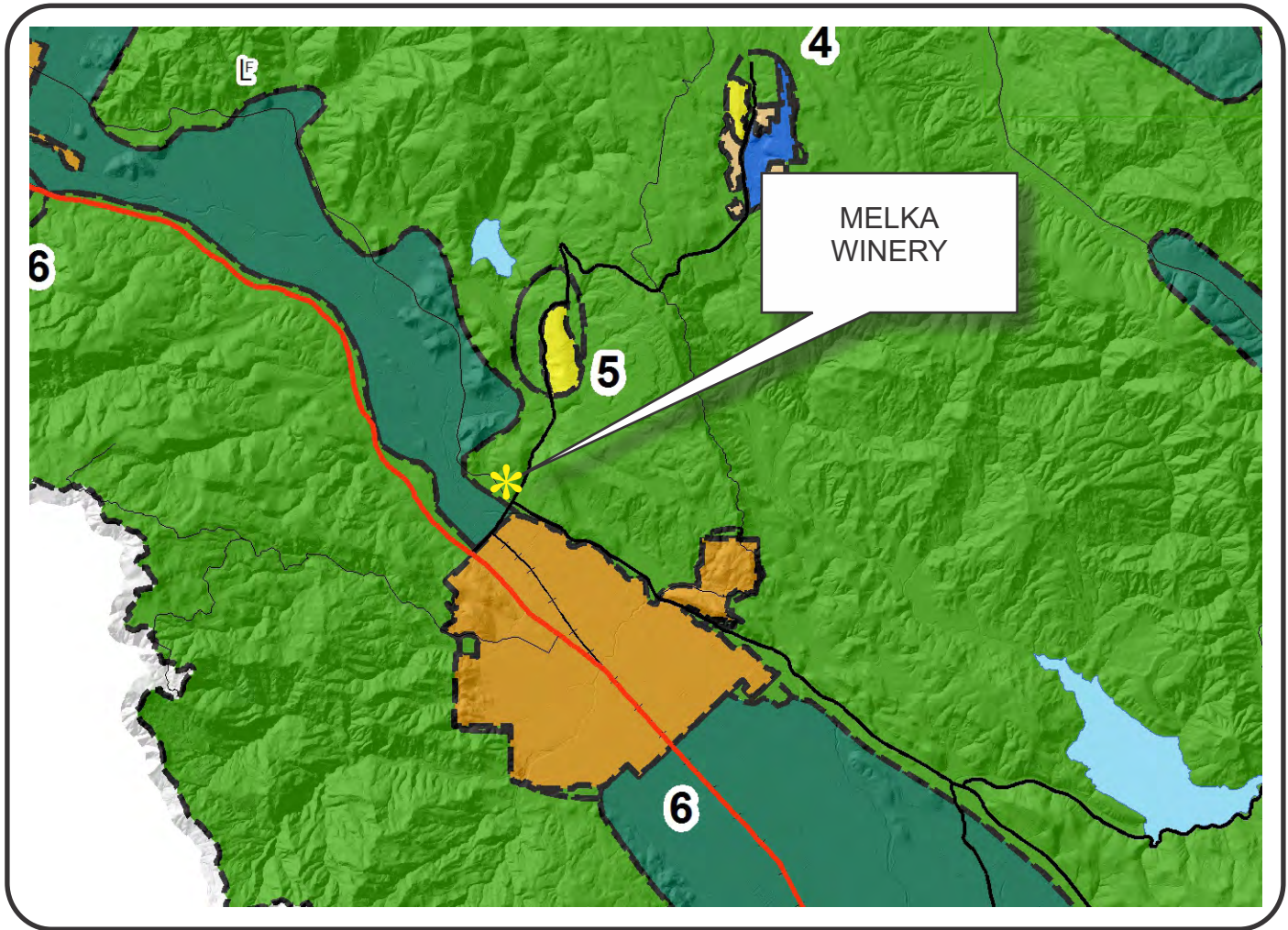


NAPA COUNTY LAND USE PLAN 2008 - 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional
- Napa Pipe Mixed Use

OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource

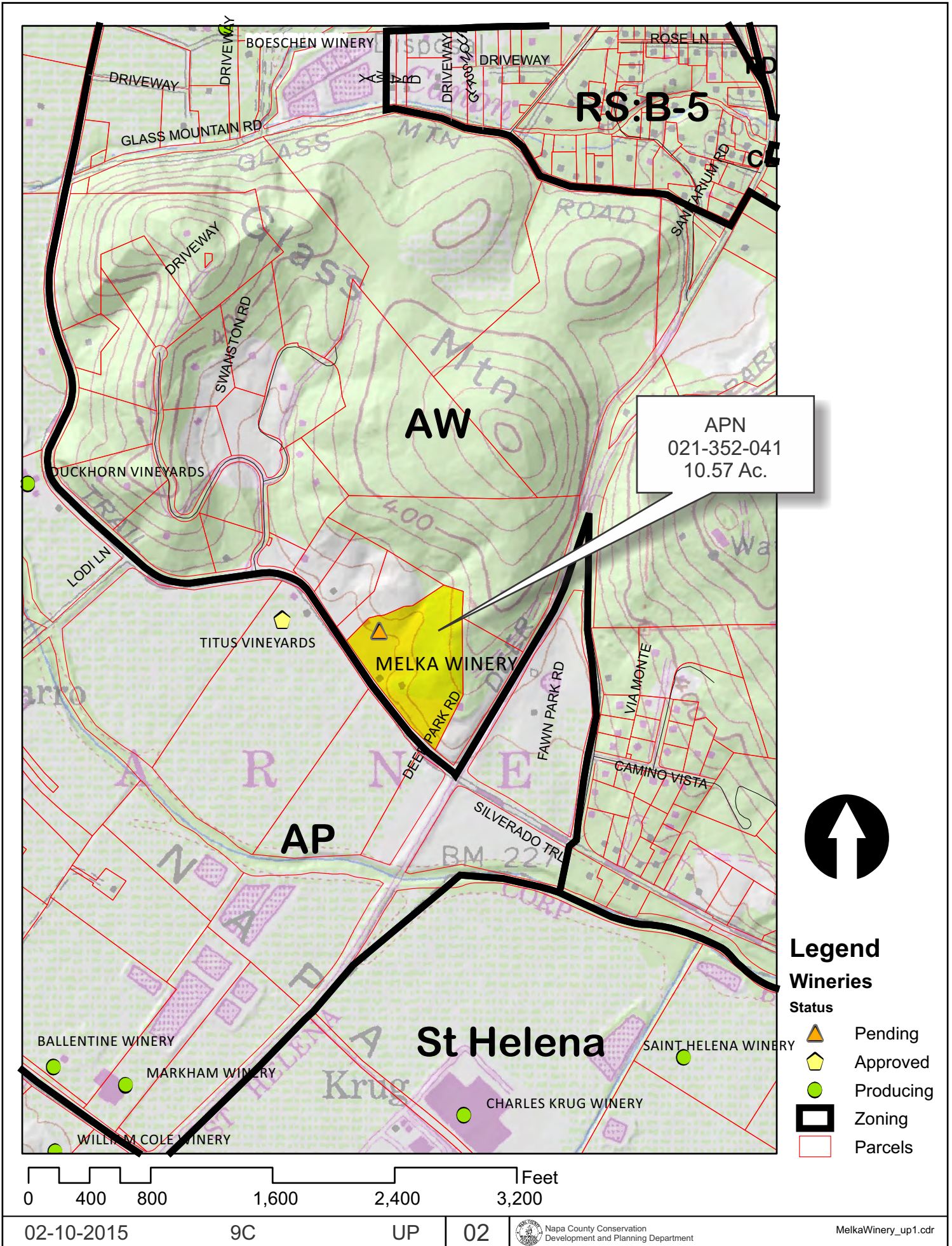
TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

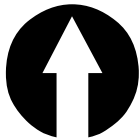
* See Action Item AG/LU-114.1 regarding agriculturally zoned areas within these land use designations

APN
021-352-041
02-10-2015
9C UP

MELKA WINERY



APN
021-352-041
10.57 Ac.

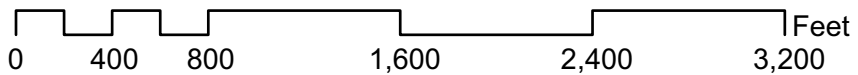


Legend

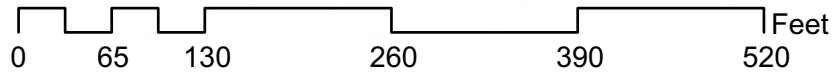
Wineries

Status

-  Pending
-  Approved
-  Producing
-  Zoning
-  Parcels

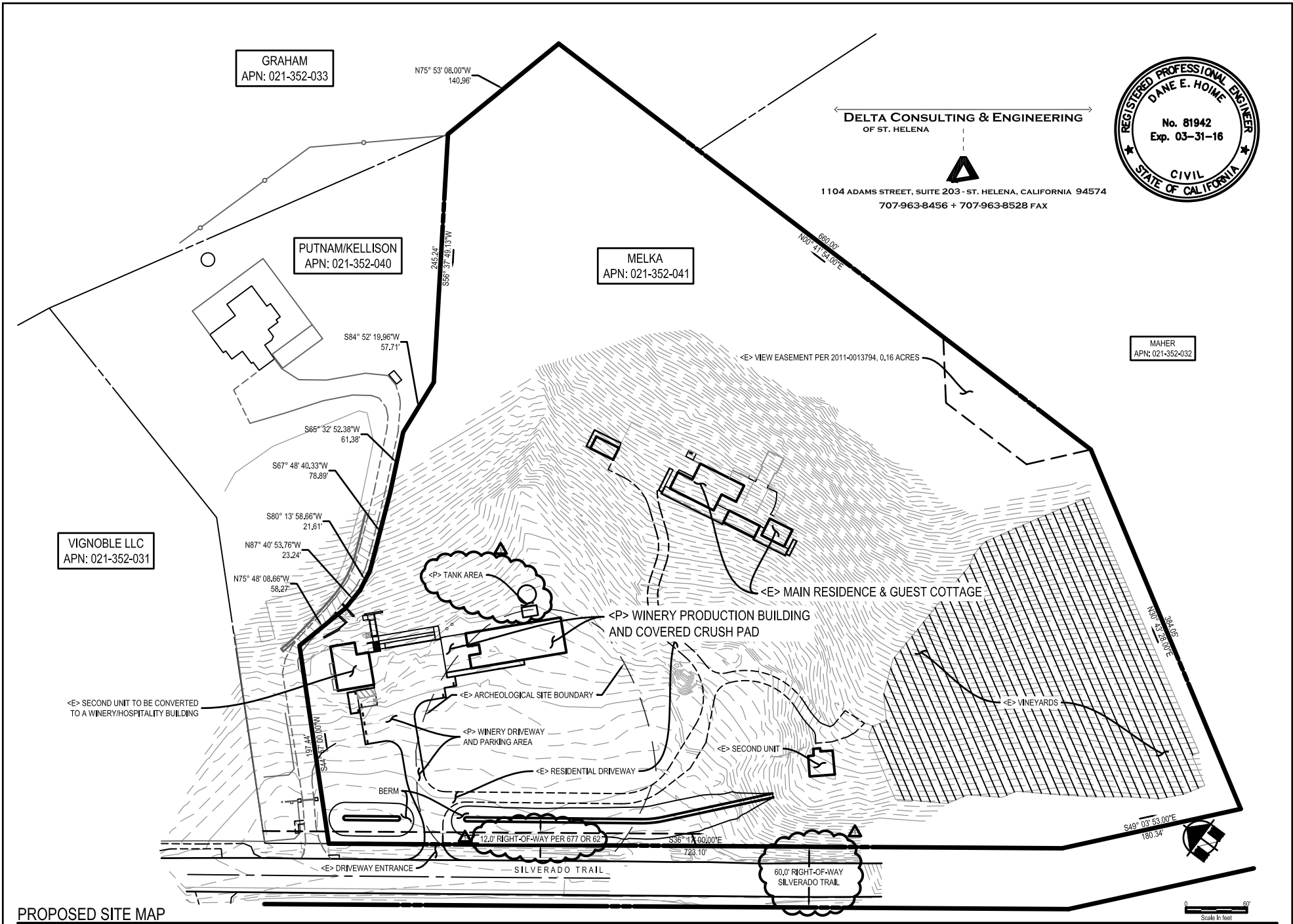


MELKA WINERY

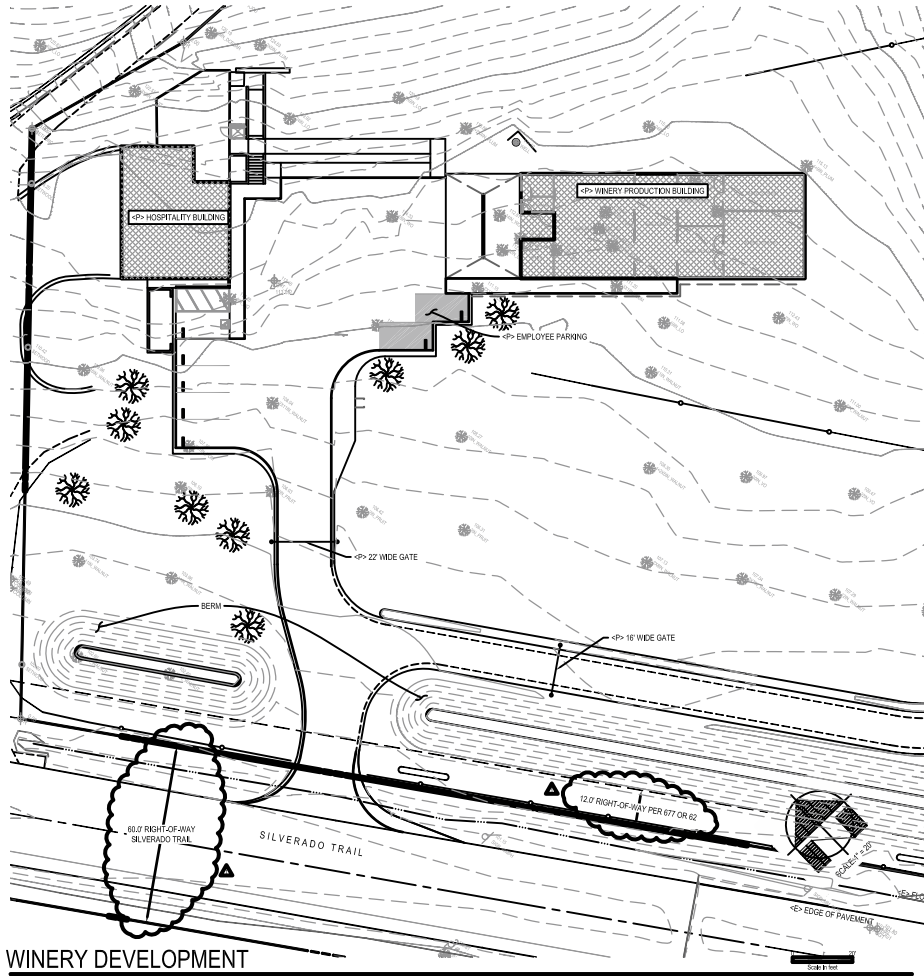


Existing Conditions

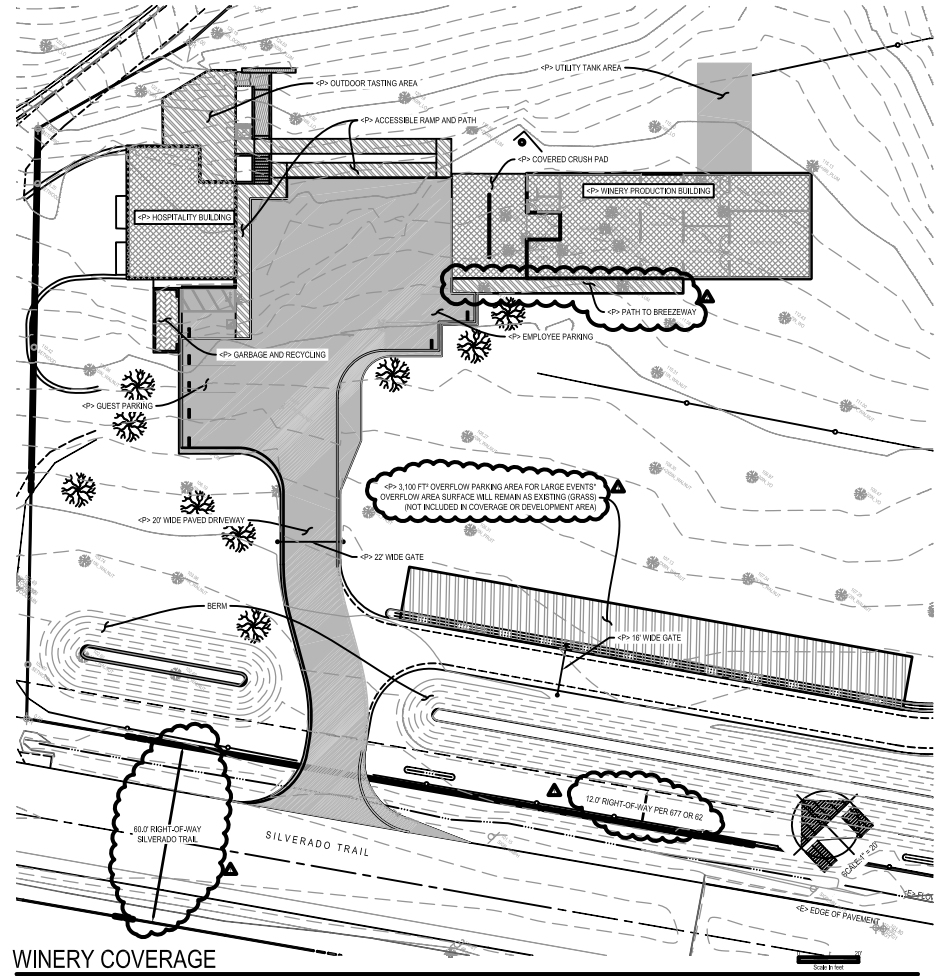
MELKA WINERY



MELKA WINERY



WINERY DEVELOPMENT



WINERY COVERAGE

LARGE EVENTS MAY ALSO UTILIZE OFF-SITE PARKING WITH SHUTTLE SERVICE TO AND FROM THE WINERY

WINERY COVERAGE AND DEVELOPMENT AREAS

AREA	COVERAGE (FT ²)	DEVELOPMENT (FT ²)
PRODUCTION BUILDING FOOTPRINT	3,325	3,325
HOSPITALITY BUILDING FOOTPRINT	1,455	1,455
GARBAGE AND RECYCLING	145	
EMPLOYEE PARKING (2 EXCLUSIVE)		340
TOTAL DEVELOPMENT AREA (FT ²):		5,120
COVERED CRUSH PAD	875	
WORK AREAS	0 (ALL IN PRODUCTION BUILDING & CRUSH PAD)	
SURFACE WATER TREATMENT SYSTEM	0 (ALL IN PRODUCTION BUILDING & CRUSH PAD)	
PAVING	12,670	
(PAVING INCLUDES: DRIVEWAYS, PARKING, PATHS, COURTYARD, AND UTILITY TANK AREA)		
TOTAL COVERAGE (FT ²):	18,467	
TOTAL COVERAGE (ACRES):	0.424	
TOTAL PARCEL (ACRES):	10.68	
PERCENT COVERAGE:	3.97%	

NOTE:

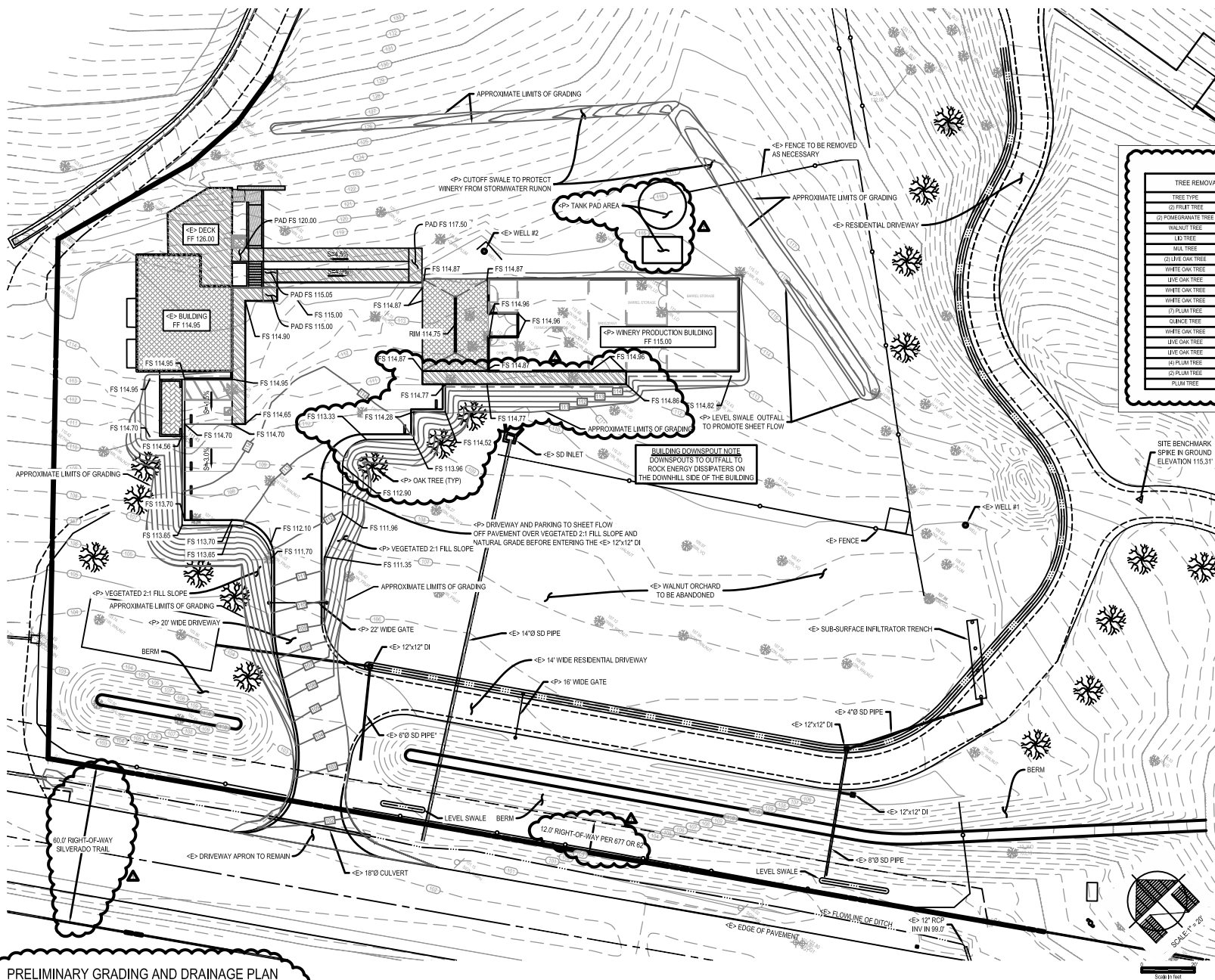
- HATCHING DENOTES THE AREAS INCLUDED IN THE CALCULATIONS FOR THE "WINERY DEVELOPMENT AREA" AND THE "WINERY COVERAGE" ACCORDING TO THE DEFINITIONS FOUND IN THE SUPPLEMENTAL APPLICATION FOR WINERY USES IN THE USE PERMIT APPLICATION.
- SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS AND SQUARE FOOTAGE BREAKDOWN OF THE PRODUCTION AND HOSPITALITY BUILDINGS.

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707-963-8456 • 707-963-8528 FAX



MELKA WINERY



TREE REMOVAL PLAN	
TREE TYPE	DBH
(1) FRUIT TREE	2 INCH
(2) POMEGRANATE TREE	1 INCH
WALNUT TREE	11 INCH
LEI TREE	8 INCH
ALA TREE	4 INCH
(1) LIVE OAK TREE	13 INCH
WHITE OAK TREE	10 INCH
LIVE OAK TREE	12 INCH
WHITE OAK TREE	11 INCH
WHITE OAK TREE	10 INCH
(1) PLUM TREE	1 INCH
SLYMBEE TREE	1 INCH
WHITE OAK TREE	14 INCH
LIVE OAK TREE	8 INCH
LIVE OAK TREE	10 INCH
(1) PLUM TREE	8 INCH
(2) PLUM TREE	4 INCH
PLUM TREE	8 INCH

LEGEND

✕ TREE TO BE DEMOLISHED

☼ OAK TREE TO BE PLANTED

OAK TREE REMOVAL

LIVE OAK - 5 TREES TOTAL
WHITE OAK - 4 TREES TOTAL

TREE REPLACEMENT NOTES

THE PROJECT PROPRIETOR TO REPLACE THE DEMOLISHED OAK TREES AT A RATIO OF 2:1. A TOTAL OF 18 NEW OAK TREES WILL BE PLANTED ON SITE AND CAN BE SEEN ON THIS GRADING PLAN.

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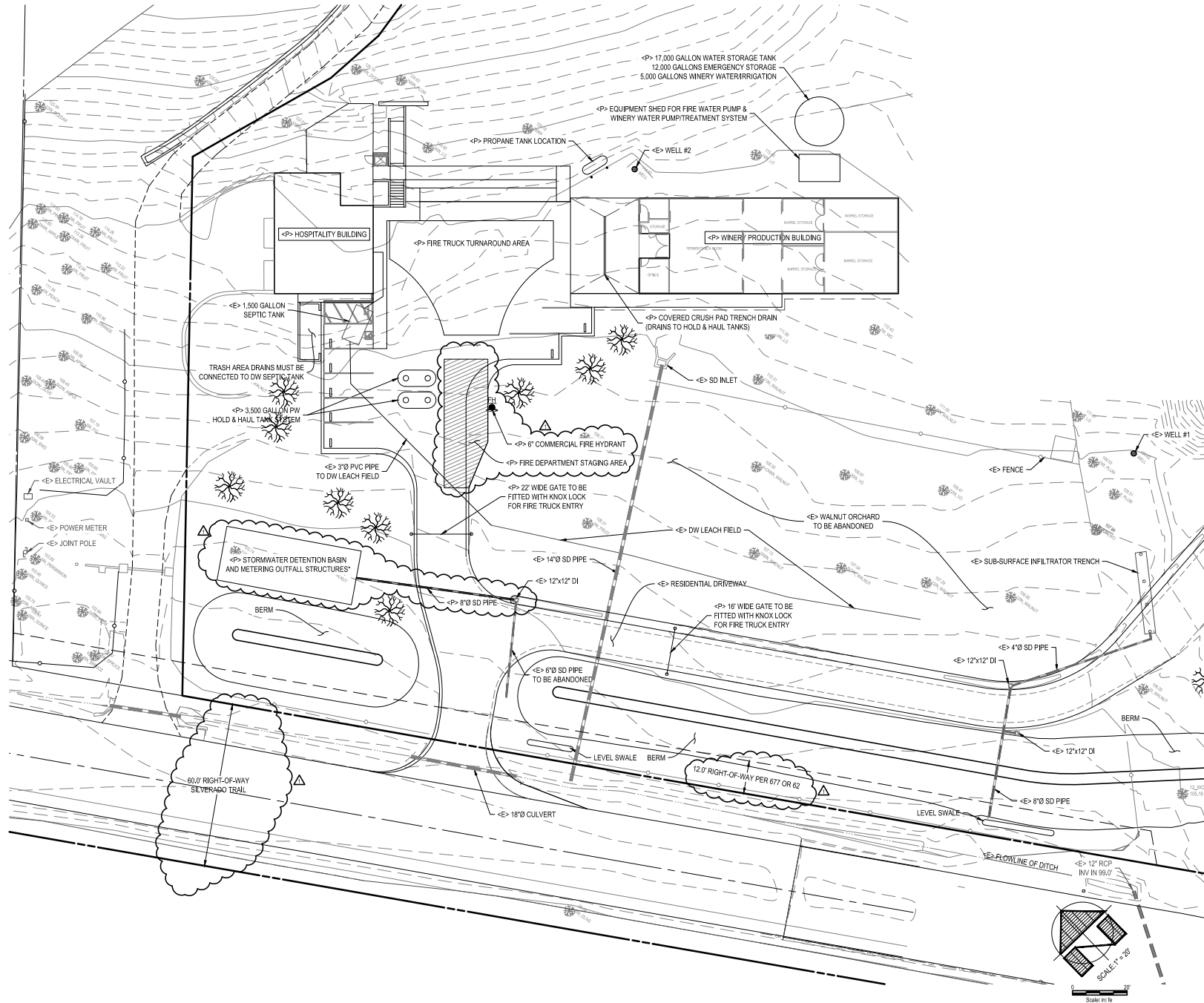
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707-963-8466 • 707-963-8528 FAX



PRELIMINARY GRADING AND DRAINAGE PLAN
SEE SHEET C4.0 FOR NOTES AND DETAILS REGARDING THE STORMWATER DETENTION SYSTEM

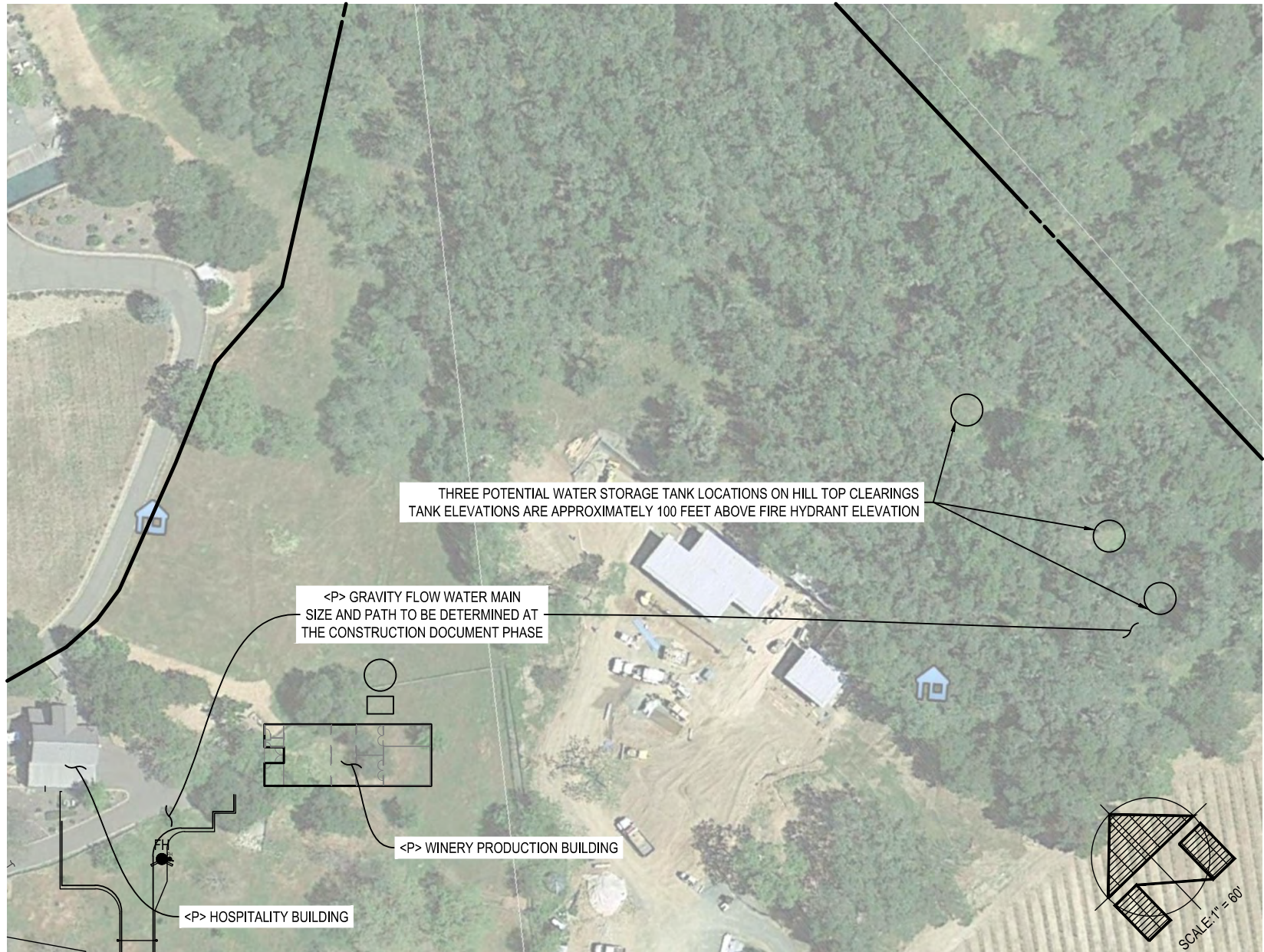
PRELIMINARY GRADING PLAN

MELKA WINERY



PRELIMINARY UTILITY PLAN

MELKA WINERY



POTENTIAL WATER STORAGE TANK LOCATION

THE TANK LOCATIONS SHOWN IN THIS PLAN REPRESENT THE POSSIBILITY FOR THE FIRE PROTECTION AND PROCESS/DOMESTIC WATER SYSTEM TO BE SUPPLIED BY A GRAVITY FLOW WATER SOURCE