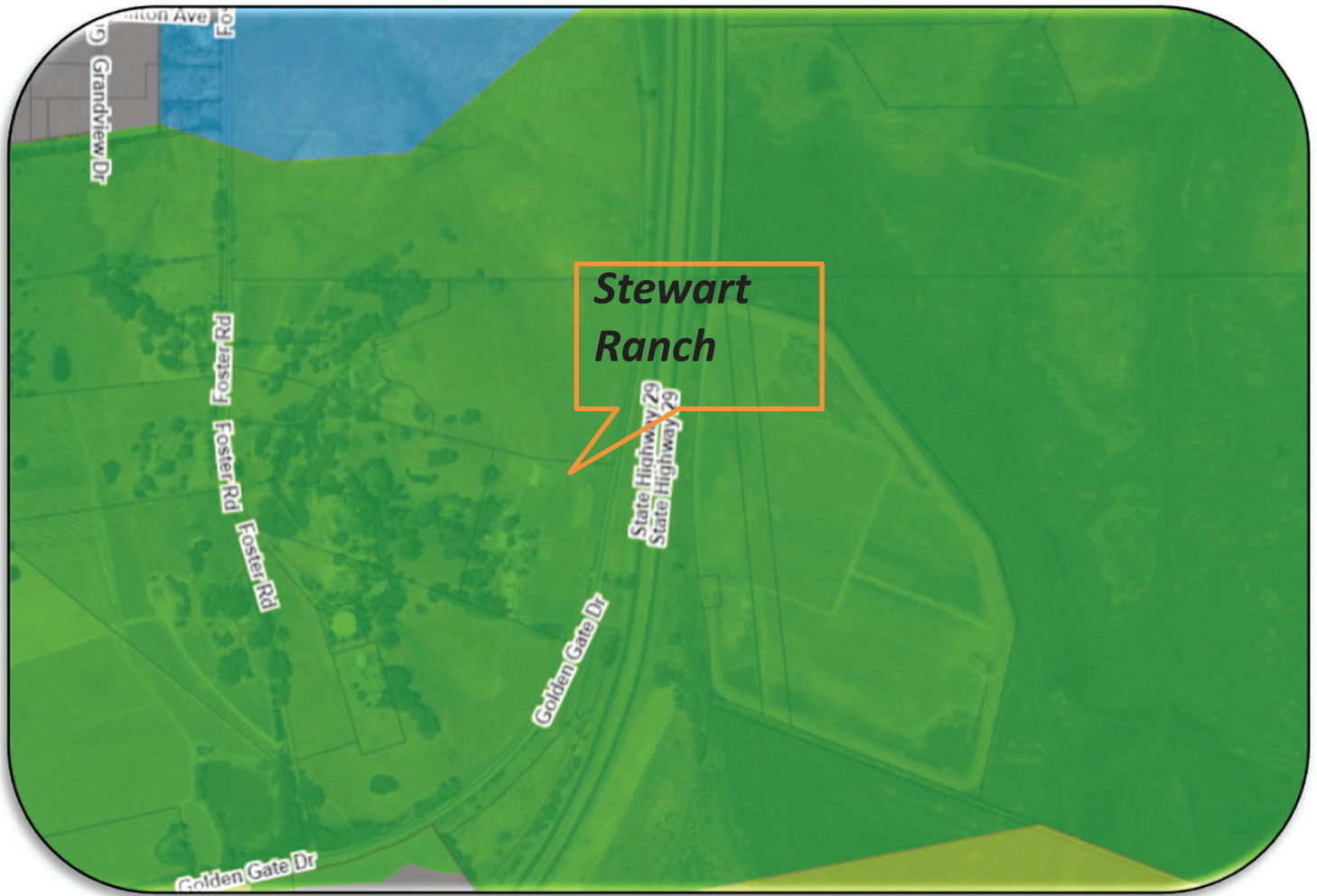


“H”

Graphics

NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES
0 ½ Mile]

LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

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



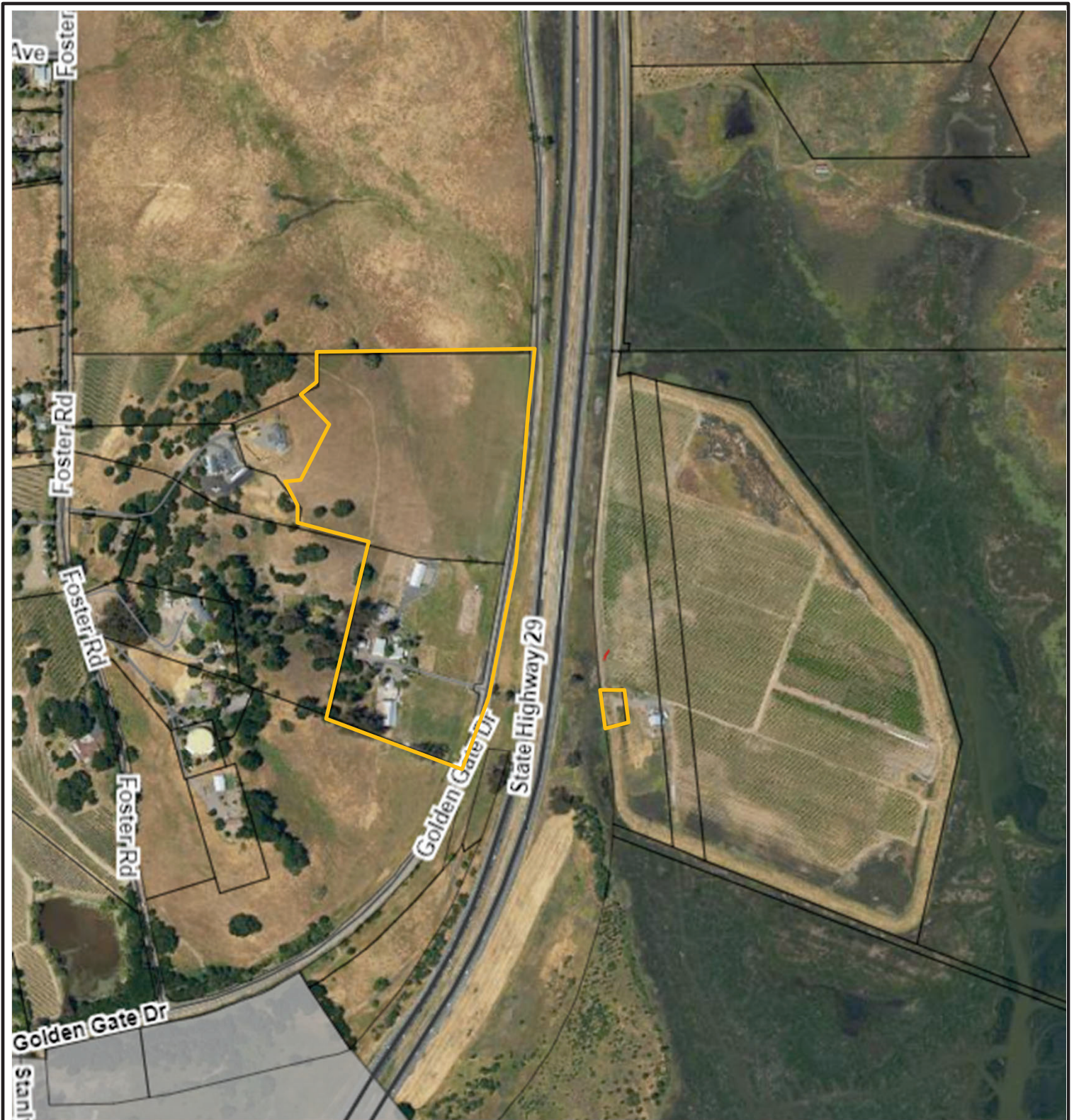
LEGEND

- Zoning
- Parcels

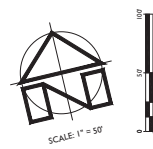
0 ½ Mile



ZONING MAP

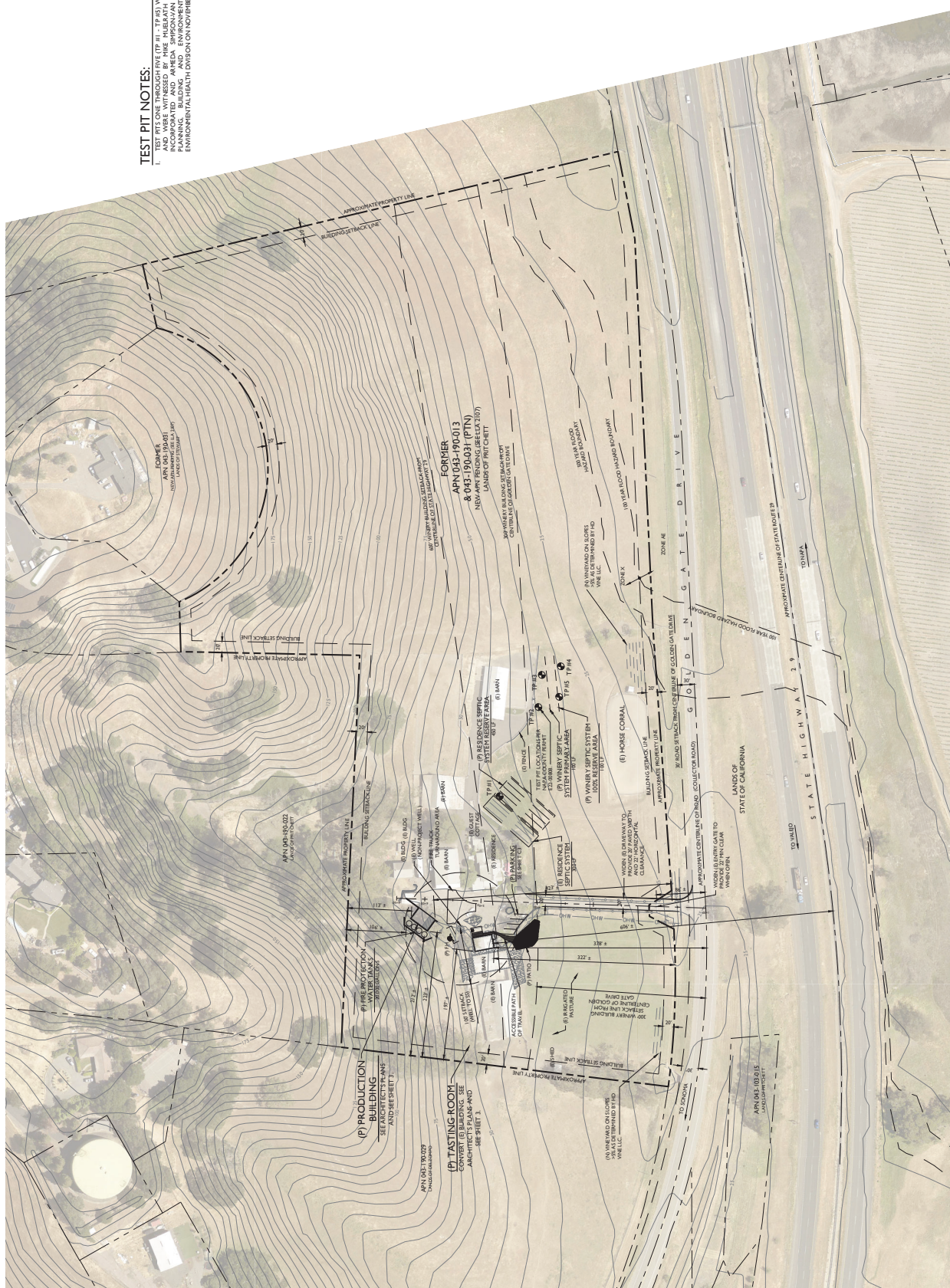


Existing Conditions

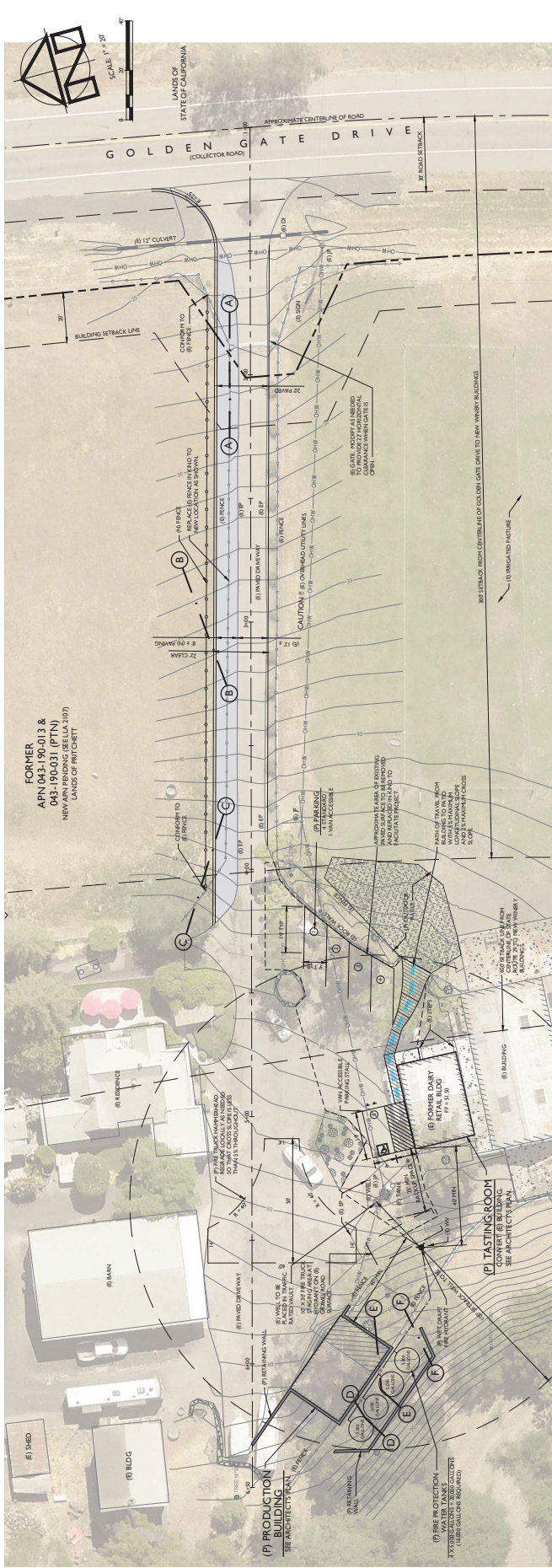


TEST PIT NOTES:

TEST PITS ONE THROUGH FIVE (TP #1 - TP #5) WERE EXCAVATED BY THE OWNER AND WERE WITNESSED BY MIKE MUELRATH OF APPLIED CIVIL ENGINEERING INCORPORATED AND ARYEDA SIMPSON-DAM OF THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT. ENVIRONMENTAL HEALTH DIVISION ON NOVEMBER 30, 2022.



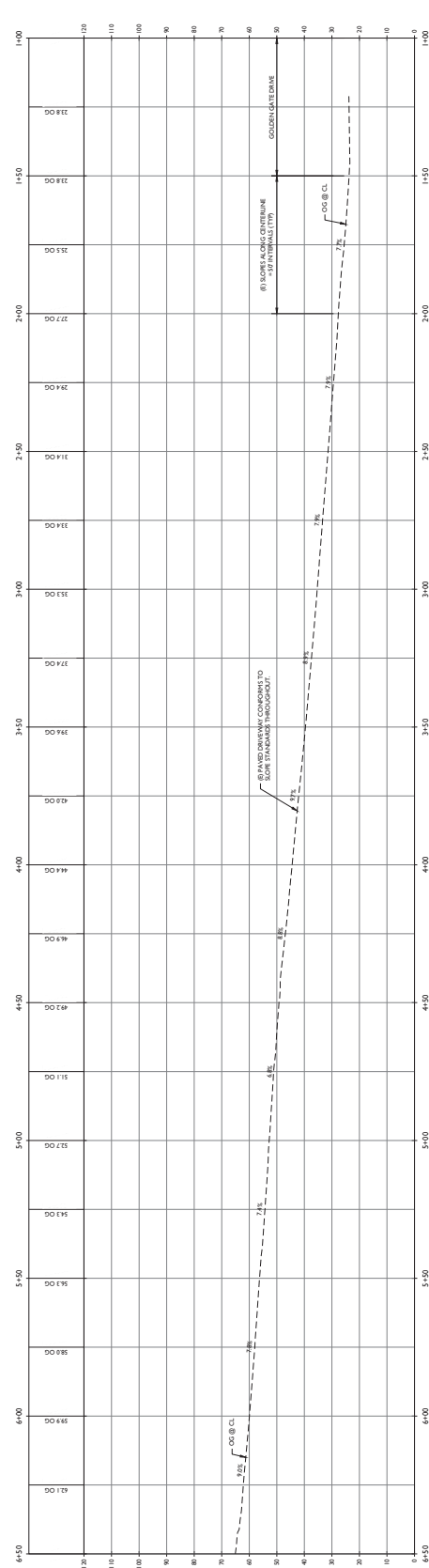
OVERALL SITE PLAN
SCALE: 1" = 80'



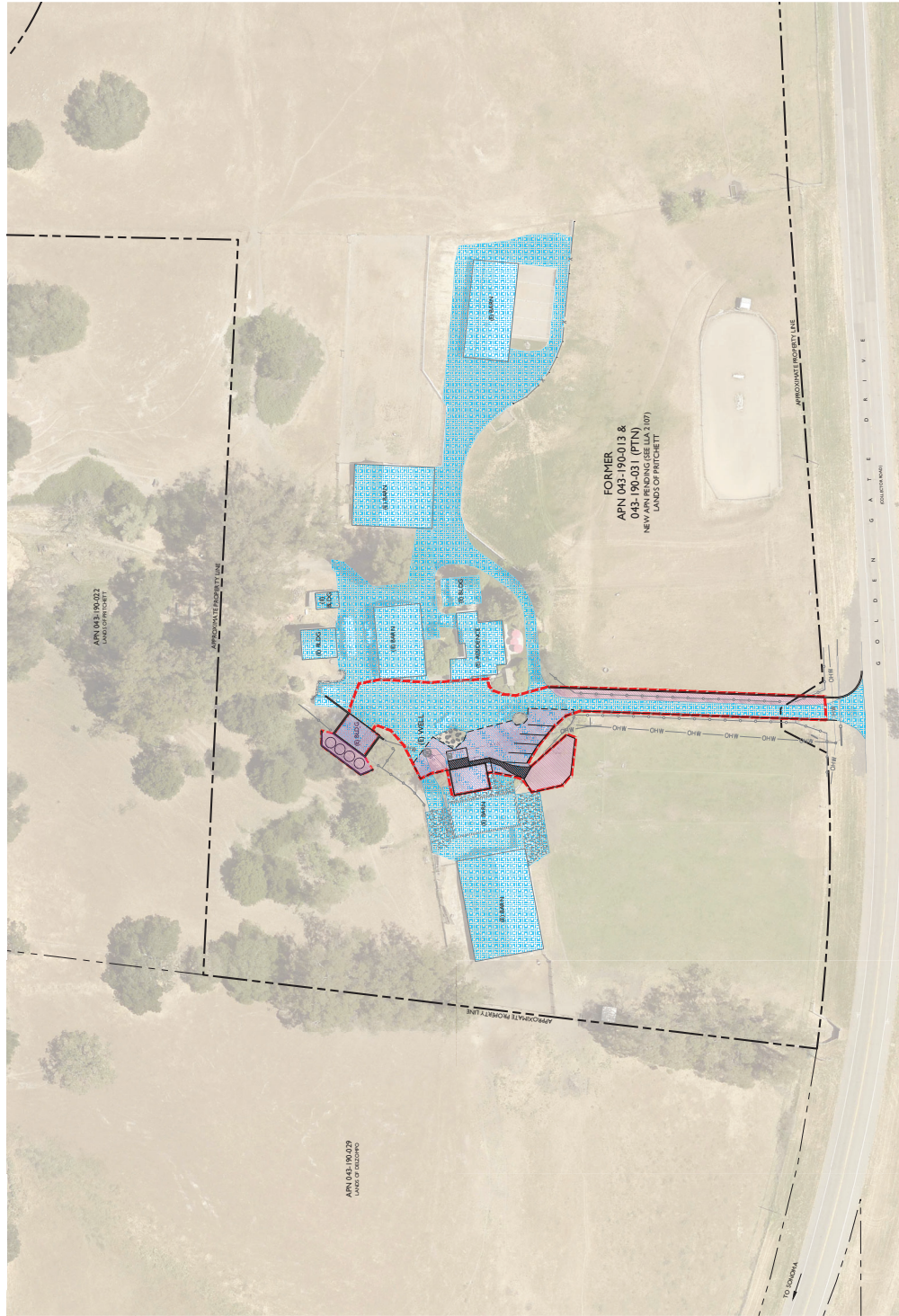
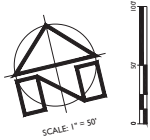
SLOPE SECTIONS

A-A	B-B	C-C	D-D	E-E	F-F	AVERAGE
9%	9%	7%	19%	21%	23%	15%

DRIVEWAY PLAN
STA 1+00 TO STA 6+50
SCALE 1" = 20'



DRIVEWAY PROFILE
STA 1+00 TO STA 6+50
HORIZONTAL SCALE 1" = 20'
VERTICAL SCALE 1" = 20'



IMPERVIOUS SURFACE SUMMARY

IMPERVIOUS SURFACE SUMMARY				
	PRE-PROJECT AREA (SQ ')	NEW AREA (SQ ')	RECONSTRUCTED AREA (SQ ') A ⁺	TOTAL NEW AND RECONSTRUCTED AREA (SQ ') B ⁺
1. DRIVEWAY	1,200	0	0	1,200
2. SIDEWALK	1,200	0	0	1,200
3. PAVEMENT	1,200	0	0	1,200
4. TOTAL	3,600	0	0	3,600

*RECONSTRUCTED AREAS (A) ARE EXISTING PREVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW MATERIALS & BEARS

PERVIOUS SURFACES.

***RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED AND ARE NOT BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

AND ARE NOT BEING PURCHASED WITHIN THE SAME BUSINESS.

22965 ± 58

IMPERVIOUS SURFACE EXHIBIT

4
O₂PREPARED UNDER THE
FOIA ACT OF 1974DRAWN BY: CME

CHECKED BY: MEM

DATE _____

REVISIONS:	BY:
DATE:	DATE:

△ LOT LINE
ADJUSTMENT UPDATE

22-112
JOB NUMBER

FILE: 22-112CONC_USE.DWG

ORIGINAL SIZE:
24" X 36"

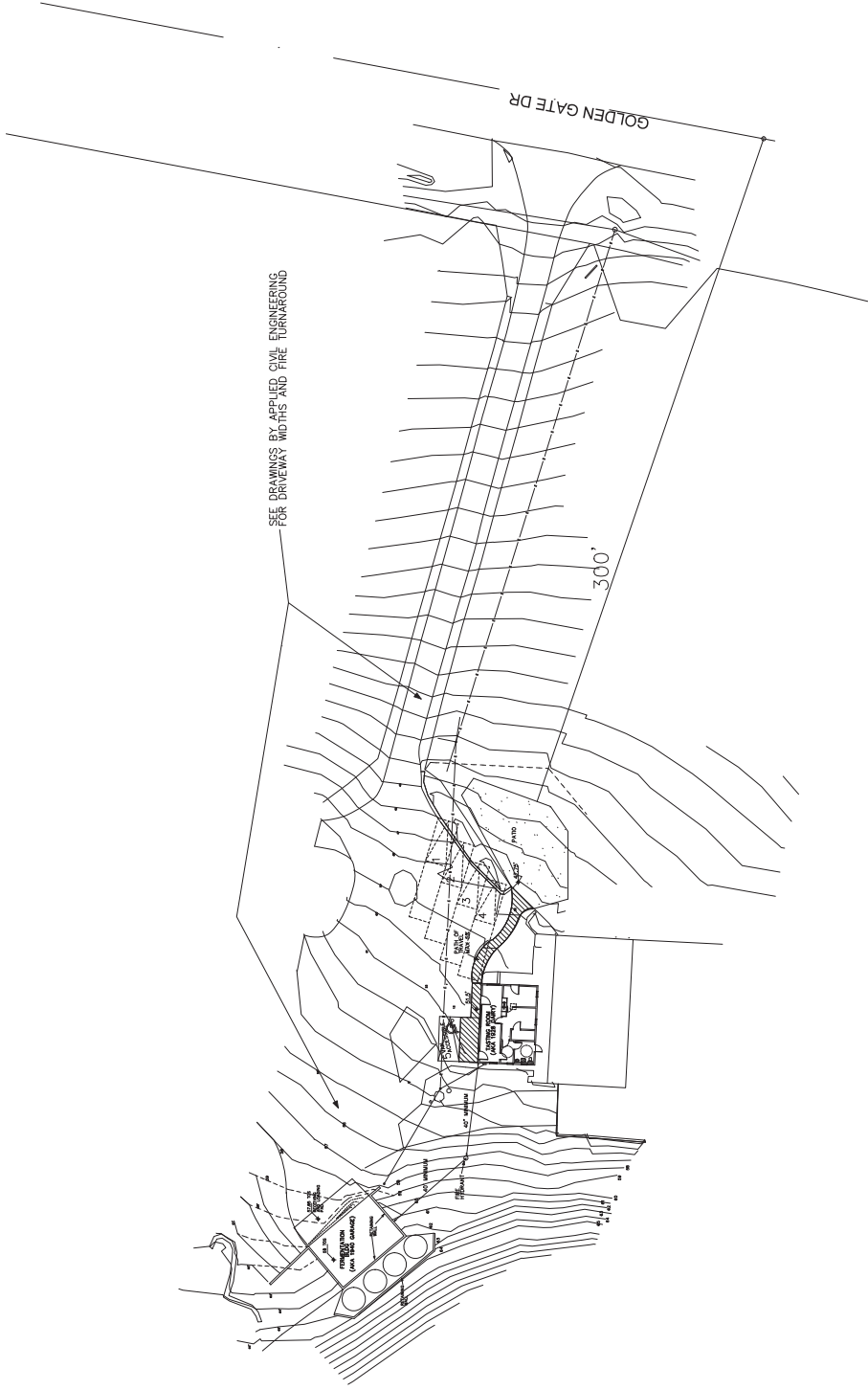
SHEET NUMBER:

C4

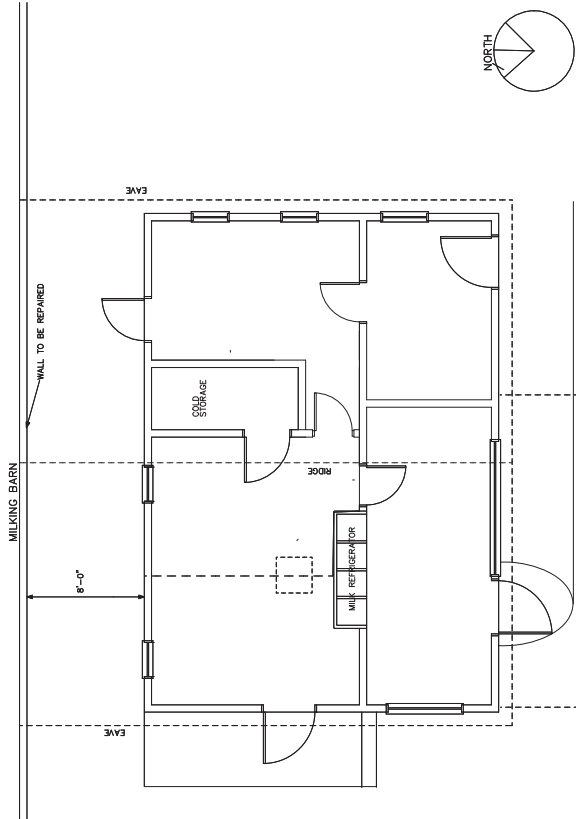
 $\frac{1}{2}$

TABLE OF CONTENTS	
1	SITE PLAN
2A	FLOOR PLAN (EXISTING AND PROPOSED) AKA 1929 DAIRY
2B	NORTH ELEVATION AKA 1929 DAIRY (EXISTING AND PROPOSED)
2C	WEST ELEVATION AKA 1929 DAIRY (EXISTING AND PROPOSED)
2D	SOUTH ELEVATION AKA 1929 DAIRY (EXISTING AND PROPOSED)
2E	EAST ELEVATION AKA 1929 DAIRY (EXISTING AND PROPOSED)
3	EXISTING FERMENTATION BLDG AKA EXISTING 1940 GARAGE
4	FERMENTATION BLDG PROPOSED NEW CONDITIONS AKA EXISTING 1940 GARAGE

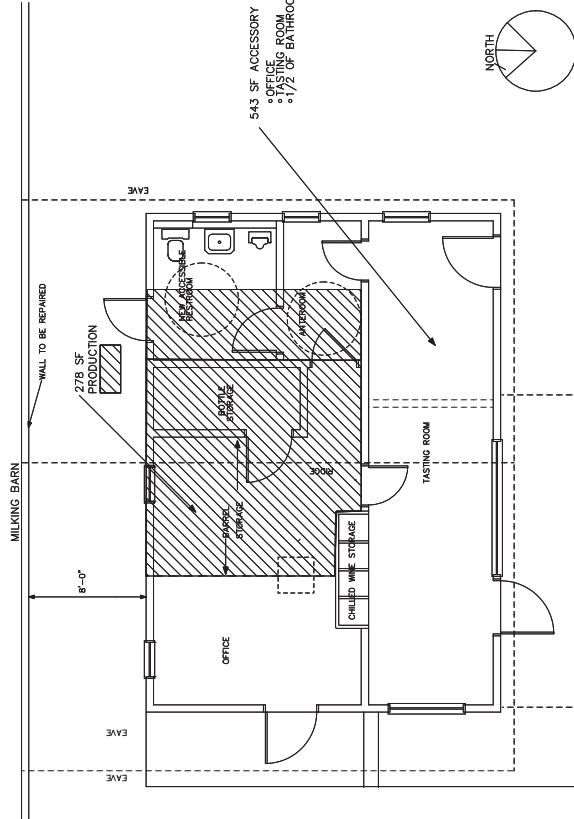
AREA SUMMARY:
 1222 SF (FROM SHEET 4) + 278 SF (FROM SHEET 2A) = 1500 SF PRODUCTION
 1500 X .4 = 600 SF 40% OF PRODUCTION
 543 ACCESSORY AREA (FROM SHEET 2A) < 40% PRODUCTION AREA (600 SF)
 or
543/1500 = 36.23% < 40%



REVISIONS	
COPYRIGHT ROGER WOLFF 2023 ALL RIGHTS RESERVED NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT.	
ARCHITECT'S SEAL	
SHEET DATA	
PROJECT TITLE: STUART RANCH MICROWINERY	
PROJECT TITLE: STUART RANCH SITE PLAN	
DATE: 11/16/2023	SHEET NO. 1
SCALE:	OF SHEETS
JOB NO.	
OWNER:	

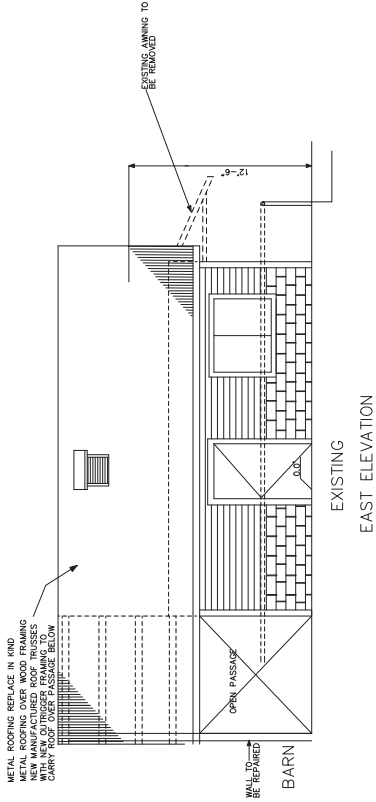


EXISTING PLAN

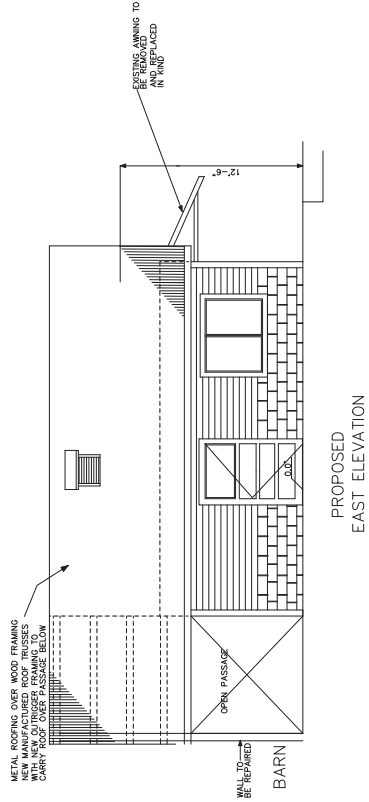


PROPOSED PLAN

REVISIONS	COPYRIGHT ARCHITECT ROGER WOLFF 1000 10TH AVENUE SUITE 100 DENVER, CO 80202 TEL: 303.733.1111 WWW.ROGERWOLFFARCHITECT.COM	ARCHITECT'S SEAL	SHEET DATA	ROGER WOLFF ARCHITECT 1000 10TH AVENUE SUITE 100 DENVER, CO 80202	PROJECT TITLE: STUART RANCH MICROWINERY	SHEET TITLE: TASTING ROOM STRUCTURE (AKA 1928 DAIRY)	DATE: 11/16/2023	SCALE:	APP. NO.:	DRAWN:	SHEET NO.:	
							2E		OF SHEETS			

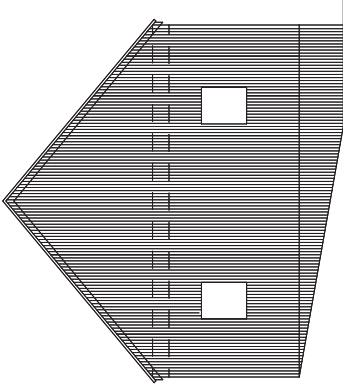


EXISTING
EAST ELEVATION

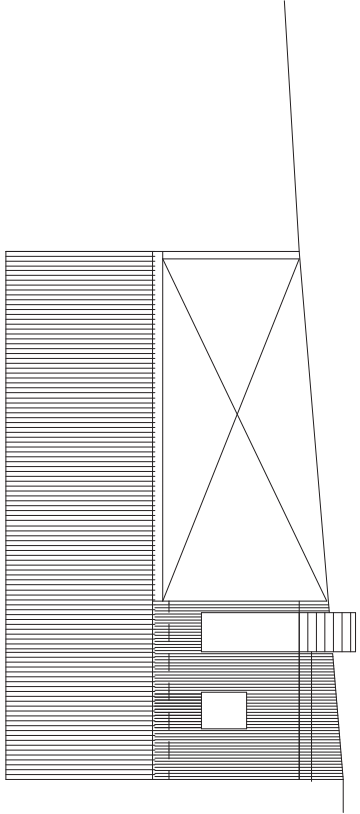


PROPOSED
EAST ELEVATION

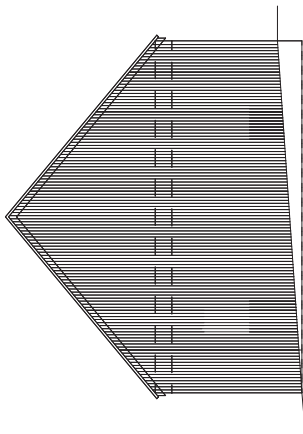
REVISIONS	COPYRIGHT ROGER WOLFF ARCHITECT ALL RIGHTS RESERVED NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM ROGER WOLFF ARCHITECT	ARCHITECT'S SEAL	SHEET DATA	ROGER WOLFF ARCHITECT NO. 25,000,000 NO. 25,000,000	PROJECT TITLE STUART RANCH MICROWINERY	SHEET TITLE FERMENTATION BUILDING EXISTING CONDITIONS (AKA 1940 GARAGE)	DATE: 11/16/2023 SCALE: JOB NO.: DRAWN: SHEET NO.	3 OF SHEETS
-----------	--	------------------	------------	--	--	--	---	-------------------



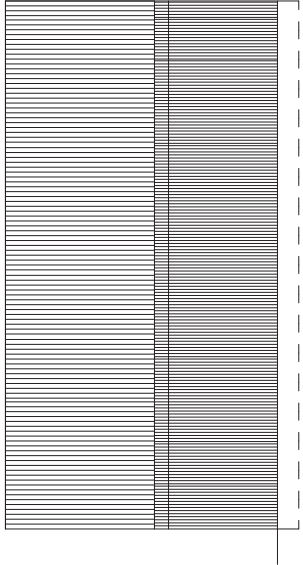
SOUTH ELEVATION



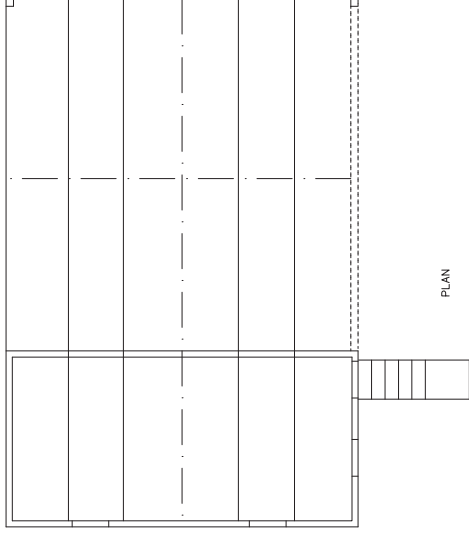
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



PLAN

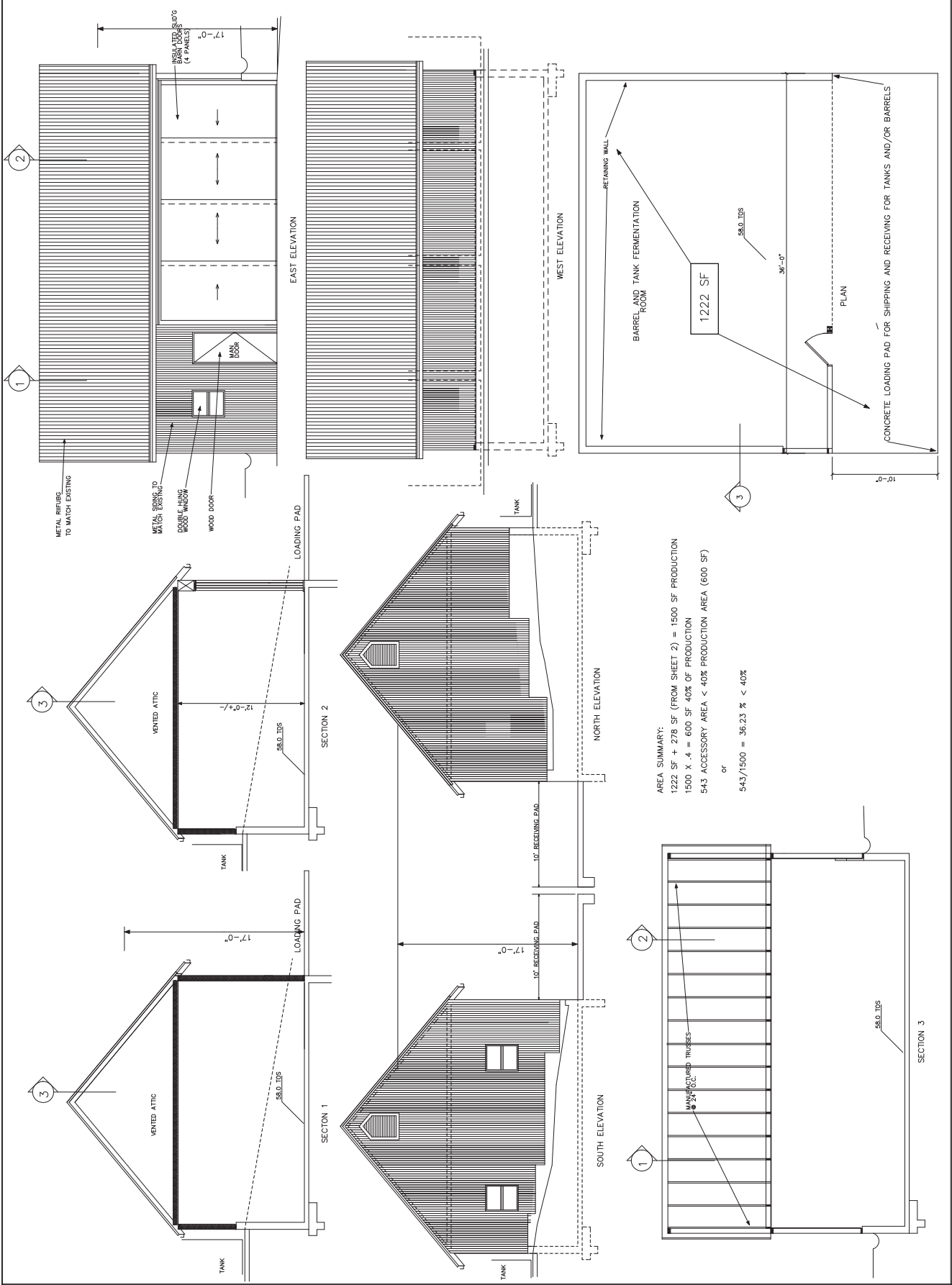
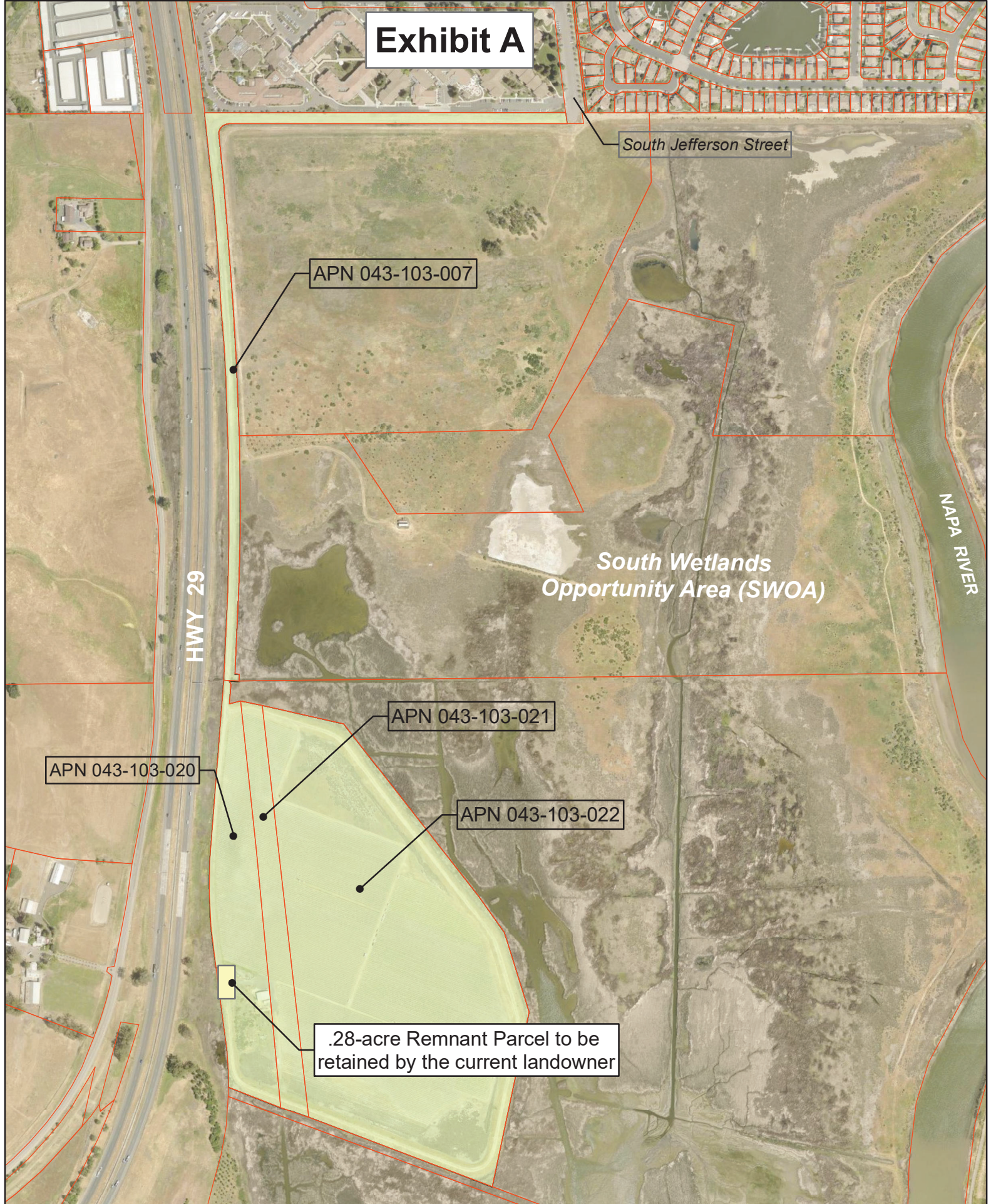
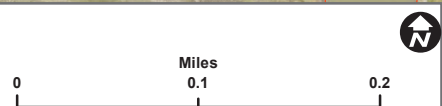


Exhibit A



 Project Area/Parcel Boundary

Parcel Locations Napa River Estuary Enhancement and Public Access Project



121 & 29

HIGHWAY

STATE OF CALIFORNIA



ACCESS EASEMENT 47,537 SF / 1.09 AC



PRIVATE UTILITY EASEMENT
1,590 SF / 0.04 AC



FEE AREA 12,354 SF / 0.28 AC

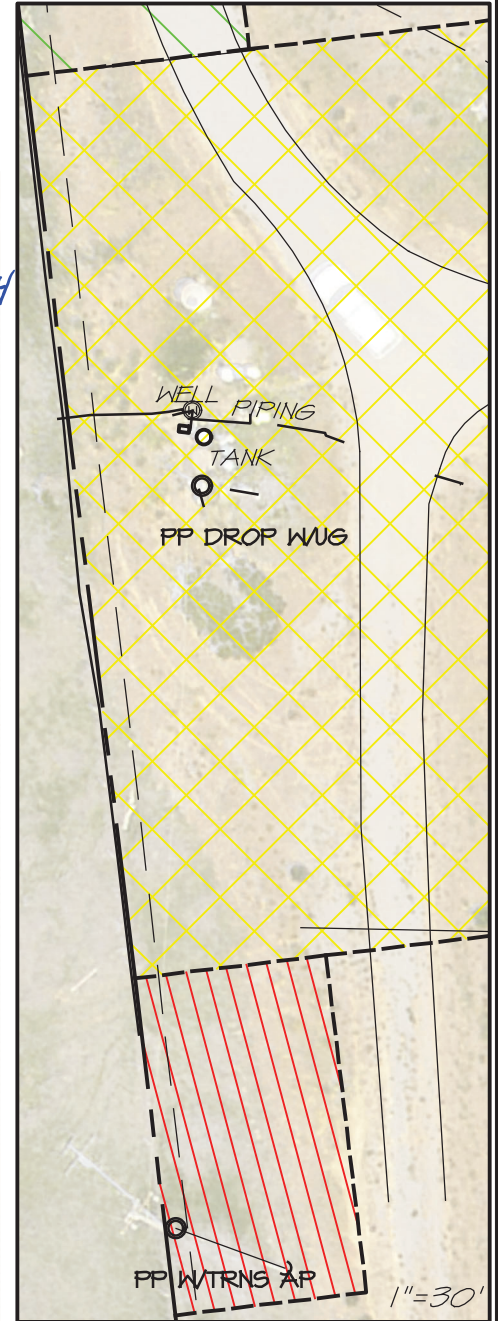


LANDS OF
PRITCHETT TRUSTEE
APN 043-103-020

LANDS OF
PRITCHETT TRUSTEE
APN 043-103-021

LANDS OF
STEWART TRUSTEE
APN 043-103-022

SEE
DETAIL



LEGEND
——— PROPERTY LINE
- - - EASEMENT LINE
- - - ADJACENT
——— PROPERTY LINE

**EASEMENT
MAP**



1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ www.RSAcivil.com +

RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + EST. 1980

01-25-2024

043-103-020-FIGURE 1

1 OF 1

THIS EXHIBIT IS FOR GRAPHIC
PURPOSES ONLY. ANY ERRORS
OR OMISSIONS ON THIS EXHIBIT
SHALL NOT AFFECT THE DEED
DESCRIPTION

FEE AREA
Exhibit A-1

A portion of the Lands of Ailene M. Pritchett Trustee of the Ailene M. Pritchett 2020 Revocable Trust as described in a Grant Deed Recorded on August 07, 2020 as Document Number 2020-0019355, Napa County Records, State of California described as follows.

Commencing at the northwest corner of said Lands of Pritchett Trustee on a curve on the eastern line of California Highway 121 & 29 and the western line of said Lands of Pritchett Trustee, said curve being concave to the west, having a radius of 12,999.62 feet, and to which corner a radial line bears of South 85° 47' 54" East; thence southerly along said curve 289.22 feet through a central angle of 1° 16' 29"; thence South 5° 28' 35" West 418.77 feet to the beginning of a curve concave to the east having a radius of 2,499.93 feet; thence 537.55 feet along said curve through a central angle of 12° 19' 12"; thence South 6° 50' 37" East 114.81 feet to the **Point of Beginning**; thence leaving said west line North 83° 09' 23" East 87.00 feet; thence South 6° 50' 37" East 142.00 feet; thence South 83° 09' 23" West 87.00 feet to said west line; thence along said west line North 6° 50' 37" West 142.00 feet to the **Point of Beginning**.

Basis of Bearing being the bearing between found Caltrans Monuments shown on the map Record of Survey Map No. 5580, filed August 11, 2004 in Book 36 of Record of Surveys at Page 43-44, Napa County Records, as South 5° 28' 48" West and measured as South 5° 28' 35" West.

End Description

Area: 12,354 Sq. Ft.
0.28 Acres



STATE OF CALIFORNIA HIGHWAY 121 & 29

P.O.C. EASEMENT 2003-0038150
S85°47'54"E (R)

R=12999.62'
L=289.22'
Δ-1°16'29"

S5°28'35"W
418.77'

LANDS OF
PRITCHETT TRUSTEE
APN 043-103-020
2020-0019355

LANDS OF
PRITCHETT TRUSTEE
APN 043-103-021
2020-0019352

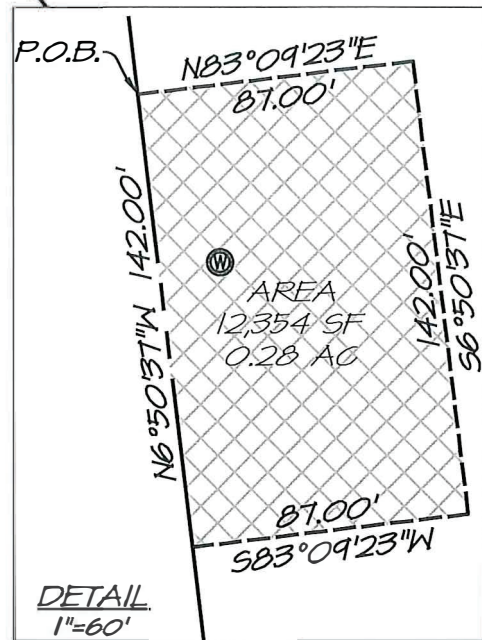
LANDS OF
STEWART TRUSTEE
APN 043-103-022
2021-0009193

R=2499.93'
L=537.55'
Δ-12°19'12"

S6°50'37"E
114.81'

P.O.B.

SEE
DETAIL



1"=200'

LEGEND

WELL
PROPERTY LINE
EASEMENT LINE
ADJACENT
PROPERTY LINE

FEE AREA
EXHIBIT A-2

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ www.RSACivil.com +

RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + 08-15-2023 1 OF 1

THIS EXHIBIT IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS ON THIS EXHIBIT SHALL NOT AFFECT THE DEED DESCRIPTION

BASIS OF BEARING: BEARING BETWEEN FOUND CALTRANS MONUMENTS SHOWN ON THE MAP RECORD OF SURVEY, FILED AUGUST 11, 2004 IN BOOK 36 OF RECORD OF SURVEYS AT PAGE 43-44, NAPA COUNTY RECORDS, AS SOUTH 5° 28' 48" WEST & MEASURED AS SOUTH 5° 28' 35" WEST. 043-103-020 C-2

5406
043-103-020 C-1
08-15-2023

North: 1858012.8690' East: 6478077.6673'

Segment #1 : Line

Course: N83°09'23"E Length: 87.00'

North: 1858023.2359' East: 6478164.0474'

Segment #2 : Line

Course: S6°50'37"E Length: 142.00'

North: 1857882.2476' East: 6478180.9681'

Segment #3 : Line

Course: S83°09'23"W Length: 87.00'

North: 1857871.8807' East: 6478094.5880'

Segment #4 : Line

Course: N6°50'37"W Length: 142.00'

North: 1858012.8690' East: 6478077.6673'

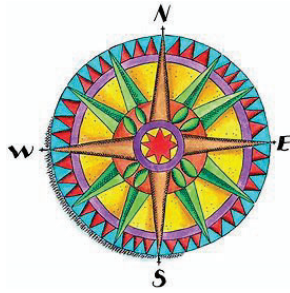
Perimeter: 458.00' Area: 12354.00 Sq. Ft.

Error Closure: 0.0000 Course: N0°00'00"E

Error North: 0.00000 East: 0.00000

Precision 1: 458000000.00





Napa County Lot Line Adjustment - Complete

Lot Line Adjustment Number :

400 Scale Map Number:

Lands of

Documents Recorded:

Document Numbers:

Agent/Title Co.:

by: Engineering Technician III

Date:

[Print Form](#)

OWNER A

AILENE M. PRITCHETT, TRUSTEE
2195 GOLDEN GATE DRIVE
NAPA, CA 94558
APN 043-190-013
(E) 12.71 ACRES ± (P) 26.71 ACRES ±

OWNER B

CHRISTY MARY STEWART, TRUSTEE ET. AL
1500 FOSTER ROAD
NAPA, CA 94558
APN 043-190-031
(E) 17.45 ACRES ± (P) 3.45 ACRES ±

ASSESSORS PARCEL NUMBERS:

(A) 043-190-013 (B) 043-190-031

EXISTING LAND USE

- (A) 323-RURAL RESIDENTIAL PARCEL > 5 AC W/THREE SFRS
(B) 32-RURAL RESIDENTIAL PARCEL < 5 AC. W/ONE RESIDENCE

PROPOSED LAND USE

- (A) 323-RURAL RESIDENTIAL PARCEL > 5 AC W/THREE SFRS
(B) 32-RURAL RESIDENTIAL PARCEL < 5 AC. W/ONE RESIDENCE

EXISTING WATER SOURCE

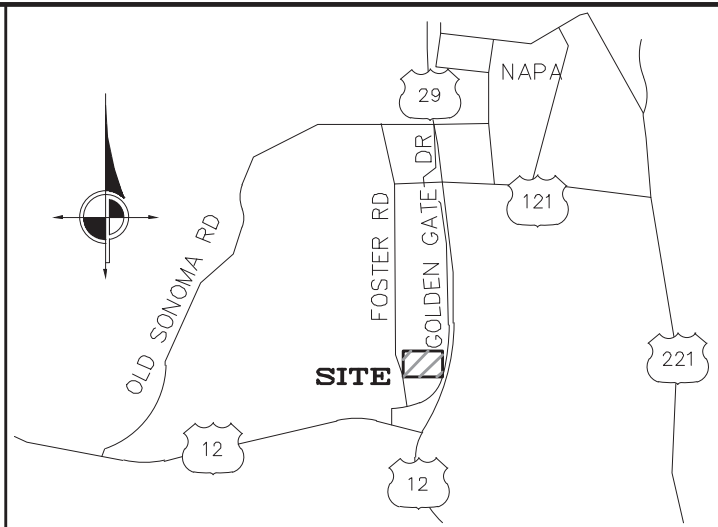
(A) WELL (B) WELL

PROPOSED WATER SOURCE

(A) WELL (B) WELL

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 2 NAD 83, EPOCH 2017.50 AS DETERMINED LOCALLY BY A LINE BETWEEN CONTINUOUS GLOBAL POSITIONING SYSTEMS (CGPS) STATION P261 AND STATION P202; BEING A GRID BEARING OF NORTH 38°49'01" WEST AS DERIVED FROM GEODETIC VALUES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).



LOCATION MAP - NO SCALE

EXISTING SEWAGE DISPOSAL

(A) SEPTIC (B) SEPTIC

PROPOSED SEWAGE DISPOSAL

(A) SEPTIC (B) SEPTIC

ZONING

(A) AW (B) AW

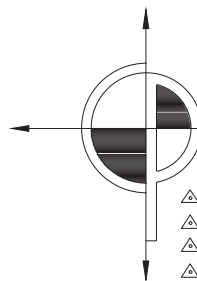
A PORTION OF APN 043-190-013 IS LOCATED IN FEMA FLOODWAY ZONES "AE" AND "X". APN 043-190-031 IS NOT WITHIN THE FEMA REGULATORY FLOODWAY.

THE PARCELS SUBJECT TO THIS LOT LINE ADJUSTMENT ARE NOT UNDER AN EXISTING WILLIAMSON ACT CONTRACT.



LOT LINE ADJUSTMENT SITE MAP

FOR A LOT LINE ADJUSTMENT
BETWEEN THE LANDS OF
THE PRITCHETT 2020 TRUST AND
THE STEWART FAMILY TRUST

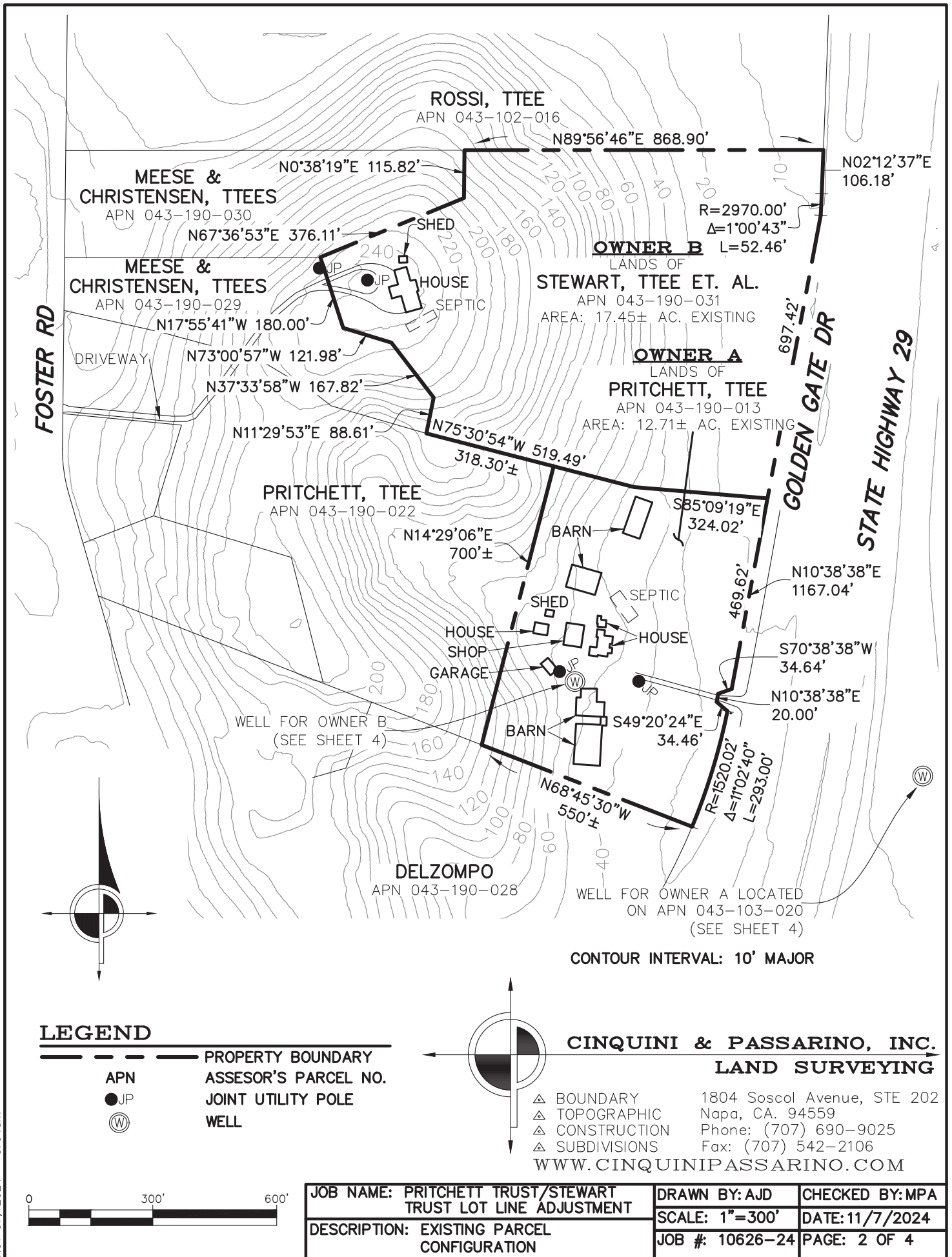


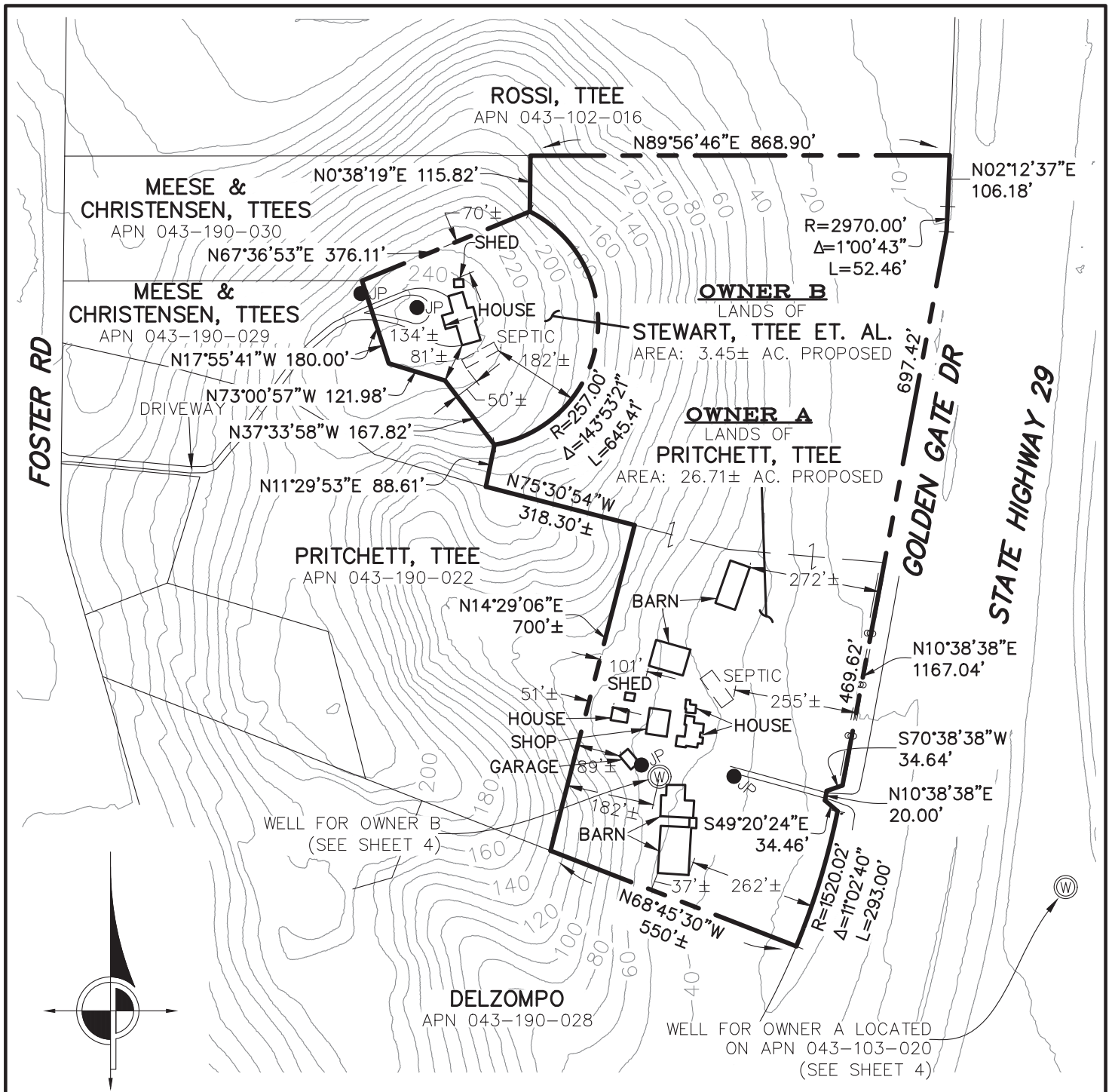
CINQUINI & PASSARINO, INC. LAND SURVEYING

△ BOUNDARY 1804 Soscol Avenue, STE 202
△ TOPOGRAPHIC Napa, CA. 94559
△ CONSTRUCTION Phone: (707) 690-9025
△ SUBDIVISIONS Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM

OWNER AND LOT
LINE ADJUSTMENT
DATA

DRAWN BY: AJD	CHECKED BY: MPA
SCALE: AS SHOWN	DATE: 11/7/2024
JOB #: 10626-24	PAGE: 1 OF 4





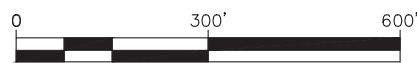
LEGEND

---	PROPERTY BOUNDARY
- - -	BOUNDARY TO BE EXTINGUISHED
APN	ASSESSOR'S PARCEL NO.
● JP	JOINT UTILITY POLE
⊙	WELL

CONTOUR INTERVAL: 10' MAJOR

CINQUINI & PASSARINO, INC. LAND SURVEYING

1804 Soscol Avenue, STE 202
Napa, CA. 94559
Phone: (707) 690-9025
Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM



JOB NAME: PRITCHETT TRUST/STEWART TRUST LOT LINE ADJUSTMENT	DRAWN BY: AJD	CHECKED BY: MPA
DESCRIPTION: PROPOSED PARCEL CONFIGURATION	SCALE: 1"=300'	DATE: 11/7/2024
	JOB #: 10626-24	PAGE: 3 OF 4

ROSSI, TTEE
APN 043-102-016

MEESE &
CHRISTENSEN, TTEES
APN 043-190-030

MEESE &
CHRISTENSEN, TTEES
APN 043-190-029

OWNER B

LANDS OF
STEWART, TTEE ET. AL.
AREA: 3.45± AC. PROPOSED

FOSTER RD

GOLDEN GATE DR

STATE HIGHWAY 29

DRIVEWAY
40' RIGHT-OF-WAY IFO APN 043-190-031 PER 8 PM 42, N.C.R.
25' RIGHT-OF-WAY IFO APN 043-190-031 PER 630 O.R. 937
60' RIGHT-OF-WAY IFO APN 043-190-031 PER 10 RS 59, N.C.R.

PRITCHETT, TTEE
APN 043-190-022

6' WATER PIPELINE EASEMENT IFO APN 043-190-031 PER 630 O.R. 937

10' INGRESS/EGRESS EASEMENT FOR WATER PIPELINE ACCESS AROUND WELL IFO APN 043-190-031 PER DN 2004-0021762 O.R.

PROPOSED NEW R

20' INGRESS/EGRESS EASEMENT FOR WATER PIPELINE ACCESS IFO APN 043-190-031 PER DN 2004-0021762 O.R.

LICENSE ALLOWING APN 043-190-031 WATER USE FOR TROUGH PER DN 2004-0021763 O.R.

R TO BE REMOVED

OWNER A

LANDS OF
PRITCHETT, TTEE
AREA: 26.71± AC. PROPOSED

DELZOMPO

APN 043-190-028

WELL FOR APN 043-190-013
LOCATED ON APN 043-103-020
REFERRED TO IN 2004-0021763 O.R.

LEGEND

— — — — — PROPERTY BOUNDARY
- - - - - EASEMENT/LICENSE AS NOTED
||||| ABUTTER'S RIGHTS OF ACCESS RELINQUISHED
APN ASSESSOR'S PARCEL NO.
IFO IN FAVOR OF
N.C.R. NAPA COUNTY RECORDS
⊙ WELL

0 300' 600'

NOTE

EXACT LOCATION OF UTILITY EASEMENT PER DOCUMENT NUMBER 2011-0010380 O.R. ACROSS APN 043-190-030 & -031 SERVING -029, COULD NOT BE DETERMINED IN DOCUMENT.

CINQUINI & PASSARINO, INC.
LAND SURVEYING

△ BOUNDARY 1804 Soscol Avenue, STE 202
△ TOPOGRAPHIC Napa, CA. 94559
△ CONSTRUCTION Phone: (707) 690-9025
△ SUBDIVISIONS Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM

JOB NAME: PRITCHETT TRUST/STEWART TRUST LOT LINE ADJUSTMENT	DRAWN BY: AJD	CHECKED BY: MPA
DESCRIPTION: EASEMENT EXHIBIT	SCALE: 1"=300'	DATE: 11/7/2024
	JOB #: 10626-24	PAGE: 4 OF 4