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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

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

STILLWATER
CIVIL DESIGN

1090 SHETLER AVE.
NAPA, CA 94559

(707) 974-9261

rangel@stillwatercivil.com



PREPARED UNDER THE DIRECTION OF:

J. RANGEL GONZALEZ, R.C.E. 74712

HILLWALKER VINEYARDS
WINERY USE PERMIT
1871 MT. VEEDER RD - NAPA, CA 94559
APN: 034-110-047

PRELIMINARY OVERALL SITE PLAN

APN: 034-100-035

APPROXIMATE PROPERTY LINE

PROPOSED WINERY PARCEL
1871 MT. VEEDER ROAD
APN: 034-110-047
20.45 ACRES

(E) SEPTIC LEACH FIELD
AND SEPTIC RESERVE AREA (7,150 SF)
PER E04-0176, E05-0861, E06-0158 AND E06-01102

APN: 034-100-043

(E) FIVE (5) WATER TANKS
30,000 GALLONS TOTAL

(E) SHARED DRIVEWAY TO MT. VEEDER ROAD

(P) EMPLOYEE PARKING, 4-SPACES

APN: 034-110-059

(E) SHARED VINEYARD ACCESS DRIVEWAY
CARS WILL BE PARKED BY VALET
IN VINEYARD AVENUES
AND ALONG ROAD
FOR WINERY MARKETING EVENTS

APPROXIMATE PROPERTY LINE

(E) VINEYARD

(E) SPRING FED
CISTERN

(E) GARAGE

(P) TRASH
TOTES

(P) GUEST
PARKING
3-SPACES

(E) POOL (30,000 GAL FOR FIRE WATER)

(E) GRAVEL DRIVEWAY
TO CAVE

(E) COVERED PORCH FOR
WINE TASTING & ONSITE CONSUMPTION

(E) SEPTIC PRETREATMENT AREA

3,000 GALLON SEPTIC/RECIRCULATION TANK

TWO (2) AX-20 PODS

1,500 GALLON DOSING TANK

PER E06-0158 & E06-01102

(E) VINEYARD

(P) HOLD AND HAUL TANK

FOR WINERY PROCESS WASTEWATER

RESERVE AREA IN EXISTING VINEYARDS

(E) CAVE
PORTAL

(E) CAVE
TO BE CONVERTED TO
WINERY, 1,500 SF

(E) LOWER VINEYARD

(P) RESERVE AREA FOR PROCESS WASTEWATER

EFFLUENT AS DRIP IRRIGATION
TOTAL OF 3 ACRES AVAILABLE

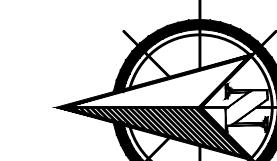
APPROXIMATE PROPERTY LINE

APPROXIMATE PROPERTY LINE

APPROXIMATE PROPERTY LINE

APN: 034-110-049

NAPA COUNTY



SCALE: 1" = 50'

0 50' 100'

UP 1.0
OF 6 SHEETS

3/14/24



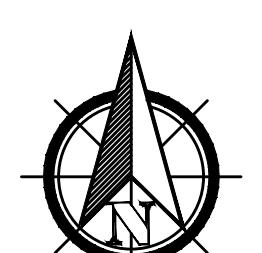
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**HILLWALKER VINEYARDS
WINERY USE PERMIT
1871 MT. VEEDER RD - NAPA, CA 94559
APN: 034-110-047**

PRELIMINARY WINERY LAYOUT PLAN



NAPA COUNTY



SCALE: 1" = 20'

0 20' 40'

UP 2.0

OF 6 SHEETS

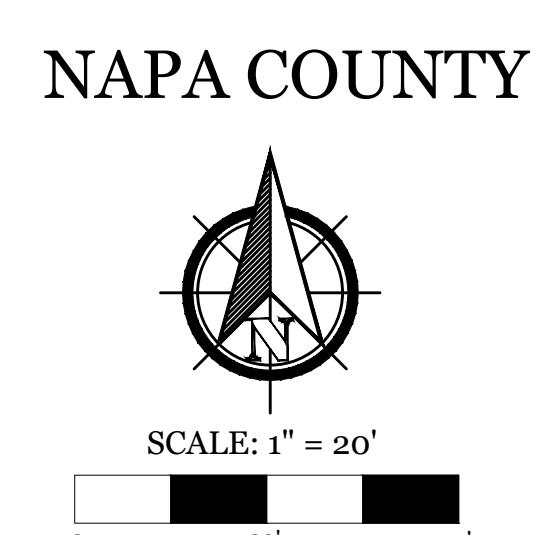
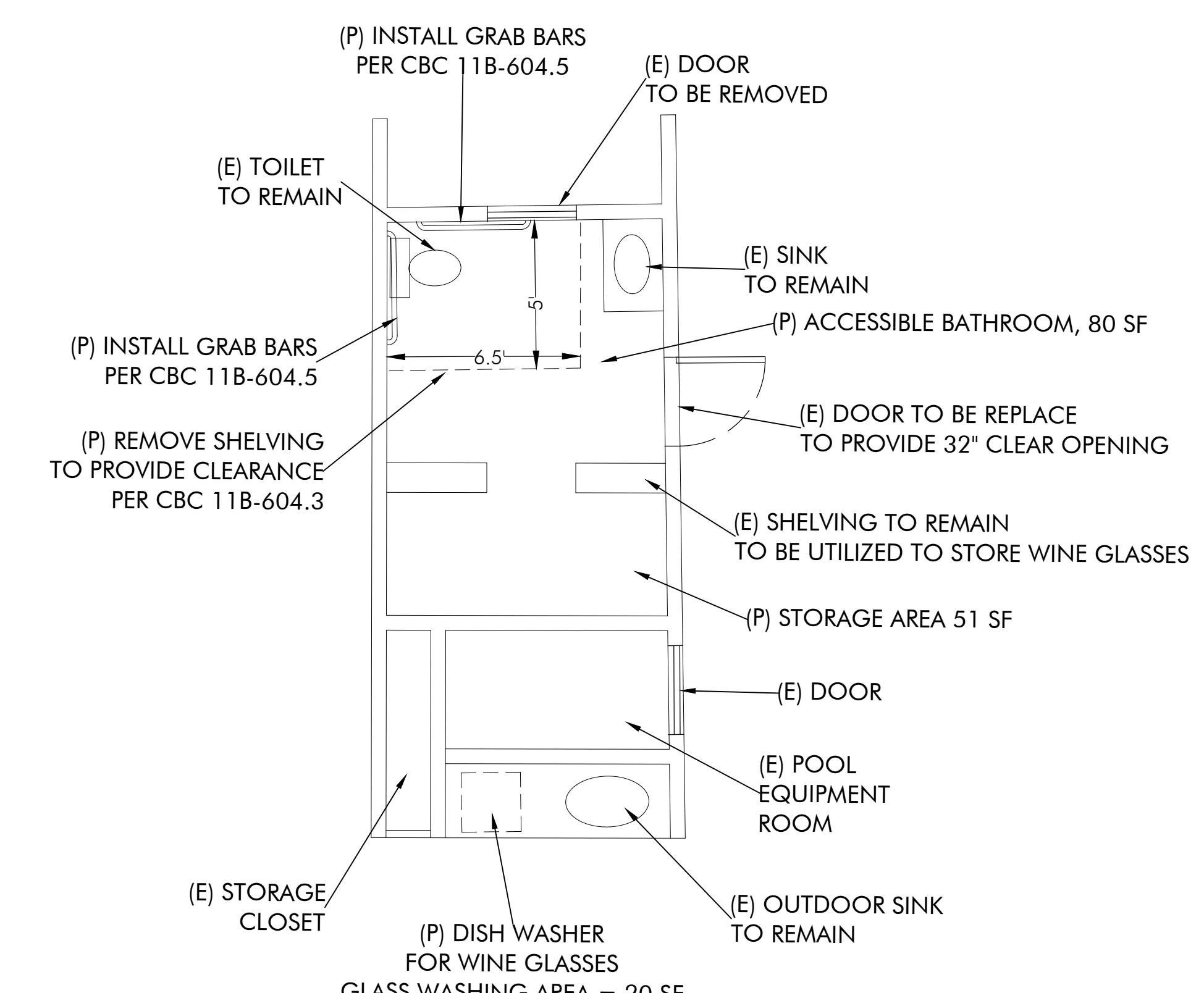
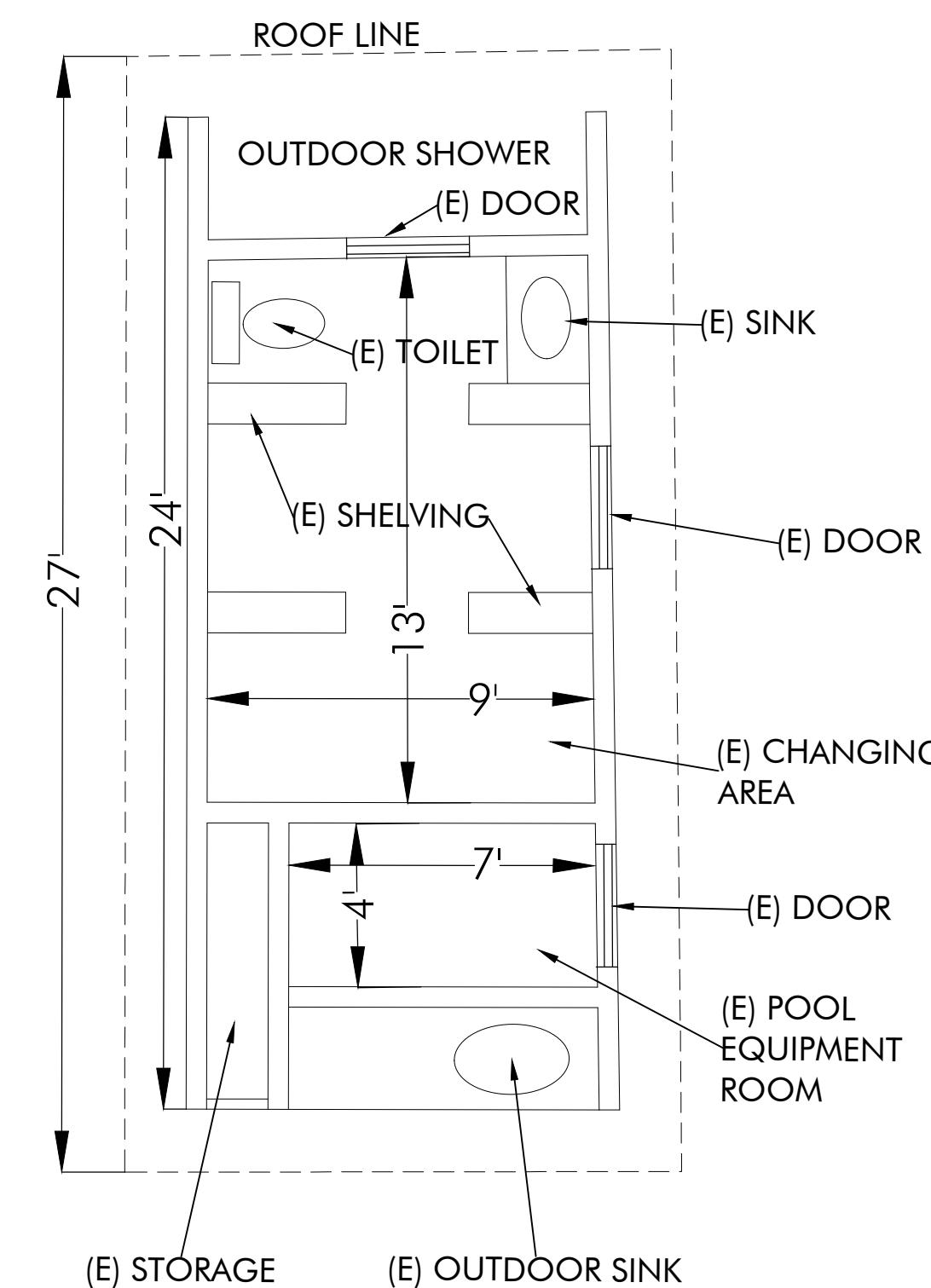
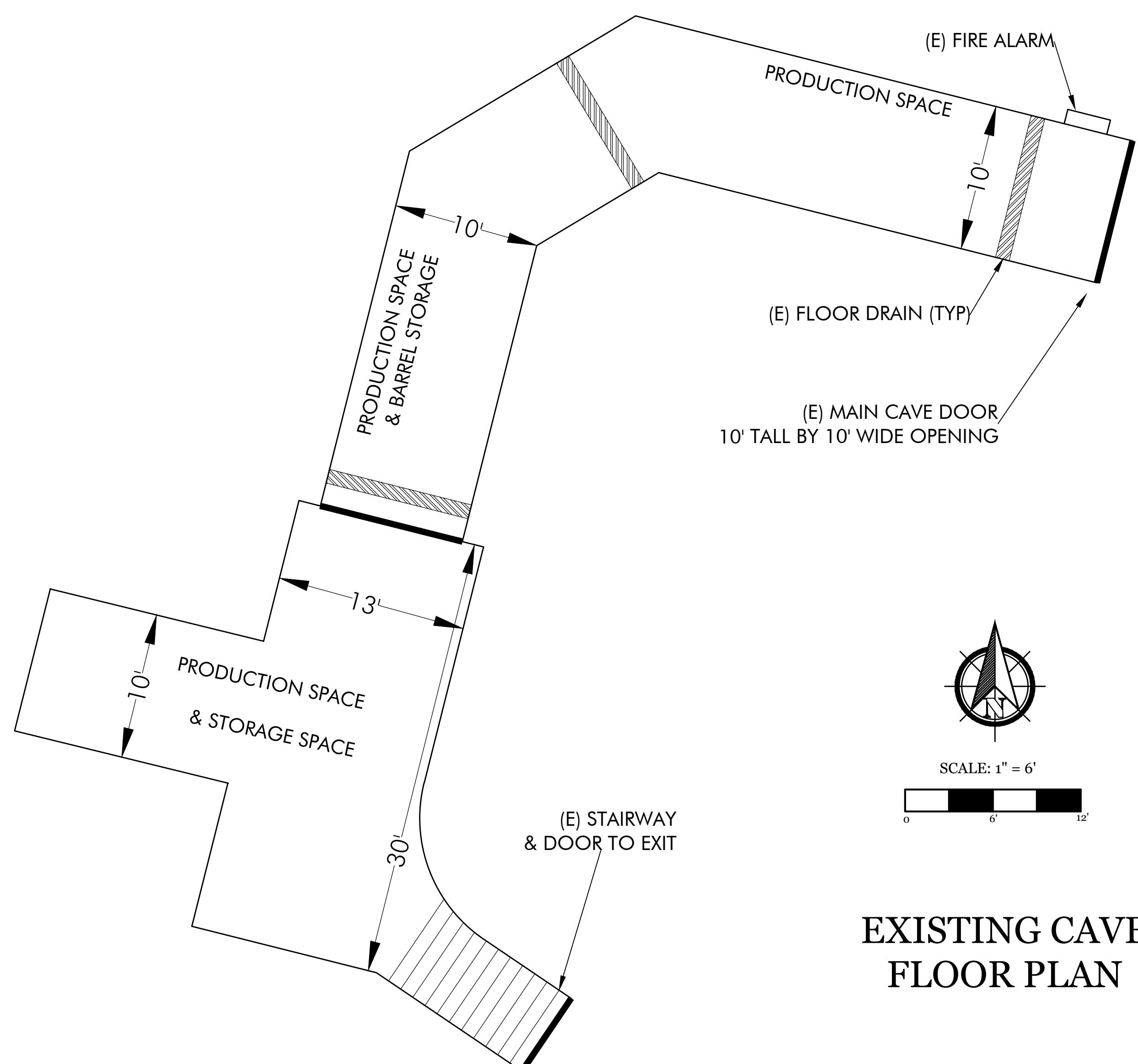
3/14/24



J. RANGEL GONZALEZ, R.C.E. 74712

HILLWALKER VINEYARDS
WINERY USE PERMIT
1871 MT. VEEDER RD - NAPA, CA 94559
APN: 034-110-047

PRELIMINARY WINERY FLOOR PLANS



UP 3.0
OF 6 SHEETS

3/14/24

TREE REMOVAL:

A TOTAL OF 10 SMALL TREES ARE PROPOSED TO BE REMOVED TO DEVELOP ROAD TURNOUTS AS REQUIRED BY NAPA COUNTY ROAD AND STREET STANDARDS AND FIRE ACCESS REGULATIONS. TURNOUTS 1, 2, 3 & 6 REQUIRE TREE REMOVAL. SEE TURNOUT LABELS.

APN: 034-110-047

PROPOSED WINERY PARCEL
1871 MT. VEEDER ROAD

(E) CAVE PORTAL
DISTANCE FROM PORTAL TO FIRE
TRUCK TURNAROUND = 170 FT

(E) RESIDENCE

(E) POOL

(E) GARAGE

(E) GRAVEL DRIVEWAY FROM
STA 42+00 TO STA 44+00
MEETS MINIMUM 22' WIDE REQUIREMENT
NO PROPOSED DISTURBED AREA
NO NEW IMPERVIOUS SURFACE
NO TREE REMOVAL REQUIRED

(E) GRAVEL DRIVEWAY FROM
STA 36+00 TO STA 39+00
MEETS MINIMUM 22' WIDE REQUIREMENT
NO PROPOSED DISTURBED AREA
NO NEW IMPERVIOUS SURFACE
NO TREE REMOVAL REQUIRED

(E) GRAVEL DRIVEWAY
USED BY 2 HOUSES
AND TO ACCESS VINEYARDS
MOSTLY USED FOR VINEYARD MAINTENANCE
EXISTING 40' EASEMENT PER 24 RS 45

APN: 034-110-059

(P) TURNOUT #8
PROVIDE 22' WIDE GRAVEL TURNOUT AT STA 32+00
DISTURBED AREA = 500 SF
NEW IMPERVIOUS GRAVEL SURFACE = 240 SF
NO TREE REMOVAL REQUIRED

(P) WIDEN GRAVEL ROAD TO PROVIDE MINIMUM 22' WIDE
HORIZONTAL CURVES < 200' RADIUS
SHALL BE WIDENED UP TO 26'
FROM STA 25+50 TO STA 28+00
DISTURBED AREA = 2,500 SF
NEW IMPERVIOUS GRAVEL SURFACE = 2,000 SF
NO TREE REMOVAL REQUIRED

(P) TURNOUT #6
PROVIDE 22' WIDE GRAVEL TURNOUT AT STA 24+00
REMOVE ONE 8" BLACK OAK, ONE 8" LIVE OAK &
ONE 12" LIVE OAK
DISTURBED AREA = 500 SF
NEW IMPERVIOUS GRAVEL SURFACE = 240 SF

DRIVEWAY EXCEPTION REQUEST:

EXISTING GRAVEL DRIVEWAY PROVIDES A MINIMUM OF 14-FT WIDTH, ALL TURNS PROVIDE A RADIUS OF AT LEAST 50-FT, & DRIVEWAY SLOPE DOES NOT EXCEED 18%.

DRIVEWAY CANNOT BE WIDENED DUE TO STEEP SLOPES, TREES AND STREAMS.

DRIVEWAY CANNOT BE PAVED DUE TO HEAVY USE BY AGRICULTURAL VEHICLES ON OTHER PARCELS.

SAME OVERALL PRACTICAL EFFECT CAN BE PROVIDED BY INSTALLING TURNOUTS AND WIDENING AS SHOWN.

A USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS WILL BE REQUIRED TO PROVIDE TURNOUTS IN THE STREAM SETBACK.

STORMWATER NOTES:

SEE SHEET UP 6.0 FOR EROSION AND SEDIMENT CONTROL PLAN.

THIS PROJECT PROPOSES TO DISTURBED A COLLECTIVE AREA OF 11,200 SF FOR DRIVEWAY IMPROVEMENTS.

NEW IMPERVIOUS AREA IS LIMITED TO COMPAKTED GRAVEL AS NEEDED TO IMPROVE DRIVEWAY. NO NEW CONTINUOUS IMPERVIOUS AREA EXCEEDS 2,500 SQUARE FEET. SEE NOTES THIS SHEET. NO STORMWATER CONTROL PLAN IS REQUIRED FOR THIS PROJECT.

ALL NEW IMPERVIOUS DRIVEWAY AREAS SHALL CONFORM TO EXISTING DRAINAGE PATTERNS. ALL NEW IMPERVIOUS DRIVEWAY AREAS SHALL FLOW TO PVIOUS VEGETATED AREAS.

APN: 034-100-020

(E) GRAVEL DRIVEWAY
USED BY 2 HOUSES
AND TO ACCESS VINEYARDS
MOSTLY USED FOR VINEYARD MAINTENANCE
EXISTING 40' EASEMENT PER 24 RS 45

APN: 034-100-043

(P) TURNOUT #1
PROVIDE 22' WIDE GRAVEL TURNOUT AT STA 8+00
DISTURBED AREA = 500 SF
NEW IMPERVIOUS GRAVEL SURFACE = 240 SF

(P) TURNOUT #2
PROVIDE 22' WIDE GRAVEL TURNOUT AT STA 12+00
DISTURBED AREA = 500 SF
NEW IMPERVIOUS GRAVEL SURFACE = 240 SF

BLUE LINE

10+00

8+00

12+00

14+00

16+00

18+00

20+00

22+00

24+00

26+00

28+00

30+00

32+00

34+00

36+00

38+00

40+00

42+00

44+00

46+00

48+00

50+00

52+00

54+00

56+00

58+00

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62+00

64+00

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68+00

70+00

72+00

74+00

76+00

78+00

80+00

82+00

84+00

86+00

88+00

90+00

92+00

94+00

96+00

98+00

100+00

102+00

104+00

106+00

108+00

110+00

112+00

114+00

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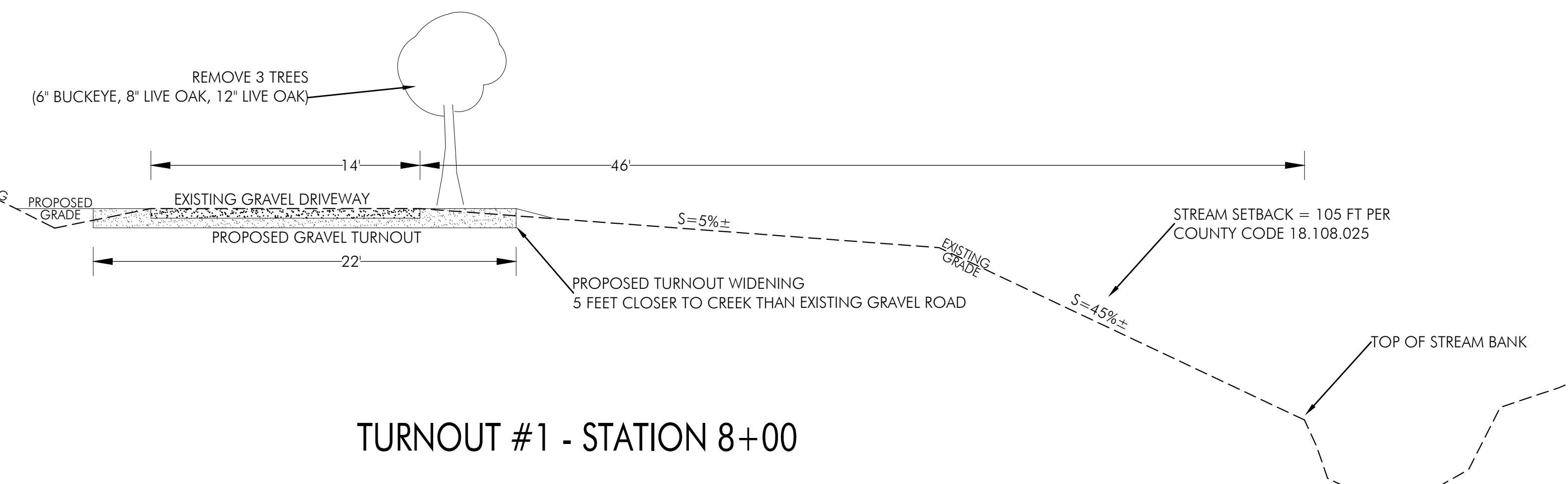
280+00

282+00

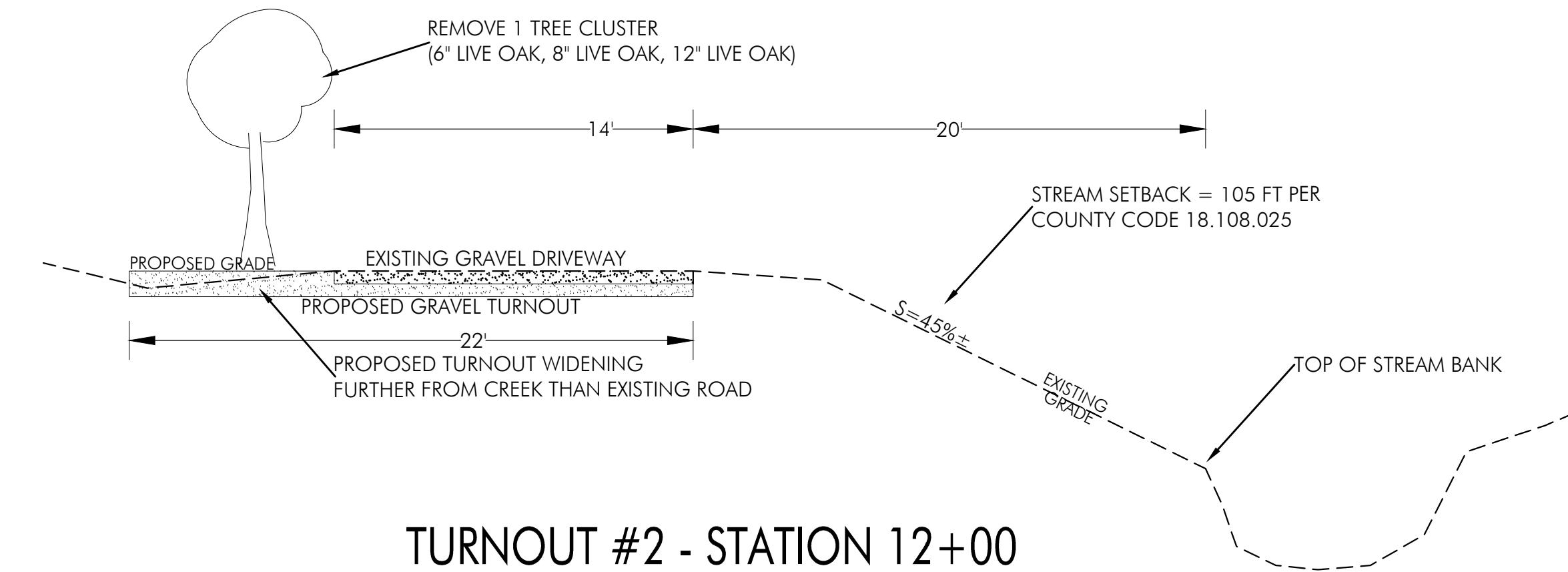


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TURNOUT #1 - STATION 8+00

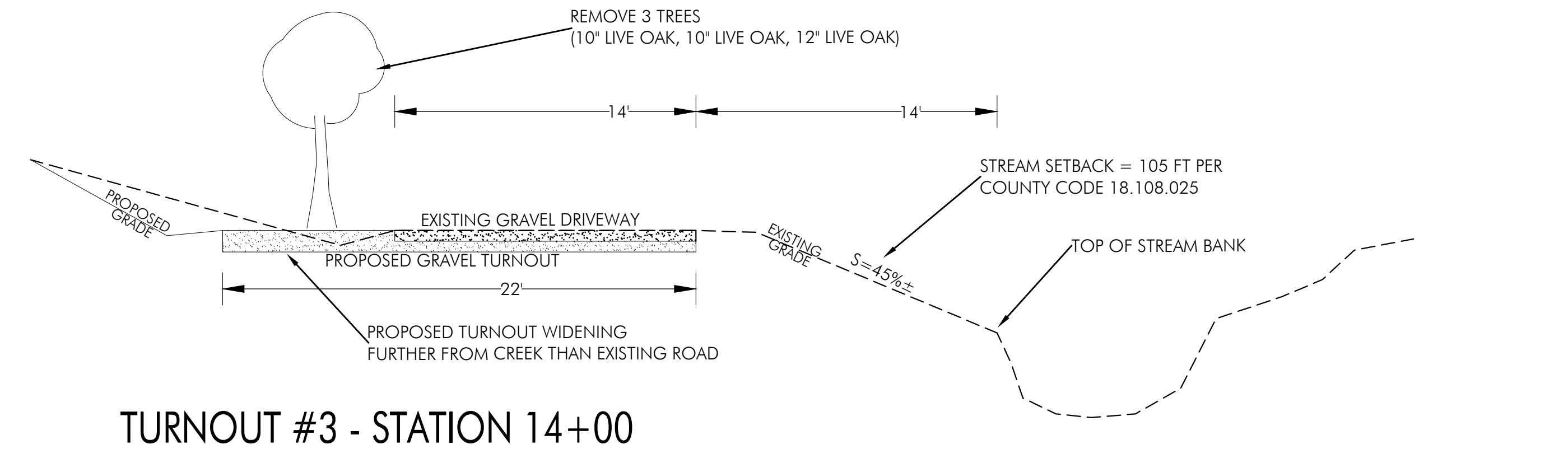


REMOVE 1 TREE CLUSTER (6" LIVE OAK, 8" LIVE OAK, 12" LIVE OAK)



TURNOUT #2 - STATION 12+00

REMOVE 3 TREES (10" LIVE OAK, 10" LIVE OAK, 12" LIVE OAK)

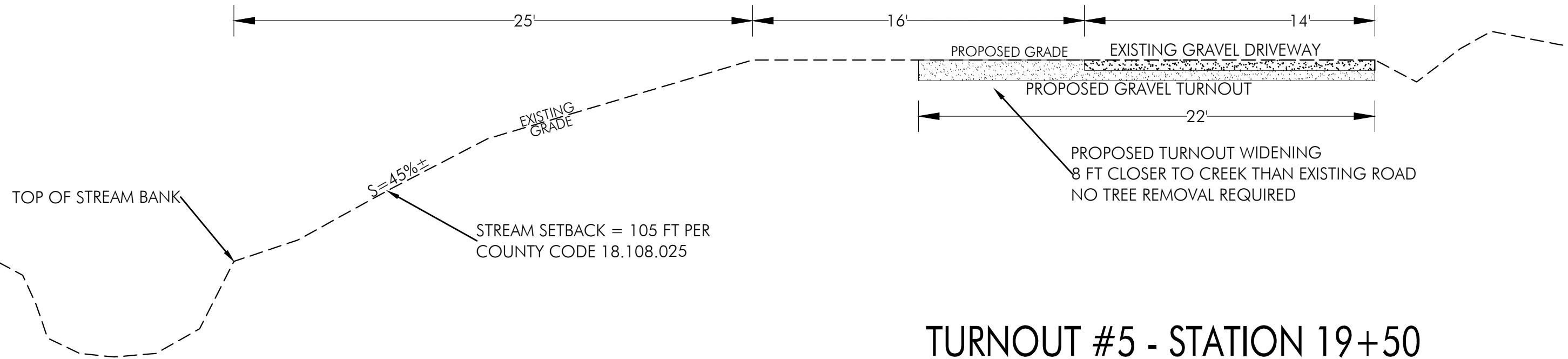


TURNOUT #3 - STATION 14+00

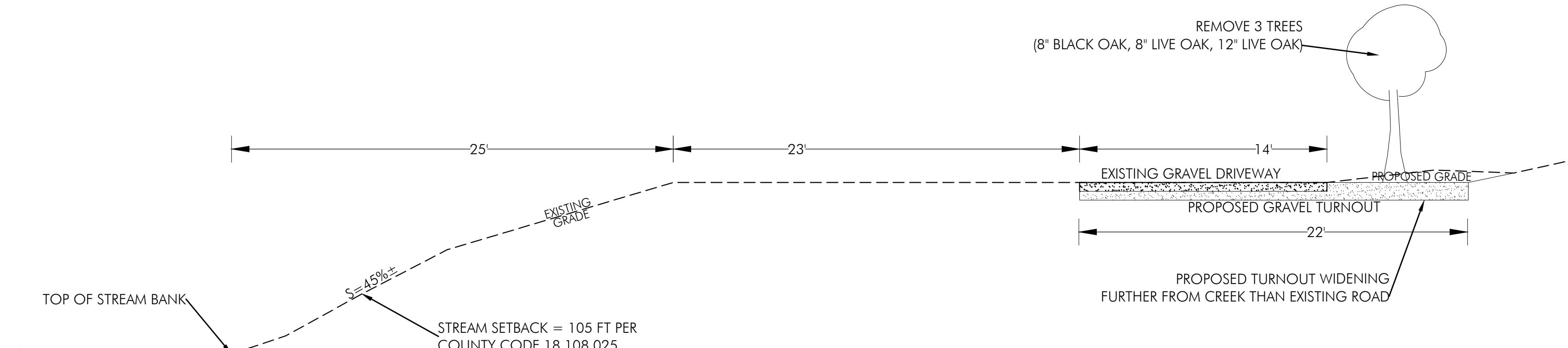
STREAM SETBACK = 105 FT PER COUNTY CODE 18.108.025

PROPOSED TURNOUT WIDENING 8 FT CLOSER TO CREEK THAN EXISTING ROAD NO TREE REMOVAL REQUIRED

TURNOUT #4 - STATION 17+50

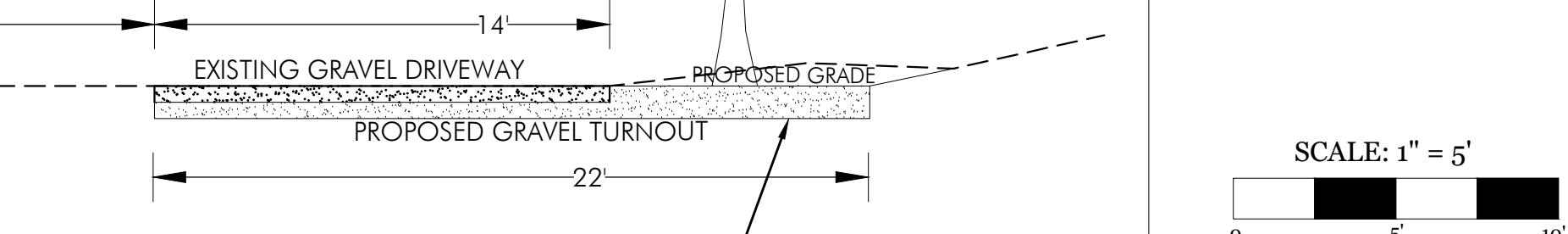


TURNOUT #5 - STATION 19+50



TURNOUT #6 - STATION 24+00

REMOVE 3 TREES (8" BLACK OAK, 8" LIVE OAK, 12" LIVE OAK)



NAPA COUNTY

SCALE: 1" = 5'
0 5' 10'

UP 5.0

OF 6 SHEETS

3/14/24

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WINERY USE PERMIT
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APN: 034-110-047

TURNOUTS IN STREAM SETBACK

STILLWATER
CIVIL DESIGN

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NAPA, CA 94559

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PREPARED UNDER THE DIRECTION OF:

J. RANGEL GONZALEZ, R.C.E. 74712

INSTALL WOOD MULCH ON DISTURBED AREAS LESS THAN 3:1 SLOPE
PER CASQA BMP FACT SHEET SC8

INSTALL WOOD MULCH ON DISTURBED AREAS LESS THAN 3:1 SLOPE
PER CASQA BMP FACT SHEET SC8

INSTALL WATTLE
SEDIMENT BARRIER (TYP.)
PER CASQA BMP FACT SHEET SE5

INSTALL WOOD MULCH ON DISTURBED AREAS LESS THAN 3:1 SLOPE
PER CASQA BMP FACT SHEET SC8

STREAM SETBACK = 105 FT PER
COUNTY CODE 18.108.025

PROPOSED GRADE

EXISTING GRAVEL DRIVEWAY

PROPOSED GRAVEL TURNOUT

PROPOSED TURNOUT WIDENING
FURTHER FROM CREEK THAN EXISTING ROAD

STREAM SETBACK = 105 FT PER
COUNTY CODE 18.108.025

S=45%±

EXISTING GRADE

TOP OF STREAM BANK

TURNOUT #2 - STATION 12+00

TURNOUT #1 - STATION 8+00

INSTALL EROSION CONTROL BLANKET AND SEEDING ON DISTURBED AREAS GREATER THAN 3:1 SLOPE
PER CASQA BMP FACT SHEET EC7

INSTALL WOOD MULCH ON DISTURBED AREAS LESS THAN 3:1 SLOPE
PER CASQA BMP FACT SHEET EC8

STREAM SETBACK = 105 FT PER
COUNTY CODE 18.108.025

TURNOUT #3 - STATION 14+00

INSTALL WATTLE
SEDIMENT BARRIER (TYP.)
PER CASQA BMP FACT SHEET SE5

INSTALL WOOD MULCH ON DISTURBED AREAS
LESS THAN 3:1 SLOPE
PER CASQA BMP FACT SHEET EC8

STREAM SETBACK = 105 FT PER
COUNTY CODE 18.108.025

PROPOSED GRADE

EXISTING GRAVEL DRIVEWAY

PROPOSED GRAVEL TURNOUT

PROPOSED TURNOUT WIDENING
8 FT CLOSER TO CREEK THAN EXISTING ROAD
NO TREE REMOVAL REQUIRED

TURNOUT #4 - STATION 17+50

INSTALL WATTLE
SEDIMENT BARRIER (TYP.)
PER CASQA BMP FACT SHEET SE5

INSTALL WOOD MULCH ON DISTURBED AREAS
LESS THAN 3:1 SLOPE
PER CASQA BMP FACT SHEET EC8

PROPOSED GRADE

EXISTING GRAVEL DRIVEWAY

PROPOSED GRAVEL TURNOUT

PROPOSED TURNOUT WIDENING
8 FT CLOSER TO CREEK THAN EXISTING ROAD
NO TREE REMOVAL REQUIRED

TURNOUT #5 - STATION 19+50

INSTALL WOOD MULCH ON DISTURBED AREAS LESS THAN 3:1 SLOPE
PER CASQA BMP FACT SHEET EC8

INSTALL EROSION CONTROL BLANKET AND SEEDING ON DISTURBED AREAS GREATER THAN 3:1 SLOPE
PER CASQA BMP FACT SHEET EC7

THE FOLLOWING CASQA
EROSION AND SEDIMENT
CONTROL BMP MEASURES
MAY BE UTILIZED FOR THIS
PROJECT. SEE CASQA
HANDBOOK FOR DETAILS

EC1 - SCHEDULING

EC4 - HYDROSEEDING

EC8 - WOOD MULCHING

EC16 - NON-VEGETATIVE
STABILIZATION

SE5 - FIBER ROLLS

WE1 - WIND EROSION
CONTROL

WM3 - STOCKPILE
MANAGEMENT

WM4 - SPILL PREVENTION
& CONTROL

WM9 - SANITARY/SEPTIC
WASTE MANAGEMENT

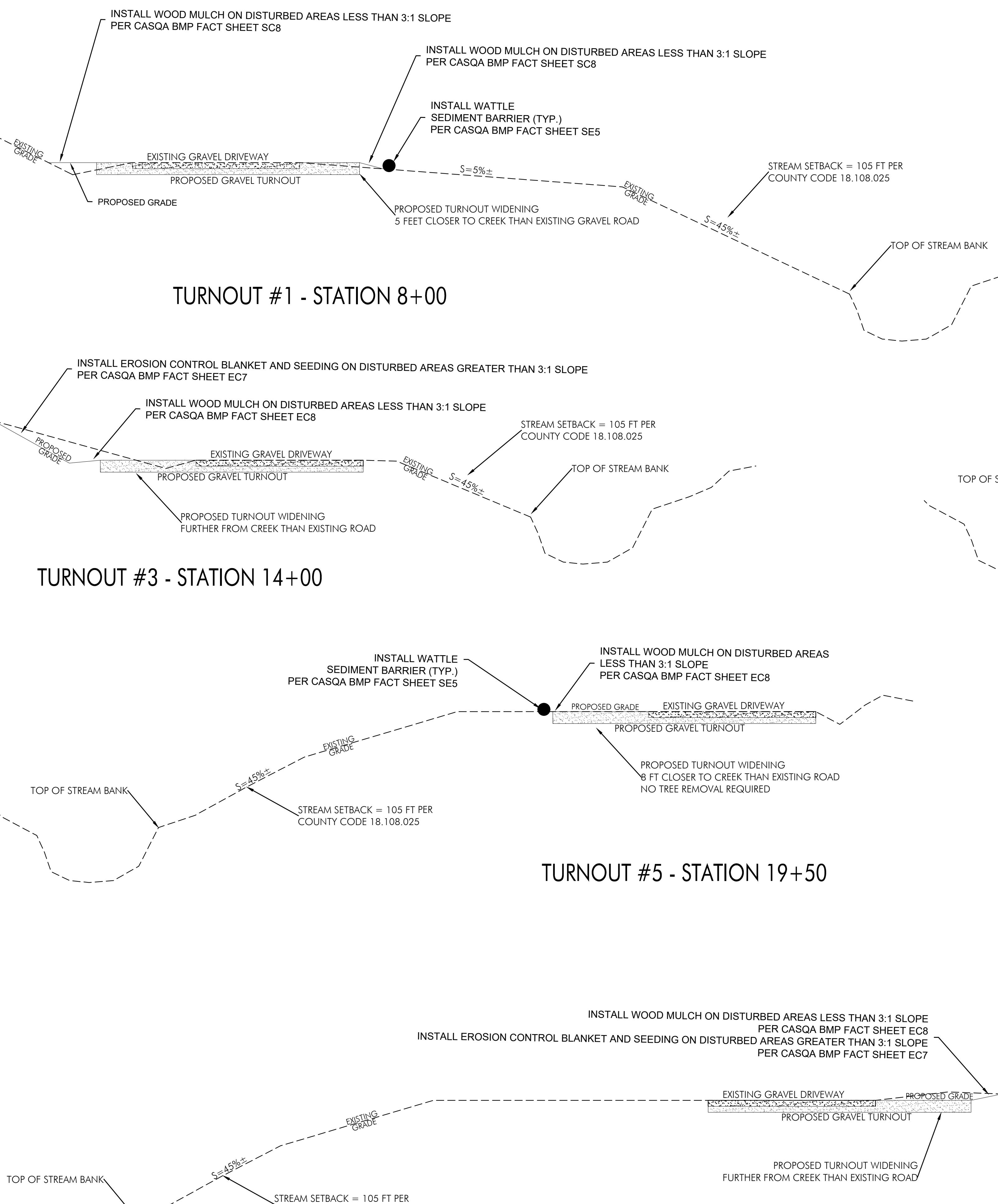
NS1 - WATER
CONSERVATION PRACTICES

NS7 - POTABLE
WATER/IRRIGATION

NS10 - VEHICLE AND
EQUIPMENT MAINTENANCE

EROSION CONTROL NOTES:

1. GRADING FOR THIS PROJECT SHALL BE LIMITED TO IMPROVEMENT AREAS AS SHOWN ON THESE PLANS. A TOTAL AREA OF 15,010 SQUARE FEET WILL BE DISTURBED FOR THIS PROJECT. THE DISTURBED AREAS CONSIST OF ROAD WORK FOR INSTALLATION OF TURNOUTS, ROAD WORK FOR ROAD WIDENING, AND INSTALLATION OF SIDEWALK AND PARKING SPACES. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN IS LIMITED TO THE AREA SUBJECT TO AN EXCEPTION TO THE CONSERVATION REGULATIONS. THIS AREA IS LIMITED TO THE ROAD IMPROVEMENTS LOCATED WITHIN THE CREEK SETBACK. AN EROSION AND SEDIMENT CONTROL PLAN FOR OTHER AREAS OUTSIDE OF THE CREEK SETBACK WILL BE PROVIDED WITH FUTURE BUILDING AND GRADING PERMIT APPLICATIONS.
2. ALL DISTURBED AREAS AND STOCKPILES SHALL BE COVERED AND APPROPRIATE SEDIMENT BARRIERS SHALL BE PUT INTO PLACE BEFORE ANY PREDICTED RAIN EVENT. CONTRACTOR SHALL INFORM ENGINEER OF STORMWATER BEST MANAGEMENT PRACTICES FOR APPROVAL WHEN REQUIRED. STORMWATER BEST MANAGEMENT PRACTICES SHALL BE INSPECTED EACH DAY DURING RAIN EVENTS.
3. DISTURBED AND GRADED AREAS SHALL BE SEADED OR MULCHED AS SOON AS POSSIBLE. SEEDING AND MULCHING SHALL BE PERFORMED ON A CONTINUOUS BASIS UNTIL VEGETATION HAS BEEN ESTABLISHED AND THE SITE HAS BEEN STABILIZED.
4. ALL STOCKPILES SHALL BE COVERED WITH PLASTIC AND WEIGHED DOWN PRIOR TO ANY PREDICTED STORM EVENT PER CASQA BMP WM3.
5. CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT EROSION AND SEDIMENT CONTROL REQUIREMENTS AND SEEK THEIR COOPERATION IN AVOIDANCE OF DISTURBANCE OF THESE CONTROL MEASURES.
6. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT AND DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE PUBLIC WORKS DIRECTOR OR HIS DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
7. A SPILL KIT SHALL BE KEPT ON SITE AT ALL TIMES TO CLEAN UP CHEMICAL SPILLS FROM VEHICLES OR CONSTRUCTION PRODUCTS.
8. EROSION AND SEDIMENT CONTROL SUCH AS FIBER ROLLS, MULCHING OR GEOTEXTILE MATS SHALL BE IMPLEMENTED 48 HOURS PRIOR TO A PREDICTED RAIN EVENT. EROSION AND SEDIMENT CONTROL BMPs SHALL BE AVAILABLE FOR IMPLEMENTATION UNTIL THE SITE IS STABILIZED.
9. A CONTRACTOR STAGING AREA SHALL BE LOCATED ON THE PROPERTY ON THE EXISTING GRAVEL DRIVEWAY. VEHICLE STAGING AND MAINTENANCE SHALL ONLY OCCUR ON THIS DESIGNATED STAGING AREA. BATHROOM FACILITIES ARE AVAILABLE ON SITE AND NO PORTABLE TOILETS ARE REQUIRED FOR THIS PROJECT.



HILLWALKER VINEYARDS

WINERY USE PERMIT
1871 MT. VEEDER RD - NAPA, CA 94559

APN: 034-110-047

EXCEPTION TO CONSERVATION REGULATIONS
EROSION & SEDIMENT CONTROL PLAN

NAPA COUNTY

SCALE: 1" = 5'
0 5' 10'

UP 6.0
OF 6 SHEETS

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