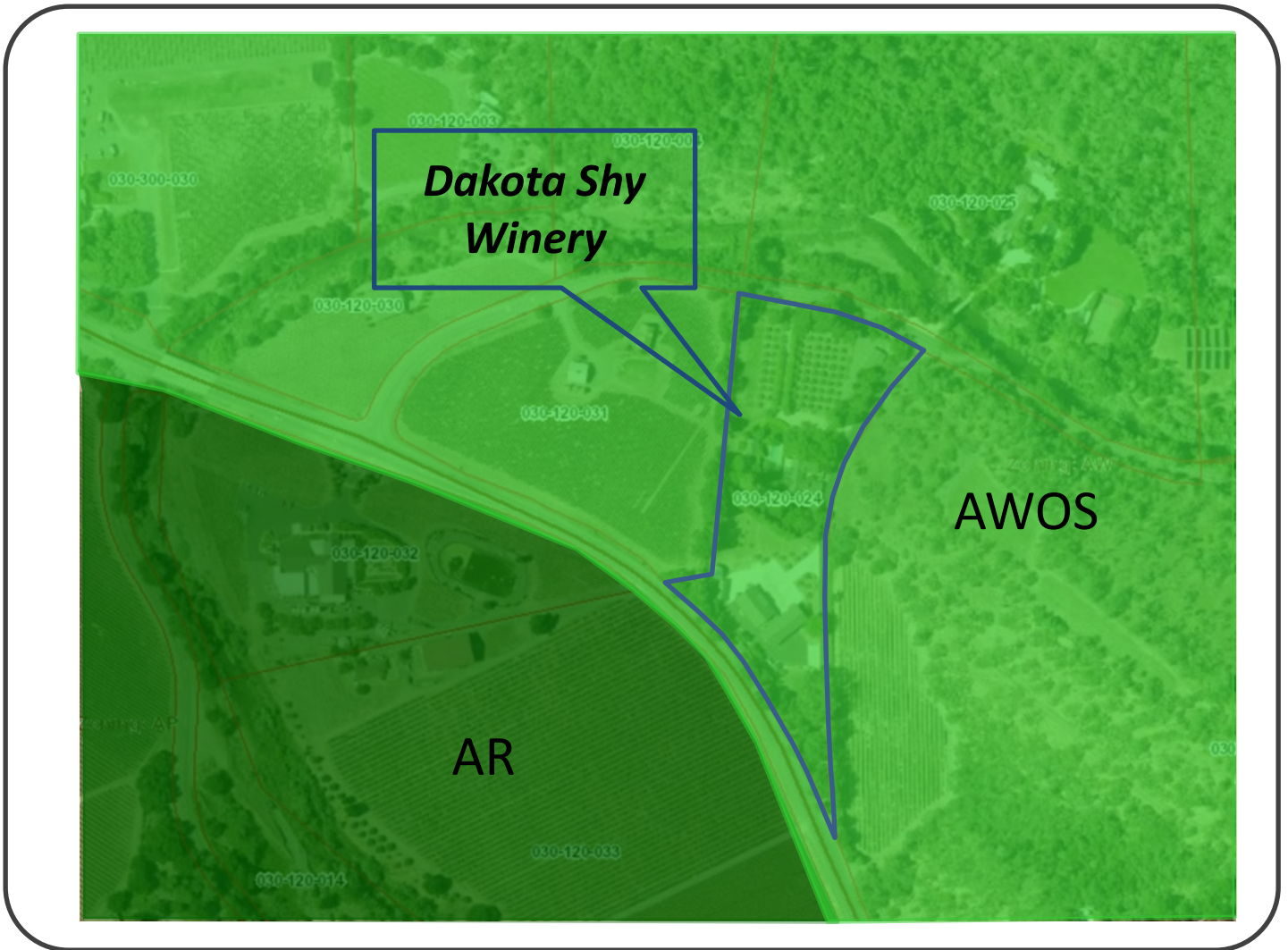


“J”

## 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

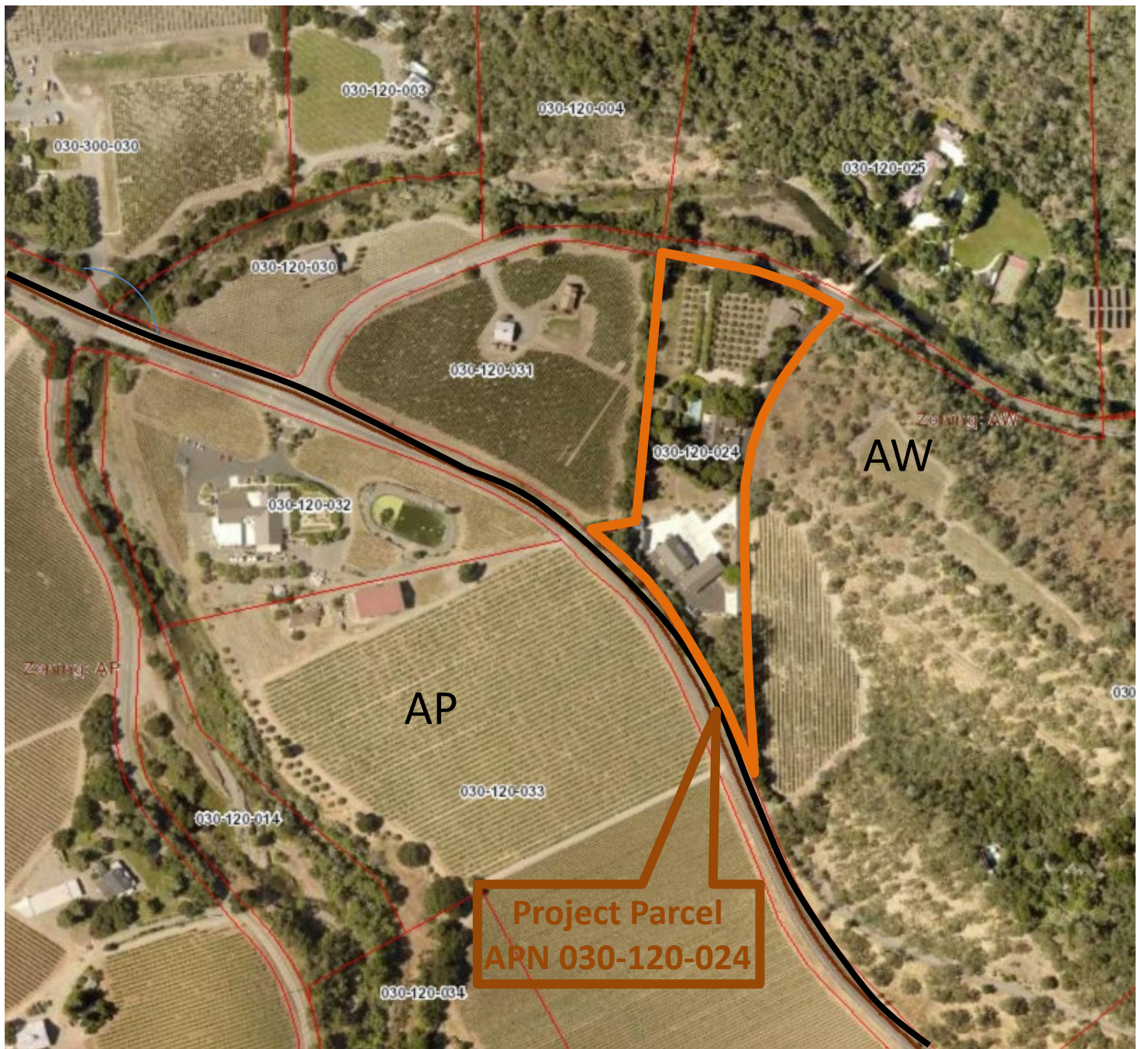
### OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource



### TRANSPORTATION

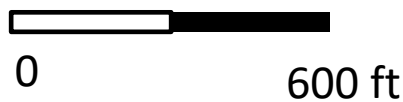
- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

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



**LEGEND**

-  Zoning
-  Parcels



**ZONING MAP**



**Existing Conditions**

# DAKOTA SHY WINERY

## USE PERMIT MODIFICATION

### PROJECT INFORMATION:

**PROPERTY OWNER:**  
 DS PROPERTY, LLC  
 C/O TOM GARRETT  
 771 SAGE CANYON ROAD  
 ST. HELENA, CA 94574

**PROJECT APPLICANT:**  
 TOM GARRETT  
 771 SAGE CANYON ROAD  
 ST. HELENA, CA 94574  
 707-225-5131

**PROJECT ADDRESS:**  
 771 SAGE CANYON ROAD  
 ST. HELENA, CA 94574

**ASSESSOR'S PARCEL NUMBER:**  
 030-120-024

**PARCEL SIZE:**  
 6.0± ACRES

**PARCEL ZONING:**  
 AW

### FEMA FLOOD DATA:

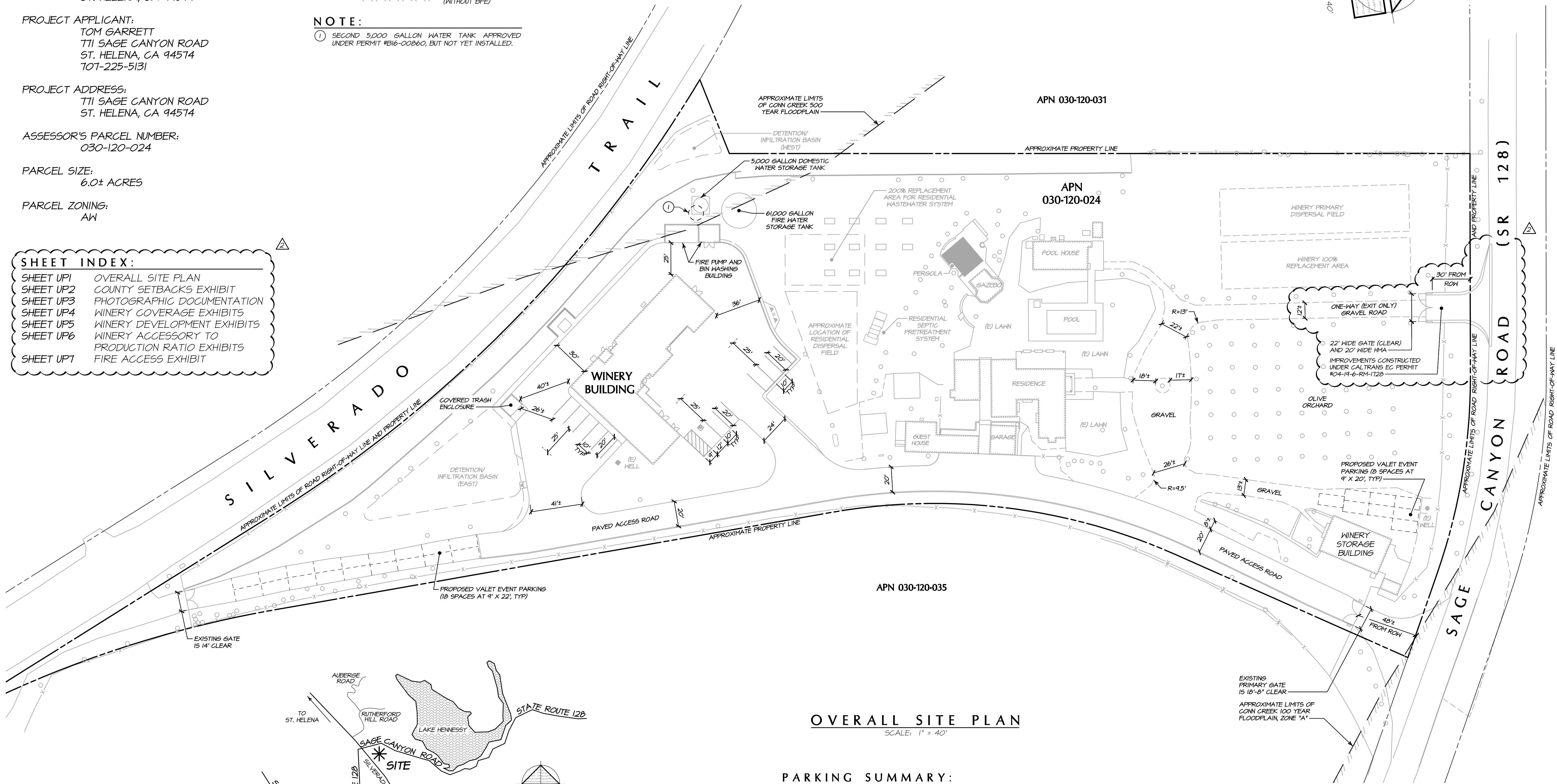
A PORTION OF THIS PROJECT IS LOCATED WITHIN A FLOODWAY OR FLOODPLAIN PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 06055C0855E. ZONE "X" IS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN AN UNINCORPORATED AREA OF NAPA COUNTY.

### NOTE:

- SECOND 5,000 GALLON WATER TANK APPROVED UNDER PERMIT #B16-00860, BUT NOT YET INSTALLED.

### SHEET INDEX:

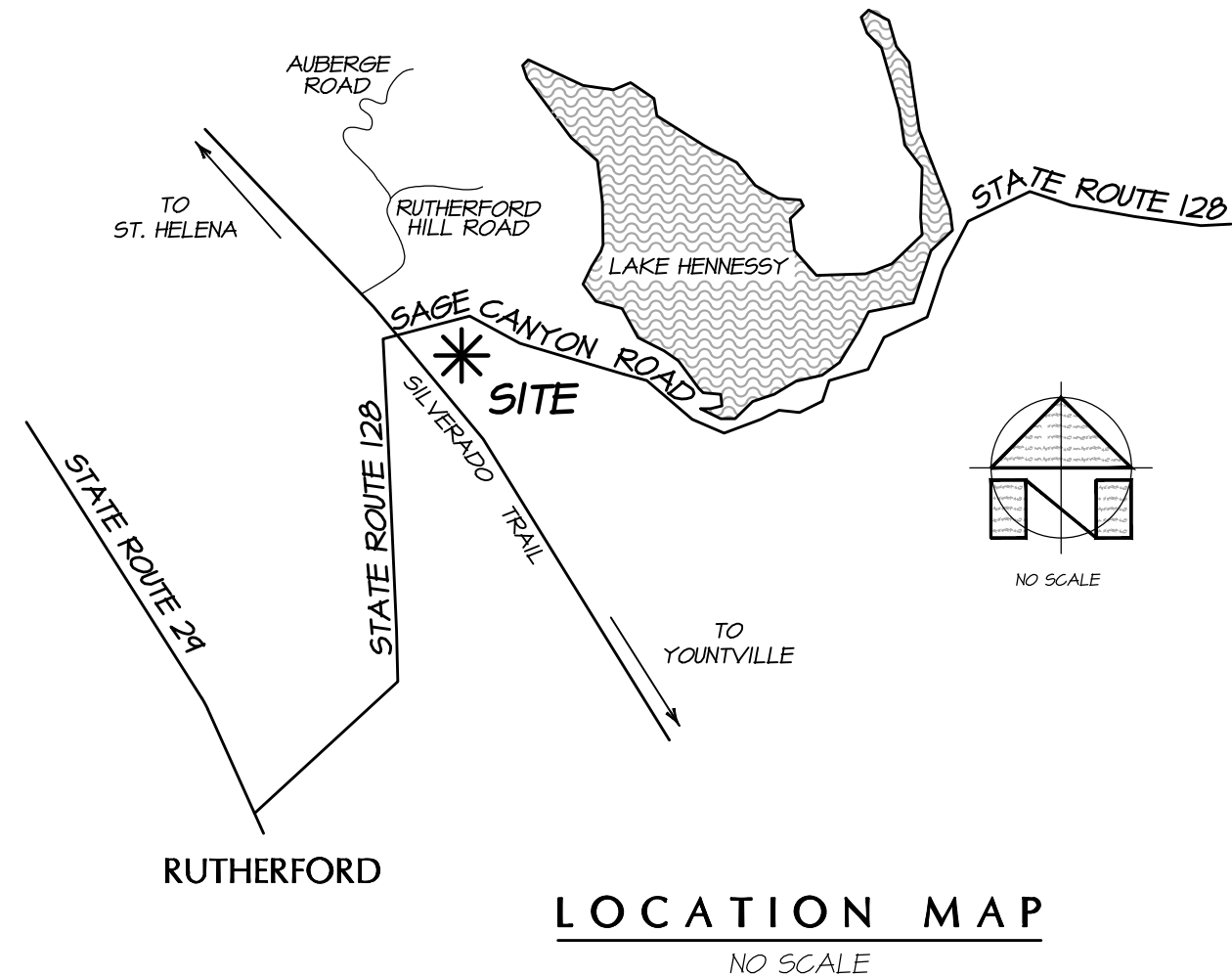
SHEET UP1	OVERALL SITE PLAN
SHEET UP2	COUNTY SETBACKS EXHIBIT
SHEET UP3	PHOTOGRAPHIC DOCUMENTATION
SHEET UP4	WINERY COVERAGE EXHIBITS
SHEET UP5	WINERY DEVELOPMENT EXHIBITS
SHEET UP6	WINERY ACCESSORY TO PRODUCTION RATIO EXHIBITS
SHEET UP7	FIRE ACCESS EXHIBIT



**OVERALL SITE PLAN**  
 SCALE: 1" = 40'

### PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF STALLS
STANDARD	9
UNIVERSAL ACCESS - VAN (UA-V)	1
CLEAN AIR/VAN/POOL/ELECTRIC VEHICLE (EV)	1
VALET EVENT	26
<b>TOTAL</b>	<b>37</b>



**LOCATION MAP**  
 NO SCALE

NO.	DATE	DESCRIPTION	SHEETS	BY
01/13/2020		IMPROVEMENTS CONSTRUCTED UNDER CALTRANS ENCROACHMENT PERMIT #04-19-06-RM-1728	UP1, UP4, UP5, & UP7	KNK
07/26/2019		NAPA COUNTY REVIEW COMMENTS DATED JUNE 27, 2019	UP1-UP3, & UP6	KNK



PREPARED UNDER THE DIRECTION OF  
 PAUL N. BARTELT R.C.E. 45102

DATE: MARCH 2019  
 JOB NO: 14-02  
 SHEET NO:

**UP1**  
 OF 7

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DES:	RF
CHKD:	PNB
DRWN:	KNK

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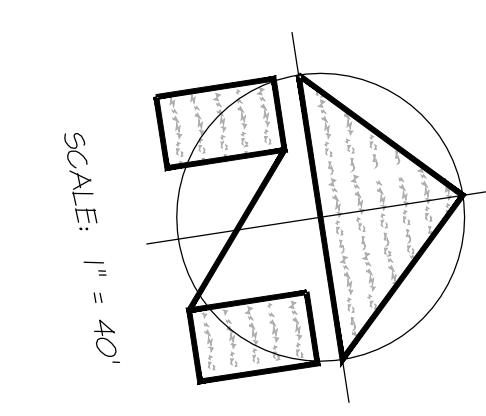
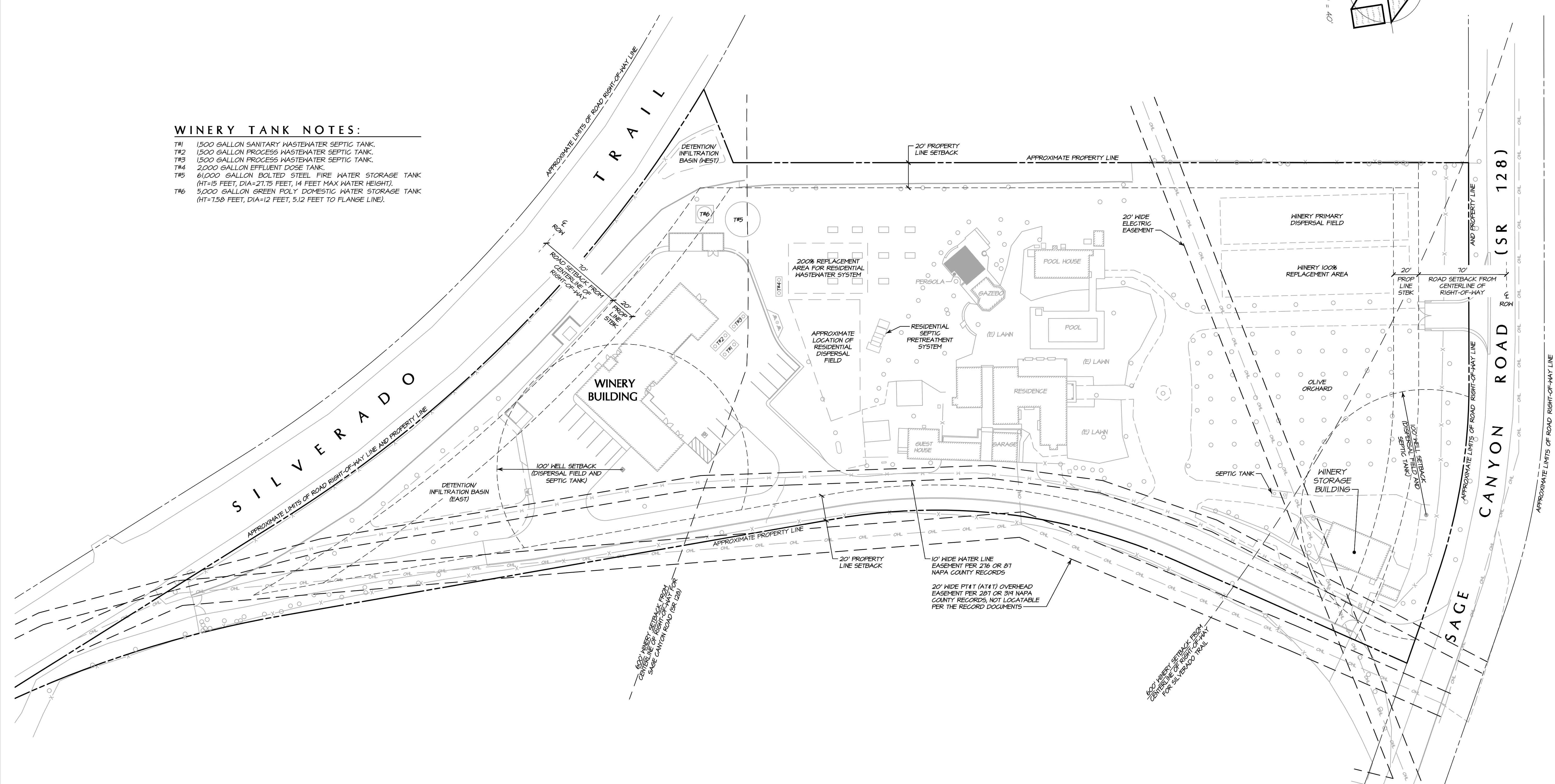
CALIFORNIA

DAKOTA SHY WINERY  
 OVERALL SITE PLAN

NAPA COUNTY

**WINERY TANK NOTES:**

- T#1 1,500 GALLON SANITARY WASTEWATER SEPTIC TANK
- T#2 1,500 GALLON PROCESS WASTEWATER SEPTIC TANK
- T#3 1,500 GALLON PROCESS WASTEWATER SEPTIC TANK
- T#4 2,000 GALLON EFFLUENT DOSE TANK
- T#5 61,000 GALLON BOLTED STEEL FIRE WATER STORAGE TANK (HT=15 FEET, DIA=21.75 FEET, 14 FEET MAX WATER HEIGHT)
- T#6 5,000 GALLON GREEN POLY DOMESTIC WATER STORAGE TANK (HT=15.8 FEET, DIA=12 FEET, 5.12 FEET TO FLANGE LINE)



**COUNTY SETBACKS EXHIBIT**  
SCALE: 1" = 40'



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NO.	DATE	DESCRIPTION	BY
1	01/13/2020	NO CHANGE TO THIS SHEET	KNK
2	01/26/2019	NO CHANGE TO THIS SHEET	KK

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DAKOTA SHY WINERY  
COUNTY SETBACKS EXHIBIT  
NAPA COUNTY  
CALIFORNIA

DATE: MARCH 2019  
JOB NO: 14-02  
SHEET NO: UP2 OF 7

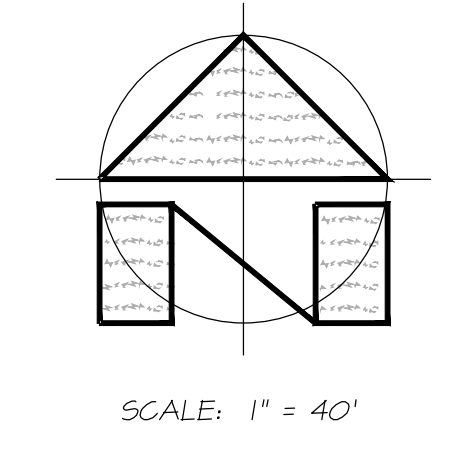
7/14/2020 - 8:17 AM kshank, S:\LAND PROJ\2019\03-2021\402\2019 UP MOD\ACAD\PLANS\1402-UPR3\CD\DWG\UP2-SETBK\_ARCH.PLT PLOT D (8.600 X 24.000 INCHES), 1" = 40', PLOTTED @ BARTELT ENGINEERING, 707-258-1301



**PHOTOGRAPHIC DOCUMENTATION**  
SCALE: 1" = 60'

**NOTE:**  
THE 2016 AERIAL PHOTOGRAPH USED AS A BASE FOR THIS EXHIBIT HAS PROVIDED BY NAPA COUNTY. ALL PROPERTY LINES, BUILDINGS, UTILITIES, WASTEWATER SYSTEM LOCATIONS, DIMENSIONS, AND DESCRIPTIONS SHOWN HEREON ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD.

NO.	DATE	DESCRIPTION	BY
1	07/13/2020	UPDATED IMAGE TO 2016 AERIAL, SEE NOTE	KNK
2	07/26/2019	NAPA COUNTY FIRST PLAN REVIEW COMMENTS DATED JUNE 27, 2019	KNK



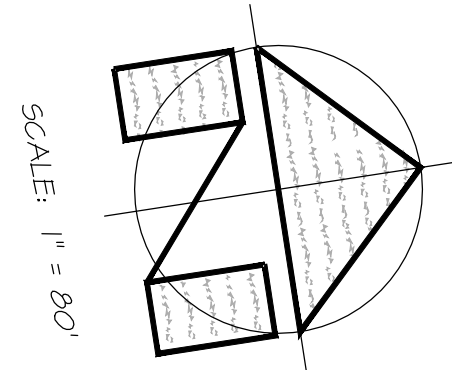
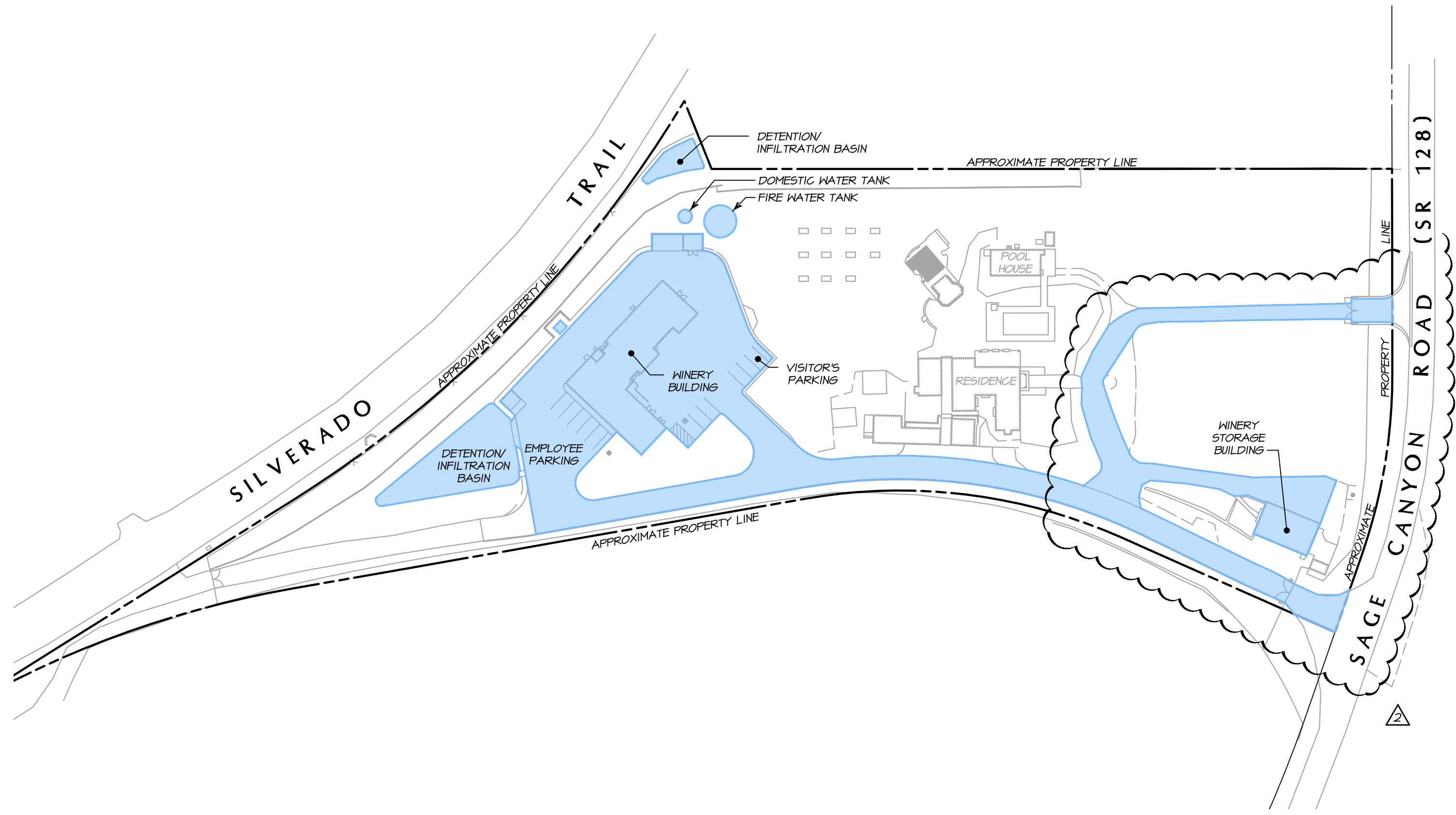
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CHECKED: PNEB  
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DAKOTA SHY WINERY  
**PHOTOGRAPHIC DOCUMENTATION**  
NAPA COUNTY CALIFORNIA  
DATE: MARCH 2019  
JOB NO: 14-02  
SHEET NO:  
**UP3**  
OF 7

7/14/2020 - 8:16 AM KIMBERLY S. LAND PROJECT 200174021204 UP MOD/ACAD/VA/ANSI/M2/UPROD/DWG, IPI/HNRY COVIS, ARCH PULL BLEED D (86.00 X 24.00 INCHES), 1" = 1" PLOTTED @ BARTELT ENGINEERING, 707-258-1301

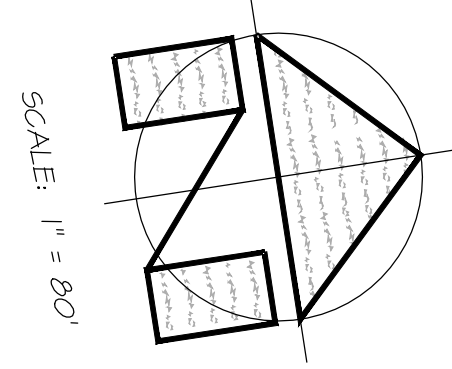
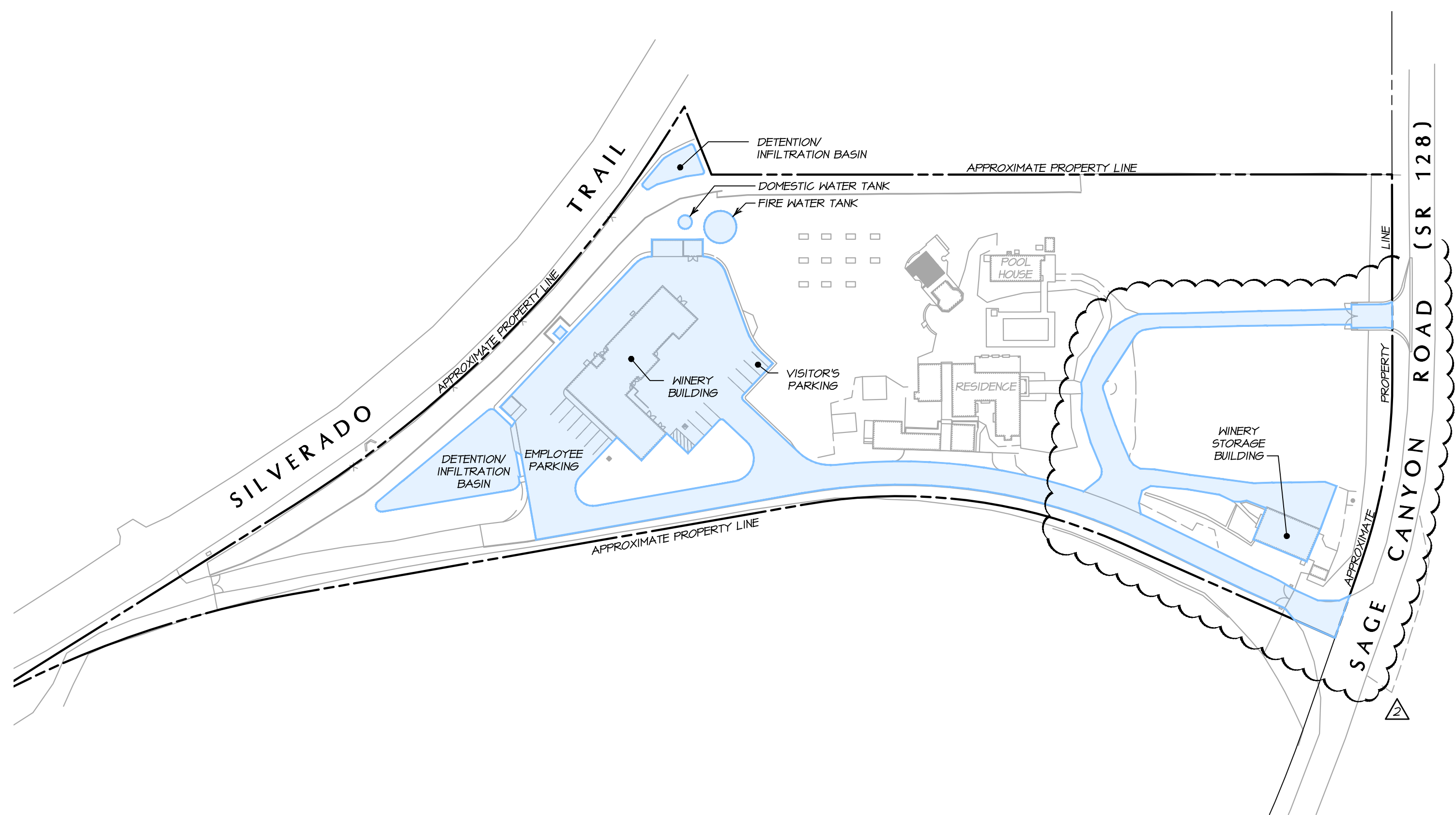


**WINERY COVERAGE AREA EXHIBIT  
EXISTING CONDITIONS**  
SCALE: 1" = 80'

**WINERY COVERAGE CALCULATIONS:**

WINERY COVERAGE AREA (65,631 SQ FT = 1.491 ACRES)  
 PARCEL SIZE: 6.01 ACRES  
 1.49 ACRES / 6.0 ACRES = **24.8%** < 25%

WINERY COVERAGE - THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK, AND STORAGE AREAS (EXCEPT CAVES), ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY, AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA COUNTY CODE 58B.04.220



**WINERY COVERAGE AREA EXHIBIT  
PROPOSED CONDITIONS**  
SCALE: 1" = 80'

**NOTE:**  
THIS USE PERMIT MODIFICATION DOES NOT INCLUDE ANY CHANGES TO THE WINERY COVERAGE AREA.

**WINERY COVERAGE CALCULATIONS:**

WINERY COVERAGE AREA (65,631 SQ FT = 1.491 ACRES)  
 PARCEL SIZE: 6.01 ACRES  
 1.49 ACRES / 6.0 ACRES = **24.8%** < 25%

WINERY COVERAGE - THE TOTAL SQUARE FOOT AREA OF ALL WINERY BUILDING FOOTPRINTS, ALL AGGREGATE PAVED OR IMPERVIOUS GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL OUTSIDE WORK, TANK, AND STORAGE AREAS (EXCEPT CAVES), ALL PAVED AREAS INCLUDING PARKING AND LOADING AREAS, WALKWAYS AND ACCESS DRIVEWAYS TO PUBLIC OR PRIVATE ROADS OR RIGHTS-OF-WAY, AND ALL ABOVE-GROUND WASTEWATER AND RUN-OFF TREATMENT SYSTEMS. SEE NAPA COUNTY CODE 58B.04.220

NO.	DATE	DESCRIPTION	BY
△	01/13/2020	IMPROVEMENTS CONSTRUCTED UNDER CALTRANS ENCROACHMENT PERMIT #04-14-08-RM-1128	KNK
△	01/26/2019	NAPA COUNTY FIRST PLAN REVIEW COMMENTS DATED JUNE 21, 2019	KNK



PREPARED UNDER THE DIRECTION OF  
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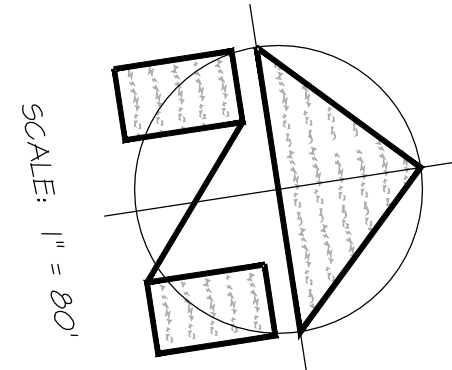
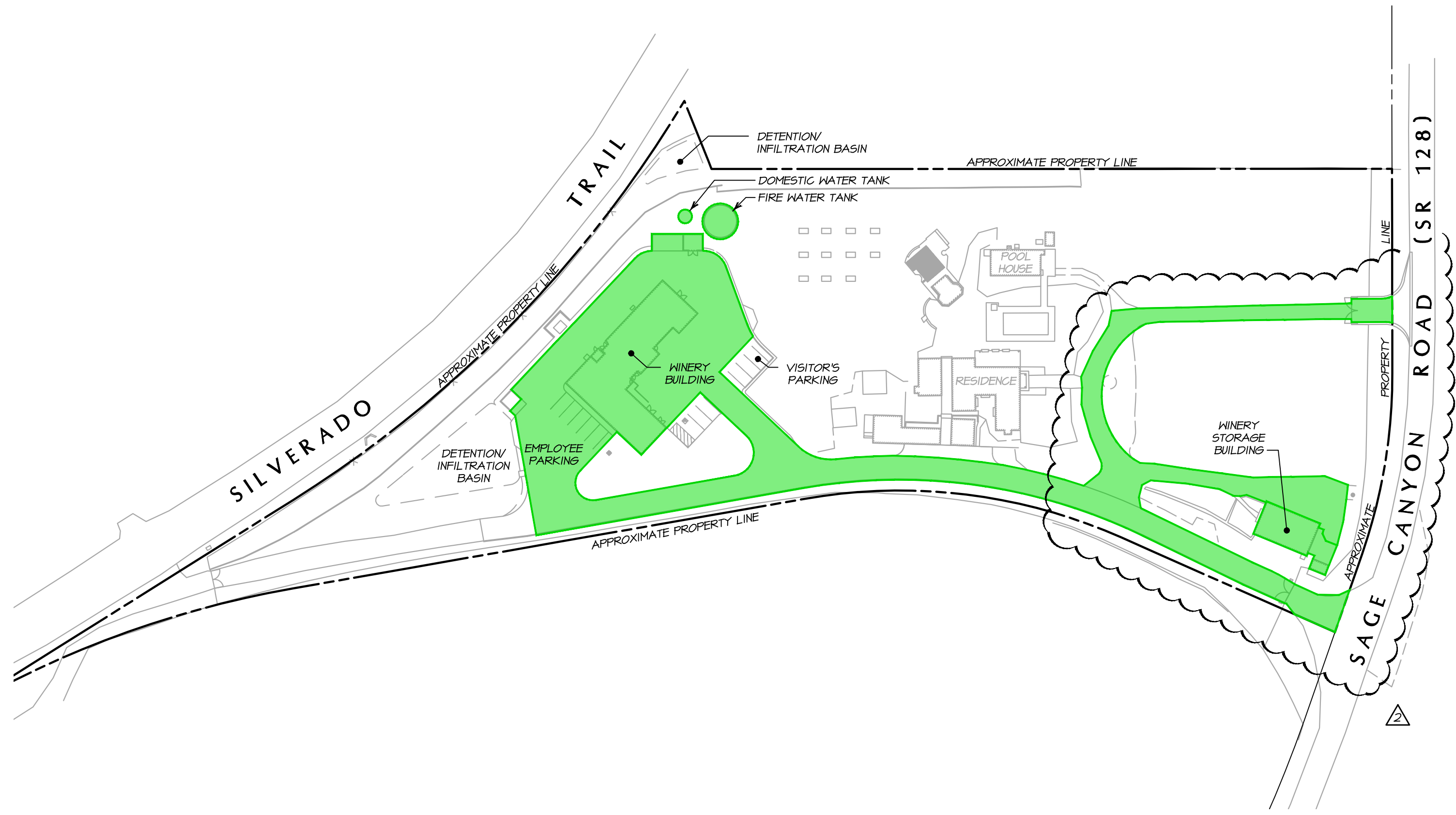
DES: RP  
 DRAWN: KNK  
 CHECKED: PNB  
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DAKOTA SHY WINERY  
 WINERY COVERAGE AREA EXHIBIT  
 NAPA COUNTY CALIFORNIA

DATE: MARCH 2019  
 JOB NO: 14-02  
 SHEET NO: UP4 OF 7



7/14/2020 - 8:16 AM KIMBERL 5: LAND PROJ: EC: 75038-200714021001 UP MOD: ACAD/PLANS/AC2-UPROD/DWG (P) - WINERY DEVEL. ARCH: RILL BLEED D (26.00 X 24.00 INCHES), P = 1/1 PLOTTED @ BARTELT ENGINEERING, 707-256-1501



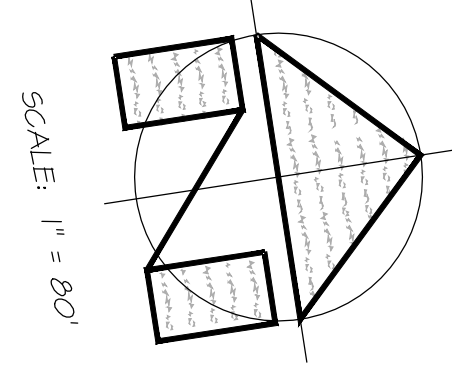
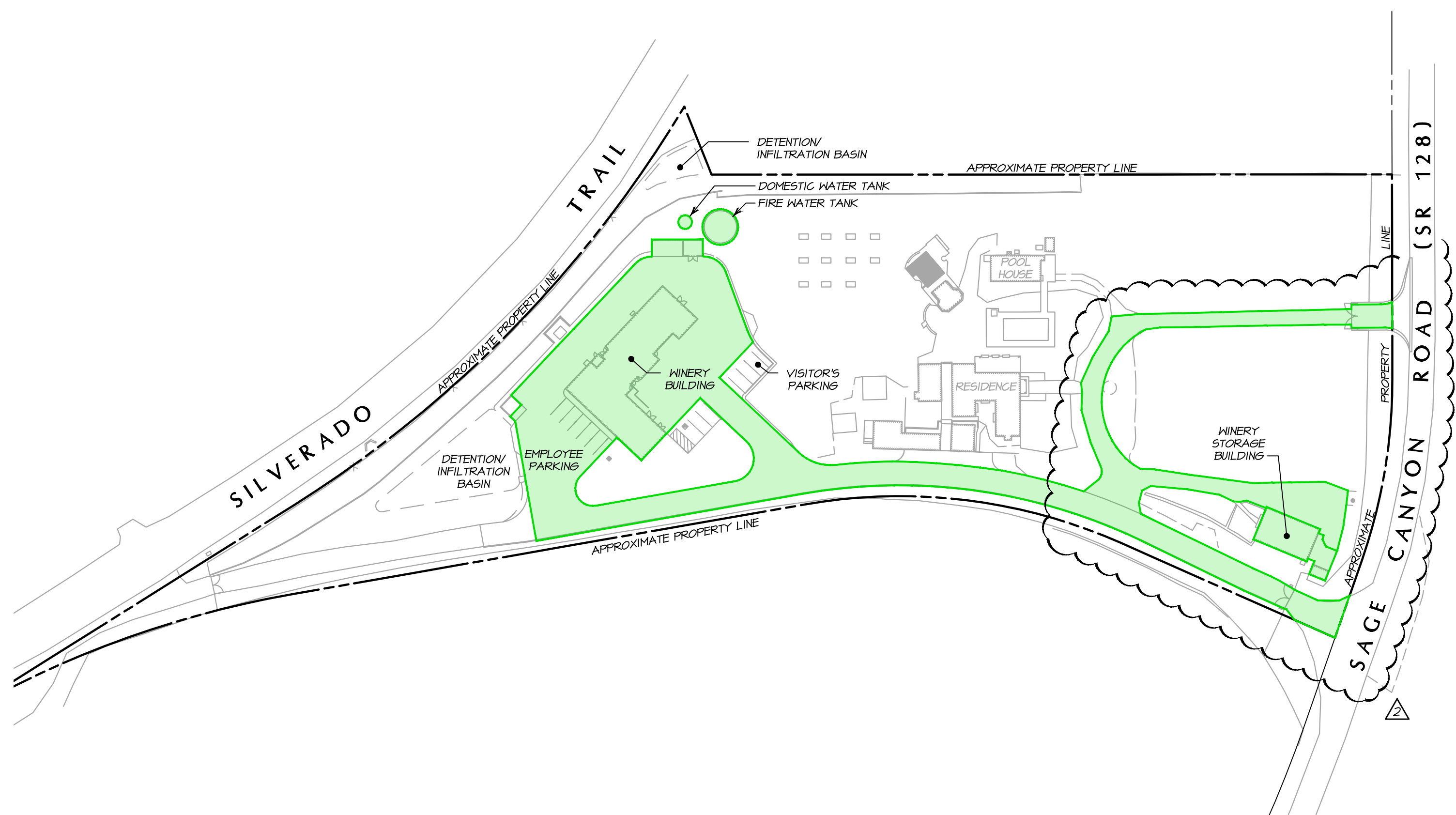
**WINERY DEVELOPMENT AREA:**

WINERY DEVELOPMENT AREA (51,030± SQ FT = 1.33± ACRES)  
PARCEL SIZE: 6.0± ACRES

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 54B.04.020

**WINERY DEVELOPMENT AREA EXHIBIT  
EXISTING CONDITIONS**

SCALE: 1" = 80'



**NOTE:**  
THIS USE PERMIT MODIFICATION DOES NOT INCLUDE ANY CHANGES TO THE WINERY DEVELOPMENT AREA.

**WINERY DEVELOPMENT AREA:**

WINERY DEVELOPMENT AREA (51,030± SQ FT = 1.33± ACRES)  
PARCEL SIZE: 6.0± ACRES

WINERY DEVELOPMENT AREA - ALL AGGREGATE PAVED OR IMPERVIOUS OR SEMI-PERMEABLE GROUND SURFACE AREAS OF THE PRODUCTION FACILITY WHICH INCLUDES ALL STORAGE AREAS (EXCEPT CAVES), OFFICES, LABORATORIES, KITCHENS, TASTING ROOMS AND PAVED PARKING AREAS FOR THE EXCLUSIVE USE OF WINERY EMPLOYEES. SEE NAPA COUNTY CODE 54B.04.020

**WINERY DEVELOPMENT AREA EXHIBIT  
PROPOSED CONDITIONS**

SCALE: 1" = 80'

NO.	DATE	DESCRIPTION	BY
△	01/13/2020	IMPROVEMENTS CONSTRUCTED UNDER CALTRANS ENCROACHMENT PERMIT #04-14-08-RM-1123	KNK
△	01/26/2019	NAPA COUNTY FIRST PLAN REVIEW COMMENTS DATED JUNE 21, 2019	KNK



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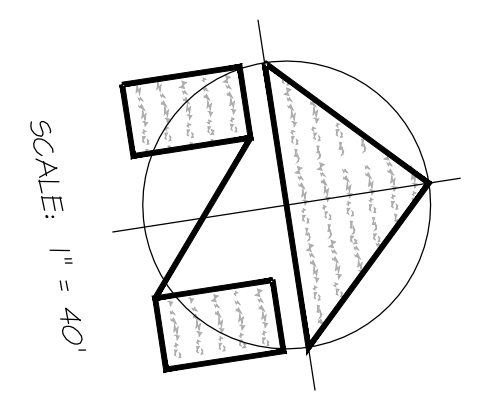
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www.barttelteengineering.com · Telephone: 707-258-1301

DES: RP  
CHK: KNK  
DRN: PNB  
CHKD: PNB

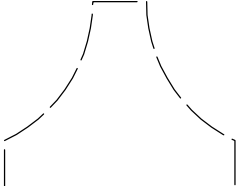


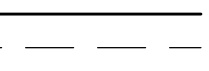

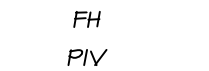




**DAKOTA SHY WINERY**  
**WINERY DEVELOPMENT AREA EXHIBIT**  
NAPA COUNTY  
CALIFORNIA

DATE: MARCH 2019  
JOB NO: 14-02  
SHEET NO: **UP5**  
OF 7





**LEGEND:**

-  FIRE TRUCK TURNAROUND
  -  FIRE TRUCK (TYPE I)
  -  10' X 30' FIRE TRUCK STAGING AREA
  -  LIMITS OF FIRE TRUCK BODY OUTLINE
  -  LIMITS OF FIRE TRUCK WHEEL PATH
  -  BLUE DOT REFLECTOR
  -  FIRE DEPARTMENT CONNECTION
  -  FIRE HYDRANT
  -  POST INDICATOR VALVE
  -  DIRECTION OF TRAVEL
- ARROWS REPRESENT ONSITE TRAFFIC CIRCULATION PATTERNS AND ARE FOR INFORMATIONAL PURPOSES ONLY.

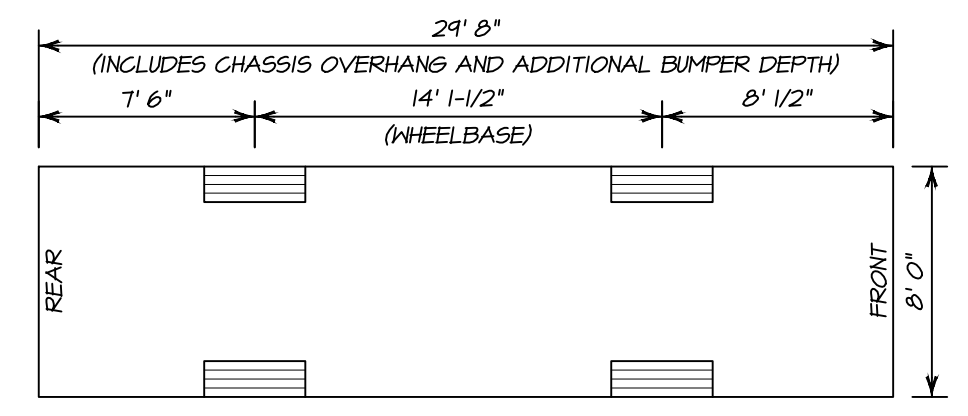
**FIRE JURISDICTION NOTE:**

THE SUBJECT PARCEL IS DESIGNATED AS BEING IN THE NAPA COUNTY FIRE PROTECTION JURISDICTION LOCAL RESPONSIBILITY AREA (LRA) PROVIDED BY NAPA COUNTY.



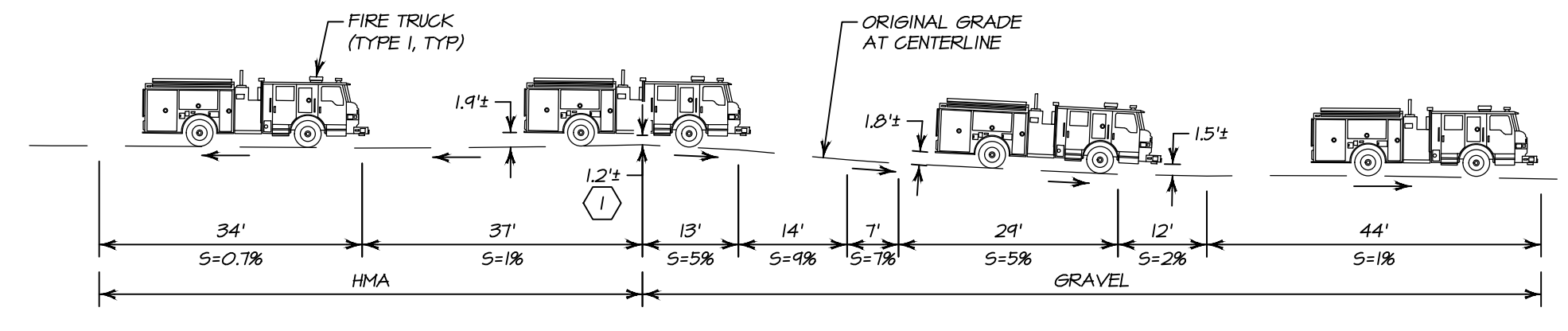
**FIRE ACCESS EXHIBIT**  
SCALE: 1" = 40'

**NOTE:**  
REFER TO THE DAKOTA SHY WINERY MAJOR USE PERMIT MODIFICATION AND ROAD EXCEPTION REQUEST LETTER, DATED JULY 2020 PREPARED BY BARTELT ENGINEERING.



**NOTE:**  
FIRE TRUCK (TYPE I) SPECIFICATIONS PROVIDED BY THE NAPA COUNTY FIRE MARSHAL'S OFFICE.

**FIRE TRUCK DETAIL**  
NO SCALE



**NOTE:**  
① POINT OF TRANSITION FROM HMA TO GRAVEL.

**FIRE TRUCK VERTICAL CLEARANCE EXHIBIT**  
SCALE: 1" = 20'

NO.	DATE	DESCRIPTION	BY
▲	01/13/2020	IMPROVEMENTS CONSTRUCTED UNDER CALTRANS ENCROACHMENT PERMIT #04-14-08-RM-1122B	KNK
▲	07/26/19	NAPA COUNTY FIRST PLAN REVIEW COMMENTS DATED JUNE 27, 2019	KNK



PREPARED UNDER THE DIRECTION OF  
PAUL N. BARTELT R.C.E. 45102

DATE: MARCH 2019  
JOB NO: 14-02

SHEET NO:  
**UP7**  
OF 7

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CALIFORNIA  
NAPA COUNTY

DAKOTA SHY WINERY  
FIRE ACCESS EXHIBIT

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7/14/2020 - 8:54 AM kshank 5:LAND PROJ:EG:75:2019-2017:402:DOOR IP MOD:CAD:VLA:ANSI:402:IPM:CODING: JPT:FILE: ARCA/FILL BLEED D:86:00 X:24:00 INCHES, 1" = 1' PLOTTED # BARTELT ENGINEERING 707-258-1301