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Graphics  
Napa Wildlife Rescue  
P19-00495-UP

# NAPA COUNTY LAND USE PLAN 2008 – 2030



## LEGEND



### URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential\*
- Rural Residential\*
- Industrial
- Public-Institutional

### 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

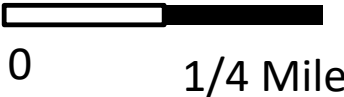
\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations





**LEGEND**

- Zoning
- Parcels



**ZONING MAP**





**Existing Conditions**



# OVERALL SITE PLAN EXISTING CONDITION

4001 MIDDLE AVENUE  
NAPA, CA 94559  
APN: 047-202-005

1199 CUTTINGS WHARF ROAD  
NAPA, CA 94559  
APN: 047-202-006

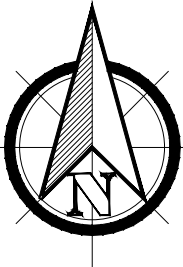
MAY 8, 2020  
PAGE 1 OF 2

STILLWATER CIVIL DESIGN  
1090 SHETLER AVE.  
NAPA, CA 94559  
(707) 974 - 9261  
rangel@stillwatercivil.com

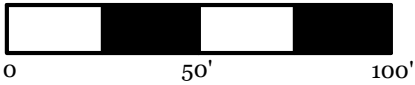


PREPARED UNDER THE DIRECTION OF:

*JRG*  
J. RANGEL GONZALES R.C.E. 74712



SCALE: 1" = 50'



NOTE:  
EXISTING SLOPES ON THE SUBJECT PARCEL  
ARE LESS THAN 5% IN ANY DIRECTION



# OVERALL SITE PLAN PROPOSED CONDITION

4001 MIDDLE AVENUE  
NAPA, CA 94559  
APN: 047-202-005

1199 CUTTINGS WHARF ROAD  
NAPA, CA 94559  
APN: 047-202-006

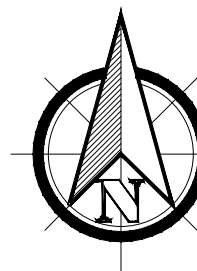
MAY 8, 2020  
PAGE 2 OF 2

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Napa Wildlife Rescue  
4001 Middle Ave., Napa

House





**Napa Wildlife Rescue**  
4001 Middle Ave., Napa

**Barn workshop**

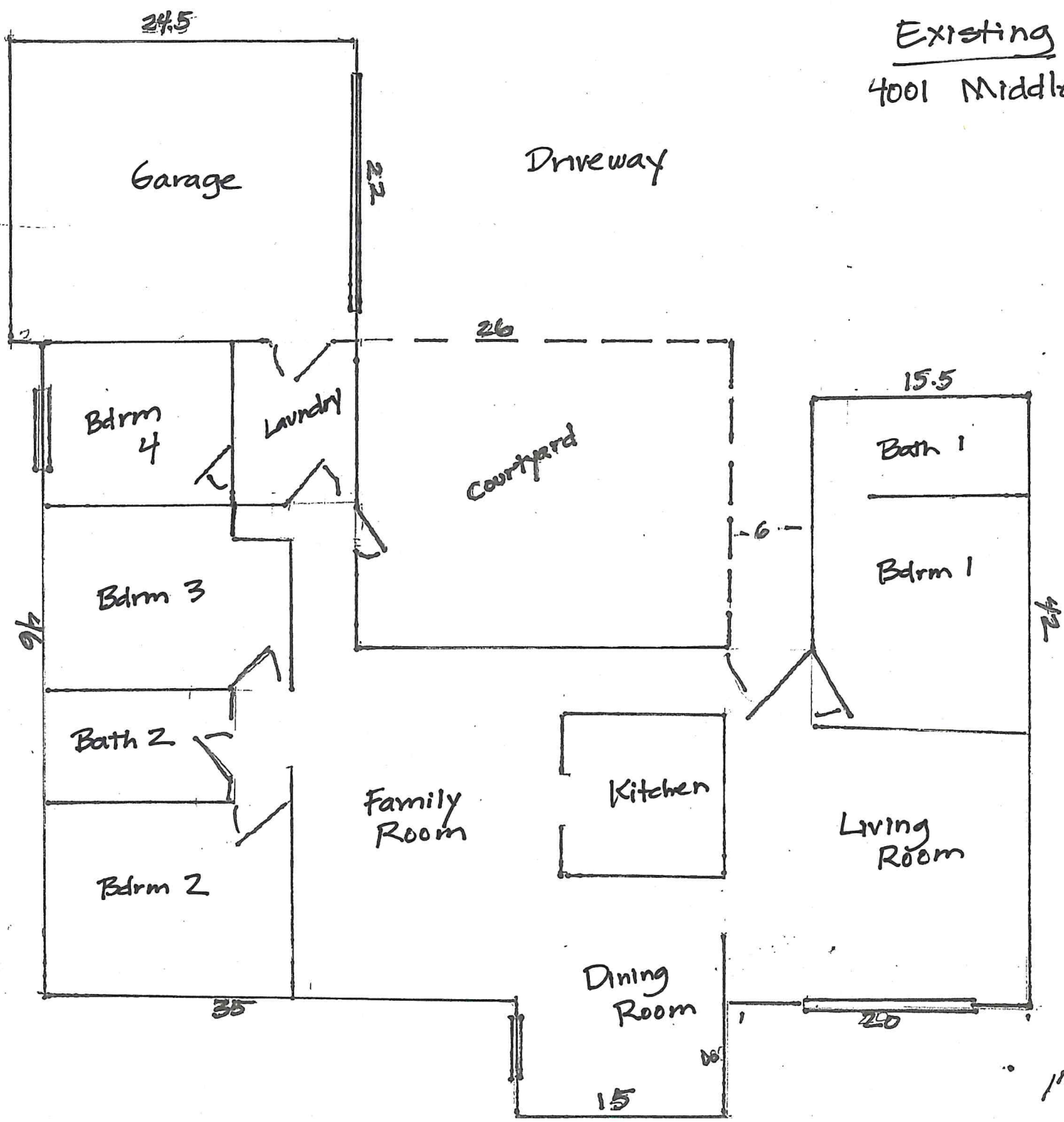


**Kennel**



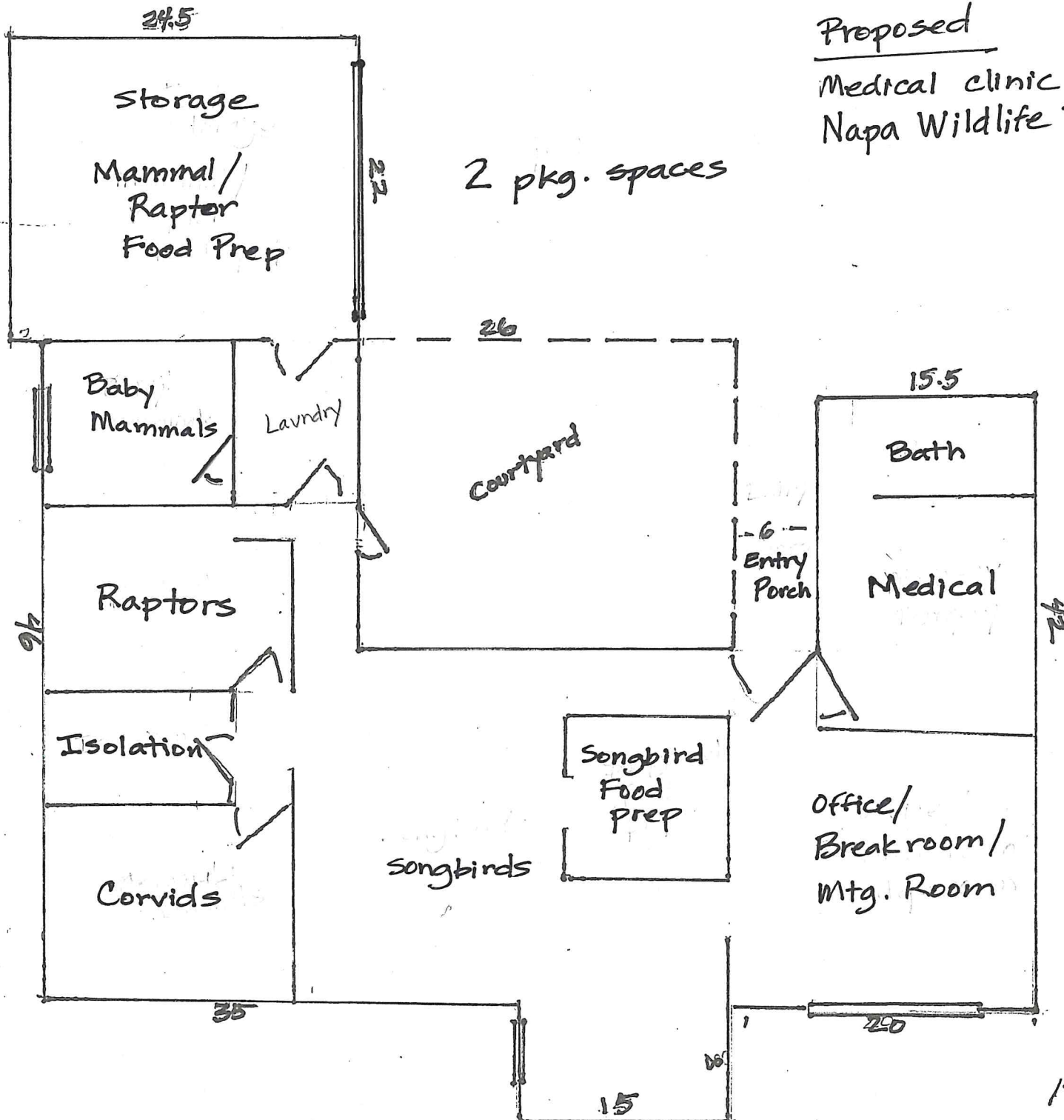


Existing  
4001 Middle Ave.



1" = 10'



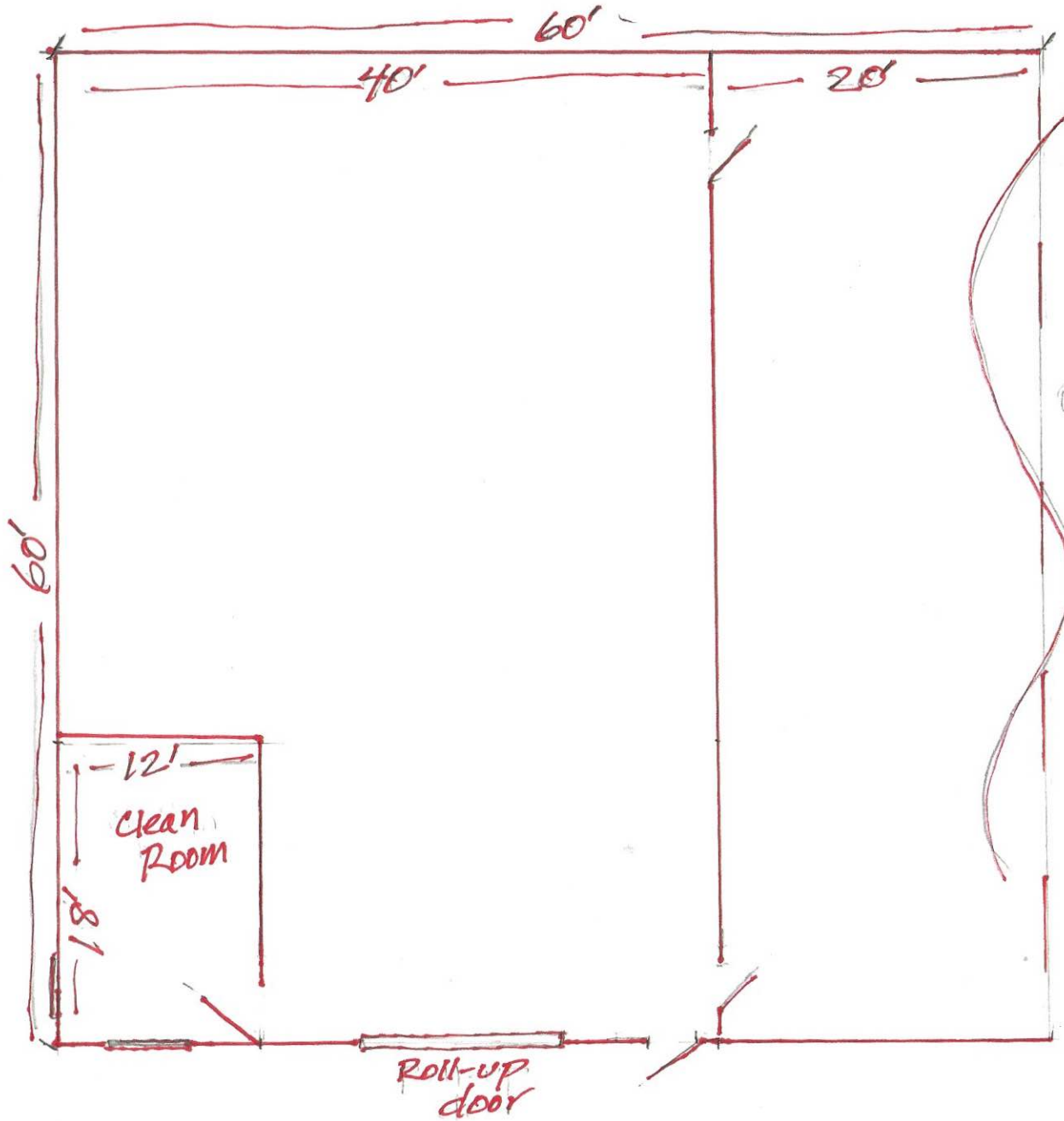


2 pkg. spaces

Proposed  
 Medical clinic  
 Napa Wildlife Rescue

1" = 10'



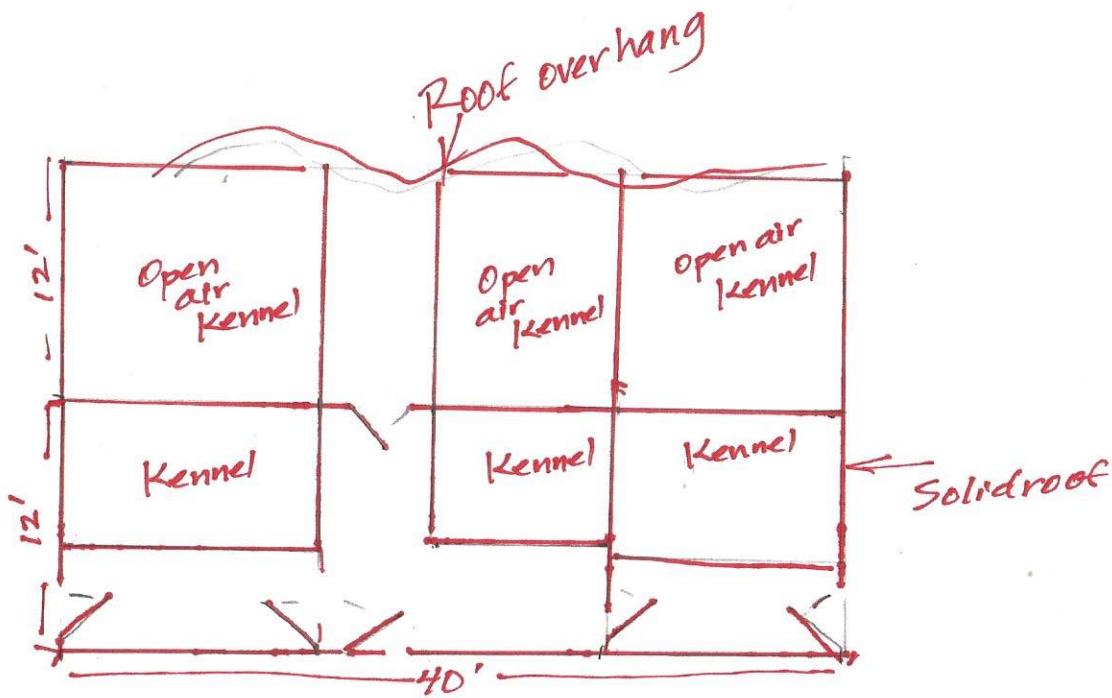


Open  
Side Wall

Existing Barn:  
No structural  
changes are  
proposed

1" = 10'





### Small Barn / Kennel

No structural changes are proposed.



**OVERALL SITE PLAN  
PROPOSED CONDITION**

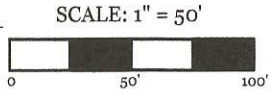
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*Tree canopy  
to be removed  
in proposed  
parking area.*



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## Wildlife Garden Proposal

4001 Middle Avenue, Napa

TO: Napa Wildlife Rescue

The following outlines the Wildlife Garden proposal, presented by the Leadership Napa Valley Class 33 Practicum Group B&H, to the Napa Wildlife Rescue board of directors.



The figure above outlines the planned garden space, located in the front of the main building (house) at 4001 Middle Avenue. The **red** solid boarder represents the perimeter of the garden, to be constructed of "Hog-wire" fencing (in a style indicated below):





**Perimeter:**

The **green** angled corner in the bottom left (south-west corner of the garden) is planned to be a pedestrian sized entry gate, with an archway.

The **green** section in the middle right (east side of the garden) is planned to be a second pedestrian sized gate, providing access to the garden and future planned expansion to this area of the property.

The **green** double-angles at the top (north-east corner of the garden) is planned to be a double-wide gate able to accommodate small tractors or other type of larger equipment and/or trailers. This will provide accessibility to the garden for bulk drop-off of mulch, soil, compost, and other materials. The double-wide gate is planned to be strategically placed between existing trees, and to be off-set from the roadway so that it can be opened northward and remain out of the roadway.

The perimeter fence is planned to be offset from the driveway (west side of the garden) by 2 feet, to allow the transplantation of existing flowers. And the north side shall be offset 20' from the road center, which equates to 11' offset from the road edge. This is intended to comply with set-back requirements, and will also serve as off-street parking.

The thinner **red** lines around the top of the fence perimeter, and along the driveway, represent the flower-bed area that will receive the transplanted bulbs (depicted by the yellow circles).

The **red** angled "bump" on the south side of the perimeter fence allows for the retention of the established tree at this location. Benches will be placed around this "bump", on the interior of the garden (depicted in orange), for a scenic spot that visitors & workers can sit down.

The east side of the perimeter fence will be placed in line with the significantly sized pine tree at the road's edge and extend south. This places the east perimeter fence approximately 7 feet easterly of the house's room extension.

The south side of the perimeter fence shall be 7 feet off-set from the main house, allowing for a pedestrian access between the garden and the house. This 7 foot off-set also allows the perimeter fence to be placed in line with the existing tree, existing water spigot, while allowing ample walk space around the existing air conditioner unit. This placement will be contingent upon final approval by Napa County Fire with regards to defensible space requirements.

The existing two trees near the house & water spigot, the white tree along the driveway, the large pine tree along the road, and the medium-sized trees along the road just west of the pine tree, will be retained. All other scrub brush will be cleared.



***Interior:***

The interior of the garden is planned for a mixture of raised beds, both large & small, as well as open ground to accommodate the variety of plants to be grown. Consultation with a Master Gardener will determine the actual varieties and locations best suited for the planting of the different varieties of plants, trees, vines, and vegetation.

**Raised Beds**

Vegetables, consisting of broccoli, straw berries, pumpkins, and the like will be planned for growing in raised beds. Potential concepts of the raised beds design and construction may include aspects of the following:

