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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**

# WHITE ROCK VINEYARDS

1115 LOMA VISTA DRIVE  
NAPA, CALIFORNIA 94558

USE PERMIT

## PROJECT TEAM

**OWNER**  
JEEP SHED LLC  
1115 LOMA VISTA DRIVE  
NAPA, CALIFORNIA 94558

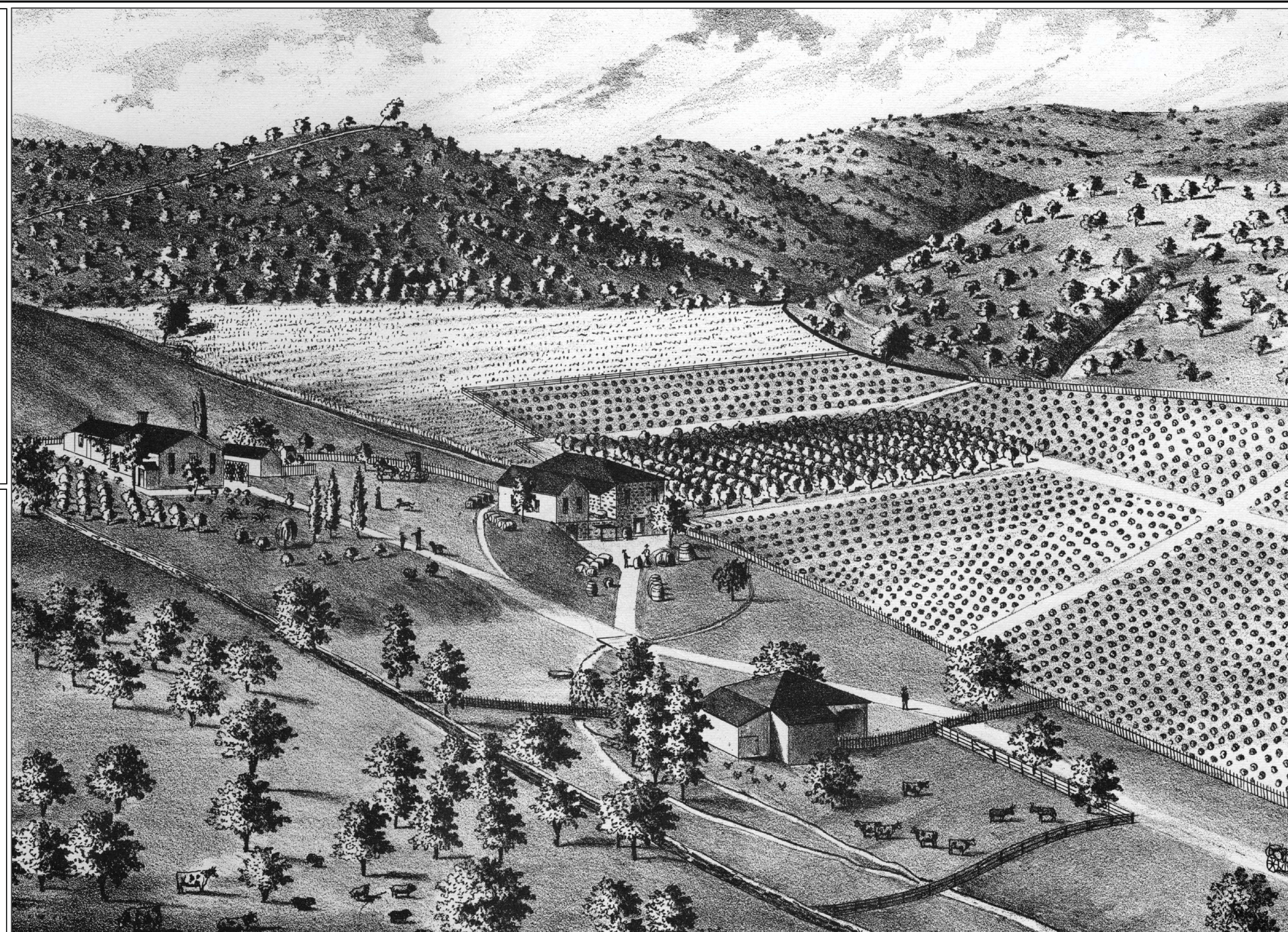
**ARCHITECT**  
ARCHITECTURAL RESOURCES GROUP, INC.  
PIER 9, THE EMBARCADERO  
SAN FRANCISCO, CALIFORNIA 94111

**CIVIL ENGINEER**  
APPLIED CIVIL ENGINEERING, INC.  
2074 WEST LINCOLN AVENUE  
NAPA, CA 94558

**PLANNING AND LEGAL**  
FARELLA BRAUN & MARTEL, LLP  
899 ADAMS STREET, SUITE G  
ST. HELENA, CALIFORNIA 94574

## INDEX OF DRAWINGS

T0.00	COVER SHEET
C-1	OVERALL SITE PLAN
C-2	CONCEPTUAL SITE IMPROVEMENT PLAN
C-3	IMPERVIOUS SURFACE EXHIBIT
A1.01	TASTING ROOM FLOOR PLAN & PARTIAL SITE PLAN
A1.02	TASTING ROOM EXTERIOR ELEVATIONS
A1.03	TASTING ROOM EXTERIOR ELEVATIONS
A2.01	ACCESSORY VERSUS PRODUCTION CALCULATIONS



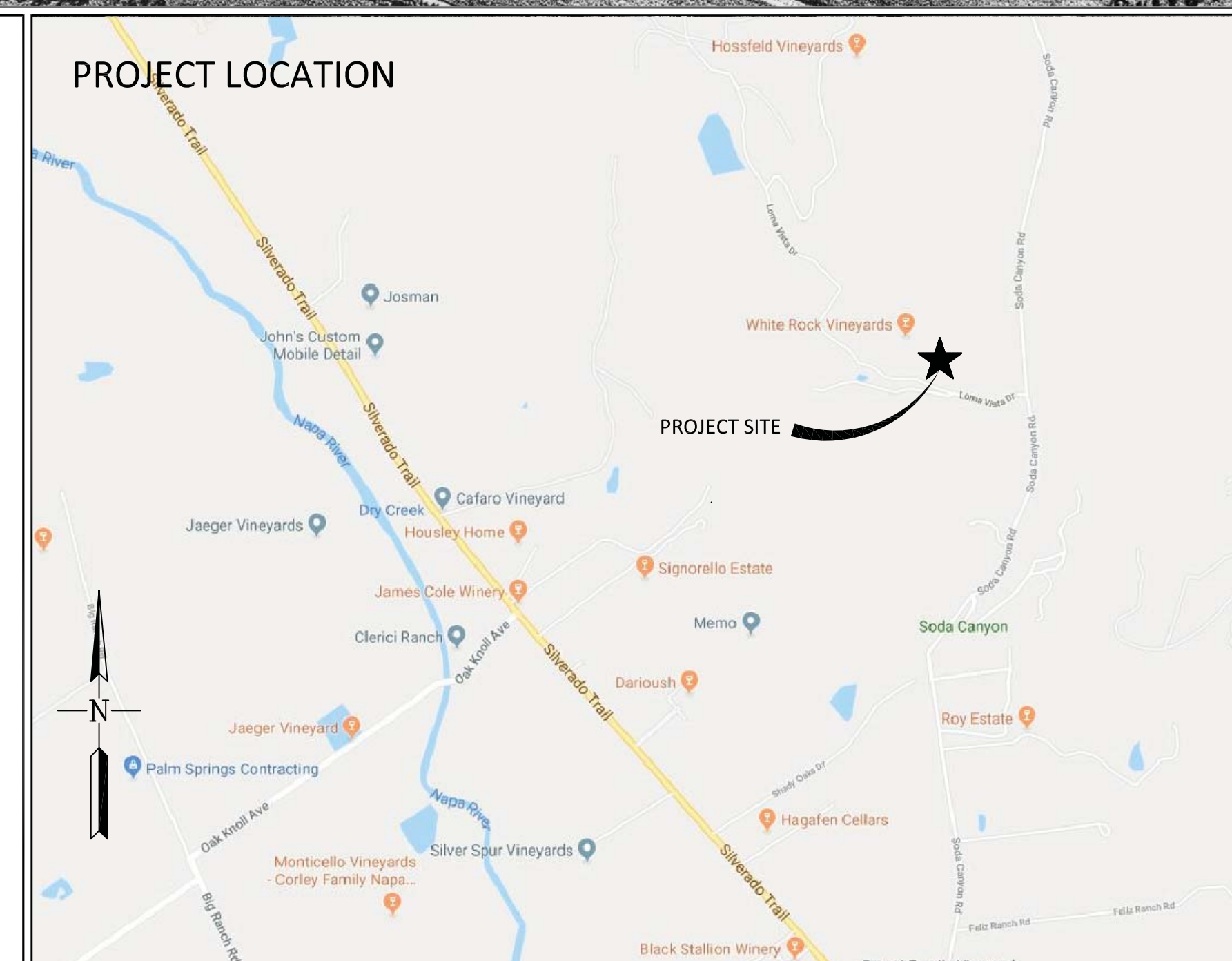
## PROJECT DATA

APN: 039-680-004

## SCOPE OF WORK

EXISTING WINERY PLANNING APPLICATION FOR A SMALL WINERY EXEMPTION. ALSO INCLUDED IS TO BUILD A PERMANENT ACCESSORY USE STRUCTURE IN THE LOCATION OF A FIRE REPLACEMENT ACCESSORY USE TEMPORARY TRAILER.

## PROJECT LOCATION



Pier 9, The Embarcadero, Suite 107  
San Francisco, California 94111  
415 421 1680

argsf.com

NO.	DESCRIPTION	DATE
REVISIONS		

# WHITE ROCK VINEYARDS

USE PERMIT

1115 LOMA VISTA DRIVE  
NAPA, CALIFORNIA, 94558

SHEET TITLE

COVER SHEET

APRIL 27, 2020

PROJ NO.  
190724

DRAWN  
SN, IS

CHECKED  
NOM

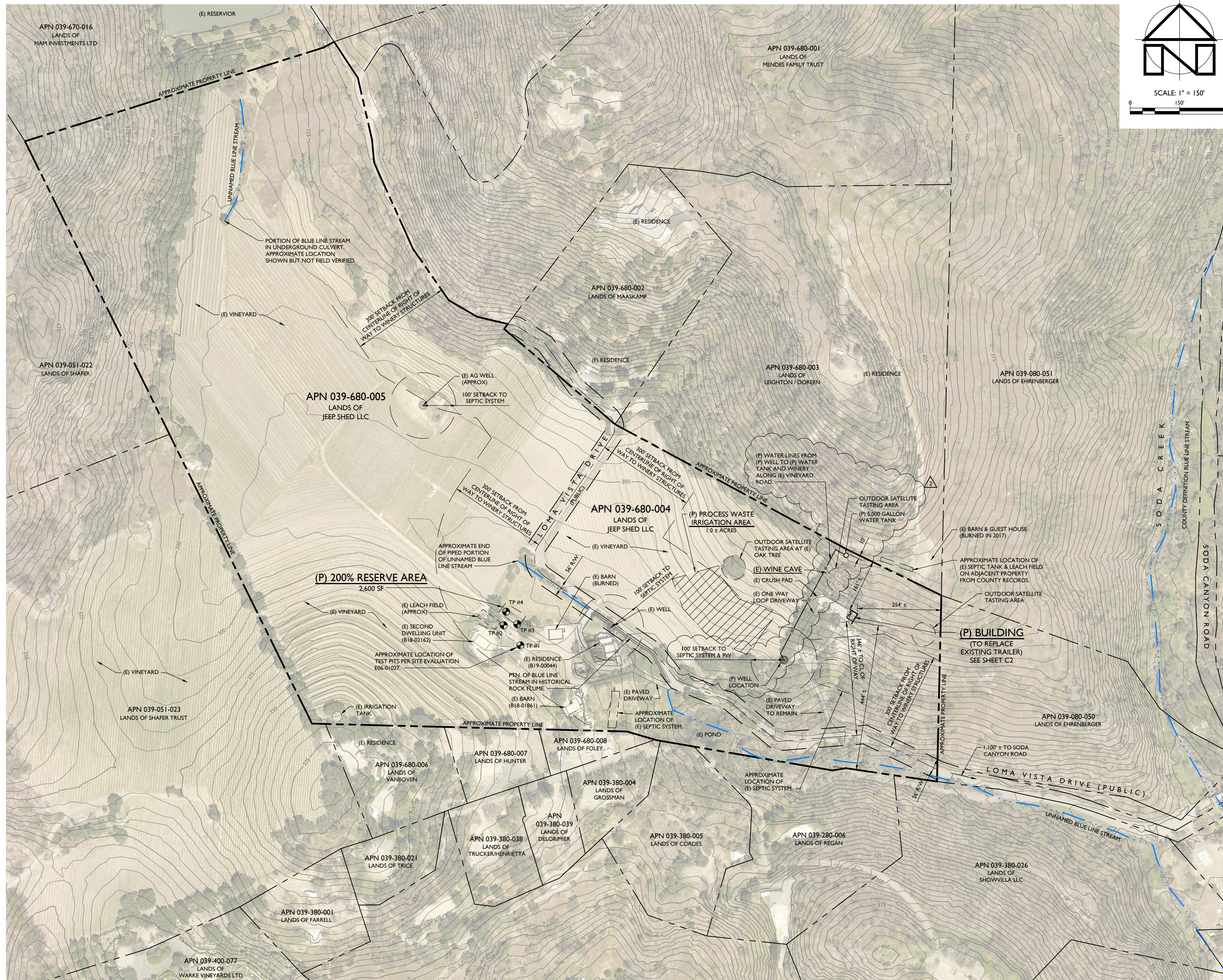
DRAWING NO.

T0.00

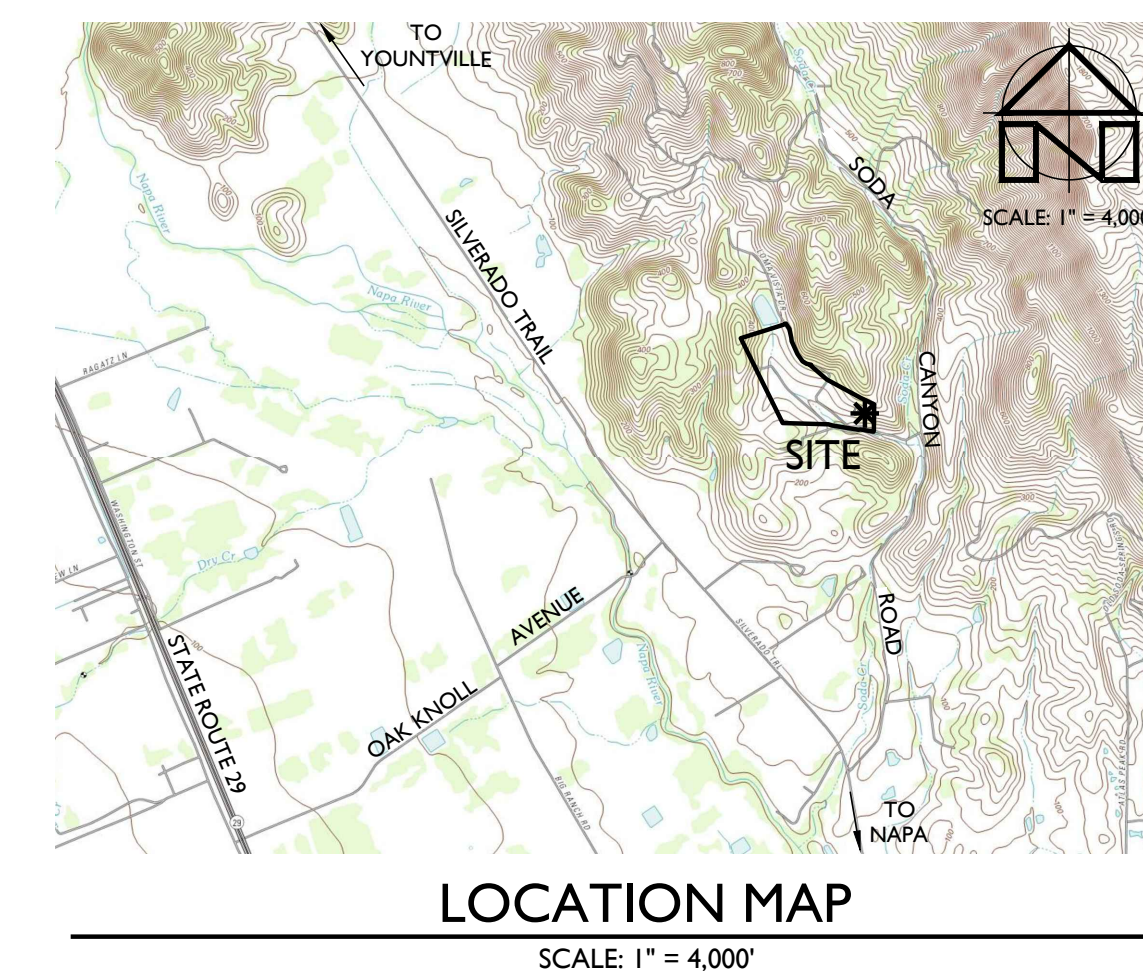
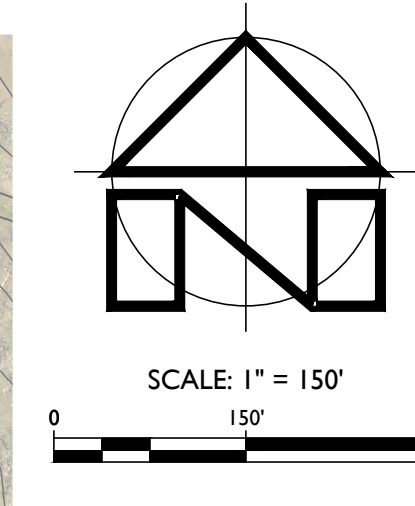
# WHITE ROCK VINEYARDS

## USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS

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**OVERALL SITE PLAN**  
SCALE: 1" = 150'



**PROJECT INFORMATION:**  
**PROPERTY OWNER & APPLICANT:**  
 JEEP SHED LLC  
 1112 LOMA VISTA DRIVE  
 NAPA, CA 94558  
**SITE ADDRESS:**  
 1112 LOMA VISTA DRIVE  
 NAPA, CA 94558  
**ASSESSOR'S PARCEL NUMBER:**  
 039-680-004  
**PARCEL SIZE:**  
 15.0 ± ACRES  
**PROJECT SIZE:**  
 600 ± SQUARE FEET  
**ZONING:**  
 AGRICULTURAL WATERSHED (AW)  
**DOMESTIC WATER SOURCE:**  
 PRIVATE WELL  
**WASTEWATER DISPOSAL:**  
 ONSITE SEPTIC SYSTEM

**SHEET INDEX:**  
 C1 OVERALL SITE PLAN  
 C2 CONCEPTUAL SITE IMPROVEMENT PLAN  
 C3 IMPERVIOUS SURFACE EXHIBIT

**FLOOD HAZARD NOTE:**  
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0420E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

**NOTES:**

- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON SHEET C2 WAS TAKEN FROM THE "TOPOGRAPHIC MAP OF A PORTION OF THE LANDS OF JEEP SHED, LLC" PREPARED BY TERRA FIRMA SURVEYS, INC., DATED SEPTEMBER 6, 2019. TOPOGRAPHIC INFORMATION ON SHEET C3 WAS PREPARED BY JACKSON & ASSOCIATES DATED JANUARY 4, 2018. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
- AERIAL PHOTOGRAPH WERE OBTAINED FROM THE SAN FRANCISCO ESTUARY INSTITUTE (SFEI) SAN FRANCISCO BAY AREA ORTHOPHOTOS DATABASE, DATED JUNE 2014 AND MAY NOT REPRESENT CURRENT CONDITIONS.
- CONTOUR INTERVAL:  
 SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.  
 SHEET C2: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
- BENCHMARK: NAVD 88
- THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE VERY APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

**APPLIED**  
 CIVIL ENGINEERING  
 INCORPORATED  
 2074 West Lincoln Avenue  
 Napa, CA 94558  
 (707) 220-4988 (707) 220-2395 Fax  
 www.appliedcivil.com

**WHITE ROCK VINEYARDS**  
**USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS**  
**OVERALL SITE PLAN**

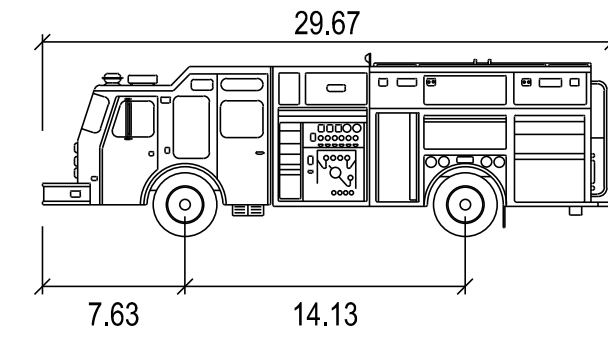
PREPARED UNDER THE DIRECTION OF:



**DRAWN BY:** SM I  
**CHECKED BY:** MRM  
**DATE:** DECEMBER 7, 2020  
**REVISIONS:**  
 9/15/2020 BY: SM I  
 RESPONSE TO COMMENTS  
 12/7/2020 BY: SM I  
 OWNER REVISIONS

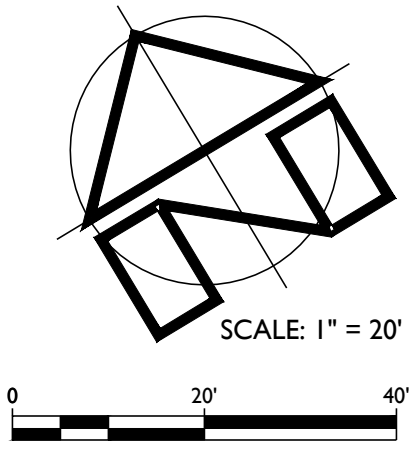
**JOB NUMBER:** 17-145  
**FILE:** 17-145CONC\_OSP.DWG  
**ORIGINAL SIZE:** 24" X 36"  
**SHEET NUMBER:**

**C1**  
 OF  
**3**



E26 feet  
 Width : 8.00  
 Track : 6.91  
 Lock to Lock Time : 6.0  
 Steering Angle : 45.0

**FIRE TRUCK APPURATUS**  
 SCALE: 1" = 10'



**WHITE ROCK VINEYARDS**  
 USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS  
 CONCEPTUAL SITE IMPROVEMENT PLAN

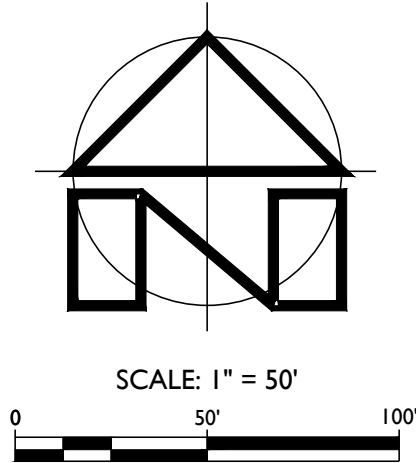
PREPARED UNDER THE DIRECTION OF:

**DRAWN BY:** SMI  
**CHECKED BY:** MRM  
**DATE:** DECEMBER 7, 2020  
**REVISIONS:**

NO.	DATE	BY	REVISIONS
1	9/15/2020	SMI	RESPONSE TO COMMENTS
2	12/7/2020	SMI	OWNER REVISIONS

**JOB NUMBER:** 17-145  
**FILE:** 17-145CONC\_CAVE SITE.DWG  
**ORIGINAL SIZE:** 24" X 36"  
**SHEET NUMBER:**

**CONCEPTUAL SITE IMPROVEMENT PLAN**  
 SCALE: 1" = 20'



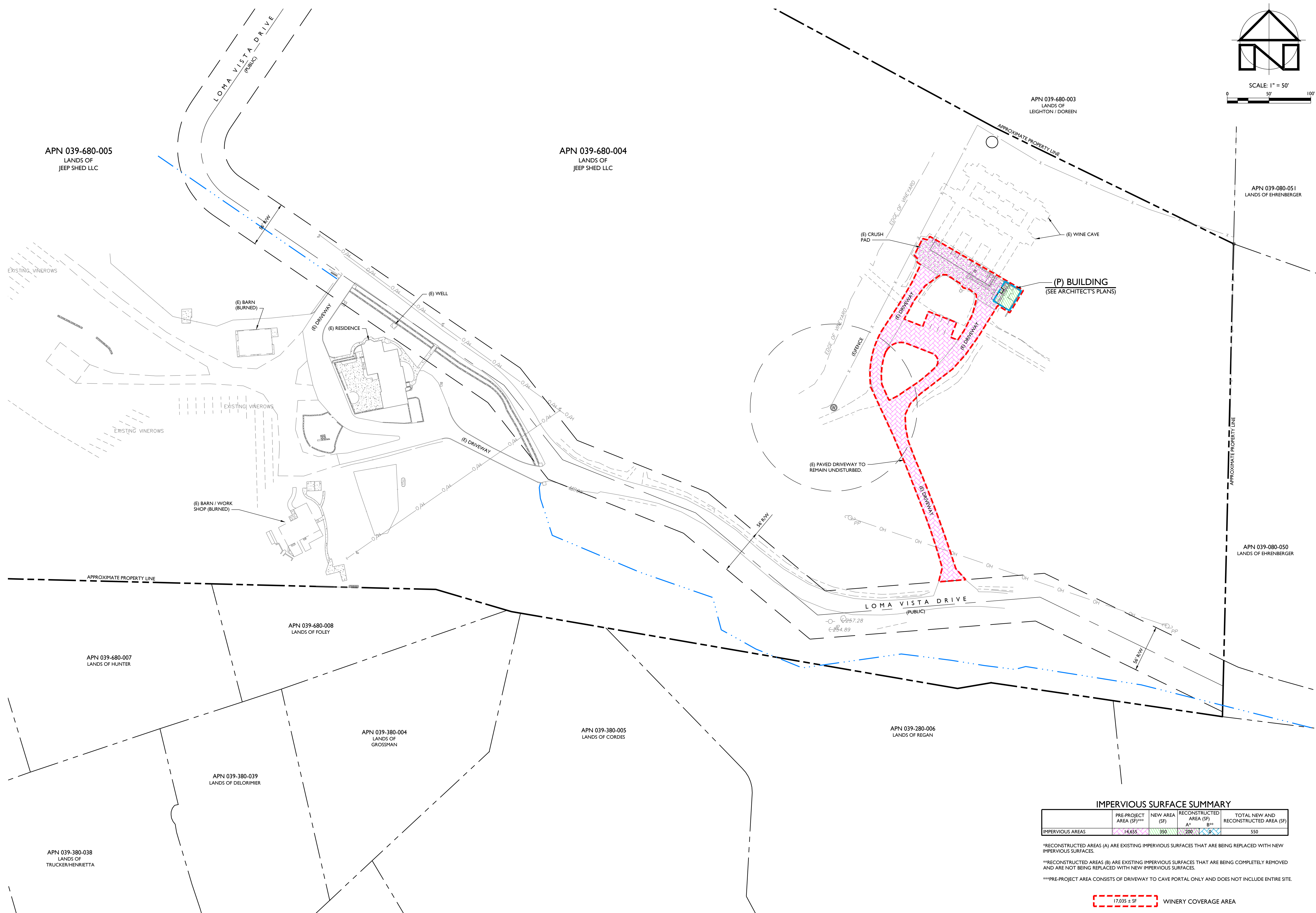
**WHITE ROCK VINEYARDS**  
**USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS**  
**IMPERVIOUS SURFACE EXHIBIT**

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:	SMI
CHECKED BY:	MRM
DATE:	DECEMBER 7, 2020
REVISIONS:	BY:
1	9/15/2020 SMI
2	12/7/2020 SMI
3	OWNER REVISIONS

JOB NUMBER:	17-145
FILE:	17-145CONC_ISE.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	



**IMPERVIOUS SURFACE SUMMARY**

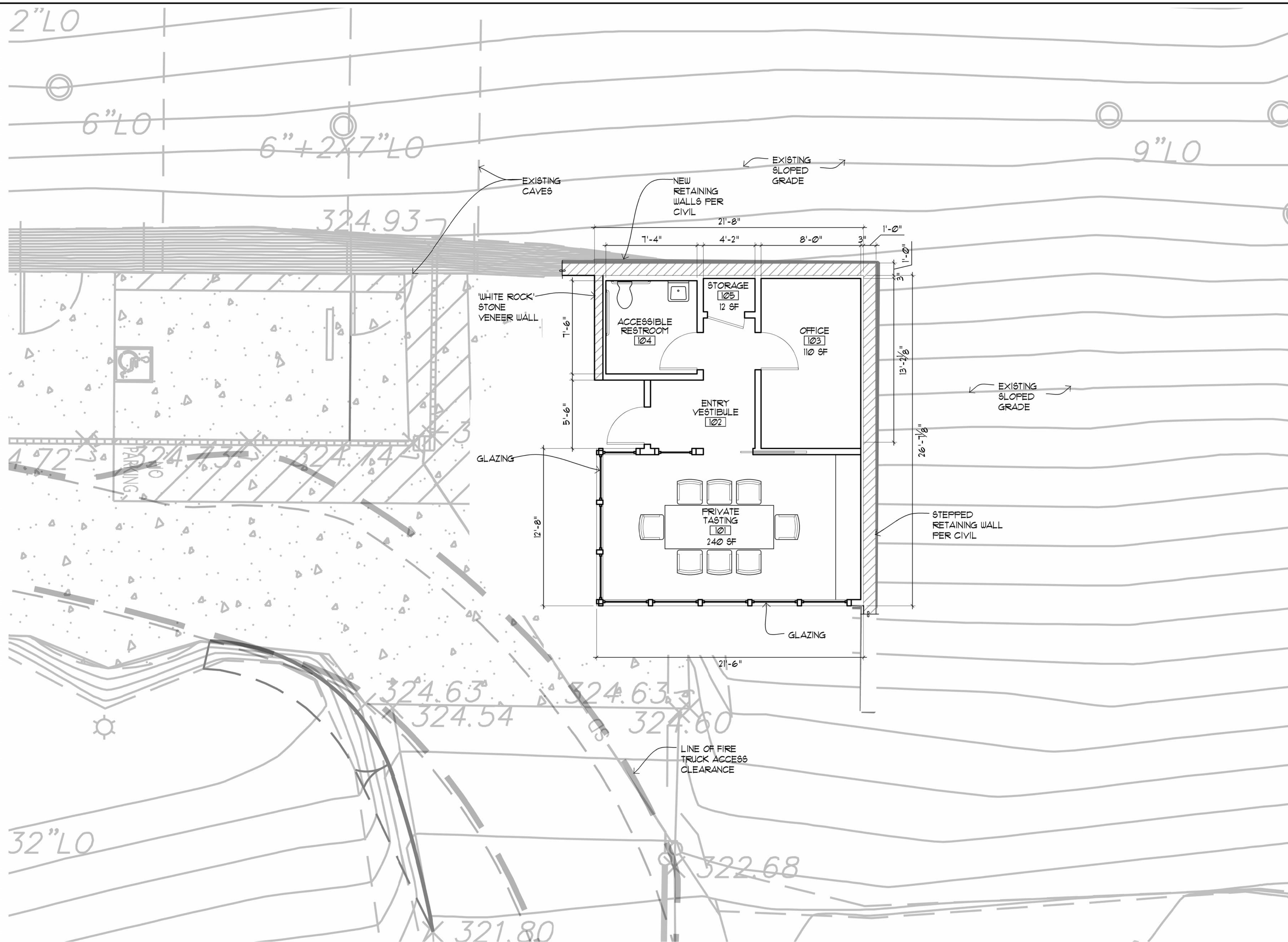
	PRE-PROJECT AREA (SF)***	NEW AREA (SF)	RECONSTRUCTED AREA (SF) A**	RECONSTRUCTED AREA (SF) B**	TOTAL NEW AND RECONSTRUCTED AREA (SF)
IMPERVIOUS AREAS	14,655	350	200	0	550

\*\*RECONSTRUCTED AREAS (A) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES.  
 \*\*RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED AND ARE NOT BEING REPLACED WITH NEW IMPERVIOUS SURFACES.  
 \*\*\*PRE-PROJECT AREA CONSISTS OF DRIVEWAY TO CAVE PORTAL ONLY AND DOES NOT INCLUDE ENTIRE SITE.

- 17,035 ± SF WINERY COVERAGE AREA
- 625 ± SF WINERY DEVELOPMENT AREA

**IMPERVIOUS SURFACE EXHIBIT**  
SCALE: 1" = 50'





Architectural Resources Group  
 Pier 9, The Embarcadero, Suite 107  
 San Francisco, California 94111  
 415 421 1680  
 argsf.com

NO.	DESCRIPTION	DATE
REVISIONS		

## WHITE ROCK VINEYARDS

USE PERMIT  
 1115 LOMA VISTA DRIVE  
 NAPA, CALIFORNIA, 94558

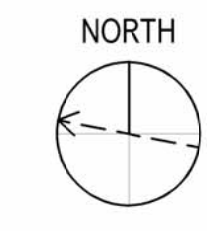
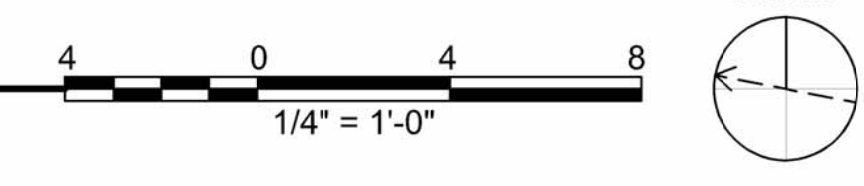
SHEET TITLE  
**TASTING ROOM FLOOR PLAN & PARTIAL SITE PLAN**

APRIL 27, 2020

PROJ NO.  
190724  
 DRAWN  
JC  
 CHECKED  
NOM

DRAWING NO.  
**A1.01**

1 NEW TASTING ROOM- FIRST FLOOR PLAN & PARTIAL SITE PLAN  
 SCALE: 1/4" = 1'-0"  
 GHOST WINERY PLAN.DWG



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22"x34" SHEET SIZE. IF SHEET IS SMALLER, THEN DRAWING HAS BEEN REDUCED.

NO.	DESCRIPTION	DATE
REVISIONS		

## WHITE ROCK VINEYARDS

USE PERMIT

1115 LOMA VISTA DRIVE  
NAPA, CALIFORNIA, 94558

SHEET TITLE  
**TASTING ROOM  
EXTERIOR ELEVATIONS**

APRIL 27, 2020

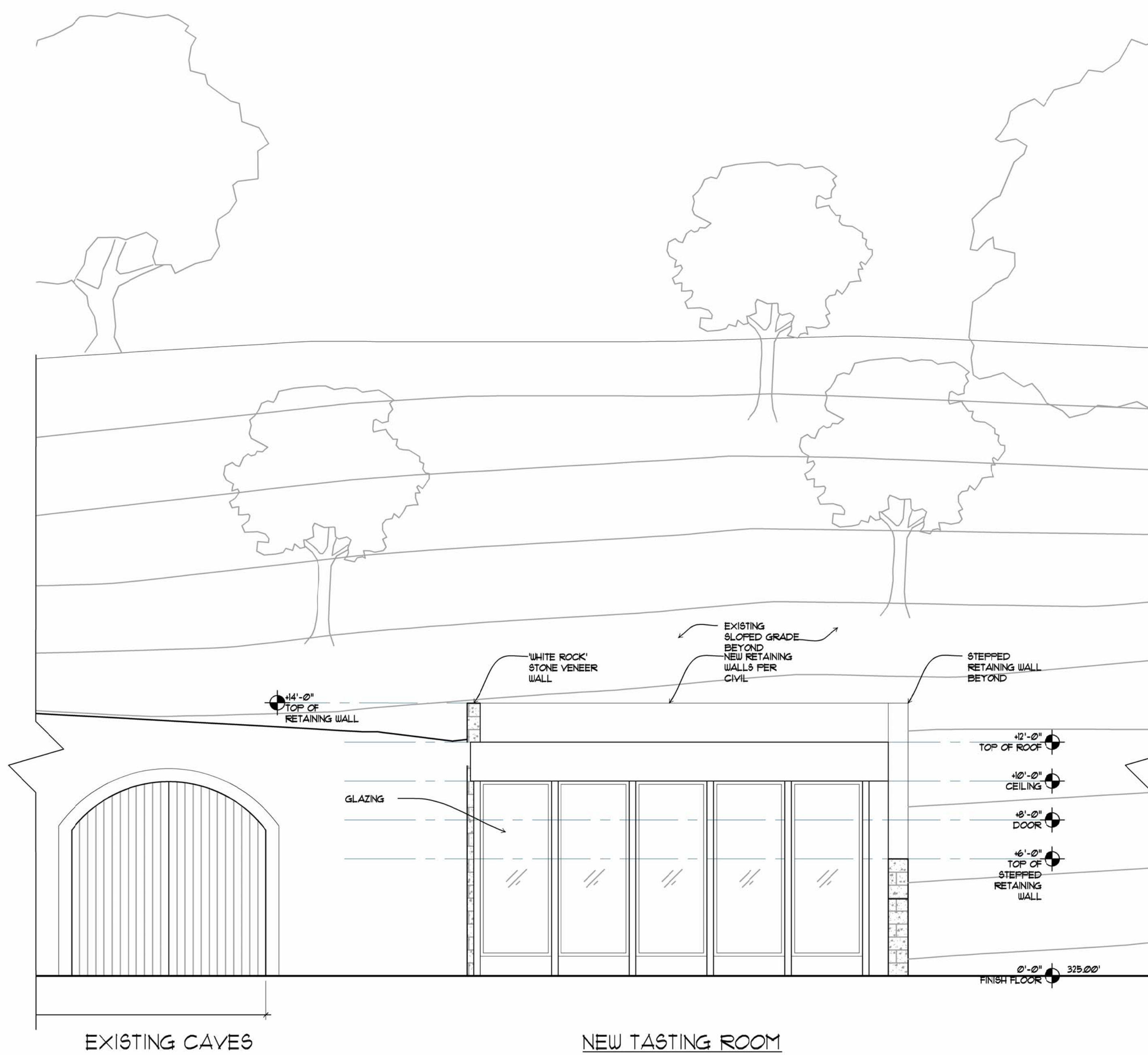
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190724

DRAWN  
JC

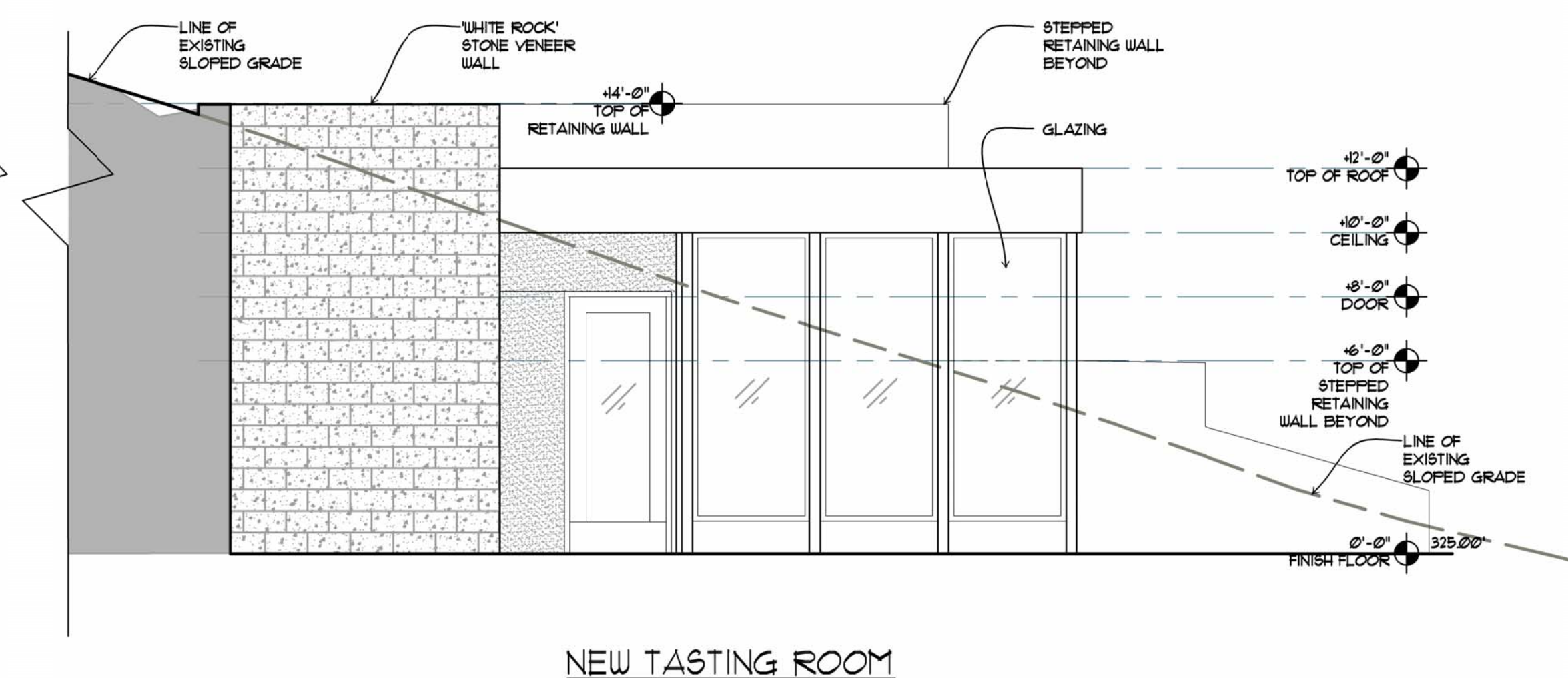
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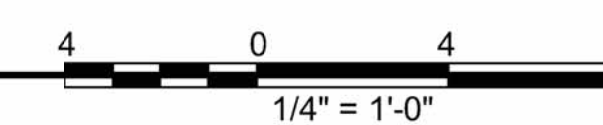
# A1.02



**2** NEW TASTING ROOM- SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"  
CAVE ELEVATION DWG



**1** NEW TASTING ROOM- WEST ELEVATION  
SCALE: 1/4" = 1'-0"  
CAVE ELEVATION DWG





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REVISIONS		

## WHITE ROCK VINEYARDS

USE PERMIT

1115 LOMA VISTA DRIVE  
NAPA, CALIFORNIA, 94558

SHEET TITLE  
TASTING ROOM  
EXTERIOR ELEVATIONS

APRIL 27, 2020

PROJ NO.  
190724

DRAWN  
JC

CHECKED  
NOM

DRAWING NO.

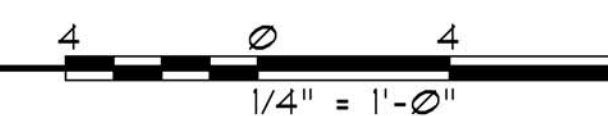
# A1.02



2 NEW TASTING ROOM- SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"  
CAVE ELEVATION: DUG



1 NEW TASTING ROOM- WEST ELEVATION  
SCALE: 1/4" = 1'-0"  
CAVE ELEVATION: DUG



NO.	DESCRIPTION	DATE
REVISIONS		

## WHITE ROCK VINEYARDS

USE PERMIT

1115 LOMA VISTA DRIVE  
 NAPA, CALIFORNIA, 94558

SHEET TITLE  
**TASTING ROOM  
 EXTERIOR ELEVATIONS**

APRIL 27, 2020

PROJ NO.  
 190724  
 DRAWN  
 JC  
 CHECKED  
 NOM

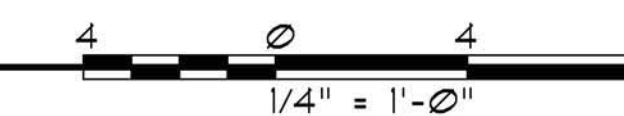
DRAWING NO.  
**A1.03**



**2** NEW TASTING ROOM- SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"  
CAVE ELEVATION/DWG



**1** NEW TASTING ROOM- WEST ELEVATION  
 SCALE: 1/4" = 1'-0"  
CAVE ELEVATION/DWG



NO.	DESCRIPTION	DATE
REVISIONS		

## WHITE ROCK VINEYARDS

USE PERMIT  
 1115 LOMA VISTA DRIVE  
 NAPA, CALIFORNIA, 94558

SHEET TITLE  
 ACCESSORY VERSUS  
 PRODUCTION  
 CALCULATIONS

APRIL 27, 2020

PROJ NO.  
 190724  
 DRAWN  
 SN, IS  
 CHECKED  
 NOM

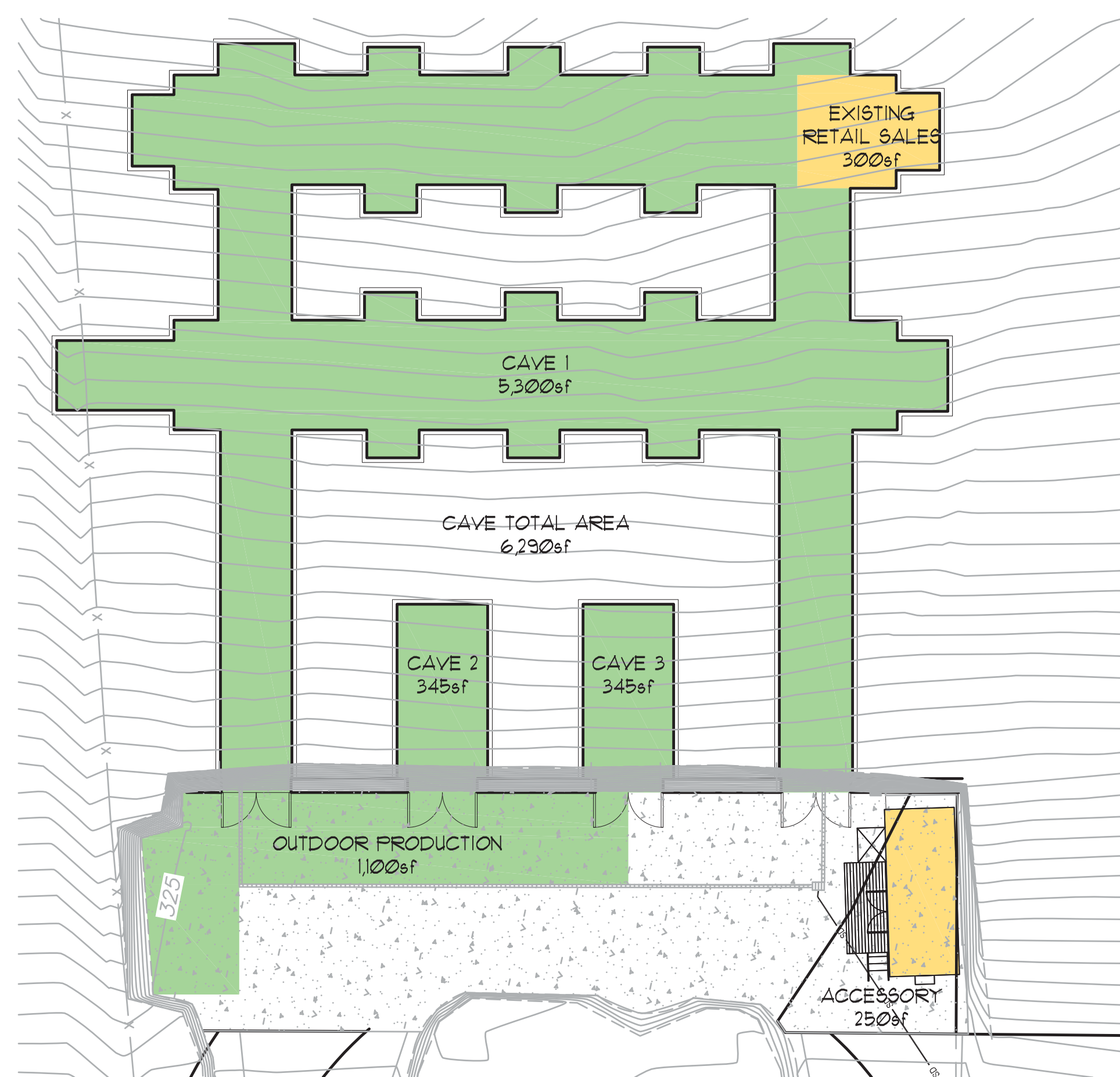
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**A2.01**

EXISTING FLOOR AREA SUMMARY

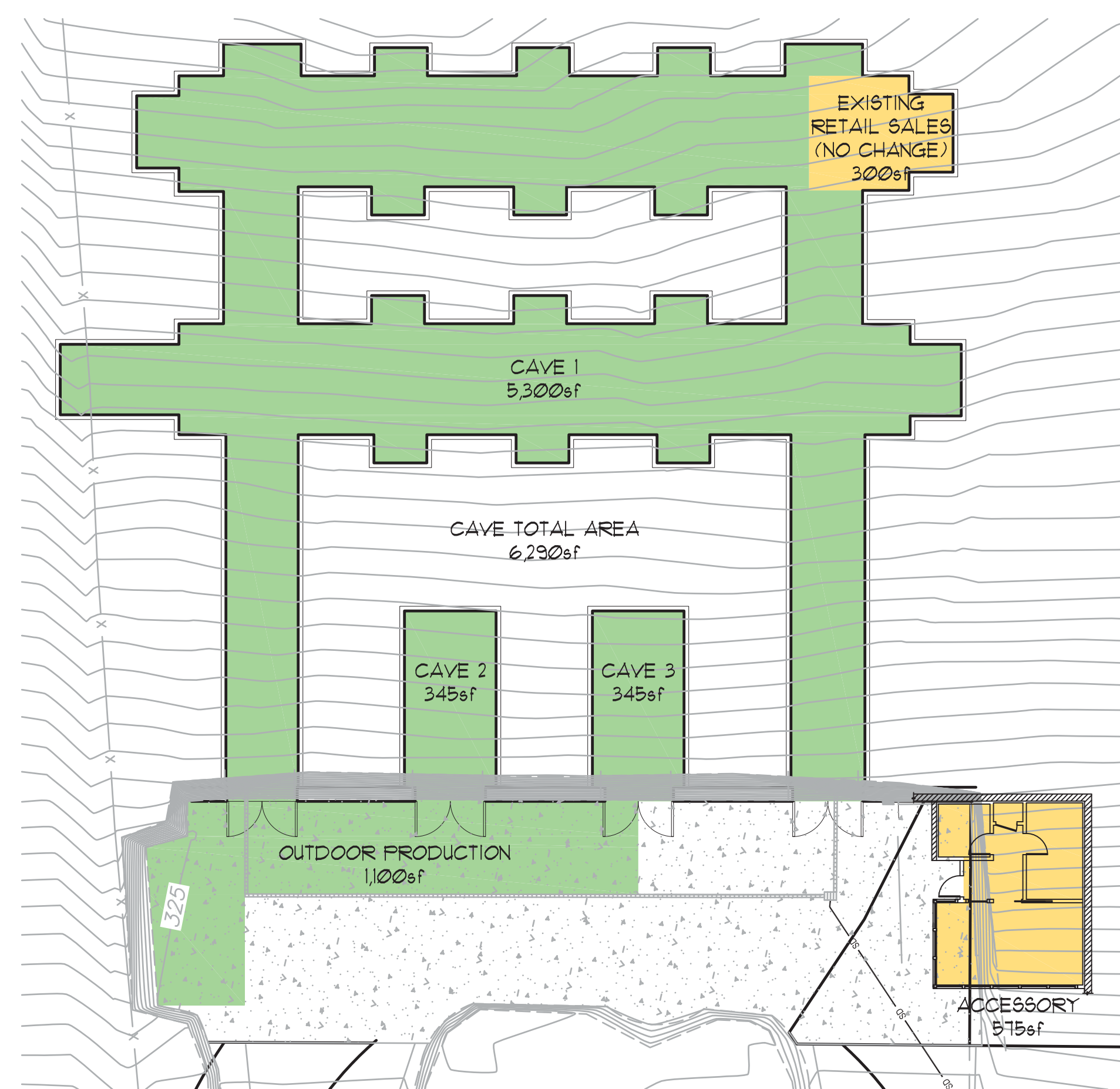
LOCATION	TOTAL SQUARE FOOTAGE	PRODUCTION SQUARE FOOTAGE	ACCESSORY SQUARE FOOTAGE
Cave	6,290	5,990	300
Outdoor Production	1,100	1,100	-
Trailer	250	-	250
<b>Total</b>	<b>7,640</b>	<b>7,090</b>	<b>550</b>
Production to Accessory Ratio			8%

PROPOSED FLOOR AREA SUMMARY

LOCATION	TOTAL SQUARE FOOTAGE	PRODUCTION SQUARE FOOTAGE	ACCESSORY SQUARE FOOTAGE
Cave	6,290	5,990	300
Outdoor Production	1,100	1,100	-
Tasting Room Building	575	-	575
<b>Total</b>	<b>7,965</b>	<b>7,090</b>	<b>875</b>
Production to Accessory Ratio			12%



**A** EXISTING CAVE AREA PLAN  
 SCALE: 1/16" = 1'-0"  
 CAVE PLANDWG



**B** PROPOSED CAVE AREA PLAN  
 SCALE: 1/16" = 1'-0"  
 CAVE PLANDWG

LEGEND KEY

- ACCESSORY SPACES
- PRODUCTION SPACES

