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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

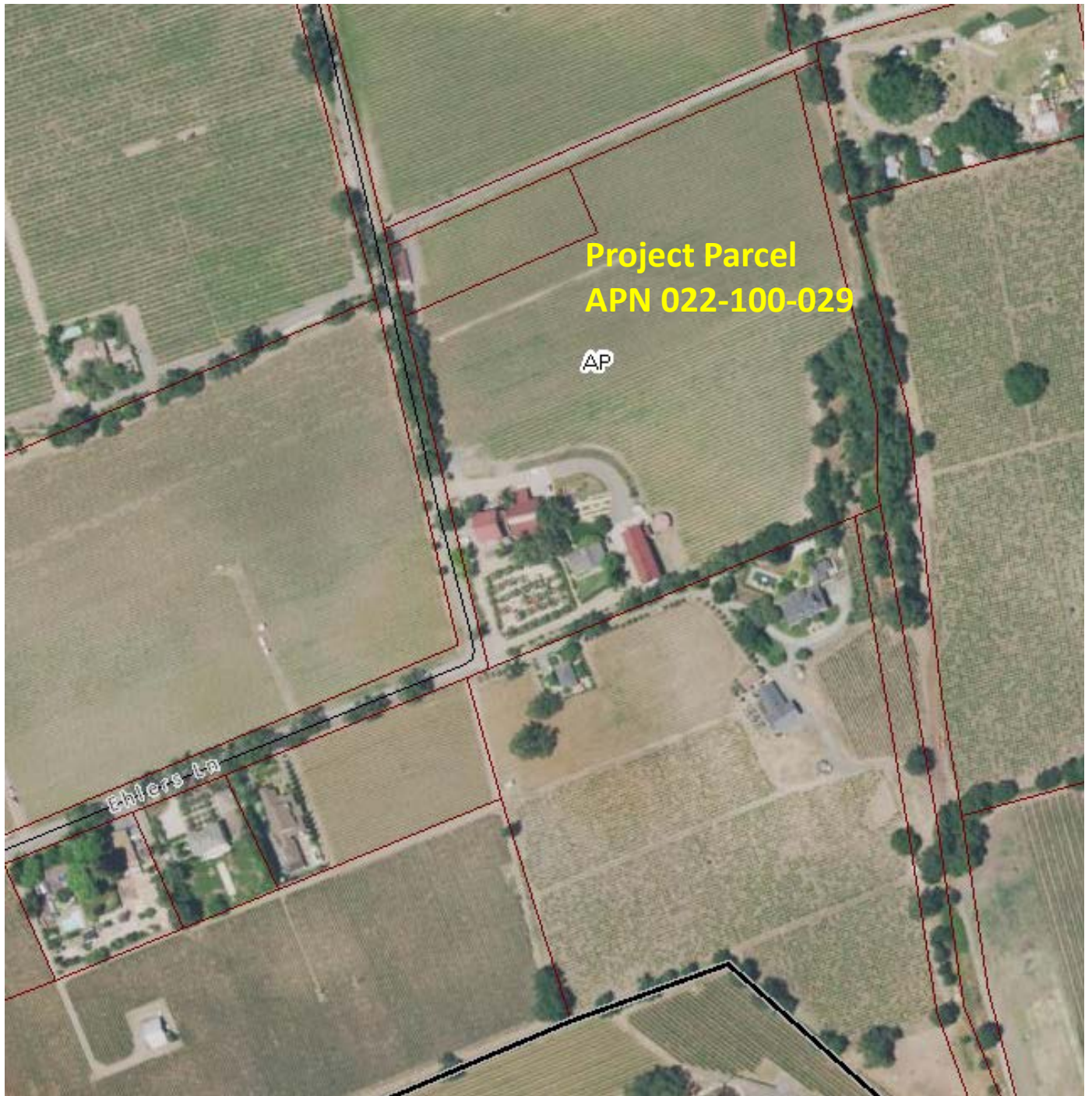
### OPEN SPACE

- 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



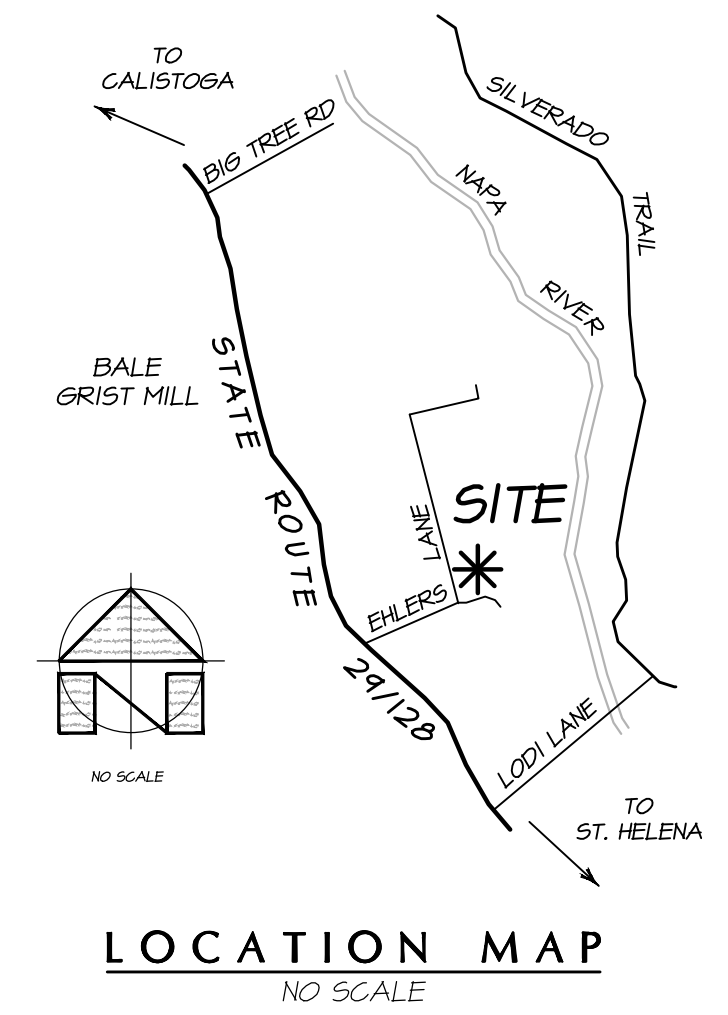
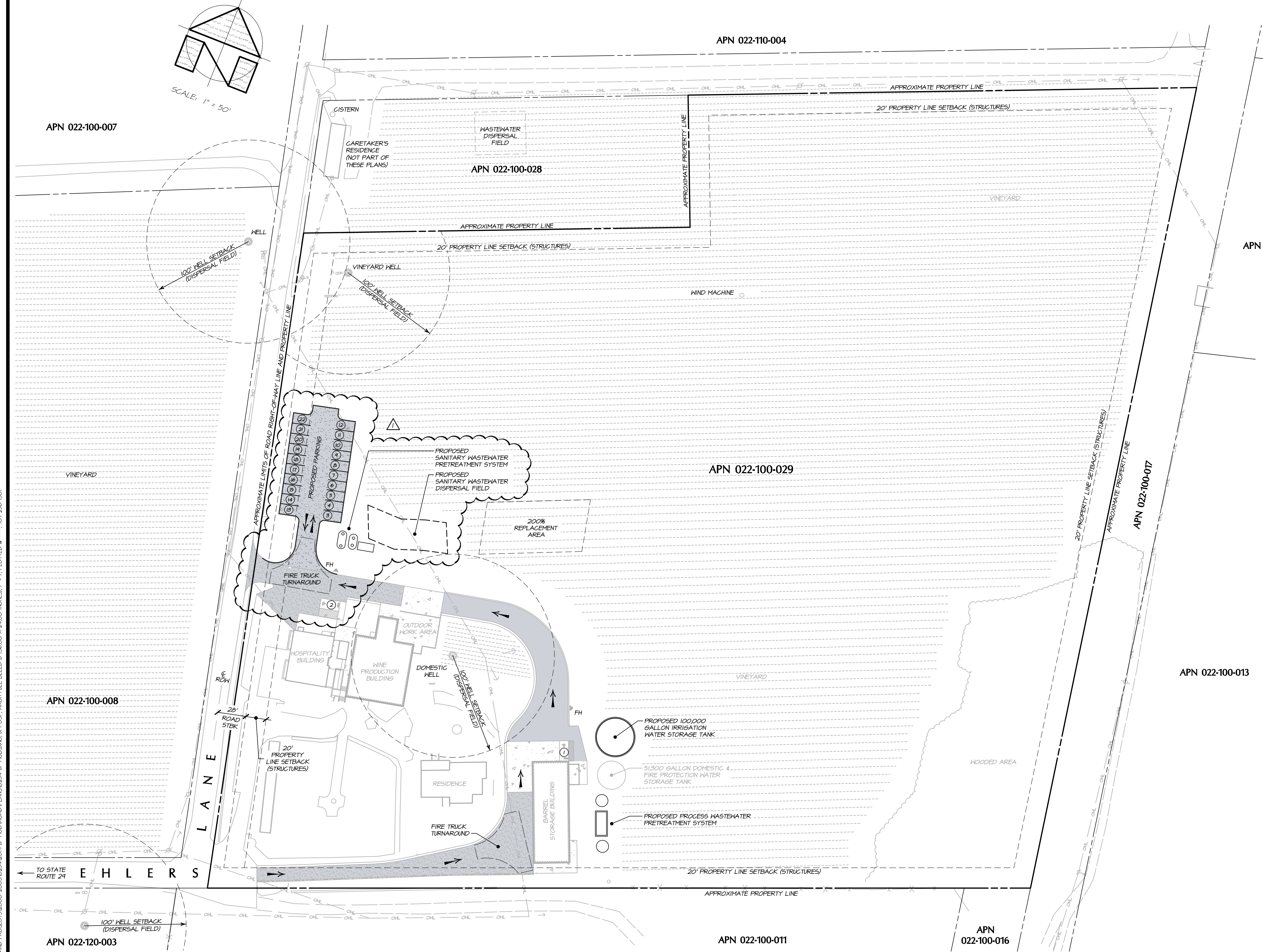
**ZONING MAP**



**Existing Conditions**

# EHLERS ESTATE WINERY

## USE PERMIT MODIFICATION DRAWINGS



### PROJECT INFORMATION:

**PROPERTY OWNER & APPLICANT:**  
NEW VAVIN, INC.  
C/O LAURA DIAZ MUNOZ  
3200 EHLERS LANE  
ST. HELENA, CA 94574  
(707) 963-5412

**PROJECT ADDRESS:**  
3200 EHLERS LANE  
ST. HELENA, CA 94574

**ASSESSOR'S PARCEL NUMBER:**  
022-100-029

**PARCEL SIZE:**  
13.83± ACRES

**PROJECT SIZE:**  
0.50± ACRES

**PARCEL ZONING:**  
AP

### SHEET INDEX:

SHEET UP1	OVERALL SITE PLAN
SHEET UP2	PHOTOGRAPHIC DOCUMENTATION
SHEET UP3	EXISTING CONDITIONS
SHEET UP4	PROPOSED CONDITIONS
SHEET UP5	WINERY COVERAGE AREAS
SHEET UP6	WINERY DEVELOPMENT AREAS
SHEET UP7	WINERY ACCESSORY TO PRODUCTION RATIOS
SHEET UP8	IMPERVIOUS AREAS
SHEET UP9	STORMWATER CONTROL PLAN

### PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF STALLS
REGULAR	16
UNIVERSAL ACCESS - STANDARD (UA-S)	1
UNIVERSAL ACCESS - VAN (UA-V, EVG)	1
ELECTRIC VEHICLE CHARGING (EVG)	2
CLEAN AIR/VANPOOL/ELECTRIC VEHICLE (CA)	2
<b>TOTAL</b>	<b>22</b>

### TRAFFIC CIRCULATION LEGEND:

THO-WAY LANE      SINGLE LANE  
 ARROWS REPRESENT ONSITE TRAFFIC CIRCULATION PATTERNS AND ARE FOR INFORMATIONAL PURPOSES ONLY.

### OVERALL SITE PLAN

SCALE: 1" = 50'



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

NO.	DATE	DESCRIPTION	SHEETS	BY
1	11-25-19	NAPA COUNTY PLAN REVIEW COMMENTS, DATED 10-21-19	UP1, UP3, UP4, & UP9	KK

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EHLERS ESTATE WINERY  
OVERALL SITE PLAN

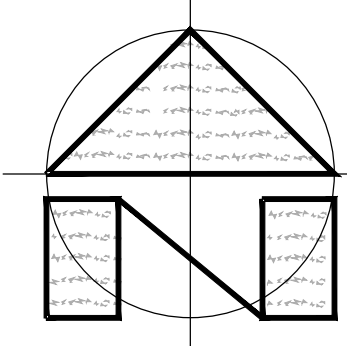
NAPA COUNTY

DATE: SEPTEMBER 2019  
JOB NO: 02-54  
SHEET NO:  
**UP1**  
OF 9



**PHOTOGRAPHIC DOCUMENTATION**

SCALE: 1" = 60'



SCALE: 1" = 60'



**PHOTOGRAPH 1**  
EASTERLY VIEW OF THE HOSPITALITY AND WINE PRODUCTION BUILDINGS



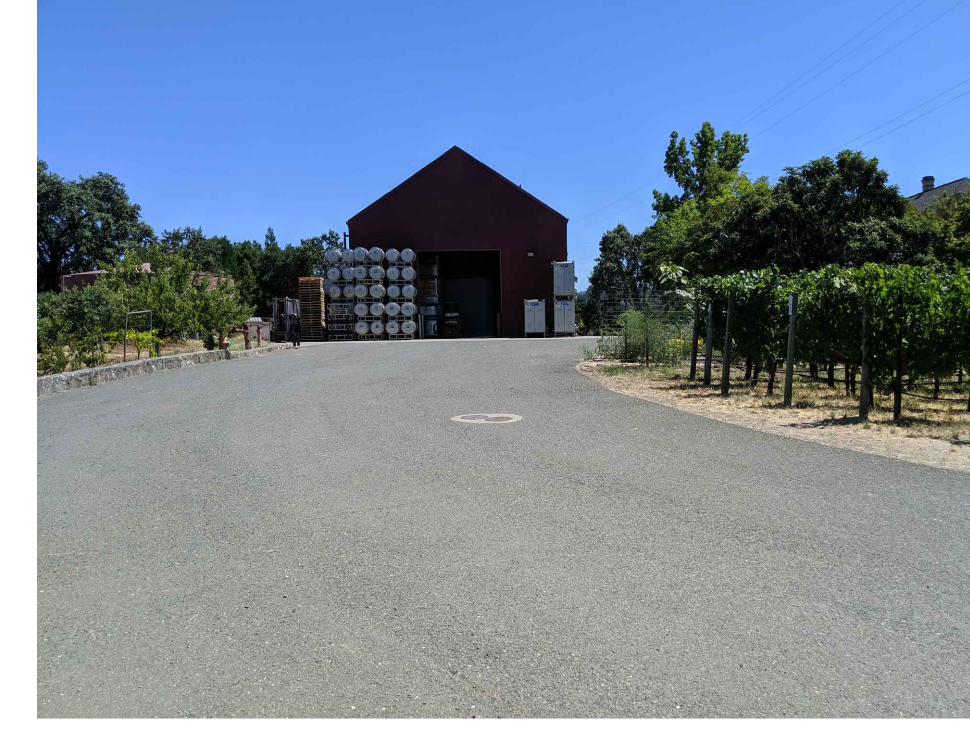
**PHOTOGRAPH 2**  
NORTHERLY VIEW LOOKING TOWARDS THE HOSPITALITY BUILDING



**PHOTOGRAPH 3**  
NORTHEASTERLY VIEW LOOKING TOWARDS THE BARREL STORAGE BUILDING



**PHOTOGRAPH 4**  
NORTHWESTERLY VIEW OF THE RESIDENCE AND BARREL STORAGE BUILDING



**PHOTOGRAPH 5**  
SOUTHEASTERLY VIEW OF THE BARREL STORAGE BUILDING



**PHOTOGRAPH 6**  
SOUTHWESTERLY VIEW OF THE WINE PRODUCTION BUILDING



**PHOTOGRAPH 7**  
EASTERLY VIEW OF THE WASTEWATER TANK LIDS

**PHOTOGRAPH NOTE:**  
② REPRESENTS LOCATION AND DIRECTION OF PHOTOGRAPH TAKEN BY BARTELT ENGINEERING ON JULY 12, 2019.

**AERIAL PHOTOGRAPH NOTE:**  
THE 2016 AERIAL PHOTOGRAPH USED AS A BASE FOR THIS EXHIBIT WAS PROVIDED BY NAPA COUNTY. ALL PROPERTY LINES SHOWN HEREON ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD.

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CHK: KKK  
DRN: PNB  
CHKD: PNB

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www.barteltengineering.com  
Telephone: 707-258-1301

EHLEERS ESTATE WINERY  
**PHOTOGRAPHIC DOCUMENTATION**  
CALIFORNIA  
NAPA COUNTY

DATE: SEPTEMBER 2019  
JOB NO: 02-54  
SHEET NO:  
**UP2**  
OF 9

11/25/2019 - 3:41 PM K:\Bartelt & Land Prod\2019\02-54\UP2\PHOTOGRAPHIC DOCUMENTATION\PHOTOGRAPHIC DOCUMENTATION.dwg PLOT: PHOTOGRAPHIC DOCUMENTATION.dwg PLOT DATE: 11/25/2019 3:41 PM PLOT SCALE: 1" = 60' PLOT SHEET: UP2 OF 9



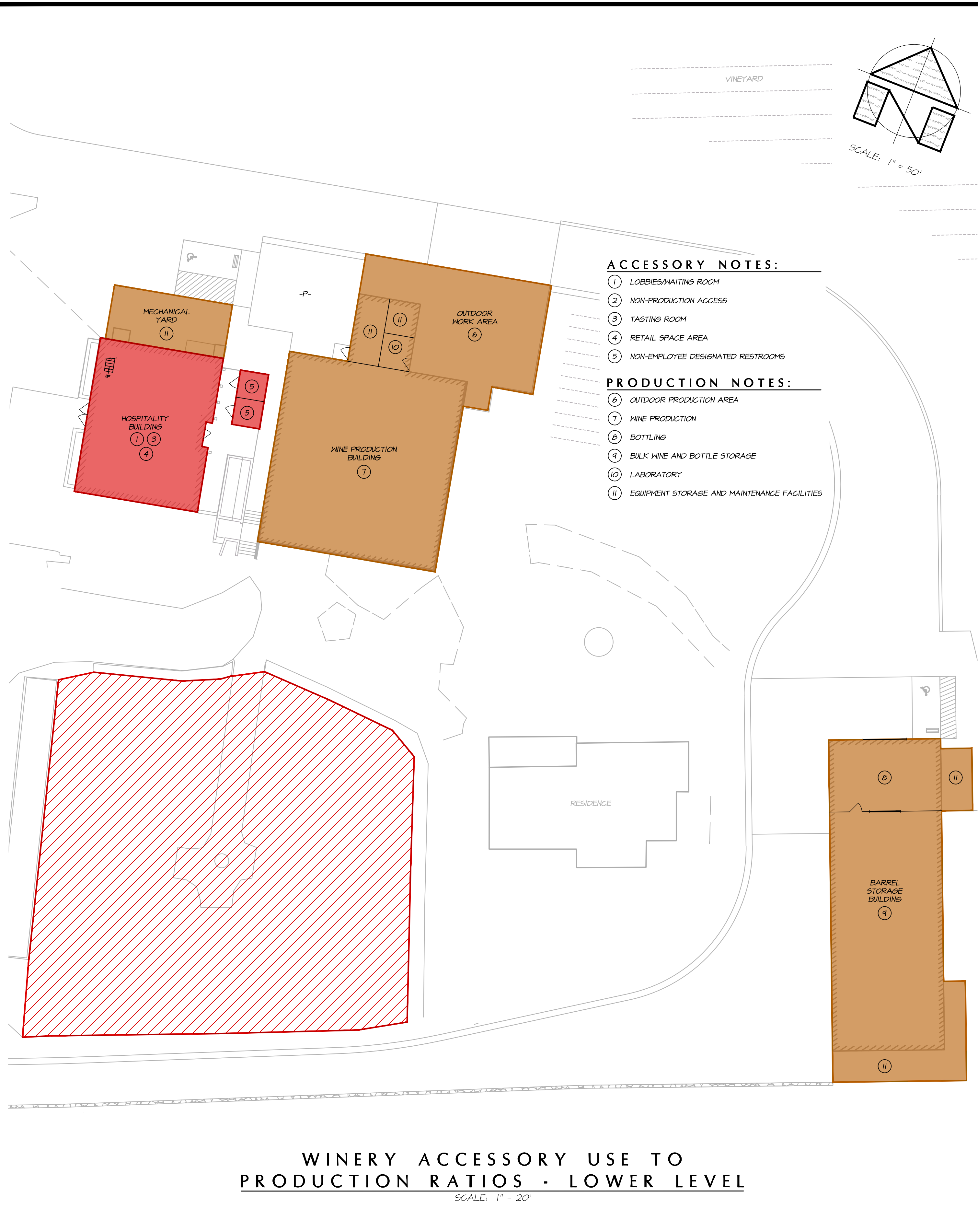




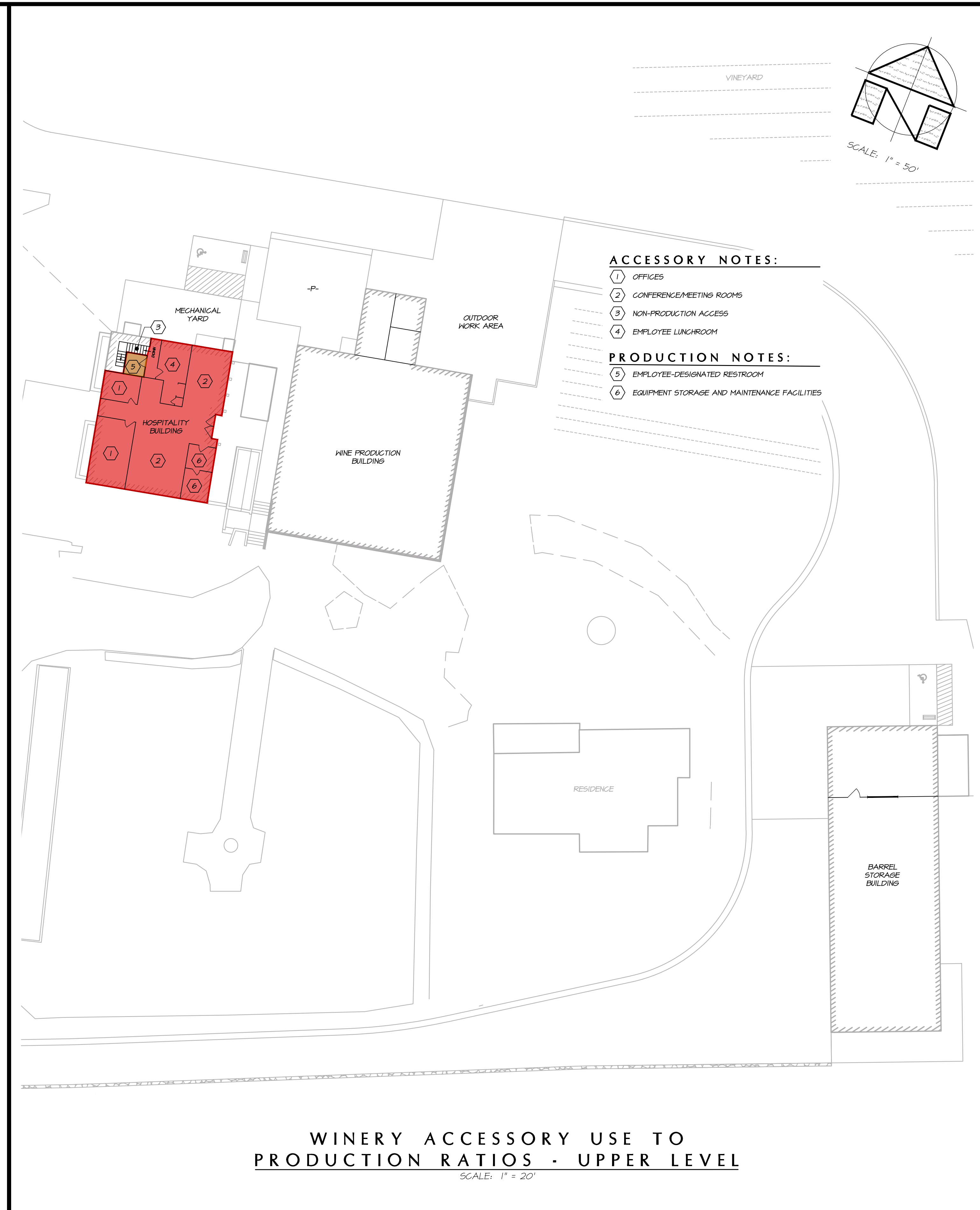




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WINERY ACCESSORY USE TO PRODUCTION RATIOS - LOWER LEVEL  
SCALE: 1" = 20'



WINERY ACCESSORY USE TO PRODUCTION RATIOS - UPPER LEVEL  
SCALE: 1" = 20'

**ACCESSORY NOTES:**

- ① LOBBIES/WAITING ROOM
- ② NON-PRODUCTION ACCESS
- ③ TASTING ROOM
- ④ RETAIL SPACE AREA
- ⑤ NON-EMPLOYEE DESIGNATED RESTROOMS

**PRODUCTION NOTES:**

- ⑥ OUTDOOR PRODUCTION AREA
- ⑦ WINE PRODUCTION
- ⑧ BOTTLING
- ⑨ BULK WINE AND BOTTLE STORAGE
- ⑩ LABORATORY
- ⑪ EQUIPMENT STORAGE AND MAINTENANCE FACILITIES

**ACCESSORY NOTES:**

- ① OFFICES
- ② CONFERENCE/MEETING ROOMS
- ③ NON-PRODUCTION ACCESS
- ④ EMPLOYEE LUNCHROOM

**PRODUCTION NOTES:**

- ⑤ EMPLOYEE-DESIGNATED RESTROOM
- ⑥ EQUIPMENT STORAGE AND MAINTENANCE FACILITIES

**ACCESSORY/PRODUCTION CALCULATIONS:**

<span style="display: inline-block; width: 15px; height: 10px; background-color: red; border: 1px solid black;"></span> ACCESSORY USE AREA (3,900± SQ FT)	<span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> PRODUCTION FACILITY AREA (10,886± SQ FT)
<span style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, red 2px, red 4px); border: 1px solid black;"></span> AB 2004 OUTDOOR AREA (13,200± SQ FT)	ACCESSORY USE / PRODUCTION FACILITY 3,900 SQ FT / 10,886 SQ FT = <b>36.6%</b> < 40%

PRODUCTION FACILITY - (FOR THE PURPOSE TO CALCULATE THE MAXIMUM ALLOWABLE ACCESSORY USE) THE TOTAL SQUARE FOOTAGE OF ALL WINERY ORIGINS, FERMENTING, BOTTLING, BULK, AND BOTTLE STORAGE, SHIPPING, RECEIVING, LABORATORY, EQUIPMENT STORAGE AND MAINTENANCE FACILITIES, AND EMPLOYEE-DESIGNATED RESTROOMS, BUT DOES NOT INCLUDE WASTEWATER TREATMENT OR DISPOSAL AREAS WHICH CANNOT BE USED FOR AGRICULTURAL PURPOSES. SEE NAPA COUNTY CODE 58B.02.020.

ACCESSORY USE - THE TOTAL SQUARE FOOTAGE OF AREA WITHIN WINERY STRUCTURES USED FOR ACCESSORY USES RELATED TO A WINERY THAT ARE NOT DEFINED AS "PRODUCTION FACILITY" WHICH WOULD INCLUDE OFFICES, LOBBIES/WAITING ROOMS, CONFERENCE/MEETING ROOMS, NON-PRODUCTION ACCESS, HALLWAYS, KITCHENS, TASTING ROOMS, PRIVATE AND PUBLIC AREAS, RETAIL SPACE AREAS, LIBRARIES, NON-EMPLOYEE DESIGNATED RESTROOMS, ART DISPLAY AREAS, OR ANY AREA WITHIN WINERY STRUCTURES NOT DIRECTLY RELATED TO WINE PRODUCTION. SEE NAPA COUNTY CODE 58B.04.020.

**NOTE:**

BUILDING FLOOR PLANS PROVIDED BY EHLERS ESTATE WINERY.

NO.	DATE	DESCRIPTION	BY
1	11-25-19	NO CHANGE TO THIS SHEET	KK



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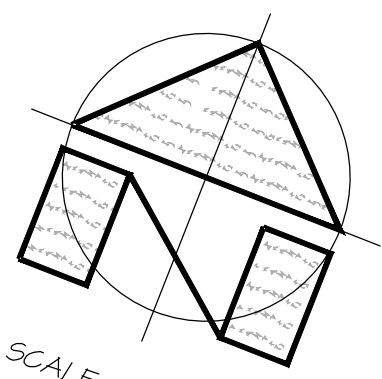
PAUL N. BARTELT

R.C.E. 45102

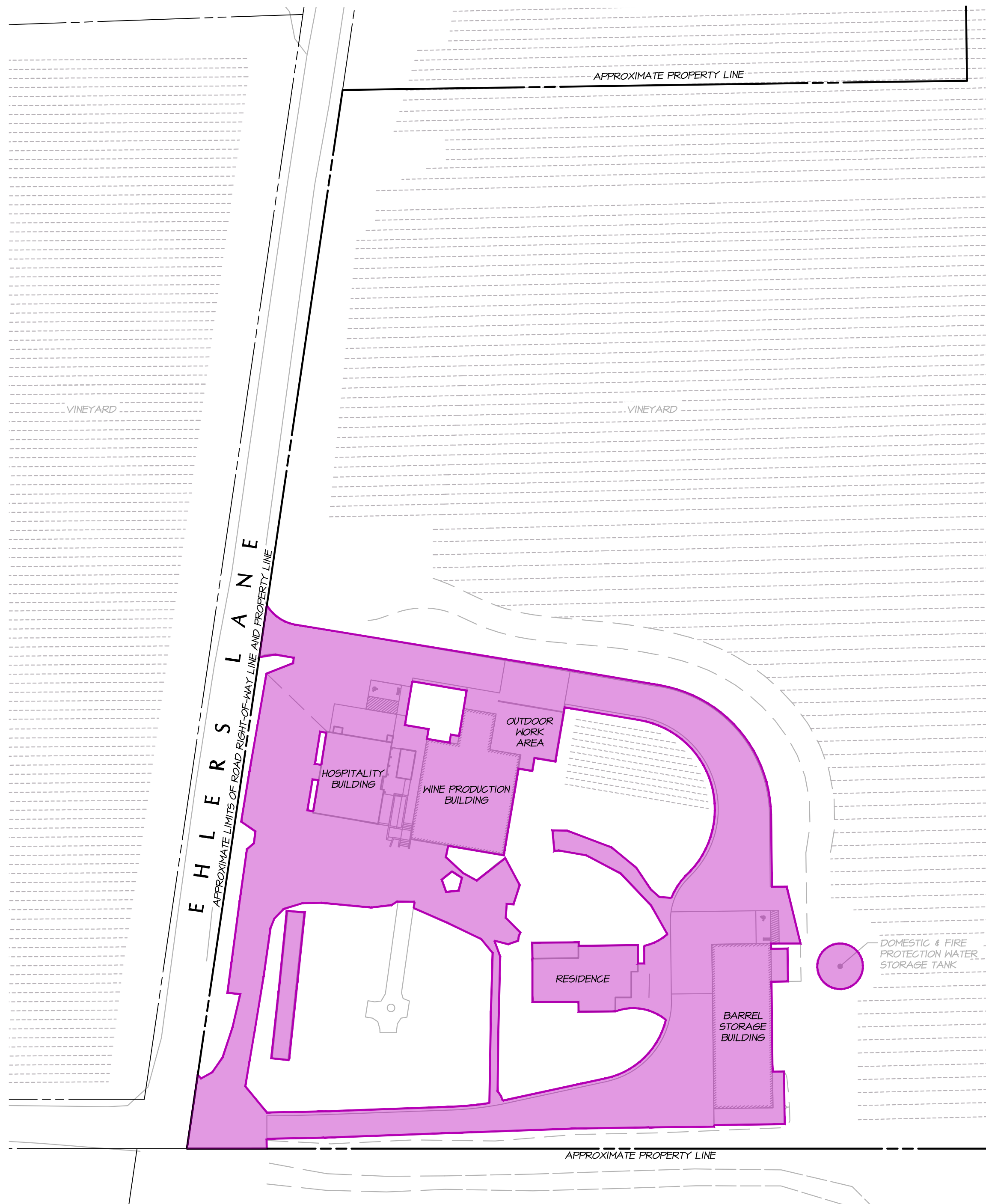
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**EHLERS ESTATE WINERY**  
**ACCESSORY USE TO PRODUCTION RATIOS**  
 NAPA COUNTY  
 CALIFORNIA

DATE: SEPTEMBER 2019  
 JOB NO: 02-54  
 SHEET NO: **UP7**  
 OF 9



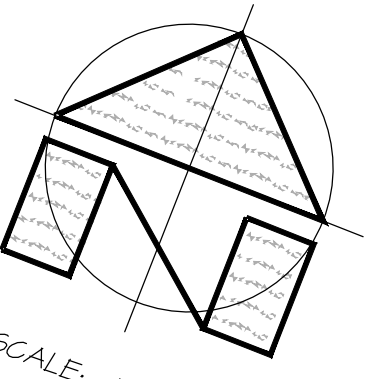
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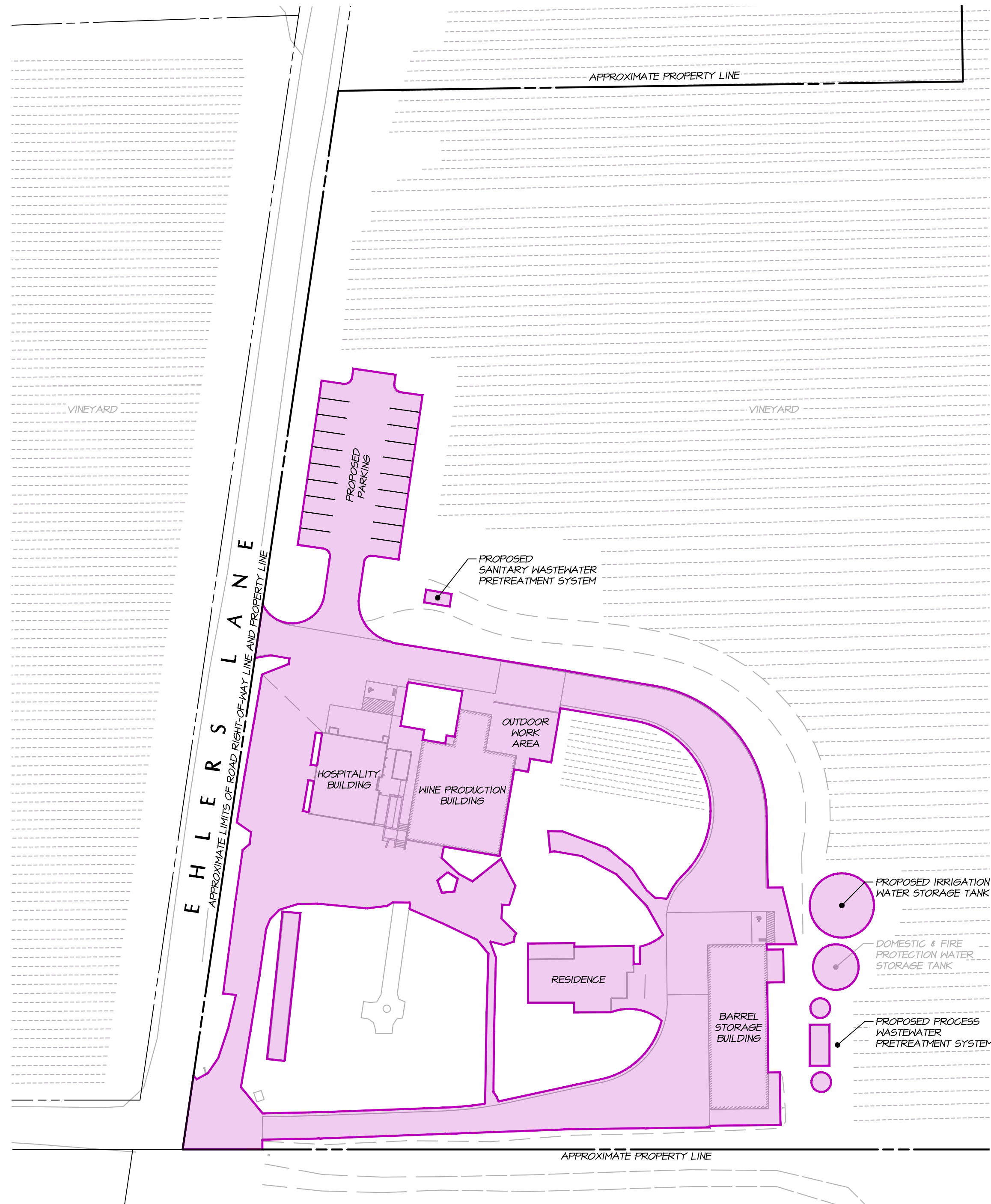
**IMPERVIOUS AREA EXISTING CONDITIONS**

SCALE: 1" = 50'

**LEGEND:**  
 EXISTING IMPERVIOUS AREA (57,701± SQ FT = 1.32± ACRES)  
 PARCEL SIZE = 13.83± ACRES



SCALE: 1" = 50'



**IMPERVIOUS AREA PROPOSED CONDITIONS**

SCALE: 1" = 50'

**LEGEND:**  
 PROPOSED IMPERVIOUS AREA (67,376± SQ FT = 1.55± ACRES)  
 PARCEL SIZE = 13.83± ACRES

NO.	DATE	DESCRIPTION	BY
1	11-25-19	NAPA COUNTY PLAN REVIEW COMMENTS, DATED 10-21-19	KK



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REGISTERED PROFESSIONAL ENGINEER  
 PAUL NATHAN BARTELT  
 No. 45102  
 CIVIL  
 STATE OF CALIFORNIA

CALIFORNIA

EHLERS ESTATE WINERY  
 IMPERVIOUS AREAS

NAPA COUNTY

DATE: SEPTEMBER 2019

JOB NO: 02-54

SHEET NO:

UP8  
 OF 9

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**STORMWATER CONTROL PLAN  
DRAINAGE MANAGEMENT AREAS EXHIBIT**

SCALE: 1" = 50'

NO.	DATE	DESCRIPTION	BY
1	11-25-19	NAPA COUNTY PLAN REVIEW COMMENTS, DATED 10-21-19	KK



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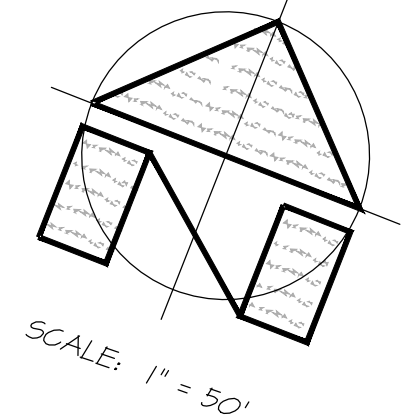
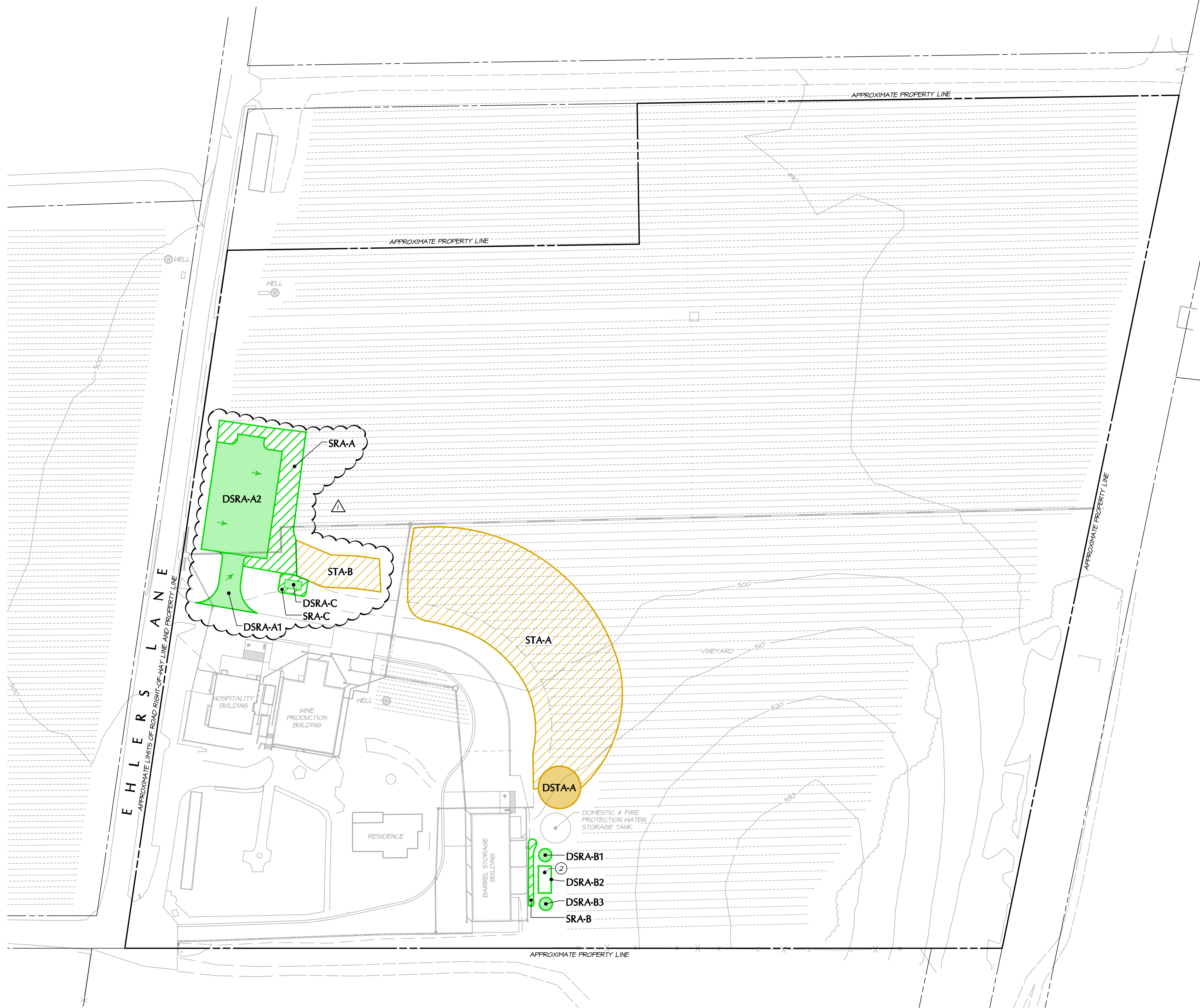
**UP9**  
OF 9

**EHLERS ESTATE WINERY  
STORMWATER CONTROL PLAN  
NAPA COUNTY  
CALIFORNIA**

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DRAINAGE MANAGEMENT AREAS TABLE		
DMA NAME	AREA (SQ FT)	SURFACE TYPE
SELF-RETAINING AREA (SRA)		
SRA-A	4,031	LANDSCAPE
SRA-B	306	LANDSCAPE
SRA-C	314	LANDSCAPE
AREA DRAINING TO SRA (DSRA)		
DSRA-A1	1,237	ROOF/PAVING
DSRA-A2	6,361	ROOF/PAVING
DSRA-B1	113	ROOF/PAVING
DSRA-B2	70	ROOF/PAVING
DSRA-B3	113	ROOF/PAVING
DSRA-C	122	ROOF/PAVING
SELF-TREATING AREA (STA)		
STA-A	24,152	LANDSCAPE
STA-B	2,400	LANDSCAPE
AREA DRAINING TO STA (DSTA)		
DSTA-A	1,202	ROOF/PAVING

**LEGEND:**

- SELF-RETAINING AREA (SRA)
- SELF-TREATING AREA (STA)
- AREA DRAINING TO SRA (DSRA)
- AREA DRAINING TO STA (DSTA)
- DIRECTION OF FLOW
- EXISTING STORM DRAIN LINE

**NOTES:**

1. THIS STORMWATER CONTROL PLAN IS FOR A REGULATED PROJECT.
2. AREA OF THE PROCESS WASTEWATER TREATMENT SYSTEM IS NOT INCLUDED AS A DRAINAGE MANAGEMENT AREA BECAUSE IT DRAINS TO THE PROCESS WASTEWATER SYSTEM. REFER TO THE STORMWATER CONTROL PLAN FOR A REGULATED PROJECT REPORT PREPARED BY BARTELT ENGINEERING FOR MORE INFORMATION.

11/25/2019 - 8:28 PM, Kikobak, S:\LAND PROJ\EC79\0000-3003\0254\001\UP\_MDI\ACAD\PLANS\0254-UP\_MDD\DWG.LP1-SCP\_AR21.FLL (BLEED D 08x00 X 24.00 INCHES), 1" = 1', PLOTTED 8/27/2019 10:10:10 AM