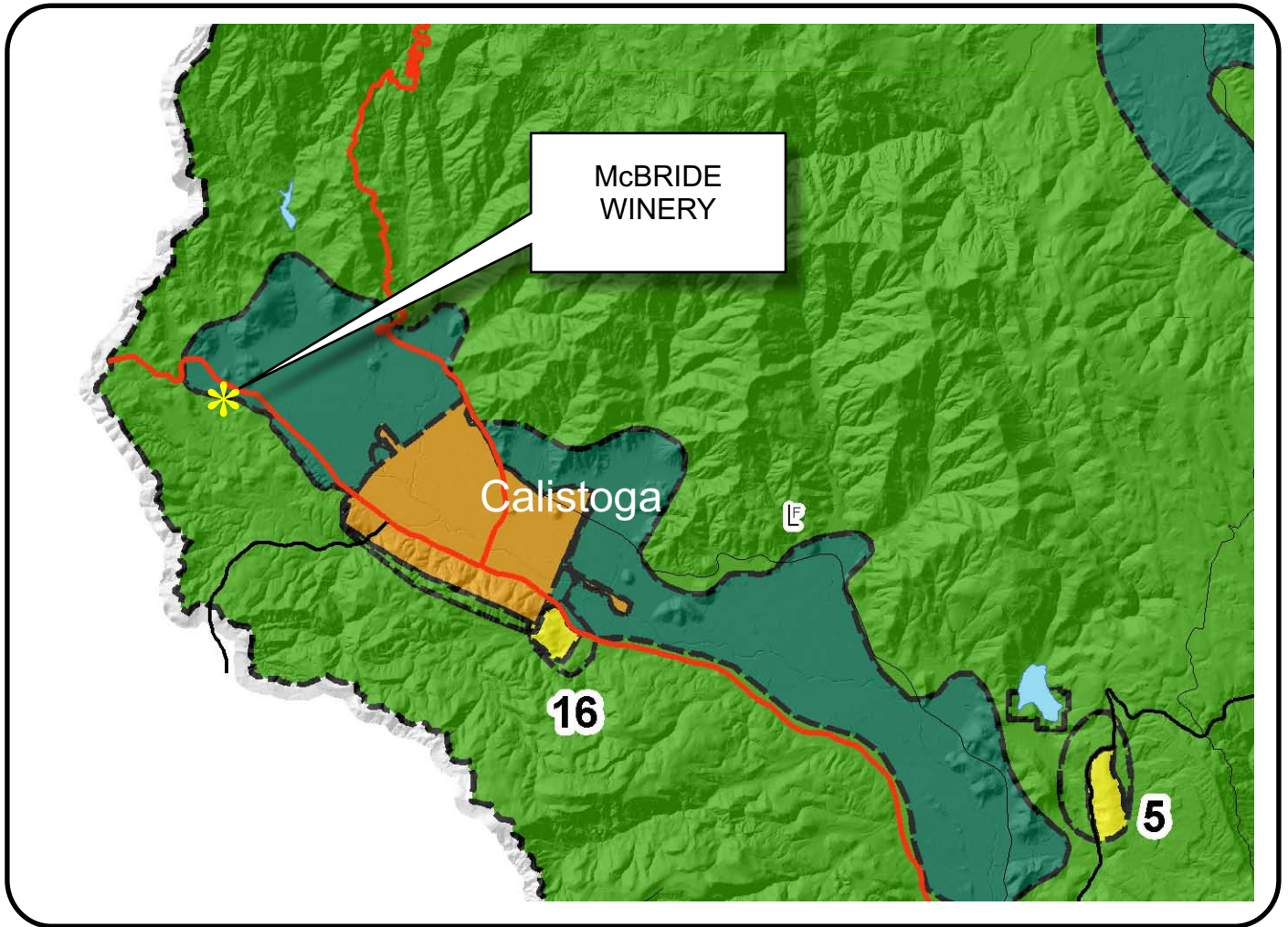








# NAPA COUNTY LAND USE PLAN 2008 - 2030





## LEGEND


### URBANIZED OR NON-AGRICULTURAL

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

### OPEN SPACE

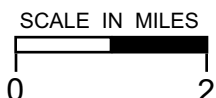
-  Agriculture, Watershed & Open Space
-  Agricultural Resource

### TRANSPORTATION

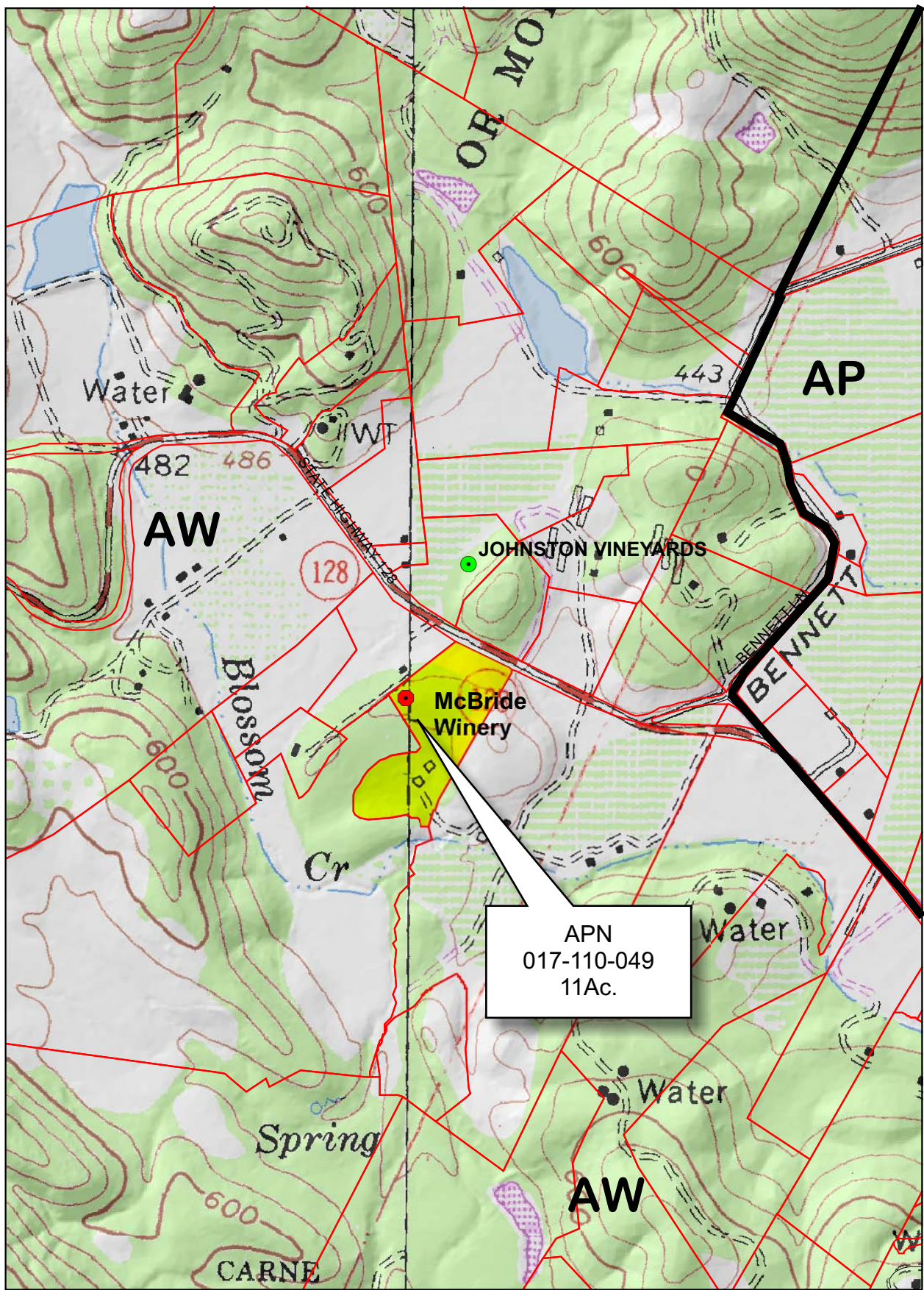
-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

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

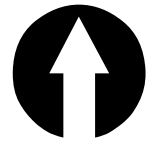
APN  
017-110-049  
05-10-2010  
11A UP



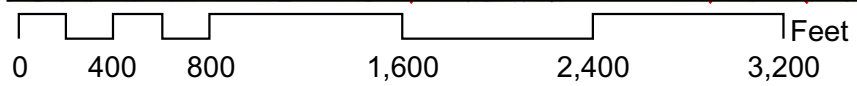
# McBRIDE WINERY



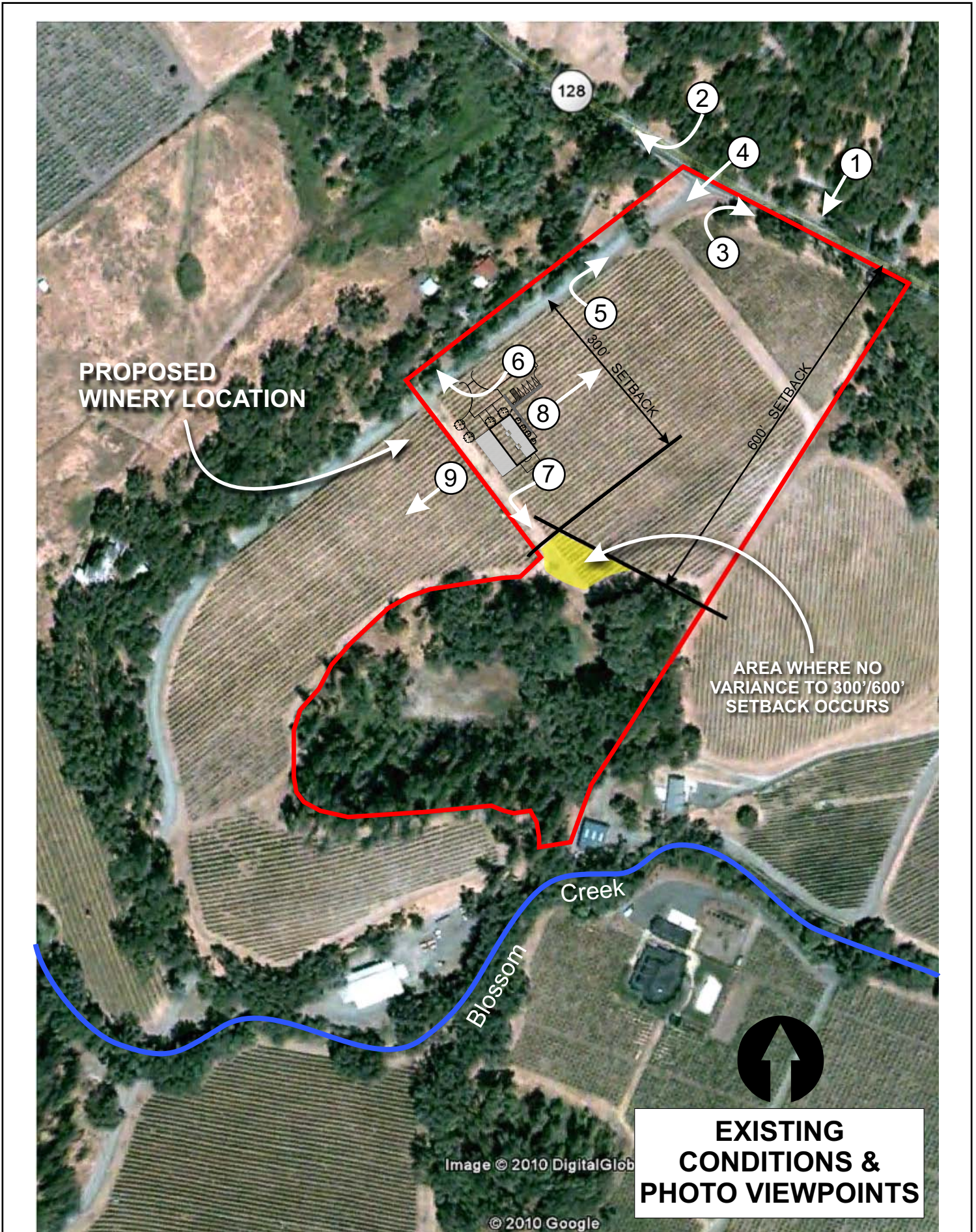
APN  
017-110-049  
11Ac.



- Legend**
- Wineries in Vicinity
  - Producing
  - Approved
  - Pending
  - Zoning
  - Parcels



# McBRIDE WINERY



**PROPOSED  
WINERY LOCATION**

**AREA WHERE NO  
VARIANCE TO 300'/600'  
SETBACK OCCURS**

Creek

Blossom



**EXISTING  
CONDITIONS &  
PHOTO VIEWPOINTS**

Image © 2010 DigitalGlobe

© 2010 Google

# McBRIDE WINERY

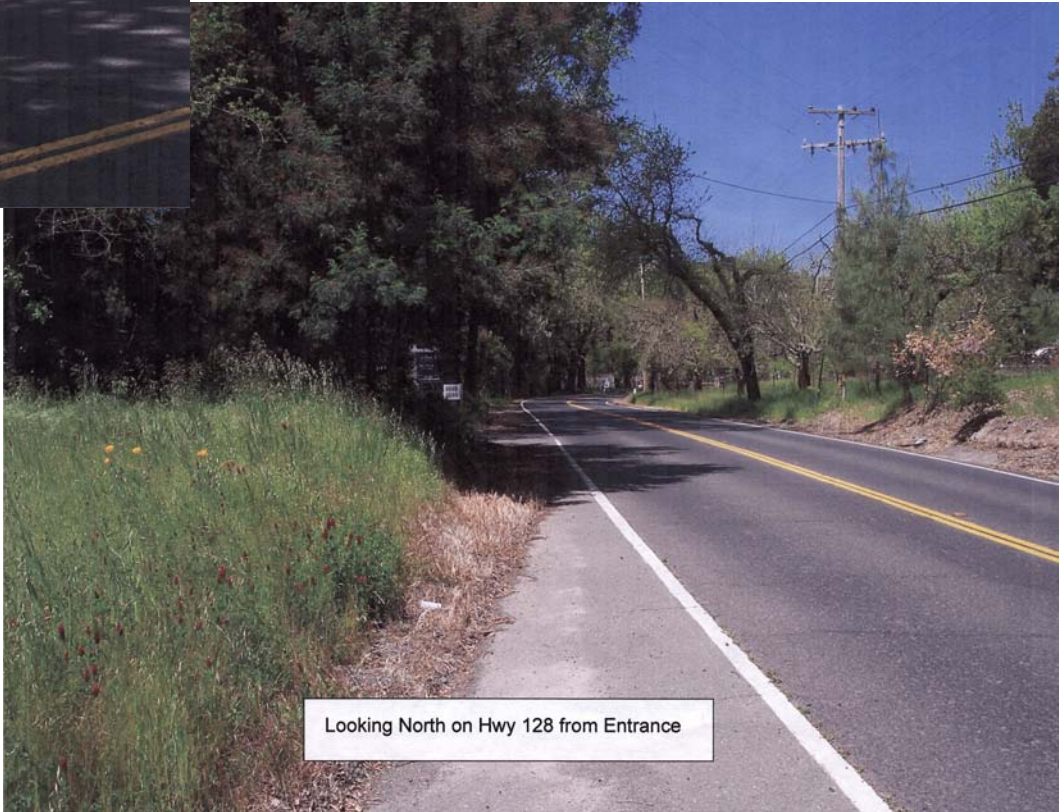


Property From Hwy 128

1

## PHOTO VIEWPOINTS

2



Looking North on Hwy 128 from Entrance

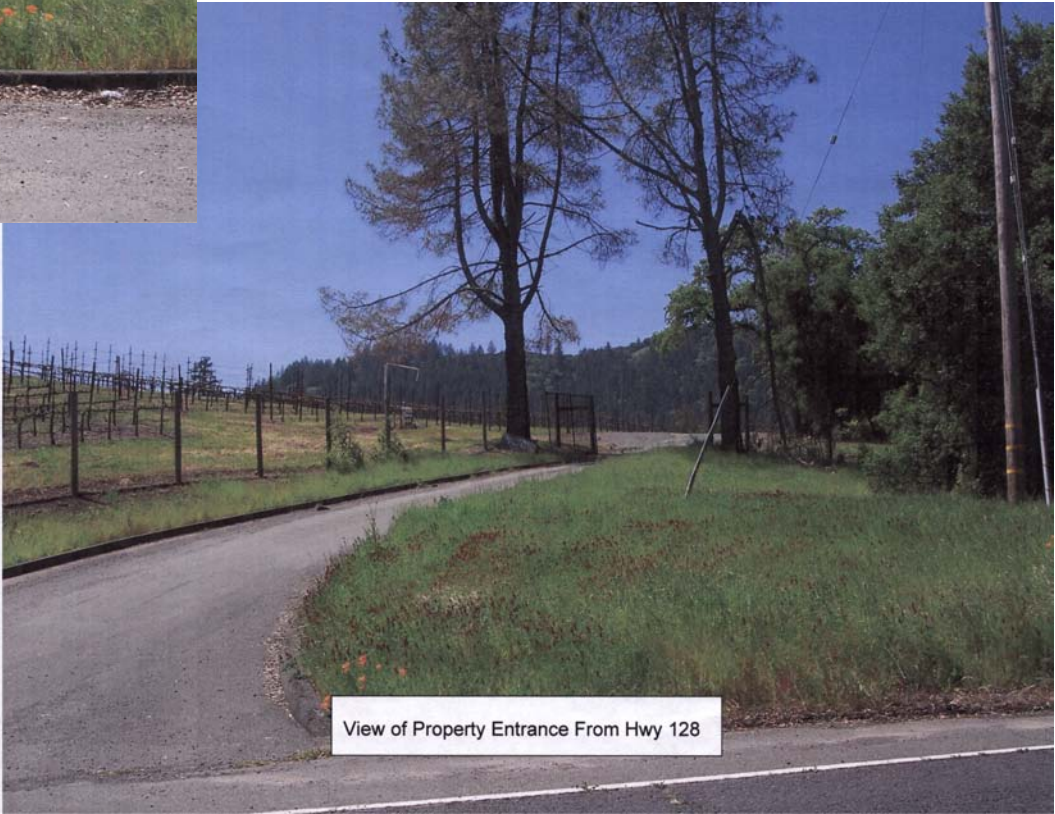
# McBRIDE WINERY

## PHOTO VIEWPOINTS



Property Entrance looking South at Hwy 128

3



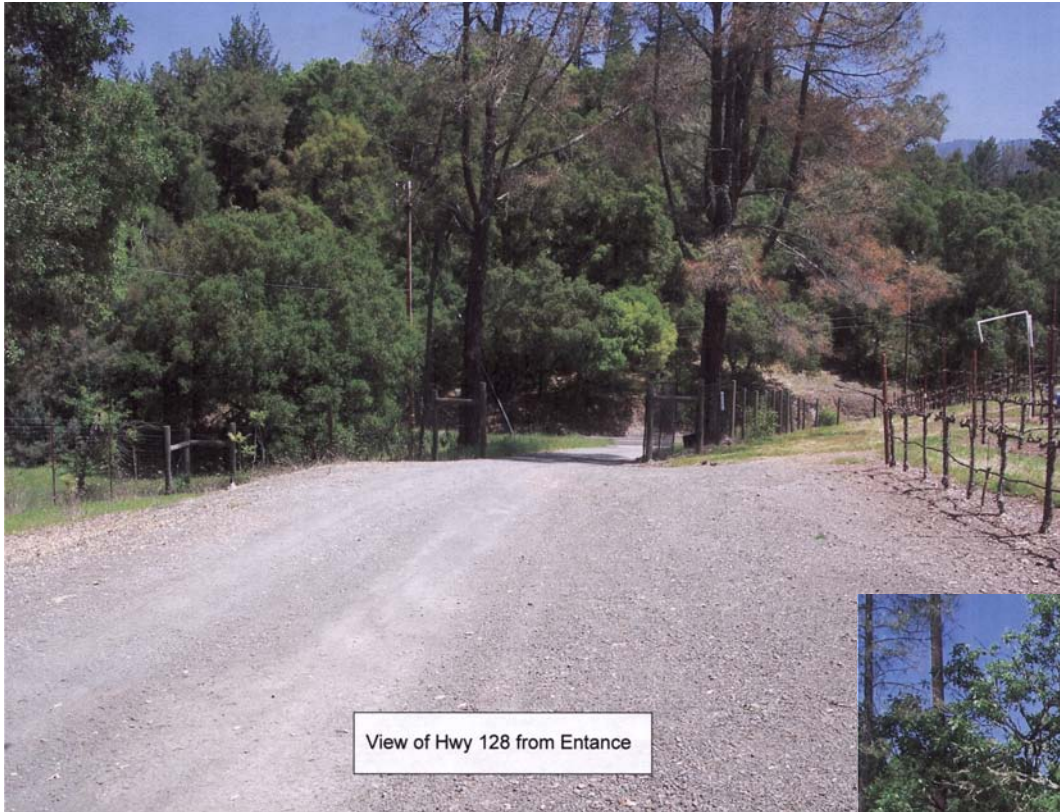
View of Property Entrance From Hwy 128

4

# McBRIDE WINERY

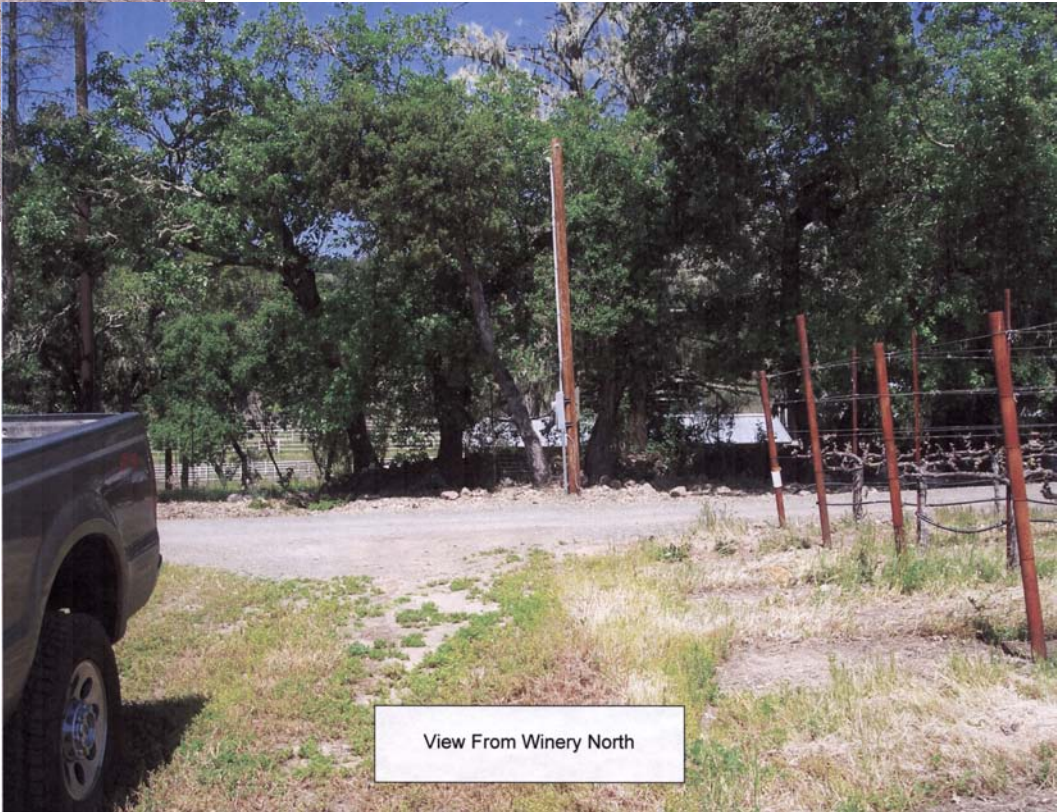
## PHOTO VIEWPOINTS

6



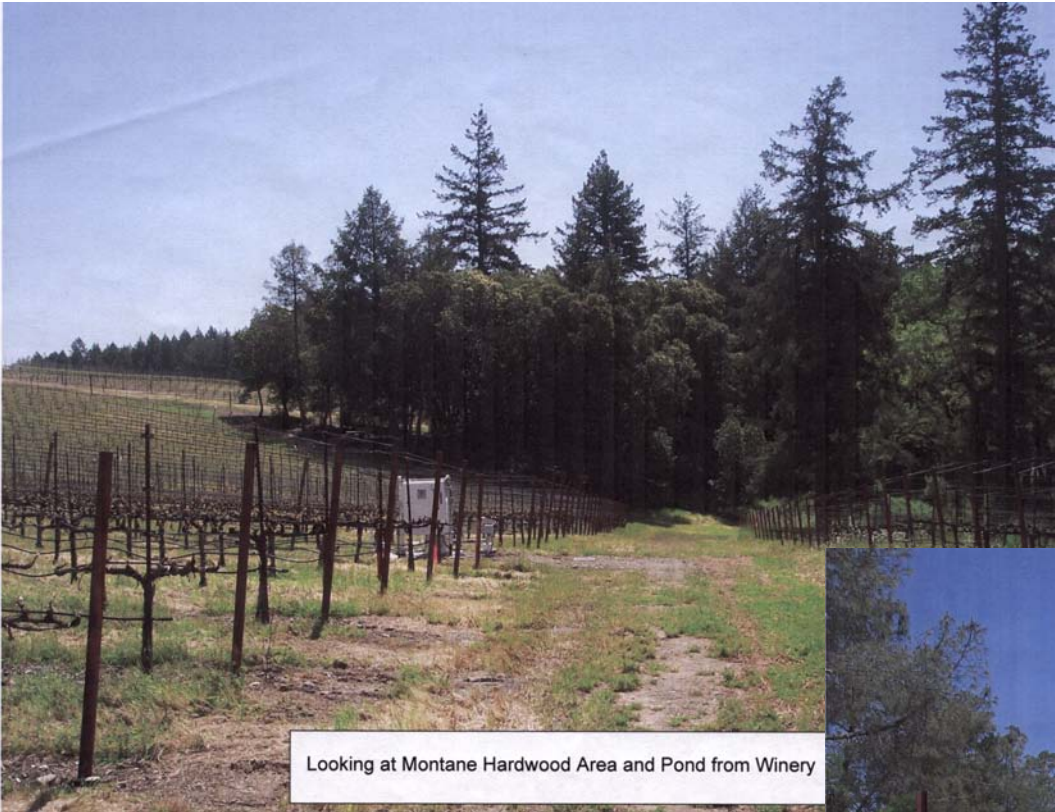
View of Hwy 128 from Entrance

5



View From Winery North

# McBRIDE WINERY

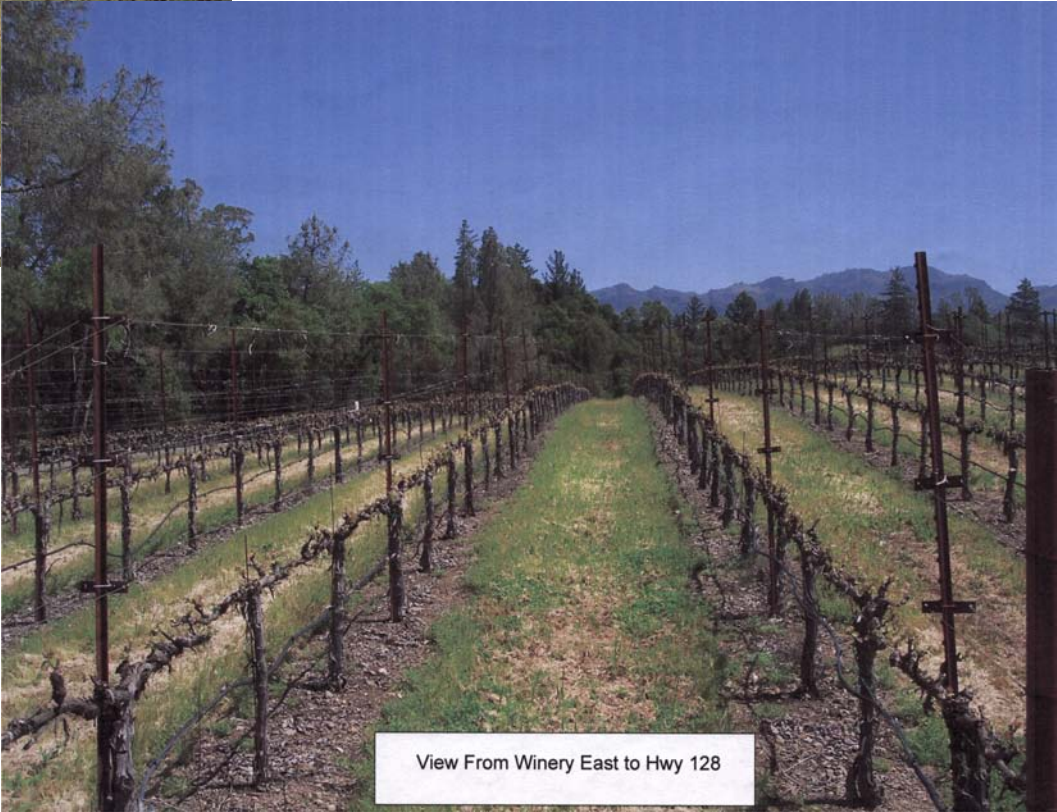


Looking at Montane Hardwood Area and Pond from Winery

7

## PHOTO VIEWPOINTS

8



View From Winery East to Hwy 128

# McBRIDE WINERY

9

## PHOTO VIEWPOINTS



View Past Winery  
Looking West



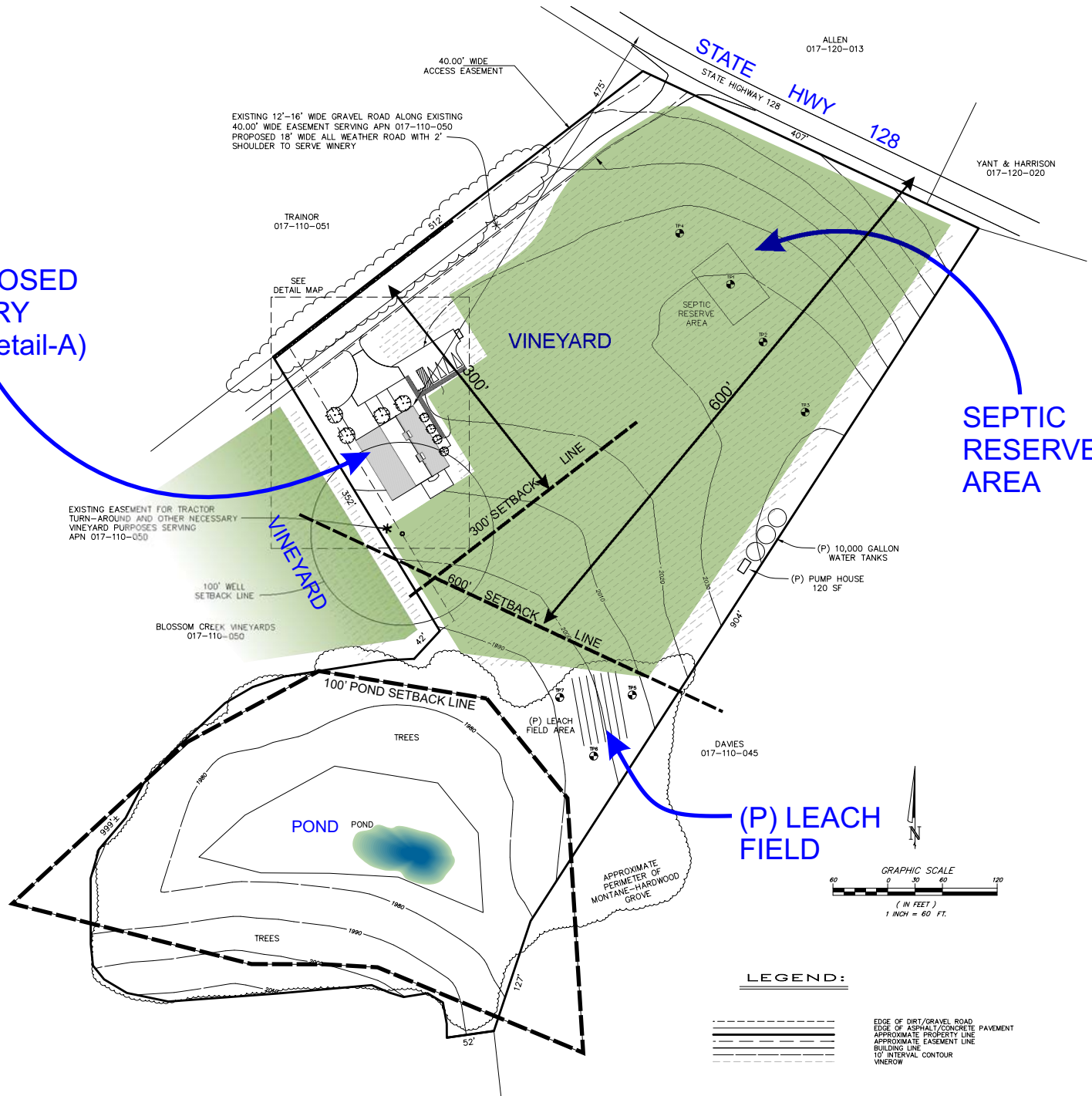


# McBRIDE WINERY

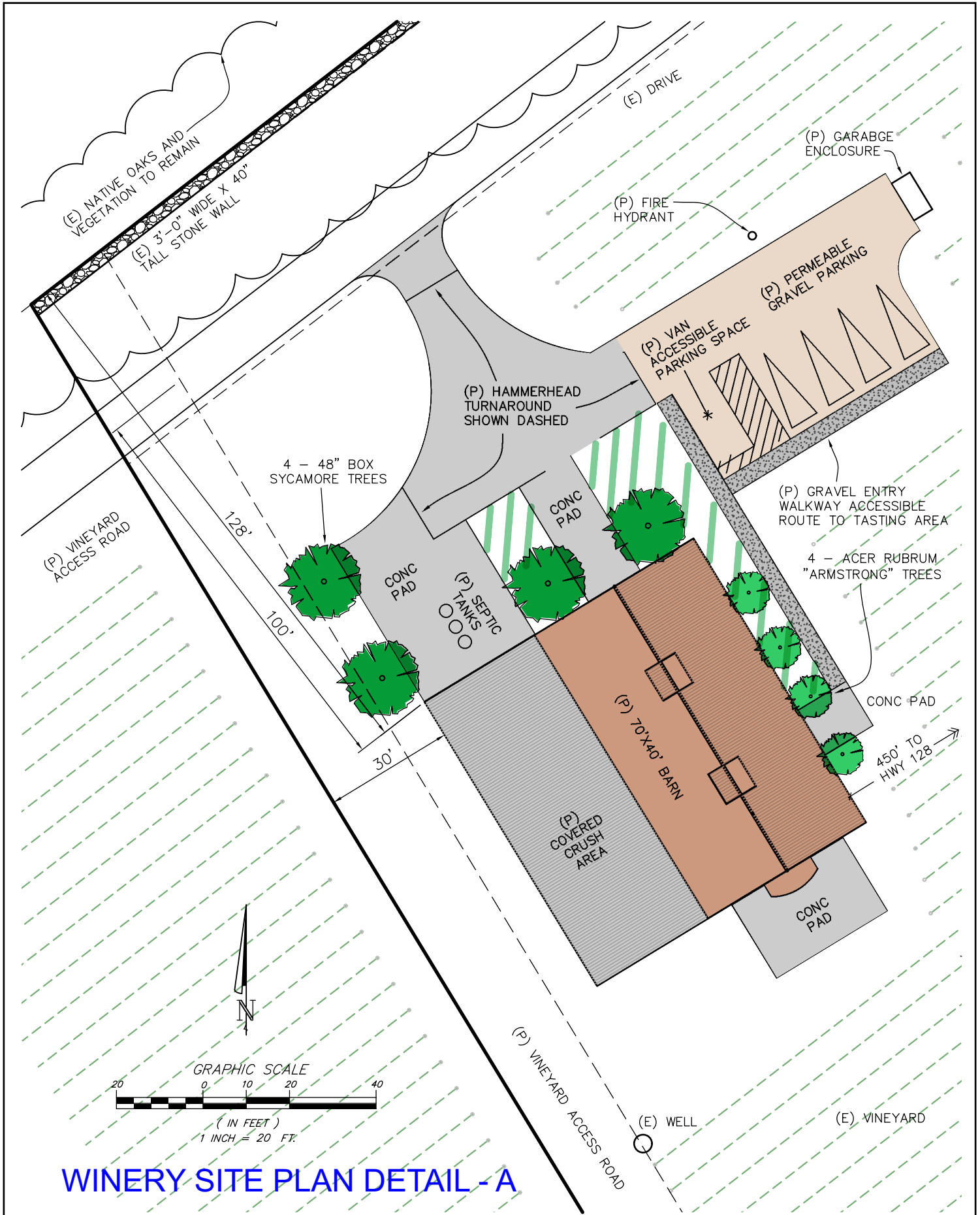
PROPOSED WINERY  
(see detail-A)

SEPTIC RESERVE AREA

(P) LEACH FIELD



# McBRIDE WINERY



## WINERY SITE PLAN DETAIL - A

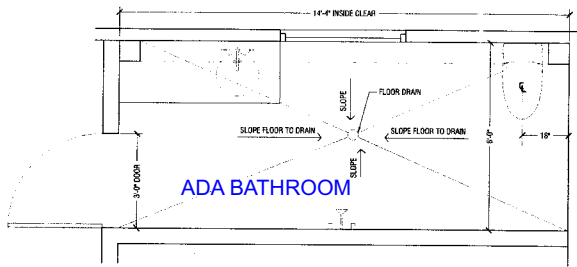
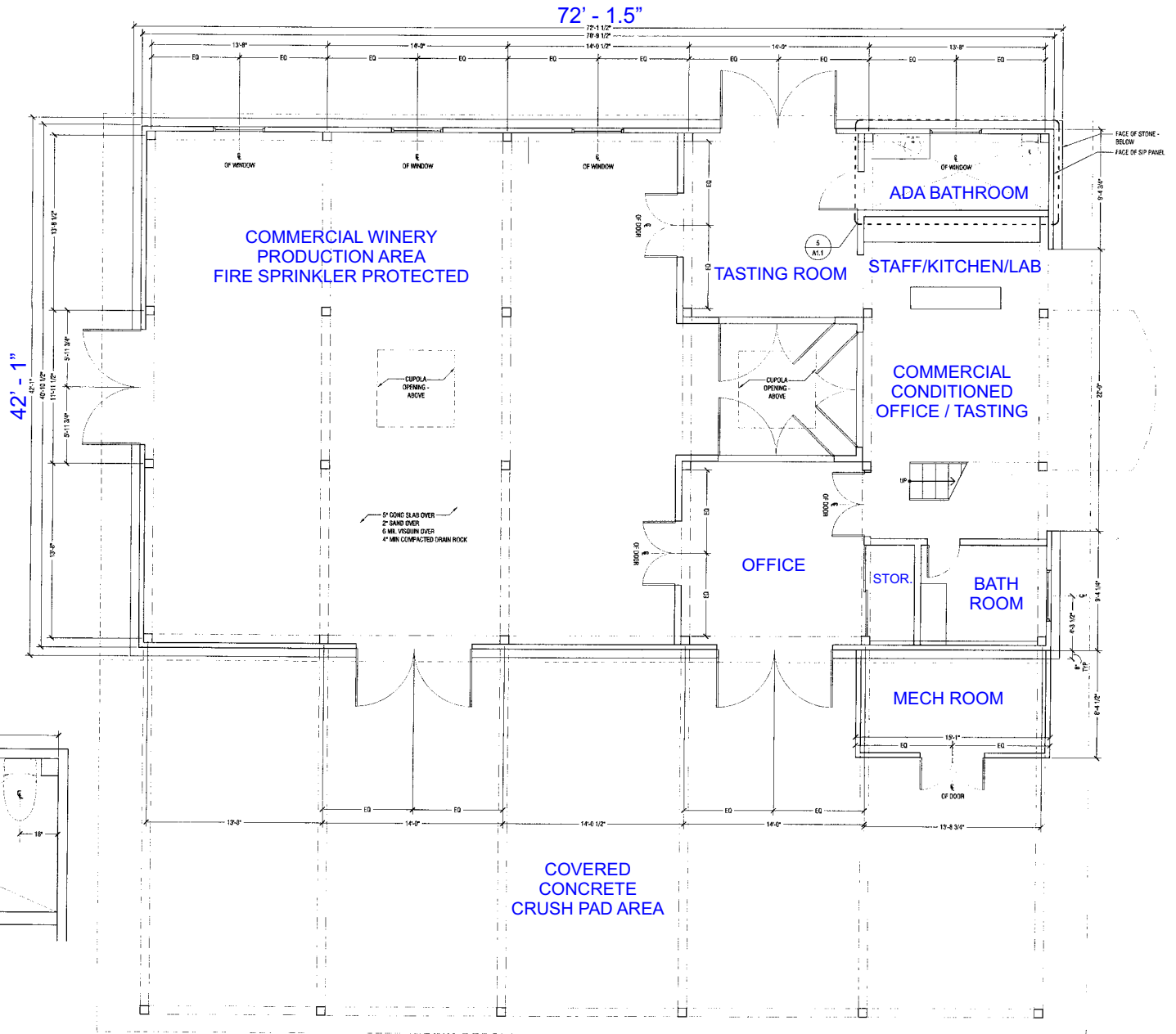
# McBRIDE WINERY



1 SITE PLAN  
1:20

## WINERY SITE PLAN DETAIL - B

# McBRIDE WINERY

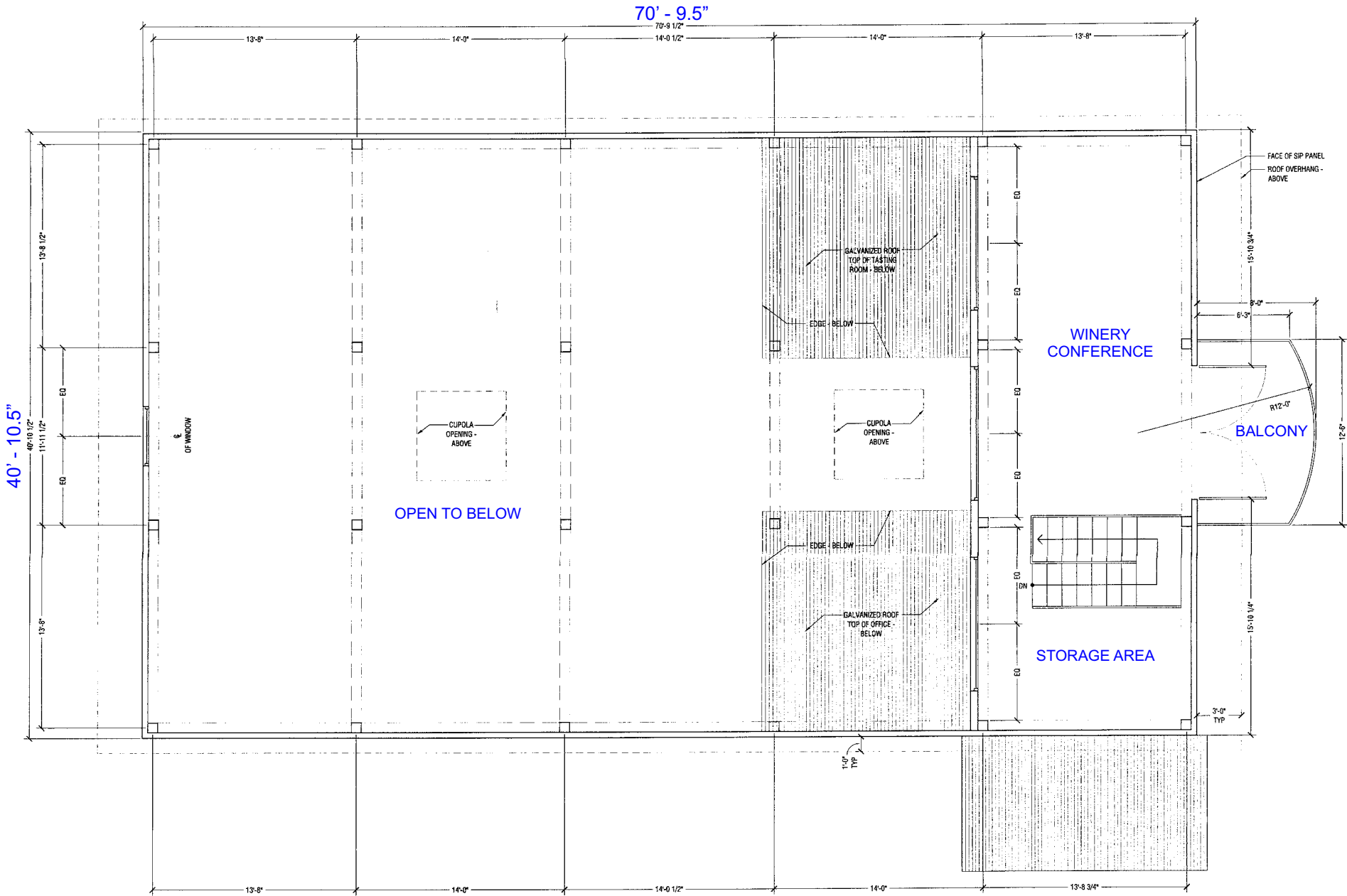


2 ENLARGED BATHROOM PLAN  
1/2"=1'-0"

1 GROUND FLOOR PLAN  
1/4"=1'-0"

## GROUND FLOOR PLAN

# McBRIDE WINERY



1 SECOND LEVEL FLOOR PLAN  
1/4"=1'-0"

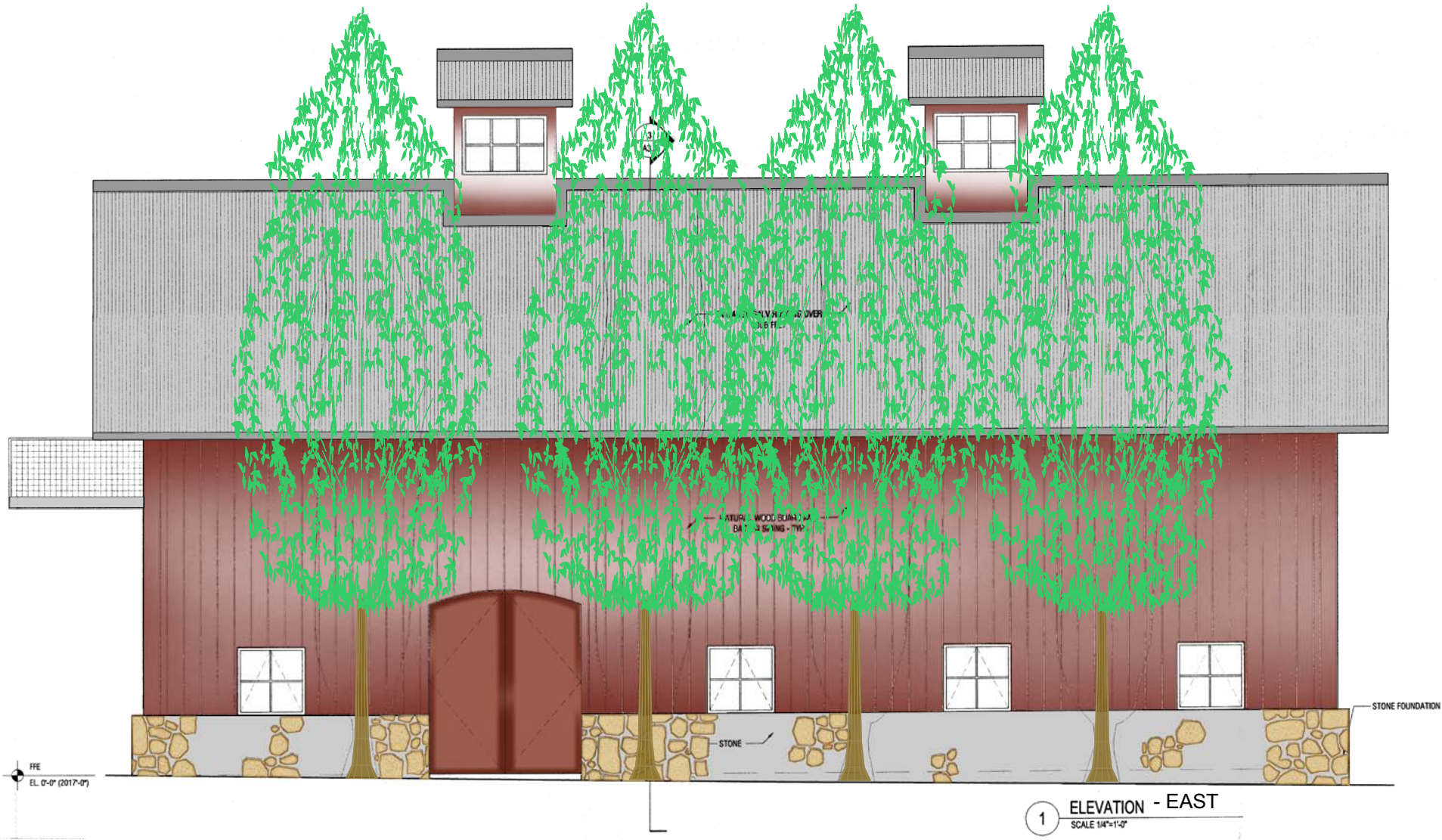
## SECOND FLOOR PLAN

# McBRIDE WINERY

DISASSEMBLE BARN - SIDING TO BE USED ON WINERY



# McBRIDE WINERY



COLOR PALETTE BASED ON BARN

# McBRIDE WINERY



NOTE: CRUSH PAD ROOF NOT SHOWN FOR CLARITY

24 GAUGE GALV ROOFING OVER 30LB FELT

NATURAL WOOD BOARD AND BATTEN SIDING - TYP

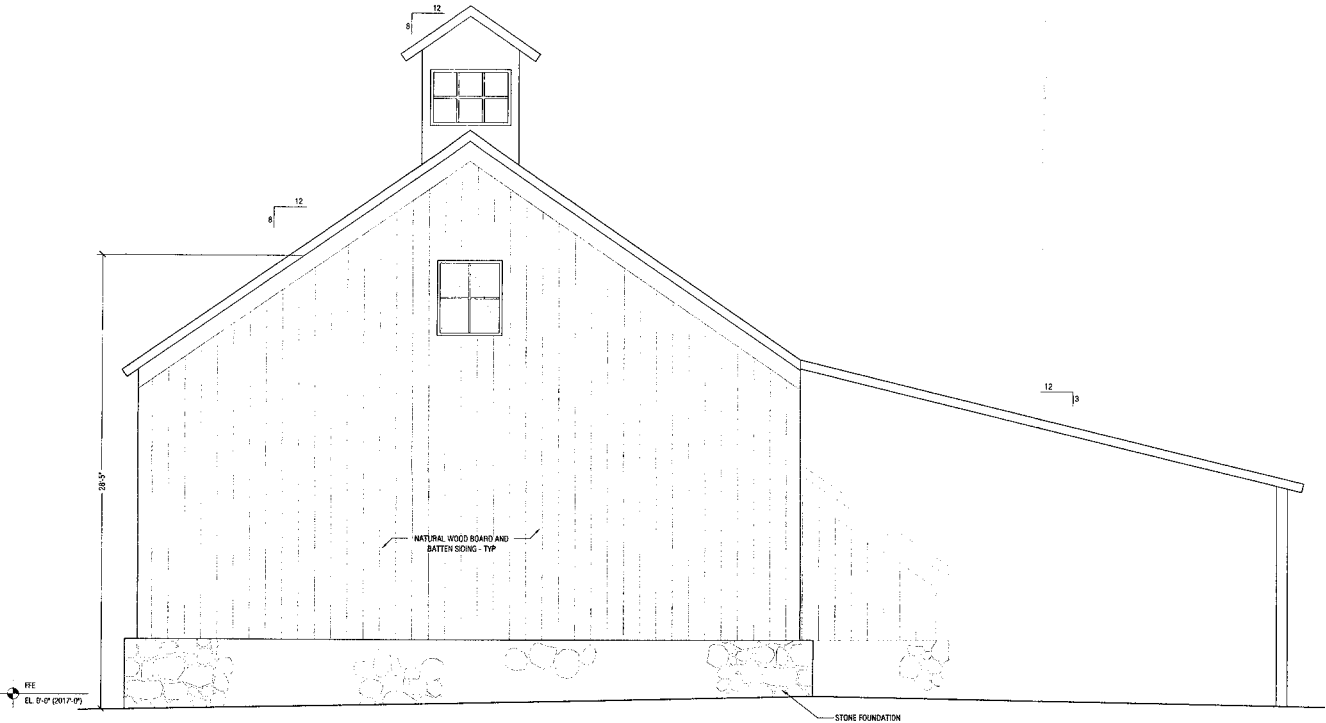
STONE FOUNDATION

FFE  
EL. 0'-0" (2017-0)

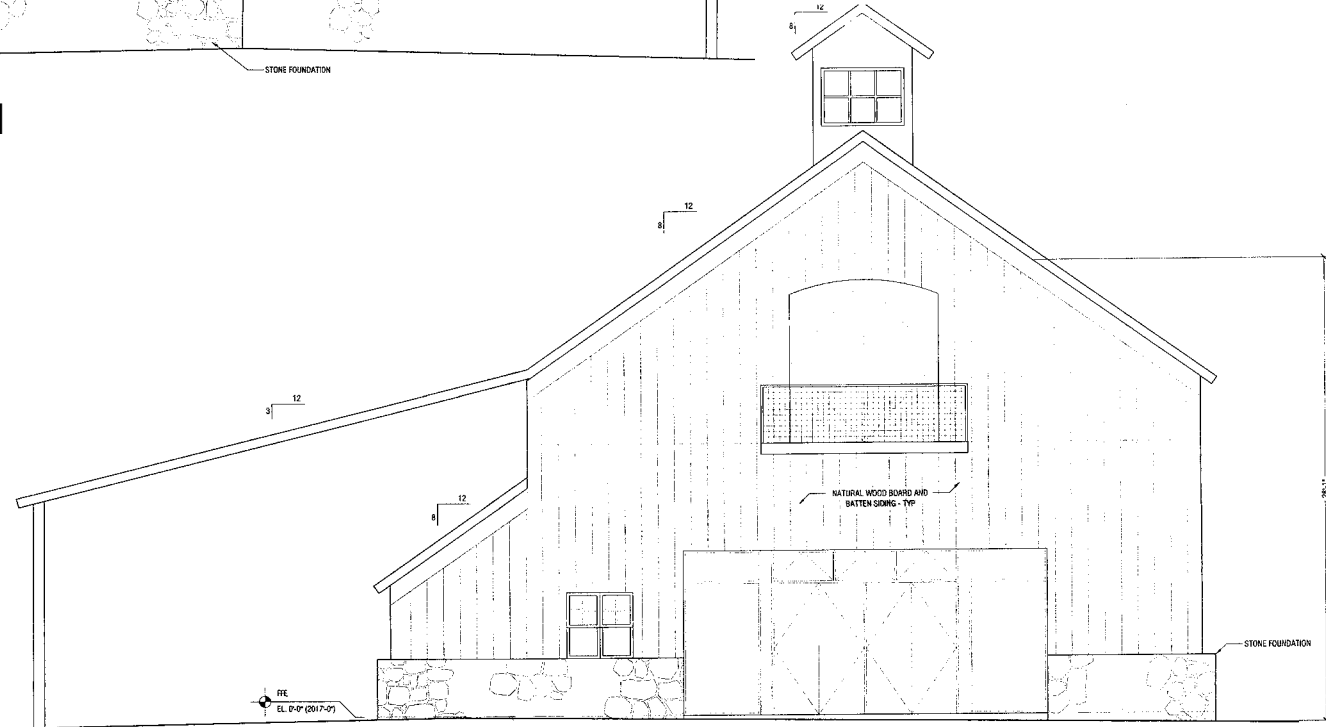
1 ELEVATION - WEST  
1/4"=1'-0"



# McBRIDE WINERY



ELEVATION - NORTH



ELEVATION - SOUTH