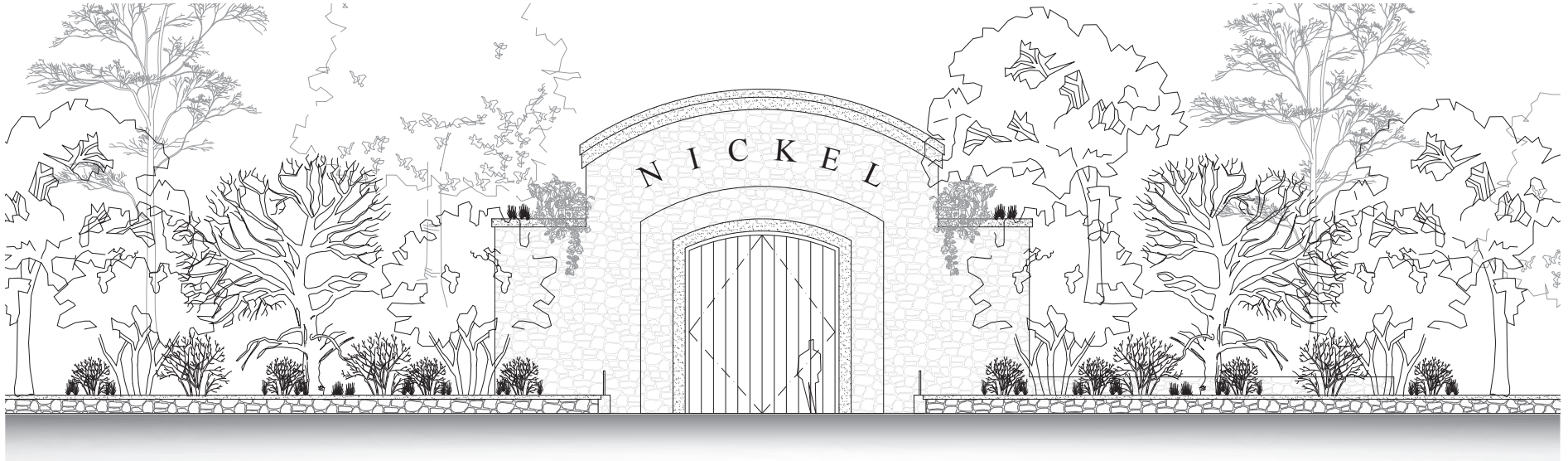


“L”

Graphics

Vineyard House Winery, Use Permit P18-00448-UP, Use Permit
Exception to the Conservation Regulations P21-00341-UP, and
Exemptions to the Road and Street Standards
Planning Commission Hearing Date July 16, 2025



THE VINEYARD HOUSE WINERY

USE PERMIT EXHIBITS

1581 OAKVILLE GRADE ROAD, OAKVILLE, CA

APN: 027-360-022-000

FOR JEREMY JUSTIN NICKEL

CONTACTS

OWNER
Jeremy Justin Nickel
The Vineyard House Winery LLC
P.O. Box 3807
Yountville, CA 94559
(707) 944-0392
jeremy@vhwinery.com

OWNER'S MANAGEMENT TEAM
Julkie Koeltner
David Green and Co.
3379 Solano Ave. #580
Napa CA 94558
(707) 280-1217
julie@davidgreenandco.com

TRAFFIC CONSULTANT
Mark Crane
Crane Transportation Group
2621 East Windrim Court
Sacramento, CA 95758
(916) 647 3406
cranetransgroup@gmail.com

ARCHITECT
Paul Kelley
Paul Kelley Architect, Inc.
541 Jefferson St.
Napa, CA 94559
(707) 257-1148
paul@paulkelleyarchitecture.com

HISTORIAN
Naomi Miroglio
Architectural Resource Group, Inc.
Pier 9, The Embarcadero, #107
San Francisco, CA 94111
(415) 421-1680
argsf.com

GROUND WATER GEOLOGIST
Anthony Hicke PG, CHG
Richard C. Slade & Associates LLC
14051 Burbank Blvd.
Sherman Oaks, CA 91401
(707) 963 3914
anthony.hicke@rcslade.com

PROJECT PLANNER
Jeff Redding
Land Use Planning Services
2423 Renfrew St.
Napa, CA 94558
(707) 255-7375
jreddingaicp@comcast.net

BIOLOGIST
Dana Riggs
Sol Ecology
P.O. Box 5214
Petaluma, CA 94955
(707) 241-7718
driggs@solecology.com

LAND USE ATTORNEY
Trina Falace
Buchalter
1230 Pine Street
St. Helena, CA 94574
(707) 967-9656
kfalace@buchalter.com

CIVIL ENGINEER
Mike Muelrath
Applied Civil Engineering
2074 West Lincoln Avenue
Napa, CA 94558
(707) 320-4968
mmuelrath@appliedcivil.com

LANDSCAPE ARCHITECT
Megan W. Stromberg
Megan W. Stromberg Consulting
130 Mono Avenue
Fairfax, CA 94930
(415) 342-4413
megan@mwsstromberg.com

CAVE CONSULTANT
Scott Lewis
Provost & Pritchard Consulting Group
19969 Greenley Rd, Suite J
Sonoma CA 95370
(866) 776-6200 | Ext: 263
slewis@ppeng.com

PROJECT DATA

APN Number: 027-360-022-000
Project Address: 1581 Oakville Grade Rd.
Oakville, CA
Parcel Area: 1,872,296 SQ. FT. (42.9 acres)
Occupancy: Mixed
Zoning: AW (Agricultural Watershed)
Fire Hazard Severity Zone: Moderate, Very High
Napa County Viewshed: N/A
Overlay: N/A
Flood Design Data: N/A

APPLICATION

Use Permit Application for a new 20,000 gallon winery and cave with adaptive reuse of a historic residence as a tasting and winery accessory use building. The entitlement request is for a new winery use permit, conservation regulations exception and a road exception.

SHEET INDEX

0-00 Cover Sheet
0-01 Winery FAR Calculations

SITE
1-01 Existing Site Plan
1-02 Existing Area Plan
1-03 Proposed Area Plan

LANDSCAPE
L1 Riparian Enhancement Concept

CIVIL DRAWINGS
C1 Overall Site Plan
C2 Driveway Plan STA
C3 Driveway Plan STA
C4 Driveway Sections STA
C5 Driveway Sections STA
C6 Winery Site Plan
C7 Winery Site Improvement Plan - North
C8 Winery Site Improvement Plan - South
C9 Soils Disposal Area Plan
C10 Impervious Surface Exhibit
C11 Stormwater Control Plan

WINERY (CAVE)
2-01 Proposed Winery / Cave Floor Plan
2-02 Proposed Cave Spoils Plan
2-03 Proposed Winery Exterior Elevations
2-04 Proposed Winery Exterior Elevations
2-05 Winery / Cave Building Sections
2-06 Winery / Cave Building Sections
2-07 Enlarged Portal / Crush Pad Sections
2-08 Enlarged Tunnel Sections
2-09 Existing Site Photo Documentation

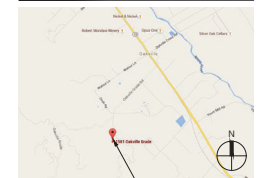
HISTORIC BALDRIDGE HOUSE
3-01 Existing Lower Floor Plan
3-02 Lower Floor Demolition Plan
3-03 Proposed Lower Floor Plan
3-04 Existing Upper Floor Plan
3-05 Upper Floor Demolition Plan
3-06 Proposed Upper Floor Plan
3-07 Roof Plan
3-08 Existing Photo Documentation
3-09 Existing Photo Documentation
3-10 Existing/Proposed Exterior Elevations
3-11 Existing/Proposed Exterior Elevations
3-12 Existing/Proposed Exterior Elevations
3-13 Existing/Proposed Exterior Elevations
3-14 Proposed Elevation Details

GIS AERIAL VIEW

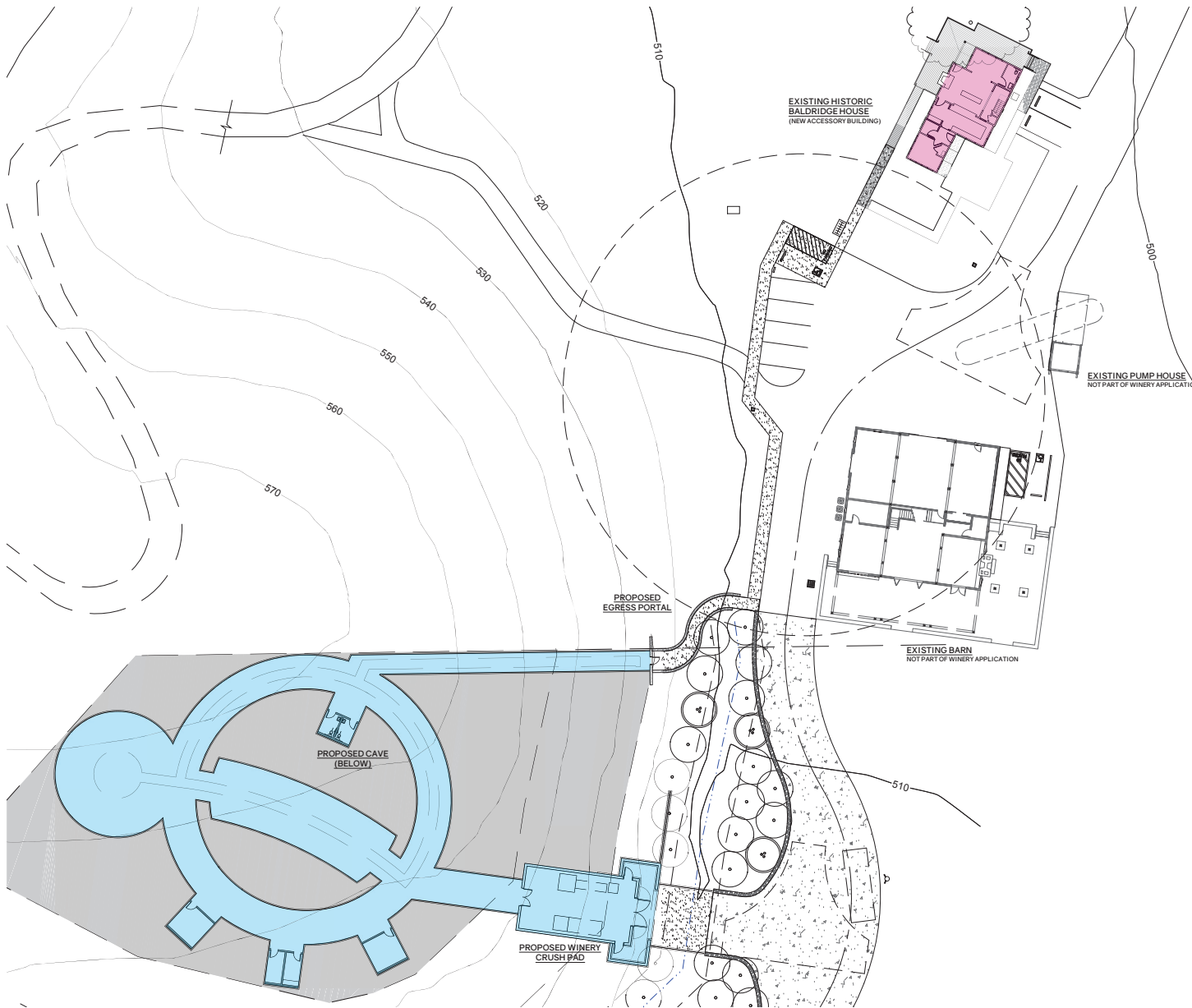


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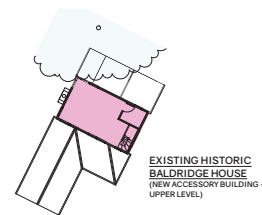
VICINITY MAP



PROJECT LOCATION



WINERY F.A.R. CALCULATIONS - GROUND LEVEL
SCALE: 1" = 20'-0"



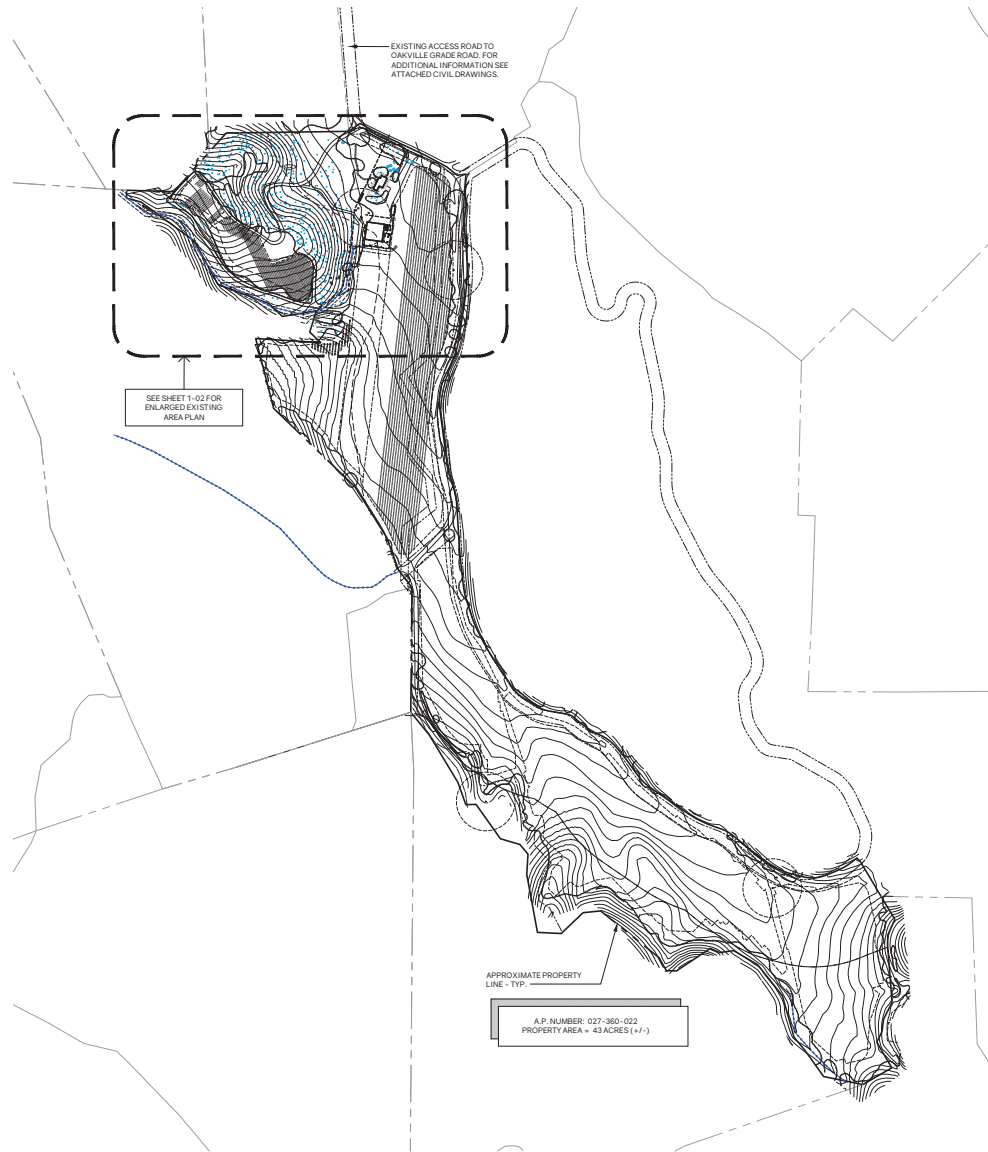
**BALDRIDGE HOUSE
F.A.R. CALCULATIONS - UPPER LEVEL**
SCALE: 1" = 20'-0"

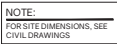
WINERY USE LEGEND	
	PRODUCTION USE
	ACCESSORY USE

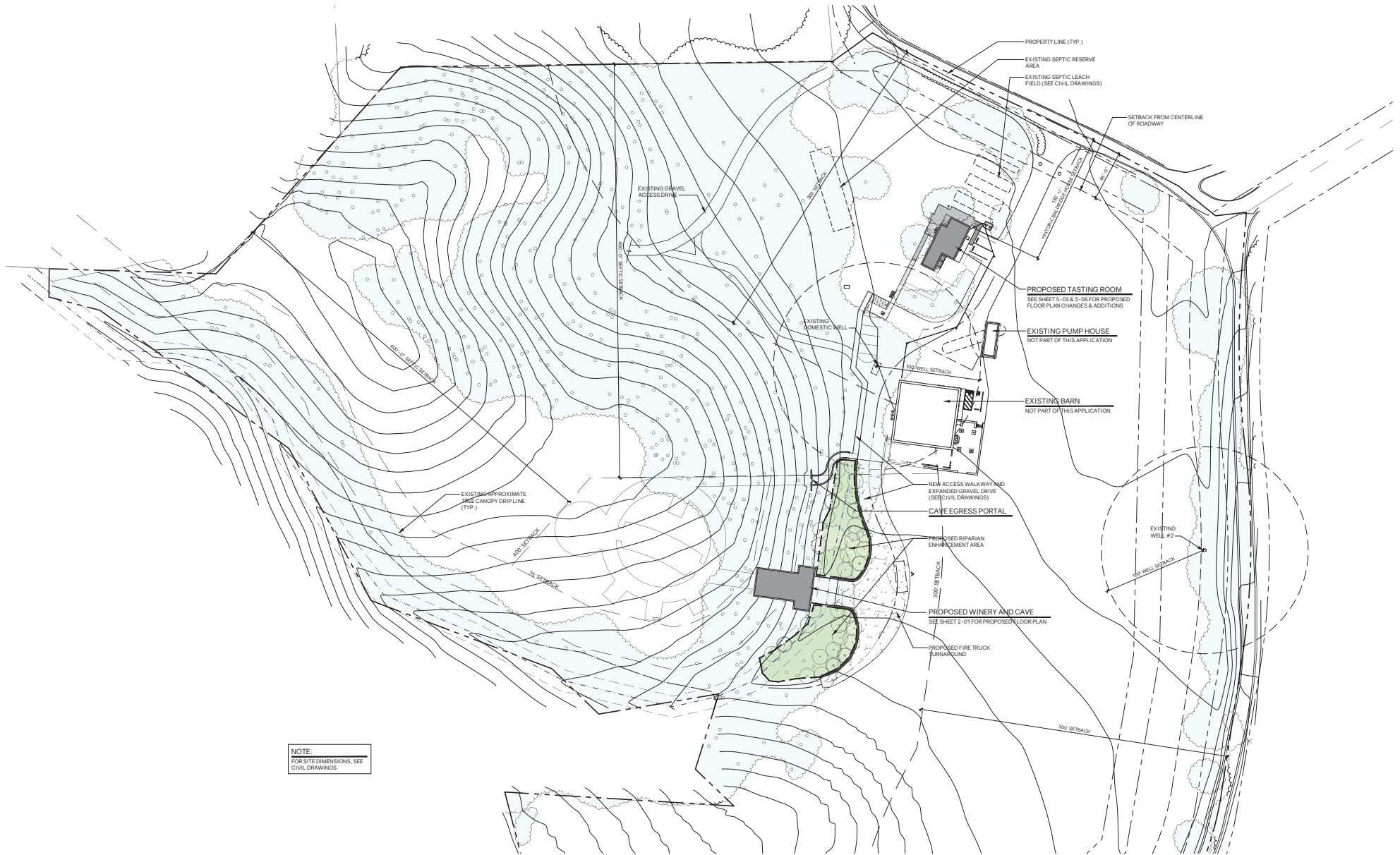
The Vineyard House Winery
Proposed Winery Floor Area Summary

10/4/22

Building/Area (sq. ft.)	Accessory	Production	Bldg. Total
Existing:			
Building A - Existing Residence (Exterior Spaces Not Included)			
Lower Floor - Tasting Room	209	-	-
Lower Floor - Tasting Bar	100	-	-
Lower Floor - History Room	147	-	-
Lower Floor - Accessible Toilet Room	65	-	-
Lower Floor - Stairwell	116	-	-
Lower Floor - Serving Kitchen	277	-	-
Lower Floor - Vestibule	44	-	-
Lower Floor - Wine Storage	42	-	-
Lower Floor - Mech/Elec Coset	20	-	-
Lower Floor - Office	147	-	-
Upper Floor - Owner's Private Office	344	-	-
Upper Floor - Accessible Toilet Room	56	-	-
Proposed:			
Proposed Building B - Cave			
Cave	-	11,241	13,057
Accessory Use Area	-	-	-
Covered Crush/Bottling Area	-	1,344	-
Winery Vestibule	-	472	-
Totals:	1,567	13,057	14,624
Accessory to Production Ratio = (Not to exceed 0.400)			0.120









ADDITIONAL TREE REPLACEMENT: Within the Riparian and Oak Riparian Enhancement Areas, 34 trees are proposed. Within the Mitigation Planting Area, 12 Coast Live Oak and 2 California Black Oak trees will be planted. Exact planting locations shall be determined at the time of installation with over site and approval by the Landscape Architect. All new oak planting will be protected from herbivory and installed with at least a 2-foot diameter mulch basin. Temporary irrigation or hand watering will be provided for 1-3 years until trees are established.

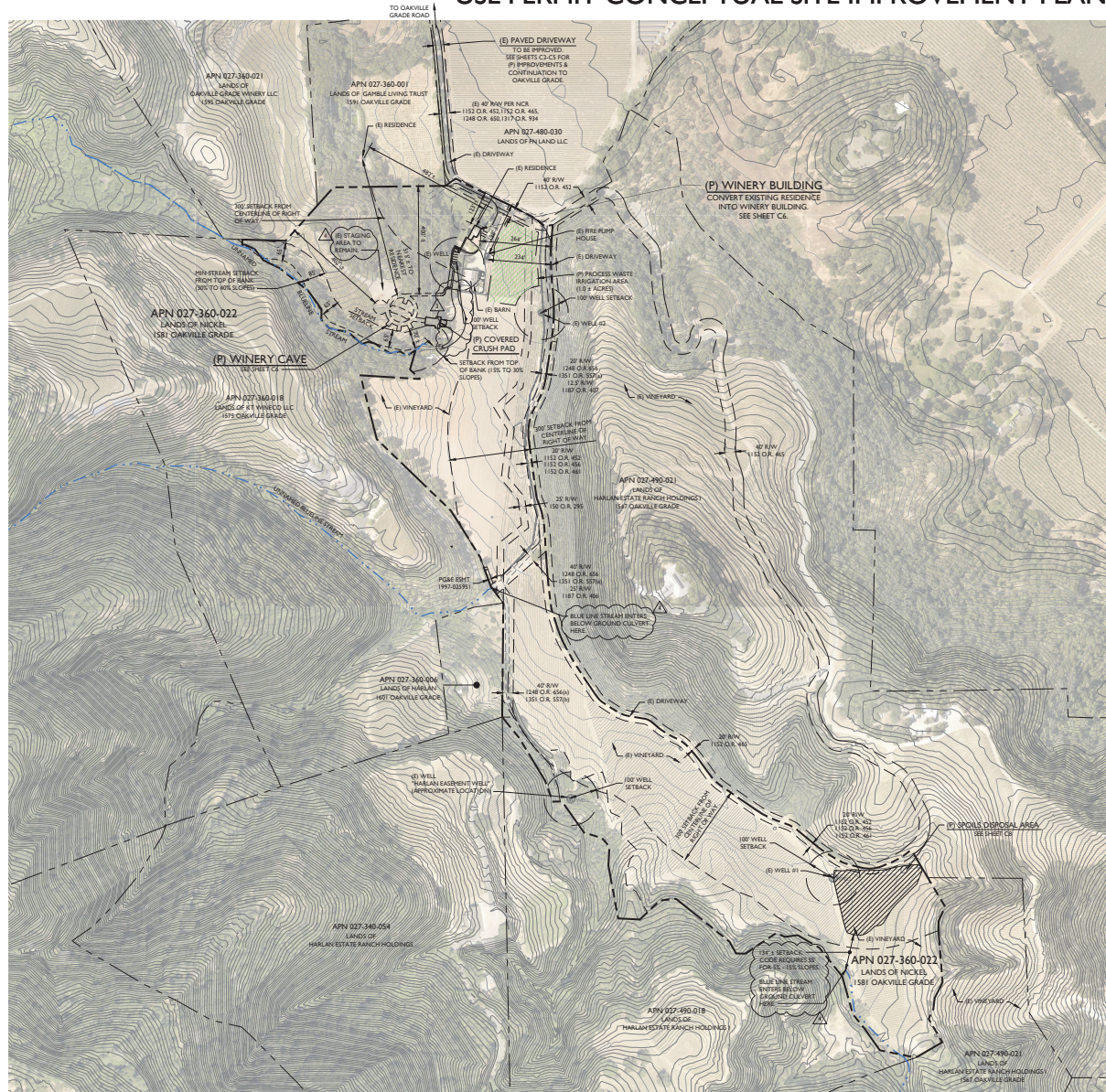
RIPARIAN ENHANCEMENT PLANTING (0.11 ACRE)			
BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING (FT)
QUERCUS AGRIIFOLIA	COAST LIVE OAK	15 GAL	35
QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	35
BACHARS PILLARIS	COYOTE BRUSH	5 GAL	8
BROMUS CARINATUS	CALIFORNIA BROME	SEED	N/A
CAREX SENTA	ROUGH SEED	PLUG	2
ELYMUS GLAUCUS	BLUE WILD RYE	SEED	N/A
EPILOBIUM BRACHYCARPUM	WILLOWHERB	SEED	N/A
FESTUCA MICROSTACHYIS	SMALL FESCUE	SEED	N/A
LUPINUS BICOLOR	MINIATURE LUPINE	SEED	N/A
ROSA CALIFORNICA	CALIFORNIA ROSE	2 GAL	5
SYMPHORICARPOS ALBUS VAR. LAEVOGIA	SNEEWEY	1 GAL	3
SCROPHULARIA CALIFORNICA	CALIFORNIA FIGWORT	SEED	N/A
TRIFOLIUM CILIOLATUM	SHED CLOVER	SEED	N/A

OAK RIPARIAN ENHANCEMENT PLANTING (to 0.8 ACRE)			
BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING (FT)
QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL	15
QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	15
BACHARIS PIRULARIS	COYOTE BRUSH	1 GAL	8
BROMUS CILIATUS	CALIFORNIA BROME	SEED	N/A
CLARKIA AMERICA	MOUNTAIN GARLAND CLARK	SEED	N/A
CLARKIA BOTTAE	FAREWELL TO SPRING CLARK	SEED	N/A
CLAYTONIA PERFOLIATA	MINER'S LETTUCE	SEED	N/A
ELYMUS GLAUCUS	BLUE WILD RYE	SEED	N/A
FESTUCA MICROSTACHYS	SMALL FESCUE	SEED	N/A
LUPINUS ANCULOR	MINIATURE LUPINE	SEED	N/A
LONICERA HISPAIDOLA	HAIRY HONEYSUCKLE	1 GAL	3
MARAH FABACEA	CALIFORNIA MAN-ROOT	4" POT	2
POLYSTICHUM MUNIUM	WESTERN SWORD FERN	1 GAL	4
RIBES CALIFORNICUM	HILLSIDE GOOSEBERRY	2 GAL	5
SALVIA COLUMBENSIS	CREeping SAGE	1 GAL	3
SISYRINCH BELLUM	BLUE EYED GRASS	SEED	2
TRIFOLIUM CILIOLATUM	TREE CLOVER	SEED	N/A

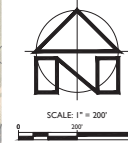
BOTANICAL NAME	COMMON NAME	SIZE	OC SPACING (FT)	TOTAL QUANTITY
QUERCUS AGRIFFOLIA	COAST LIVE OAK	15 GAL	15	12
QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	15	2

THE VINEYARD HOUSE WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS



OVERALL SITE PLAN
SCALE: 1" = 200'



LOCATION MAP
SCALE: 1" = 200'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
JEREMY NICKEL
1581 OAKVILLE GRADE ROAD
NAPA, CA 94558

SITE ADDRESS:
1581 OAKVILLE GRADE ROAD
NAPA, CA 94558

ASSESSOR'S PARCEL NUMBER:
027-360-022

PARCEL SIZE:
43 ± ACRES

ZONING:
AGRICULTURAL WATERSHED (AW)

DOMESTIC WATER SOURCE:
WELLS

FIRE PROTECTION WATER SOURCE:
STORAGE TANK

WASTEWATER DISPOSAL:
ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:

C1	OVERALL SITE PLAN
C2	DRIVEWAY PLAN STA 10+00 TO STA 22+00
C3	DRIVEWAY PLAN STA 22+00 TO STA 30+25
C4	DRIVEWAY SECTIONS STA 22+50 TO STA 26+25
C5	DRIVEWAY SECTIONS STA 26+50 TO STA 29+75
C6	WINERY SITE PLAN
C7	WINERY SITE IMPROVEMENT - NORTH
C8	WINERY SITE IMPROVEMENT - SOUTH
C9	SPOILS DISPOSAL AREA PLAN
C10	IMPERVIOUS SURFACE EXHIBIT
C11	STORMWATER CONTROL PLAN

PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A NEW WINERY AND CAVE FACILITY AND CONVERT THE EXISTING RESIDENCE INTO A HOSPITALITY/ADMIN BUILDING. THE GENERAL SCOPE INCLUDES RENOVATION OF ONE EXISTING BUILDING AND THE CONSTRUCTION OF A NEW COVERED CRUSH PAD AND WINE CAVE AND UPGRADES TO INFRASTRUCTURE AS NEEDED TO SUPPORT THESE CHANGES. THESE PLANS ARE INTENDED TO CONCEPTUALLY OUTLINE THE SITE IMPROVEMENTS PROPOSED AS PART OF THE USE PERMIT.

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 96555C0395C, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

NOTES:

1. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON ALL OTHER SHEETS WAS TAKEN FROM VARIOUS SITE SURVEYS OF THE DRIVEWAY AND BUILDING SITE. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
2. AERIAL PHOTOGRAPHS WERE OBTAINED FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) DATABASE, TAKEN APRIL TO JUNE 2018 AND MAY NOT REPRESENT CURRENT CONDITIONS.
3. CONTOUR INTERVAL: SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET. ALL OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
4. BENCHMARK: ASSUMED
5. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

APPLIED
CIVIL ENGINEERING
INCORPORATED

2074 West Lincoln Avenue
Napa, CA 94558
Phone: (707) 251-3395
Fax: (707) 251-3396
www.appliedcivil.com

THE VINEYARD HOUSE WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
OVERALL SITE PLAN

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:
SM

CHECKED BY:
HBM

DATE:
JUNE 29, 2022

REVISIONS: BY:

8/30/2019 SM
RESPONSE TO
COMMENTS

5/15/2021 SM
PROJECT REVISIONS

11/29/2021 SM
PROJECT REVISIONS

6/29/2022 SM
PROJECT REVISIONS

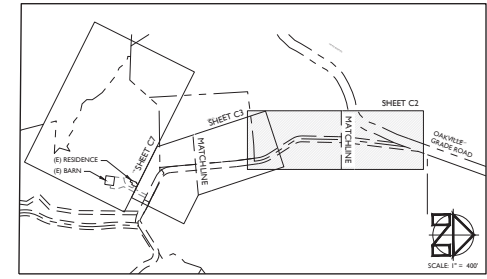
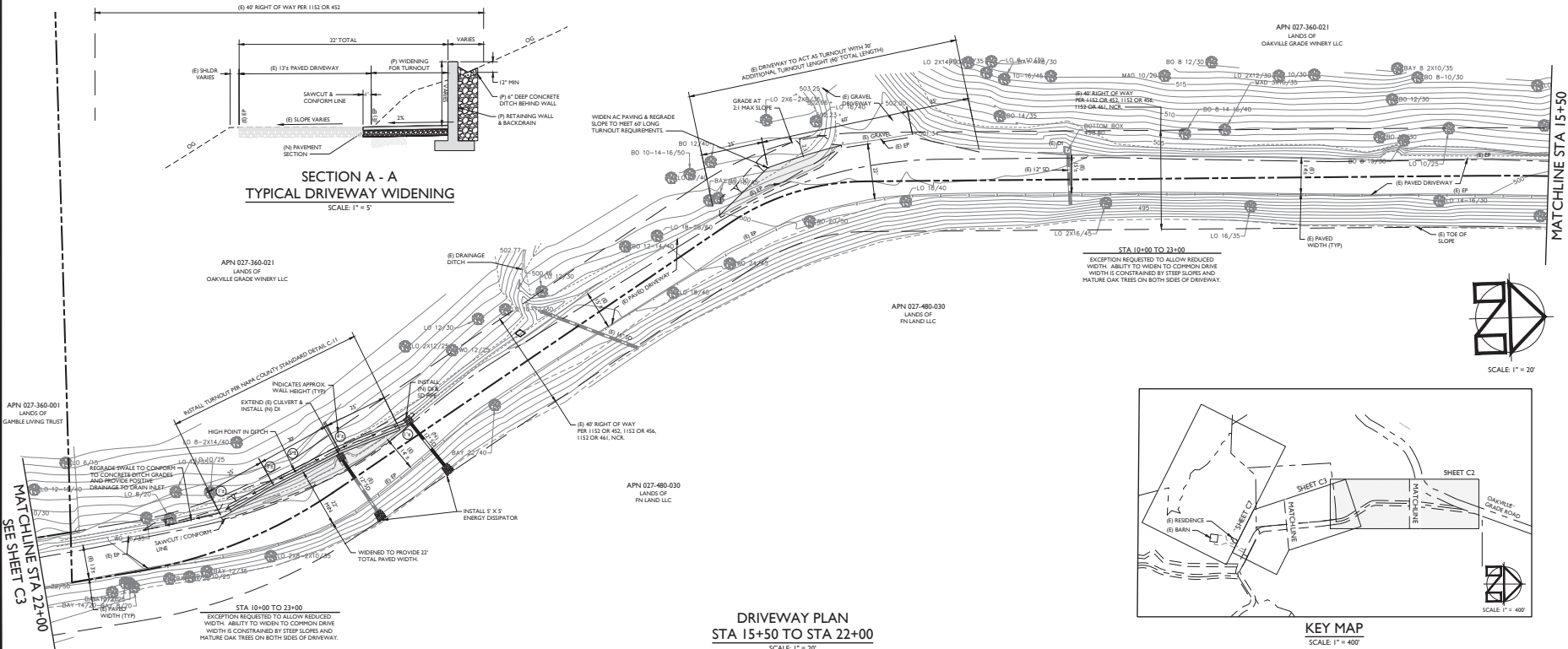
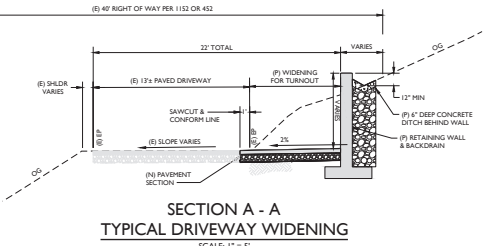
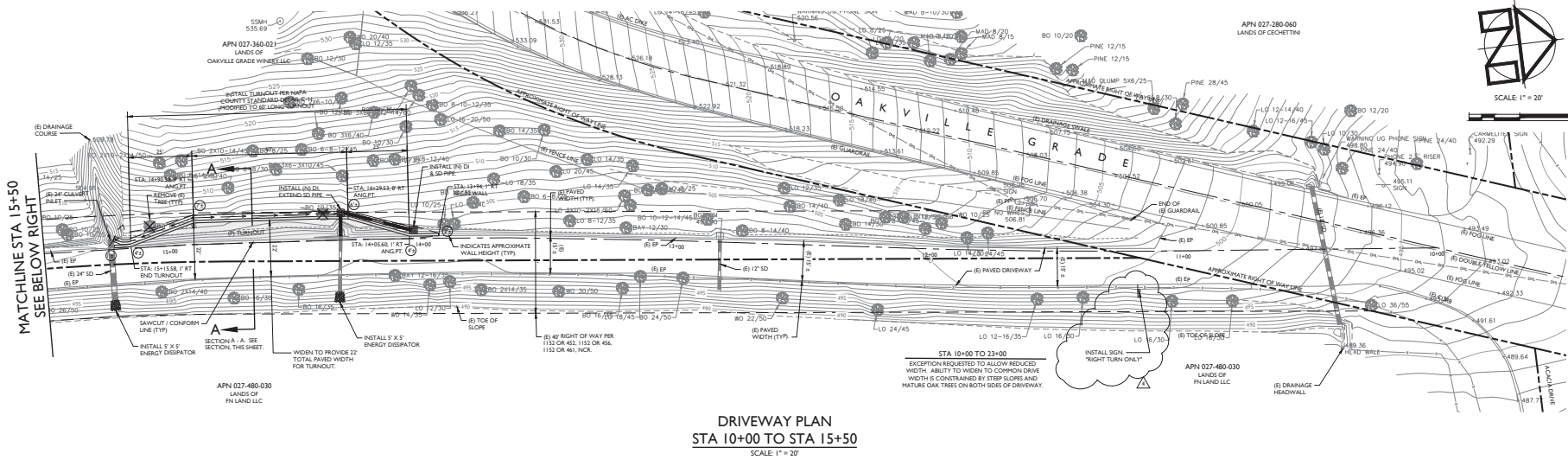
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16-130

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ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:
C1

OF
11



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THE VINEYARD HOUSE WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY PLAN STA 10+00 TO STA 22+00

PREPARED UNDER THE
DIRECTION OF

APPLIED CIVIL ENGINEERING INCORPORATED

REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING
STATE OF CALIFORNIA
No. 10130

DRAWN BY: SMH	
CHECKED BY: MBM	
DATE: JUNE 29, 2022	BY: SMH
REVISIONS:	RESPONSE TO COMMENTS
8/30/2019	SMH
5/15/2021	SMH
11/29/2021	SMH
6/29/2022	SMH

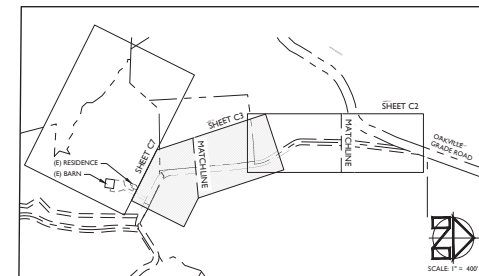
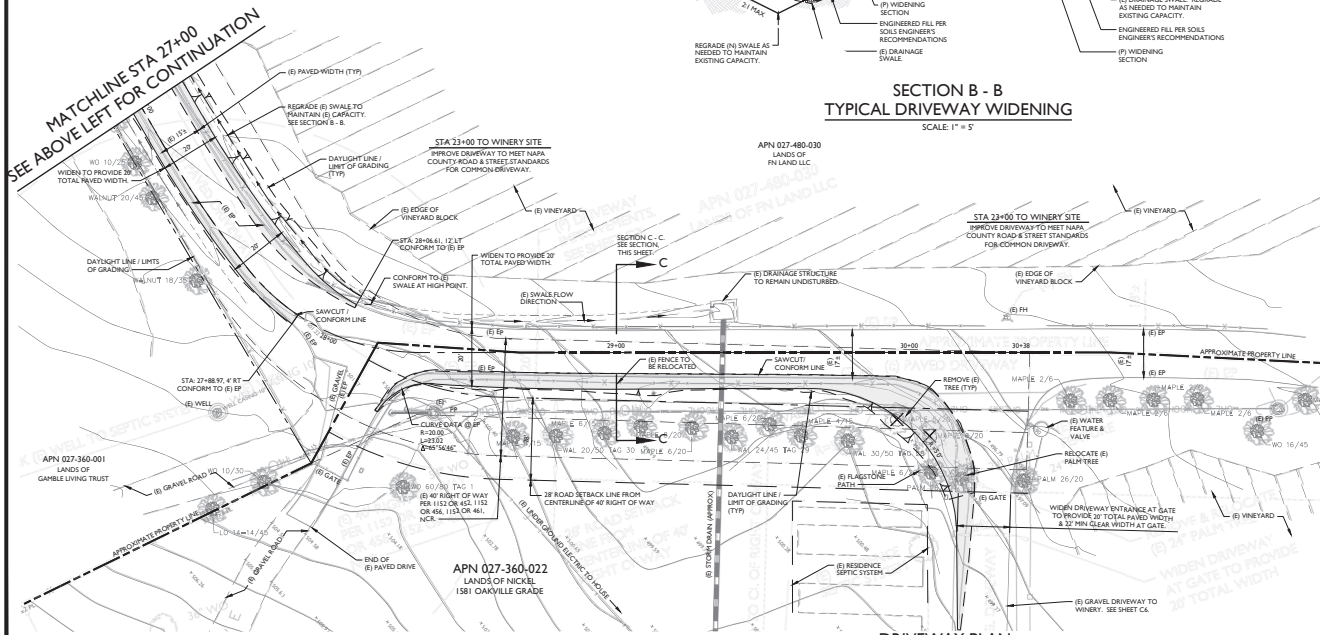
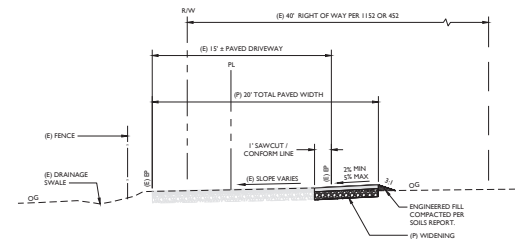
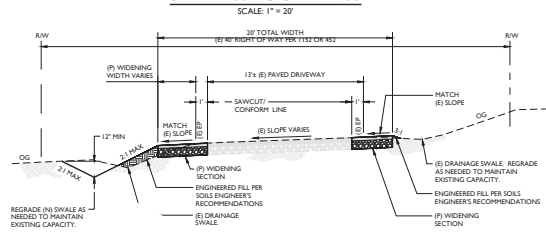
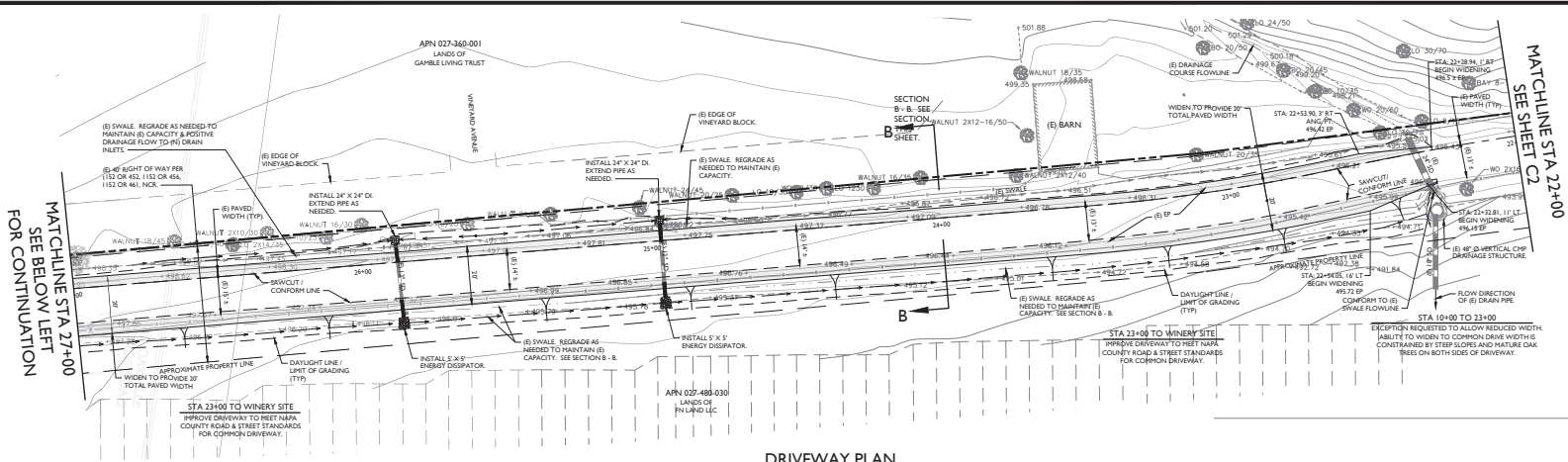
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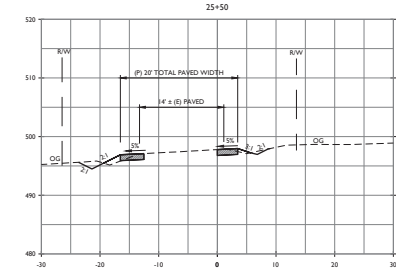
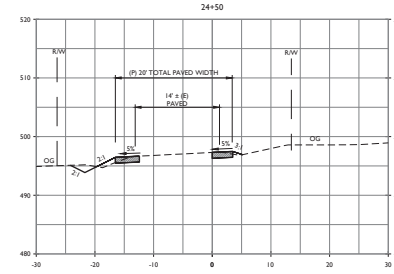
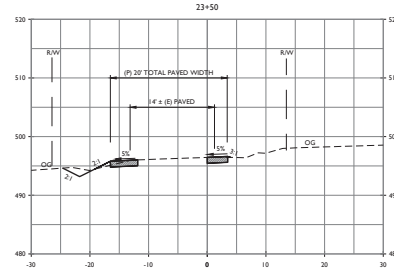
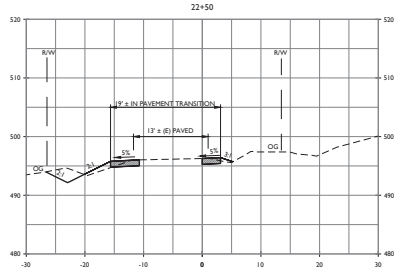
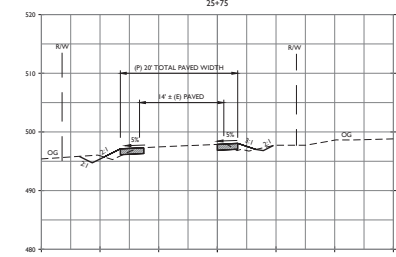
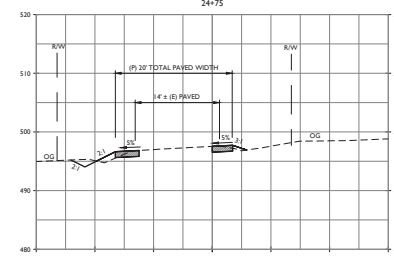
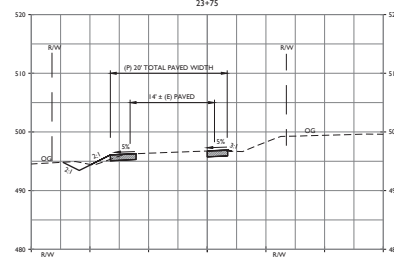
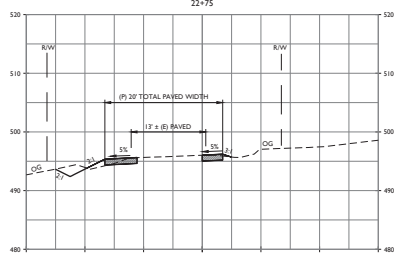
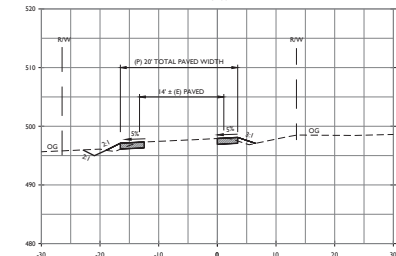
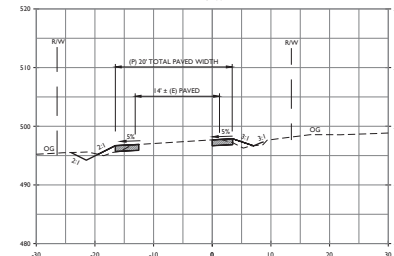
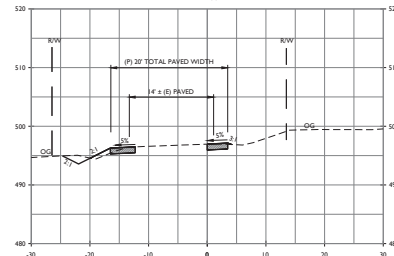
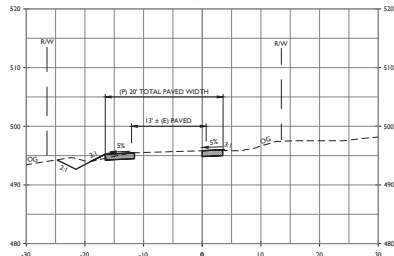
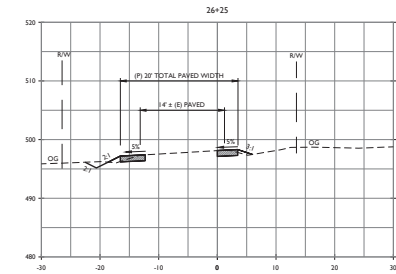
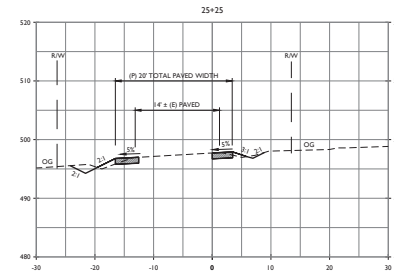
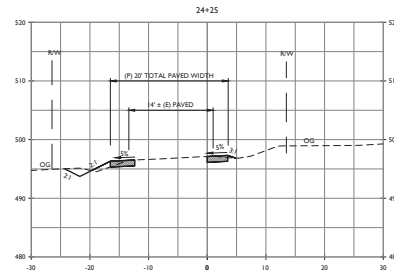
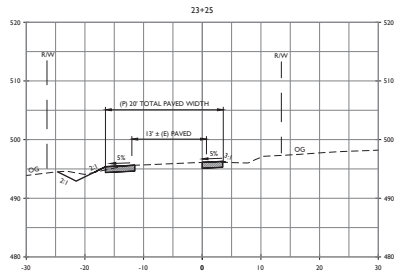
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SHEET NUMBER: C2

OF 11





DRIVEWAY SECTIONS STA 22+50 TO STA 26+25

HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'

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2074 West Lincoln Avenue
Hayward, CA 94543
Tel: (925) 220-2298 Fax: (925) 220-2298
www.appliedcivil.com

THE VINEYARD HOUSE WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
DRIVEWAY SECTIONS STA 22+50 TO STA 26+25

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY: SMH

CHECKED BY: MBM

DATE: JUNE 29, 2022

REVISIONS	BY:
8/30/2019	SMH
5/15/2021	SMH
11/29/2021	SMH
6/29/2022	SMH

JOB NUMBER: 16-130

FILE: 0116CONC_SECTIONS.DWG

ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

C4

OF

11

THE VINEYARD HOUSE WINERY

DRIVEWAY SECTIONS STA 26+50 TO STA 29+75

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS

PREPARED UNDER THE
DIRECTION OF



DRAWN BY: SM

CHECKED BY: HMM

DATE: JUNE 23, 2022

REVISIONS:

BY: SM

DATE: 5/15/2021

COMMENTS:

PROJECT REVISIONS:

PROJECT REVISIONS:

PROJECT REVISIONS:

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PROJECT REVISIONS:

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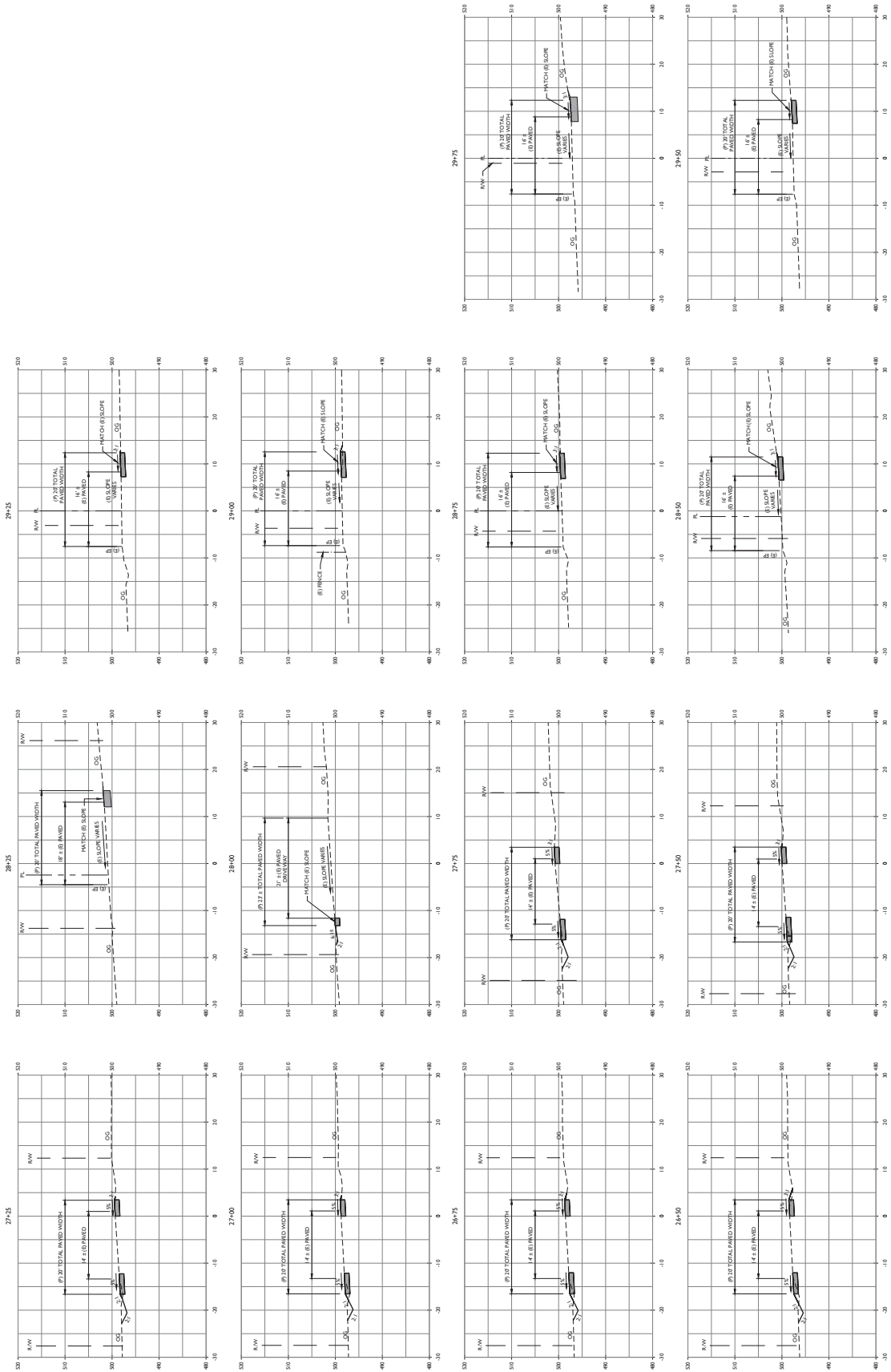
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DRIVEWAY SECTIONS STA 26+50 TO STA 29+75

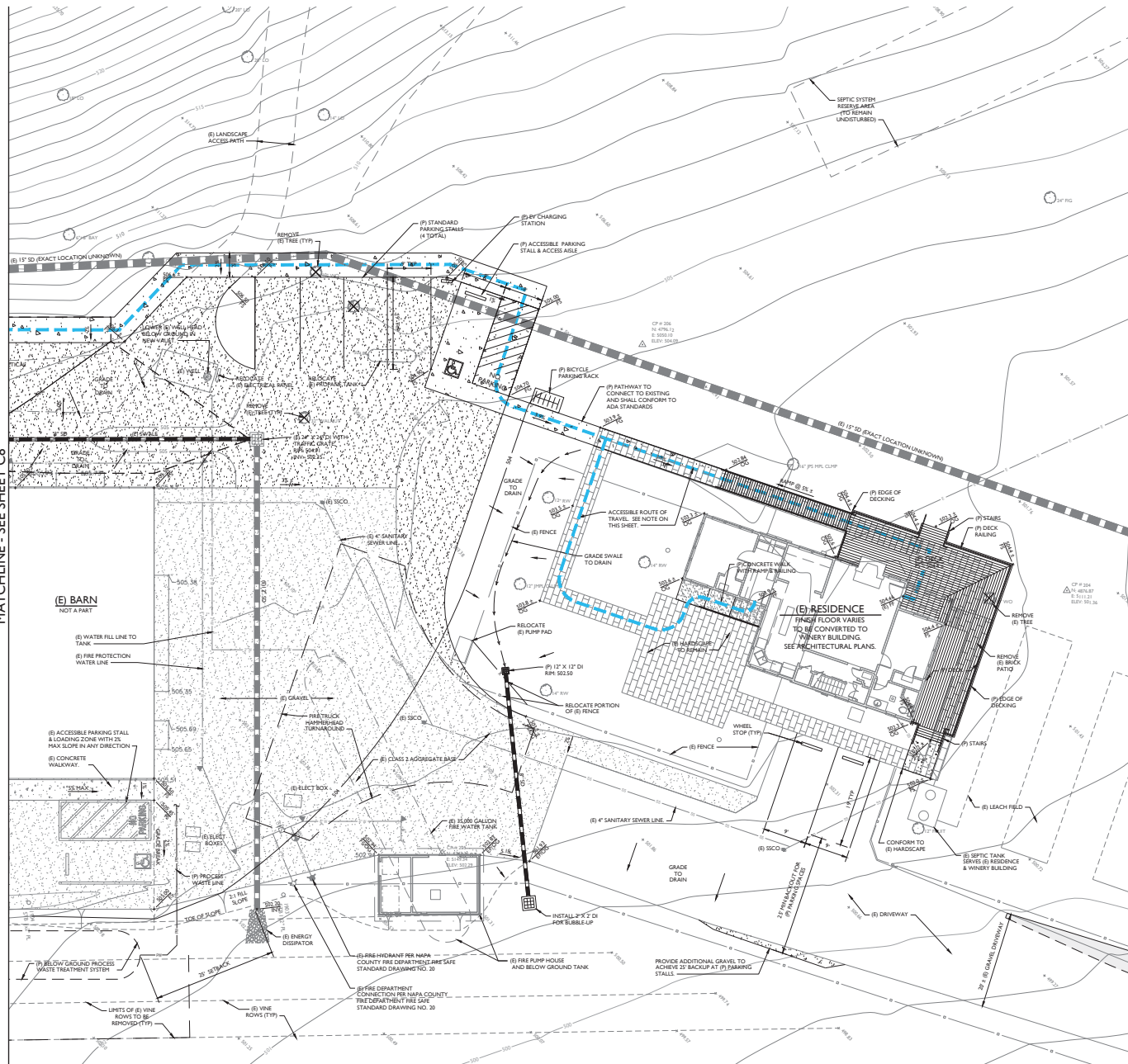
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C5

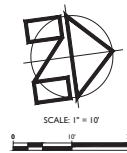
OF 11



MATCHLINE - SEE SHEET C8



WINERY SITE IMPROVEMENT - NORTH
SCALE: 1" = 10'



GRADING QUANTITIES*

DESCRIPTION	FILL	CUT
DRIVEWAY FROM OAKVILLE GRADE TO ENTRY	120 ± CY	180 ± CY
ENTRY DRIVEWAY TO CAVE SITE	70 ± CY	290 ± CY
CAVE SPOILS	0 ± CY	9,900 ± CY
NET**	190 ± CY	10,370 ± CY
TOTAL TO SPOILS AREA	10,180 ± CY	

** ALL EXCESS SOIL TO BE DISPOSED OF ON EXISTING VINEYARD ROWS AND ROADS AND/OR IN THE PROPOSED SPOILS DISPOSAL AREA AS SHOWN ON SHEET C9.

ACCESSIBLE ROUTE OF TRAVEL NOTE:

ALL ACCESSIBLE ROUTES OF TRAVEL SHALL COMPLY WITH THE REQUIREMENTS OF CBC 11B. THE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- RUNNING SLOPE OF WALKING SURFACES SHALL NOT EXCEED 5% (1:20)
- RUNNING SLOPE OF RAMPS SHALL NOT EXCEED 8.33% (1:12)
- CROSS SLOPE OF WALKS AND RAMPS NOT TO EXCEED 2.083% (1:48)
- LANDING AND LEVEL AREA SLOPES NOT TO EXCEED 2.083% (1:48)
- VERTICAL CHANGES IN LEVEL SHALL NOT EXCEED 1/4 INCH. ALL LEVEL CHANGES BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO STEEPER THAN 1:2 (V:H). ANY LEVEL CHANGES GREATER THAN 1/2 INCH SHALL BE RAMPED AND COMPLY WITH CBC 11B-405.
- OPENINGS IN DRAINS AND GRATING SHALL NOT EXCEED 1/2 INCH IN PREDOMINANT DIRECTION OF TRAVEL.

THE VINEYARD HOUSE WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
WINERY SITE IMPROVEMENT - NORTH

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:

CHECKED BY:

DATE:

JUNE 29, 2022

REVISIONS:

BY:

8/30/2019 SMH

RESPONSE TO COMMENTS

5/15/2021 SMH

PROJECT REVISIONS

11/29/2021 SMH

PROJECT REVISIONS

6/29/2022 SMH

PROJECT REVISIONS

JOB NUMBER:

10-130

FILE:

10-130CONC_GRAO.DWG

ORIGINAL SIZE:

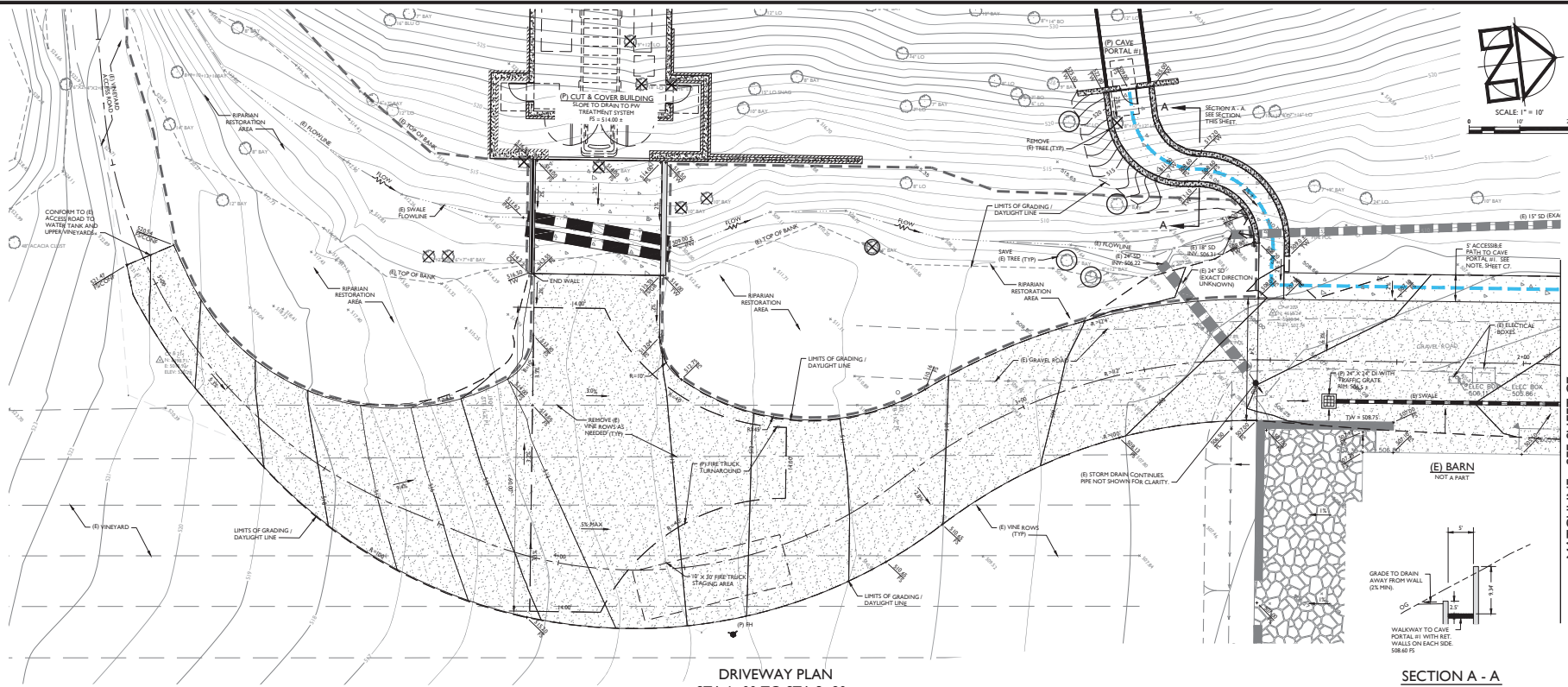
24" X 36"

SHEET NUMBER:

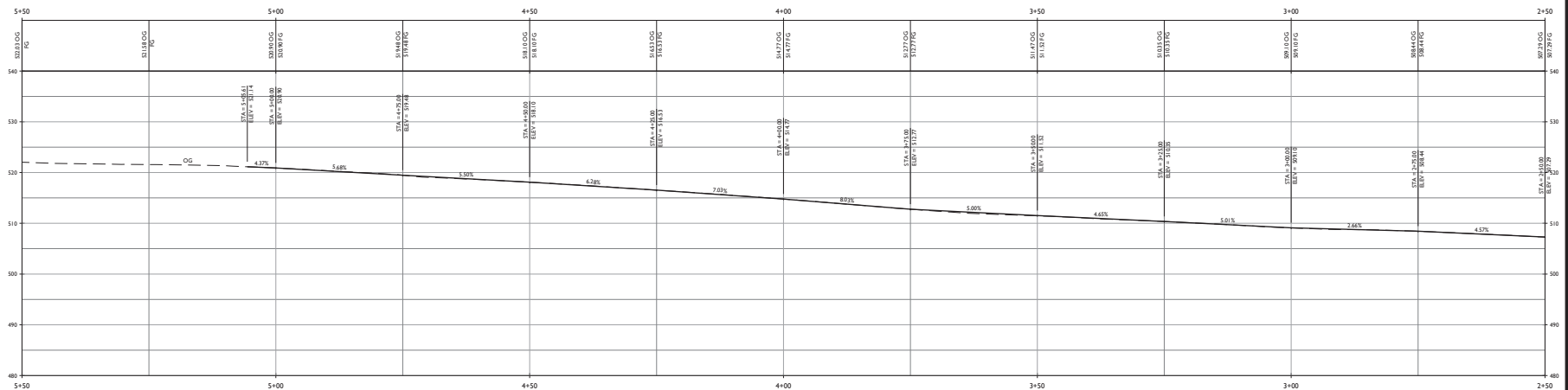
C7

OF

11



DRIVEWAY PLAN
STA 1+00 TO STA 3+80±
SCALE: 1" = 10'



DRIVEWAY PROFILE
STA 1+00 TO STA 3+80±
HORIZONTAL SCALE: 1" = 10'
VERTICAL SCALE: 1" = 10'

SECTION A - A
SCALE: 1" = 10'

APPLIED

2074 West Lincoln Avenue
Napa, CA 94558
707.251.1000
www.appliedcivil.com

THE VINEYARD HOUSE WINERY

USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
WINERY SITE IMPROVEMENTS - SOUTH

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:

CHECKED BY:

DATE:

REVISIONS	BY:
8/30/2019	SPH
5/15/2021	SPH
11/29/2021	SPH
6/29/2022	SPH

JOB NUMBER:

FILE:

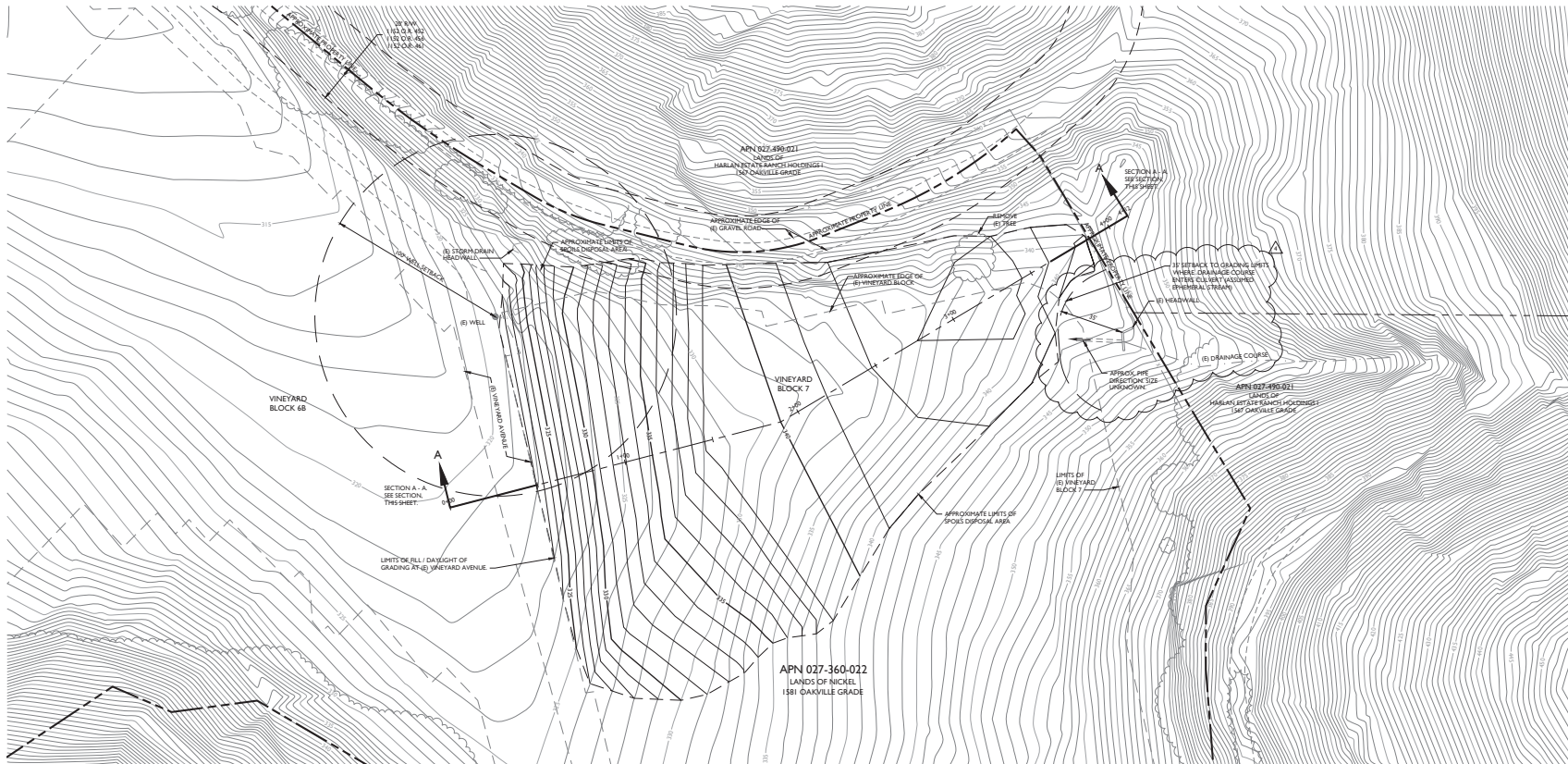
ORIGINAL SIZE:

SHEET NUMBER:

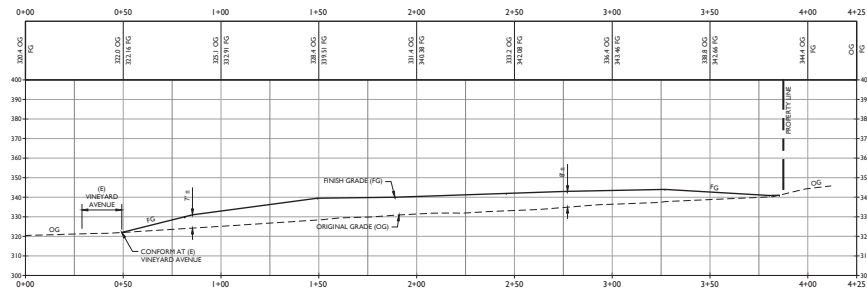
C8

OF

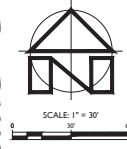
11



SPOILS DISPOSAL AREA
SCALE: 1" = 30'



SECTION A - A
SCALE: 1" = 30'



THE VINEYARD HOUSE WINERY
USE PERMIT CONCEPTUAL SITE IMPROVEMENT PLANS
SPOILS DISPOSAL AREA

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:	SMI
CHECKED BY:	MRM
DATE:	JUNE 29, 2022
REVISIONS:	BY:
8/30/2019	SMI
RESPONSE TO	
COMMENTS	
5/15/2021	SMI
PROJECT REVISIONS	
11/29/2021	SMI
PROJECT REVISIONS	
6/29/2022	SMI
PROJECT REVISIONS	

JOB NUMBER:
10-130

FILE:
10-130CONC_SPOILS.DWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:








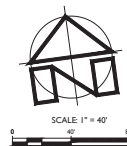
DRAWN BY: SMI	
CHECKED BY: MRM	
DATE: JUNE 29, 2022	
REVISIONS:	BY:
△ 8/30/2019 RESPONSE TO COMMENTS	SMI
△ 5/15/2021 PROJECT REVISIONS	SMI
△ 11/29/2021 PROJECT REVISIONS	SMI
△ 6/29/2022 PROJECT REVISIONS	SMI

JOB NUMBER:	10-130
FILE:	10-130CONC_ISE.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	

C10
OF
11

SCALE: 1" = 40'

	EXISTING SHEET FLOW
	PROPOSED SHEET FLOW
	IMPERVIOUS AREA (COLOR VARIES BY DMA)
	PERVIOUS AREA (COLOR VARIES BY DMA)
	VEGETATED RECEIVING (COLOR VARIES BY DMA)



THE VINEYARD HOUSE WINERY
 SUBMIT CONCEPTUAL SITE IMPROVEMENT
 STORMWATER CONTROL PLAN

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:		SMI
CHECKED BY:		MRM
DATE:		JUNE 29, 2022
REVISIONS:	BY:	
1 8/30/2019	SMI	RESPONSE TO COMMENTS
2 5/15/2021	SMI	PROJECT REVISIONS
3 11/29/2021	SMI	PROJECT REVISIONS
4 6/29/2022	SMI	PROJECT REVISIONS

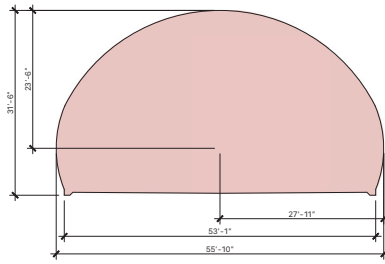
JOB NUMBER:	10-130
FILE:	10-130CONC_SCP.DWG
ORIGINAL SIZE:	24" X 36"
SHEET NUMBER:	

CII
OF
II

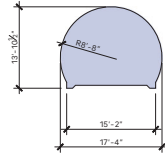


2-01

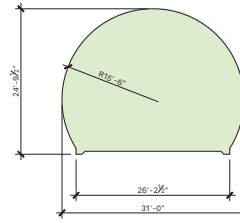
CAVE



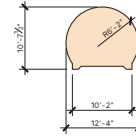
ROTUNDA SECTION



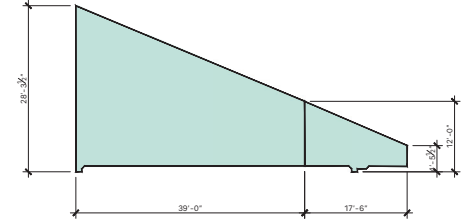
TUNNEL SECTION
197 SQ. FT. EXCAVATED FACE AREA



TUNNEL SECTION
636 SQ. FT. EXCAVATED FACE AREA

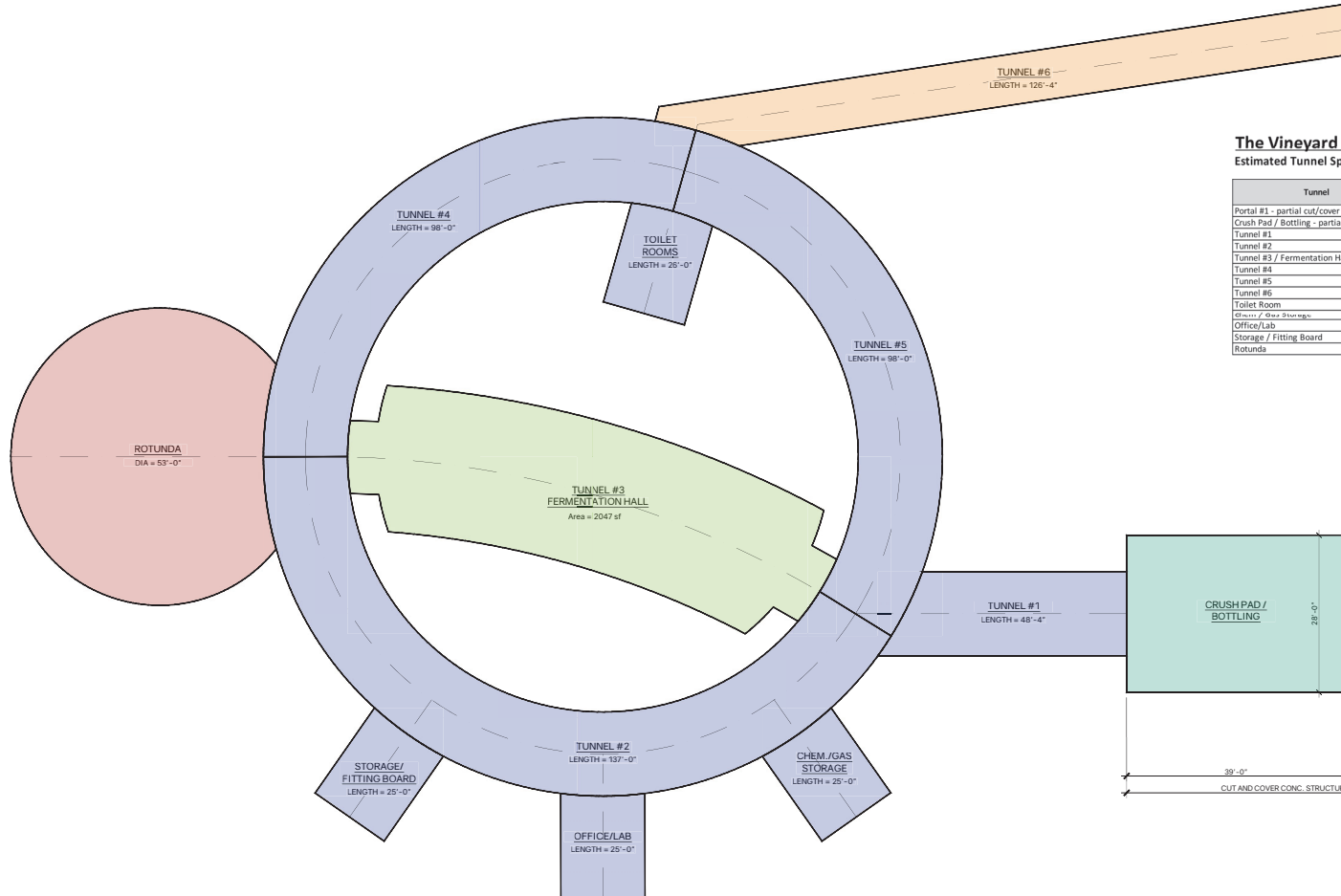


TUNNEL SECTION
106 SQ. FT. EXCAVATED FACE AREA



CUT/COVER SECTION
749 SQ. FT. EXCAVATED FACE AREA

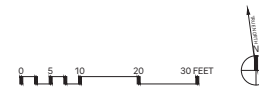
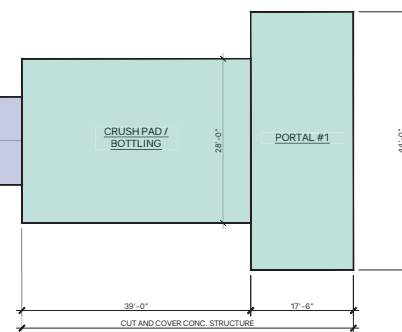
CUT/COVER SECTION
129 SQ. FT. EXCAVATED FACE AREA

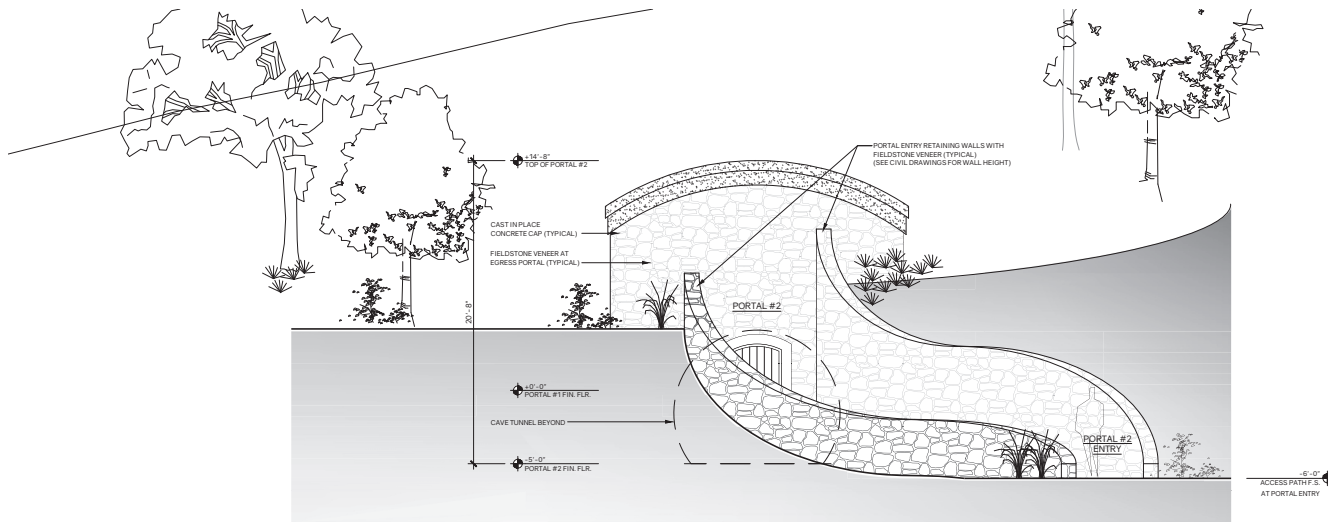


The Vineyard House Winery Estimated Tunnel Spoils Calculations

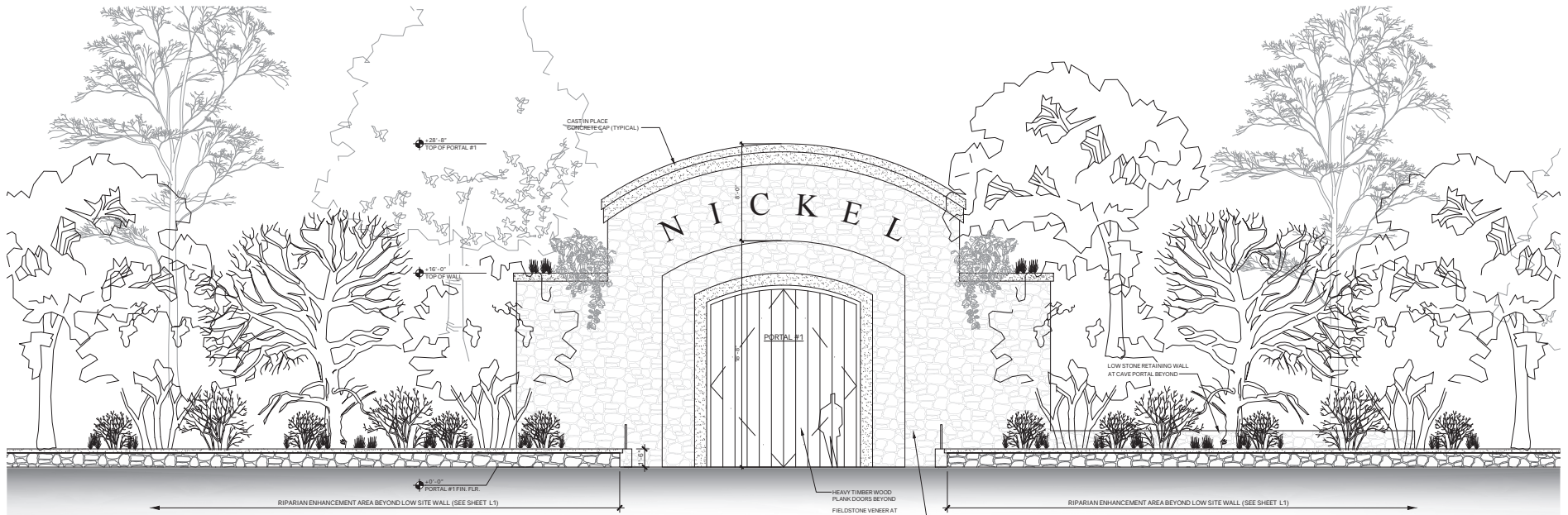
05/09/22

Tunnel	Approx. Width (ft)	Approx. Length (ft)	Excavated Face Area (sf)	Base Radius	Approx. Height	Cubic Feet	Cubic Yards
Portal #1 - partial cut/cover	17.5	44.0	253	7.9	varies	11,132	412
Crush Pad / Bottling - partial cut/cover	28.0	39.0	624	14.0	varies	24,386	901
Tunnel #1	17.3	48.3	197	8.7	14.0	9,521	353
Tunnel #2	17.3	137.0	197	8.7	14.0	26,989	1,000
Tunnel #3 / Fermentation Hall	31.0	103.5	636	15.5	24.8	65,826	2,438
Tunnel #4	17.3	98.0	197	8.7	14.0	19,306	715
Tunnel #5	17.3	98.0	197	8.7	14.0	19,306	715
Tunnel #6	12.3	126.3	106	6.2	10.6	13,391	496
Toilet Room	17.3	26.0	197	8.7	14.0	5,122	190
Office / Lab Storage	17.3	25.0	197	8.7	14.0	4,925	182
Office/Lab	17.3	25.0	197	8.7	14.0	4,925	182
Storage / Fitting Board	17.3	25.0	197	8.7	14.0	4,925	182
Rotunda	53.0	53.0	n/a	27.9	31.5	57,530	2,131
Total Cubic Yards						9,898	
Raw Spoils Volume (cy)						9,898	
Bulking Factor (%)						40%	
Bulking Factor (cy)						3,959	
Estimated Spoils Volume (cy)						13,857	

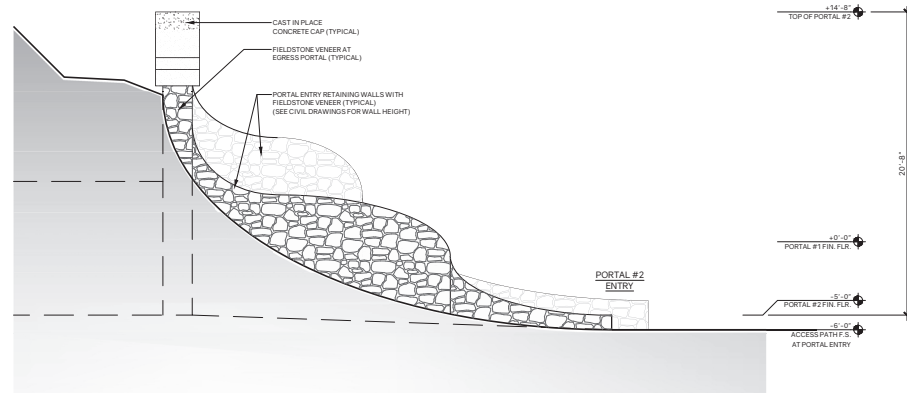




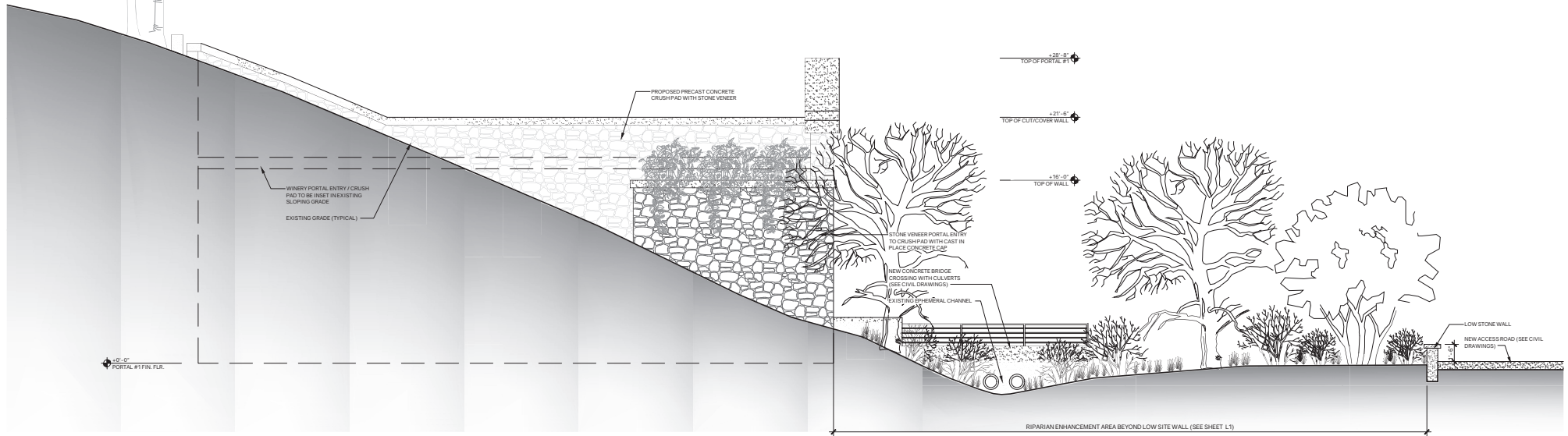
PORTAL #2 - FRONT ELEVATION



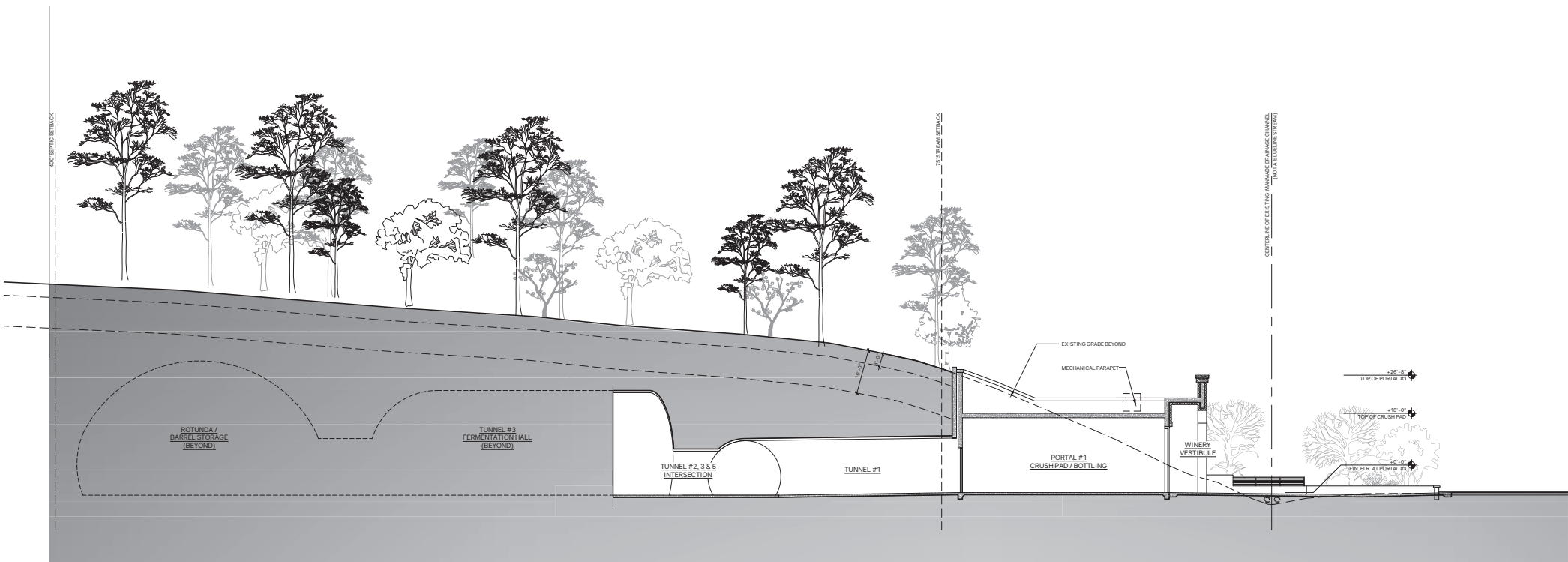
PORTAL #1 - FRONT ELEVATION

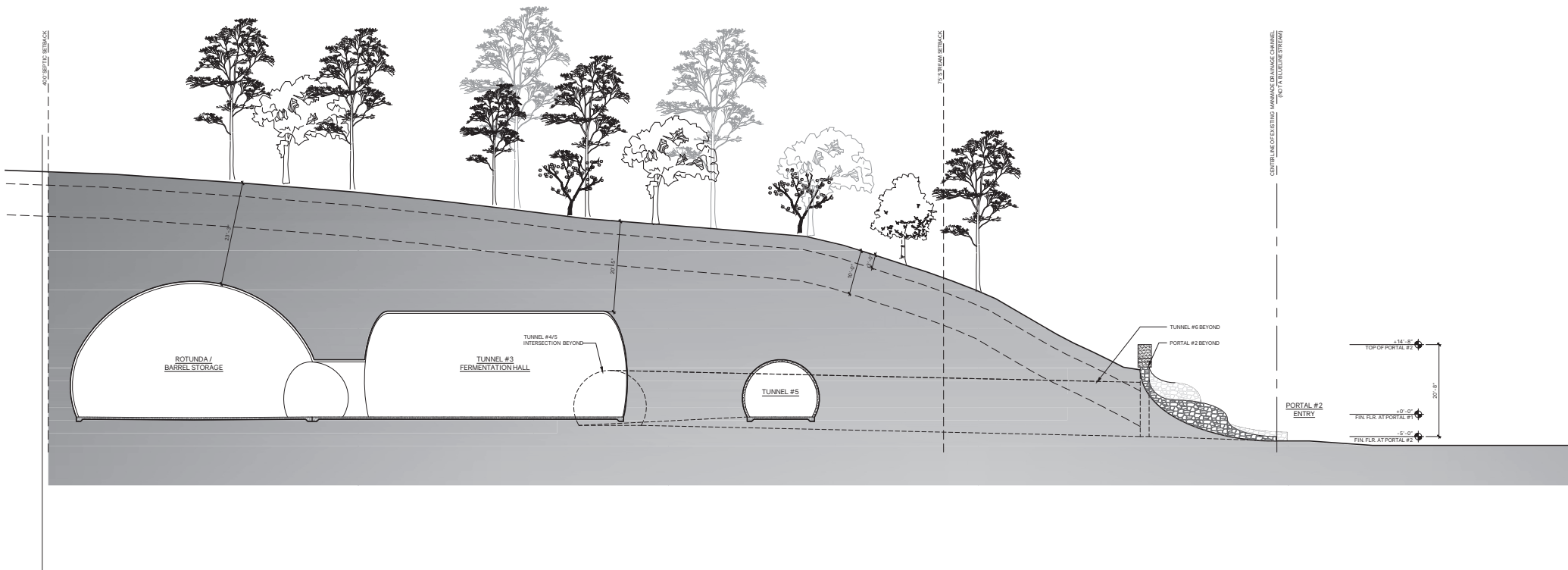


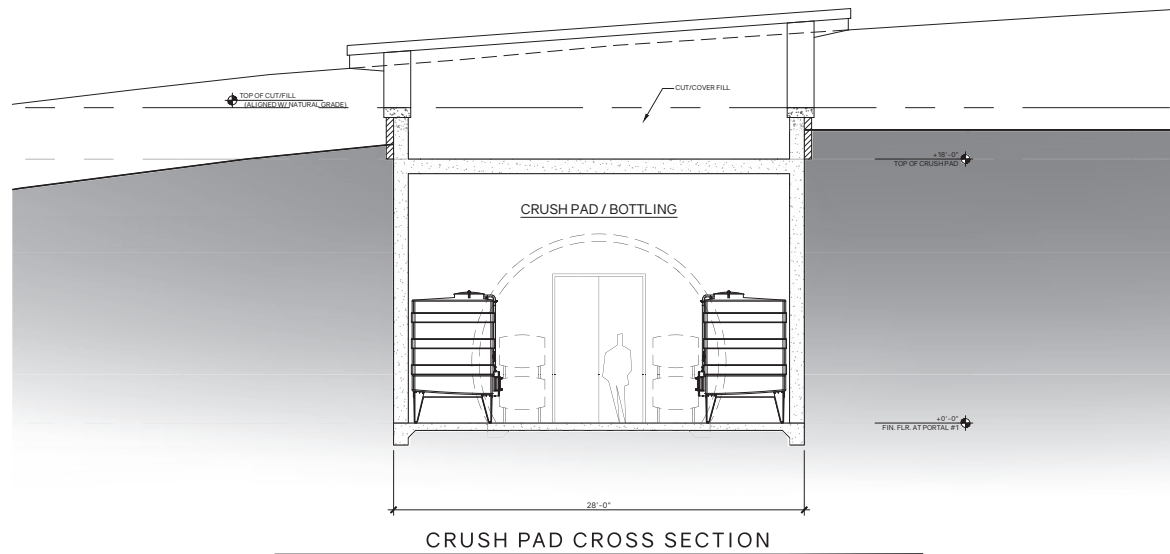
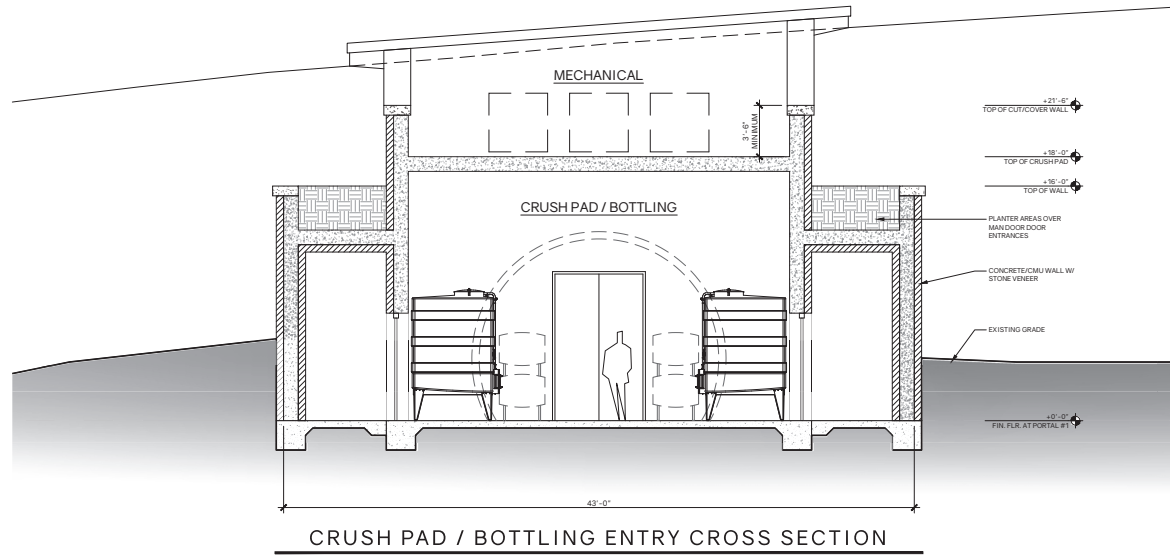
PORTAL #2 - SIDE ELEVATION (OPPOSITE SIDE SIMILAR)

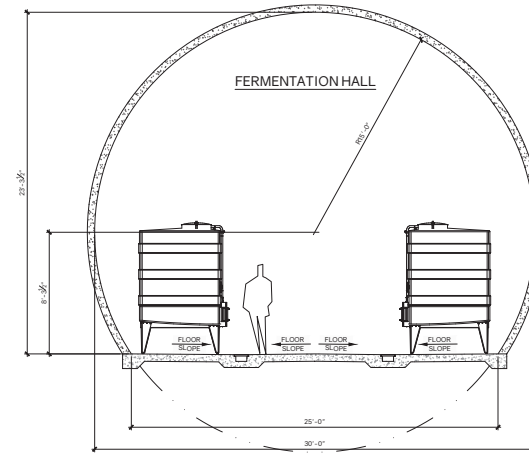


PORTAL #1 - SIDE ELEVATION (OPPOSITE SIDE SIMILAR)

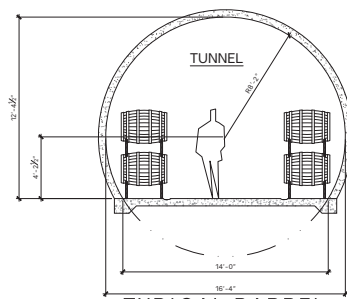




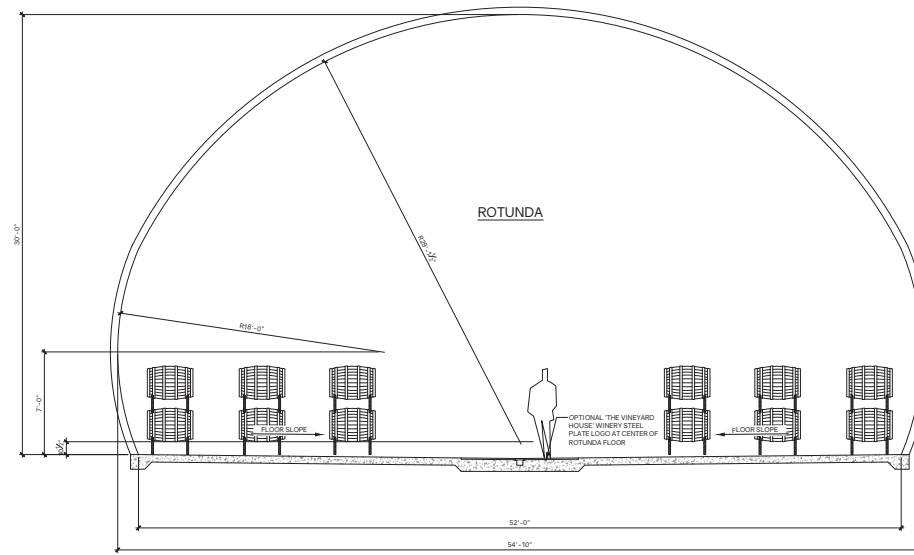




FERMENTATION HALL CROSS SECTION



TYPICAL BARREL
STORAGE TUNNEL CROSS SECTION



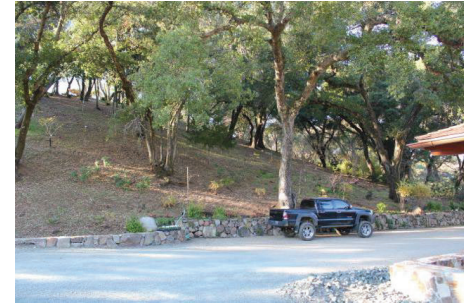
ROTUNDA / BARREL ROOM CROSS SECTION



1 --



2 --



3 --



4 --



5 --



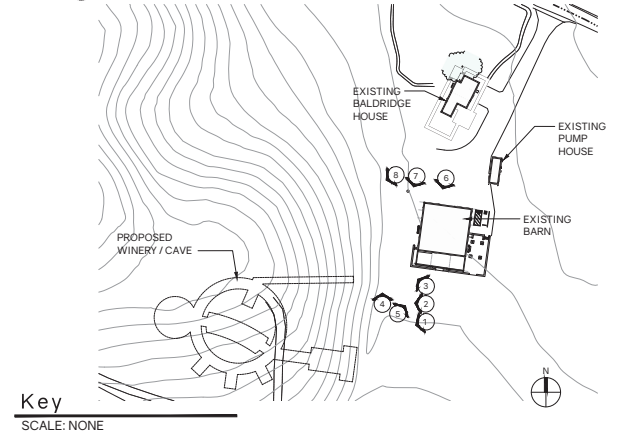
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7 --

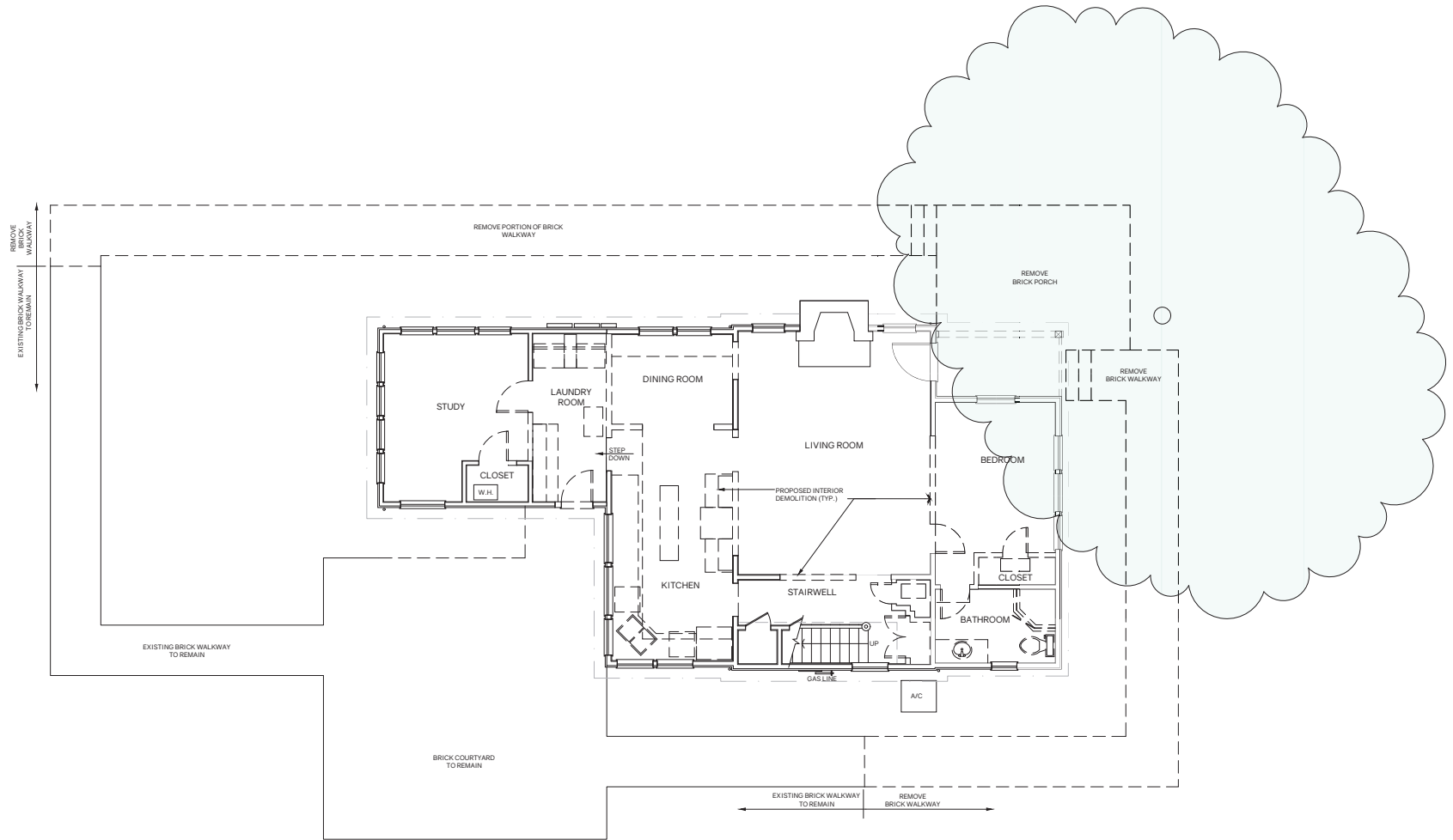


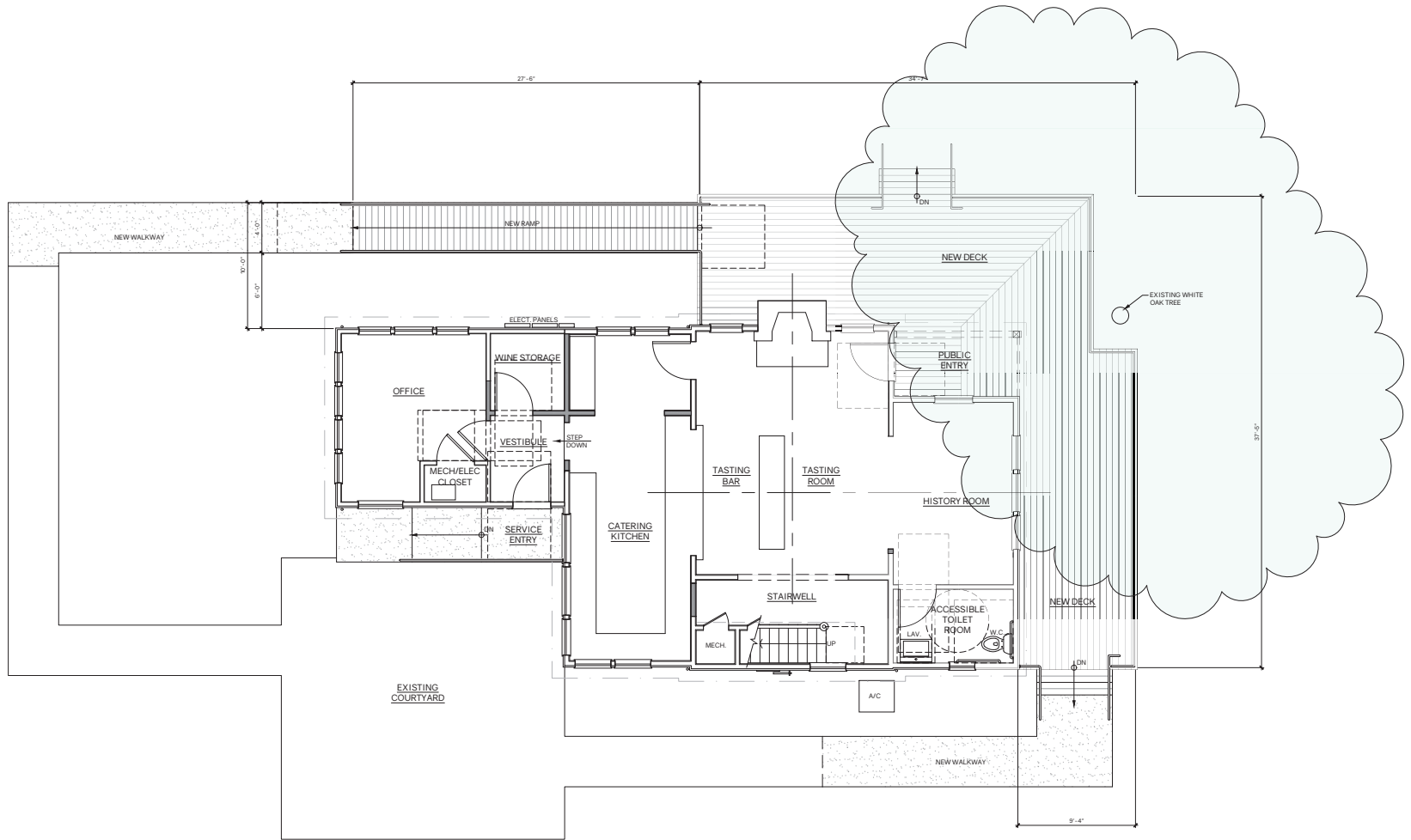
8 --

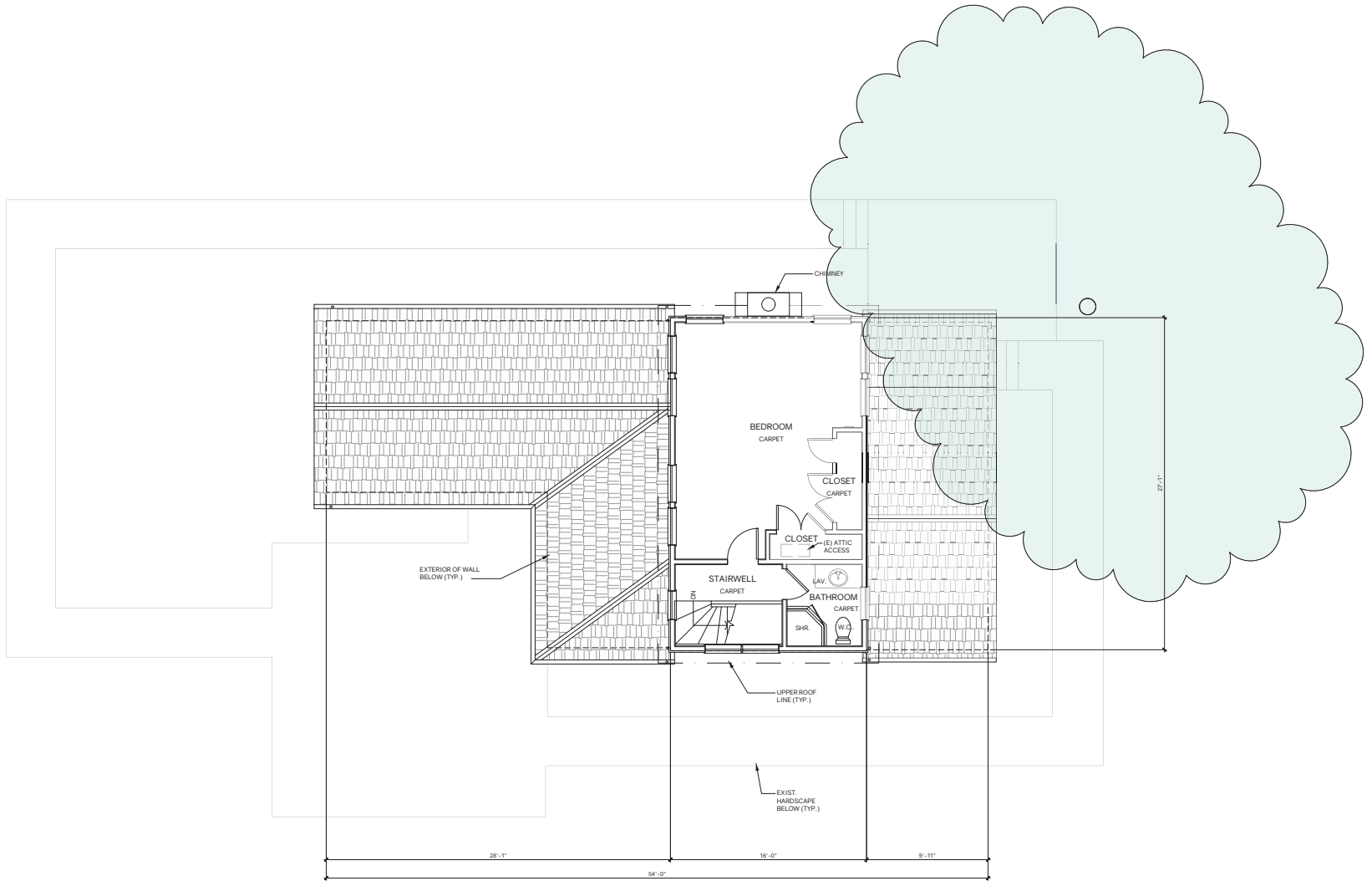


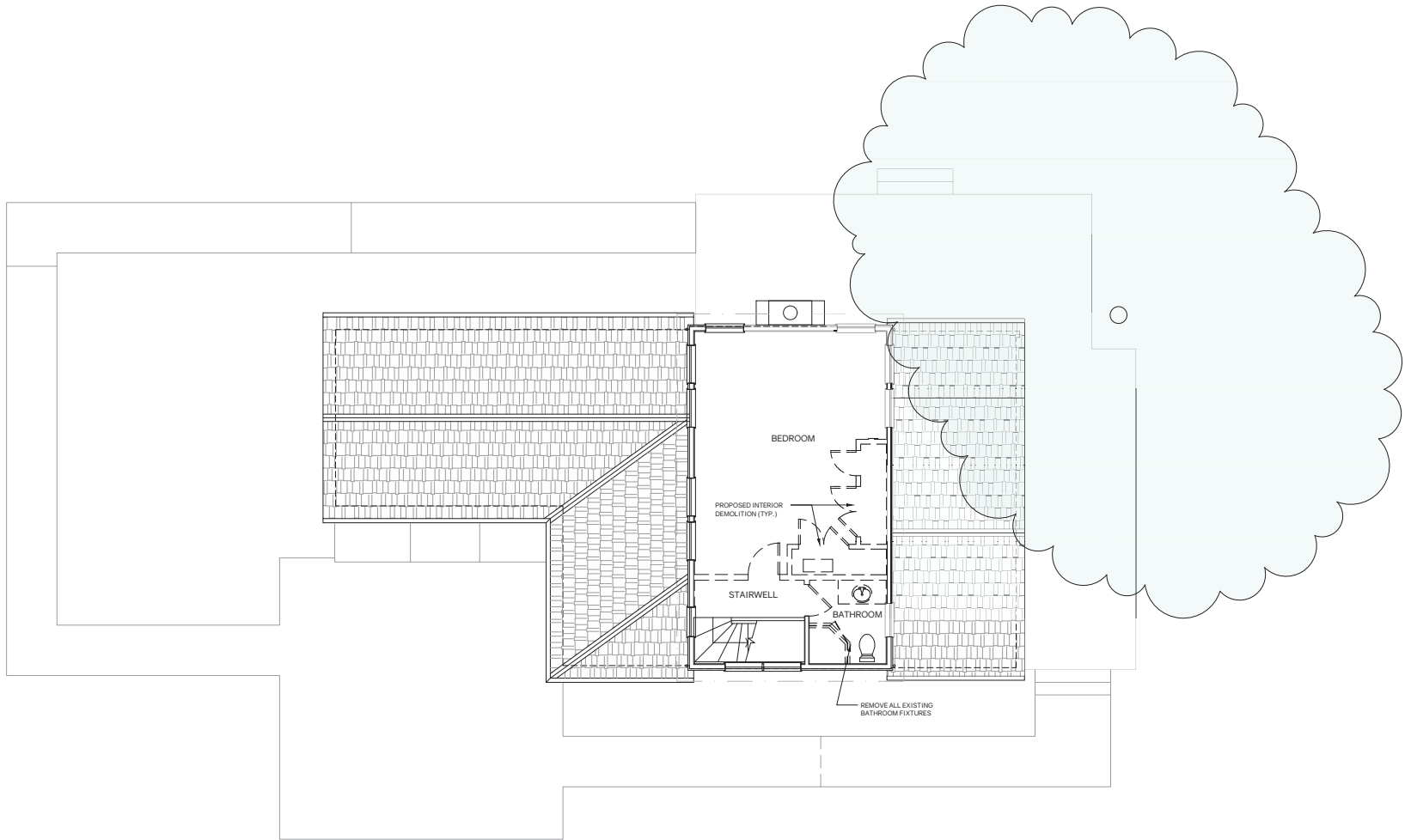


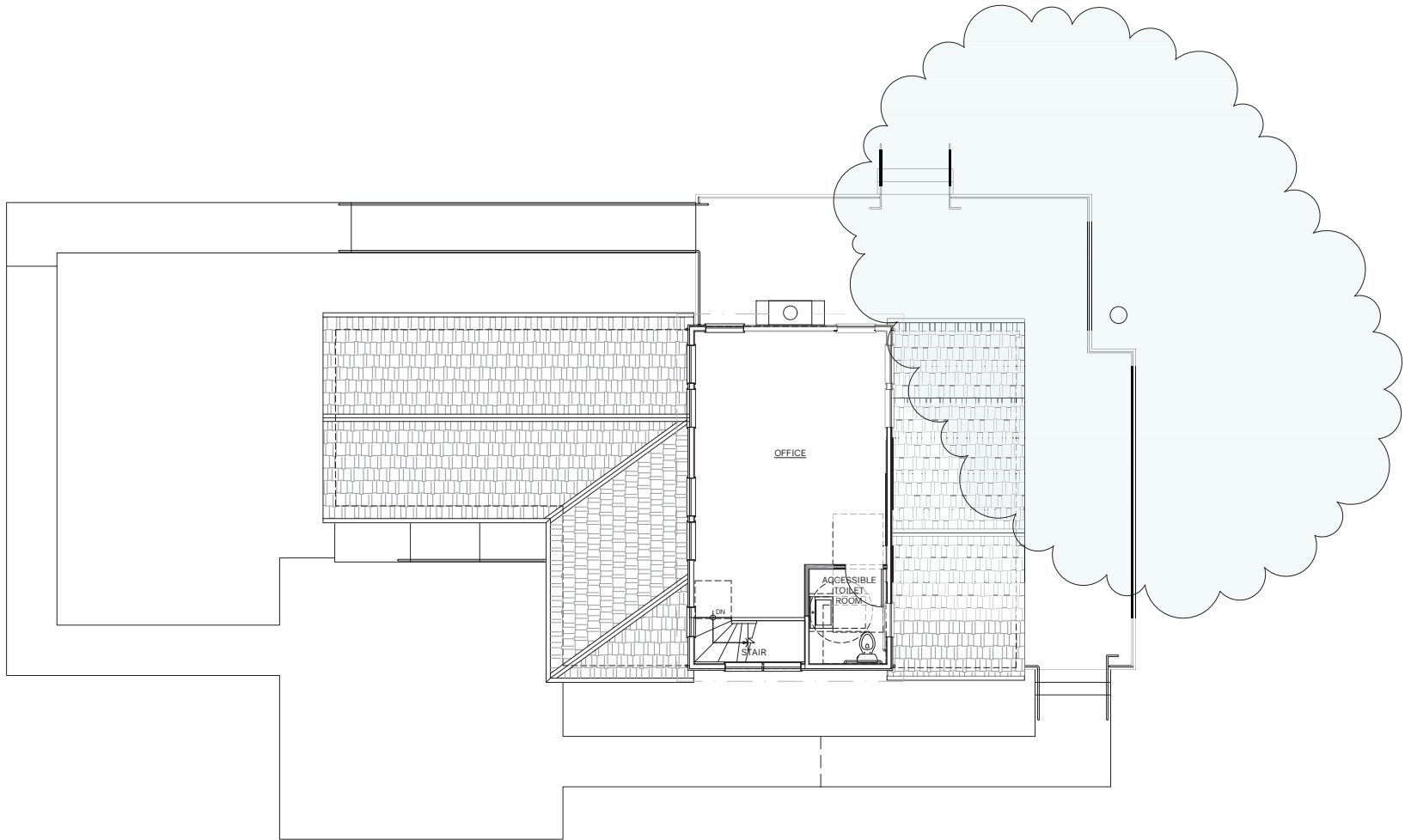
BALDRIDGE HOUSE

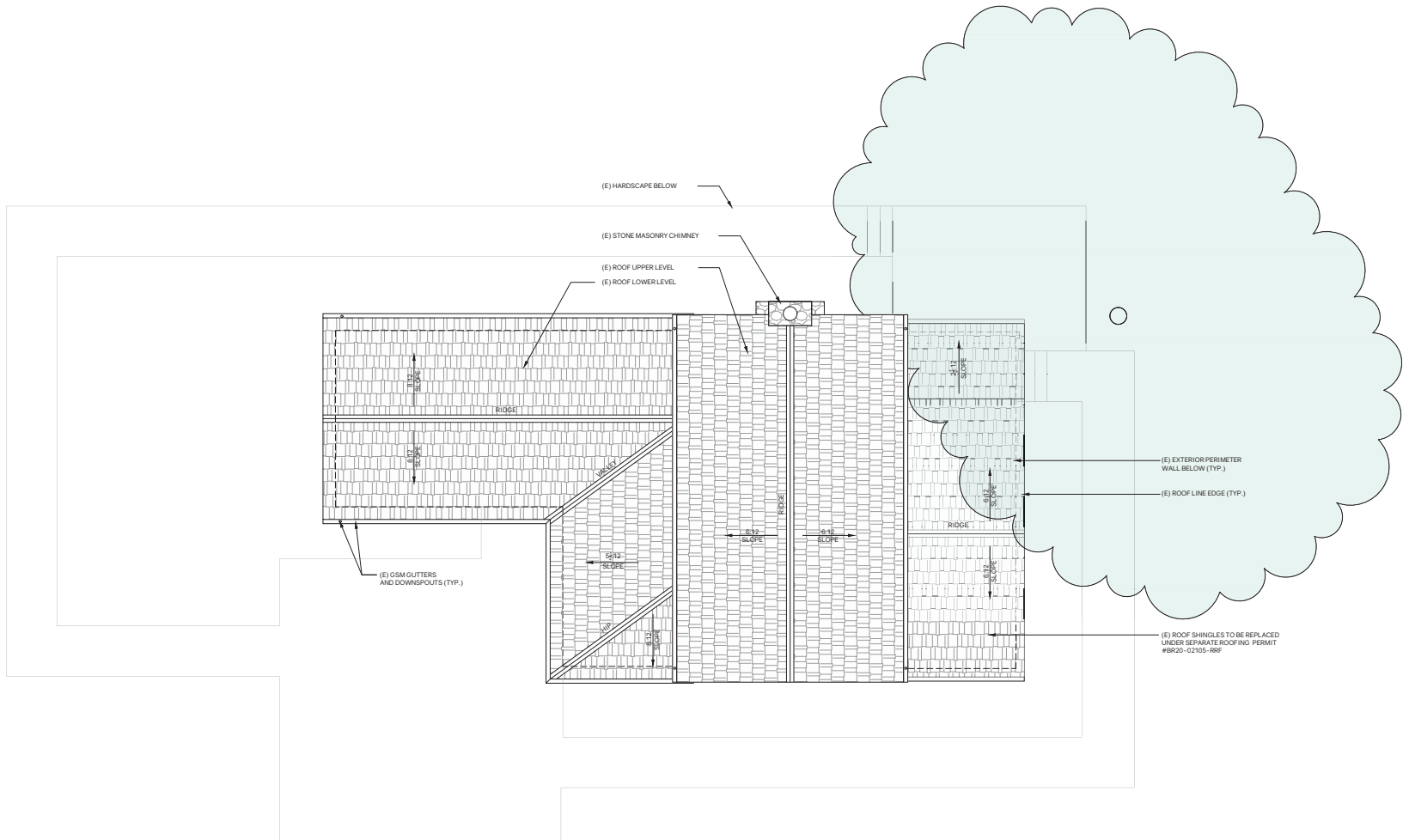














1 --



2 --



3 --



4 --



5 --



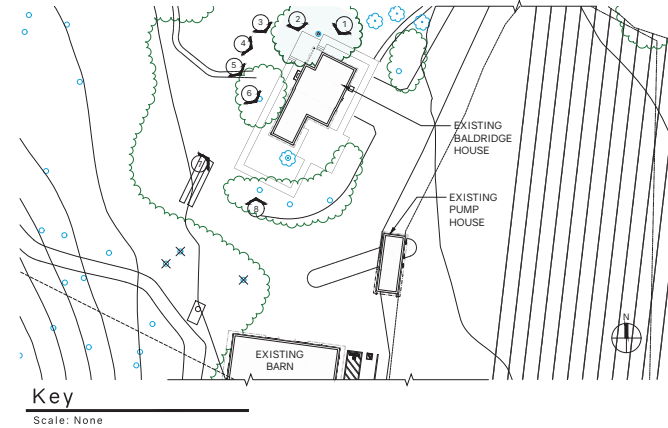
6 --



7 --



8 --





9 --



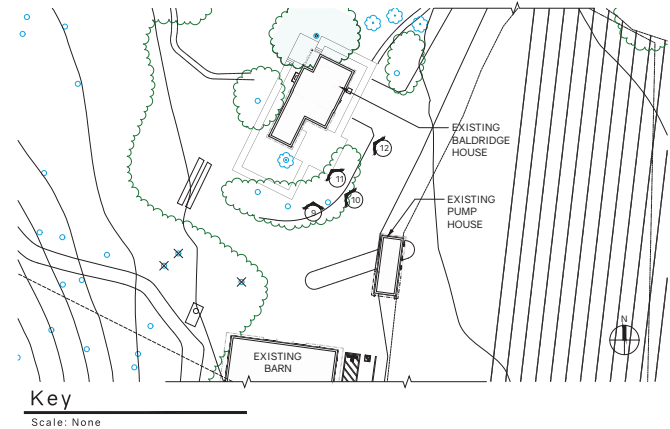
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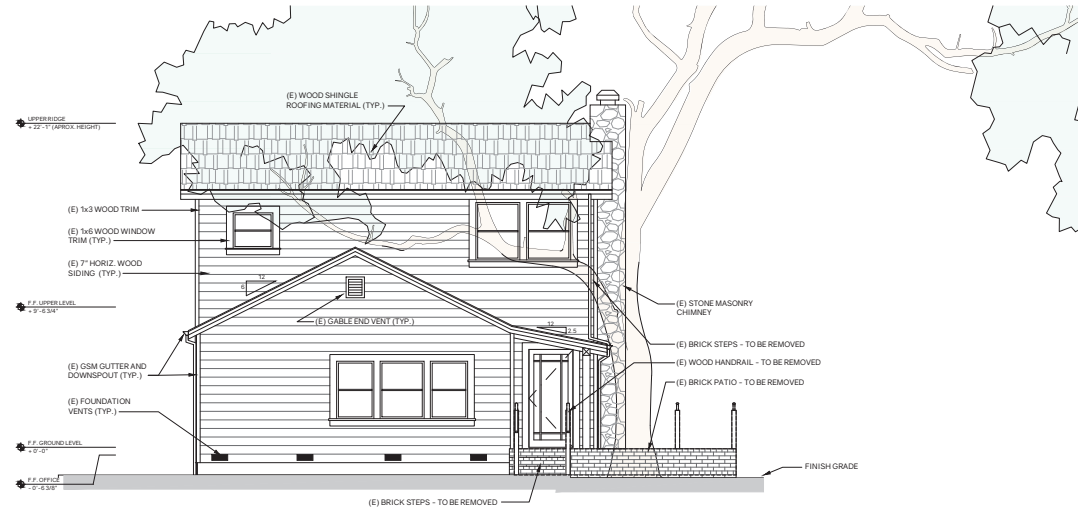


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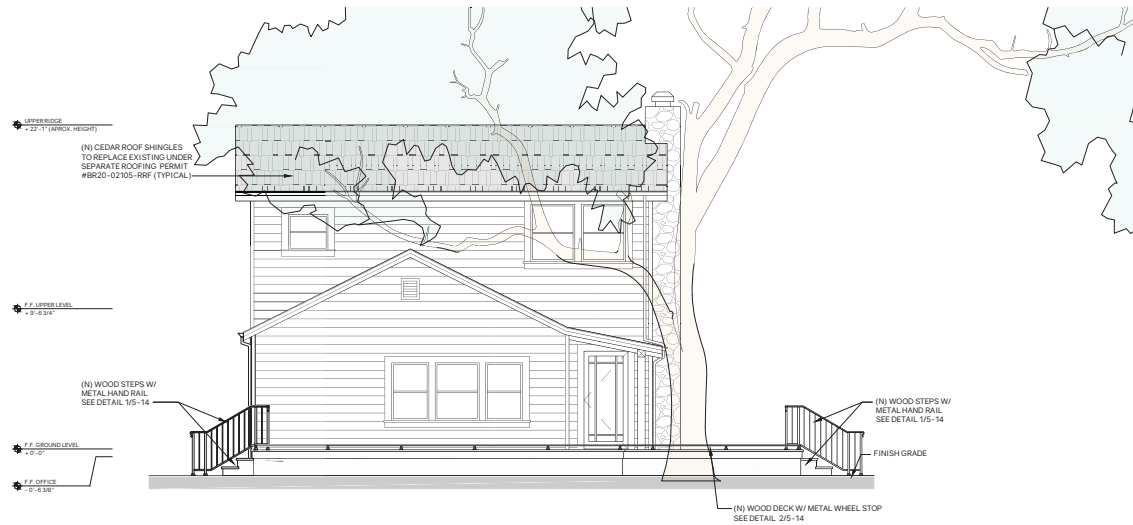


12 --

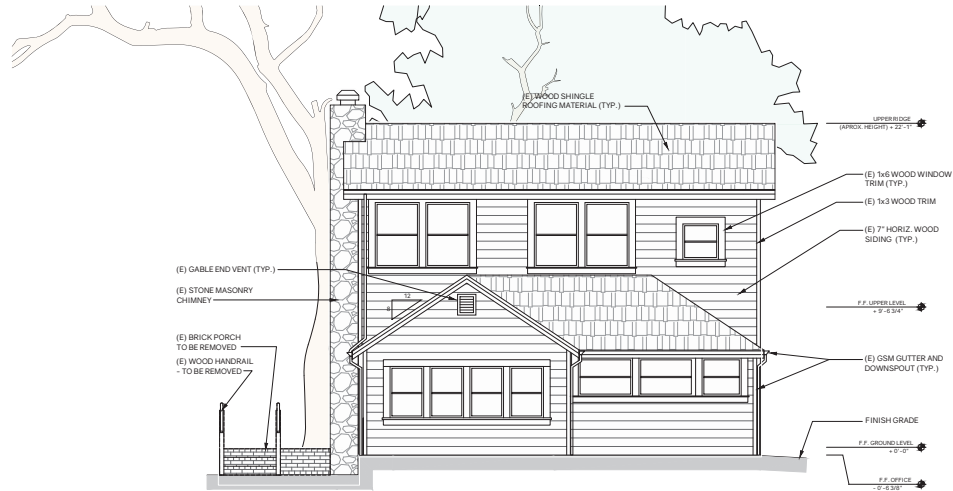




EXISTING EXTERIOR - FRONT VIEW (NORTH)



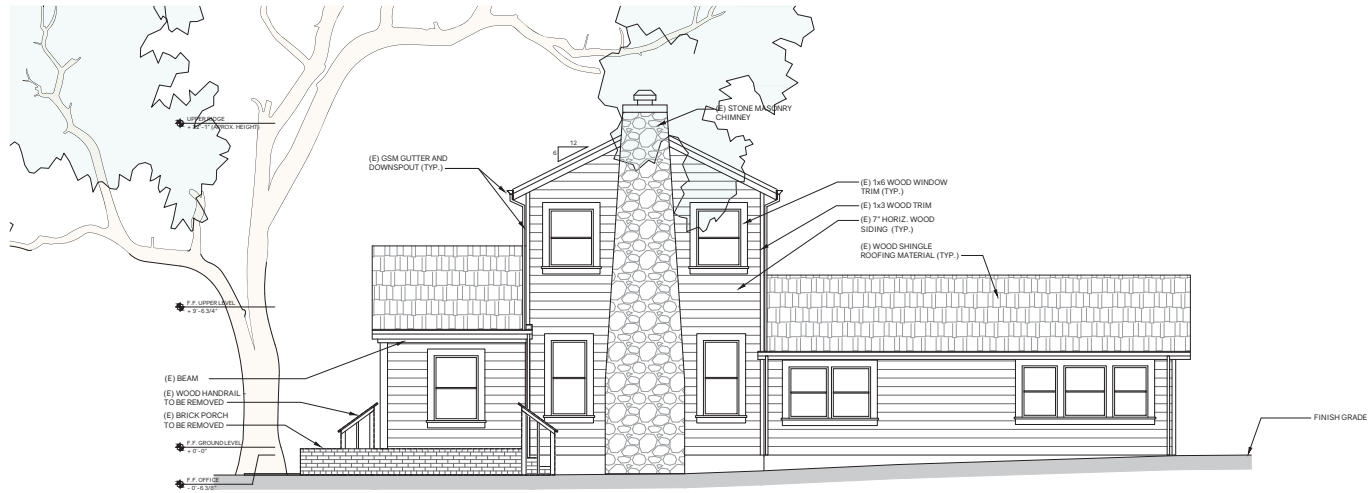
PROPOSED EXTERIOR - FRONT VIEW (NORTH)



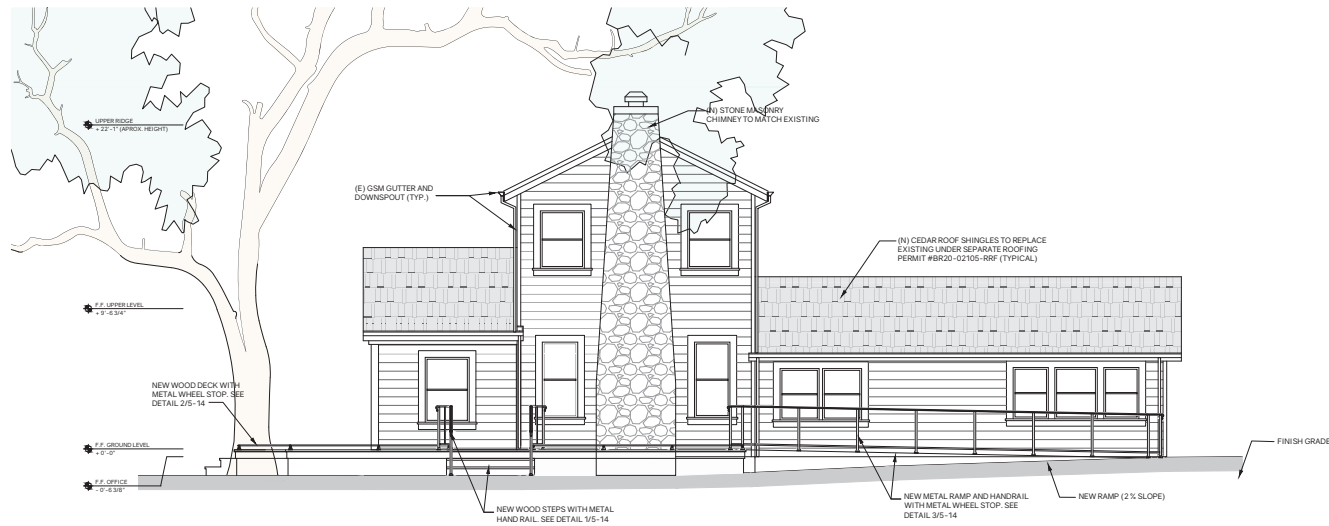
EXISTING EXTERIOR - REAR VIEW (SOUTH)



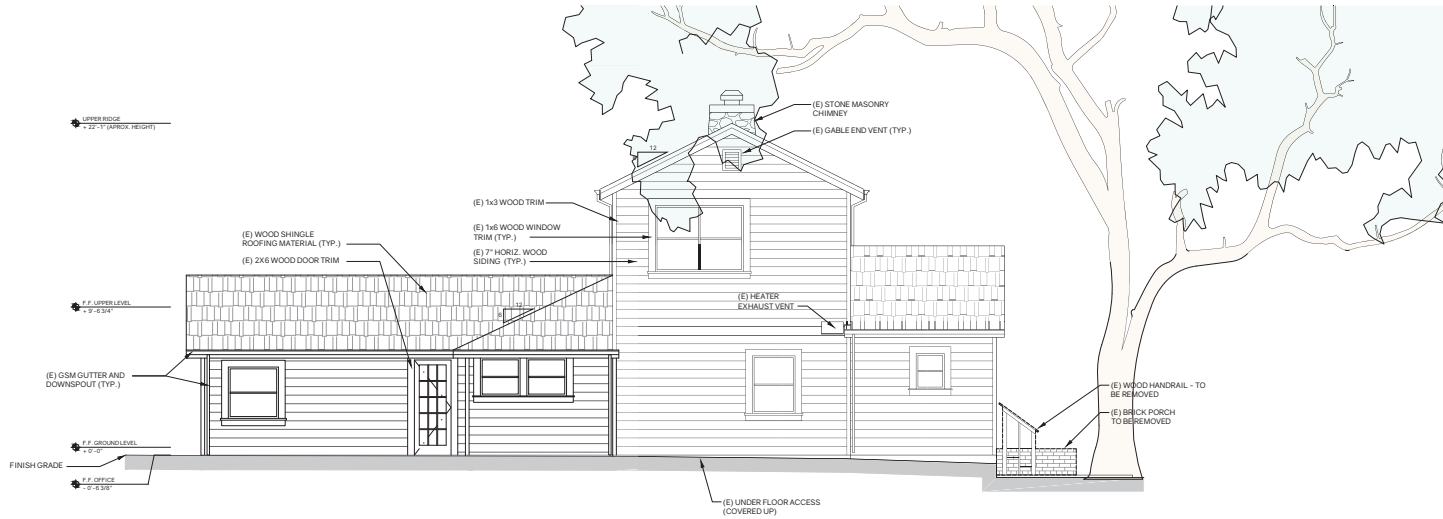
PROPOSED EXTERIOR - REAR VIEW (SOUTH)



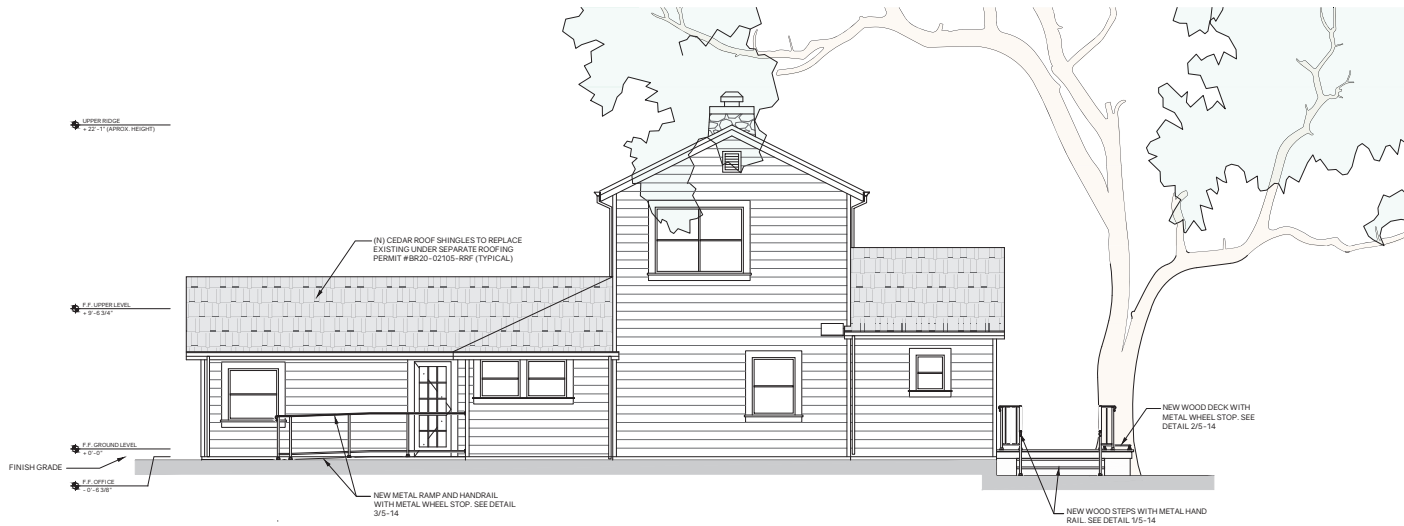
EXISTING EXTERIOR - SIDE VIEW (WEST)



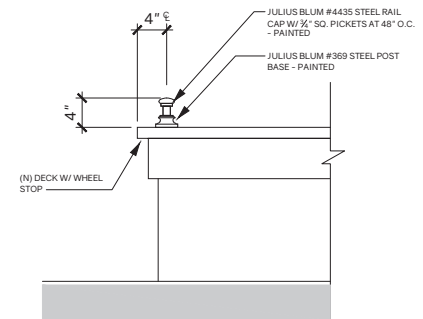
PROPOSED EXTERIOR - SIDE VIEW (WEST)



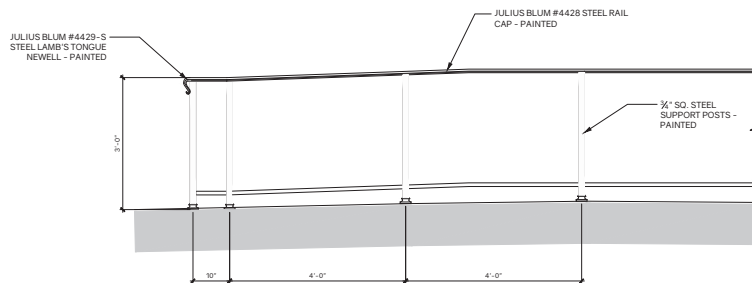
EXISTING EXTERIOR - SIDE VIEW (EAST)



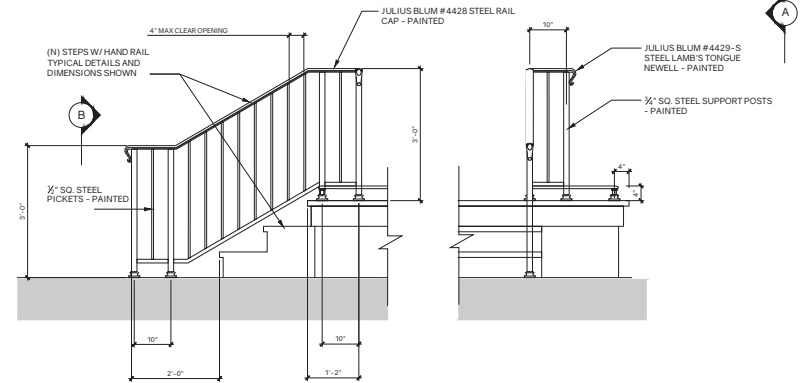
PROPOSED EXTERIOR - SIDE VIEW (EAST)



2 DECK WHEEL STOP
SCALE: 1 1/2" = 1'-0"



3 RAMP DETAIL
SCALE: 3/4" = 1'-0"



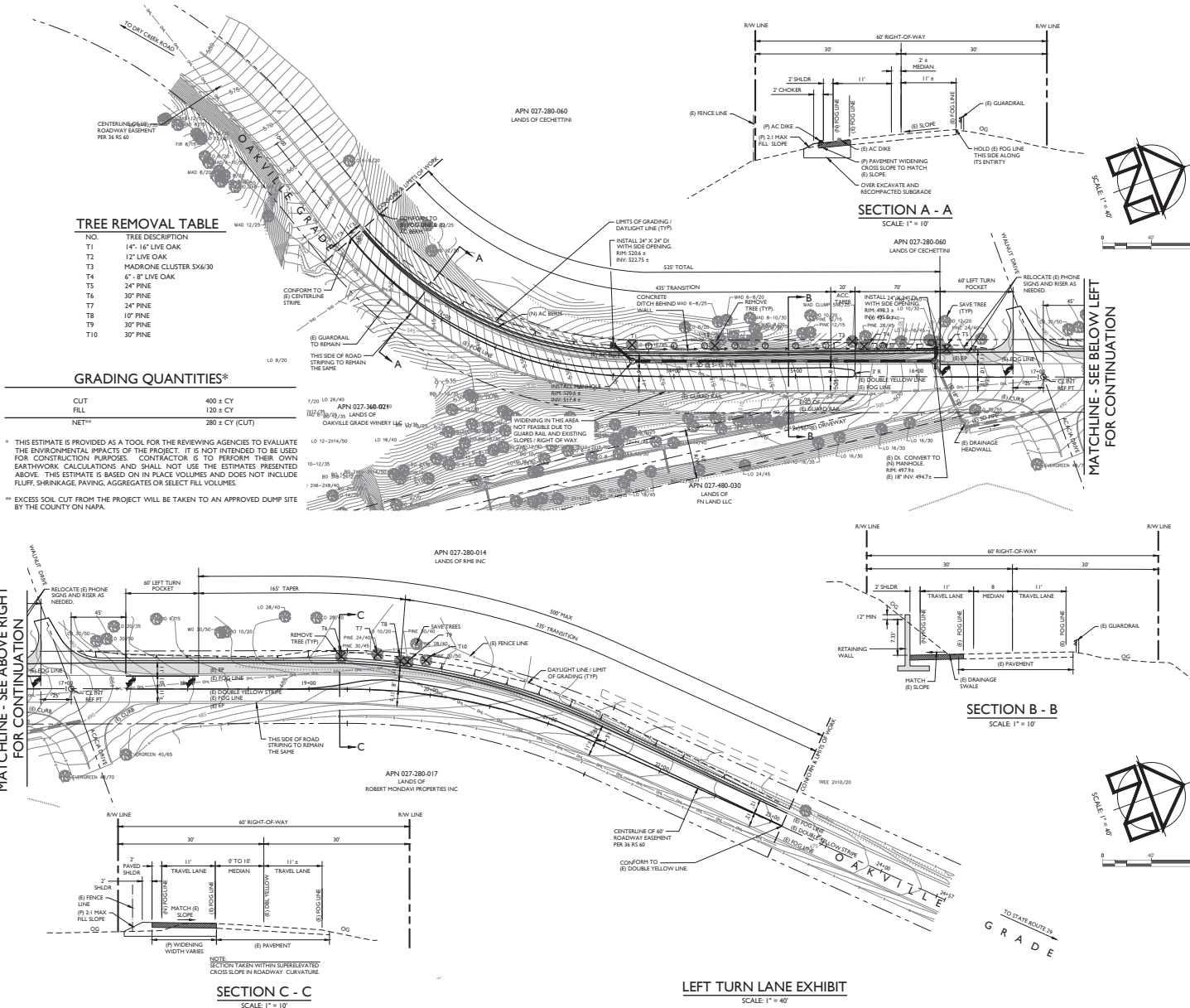
A SIDE VIEW

B FRONT VIEW

1 STAIR HANDRAIL
SCALE: 3/4" = 1'-0"

THE VINEYARD HOUSE WINERY

LEFT TURN LANE EXHIBIT - MODIFIED VERSION



TREE REMOVAL TABLE

NO.	TREE DESCRIPTION
T1	14" - 16" LIVE OAK
T2	12" LIVE OAK
T3	MADRID CLUSTER SX6/30
T4	6" - 8" LIVE OAK
T5	24" PINE
T6	30" PINE
T7	24" PINE
T8	10" PINE
T9	30" PINE
T10	30" PINE

GRADING QUANTITIES*

CUT	400 ± CY
FILL	120 ± CY
NET**	280 ± CY (CUT)

* THIS ESTIMATE IS PROVIDED AS A TOOL FOR THE REVIEWING AGENCIES TO EVALUATE THE ENVIRONMENTAL IMPACTS OF THE PROJECT. IT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES. CONTRACTOR IS TO PERFORM THEIR OWN EARTHWORK CALCULATIONS AND SHALL NOT USE THE ESTIMATES PRESENTED ABOVE. THIS ESTIMATE IS BASED ON IN PLACE VOLUMES AND DOES NOT INCLUDE FLUFF, SHRINKAGE, PAVING, AGGREGATES OR SELECT FILL VOLUMES.

** EXCESS SOIL CUT FROM THE PROJECT WILL BE TAKEN TO AN APPROVED DUMP SITE BY THE COUNTY ON NAPA.

SECTION A - A

SCALE: 1" = 10'

APN 027-280-040
LANDS OF CECCHETTI

APN 027-280-014
LANDS OF RIPE INC

APN 027-280-017
LANDS OF ROBERT MONDAVI PROPERTIES INC

APN 027-480-030
LANDS OF PN LAND LLC

APN 027-280-014
LANDS OF RIPE INC

APN 027-280-017
LANDS OF ROBERT MONDAVI PROPERTIES INC

APN 027-280-014
LANDS OF RIPE INC

APN 027-280-017
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LANDS OF RIPE INC

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APN 027-280-014
LANDS OF RIPE INC

APN 027-280-017
LANDS OF ROBERT MONDAVI PROPERTIES INC

APN 027-280-014
LANDS OF RIPE INC

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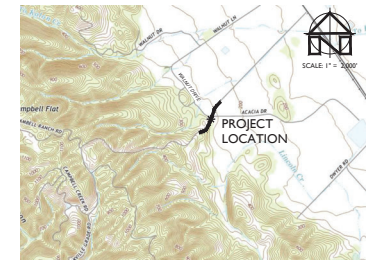
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APN 027-280-017
LANDS OF ROBERT MONDAVI PROPERTIES INC



LOCATION MAP

SCALE: 1" = 2,000'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:

JEREMY J. NICKEL
1581 OAKVILLE GRADE
NAPA, CA 94558

SITE ADDRESS:

1581 OAKVILLE GRADE
NAPA, CA 94558

SHEET INDEX:

- C1 LEFT TURN LANE EXHIBIT
- C2 STRIPING PLAN EXHIBIT

NOTES:

- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF NICKEL'S" PREPARED BY ALBION SURVEYS, INC., DATED JUNE, 2015. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
- CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
- VERTICAL DATUM: ASSUMED
- THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
- CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS. ANY AT-RISK MONUMENTS SHALL BE IDENTIFIED BY A PRE-CONSTRUCTION CORNER RECORD SUBMITTED TO THE COUNTY SURVEYOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. PRE AND POST CONSTRUCTION CORNER RECORDS SHALL BE PREPARED AS NEEDED TO PERPETUATE LOCATIONS THAT ARE AT RISK DUE TO PROJECT ACTIVITIES. ALL WORK TO BE PERFORMED BY A LICENSED SURVEYOR. MONUMENTS AND MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED SUBJECT TO THE PROVISIONS OUTLINED ABOVE AT THE CONTRACTOR'S EXPENSE.
- ALL CONSTRUCTION STAKING SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.

ABBREVIATIONS:

AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	OC	ON CENTER
AP	ANGLE POINT	OD	OUTSIDE DIAMETER
BTH	BOTTOM	OG	ORIGINAL GRADE
CONF	CONFORM	(P)	PROPOSED
CP	CONTROL POINT	PC	POINT OF CURVATURE
DCV	DOUBLE CHECK VALVE	PCC	PORTLAND CEMENT CONCRETE
DI	DROP INLET	PL	PROPERTY LINE
DS	DOWN SPOUT	PT	POINT OF TANGENCY
EXIST	EXISTING	PVC	POLYVINYL CHLORIDE
ELEV	ELEVATION	RSV	PROCESS WASTE
EP	EDGE OF PAVEMENT	PWCO	PROCESS WASTE CLEANOUT
EOC	EDGE OF CONC RETE	SD	STORM DRAIN
FUTURE	FUTURE	SDCO	STORM DRAIN CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FF	FINISH FLOOR	SF	SQUARE FEET
FG	FINISH GRADE	SHLDR	SHOULDER
FL	FLOW LINE	SS	SANITARY SEWER
FS	FINISH SURFACE	SSCO	SANITARY SEWER CLEANOUT
FSR	FIRE SPRINKLER RISER	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK	TC	TOP FACE OF CURB
GM	GAS METER	TW	TOP OF WALL
HP	HIGH POINT	TYP	TYPICAL
INV	INVERT	WM	WATER METER
IPS	IRON PIPE SIZE	WV	WATER VALVE
IRR	IRRIGATION	XPM	TRANSFORMER

APPLIED
INCORPORATED
2140 Jefferson Street, Suite 120
Napa, CA 94558
(707) 230-1988 | www.appliedcivil.com

THE VINEYARD HOUSE WINERY
LEFT TURN LANE EXHIBIT

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY: SH

CHECKED BY: HBM

DATE: OCTOBER 4, 2024

REVISIONS: BY:

JOB NUMBER: 10-130

FILE: 10-130CONC_LTL.DWG

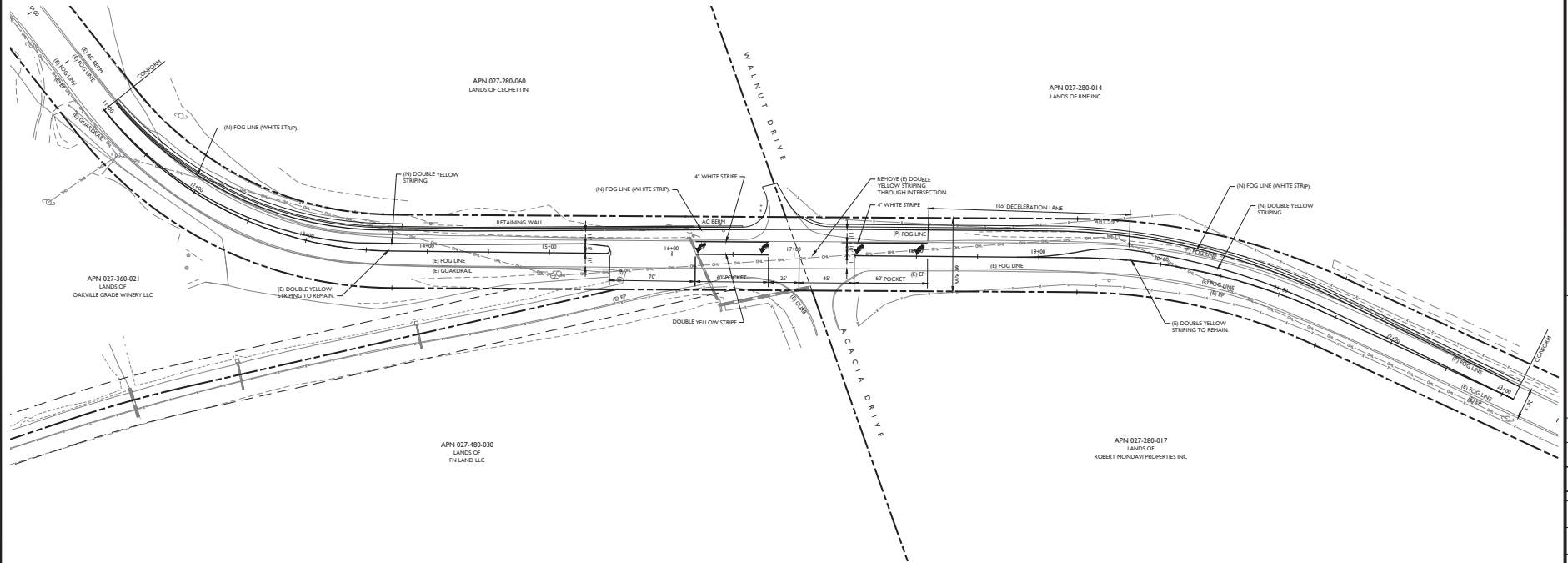
ORIGINAL SIZE: 24" X 36"

SHEET NUMBER:

C1

OF

2



APPLIED

INCORPORATED
2140 Jefferson Street, Suite 210
Napa, CA 94559
(707) 226-4968 | www.appliedcivil.com

THE VINEYARD HOUSE WINERY

STRIPING PLAN EXHIBIT

PREPARED UNDER THE
DIRECTION OF:



DRAWN BY:

SMH

CHECKED BY:

MBM

DATE:

OCTOBER 4, 2024

REVISIONS:

BY:

JOB NUMBER:

16-130

FILE:

0-130EXH.LTL.STRIPING.DWG

ORIGINAL SIZE:

24" X 36"

SHEET NUMBER:

C2

OF

2

STRIPING PLAN EXHIBIT
SCALE: 1" = 40'