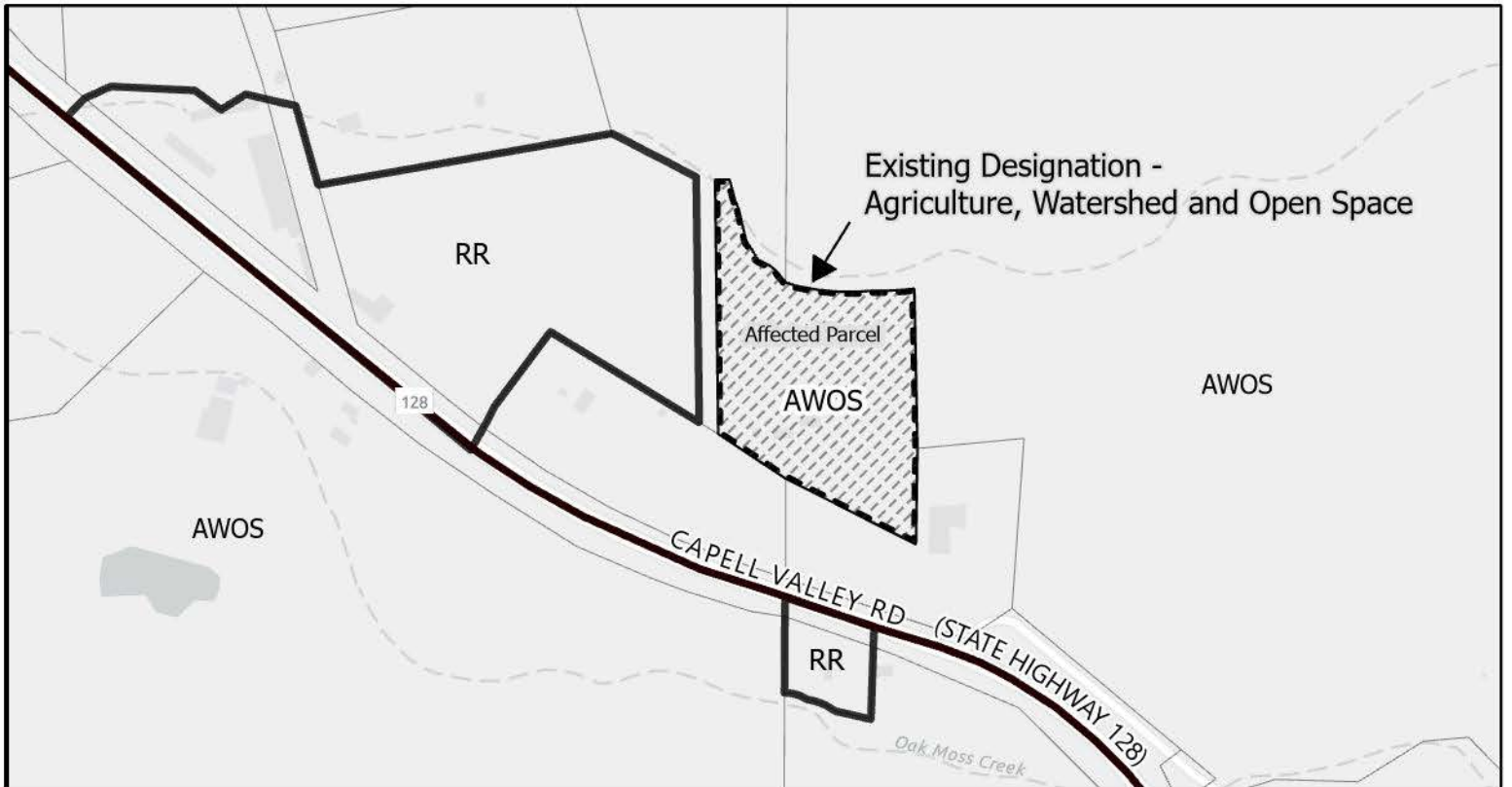


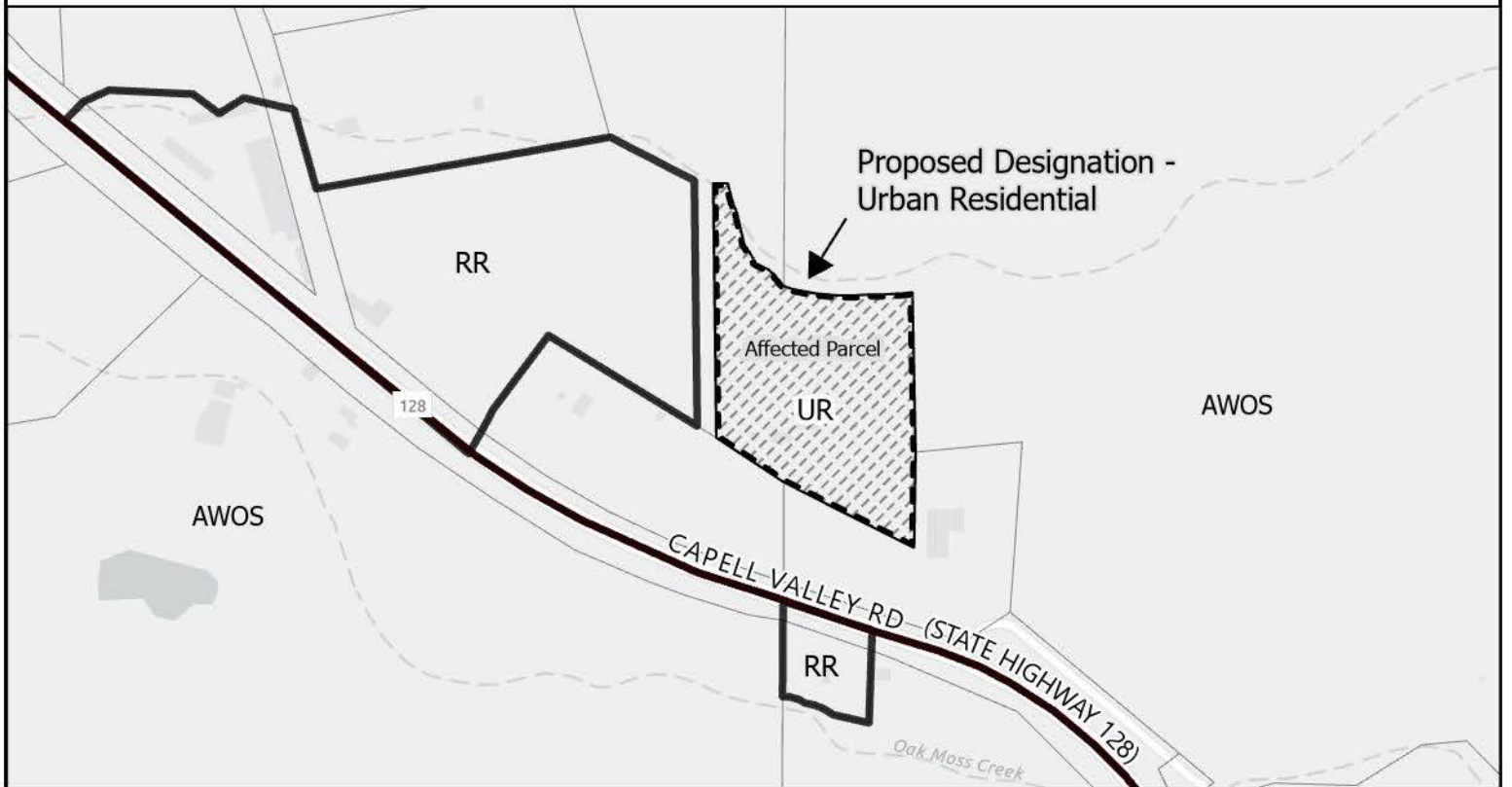
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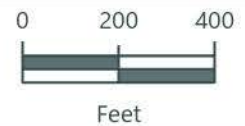
Pridmore Property
General Plan Amendment P17-00135
Rezone P20-00223 and Use Permit P20-00222
Planning Commission Hearing May 15, 2024



Existing Designation



Proposed Designation



General Plan Designations

APN: 032-130-026

P17-00135, P20-00222, P20-00223

DATE PUBLISHED: 4/5/2024

AUTHOR: SC

DATE REVISED:

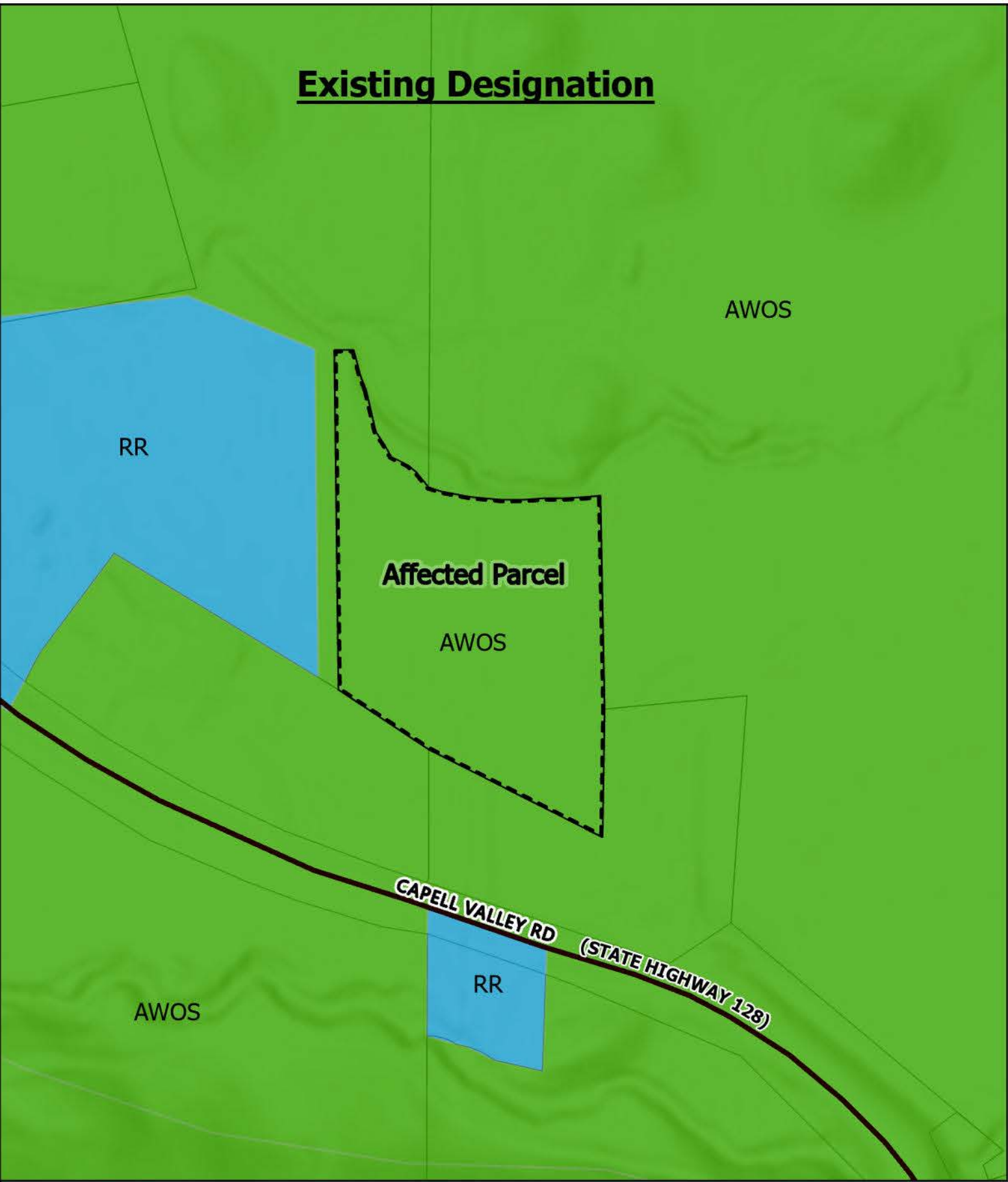
MAP SCALE: 1:4,800

Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated herein.

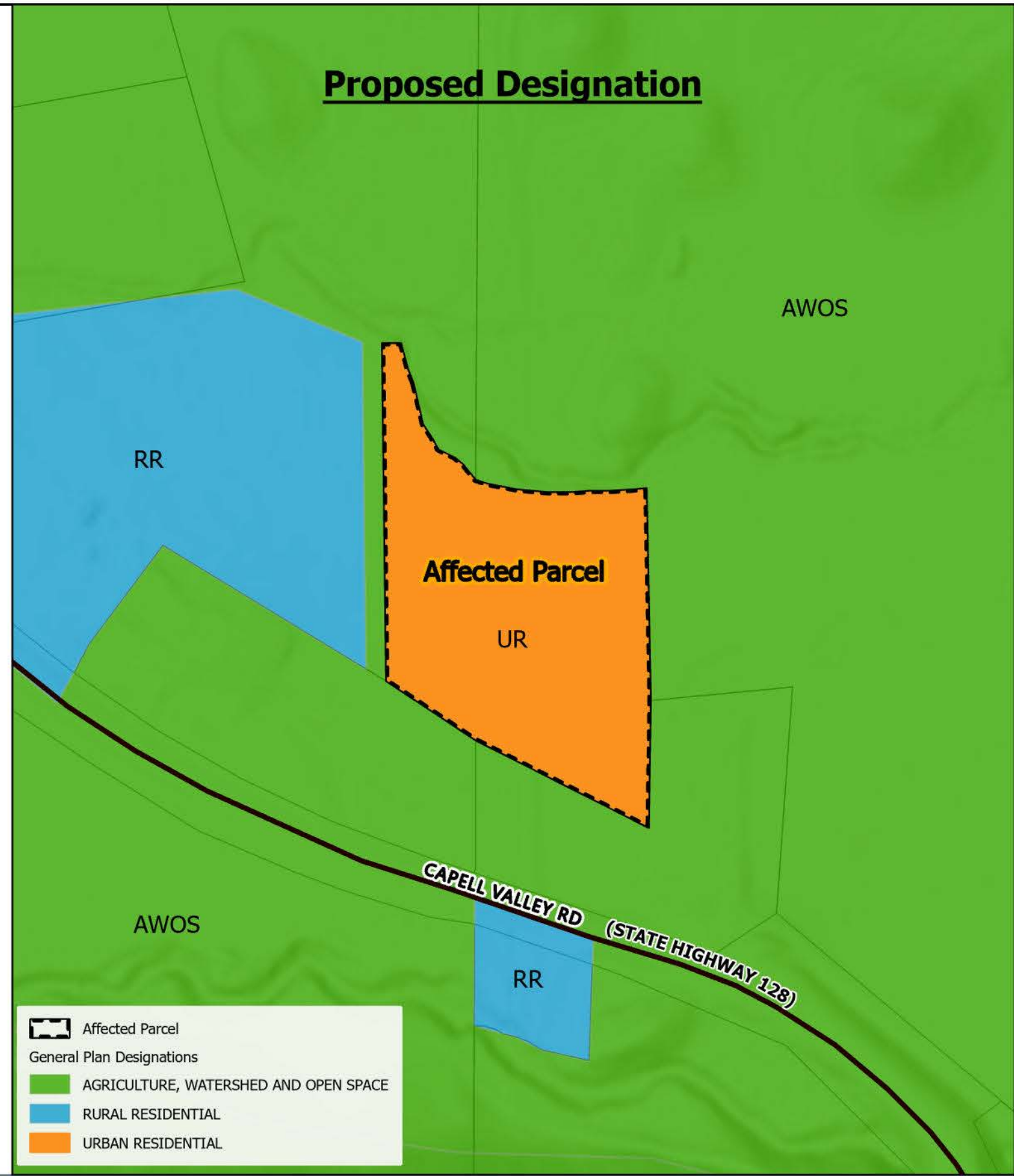
PLANNING, BUILDING &
ENVIRONMENTAL SERVICES
1195 THIRD STREET, SUITE 210
NAPA, CA 94559
(707) 253-4417



Existing Designation



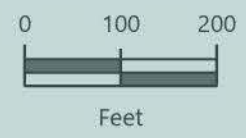
Proposed Designation



 Affected Parcel
General Plan Designations
 AGRICULTURE, WATERSHED AND OPEN SPACE
 RURAL RESIDENTIAL
 URBAN RESIDENTIAL

General Plan Designations

APN: 032-130-026
P17-00135, P20-00222, P20-00223

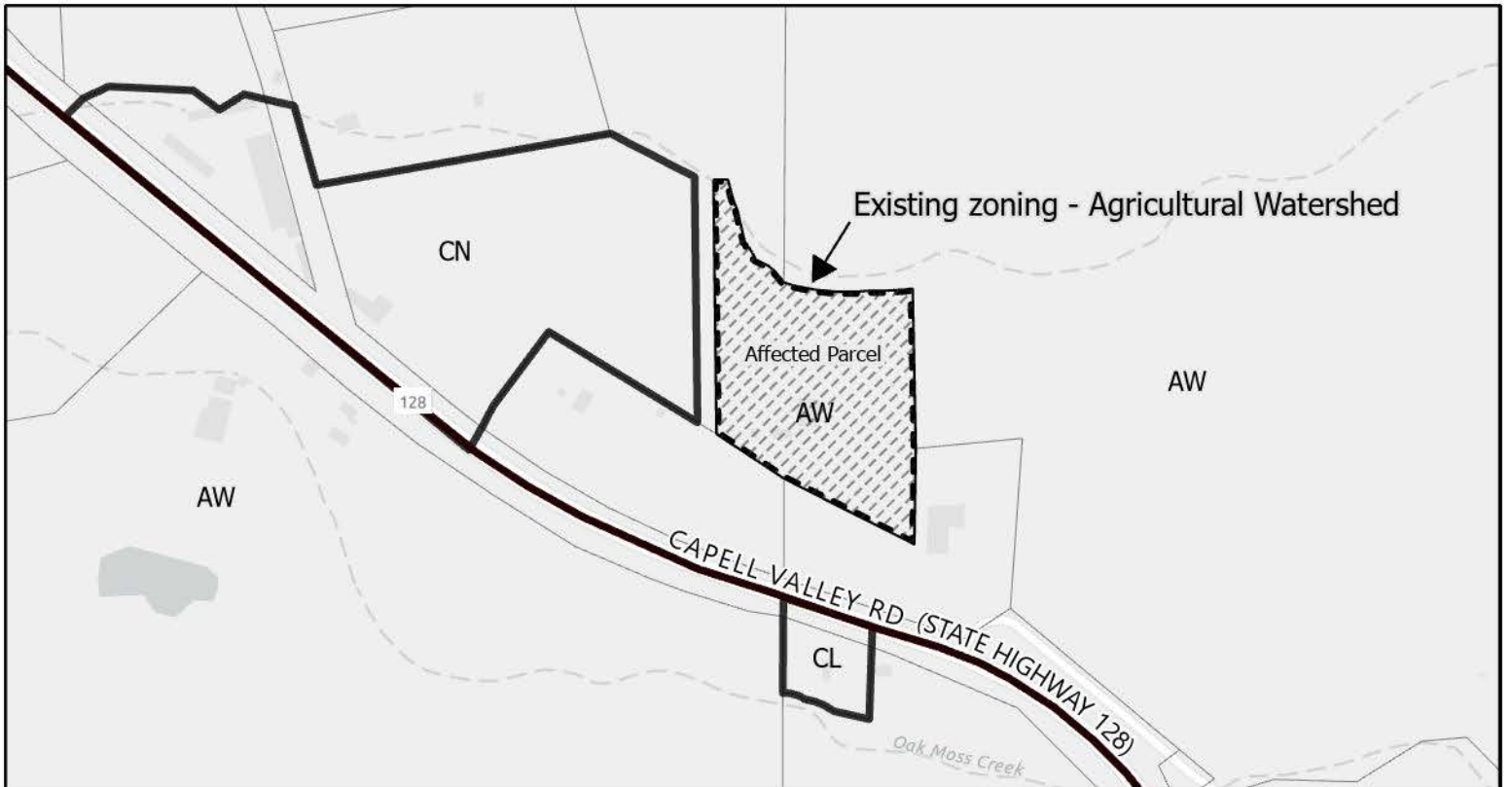


PLANNING, BUILDING, &
ENVIRONMENTAL SERVICES
1195 THIRD STREET, SUITE 210
NAPA, CA 94559
(707) 253-4417

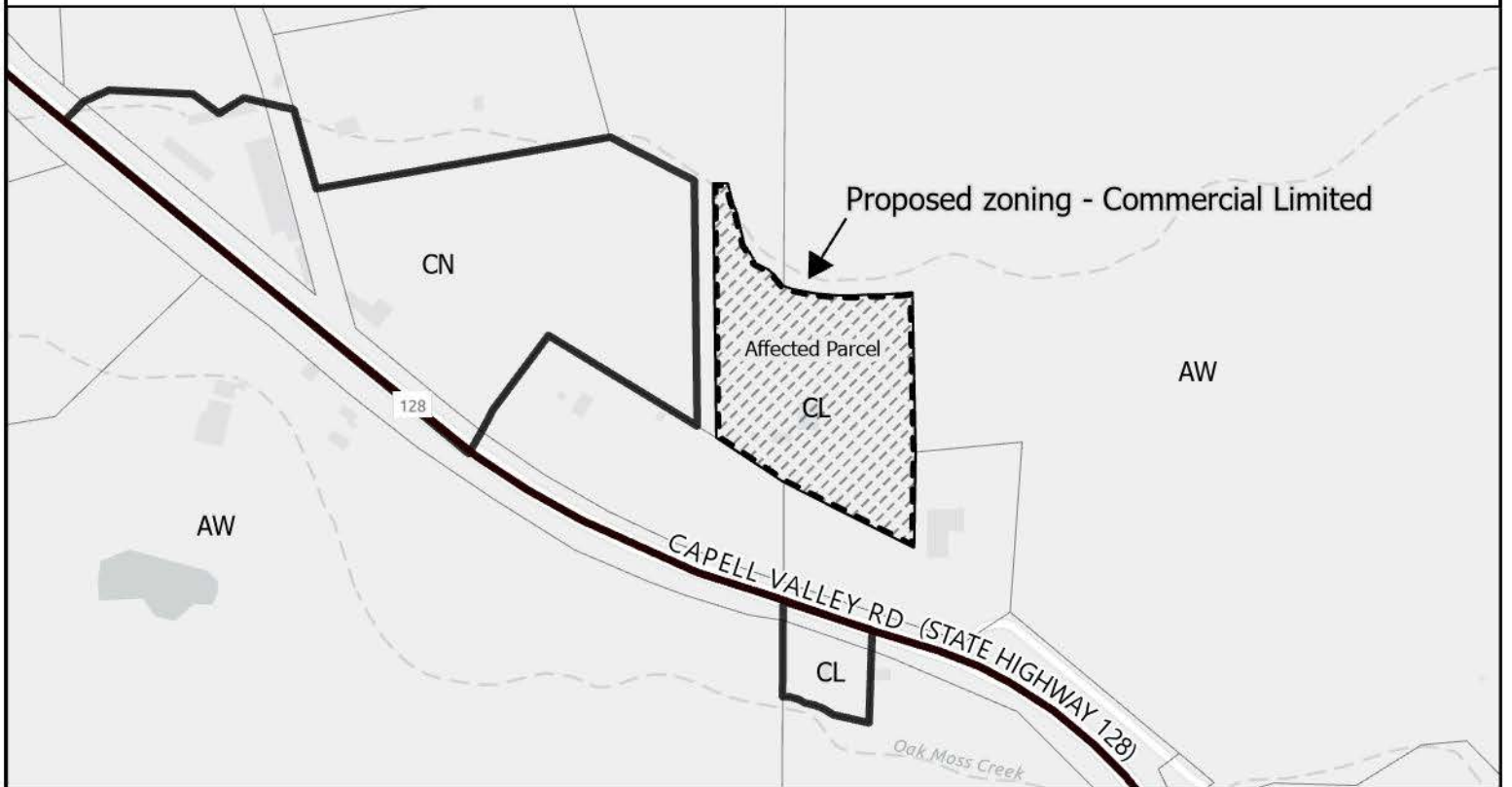


DATE PUBLISHED: 4/5/2024 AUTHOR: SC
DATE REVISED: MAP SCALE: 1:2,400 Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated herein.

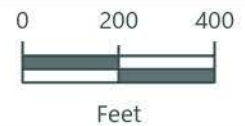
... by PBES staff member\Emily\2024-03-18) P20-00222 Pridmore Rezone\2024-03-18) P22-00222 Pridmore Rezone.aprx



Existing zoning



Proposed zoning



Existing vs. Proposed Zoning

APN: 032-130-026

P17-00135, P20-00222, P20-00223

DATE PUBLISHED: 4/2/2024

AUTHOR: SC

DATE REVISED:

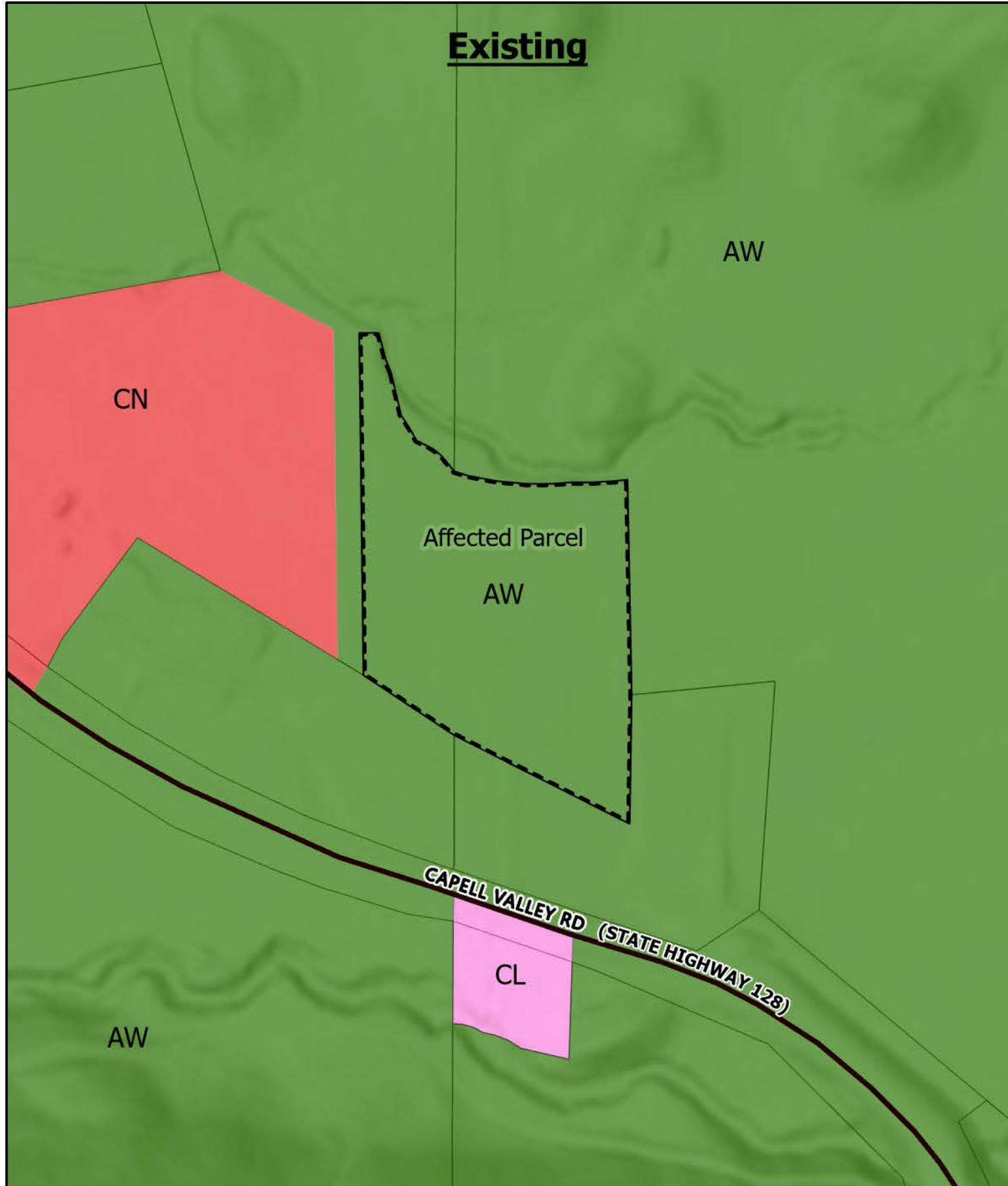
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Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated herein.

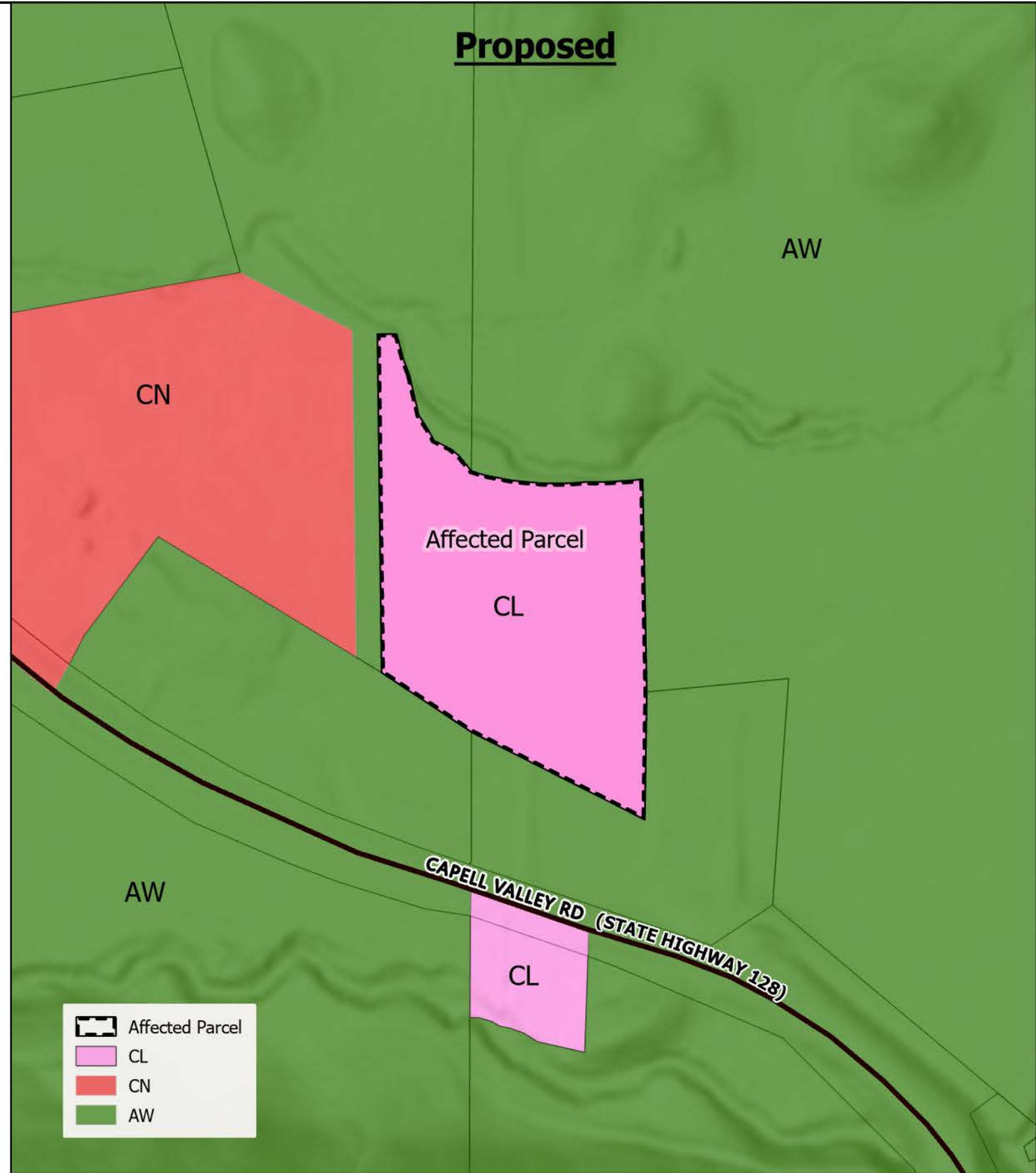
PLANNING, BUILDING, &
ENVIRONMENTAL SERVICES
1195 THIRD STREET, SUITE 210
NAPA, CA 94559
(707) 253-4417



Existing



Proposed



Existing vs. Proposed Zoning

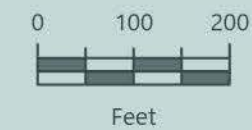
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DATE REVISED:

AUTHOR: S.C.
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Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated hereon.

P17-00135, P20-00222, P20-00223

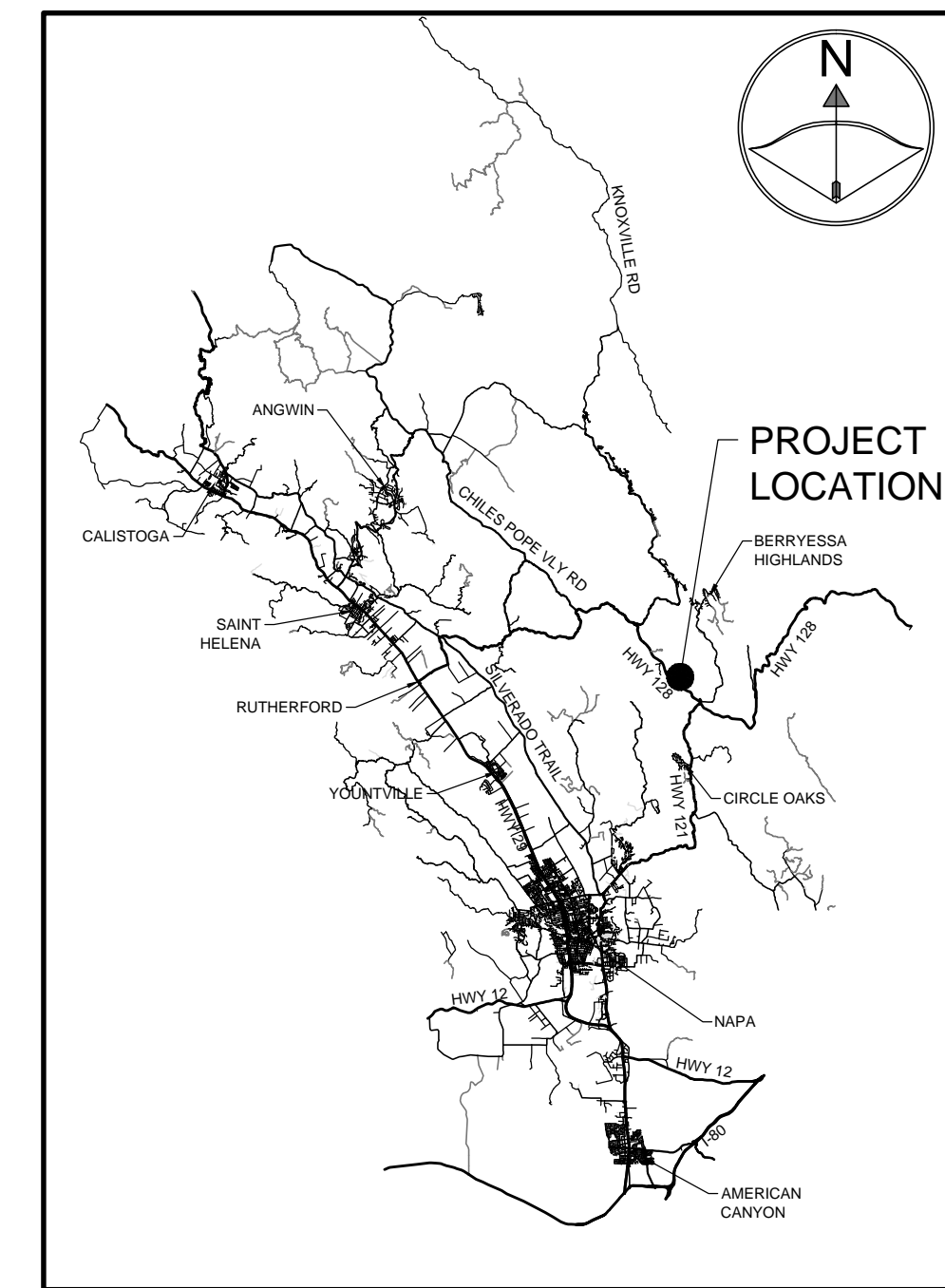


PLANNING, BUILDING, &
ENVIRONMENTAL SERVICES
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NAPA, CA 94559
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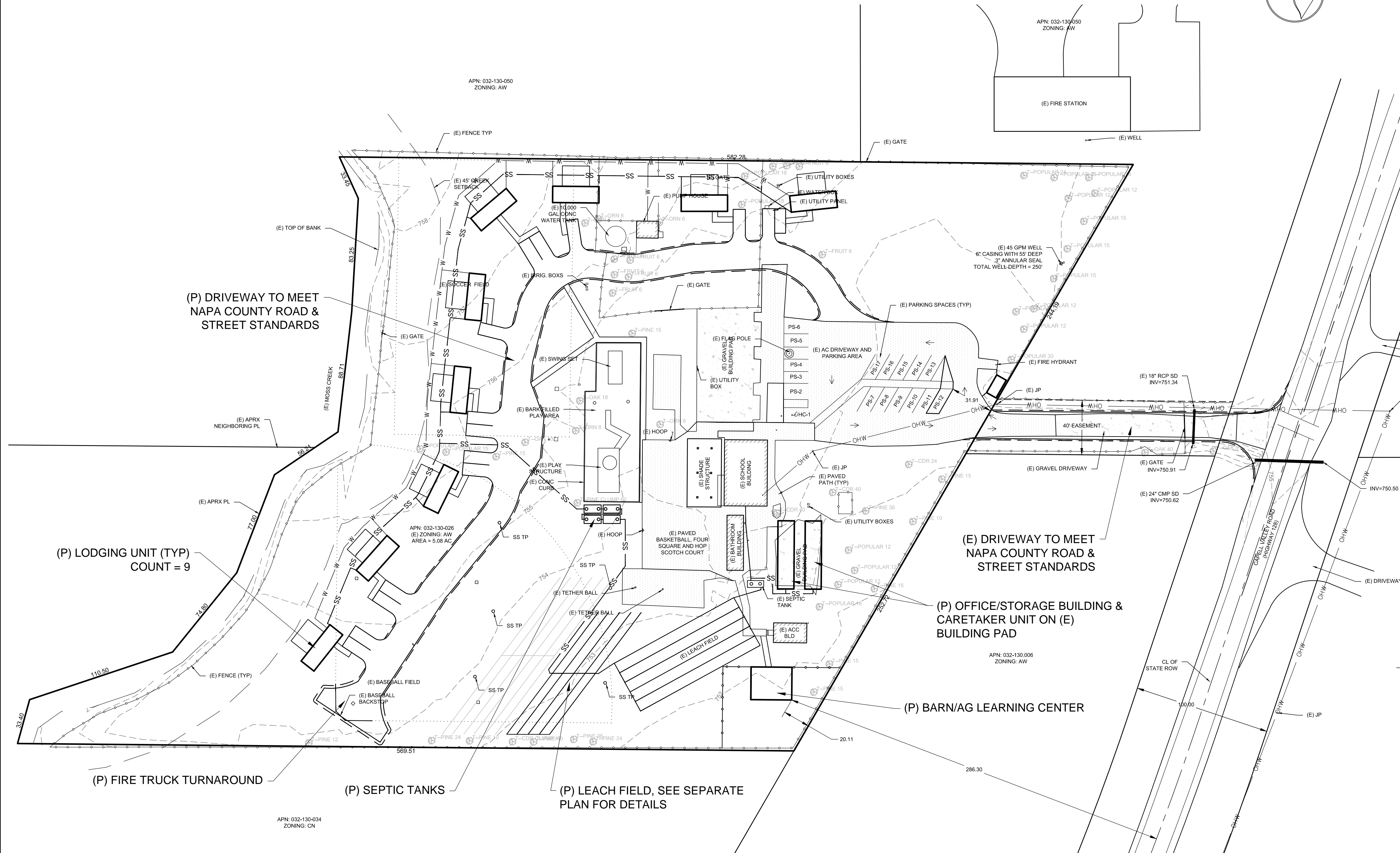


USE PERMIT PLAN FOR THE PRIDMORE PROPERTY (FORMALLY CAPELL VALLEY SCHOOL)

LOCATED AT
1191 CAPELL VALLEY ROAD
NAPA, CA 94558
APN-032-130-026



VICINITY MAP
NTS



SHEET INDEX

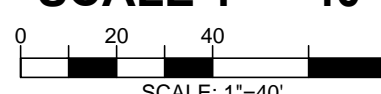
SHT. #	DESCRIPTION
1	OVERALL SITE MAP
2	EXISTING SITE MAP
3	PROPOSED SITE MAP

ABBREVIATIONS

AB	AGGREGATE BASE	EQ	EQUAL EASEMENT	PAV	PAVEMENT
AC	ASPHALT CONCRETE	ESMT	EASEMENT	R	RADIUS
ACR	ACRES	ETW	EDGE OF TRAVELED WAY	RCP	REINFORCED CONCRETE PIPE
AD	AREA DRAIN	EVC	END VERTICAL CURVE	RD	RELATIVE DENSITY
AP	ANGLE POINT	FC	FACE OF CURB	REQ	REQUIRED
APR	APPROVED	FF	FINISHED FLOOR	RM	RM ELEVATION
APRX	APPROXIMATE	FG	FINISHED GRADE	RT	RIGHT
ARV	AIR RELIEF VALVE	FH	FIRE HYDRANT	ROW	RIGHT OF WAY
BC	BEGIN CURVE	FI	FIELD INLET	S	SLOPE
BCR	BEGIN CURB RETURN	FL	FLOW LINE	SD	STORM DRAIN
BM	BENCHMARK	GB	GRADE BREAK	SDE	STORM DRAIN EASEMENT
BO	BLOW-OFF VALVE	GR	GRATE ELEVATION	SDMH	STORM DRAIN MANHOLE
BP	BEGINNING POINT	HP	HIGH POINT	SE	SIDEWALK EASEMENT
BVC	BEGIN VERTICAL CURVE	INV	INVERT ELEVATION	SF	SQUARE FEET
BW	BOTTOM OF WALL	IRR	IRRIGATION	SPEC	SPECIFICATIONS
BOW	BACK OF WALK	JP	UTILITY JUNCTION POLE	SS	SANITARY SEWER
CL	CENTERLINE	JT	JOINT TRENCH	SSE	SANITARY SEWER EASEMENT
CLR	CLEAR	LAT	LATERAL	SSLAT	SANITARY SEWER LATERAL
CB	CATCH BASIN	LF	LINEAL FEET	SSMH	SANITARY SEWER MANHOLE
CMP	CORRUGATED METAL PIPE	LGP	LIP OF GUTTER	STA	STATION
CO	CLEAN OUT	LP	LOW POINT	STD	STANDARD
CQC	CONCRETE	LT	LEFT	STLT	STREET LIGHT
CP	CONTROL POINT	MAX	MAXIMUM	T	TANGENT
CR	CURB RETURN	MH	MANHOLE	(T)	TOTAL
DI	DRAIN INLET	MIN	MINIMUM	TB	TREE BOX
DIP	DUCTILE IRON PIPE	ORN	ORNAMENTAL TREE	TC	TOP OF CURB
DWY	DRIVEWAY	OHW	OVER HEAD UTILITY WIRE	TEMP	TEMPORARY
(E)	EXISTING	(P)	PROPOSED	TG	TOP OF GRADE
EA	EACH	PI	POINT OF INTERSECTION	TOP	TOP OF WALL
EC	END CURVE	PL	PROPERTY LINE	TYP	TYPICAL
ECR	END CURB RETURN	PSDE	PRIVATE STORM DRAIN ESMIT	UE	UNDER GROUND ELECTRICAL
ESR	EDGE OF GRAVEL	PUE	PUBLIC UTILITY EASEMENT	VC	VERTICAL CURVE
EL	ELEVATION	PVC	POLYVINYL CHLORIDE	W	WATER
EP	EDGE OF PAVEMENT	PVI	VERTICAL CURVE INTERSECTION	WLAT	WATER SERVICE LATERAL
				WM	WATER METER

OVERALL SITE MAP

SCALE 1" = 40'



UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE DESIGNER OF THESE PLANS.

PROPERTY LINES:

THE PROPERTY LINES SHOWN HEREON ARE BASED ON PRELIMINARY SURVEY DATA, AND ARE FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY SURVEY MAP AND SHOULD NOT BE USED AS SUCH.

HORIZONTAL & VERTICAL DATUM:

THE SURVEY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CMP CIVIL ENGINEERING AND LAND SURVEYING IN MARCH OF 2017. CONTOURS ARE AS FOLLOWS: MAJOR = 5' MINOR = 1'. THE HORIZ. AND VERT. DATUM ARE ASSUMED.

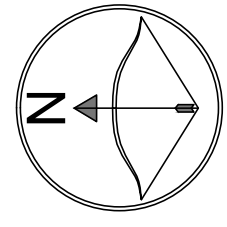


PREPARED BY:
DATE: 5/12/21
DESCRIPTION: COUNTY COMMENTS 9/25/2020
REV. # 1

PROJECT INFO:
PRIDMORE PROPERTY
(PREVIOUSLY CAPELL SCHOOL)
1191 CAPELL VALLEY ROAD
NAPA, CA 94558
APN:032-130-026

SHEET NAME:
OVERALL SITE MAP
1

DATE: 05/12/2020
PROJECT #: 00065
DATE: 05/12/2020



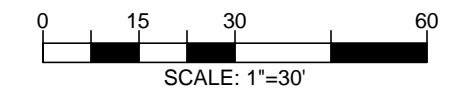
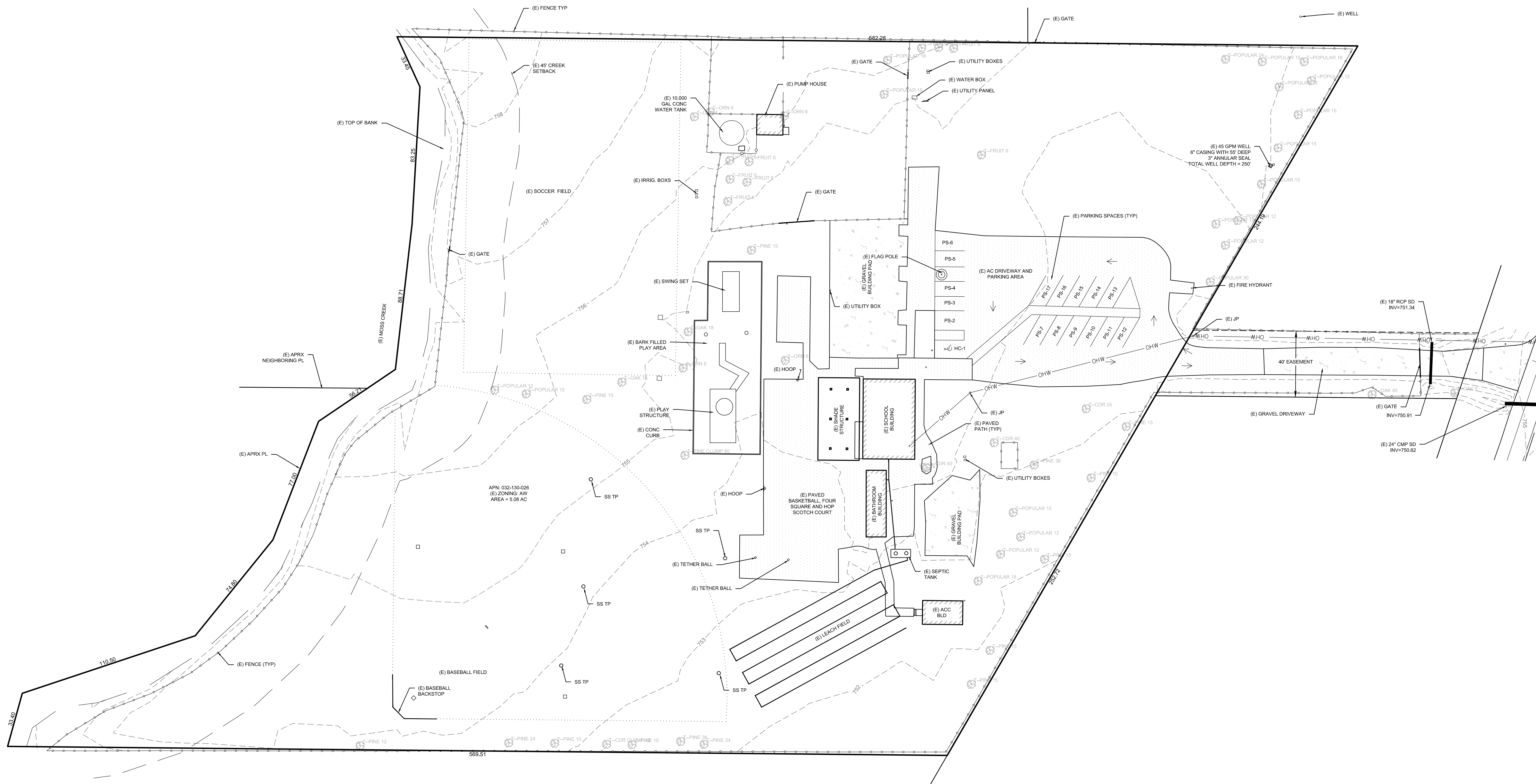
PREPARED BY:
CMP CIVIL ENGINEERING & LAND SURVEYING INC.
 1607 CAPELL VALLEY ROAD
 NAPA, CA 94558
 (707) 815-0988
 CAMERON@CMPENGINEERING.COM
 PROJECT #: 00695 DATE: 05/12/2020

REV. #	DESCRIPTION	DATE
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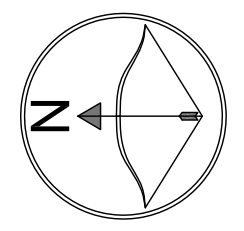
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**PRIDMORE PROPERTY
 (PREVIOUSLY CAPELL SCHOOL)**
 1191 CAPELL VALLEY ROAD
 NAPA, CA 94558
 APN:032-130-026

SHEET NAME:
EXISTING SITE MAP

SHEET:
2
 OF 3



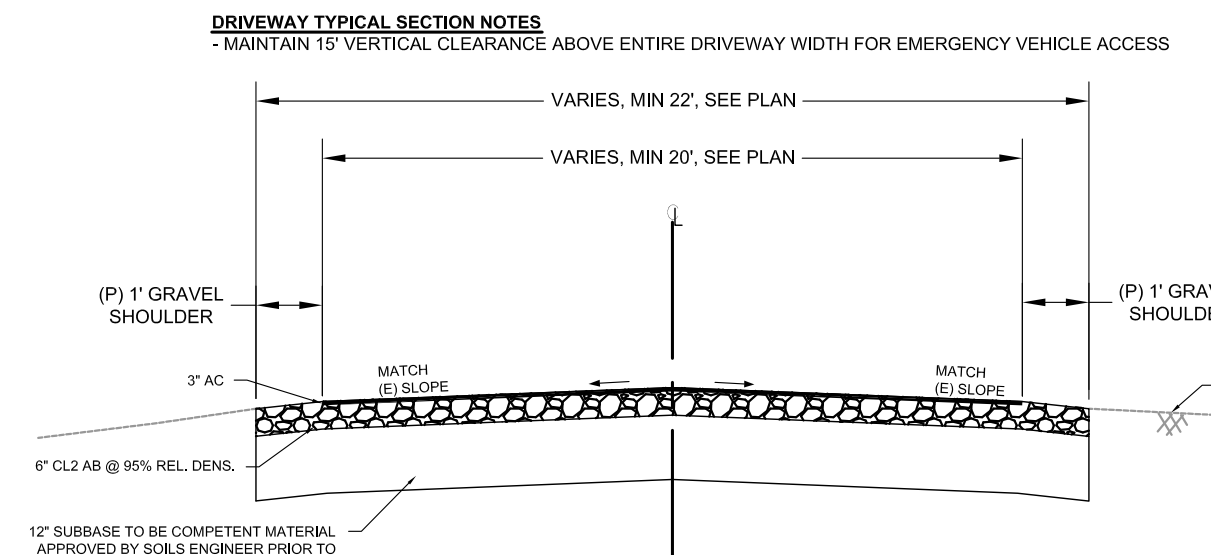
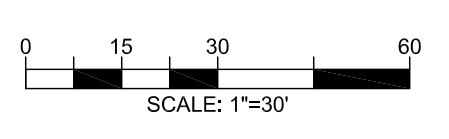
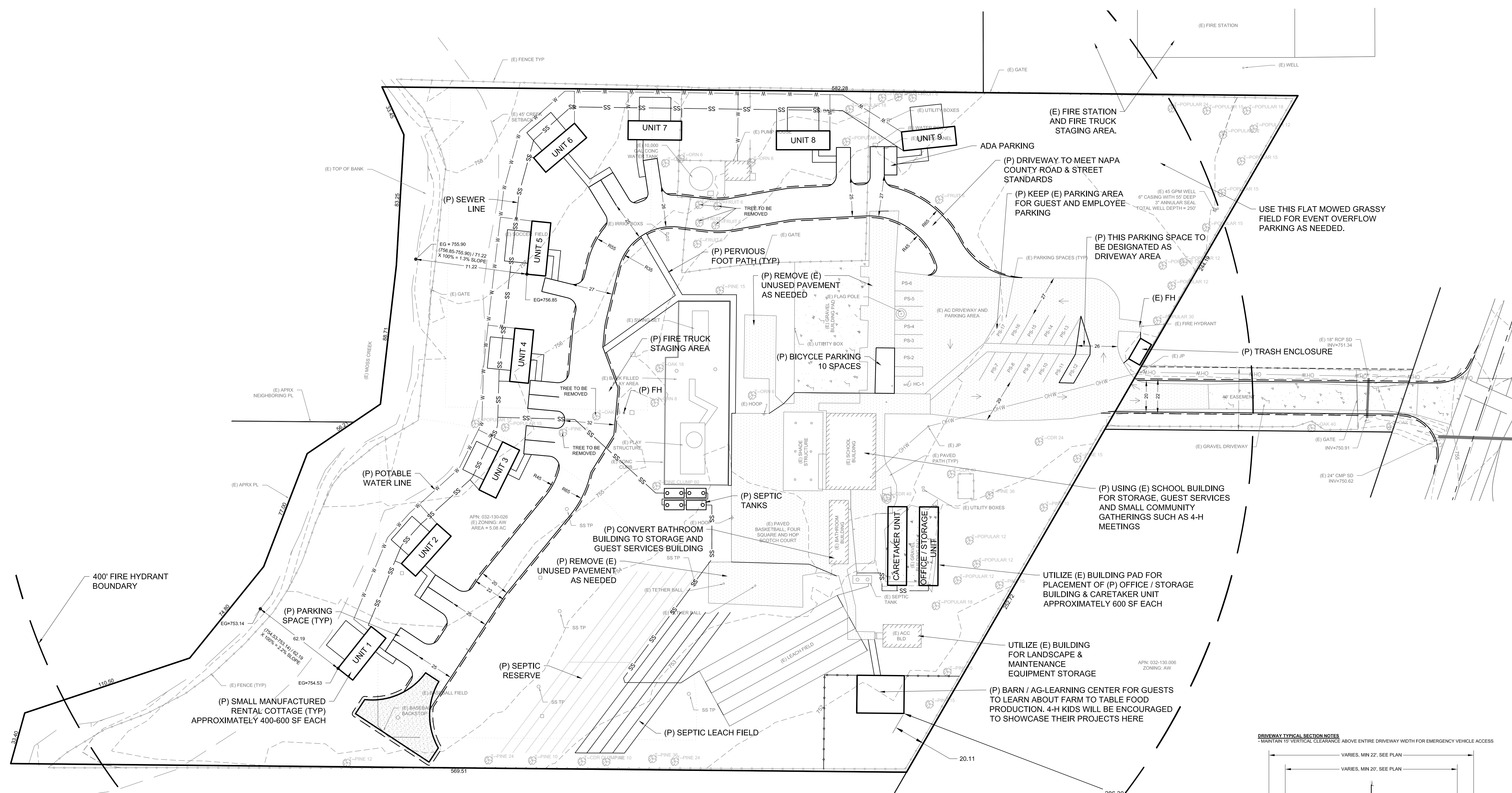
APN: 032-130-026
 (E) ZONING: AW
 AREA = 5.08 AC



REV. #	DESCRIPTION	DATE
1	COUNTY COMMENTS 9/25/2020	5/12/21

PROJECT INFO:
PRIDMORE PROPERTY
(PREVIOUSLY CAPELL SCHOOL)
1191 CAPELL VALLEY ROAD
NAPA, CA 94558
APN:032-130-026

**PROPOSED SITE
MAP**



TYPICAL DRIVEWAY SECTION
N.T.S.

Sample Units and Floor Plans





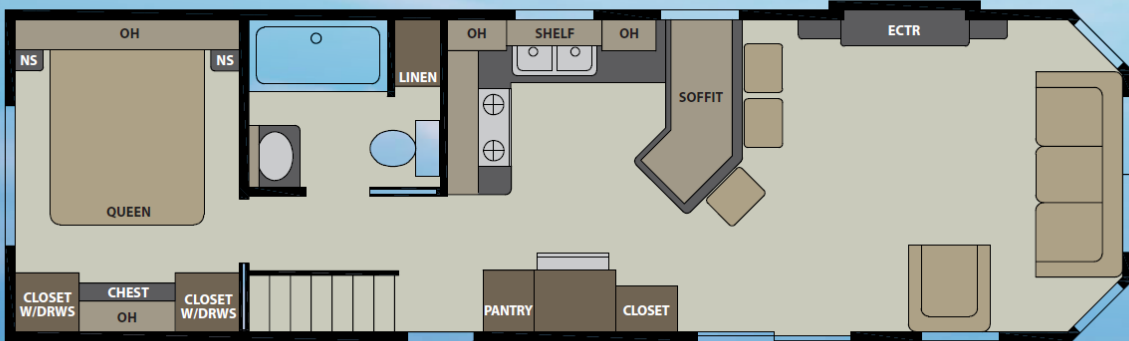
POSSIBLE COUPLES UNIT FLOOR PLAN



POSSIBLE FAMILY UNIT FLOOR PLAN



LOFT



FIRST FLOOR

Existing Structures



FIGURE AG/LU-3: LAND USE MAP

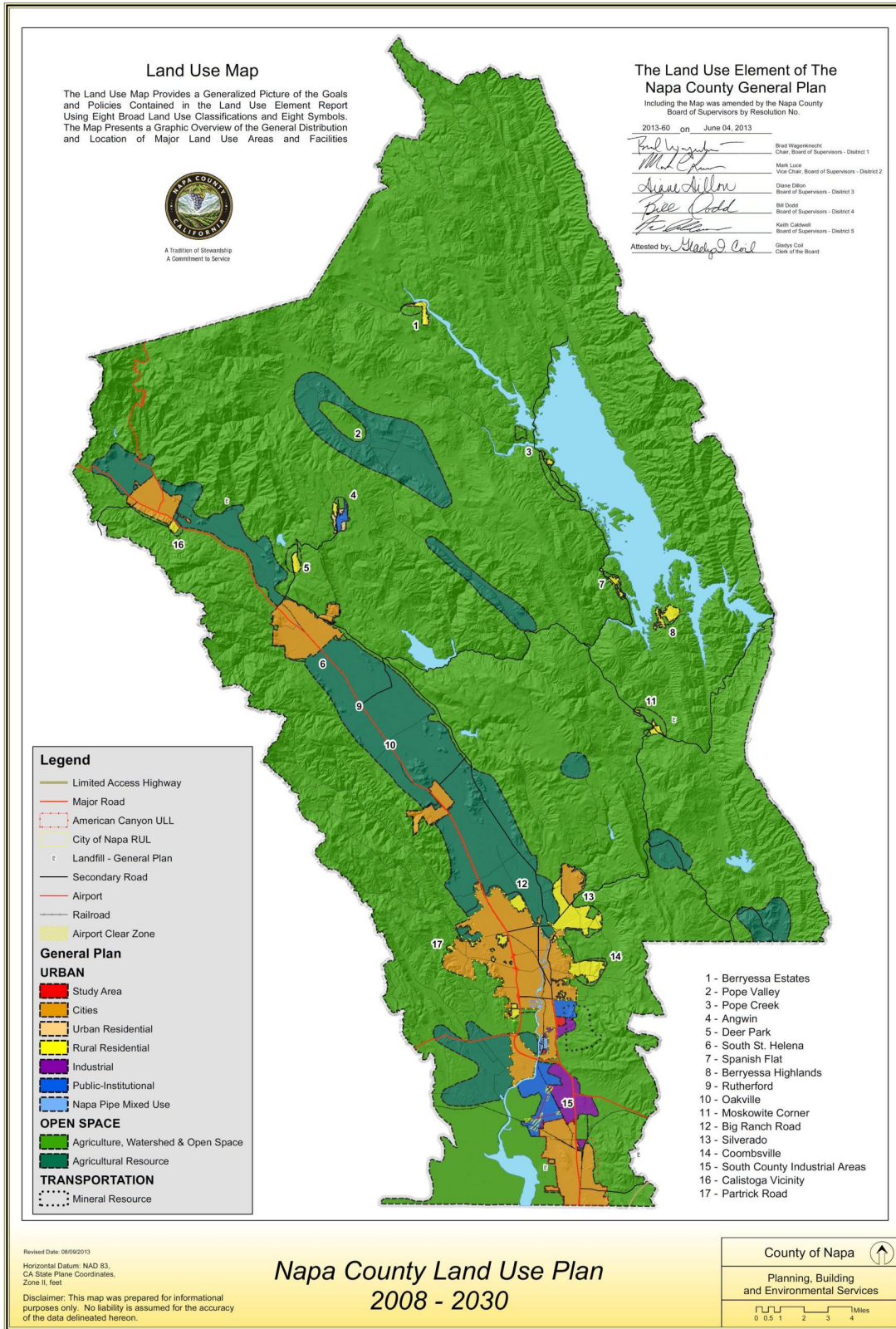
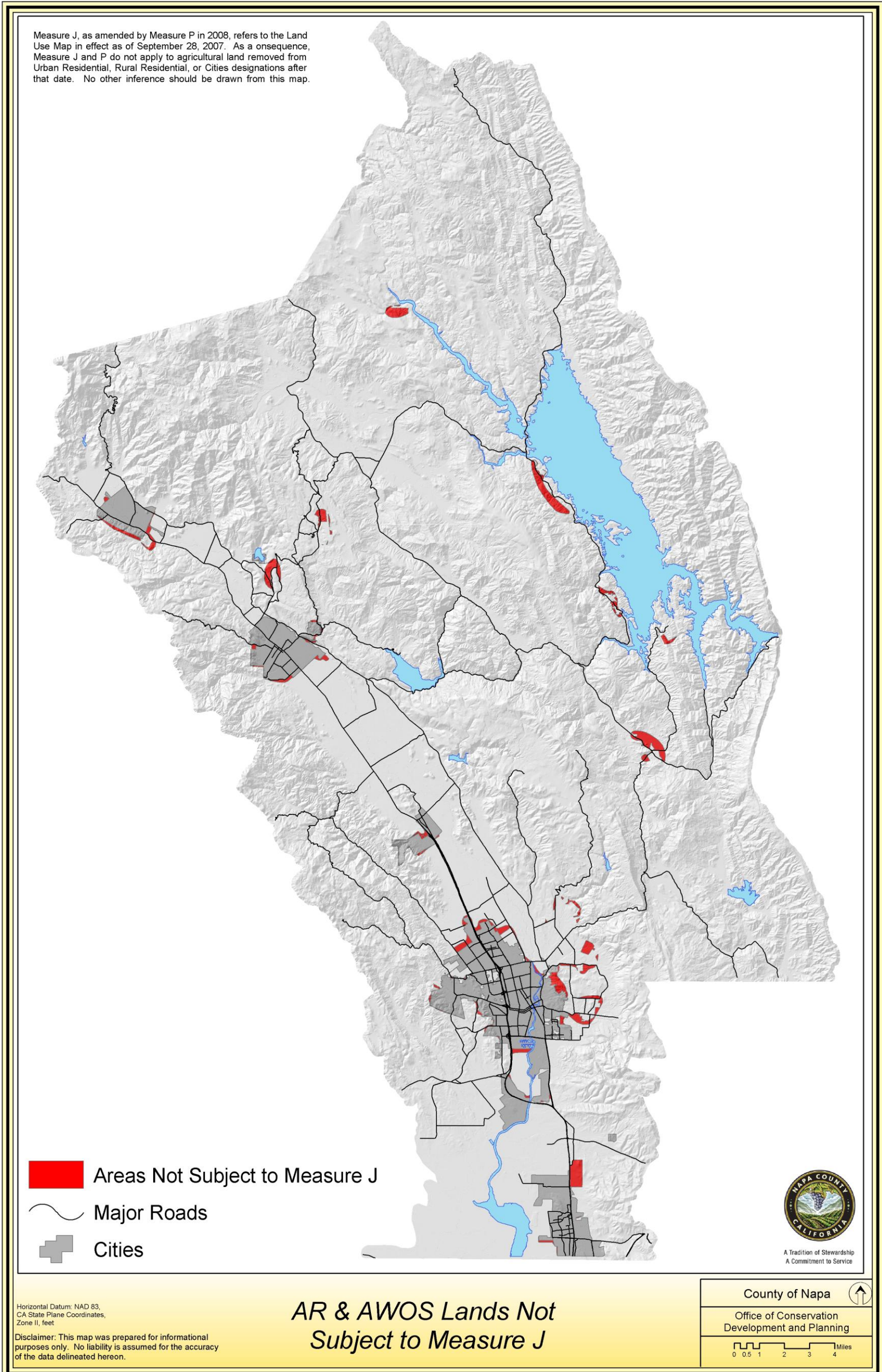


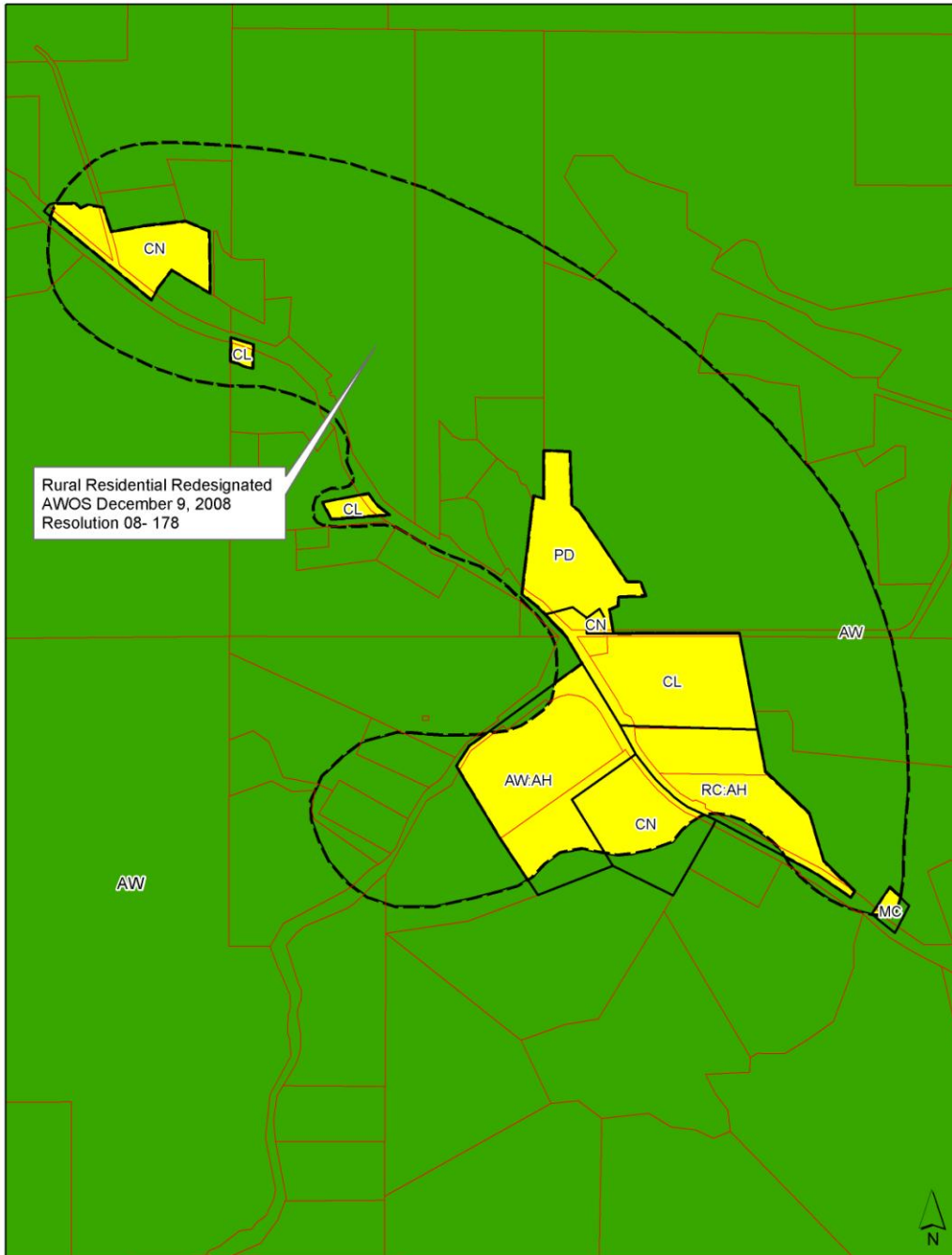
FIGURE AG/LU-3.5: AR AND AWOS LANDS NOT SUBJECT TO MEASURE J





LAKE BERRYESSA: MOSKOWITE CORNERS, POPE CREEK, AND SPANISH FLAT

MOSKOWITE CORNERS



Note: See Figure AG/LU-3 on Page AG/LU-67 for the location of this area and the map legend.



Policy AG/LU-113: The Land Use Map is presented as a general illustration of the policies of the General Plan and is not intended to reflect every policy direction. Specific review of applicable policies is necessary to determine the precise land use potential of any site. Further, the information shown on the map is not intended to be parcel-specific and should not be interpreted as such. Information should be interpreted at a printed or displayed scale of one inch = 1,000 feet to ensure that the intended level of specificity is maintained.

Policy AG/LU-114: Zoning shall be consistent with this General Plan. In areas where the zoning and the land use designation shown on the Land Use Map are not identical, rezoning is desirable but not mandated, since consistency is achieved by reviewing the stated policies of the General Plan in addition to the Land Use Map. Table AG/LU-B shall be used to determine consistency for rezoning applications.

**TABLE AG/LU-B:
GENERAL PLAN & ZONING: FOR USE IN CONSIDERING CHANGES IN ZONING**

General Plan Land Use Category	Appropriate Zoning Designations
Urban Residential	RC-Residential Country RS-Residential Single RM-Residential Multiple RD-Residential Double PD-Planned Development CL-Commercial Limited CN-Commercial Neighborhood
Rural Residential	RC-Residential Country
Study Area	Study area properties shall be subject to site-specific planning prior to rezoning.
Industrial	IP-Industrial Park I-Industrial GI-General Industrial
Public-Institutional	AV-Airport PL-Public Lands
Agriculture, Watershed, and Open Space	AW-Agricultural Watershed TP-Timberland Preserve
Agricultural Resource	AP-Agricultural Preserve
Napa Pipe Mixed Use	NP-MUR-W - Napa Pipe Mixed Use Residential Waterfront NP-IBP-W - Napa Pipe Industrial/Business Park Waterfront NP-IBP - Napa Pipe Industrial/Business Park I - Industrial

In addition to the zones listed above, AW-Agricultural Watershed uses and/or zoning may occur in any land use designation. Note: Multiple additional zoning designations currently exist within each General Plan Land Use Category and may remain in place. This table is not intended to constrain the legal use of property consistent with both zoning and General Plan Land Use Category. Also, in the Deer Park Rural Residential area, rezoning from residential districts shall be permitted to achieve minimum parcel sizes consistent with Policy AG/LU-35, and to develop, improve, and expand hospital related facilities through either expansion of the Planned Development zoning district or a future healthcare related zoning district that shall be deemed consistent with the Deer Park Rural Residential area. On parcel 049-160-009 in the Monticello Road area, rezoning to RS may be allowed consistent with Policy AG/LU-35.