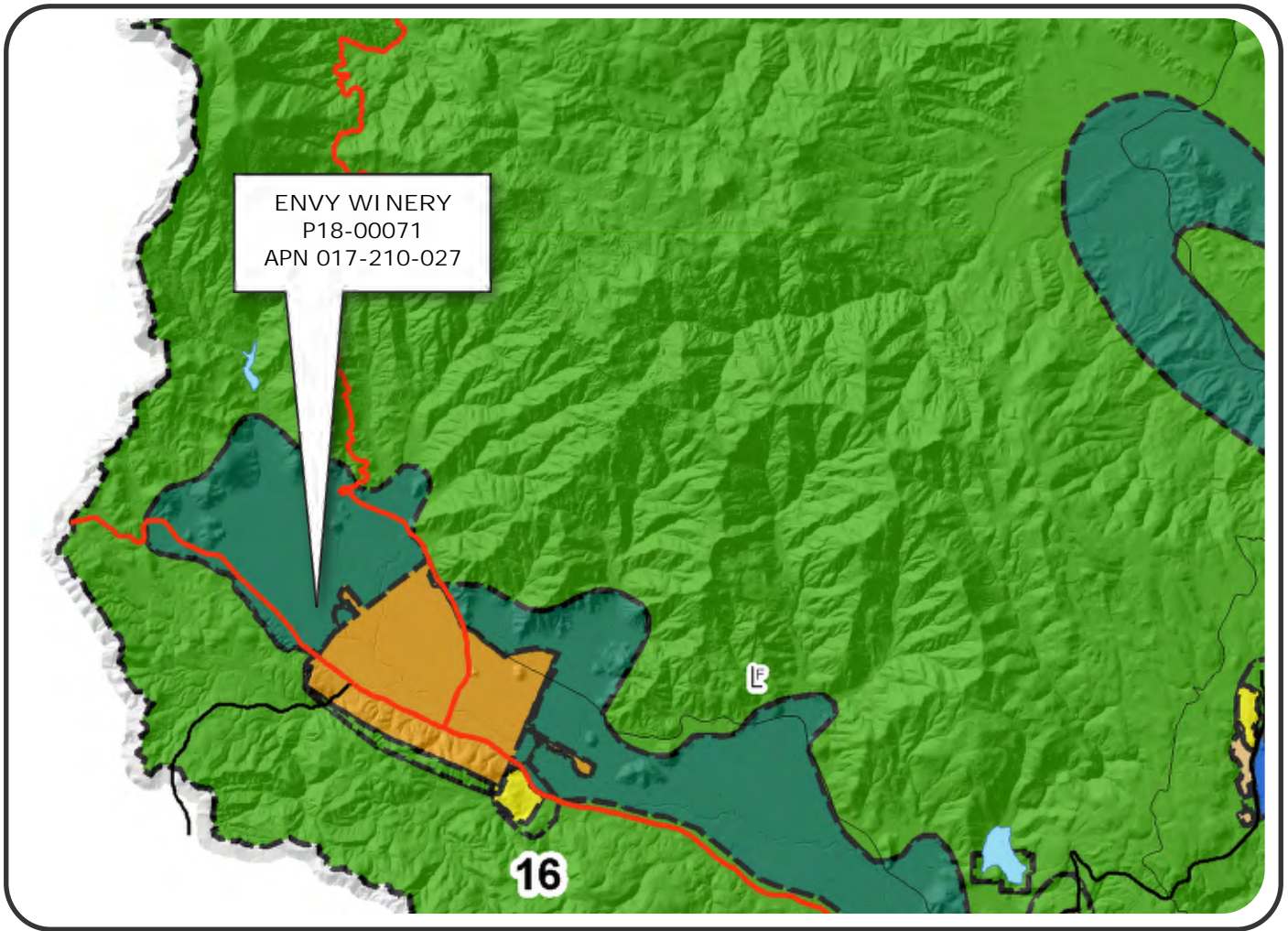


“J”

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

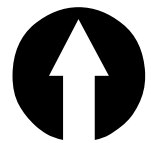
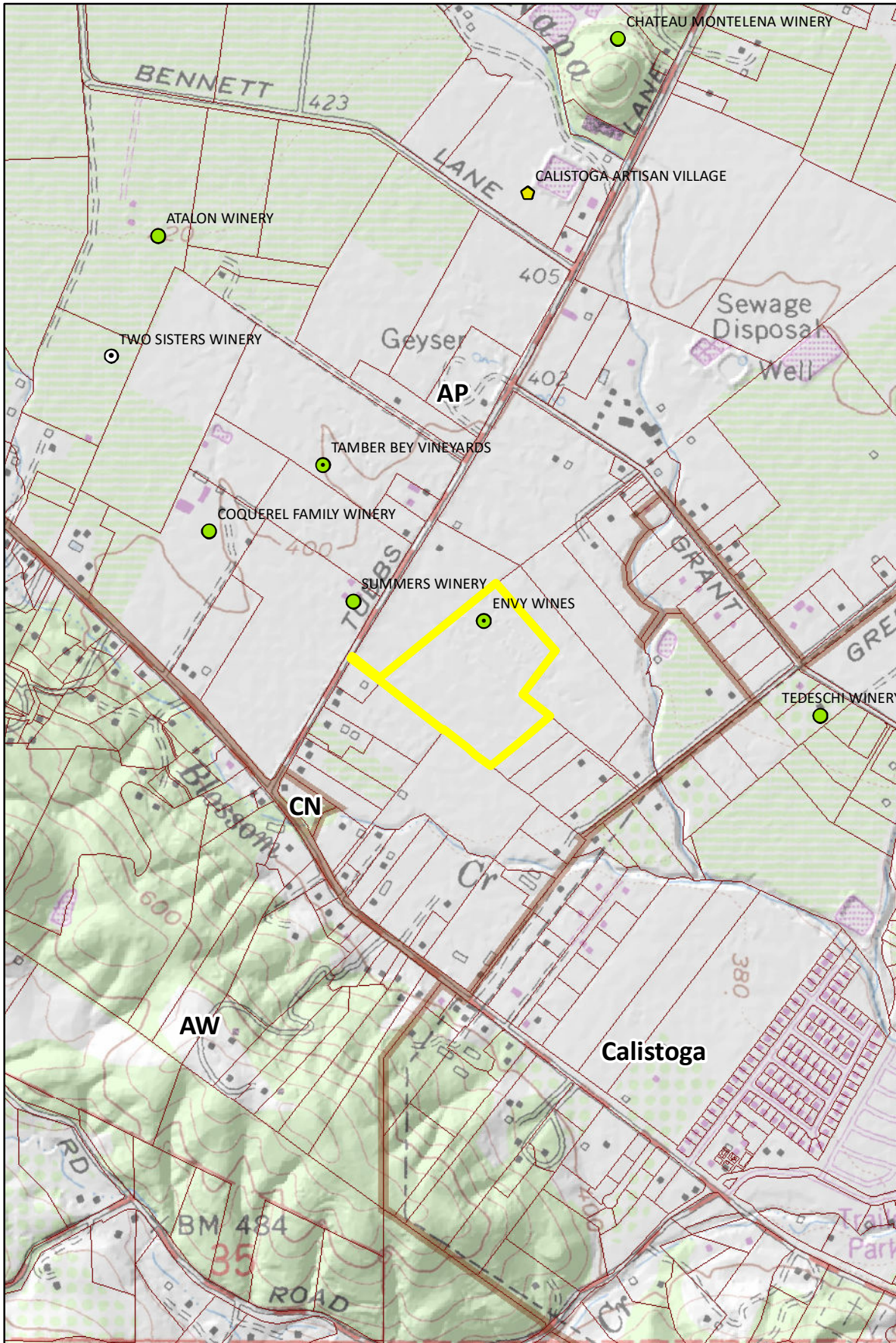
### TRANSPORTATION

- 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  
017-210-027  
10-03-2019  
UP



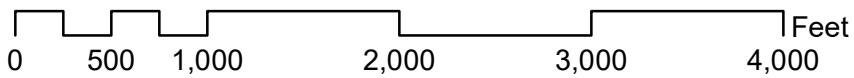


**Legend**

**Wineries**

**Status**

- Producing
- Producing, w/ pending major mod
- Approved, not producing
- Pending
- Unknown
- Zoning
- Parcels







0 100 200 400 600 800 Feet

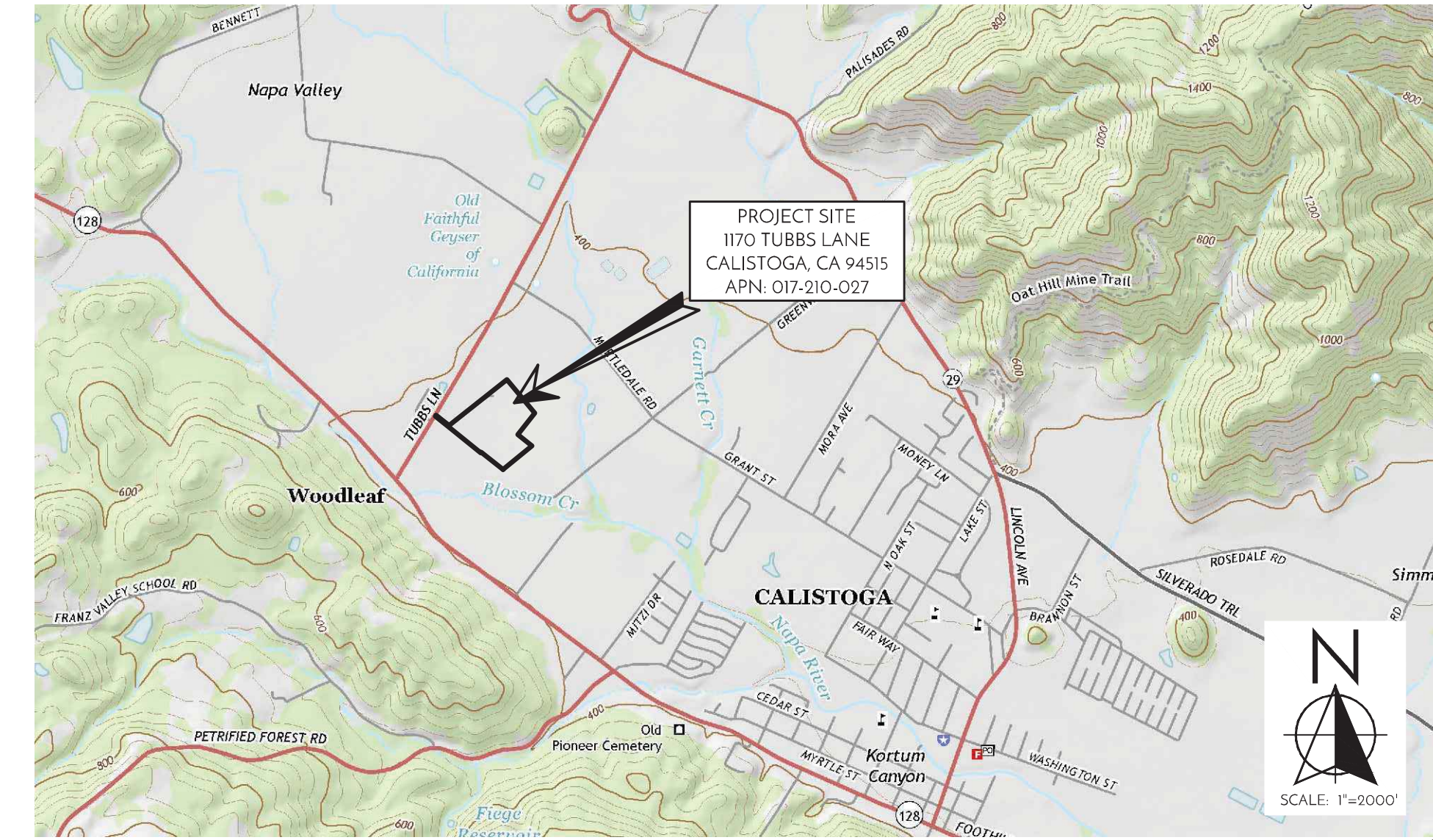


Aerials: Napa County, 2018

⋮



USE PERMIT PLANS FOR:  
**ENVY WINES**  
 1170 TUBBS LANE  
 CALISTOGA, CA 94515



VICINITY MAP  
 MAP FROM USGS 7.5 MIN SERIES MAP NAME: CALISTOGA

SHEET INDEX

UP1.0 COVER SHEET  
 UP2.1 DRIVEWAY PLAN  
 UP2.2 DRIVEWAY PLAN

PROJECT INFORMATION

OWNER: ENVY WINES  
 1170 TUBBS LANE  
 CALISTOGA, CA 94515

SITE ADDRESS: 1170 TUBBS LANE  
 CALISTOGA, CA 94515

ASSESSOR PARCEL #: 017-210-027  
 PARCEL SIZE: ±18.7 ACRES  
 COUNTY ZONING: AP

SURVEYOR: ALBION SURVEYS, INC  
 1115 HUNT AVE  
 ST. HELENA, CA 94574  
 707/963-1217

CIVIL ENGINEER: MADRONE ENGINEERING  
 1485 MAIN STREET, SUITE 302  
 ST. HELENA, CA 94574  
 JOEL DICKERSON, P.E.  
 707/302-6280

REVISIONS

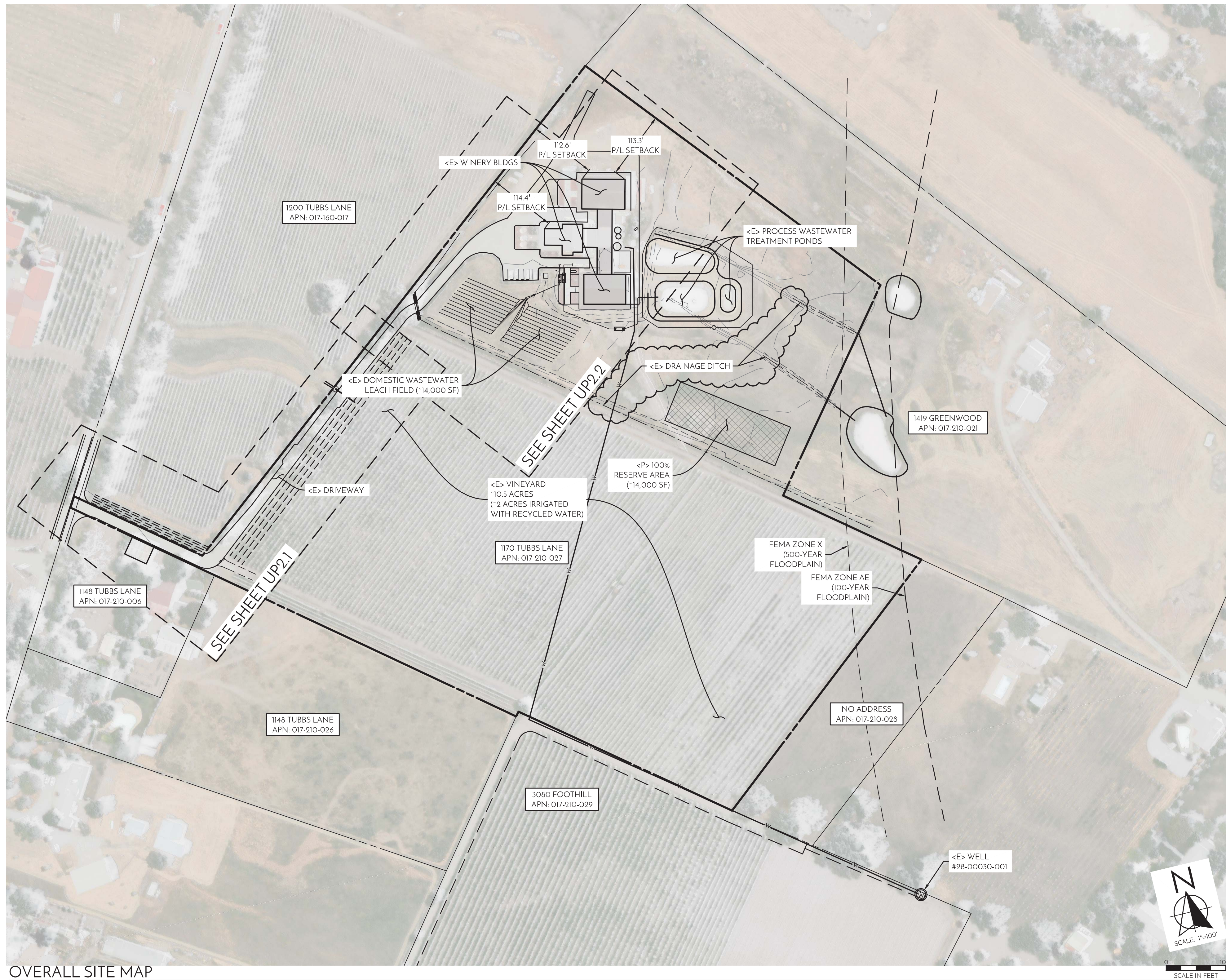
△ LABELED <E> DRAINAGE

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO REQUEST A USE PERMIT MODIFICATION FOR ENVY WINES TO INCREASE WINE PRODUCTION FROM 50,000 GALLONS TO 100,000 GALLONS ANNUALLY. NO CHANGES ARE PROPOSED TO THE BUILDING FOOTPRINTS OR WASTEWATER TREATMENT SYSTEMS, AND MINOR ROAD WIDENING IS PROPOSED TO MEET NAPA COUNTY ROAD & STREET STANDARDS.

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 JUNE, 2015 PERFORMED BY ALBION SURVEYS, INC.
3. THE DIRECTION OF NORTH AND HORIZONTAL DATUM ARE BASED ON US STATE PLANE NAD 83, CALIFORNIA ZONE 2. THE VERTICAL DATUM OF THIS SURVEY IS NAVD 88.
4. SITE BENCHMARK DESCRIPTION: NO SITE BENCHMARK IS NOTED ON THE SURVEY.
5. MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
6. CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.



OVERALL SITE MAP

ABBREVIATIONS

AB	AGGREGATE BASE	FH	FIRE HYDRANT	R	RADIUS
AC	ASPHALT CONCRETE	FIRM	FLOOD INSURANCE RATE MAP	RT	RIGHT
AD	AREA DRAIN	FL	FLOW LINE	ROW	RIGHT OF WAY
BC	BEGIN CURVE	FM	FORCE MAIN	RWL	RAIN WATER LEADER
BFE	BASE FLOOD ELEVATION PER FIRM	FS	FINISHED SURFACE	RCP	REINFORCED CONCRETE PIPE
BM	BENCHMARK	GB	GRADE BREAK	S	SOUTH
BCR	BEGIN CURB RETURN	GR	GRAVEL	S	SLOPE (FEET/FOOT)
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT	SAD	SEE ARCHITECTURAL DRAWINGS
BS	BOTTOM OF STAIRS	INV	INVERT	SD	STORM DRAIN
BSW	BACK OF SIDEWALK	IP	IRON PIPE	SDP	SUBRAIN PIPE
CB	CATCH BASIN	IRR	IRRIGATION	SED	SEE ELECTRICAL DRAWINGS
C&G	CURB AND GUTTER	JP	JOINT POLE	SLD	SEE LANDSCAPE DRAWINGS
CMU	CONCRETE MASONRY UNIT	LF	LINGAL FEET/FOOT	SLV	SLEEVE
CP	CONCRETE PIPE	LP	LOW POINT	SMD	SEE MECHANICAL DRAWINGS
C	CENTERLINE	MH	MANHOLE	SPD	SEE PLUMBING DRAWINGS
CD	CLEANOUT	MON	MONUMENT	SS	SANITARY SEWER
COMM	COMMUNICATION	(N)	NORTH	SSCO	SANITARY SEWER CLEAN OUT
CV	CHECK VALVE	+N	NEW	SSMH	SANITARY SEWER MANHOLE
CW	COLD WATER	OC	ON CENTER	STA	STATION
DCV	DOUBLE CHECK VALVE	OG	ORIGINAL GROUND	STD	STANDARD
DG	DECOMPOSED GRANITE	OH	OVERHEAD	SW	SIDEWALK
DIP	DUCTILE IRON PIPE	OHL	OVERHEAD LINE	TC	TOP OF CURB
DS	DOWNSPOUT	PS	PROPOSED	TRC	TOP FACE OF CURB
DW	DOMESTIC WASTE	PCC	PORTLAND CEMENT CONCRETE	TOC	TOP OF CONCRETE
DWG	DRAWING	PD	PRESSURE DISTRIBUTION	TS	TOP OF STAIRS
EG	END OF CURVE	PG&E	PACIFIC GAS AND ELECTRIC	TW	TOP OF WALL
(E)	EAST	PI	POINT OF INTERSECTION	TYP	TYPICAL
<E>	EXISTING	PVI	POST INDICATOR VALVE	UG	UNDERGROUND
ER	END CURB RETURN	P/L	PROPERTY LINE	VC	VERTICAL CURVE
EG	EXISTING GROUND	PRC	POINT OF REVERSE CURVE	VG	VALLEY GUTTER
EGR	EDGE OF GRAVEL	PSI	POUNDS PER SQUARE INCH	(W)	WEST
EP	EDGE OF PAVEMENT	PUE	PUBLIC UTILITY EASEMENT	WM	WATER METER
EVC	END VERTICAL CURVE	PVC	POLYVINYL CHLORIDE	WS	WATER SERVICE
FDC	FIRE DEPT CONNECTION	PVI	POINT OF VERTICAL INTERSECTION	WV	WATER VALVE
FG	FINISHED GRADE	PW	PROCESS WASTE		

SYMBOL LEGEND

	UTILITY POLE		SEWER MANHOLE/RISER WITH ID #
	SIGN		STORM DRAIN MANHOLE WITH ID #
	WELL		WATER VALVE
	STREET LIGHT		WATER METER & DCV
	TREE		FDC/PV WITH CHECK VALVE
	TREE TO BE REMOVED		FIRE HYDRANT WITH GATE VALVE
	SANITARY SEWER		CLEANOUT
	GAS LINE		PROPOSED CONTOUR
	WATER LINE		SOLID STORM DRAIN
	EXISTING CONTOUR		PERFORATED STORM DRAIN
	TOP/TOE BANK		GRADE SWALE
	PROPERTY LINE		OVERLAND RELEASE ROUTE
	CENTERLINE		

NOT FOR CONSTRUCTION

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**madrone**  
 engineering  
 1485 Main Street, Suite 302  
 St. Helena, California 94574  
 Tel: 707-302-6980

USE PERMIT PLANS  
 COVER SHEET

ENVY WINES  
 1170 TUBBS LANE  
 CALISTOGA, CA 94515  
 APN: 017-210-027  
 PROJECT: 17-020



EVERY PERSON PLANNING TO DIG CALL USA AT 811 PRIOR TO EXCAVATION

DATE: 02/05/18  
 ISSUE: PERMIT  
 06/21/18 △ REVISION 1

SHEET: UP1.0



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**madrone**  
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1488 Main Street, Suite 302  
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Tel: 707-502-0280

USE PERMIT PLANS  
DRIVEWAY PLAN

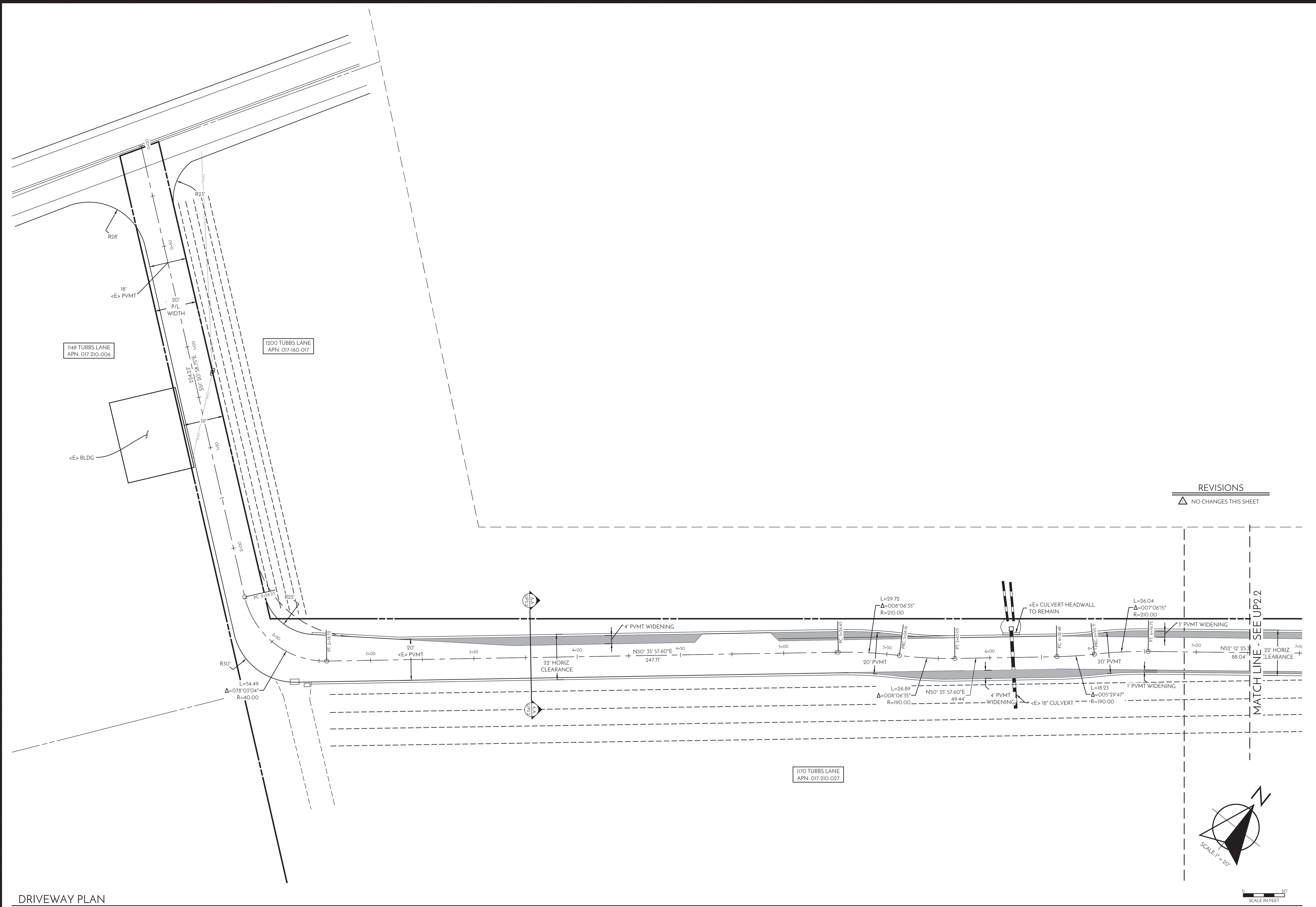
ENVY WINES  
1170 TUBBS LANE  
CALISTOGA, CA 94515  
APN: 017-210-027  
PROJECT: IT-020



DATE: 02/05/18 ISSUE: USE PERMIT  
06/21/18 REVISION 1

SHEET:

UP2.1

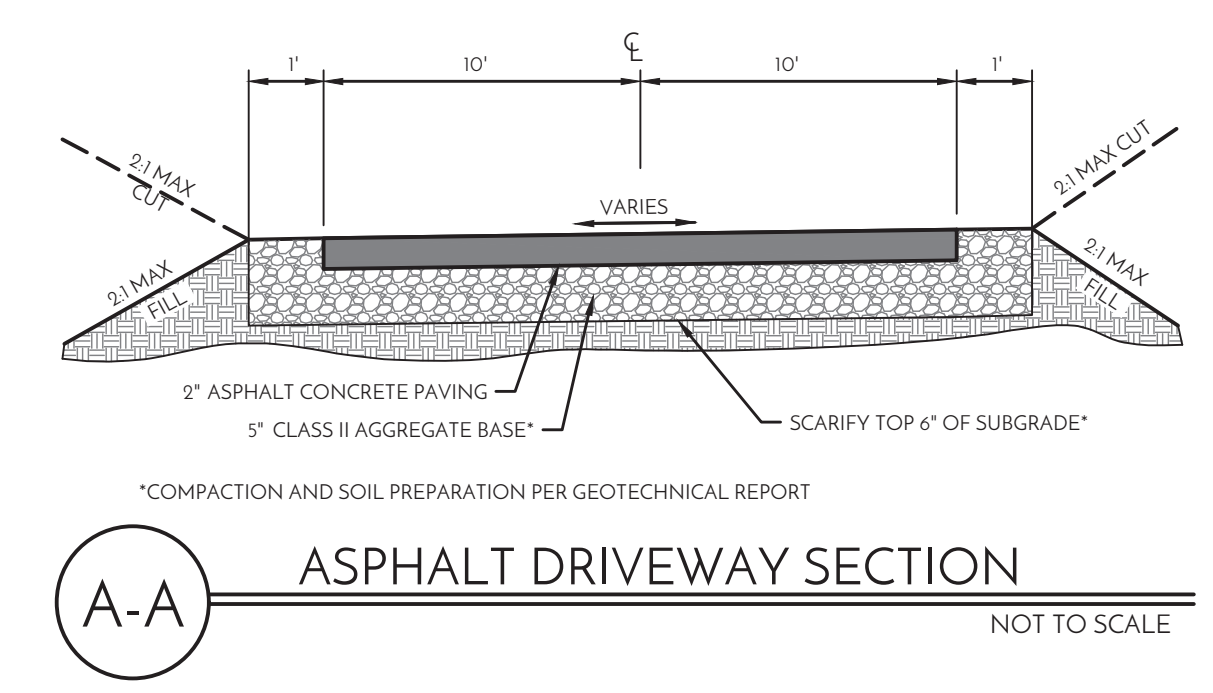
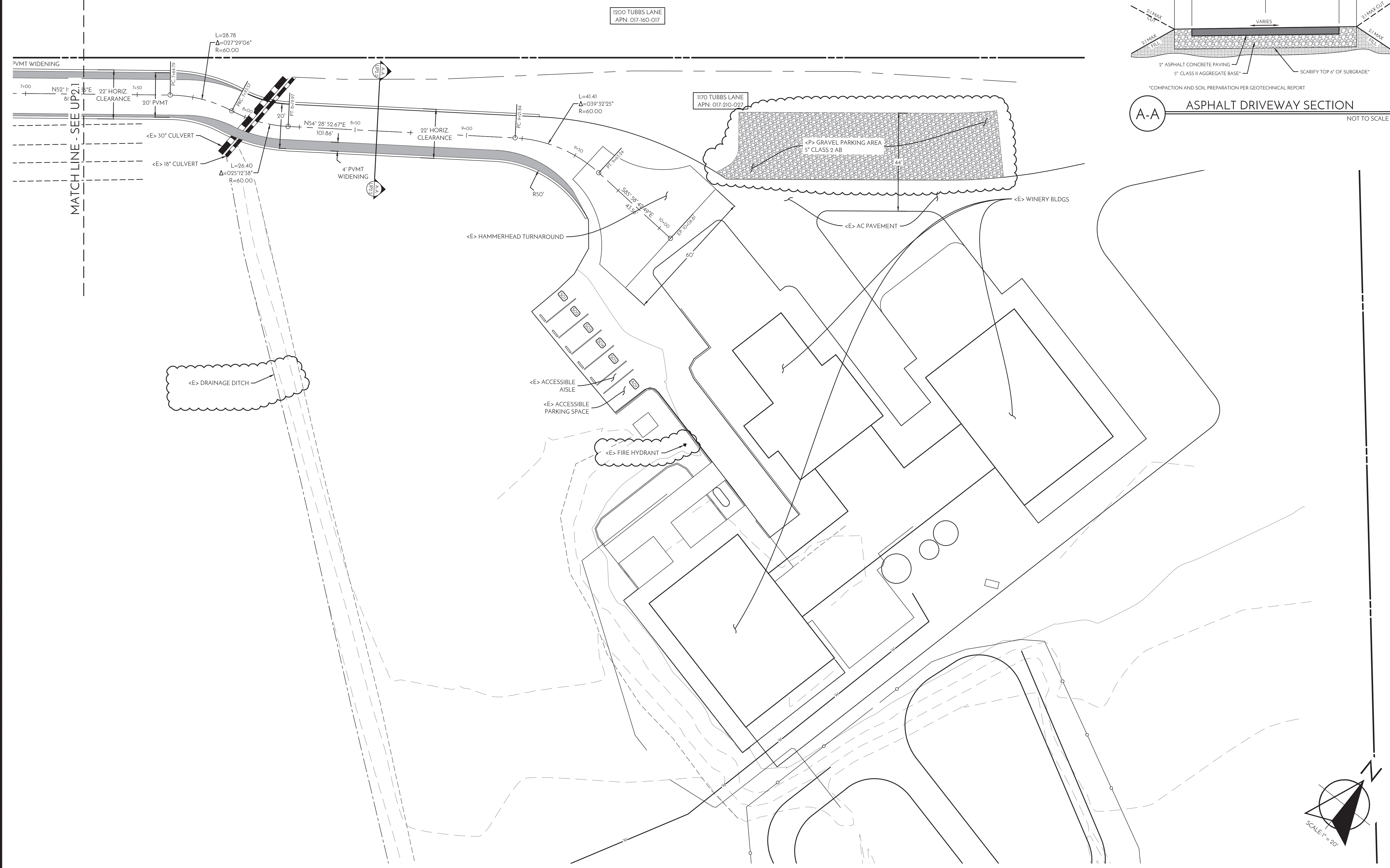


REVISIONS  
△ NO CHANGES THIS SHEET

DRIVEWAY PLAN

NOT FOR CONSTRUCTION



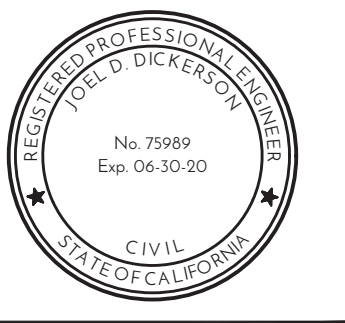


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USE PERMIT PLANS  
DRIVEWAY PLAN

ENVY WINES  
1170 TUBBS LANE  
CALISTOGA, CA 94515  
APN: 017-210-027  
PROJECT: 17-020



EVERY PERSON PLANNING TO DIG  
CALL US AT 707-702-0280 PRIOR TO EXCAVATION

FOR MORE INFORMATION  
SEE WWW.USANORTH.ORG

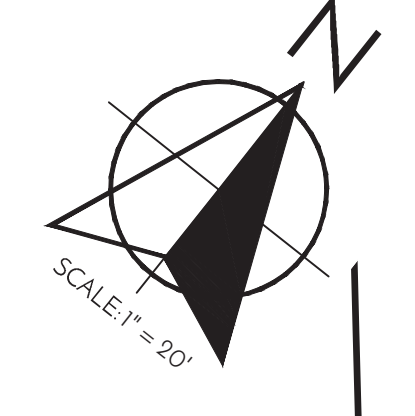
DATE: 02/05/18 ISSUE: USE PERMIT  
06/21/18 REVISION 1

SHEET:

UP2.2

DRIVEWAY PLAN

REVISIONS  
△ LABELED <E> DRAINAGE, ADDED  
GRAVEL PARKING AREA



SCALE: 1" = 20'  
SCALE IN FEET

NOT FOR CONSTRUCTION



**From:** [Mark Carter](#)  
**To:** [Gallina, Charlene](#)  
**Subject:** Fwd: Images of Envy Winery  
**Date:** Sunday, October 6, 2019 9:21:56 AM

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