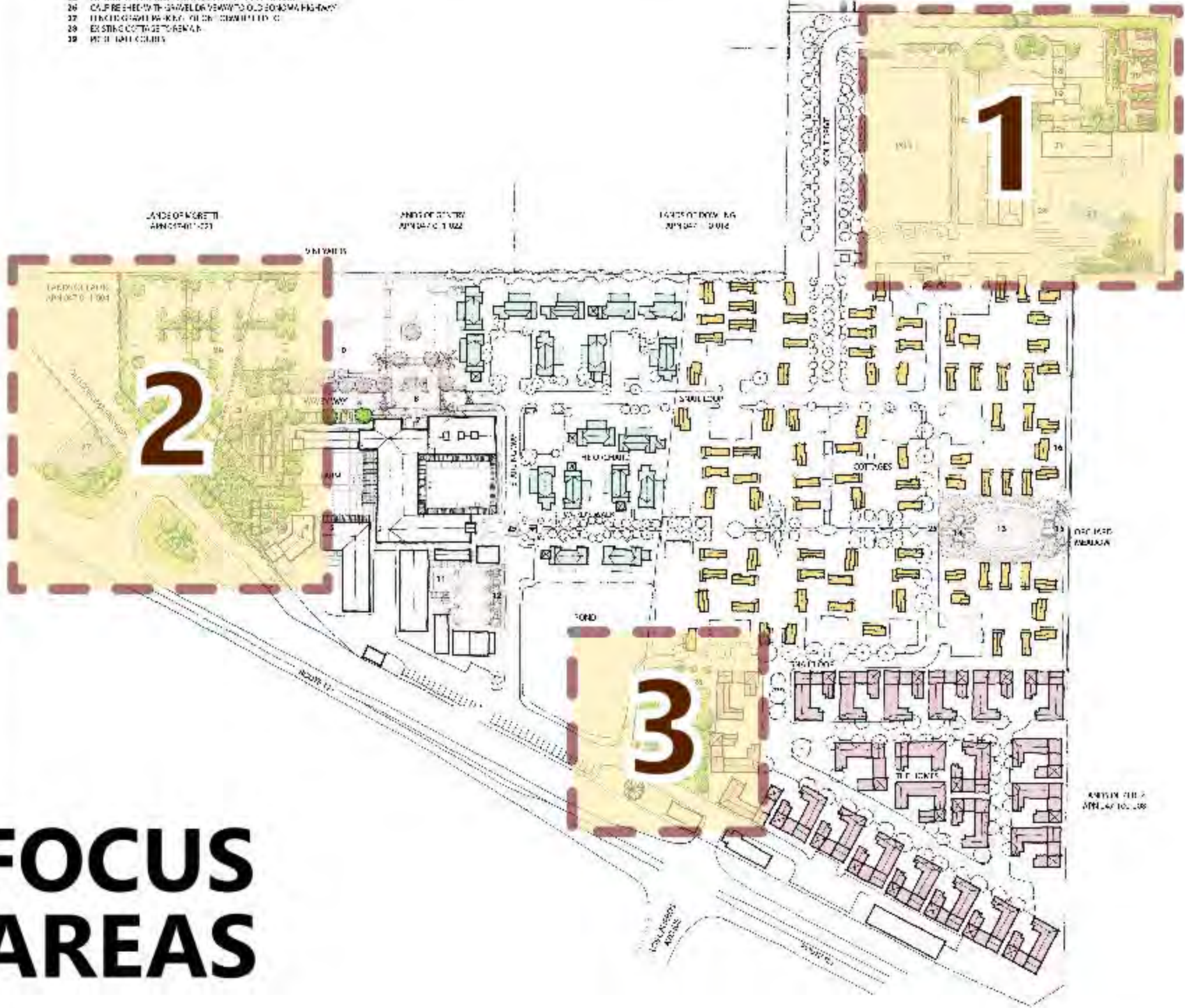
ILLUSTRATIVE MASTER PLAN

LEGEND

- 1 MAIN ENTRY WITH IMPROVED SIGNAGE, CIRCULATION & LANDSCAPE
- 2 RESORT ENTRY WITH RAMMED EARTH WALLS AND SIGNATURE CANARY ISLAND PALMS
- 3 RESORT ENTRY DRIVE WITH ANCIENT OLIVE ALLÉE
- 4 RELOCATED BOON FLY CAFE & OUTDOOR DINING TERRACE
- 5 RELOCATED MARKET INTO RETROFITTED SALES & MARKETING
- 6 IMPROVED LANDSCAPE AT FARM WITH KITCHEN GARDENS, FRUIT & NUT ORCHARD, VINE COVERED ARBOR, AND MULBERRY BOSQUE
- 7 EXISTING RESORT RECEPTION
- 8 EXISTING RESORT RECEPTION PLAZA & PORTE COCHERE
- 9 EXPANDED EXISTING PARKING LOT
- 9A EXTENDED PARKING LOT
- 10 CHICKEN COOP & RUN
- 11 EXISTING KIDS' WADING POOL
- 12 EXISTING TRELLIS OVER RAISED DECK & CHAISE LOUNGES
- 13 EXISTING IMPROVED ORCHARD MEADOW
- 14 EXISTING ENTRY PAVILION AT ORCHARD MEADOW
- 15 EXISTING RAISED CEREMONIAL TERRACE
- 16 EXISTING VINEYARD WALK
- 17 EXISTING CYPRESS WALK
- 18 EXISTING HILLTOP ENTRY
- 19 EXISTING MEMBERS' CLUB
- 20 HILLTOP COTTAGE SUITES CLUSTER
- 21 RESTAURANT & HARVEST PATIO
- 22 EXISTING POOL WITH BEACH ENTRY, INFINITY EDGE & PLUNGE POOL
- 23 JACUZZI WITH TRELLIS, FIREPIT AND VINEYARD VIEWS
- 24 POOLSIDE CABANAS
- 25 EXISTING DECORATIVE PAVERS AT PEDESTRIAN CROSSING
- 26 CALFIRE SHED WITH GRAVEL DRIVEWAY TO OLD SONOMA HIGHWAY
- 27 FENCED GRAVEL PARKING LOT ON FORMER SHED LOT
- 28 EXISTING COTTAGE TO REMAIN
- 29 PICKLEBALL COURTS



- 19 EXISTING AND NEW BUILDINGS
- 20 MULTIPLE COTTAGE CLUSTERS
- 21 EXISTING BUILDINGS WITH SWIMMING POOL
- 22 EXISTING BUILDINGS WITH BEACH ENTRY, NEARBY EDGE AND SWIMMING POOL
- 23 NEWLY BUILT BUILDINGS WITH SWIMMING POOL
- 24 POOLSIDE CASAS
- 25 EXISTING BUILDINGS WITH SWIMMING POOL
- 26 CAUSEWAY WITH SWIMMING POOL AND SWIMMING POOL
- 27 EXISTING BUILDINGS WITH SWIMMING POOL
- 28 EXISTING BUILDINGS WITH SWIMMING POOL
- 29 NEW BUILDINGS



FOCUS AREAS



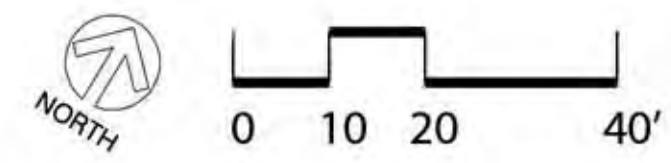
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ILLUSTRATIVE PLAN | FARM

LEGEND

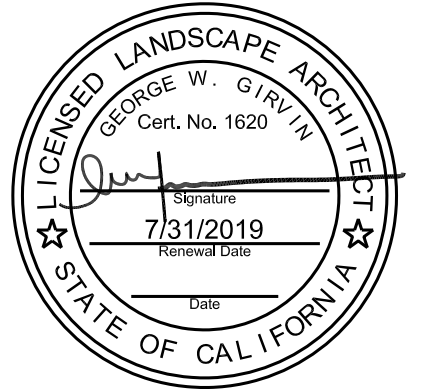
- 1 EXISTING WESTBOUND ENTRY TO RESORT FROM SONOMA HWY
- 2 ACCENT PLANTING OF CANARY ISLAND PALMS, OLIVES AND NATIVE GROUNDCOVERS SET WITHIN A GRADED BERM WITH BOULDERS NESTLED IN GRADE
- 3 RAMMED EARTH FEATURE WALLS FLANK RELOCATED RESORT ENTRY WITH METAL CURVED SIGNAGE FRAME ABOVE
ADDITIONAL METAL SIGNAGE FOR FARM, BOON FLY CAFÉ, MARKET AND RESORT ON RAMMED EARTH WALLS
- 4 RESORT ENTRY DRIVE WITH CONCRETE PAVERS
- 5 STUCCO SOUND WALL WITH STONE CAP AND BELGIAN ESPALIER ALONG PROPERTY LINE
- 6 COLORFUL PLANTING AND SIGNATURE CANARY ISLAND PALMS
- 7 MIXED FRUIT, NUT AND CITRUS ORCHARD PROVIDING YEAR ROUND INTEREST
- 8 ANCIENT OLIVE ALLÉE LINES RESORT ENTRY ROAD
- 9 METAL WINDMILL WITH ARTESIAN WELL. CARNEROS INN SIGNAGE ON WINDMILL BLADE
- 10 WOOD ARBOR WITH INTERIOR LIGHTING AND PLANTED WITH GRAPE VINES
- 11 FOUNTAIN WITH STONE WALL TO MATCH EXISTING FOUNTAINS
- 12 MULBERRY BOSQUE WITH FESTOON LIGHTING
- 13 VINE COVERED TRELLIS WITH OUTDOOR CAFÉ SEATING
- 14 FOUNTAIN WITH STONE WALL AND SHADE TREE GROVE WITH FESTOON LIGHTING
- 15 ORGANIC KITCHEN GARDEN IN RAISED STONE PLANTERS
- 16 FLAGSTONE PAVING WITH JOINTS PLANTED WITH LOW GROWING CULINARY HERBS
- 17 OUTDOOR SEATING NOOKS IN KITCHEN GARDEN AND ORCHARD
- 18 INFORMAL CHIP SEAL PATH THROUGH OLIVE ALLÉE
- 19 POTAGER GARDENS AT GRADE WITH LAWN PATHS:
HERBS, VEGETABLES, FRUITS AND CUTTING FLOWER GARDEN FOR INTERIOR RESORT USE
- 20 WOOD SHINGLED CHICKEN COOP WITH STRAW FLOORED RUN
- 21 THREE BIN COMPOST SYSTEM AND STORAGE
- 22 WORKING GREENHOUSE FOR STARTS AND WINTER CROPS
- 23 OVERFLOW PARKING: PERVIOUS SURFACE
- 24 EXPANDED EXISTING PARKING LOT
- 25 SIGNATURE CANARY ISLAND PALMS AT RESORT RECEPTION
- 26 RECEPTION PLAZA WITH FOUNTAIN AND PORTE-COCHERE GUEST RECEPTION COURTYARD WITH PROTECTED SEATING AND FOUNTAIN. ESPALIER TREES IN PLANTERS
- 27 EXISTING VEHICULAR GATE TO INN COTTAGES, SUITES AND HILLTOP
- 28 WOOD FENCE PROTECTS WORKING GARDEN
- 29 WOOD & WIRE FENCE WITH MORNING GLORY VINE
- 30 MAILBOXES WITH VINE COVERED TRELLIS, SEE ARCHITECTURAL DRAWINGS



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 444 Magnolia Avenue, Suite 200, Lafayette, California 94501 • 925.476.3441 FAX 925.476.7022



KEY

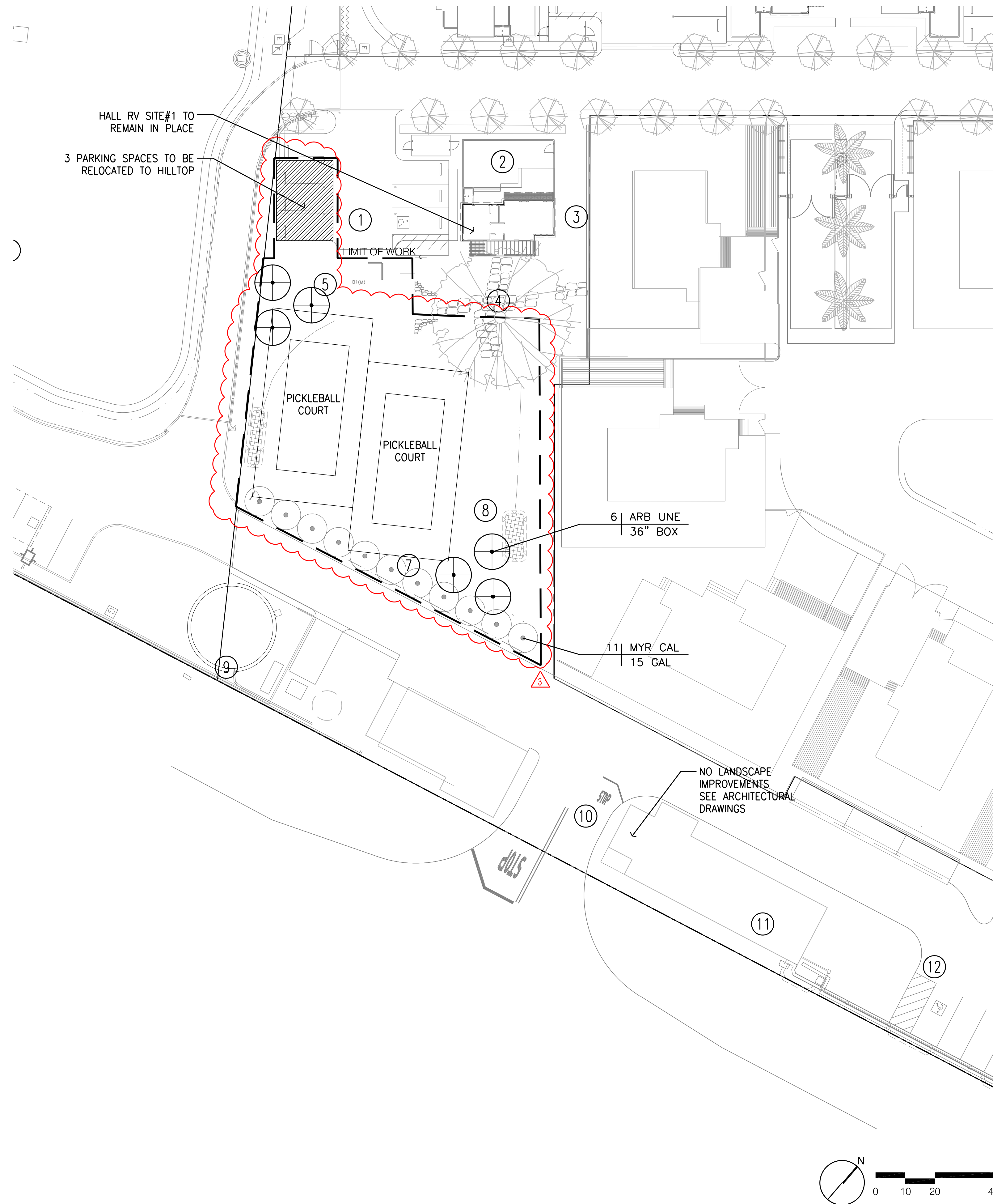
1. EXISTING PARKING FOR HALL RV SITES
3 SPACES TO BE RELOCATED TO HILLTOP
2. EXISTING RV SITE #1 TO REMAIN IN PLACE, NO CHANGE
3. EXISTING PEDESTRIAN PATH TO REMAIN
4. EXISTING MATURE OAK TO REMAIN AND BE PROTECTED
5. SIX HALL RVs TO BE RELOCATED
6. PROPOSED PICKLEBALL COURTS
7. PROPOSED LANDSCAPE BUFFER
8. EXISTING LANDSCAPE TO REMAIN WITH ADDITIONAL PLANTING ADDED FOR SCREENING
9. EXISTING STORAGE TANK TO REMAIN
10. EXISTING SECONDARY ACCESS TO RESORT
11. EXISTING BOON FLY CAFE: FUTURE USE-VACANT
12. EXISTING PARKING

NOTES

- A. SEE CIVIL DRAWINGS FOR PARKING, ROADWAY ALIGNMENTS, DIMENSIONS, AND GRADING
- B. NO PROPOSED LIGHTING FOR HALL RV SITES

LANDSCAPE IMPROVEMENTS, SQUARE FOOTAGE

HARDSCAPE	4,352 SF
PLANTING	8,498 SF
TOTAL SQUARE FOOTAGE	12,850 SF



USE PERMIT REVIEW

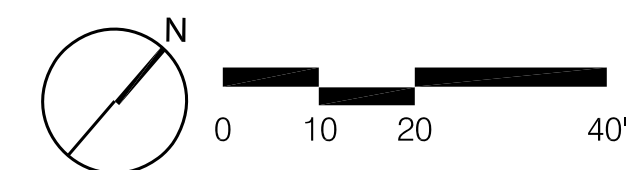
THE CARNEROS INN
 4048 SONOMA HIGHWAY
 NAPA, CA. 94559

APN:047-110-003
 047-100-062
 047-110-027
 047-110-028

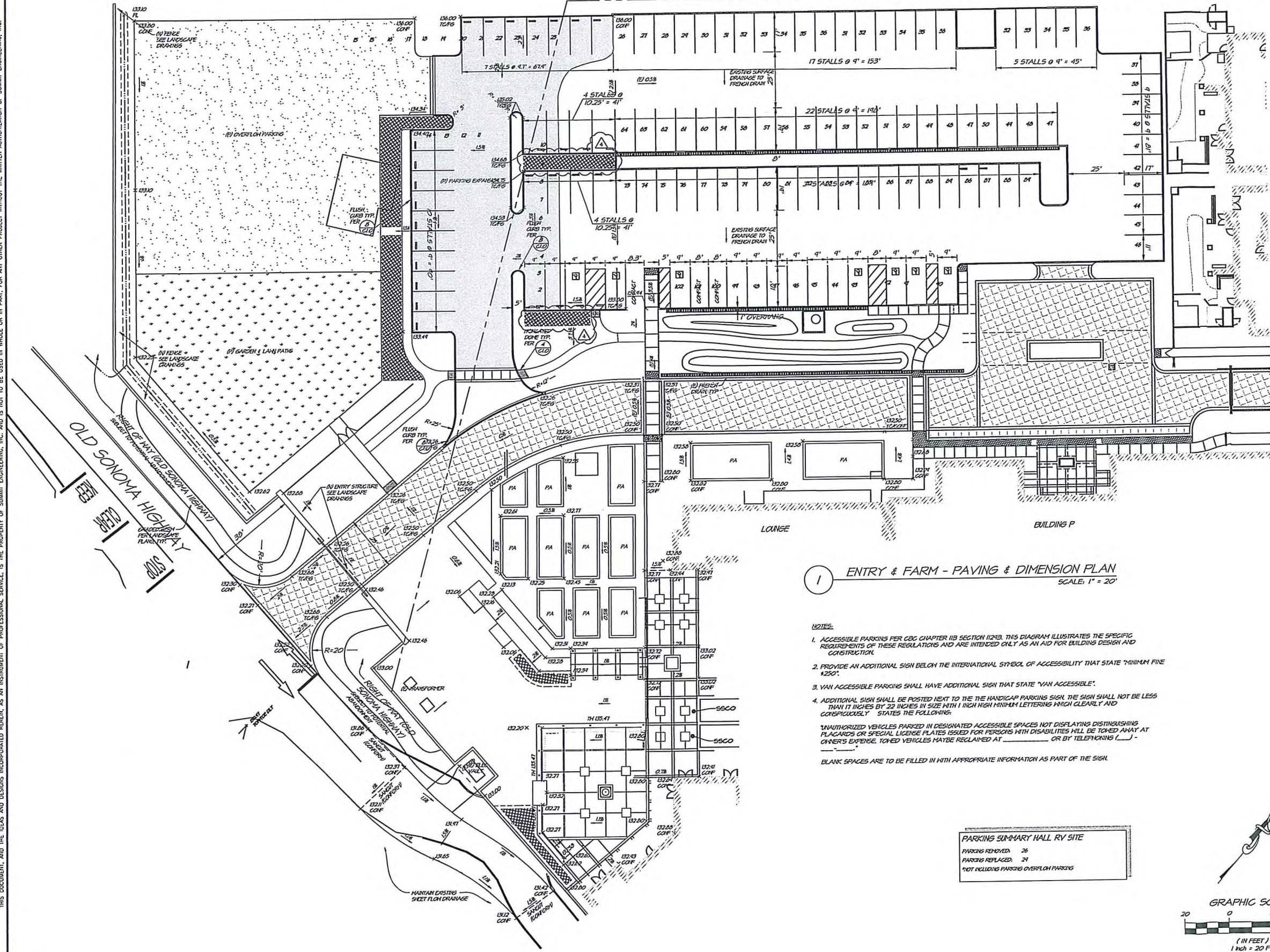
PROJECT NUMBER:
21413.00
 DATE:
4-28-15
 SCALE:
1"=20'
 DRAWN BY:
AM
 CHECKED BY:
PM
 REVISIONS:

NO.	DESCRIPTION	DATE
1	MAJOR MODIFICATION REVISION 1: P15-00190	9/9/2015
2	MAJOR MODIFICATION REVISION 2: P15-00190	11/12/2015
3	REVISION	06/01/2018

HALL SITE LANDSCAPE PLAN
L1.03

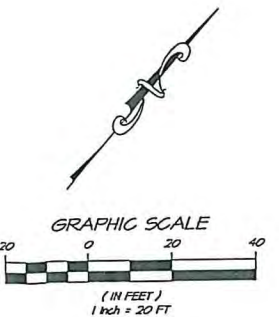


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1 ENTRY & FARM - PAVING & DIMENSION PLAN
SCALE: 1" = 20'

- NOTES:**
1. ACCESSIBLE PARKING PER CBC CHAPTER 11B SECTION 11B23. THIS DIAGRAM ILLUSTRATES THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.
 2. PROVIDE AN ADDITIONAL SIGN BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY THAT STATE "MINIMUM FINE \$250".
 3. VAN ACCESSIBLE PARKING SHALL HAVE ADDITIONAL SIGN THAT STATE "VAN ACCESSIBLE".
 4. ADDITIONAL SIGN SHALL BE POSTED NEXT TO THE THE HANDICAP PARKING SIGN. THE SIGN SHALL NOT BE LESS THAN 17 INCHES BY 22 INCHES IN SIZE WITH 1 INCH HIGH MINIMUM LETTERING WHICH CLEARLY AND CONSPICUOUSLY STATES THE FOLLOWING:
UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT _____ OR BY TELEPHONING (_____) - _____
BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS PART OF THE SIGN.



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NAPA, CA 94559
APN 047-110-003, 047-100-062, 047-110-027 & 028

USE PERMIT
ENTRY & FARM PAVING & DIMENSION PLAN

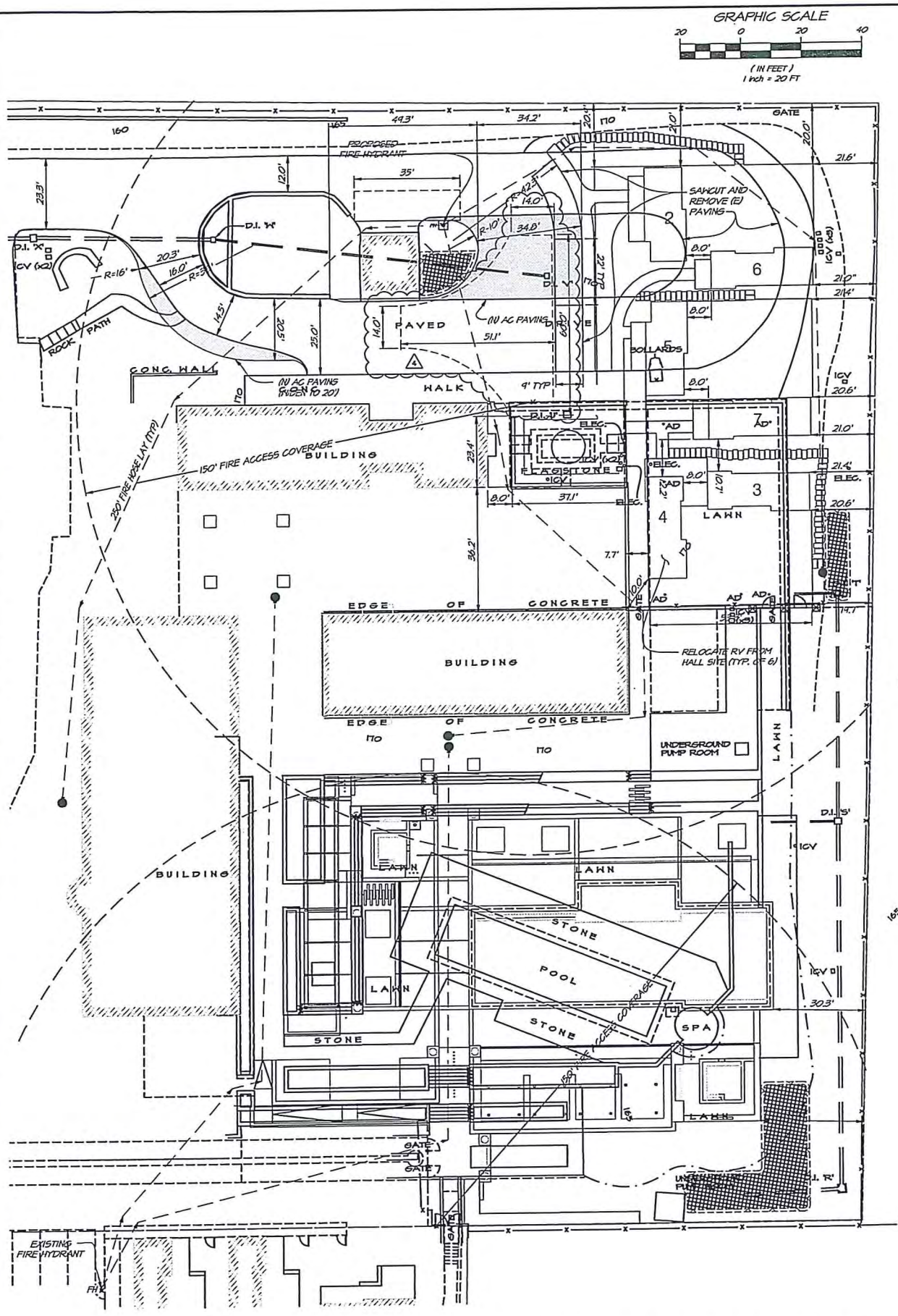
2018-08-10
PLAN CHECK RESPONSE



DATE: 2018-07-27
JOB NO: 2018118
SCALE: AS SHOWN
DRAWN: TAF
CHECKED: RLD
SHEET

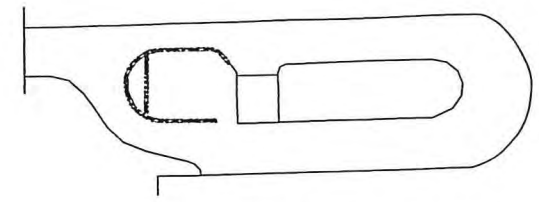
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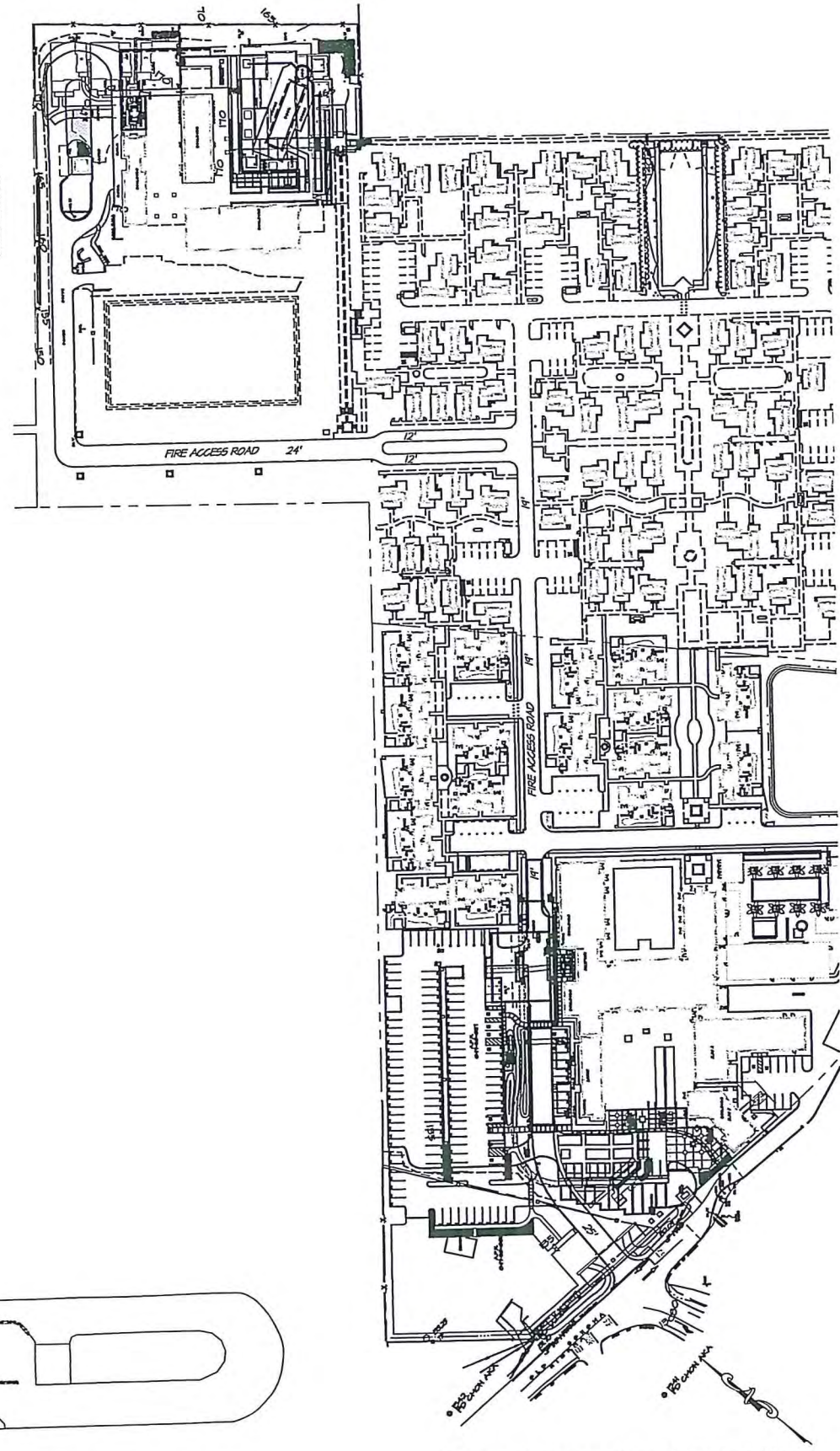


1 HILLTOP - PAVING & DIMENSION
SCALE: 1" = 20'

PARKING SUMMARY HILLTOP
PARKING ADDED: 3



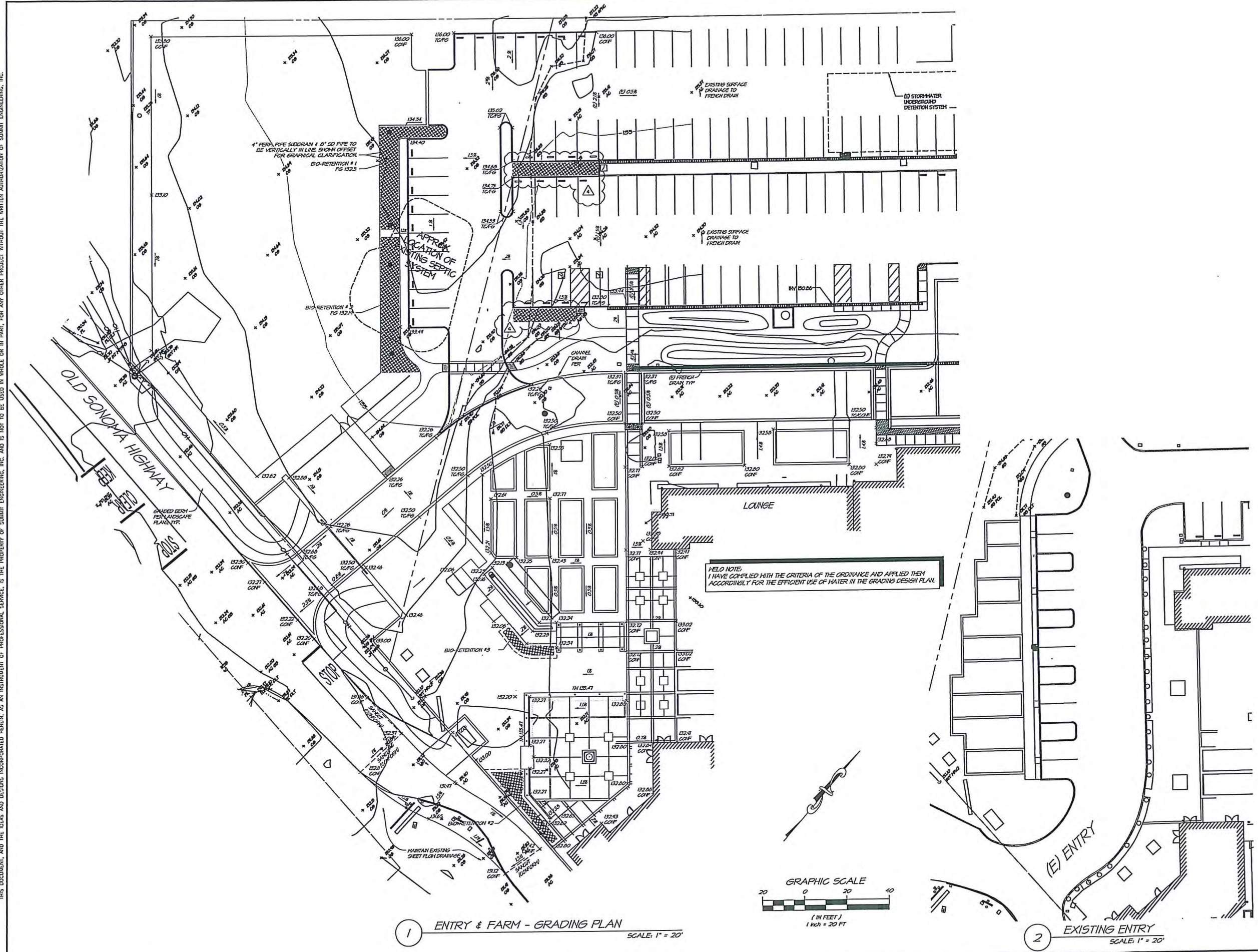
2 EXISTING TURNAROUND AREA
SCALE: 1" = 40'



3 OVERALL SITE ACCESS PLAN
SCALE: 1" = 80'

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<p>THE CARNEROS INN 4048 SOMOMA HIGHWAY NAPA, CA 94559 APN 047-110-003, 047-100-062, 047-110-027 & 028</p>
<p>USE PERMIT</p> <p>HILLTOP PAVING & DIMENSION PLAN</p>
<p>2018-08-10 PLU CHECK RESPONSE</p>
<p>DATE: 2018-07-27 JOB NO: 2018118 SCALE: AS SHOWN DRAWN: TAF CHECKED: RLD SHEET</p>
<p>C2.1</p>

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1 ENTRY & FARM - GRADING PLAN SCALE: 1" = 20'

2 EXISTING ENTRY SCALE: 1" = 20'

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USE PERMIT
 ENTRY & FARM GRADING PLAN

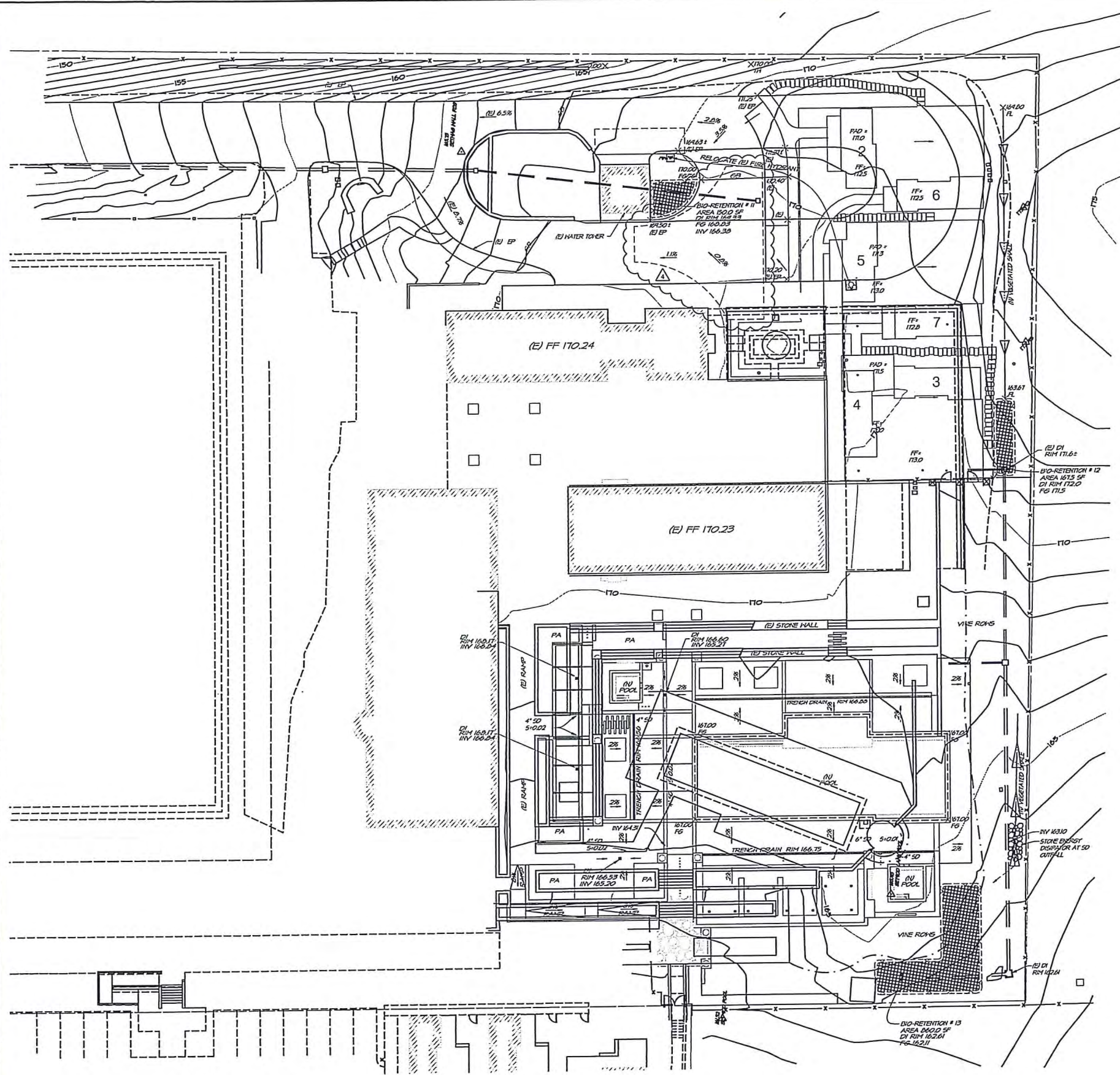
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 PLM CHECK RESPONSE



DATE: 2018-08-10
 JOB NO: 2018118
 SCALE: AS SHOWN
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 CHECKED: RLD
 SHEET

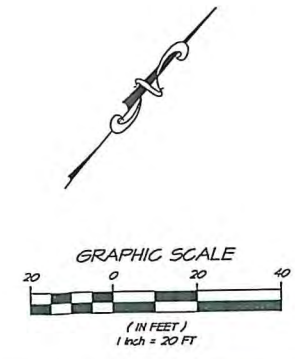
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1 HILLTOP - GRADING PLAN
SCALE: 1" = 20'

FIELD NOTE:
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE GRADING DESIGN PLAN.



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USE PERMIT
HILLTOP GRADING PLAN

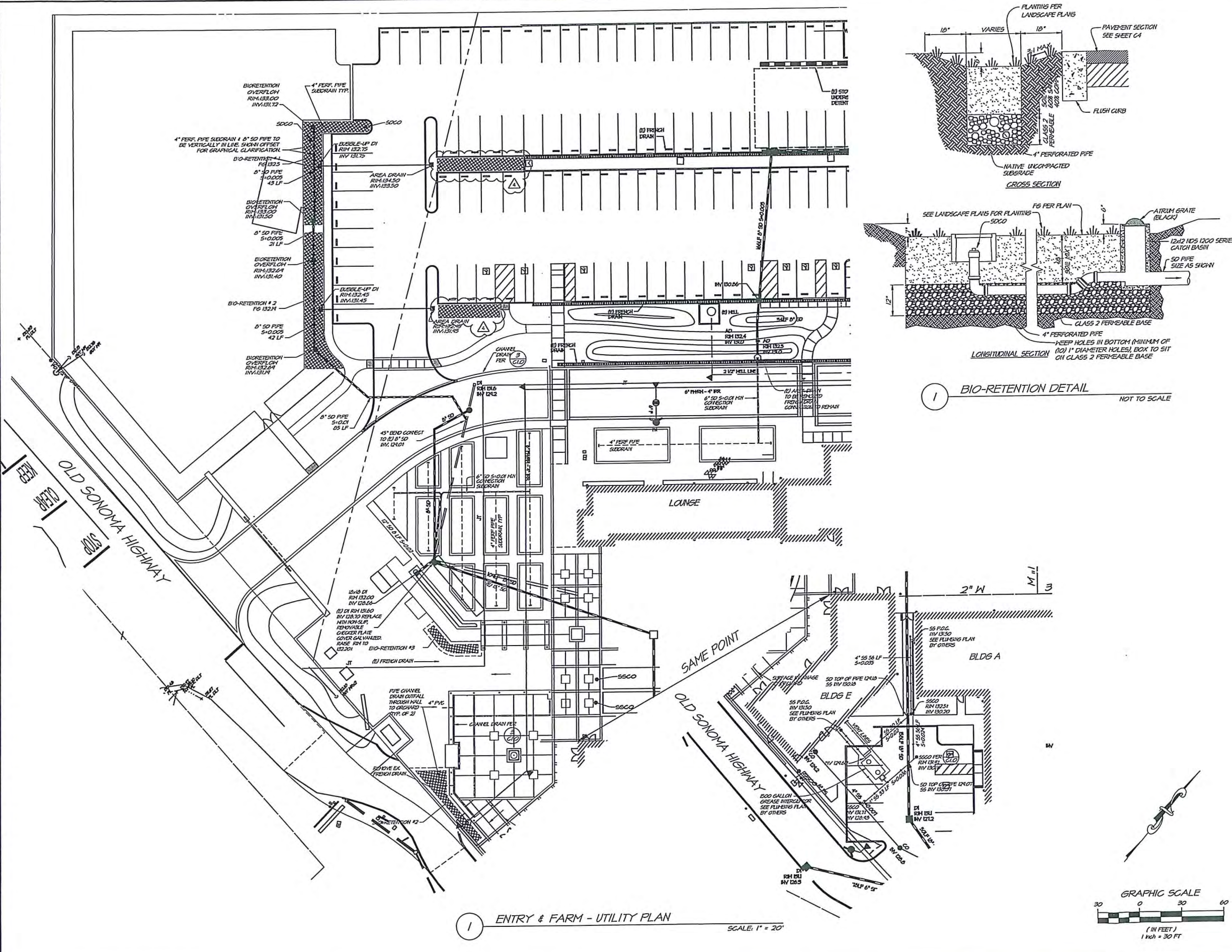
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PLAN CHECK RESPONSE



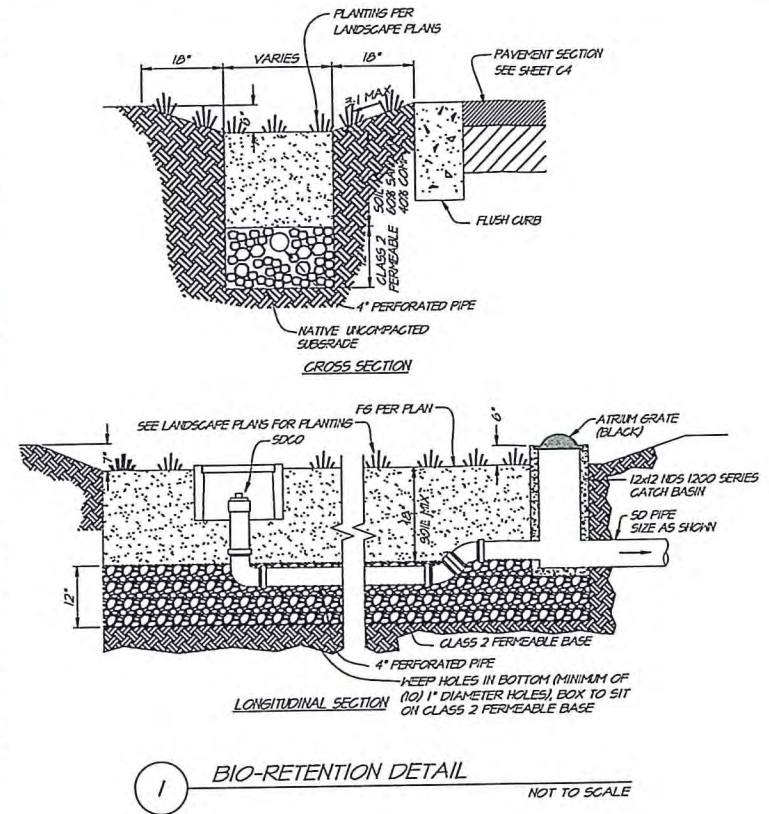
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JOB NO: 2018118
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C3.1

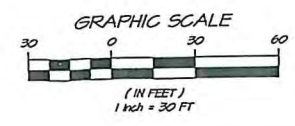
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1 ENTRY & FARM - UTILITY PLAN
SCALE: 1" = 20'



1 BIO-RETENTION DETAIL
NOT TO SCALE



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USE PERMIT
ENTRY & FARM UTILITY PLAN

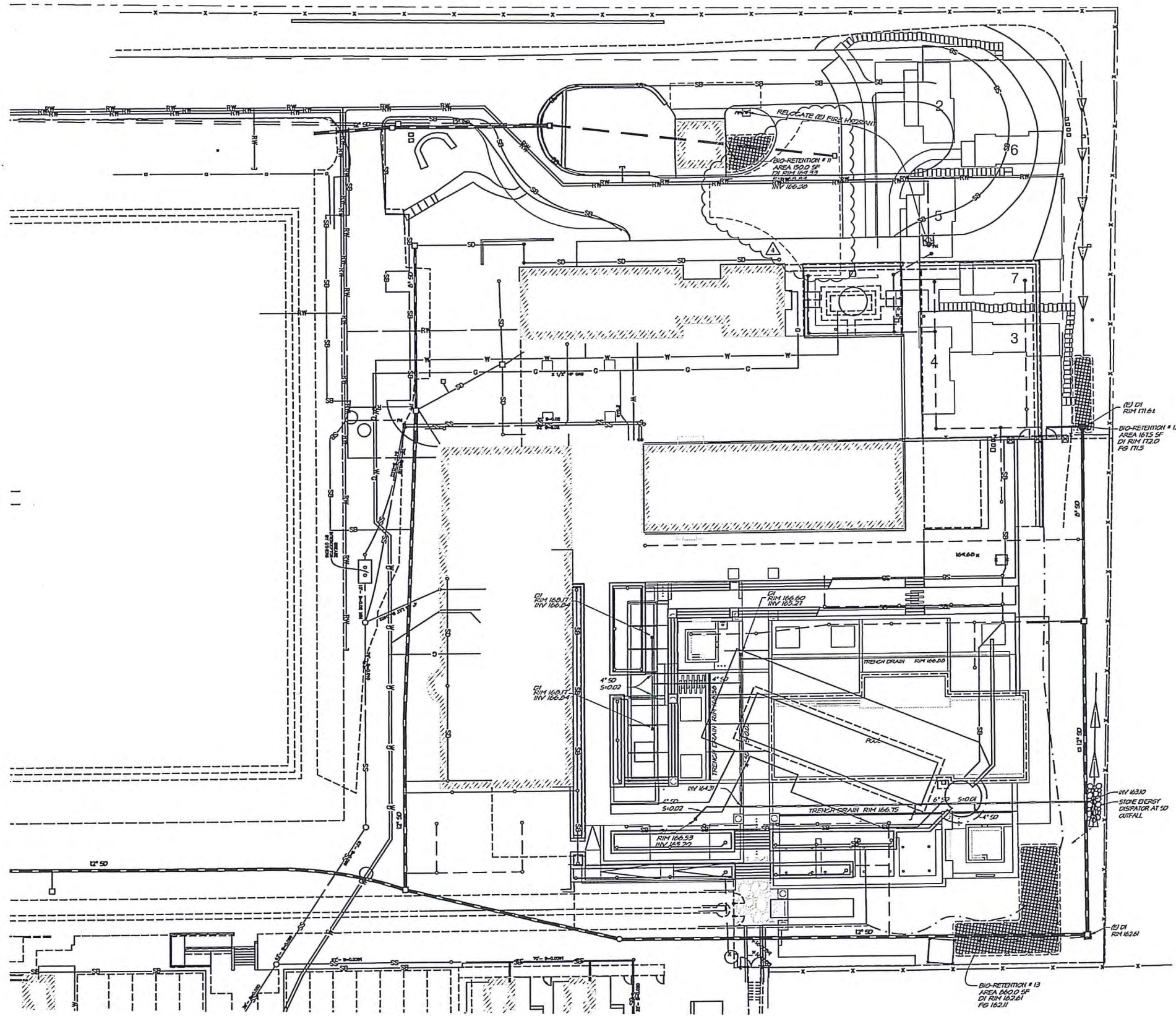
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PLAN CHECK RESPONSE



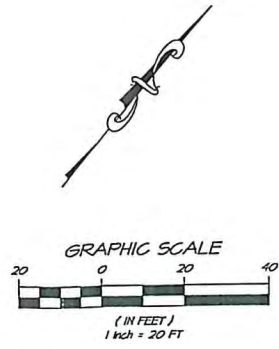
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DRAWN: TF
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C4.0

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1 HILLTOP - GRADING PLAN
SCALE: 1" = 20'



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USE PERMIT
HILLTOP UTILITY PLAN

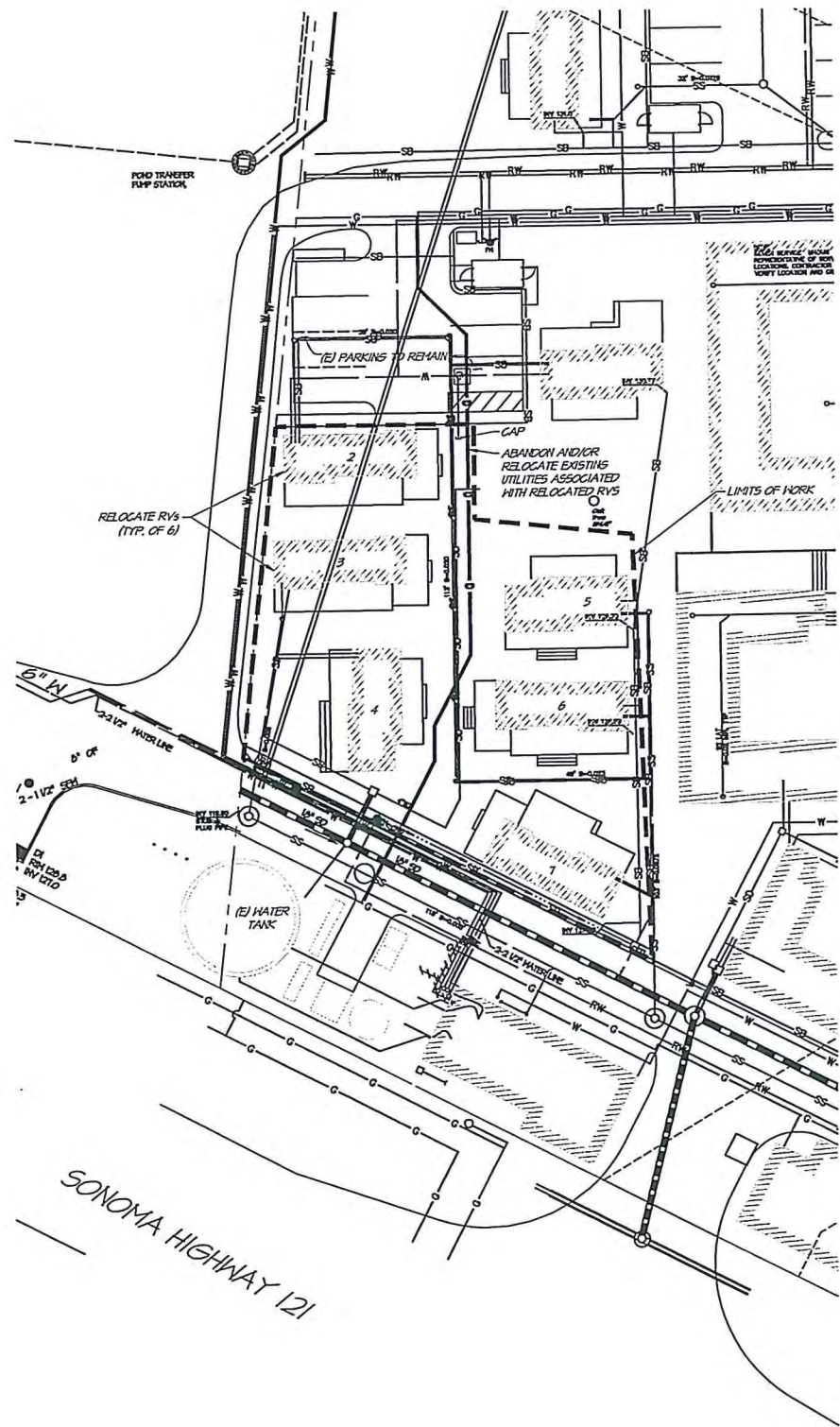
2018-08-10
PLAN CHECK RESPONSE



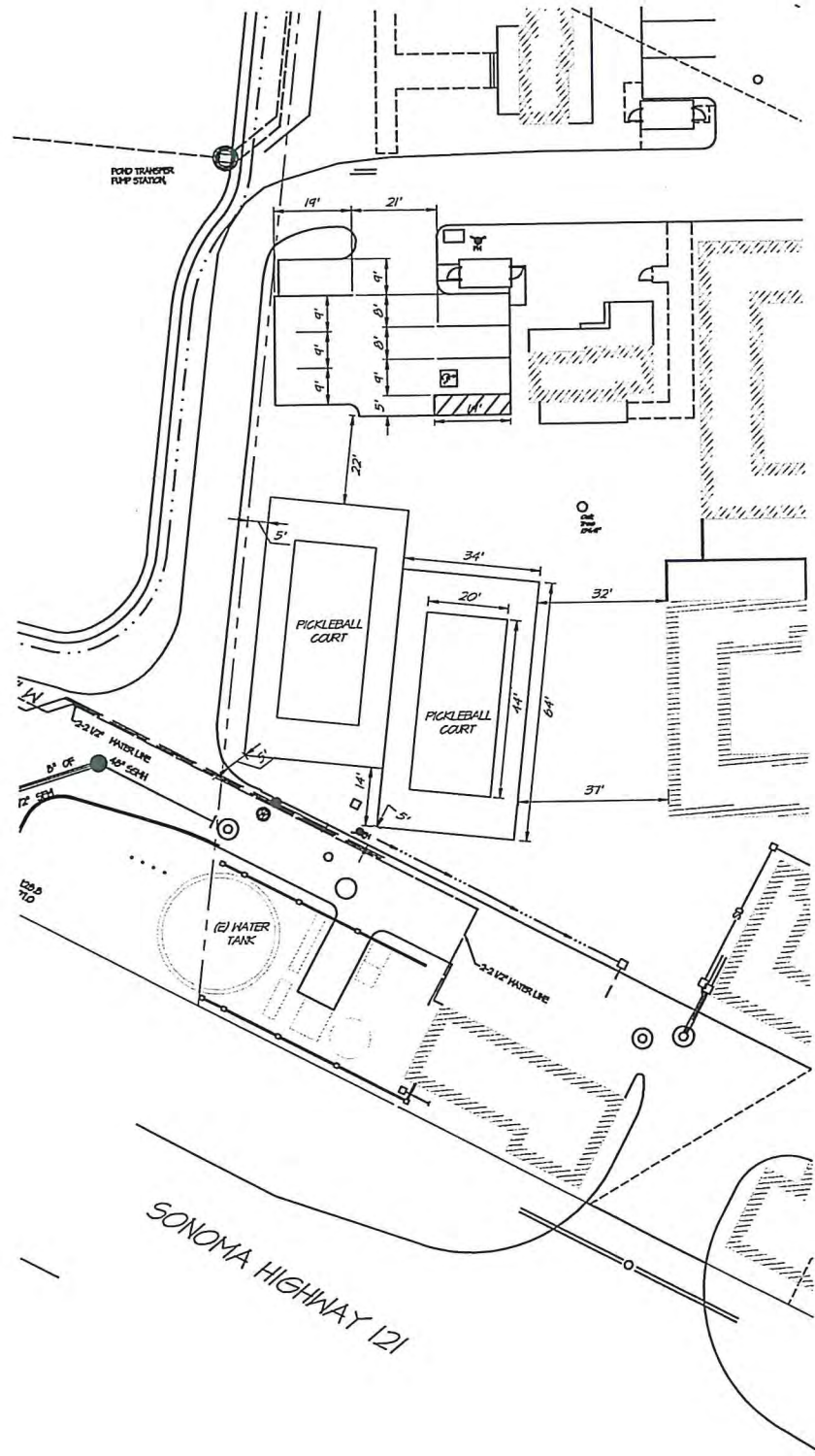
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SHEET

C4.1

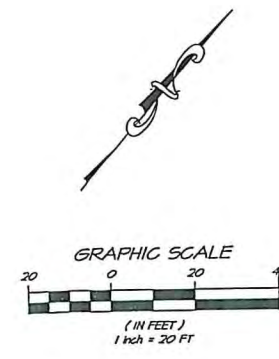
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1 HALL RV SITE - DEMO PLAN SCALE: 1" = 20'



1 HALL RV SITE - DIMENSION PLAN SCALE: 1" = 20'



HALL RV SITE
DEMO & UTILI
PLAN
C4.2

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USE PERMIT
HALL RV SITE DEMO & UTILITY PLAN

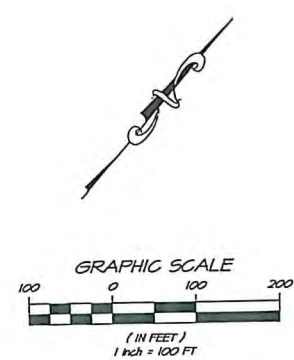
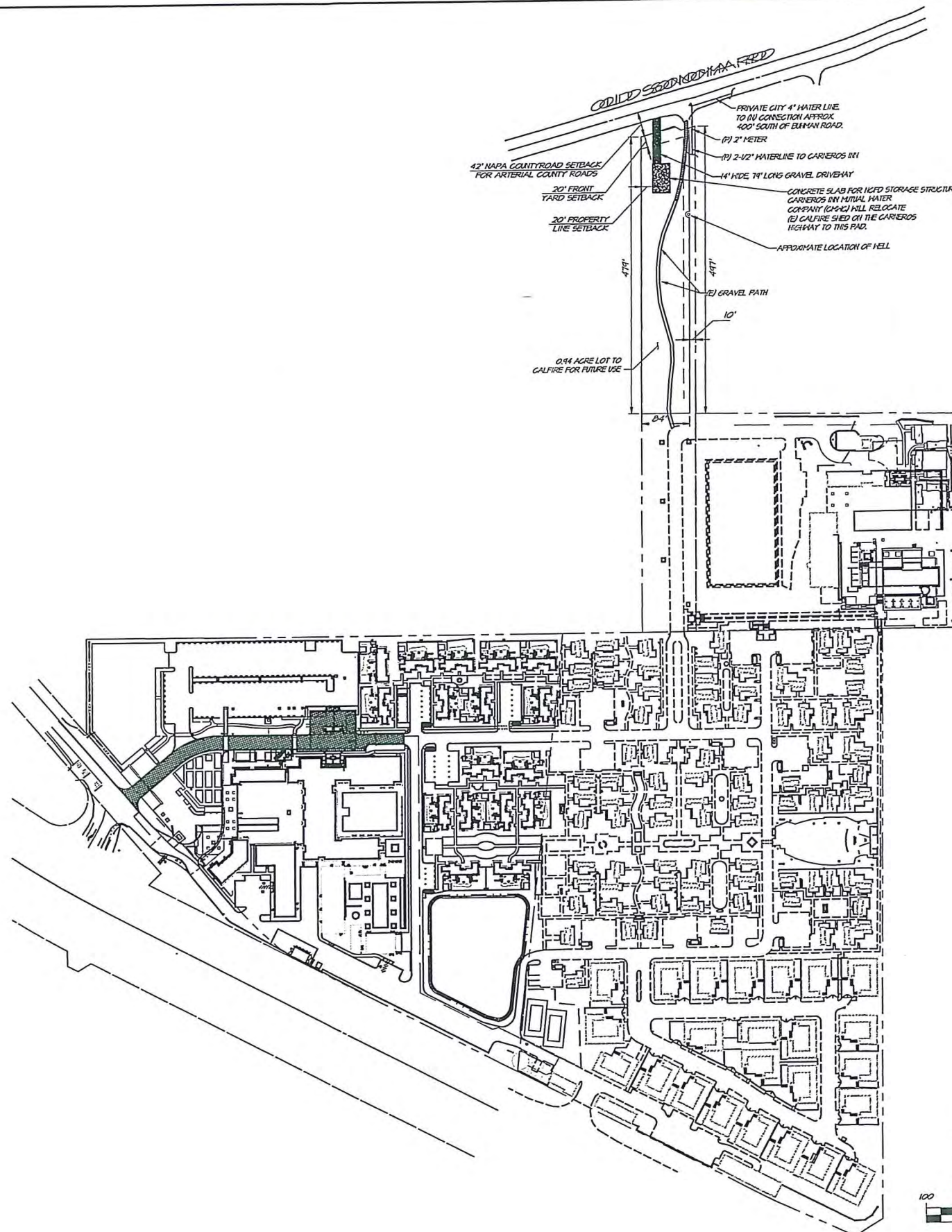
2018-08-10
PLM CHECK RESPONSE



DATE: 2018-07-27
JOB NO: 2018118
SCALE: AS SHOWN
DRAWN: TAF
CHECKED: RLD
SHEET

C4.2

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1 OVERALL SITE UTILITY PLAN

SCALE: 1" = 100'

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USE PERMIT
 WATER SERVICE & CALFIRE PARCEL
 PLAN

2018-08-10
 PLM CHECK RESPONSE



DATE: 2018-07-27
 JCB NO: 2018118
 SCALE: AS SHOWN
 DRAWN: TAF
 CHECKED: RLD
 SHEET

C4.3