

NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 500 ft

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

0 500 ft



ZONING MAP

SIGNUM ARCHITECTURE, LLP 707 963 8831
1104 Adams Street, Suite 203b, St. Helena, CA 94574

These drawings are the property of Signum Architecture and have been prepared specifically for this project. These drawings are not to be used for any other project, by any other entity or in another location.

OAK KNOLL HOTEL 5091 SOLANO AVE.

PROJECT NUMBER 1402
DATE 06.11.14
CHECKED BY JD
DRAWN BY JD/AM/CR
SCALE AS NOTED

REVISIONS
USE PERMIT SUBMITTAL 06.11.2014
REVISIONS 07.17.2015
REVISIONS 09.17.2015
USE PERMIT RESUBMITTAL 12.02.2015
USE PERMIT MODIFICATION 03.17.2016
USE PERMIT MODIFICATION 10.12.2017
USE PERMIT MODIFICATION 01.17.2018

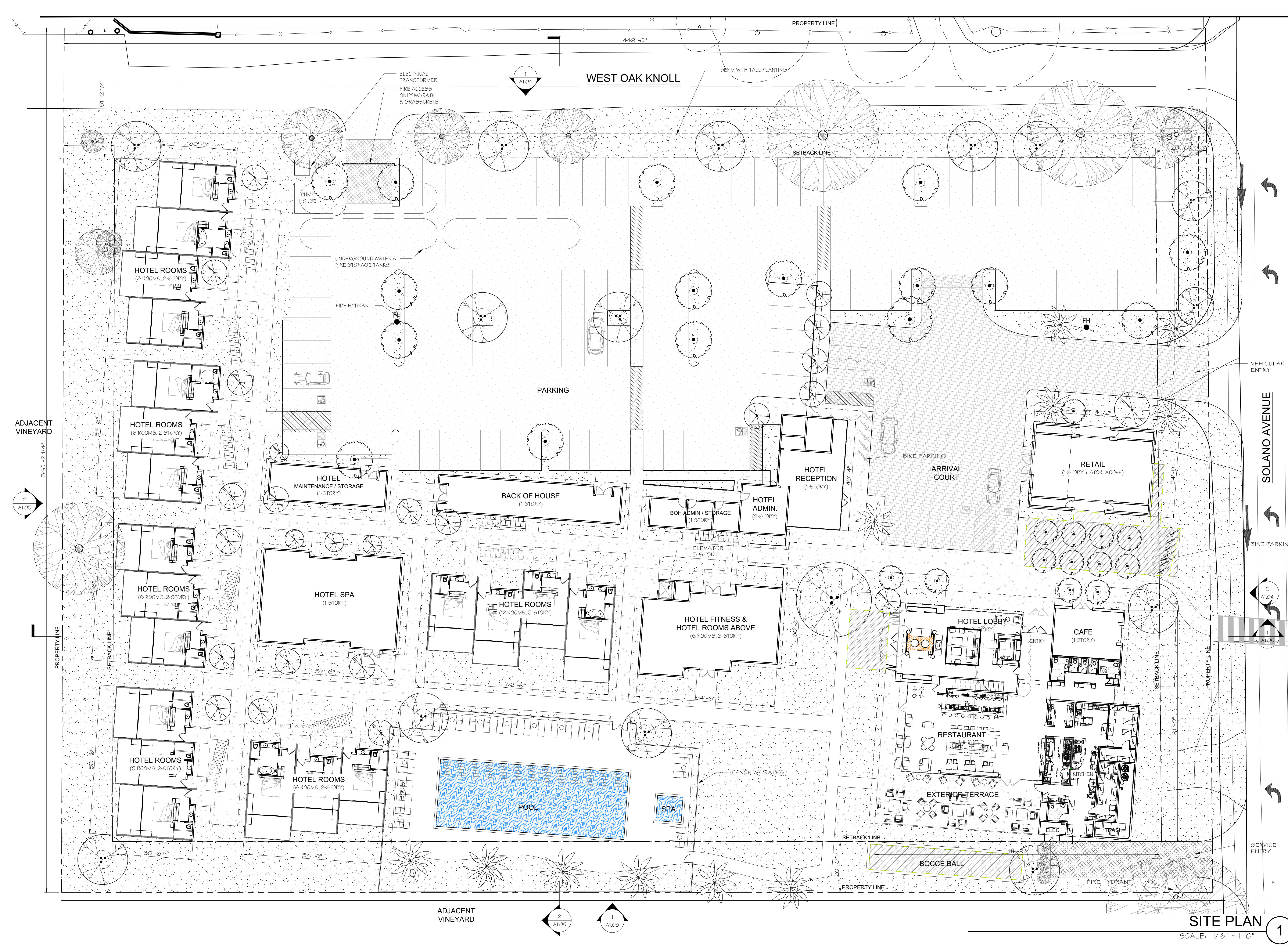
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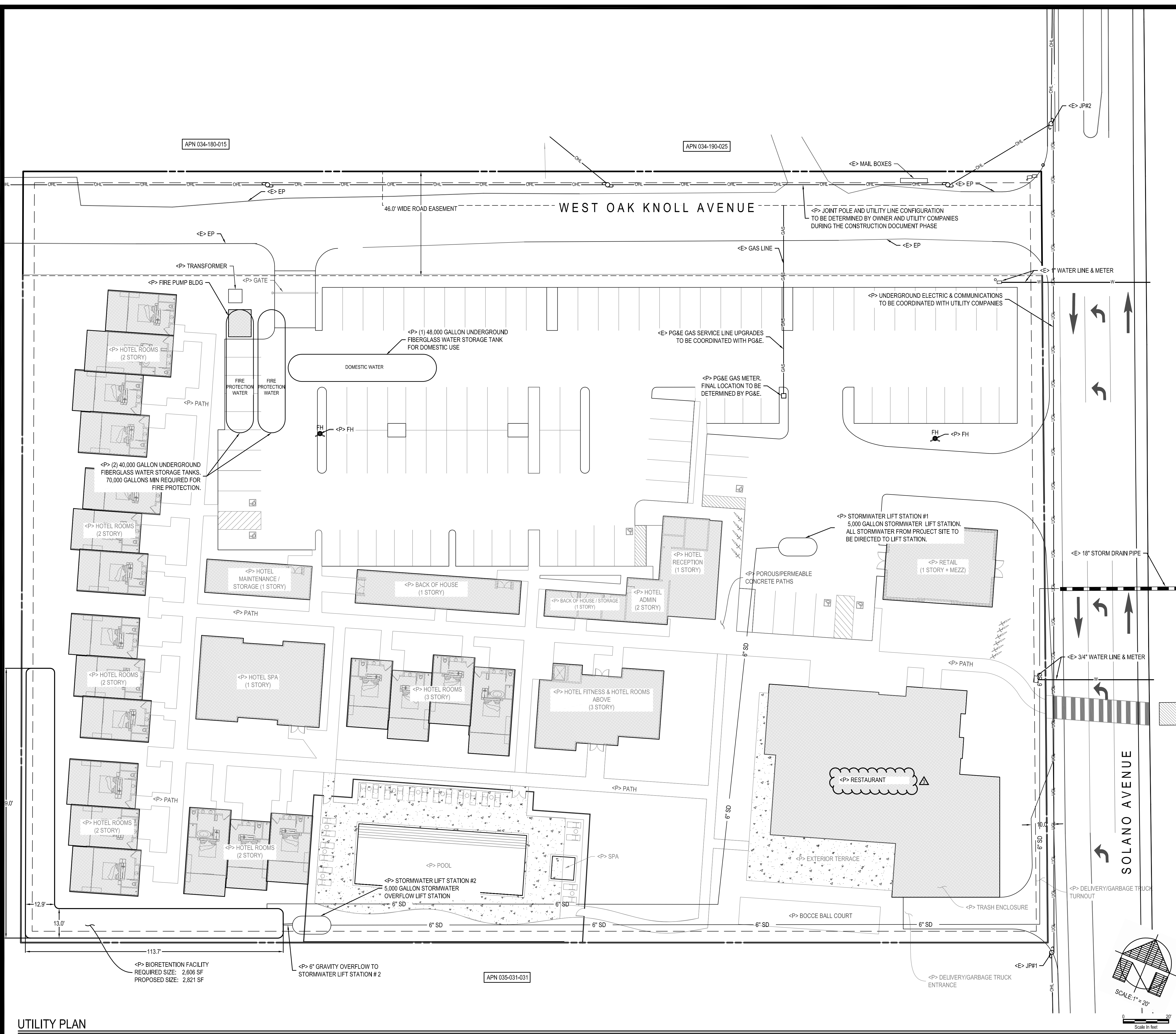
SITE PLAN

SHEET NUMBER

A1.01

SCHEMATIC DESIGN





- ### UTILITY NOTES
- #### ELECTRICAL NOTES
1. THE EXISTING ELECTRICAL SYSTEM IS SERVED BY SEVERAL JOINT POLES AND OVERHEAD LINES LOCATED ON THE PROJECT PARCEL. THE JOINT POLES ALSO CONTINUE PG&E SERVICE THROUGH THE PROJECT PARCEL TO ADJACENT PARCELS ON THE NORTH AND WEST.
 2. THE MAIN INTENTION OF THE PROPOSED ELECTRIC SYSTEM DESIGN IS TO REMOVE THE JOINT POLES AND OVERHEAD LINES ON THE PROJECT PARCEL AND REPLACE WITH UNDER GROUND LINES. TO PROVIDE CONTINUED SERVICE TO THE ADJACENT PARCELS, ELECTRICAL LINES WILL BE ROUTED AROUND THE PROJECT PARCEL. JOINT POLE #1 TO JOINT POLE #2 ALONG THE PROPERTY FRONTAGE ON SOLANO WILL BE UNDER GROUND. NEW JOINT POLES WILL BE INSTALLED ON OAK KNOLL AVENUE WEST TO BRING POWER AND COMMUNICATIONS TO THE ADJACENT PARCELS THAT WERE PREVIOUSLY SERVED BY THE JOINT POLES ON THE PROJECT PARCEL.
 3. OWNER TO COORDINATE WITH PG&E REGARDING THE CONVERSION OF OVERHEAD LINES TO UNDER GROUND LINES WITHIN THE PARCEL, RE-ROUTING OF PG&E POWER LINES AROUND THE PROJECT PARCEL FOR CONTINUED SERVICE, AND THE REMOVAL OF ANY PG&E ELECTRICAL UTILITY EASEMENTS WITHIN THE PROJECT PARCEL.
- #### GAS NOTES
1. THE PROJECT PARCEL CURRENTLY FEATURES A COMBINATION OF PROPANE AND NATURAL GAS.
 2. OWNER TO COORDINATE WITH PG&E REGARDING GAS SERVICE UPGRADES.
- #### DOMESTIC WATER NOTES
1. DOMESTIC WATER FOR THE HOTEL WILL BE PROVIDED BY TWO EXISTING CONNECTIONS TO THE CITY OF NAPA WATER SYSTEM. THE EXISTING METERS ARE 1" AND 3/4" IN SIZE. BASED ON THE WILL SERVE LETTER PROVIDED BY CITY OF NAPA WATER DEPARTMENT, THE MAXIMUM FLOW RATE FROM BOTH WATER LINES IS 65 GALLONS PER MINUTE.
 2. THE PROJECT PROPOSES TO USE A PUMP SYSTEM AND 48,000 GALLON UNDER GROUND FIBERGLASS TANK FOR DOMESTIC WATER STORAGE TO ENSURE PROPER FUNCTION DURING DAILY PEAK FLOW DEMANDS.
 3. ALL PUMP AND CONTROL EQUIPMENT REQUIRED TO SUPPLY THE HOTEL SITE WITH WATER ARE TO BE DESIGNED AT THE CONSTRUCTION DOCUMENT PHASE.
- #### FIRE PROTECTION WATER NOTES
1. CITY WATER SHALL NOT BE DIRECTLY USED FOR THE FIRE PROTECTION SYSTEM. BASED ON NAPA COUNTY CODE, AN ESTIMATED MINIMUM 70,000 GALLONS OF WATER MUST BE STORED ON-SITE FOR USE BY HYDRANTS AND BUILDING SPRINKLERS.
 2. TO MEET STORAGE REQUIREMENTS, TWO (2) 40,000 GALLON UNDER GROUND FIBERGLASS STORAGE TANKS WILL BE USED. THE STORAGE TANKS WILL BE CONNECTED TO A PUMPING SYSTEM CAPABLE OF SUPPLYING THE REQUIRED FLOW RATES AND PRESSURE TO ALL HYDRANTS AND BUILDING SPRINKLERS.
 3. ALL PUMP AND CONTROL EQUIPMENT REQUIRED TO SUPPLY THE HOTEL SITE WITH FIRE PROTECTION WATER ARE TO BE DESIGNED AT THE CONSTRUCTION DOCUMENT PHASE.
- #### DOMESTIC WASTEWATER NOTES
- FOR THE ON-SITE DOMESTIC WASTEWATER TREATMENT AND DISPERSAL DESIGN, PLEASE REFER TO PLANS PREPARED BY FALL CREEK ENGINEERING. ADDITIONAL TANKAGE AND EQUIPMENT BEYOND WHAT IS SHOWN ON THIS UTILITY PLAN IS REQUIRED FOR THE WASTEWATER SYSTEM.

REVISIONS	
12/09/2015	REMOVED UNDERGROUND STORMWATER STORAGE TANKS
12/09/15	REMOVED WASTEWATER LIFT STATION
04/10/17	REMOVED CONNECTION TO NSD
03/04/19	ADDED BIORETENTION FACILITY
03/04/19	ADDED STORMWATER LIFT STATIONS
03/04/19	ADDED CONNECTION TO CULVERT TO BIORETENTION FACILITY
03/04/19	MOVED FIRE WATER STORAGE AND DOMESTIC WATER TANKS
04/10/2017	NO REVISIONS THIS SHEET
03/04/2019	UPDATED RESTAURANT LABELING TO MATCH ARCHITECTURAL PLANS

CONSEMPLE OF EXISTING CONDITIONS. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS.

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USE PERMIT PLANS
UTILITY PLAN

OAK KNOLL HOTEL
5091 SOLANO AVE
NAPA, CA 94558
APN: 035-031-009
PROJECT: 14-129-01

EVERY PERSON PLANNING TO DIG
CALL 800-485-2267

FOR MORE INFORMATION
SEE WWW.CSANDORTH.CS

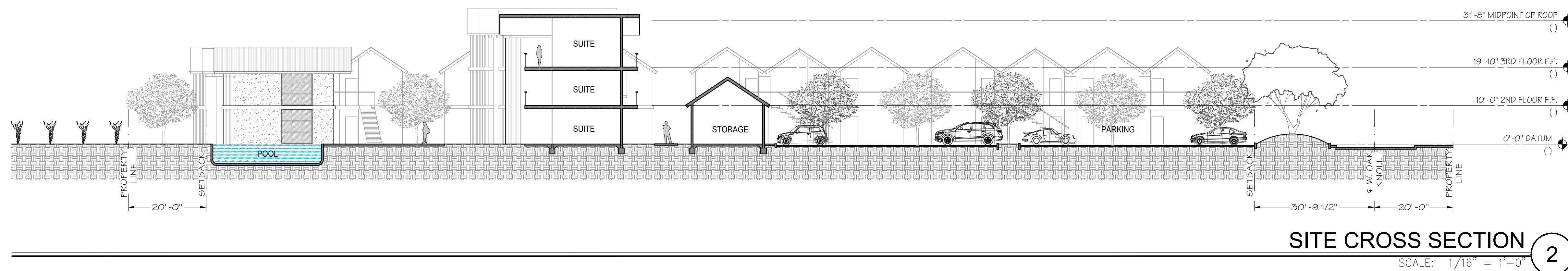
DATE: 06/11/14
12/09/15
04/10/17
03/04/19

ISSUE:
USE PERMIT
RESUBMITTAL SET
RESUBMITTAL SET
RESUBMITTAL SET

SHEET:

C3.0

**OAK KNOLL
HOTEL**
5091 SOLANO AVE.



SITE CROSS SECTION

SCALE: 1/16" = 1'-0"

(3)

PROJECT NUMBER	1402
DATE	06.11.14
CHECKED BY	JD
DRAWN BY	JD/AM/CR
SCALE	AS NOTED

REVISIONS

USE PERMIT SUBMITTAL	06.11.2014
REVISIONS	07.17.2015
REVISIONS	09.17.2015
USE PERMIT RESUBMITTAL	12.02.2015
USE PERMIT MODIFICATION	03.17.2016
USE PERMIT MODIFICATION	10.12.2017

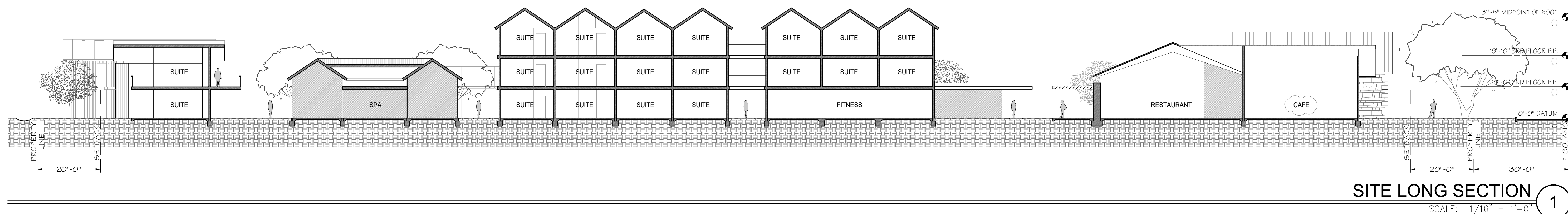
SHEET NAME

SITE SECTIONS

SHEET NUMBER

A1.05

SCHEMATIC DESIGN



SITE LONG SECTION

SCALE: 1/16" = 1'-0"

(



VIEW OF MOTOR COURT 5



LOOKING SOUTH ON SOLANO 4



LOOKING NORTH ON SOLANO 3



SOLANO ELEVATION 2



AERIAL VIEW 1

OAK KNOLL
HOTEL
5091 SOLANO AVE.

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REVISIONS	07.17.2015
REVISIONS	09.17.2015

SHEET NAME

RENDERINGS

SHEET NUMBER

A1.06

SCHEMATIC DESIGN

Revisions to Draft Project Conditions:

- No amplified sound at outdoor events (COA 1.2 and 4.12.j); includes deletion of COA 4.12.h requiring specific orientation of outdoor speakers (4.12.h)
- Closure of rooftop lounge above the restaurant, between 9:00 p.m. and 7:00 a.m. (COA 4.12.d)
- Installation of signage and bollards to discourage patron parking on Oak Knoll Ave/Wurz Lane, plus additional measures for traffic control subject to consent of property owners on Oak Knoll Ave/Wurz Lane (COA 4.12.m)

Revisions to Draft Project Conditions:

- Pedestrian-initiated crosswalk illumination of the crosswalk on Solano Ave (COA 6.16.d and 9.5)
- Implementation of a local employee job training program (COA 9.9.a)
- Bike rental limited to hotel guests (COA 4.12.n)
- No takeout food service from restaurant (COA 4.12.c)
- Replacement and superseding of existing entitlements with the currently proposed project (COA 1.0 and 4.12.o)