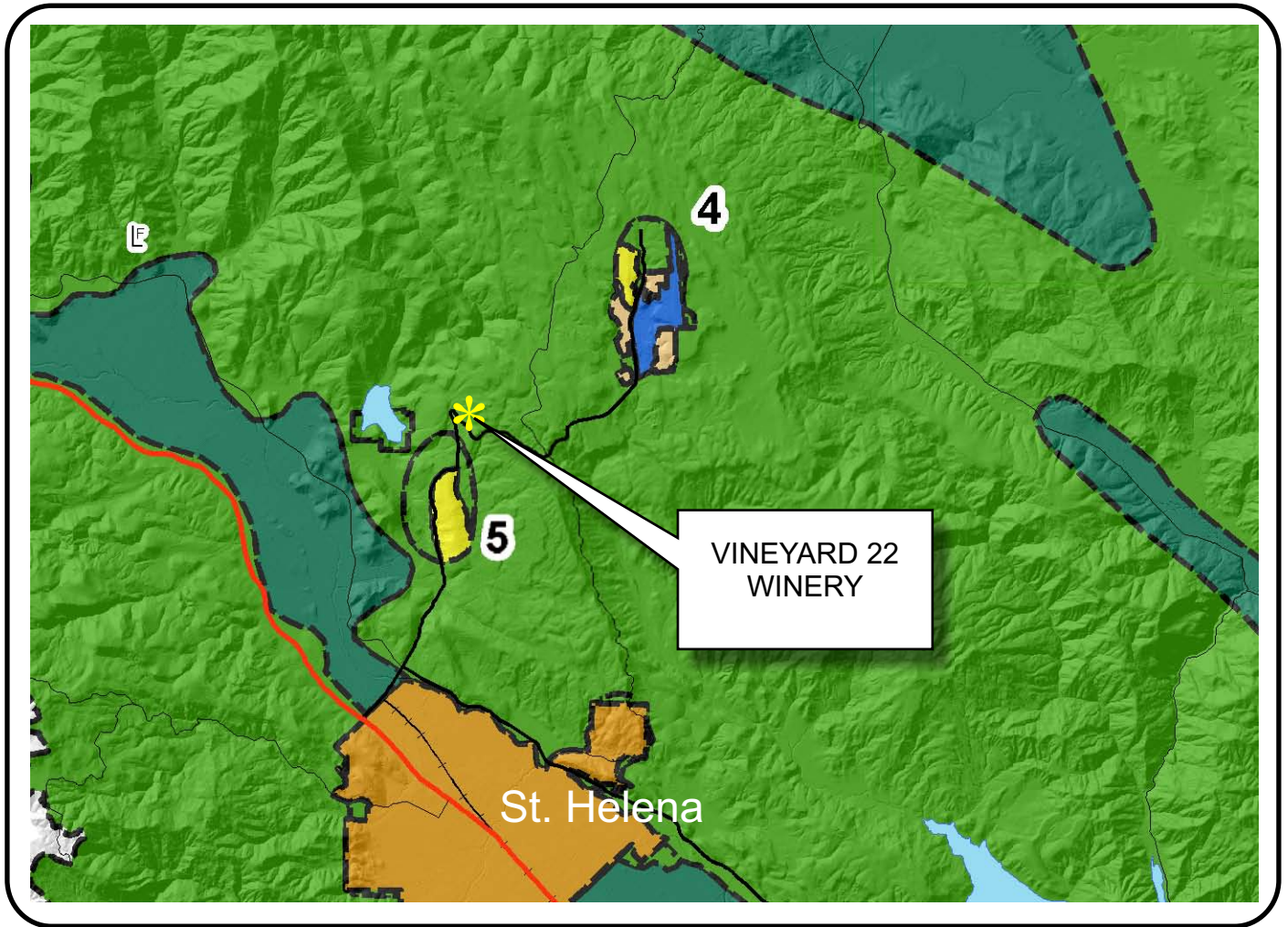








# NAPA COUNTY LAND USE PLAN 2008 - 2030





## LEGEND




### URBANIZED OR NON-AGRICULTURAL

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

### OPEN SPACE

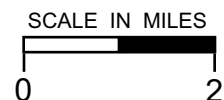
-  Agriculture, Watershed & Open Space
-  Agricultural Resource

### TRANSPORTATION

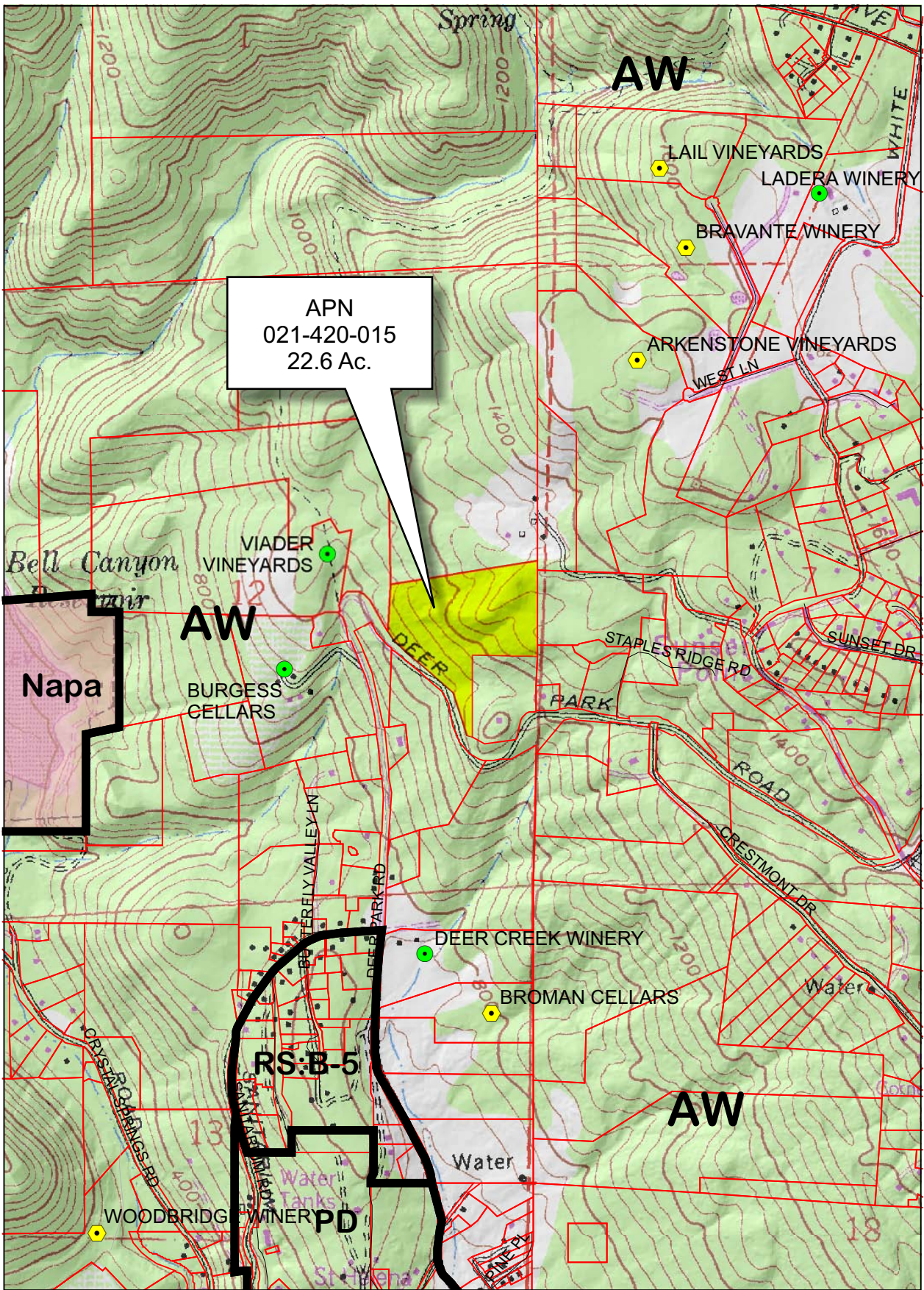
-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

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

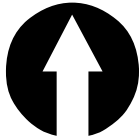
APN  
021-420-015  
11-08-2010  
10D UP



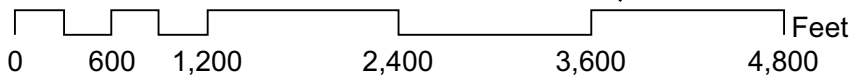
# VINEYARD 22 WINERY



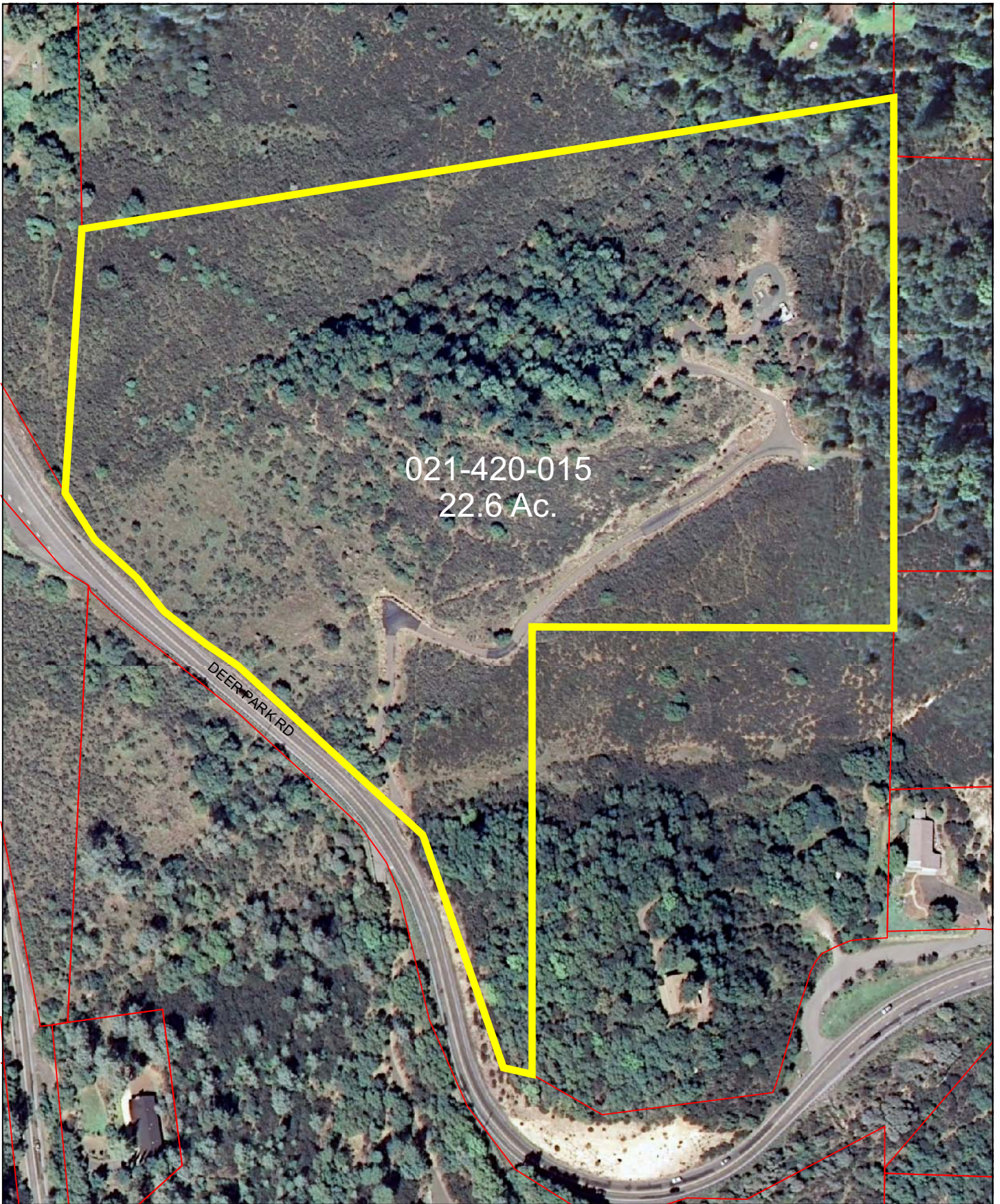
APN  
021-420-015  
22.6 Ac.



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

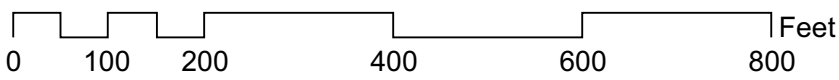


# VINEYARD 22 WINERY



021-420-015  
22.6 Ac.

DEER PARK RD

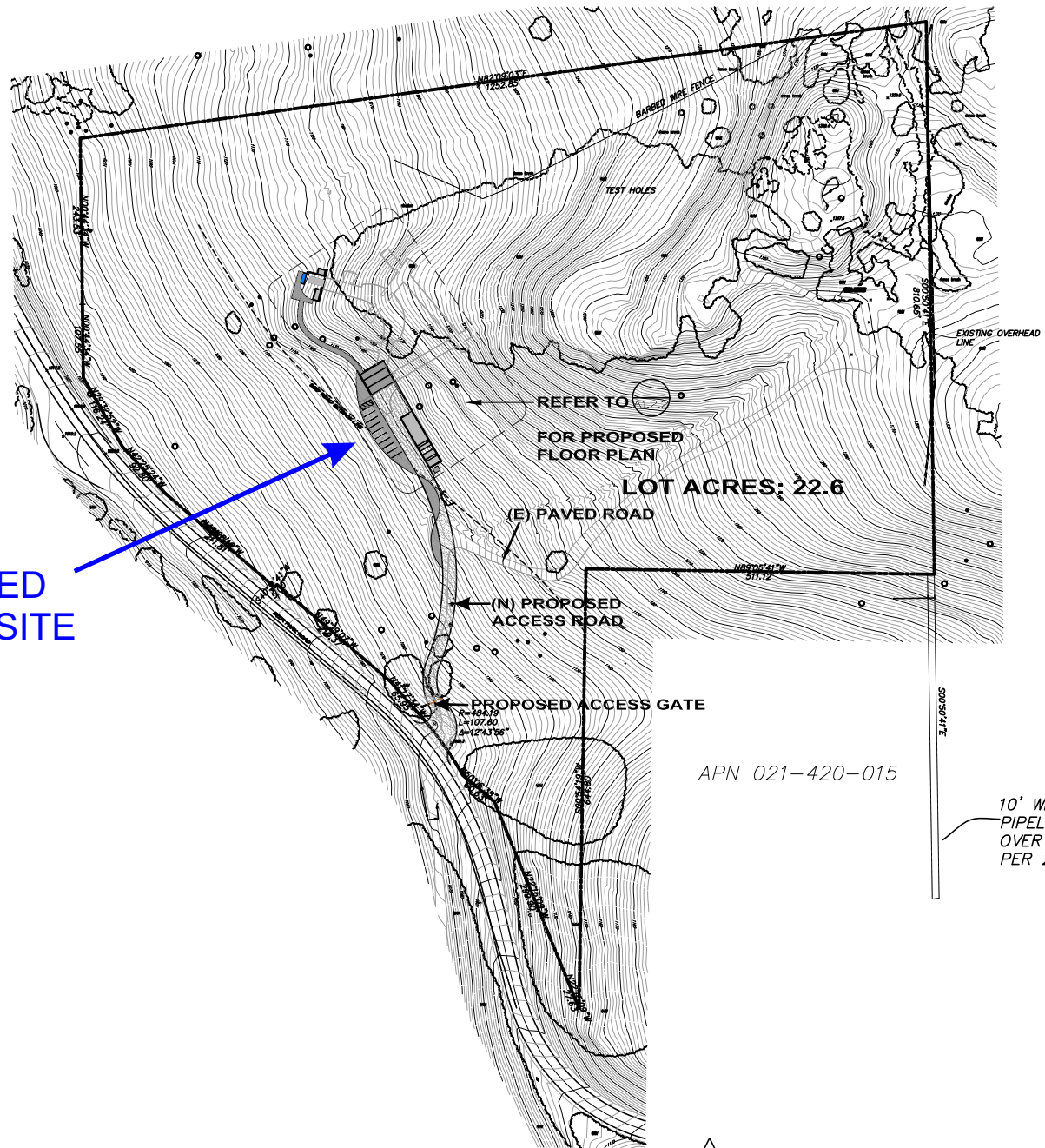


Existing  
Conditions



# VINEYARD 22 WINERY

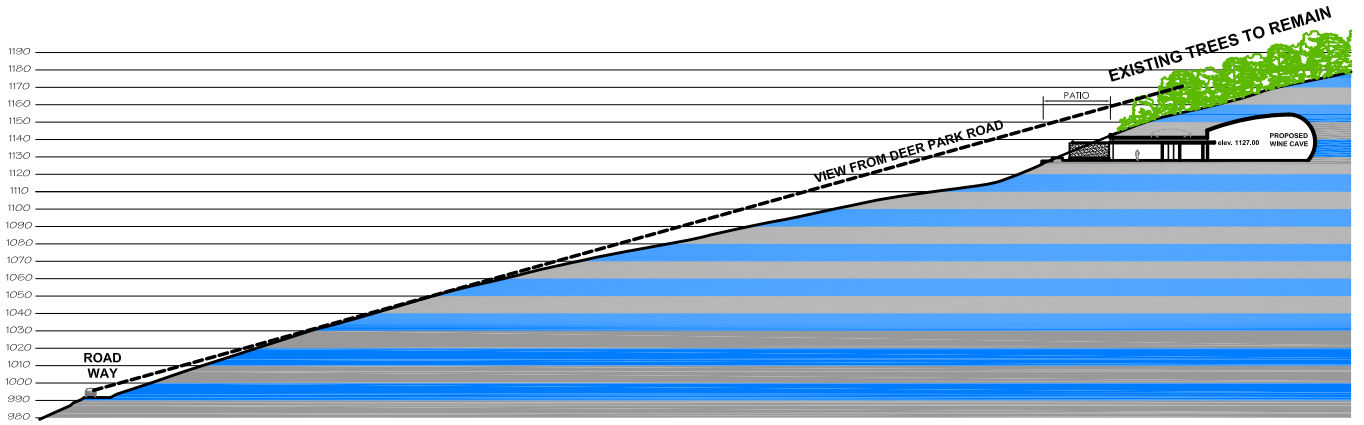
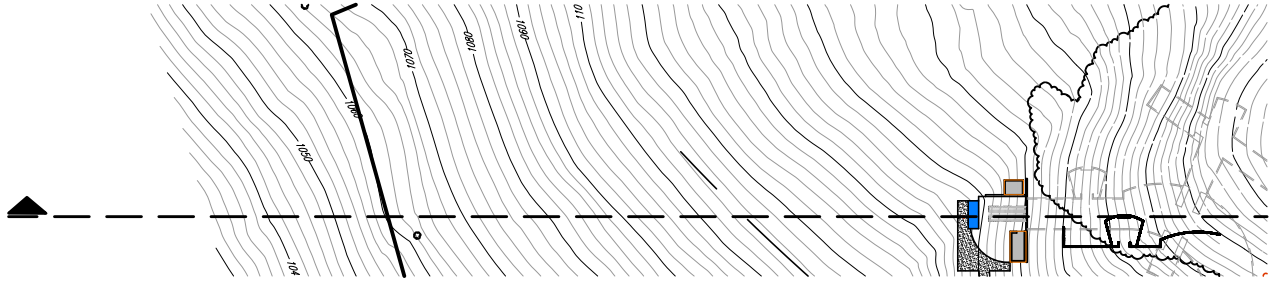
PROPOSED  
WINERY SITE



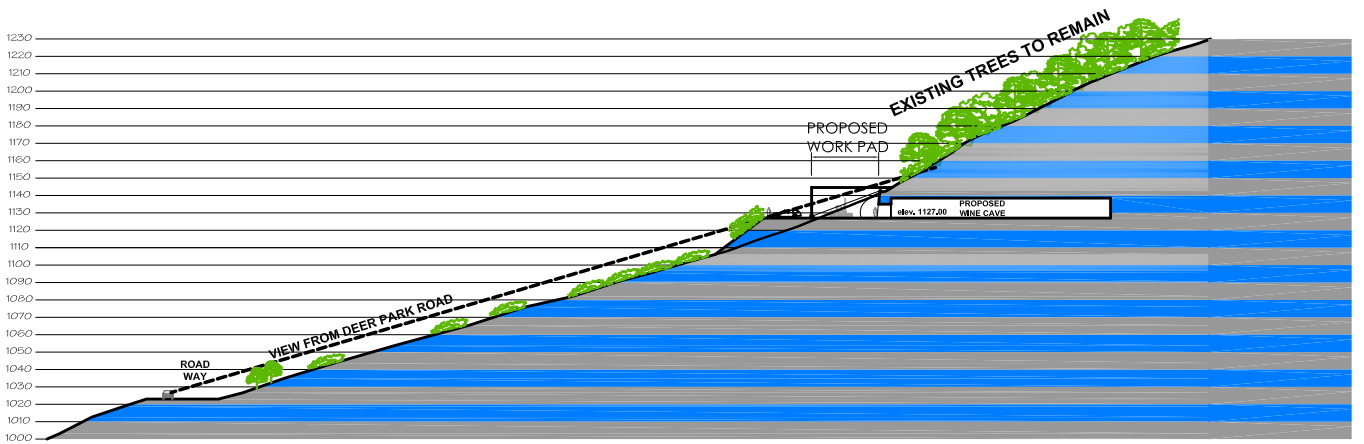
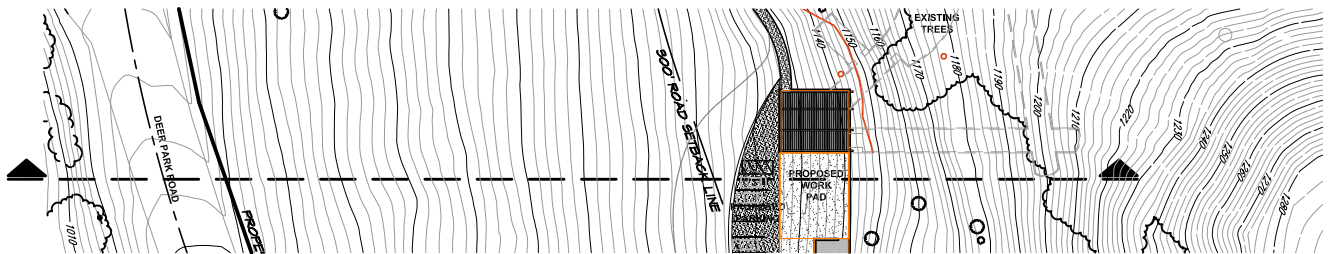
## OVERALL SITE PLAN



# VINEYARD 22 WINERY



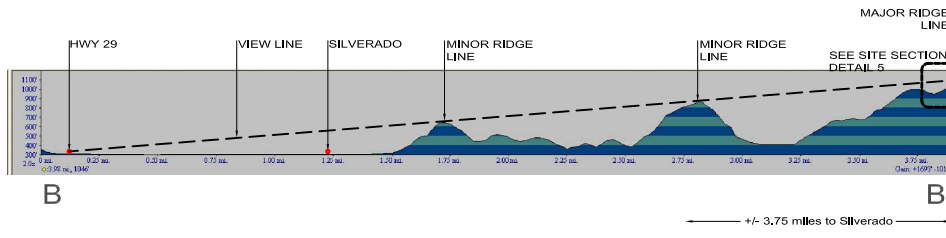
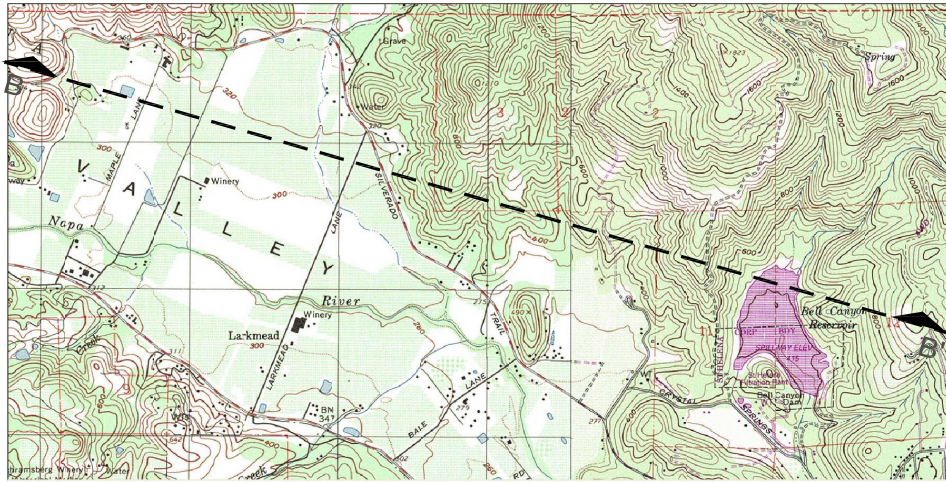
2 SITE SECTION



1 SITE SECTION



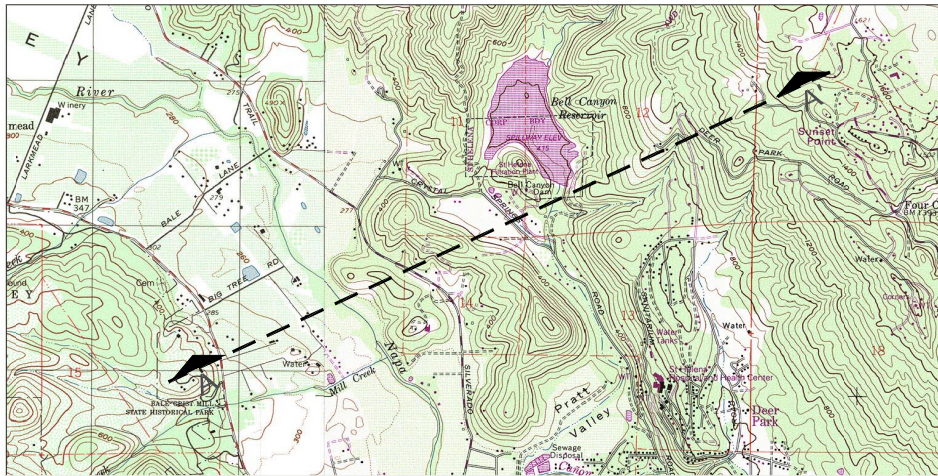
# VINEYARD 22 WINERY



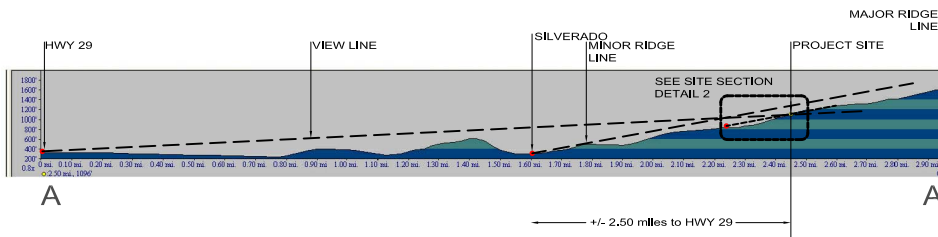
## 4 VIEW SHED

SCALE: N.T.S.

VSS01



TOPOGRAPHIC MAP

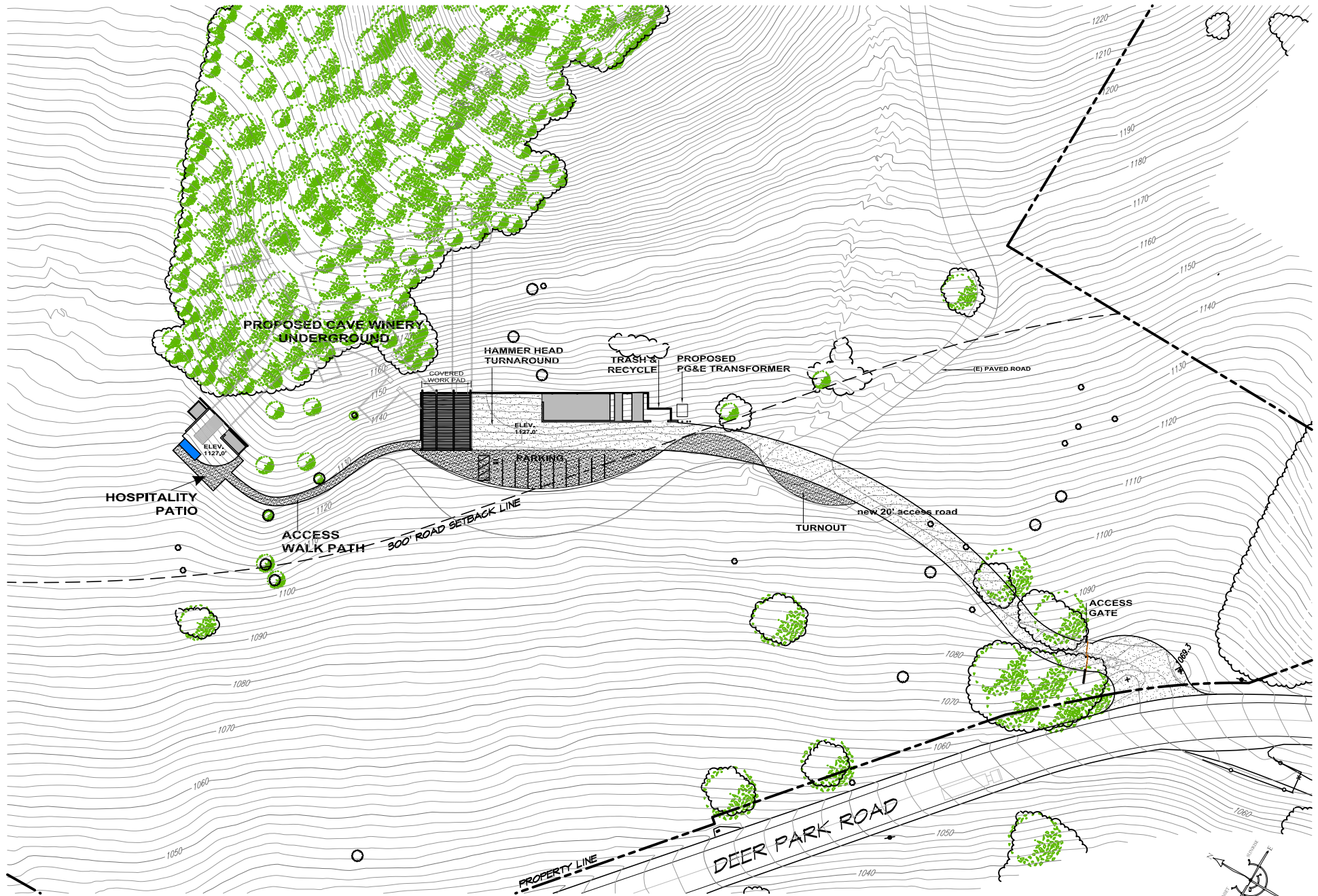


## 3 VIEW SHED

SCALE: N.T.S.

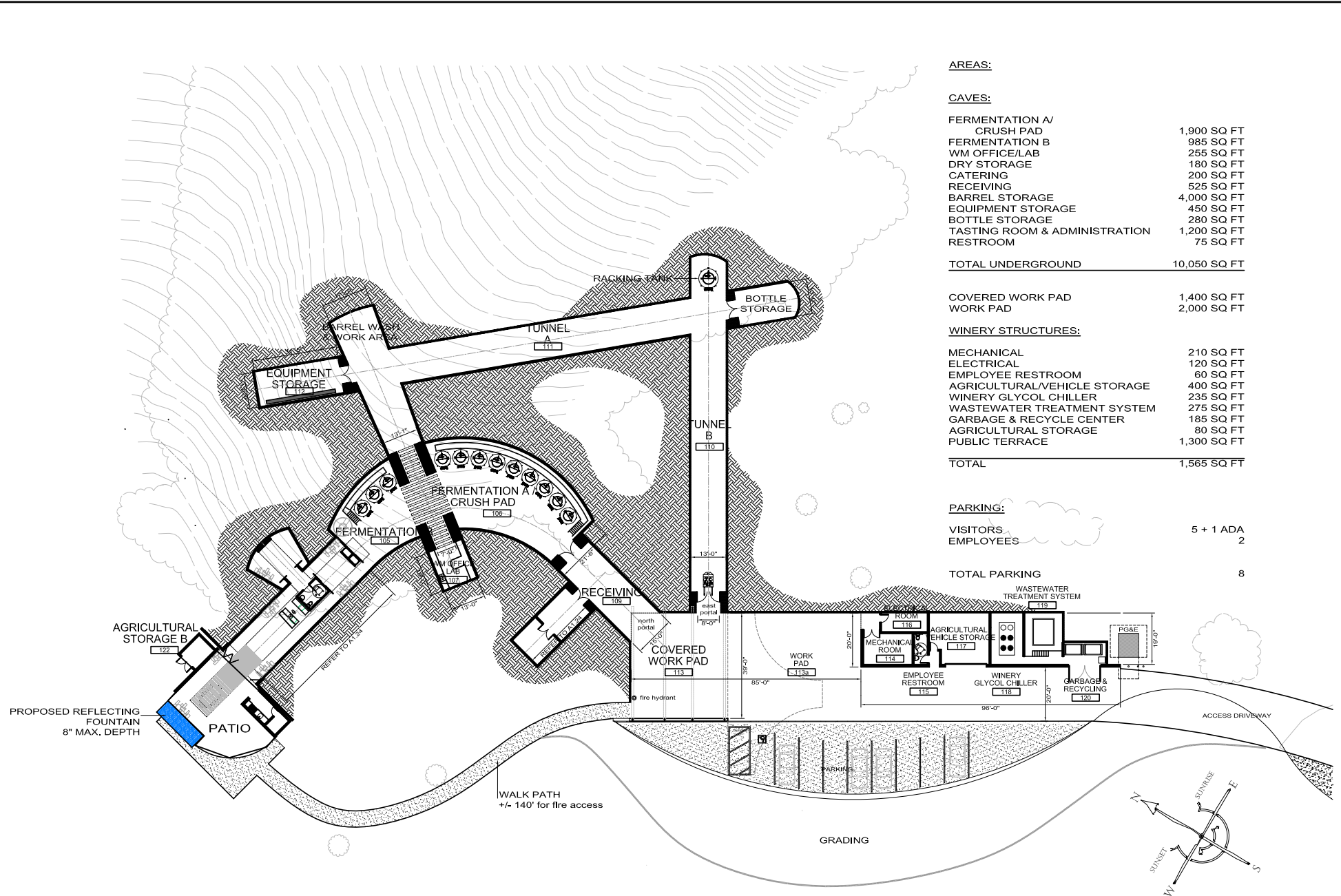
VSS02

# VINEYARD 22 WINERY



## 1 PROPOSED SITE PLAN

# VINEYARD 22 WINERY



**AREAS:**

**CAVES:**

FERMENTATION A/ CRUSH PAD	1,900 SQ FT
FERMENTATION B	985 SQ FT
WM OFFICE/LAB	255 SQ FT
DRY STORAGE	180 SQ FT
CATERING	200 SQ FT
RECEIVING	525 SQ FT
BARREL STORAGE	4,000 SQ FT
EQUIPMENT STORAGE	450 SQ FT
BOTTLE STORAGE	280 SQ FT
TASTING ROOM & ADMINISTRATION	1,200 SQ FT
RESTROOM	75 SQ FT

**TOTAL UNDERGROUND** 10,050 SQ FT

**COVERED WORK PAD** 1,400 SQ FT  
**WORK PAD** 2,000 SQ FT

**WINERY STRUCTURES:**

MECHANICAL	210 SQ FT
ELECTRICAL	120 SQ FT
EMPLOYEE RESTROOM	60 SQ FT
AGRICULTURAL/VEHICLE STORAGE	400 SQ FT
WINERY GLYCOL CHILLER	235 SQ FT
WASTEWATER TREATMENT SYSTEM	275 SQ FT
GARBAGE & RECYCLE CENTER	185 SQ FT
AGRICULTURAL STORAGE	80 SQ FT
PUBLIC TERRACE	1,300 SQ FT

**TOTAL** 1,565 SQ FT

**PARKING:**

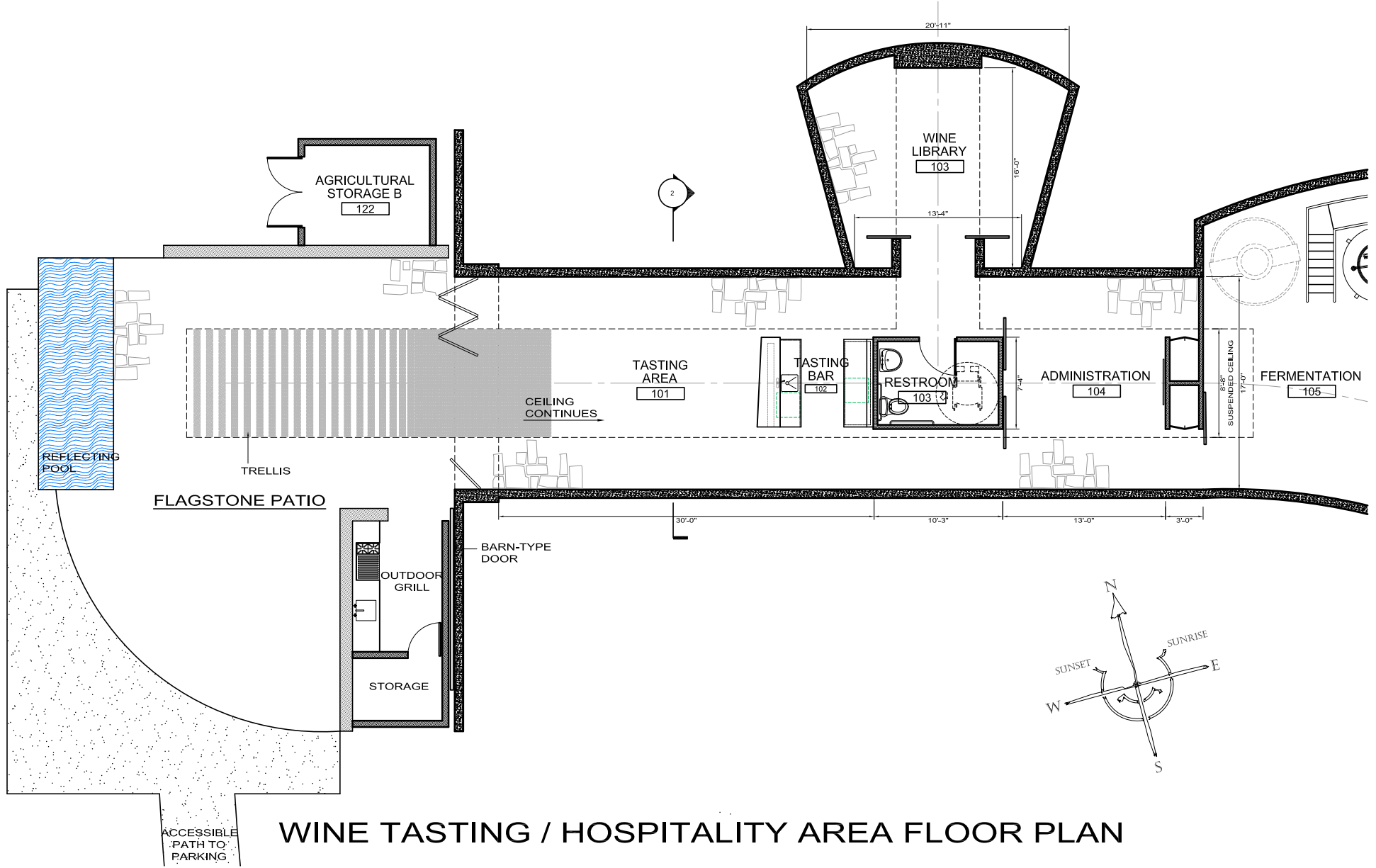
VISITORS 5 + 1 ADA  
 EMPLOYEES 2

**TOTAL PARKING** 8

## PROPOSED CAVE FLOOR PLAN

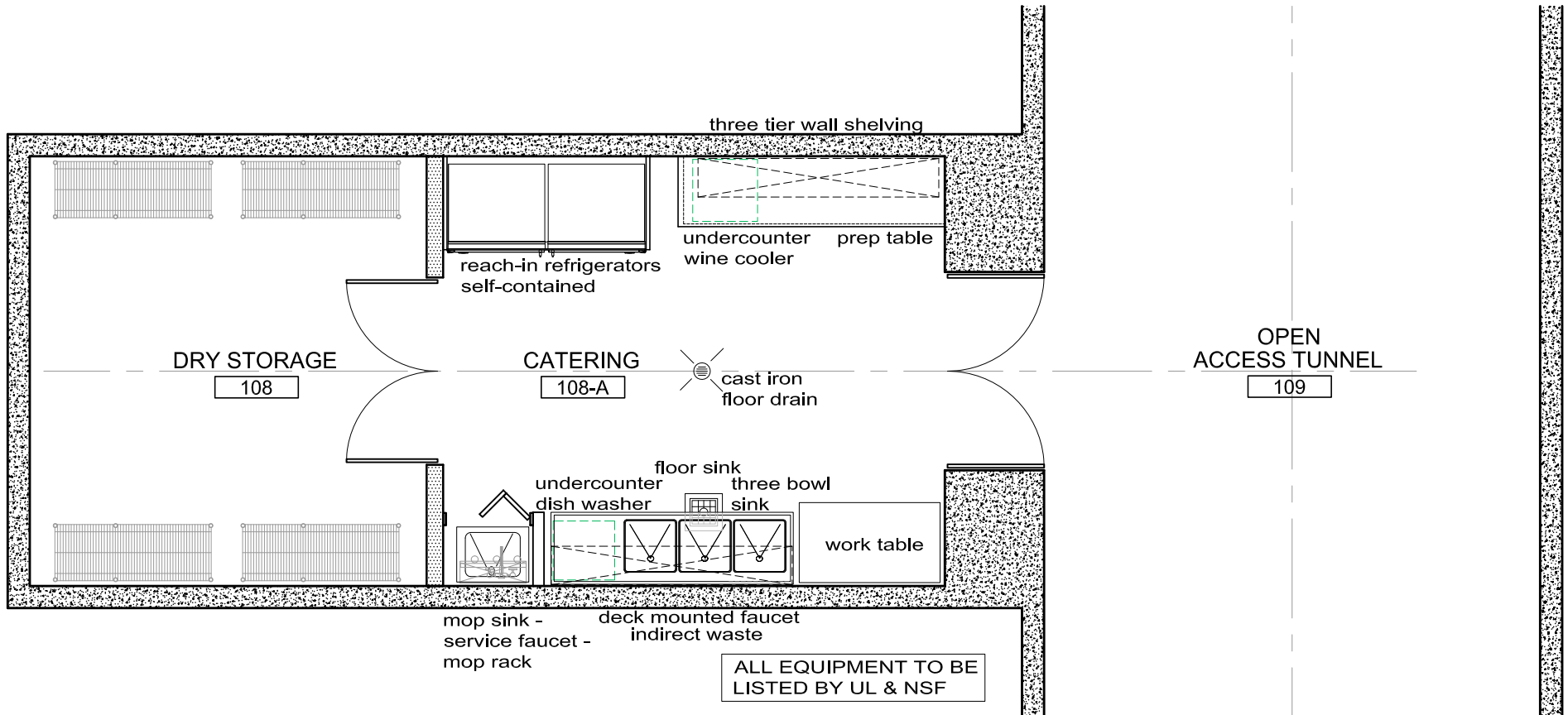


# VINEYARD 22 WINERY



**WINE TASTING / HOSPITALITY AREA FLOOR PLAN**

# VINEYARD 22 WINERY



## DRY STORAGE / CATERING

# VINEYARD 22 WINERY



**3 WORK PAD CANOPY**  
SCALE: 1/8"=1'-0"

**2 HOSPITALITY ELEVATION**  
SCALE: 1/8"=1'-0"



**1 MAIN ELEVATION**  
SCALE: 1/8"=1'-0"

# VINEYARD 22 WINERY



1 VIEW FROM HOSPITALITY PATIO

# VINEYARD 22 WINERY



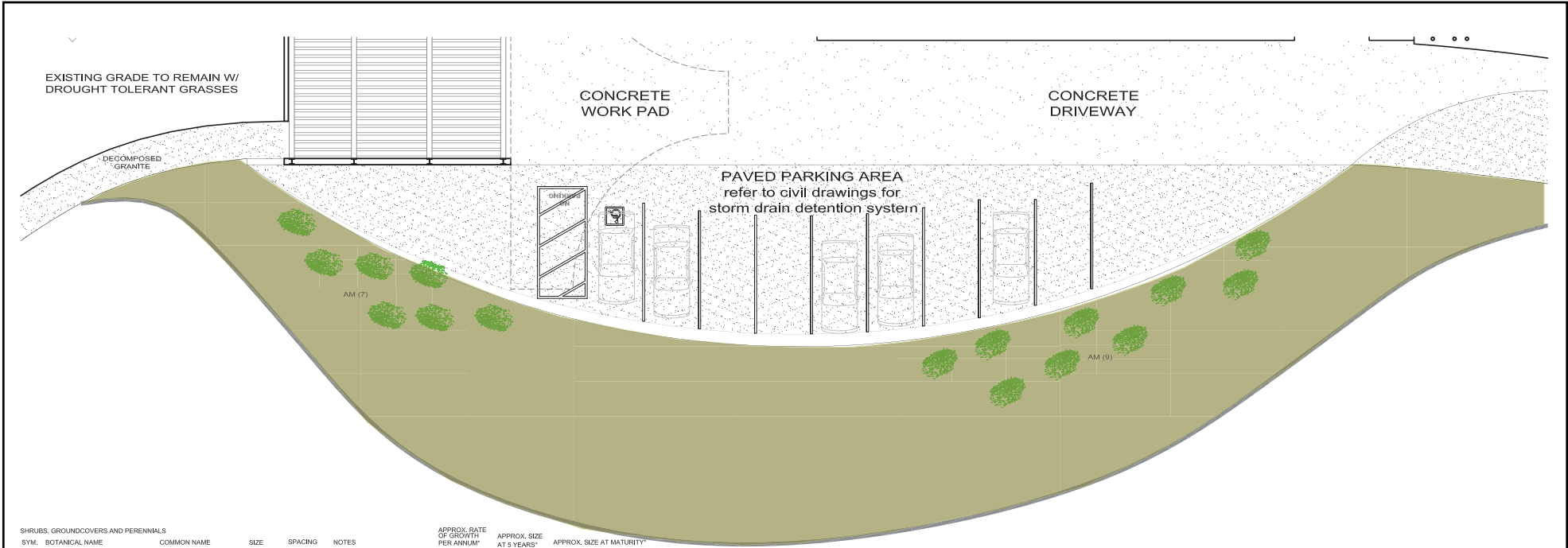
2 VIEW FROM WORK PAD & PARKING

# VINEYARD 22 WINERY



③ VIEW FROM DEER PARK RD

# VINEYARD 22 WINERY

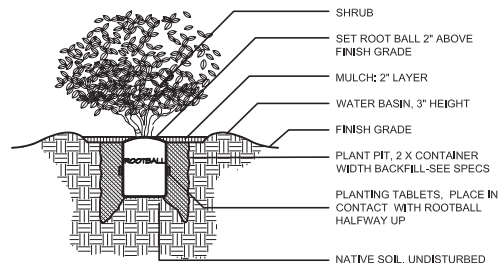


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES	APPROX. RATE OF GROWTH PER ANNUM*	APPROX. SIZE AT 3 YEARS*	APPROX. SIZE AT MATURITY*
AM	ARCTOSTAPHYLOS MANZANITA	WHITELEAF MANZANITA	5 GAL.	VARIES	NATIVE PERENNIAL	3-6"	MATURE	12' TALL, 10' SPREAD

\*NOTE: AS WITH ALL PLANT MATERIAL, GROWTH RATE AND MATURITY ARE PROCESSES CONTROLLED BY CULTURAL AND NATURAL SITE CONDITIONS.

**NOTES:**

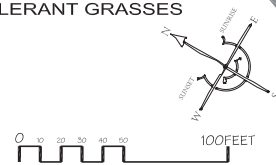
1. ALL DISTURBED SOIL SHALL BE HYDROSEED WITH LOW-PROFILE SEED MIX, BASIC EROSION CONTROL MIX, AND ECOLOGY CONTROLS M-BINDER, PROVIDED BY S & S SEEDS, (805) 684-2798.
2. SPECIFIC AREAS TO USE THE FOLLOWING HYDROSEED LANDSCAPE MIX: 4000 LBS/ACRE FLEXTERRA, 300 LBS/ACRE, 6-24-24 FERTILIZER, AND 60 LBS/ACRE SEED MIX TO BE: 45% CALIFORNIA BROME (CUCAMONGA); 15% BLUE WILD RYE; 20% THREE WEEKS FESCUE; 10% CALIFORNIA BUCKWHEAT; 5% BLUE LUPINE; 5% CALIFORNIA POPPY.
3. ROOFING GRANITE SHALL BE MIXED AT A RATIO OF THREE 94-LB. BAGS OF CONCRETE BINDER PER CUBIC YARD OF ROOFING GRANITE.
4. DECOMPOSED GRANITE SHALL BE MIXED WITH TERRAPAVE BRAND RESIN STABILIZER AT A RATIO OF 240 LBS PER 1 TON OF DECOMPOSED GRANITE, IN ACCORDANCE WITH ADA STANDARDS AND MANUFACTURERS RECOMMENDATIONS. ADDITIONAL INFORMATION ON TERRAPAVE CAN BE OBTAINED BY CONTACTING SCOTT ATKINSON AT WHEELER ZAMARONI, PHONE (707) 292-8508.
5. ALL REMAINING LANDSCAPE NOT MENTIONED WILL REMAIN AS IS.



SHRUB PLANTING DETAIL N.T.S.



## PROPOSED LIGHTING PLAN



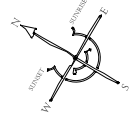
# VINEYARD 22 WINERY



**LIGHT FIXTURE SCHEDULE**

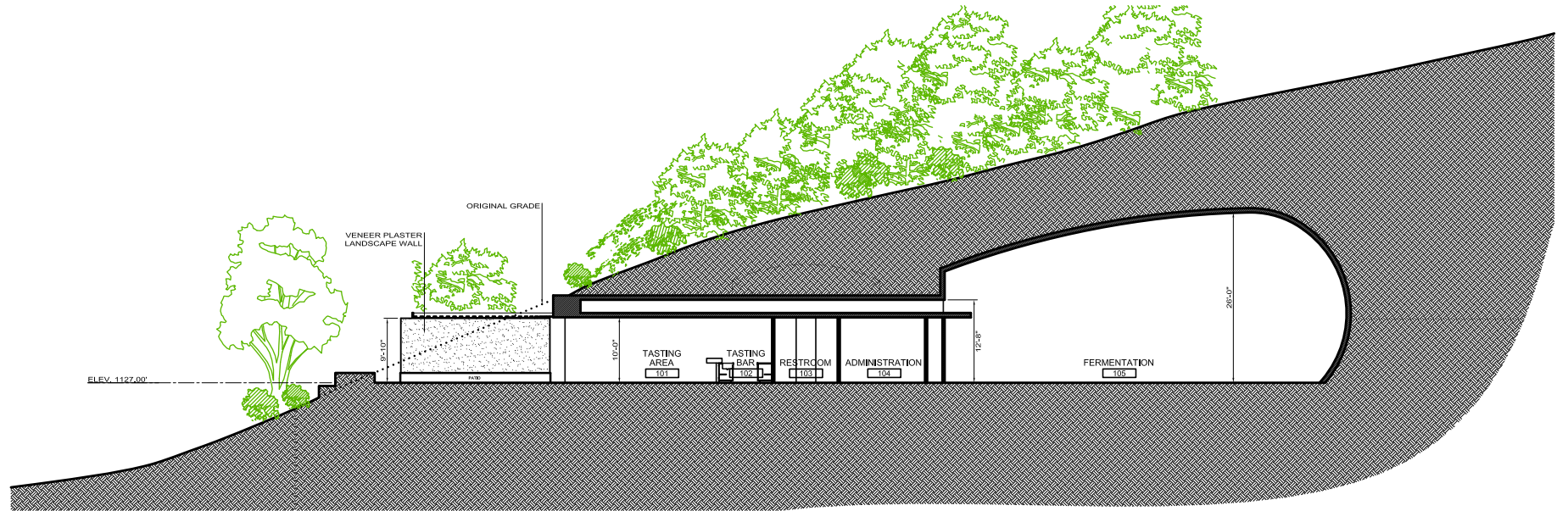
TYPE	MFR. & MODEL	DESCRIPTION	LAMP	VOLTAGE	WATTS PER FIXTURE
BK1	BK LIGHTING B-MD-LED-e34	MINI DRIVE SURFACE MOUNT - LED	LED	3W	2.8
FF1	RUUD #E4242-1-B9-H-P	SURFACE MOUNTED FLUORESCENT - PHOTOCEL	42TT	120W	48
MH1	BEGA #2407MH-120V	WALL MOUNTED MH DOWN LIGHT DIE CAST HOUSING	T6	120W	45
OM1	BEGA OM10-175ED17 - MH	SURFACE MOUNTED MH LOW BRIGHT CYLINDER	MH	120W	175
OM2	BEGA OM6H-100A19	SURFACE MOUNTED HORIZONTAL A-LAMP CYLINDER	A21	120W	100

## PROPOSED LIGHTING PLAN

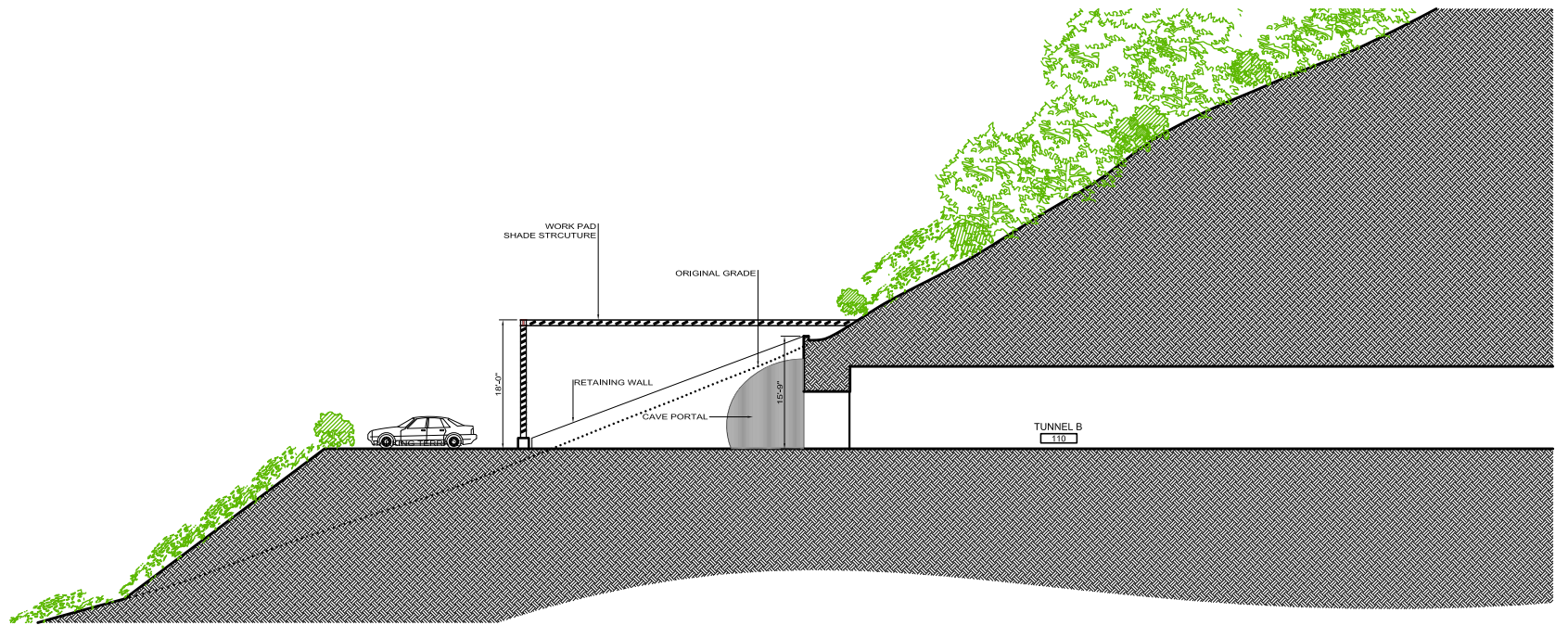




# VINEYARD 22 WINERY



SECTION HOSPITALITY PATIO



SECTION @ EAST PORTAL