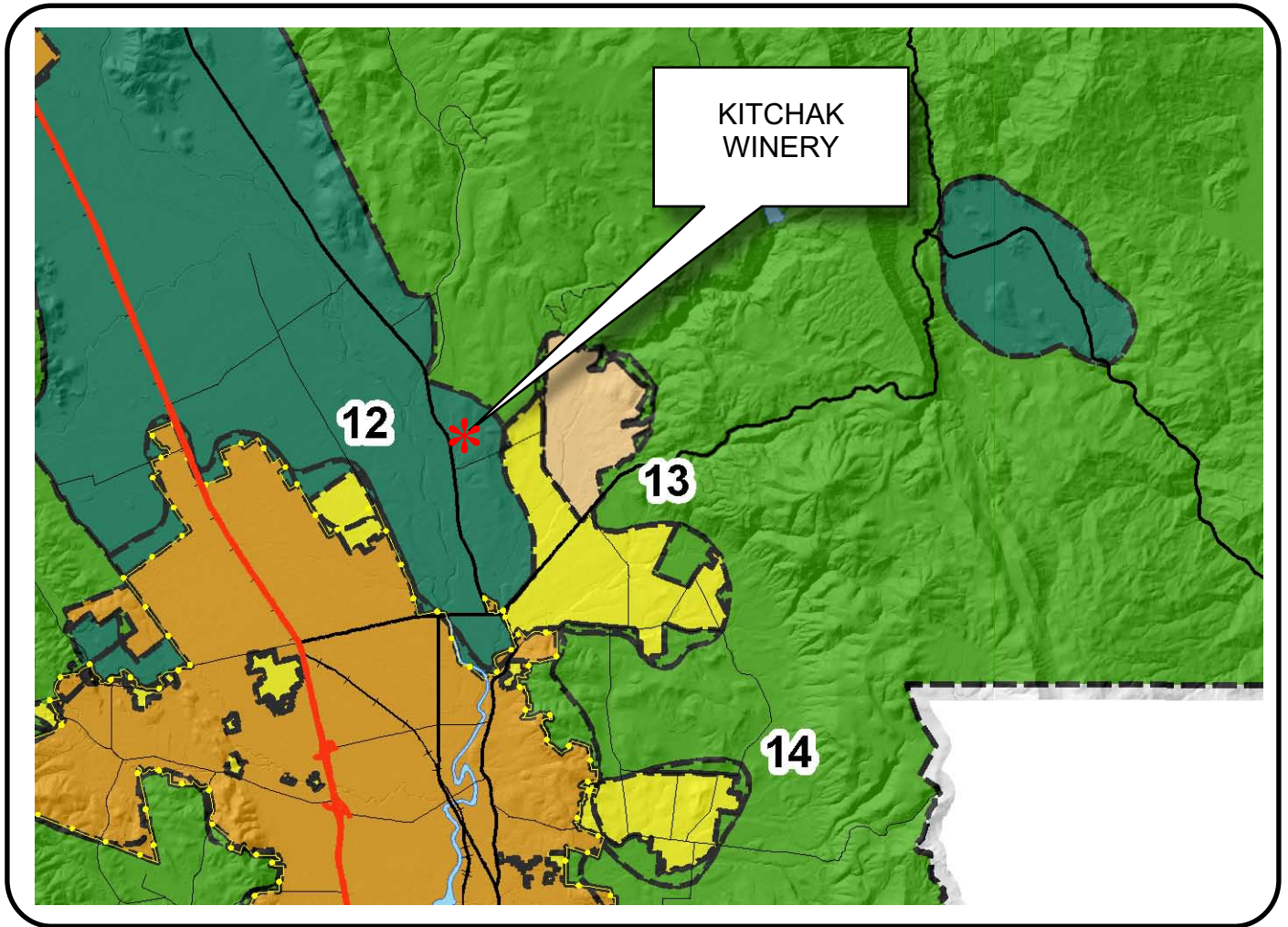








# NAPA COUNTY LAND USE PLAN 2008 - 2030





## LEGEND




### URBANIZED OR NON-AGRICULTURAL

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

### OPEN SPACE

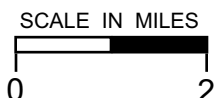
-  Agriculture, Watershed & Open Space
-  Agricultural Resource

### TRANSPORTATION

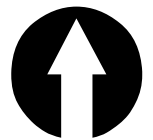
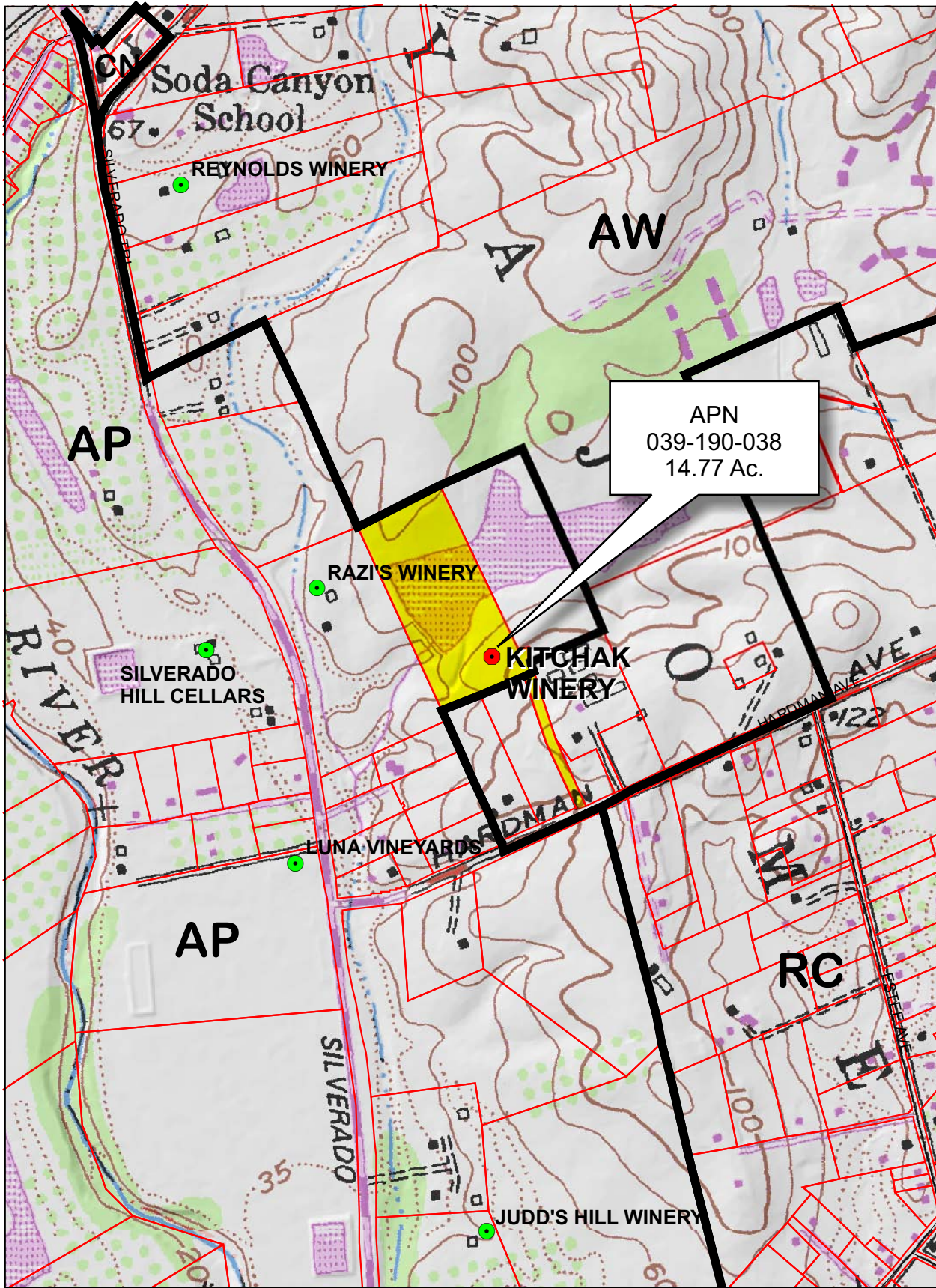
-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

\* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN  
039-190-038  
12-29-2009  
5D UP



# KITCHAK WINERY

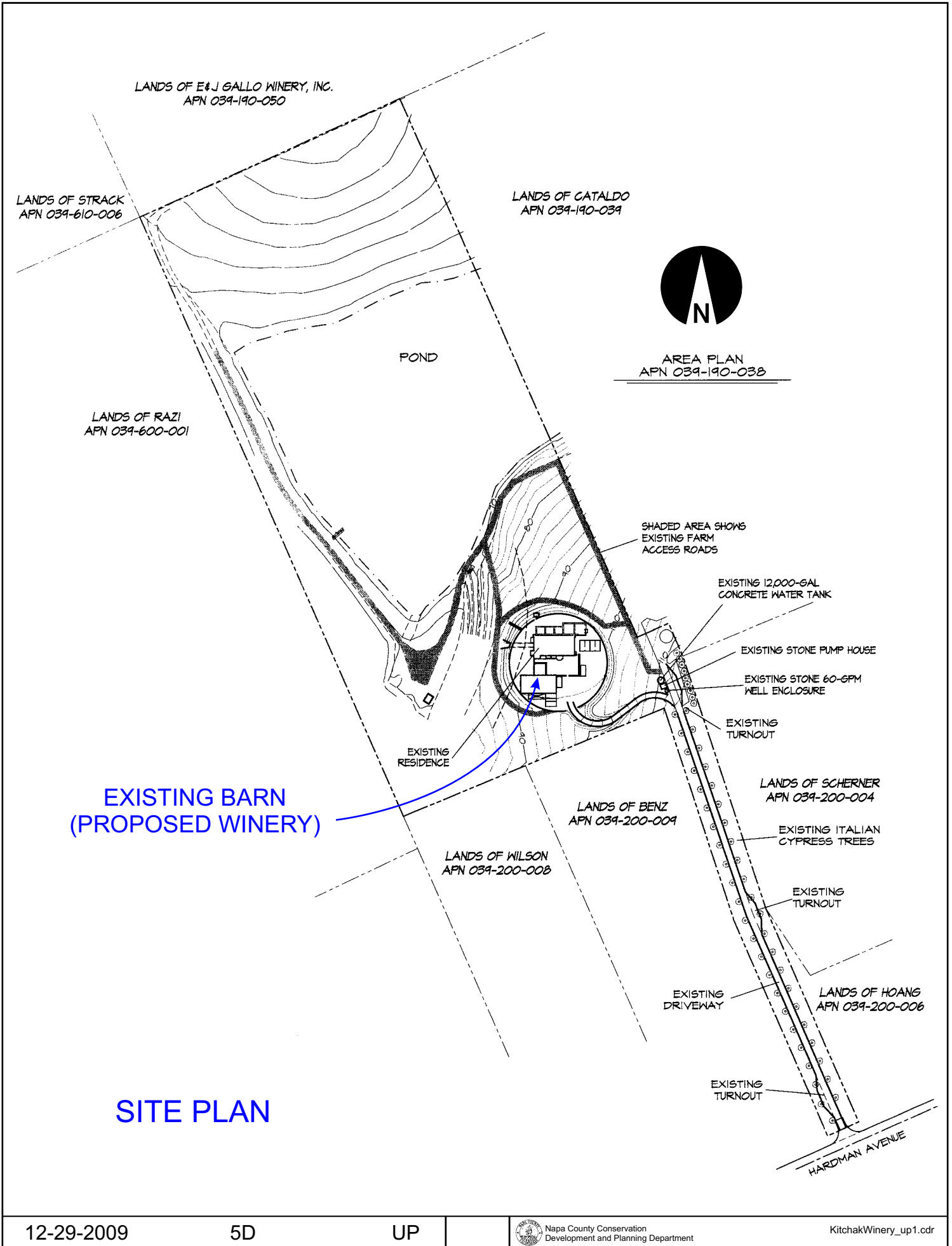


## Legend

- Wineries in Vicinity
  - Producing (Green dot)
  - Approved (Yellow dot)
  - Pending (Red dot)
- Zoning (Black outline)
- Parcels (Red outline)

0 400 800 1,600 2,400 3,200 Feet

# KITCHAK WINERY

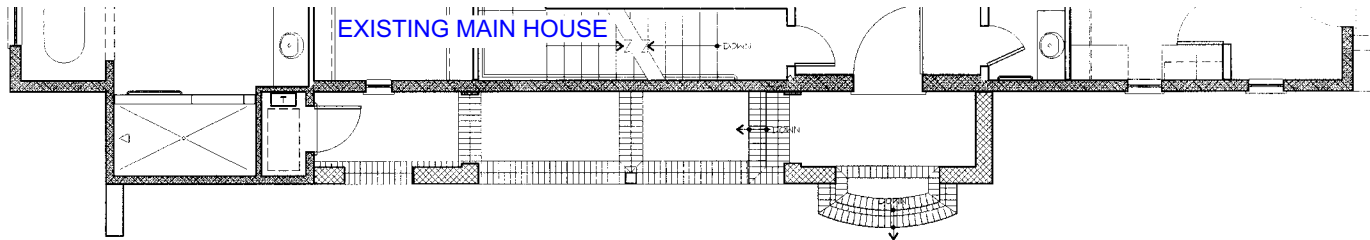


EXISTING BARN  
(PROPOSED WINERY)

SITE PLAN



# KITCHAK WINERY

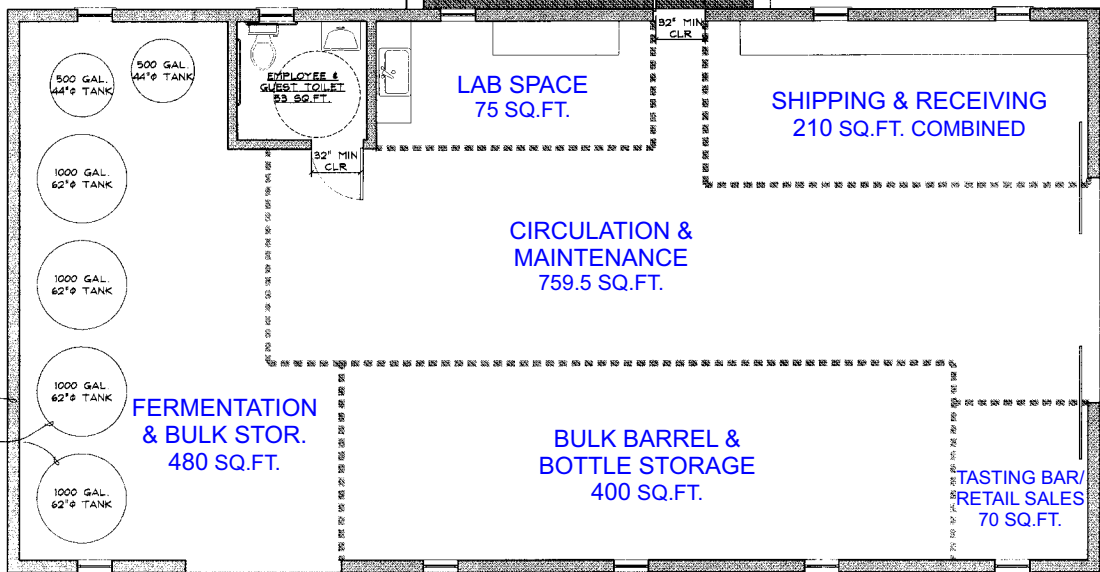


COURTYARD  
(RESIDENTIAL USE ONLY)

PROPOSED 20X20  
OUTDOOR PATIO  
400 SQ.FT.

(E) SCREEN WALL

(E) FINISH MATERIAL TO REMAIN



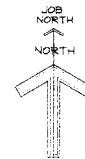
(E) FINISH MATERIAL TO REMAIN

## WINERY BLDG FLOOR PLAN

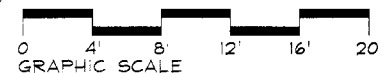
CRUSH PAD W/ DRAIN TO EXTERIOR WINERY WASTE TANK & BYPASS TO STORM WATER SYSTEM WHEN NOT IN USE

PROPOSED 30X10  
CRUSH PAD  
300 SQ.FT.

(E) FINISH MATERIAL TO REMAIN

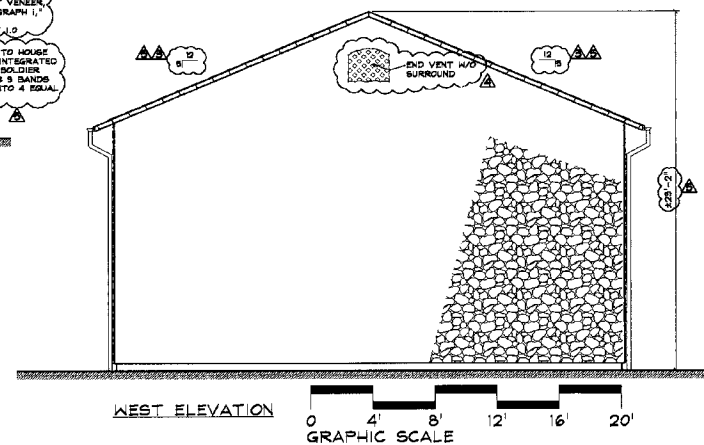
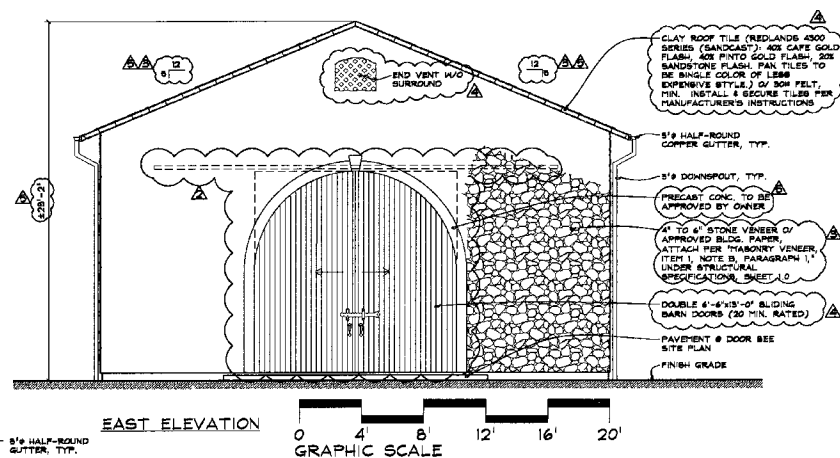
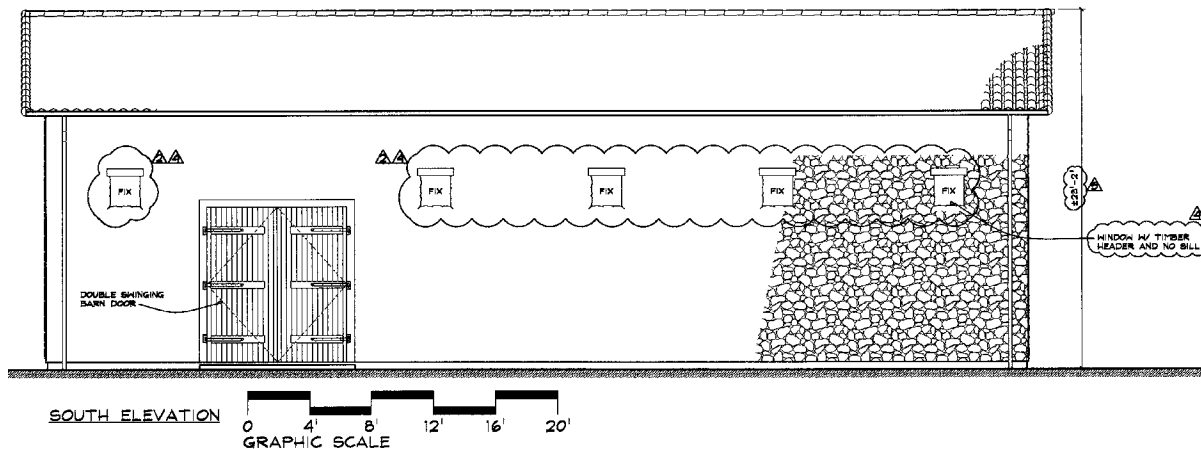
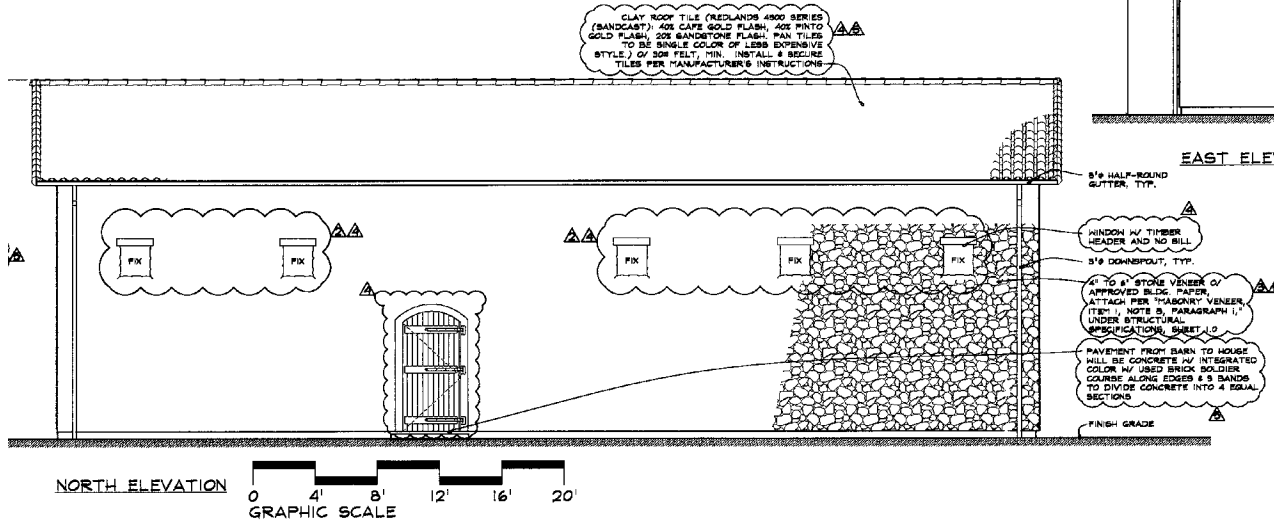


LAYOUT PLAN  
1/4" = 1'-0"



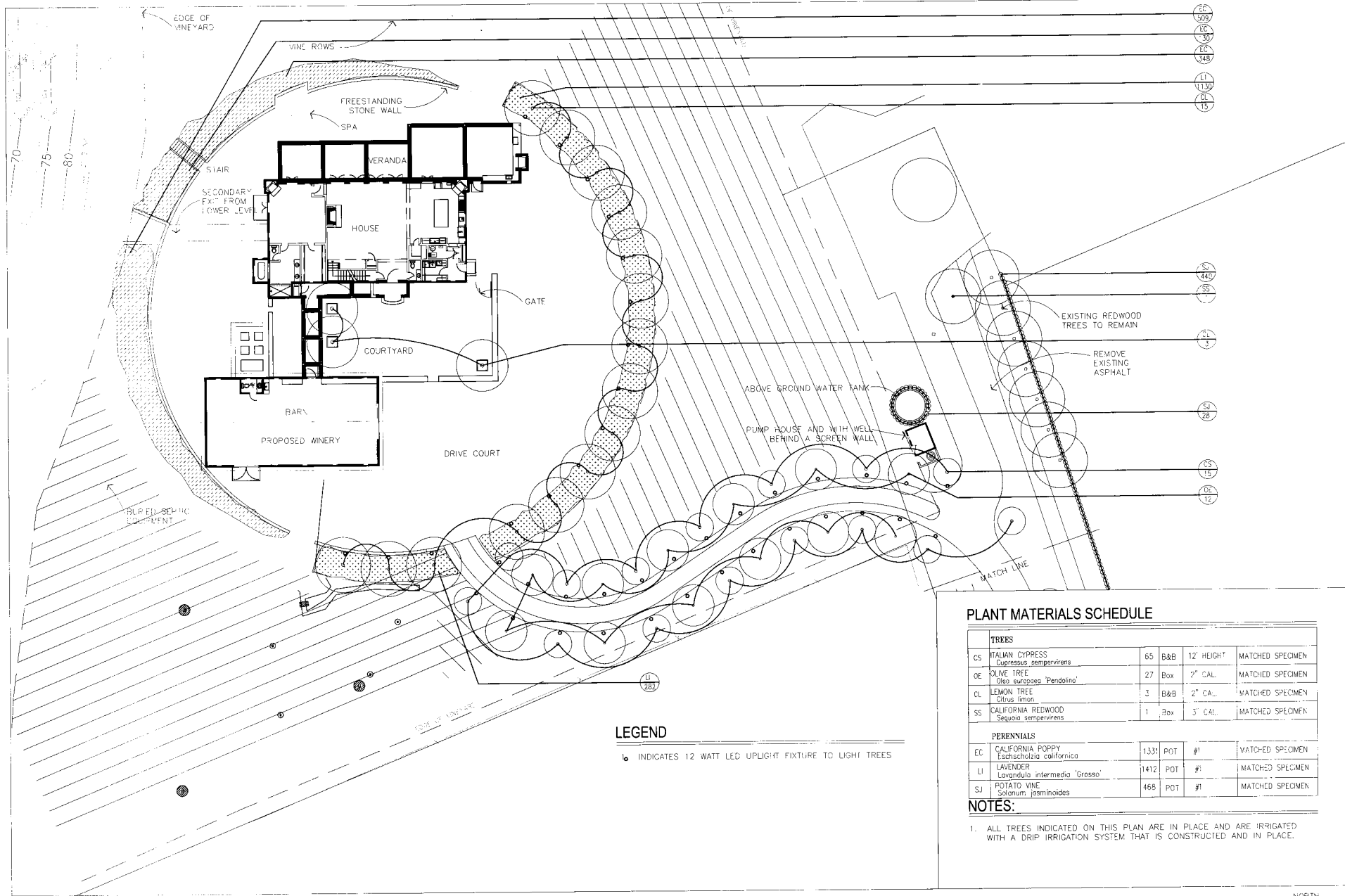
# KITCHAK WINERY

Plans of Existing Garage to become Winery. This building is constructed and no changes are planned.



WINERY BLDG  
ELEVATIONS

# KITCHAK WINERY



**LEGEND**  
 LI 282 INDICATES 12 WATT LED UPLIGHT FIXTURE TO LIGHT TREES

**PLANT MATERIALS SCHEDULE**

| TREES      |   |      |     |                             |
|------------|---|------|-----|-----------------------------|
| CS         | ITALIAN CYPRESS<br><i>Cupressus sempervirens</i>    | 65   | B&B | 12' HEIGHT MATCHED SPECIMEN |
| OE         | OLIVE TREE<br><i>Olea europaea 'Pendolino'</i>      | 27   | Box | 2" CAL. MATCHED SPECIMEN    |
| CL         | LEMON TREE<br><i>Citrus limon</i>                   | 3    | B&B | 2" CAL. MATCHED SPECIMEN    |
| SS         | CALIFORNIA REDWOOD<br><i>Sequoia sempervirens</i>   | 1    | Box | 3" CAL. MATCHED SPECIMEN    |
| PERENNIALS |   |      |     |                             |
| EC         | CALIFORNIA POPPY<br><i>Eschscholzia californica</i> | 1331 | POT | #1 MATCHED SPECIMEN         |
| LI         | LAVENDER<br><i>Lavandula intermedia 'Grosso'</i>    | 1412 | POT | #1 MATCHED SPECIMEN         |
| SJ         | POTATO VINE<br><i>Solanum jasminoides</i>           | 468  | POT | #1 MATCHED SPECIMEN         |

**NOTES:**  
 1. ALL TREES INDICATED ON THIS PLAN ARE IN PLACE AND ARE IRRIGATED WITH A DRIP IRRIGATION SYSTEM THAT IS CONSTRUCTED AND IN PLACE.

## LANDSCAPING PLAN



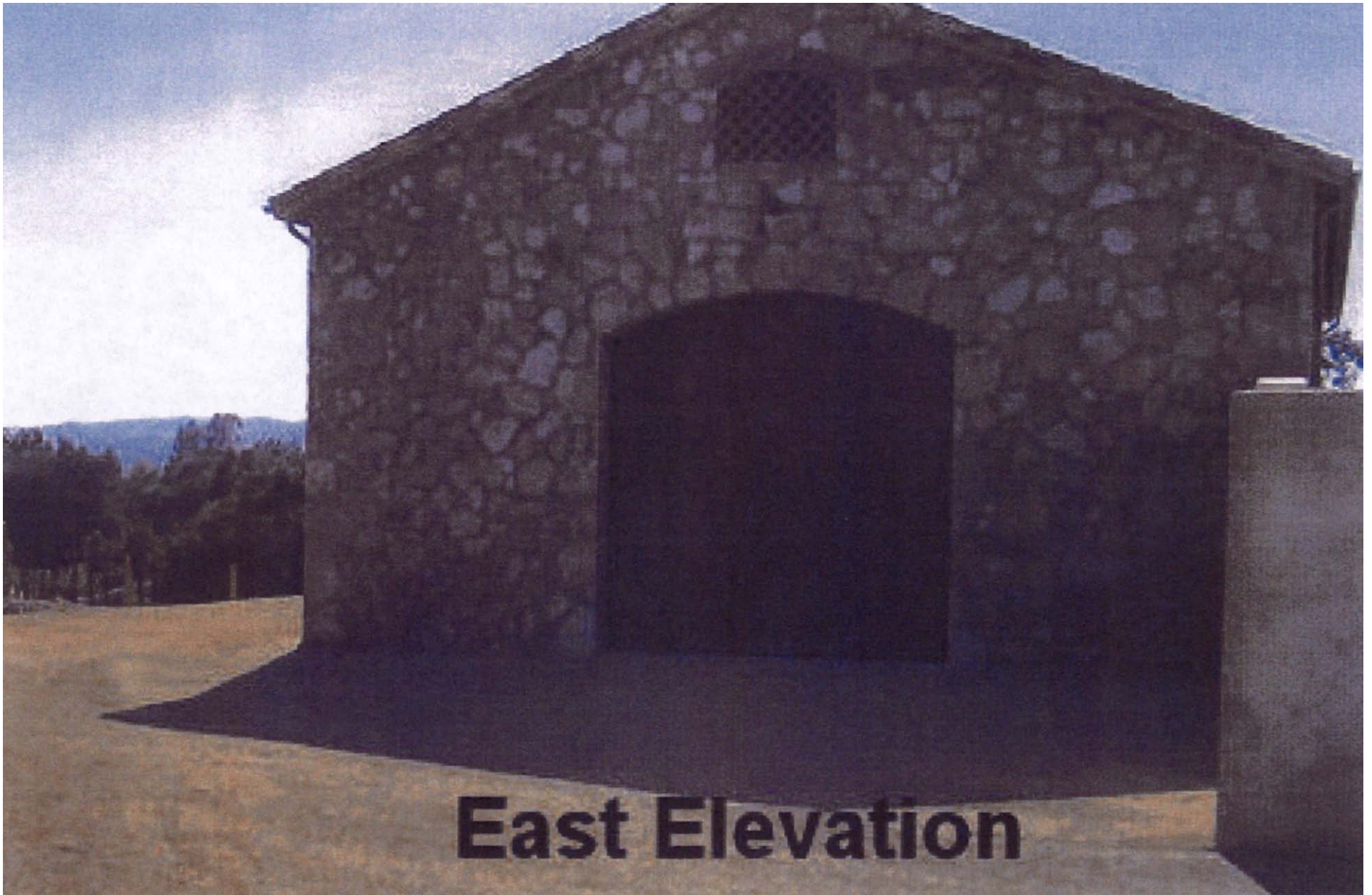
# KITCHAK WINERY



EXISTING RESIDENTIAL GARAGE TO BE CONVERTED TO WINERY PRODUCTION BUILDING



# KITCHAK WINERY



EXISTING RESIDENTIAL GARAGE TO BE CONVERTED TO WINERY PRODUCTION BUILDING

# KITCHAK WINERY



Entrance Gate from Hardman Ave. 15 feet wide, 36 feet from edge of street.



Drive looking north from Turnout at crest of drive. End of drive is visible.



Looking South toward entrance gate from turnout at crest of drive



Drive down to house and proposed winery from concrete drive. Minimum width is 12 feet.