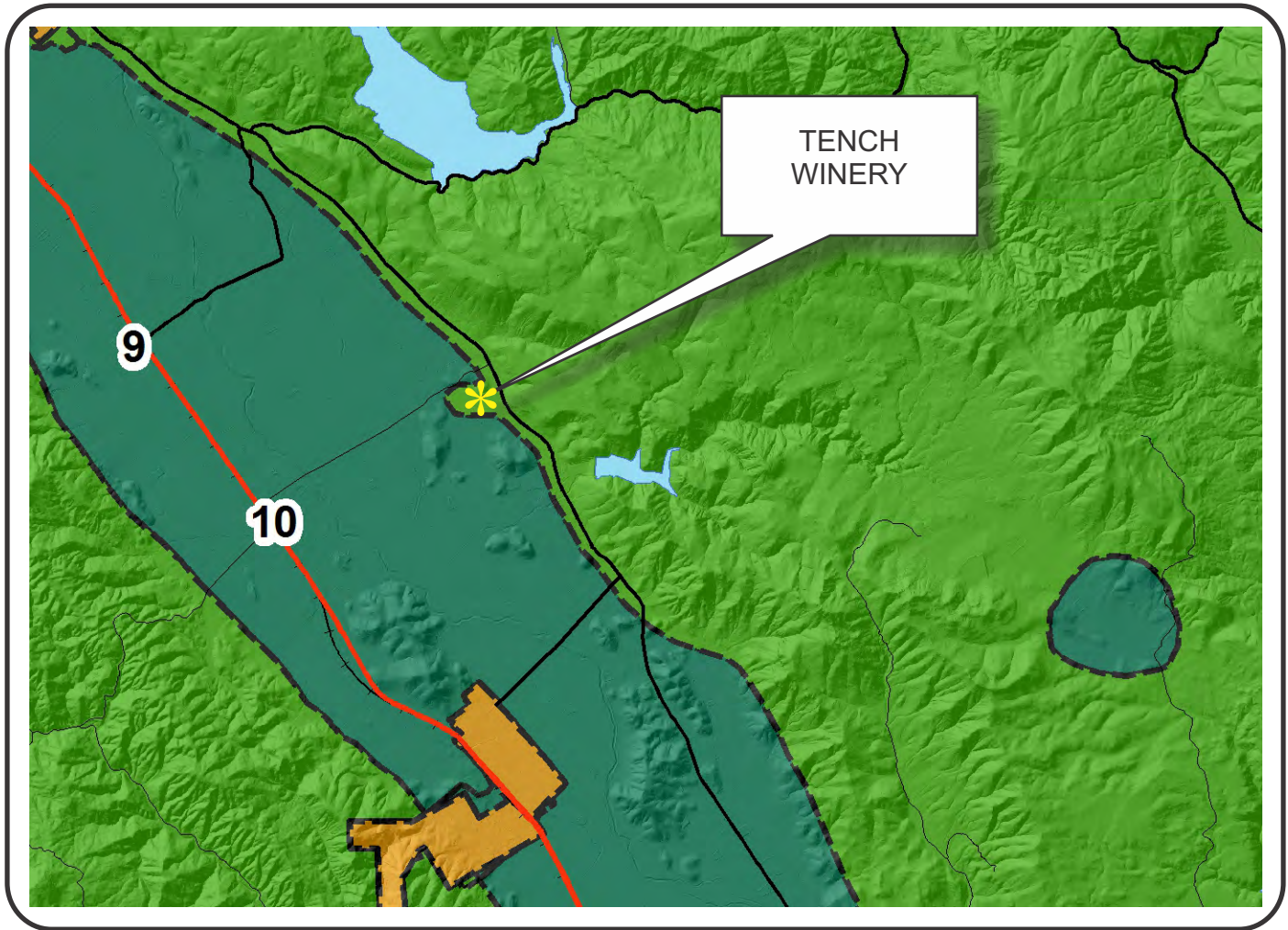


# NAPA COUNTY LAND USE PLAN 2008 - 2030



## 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

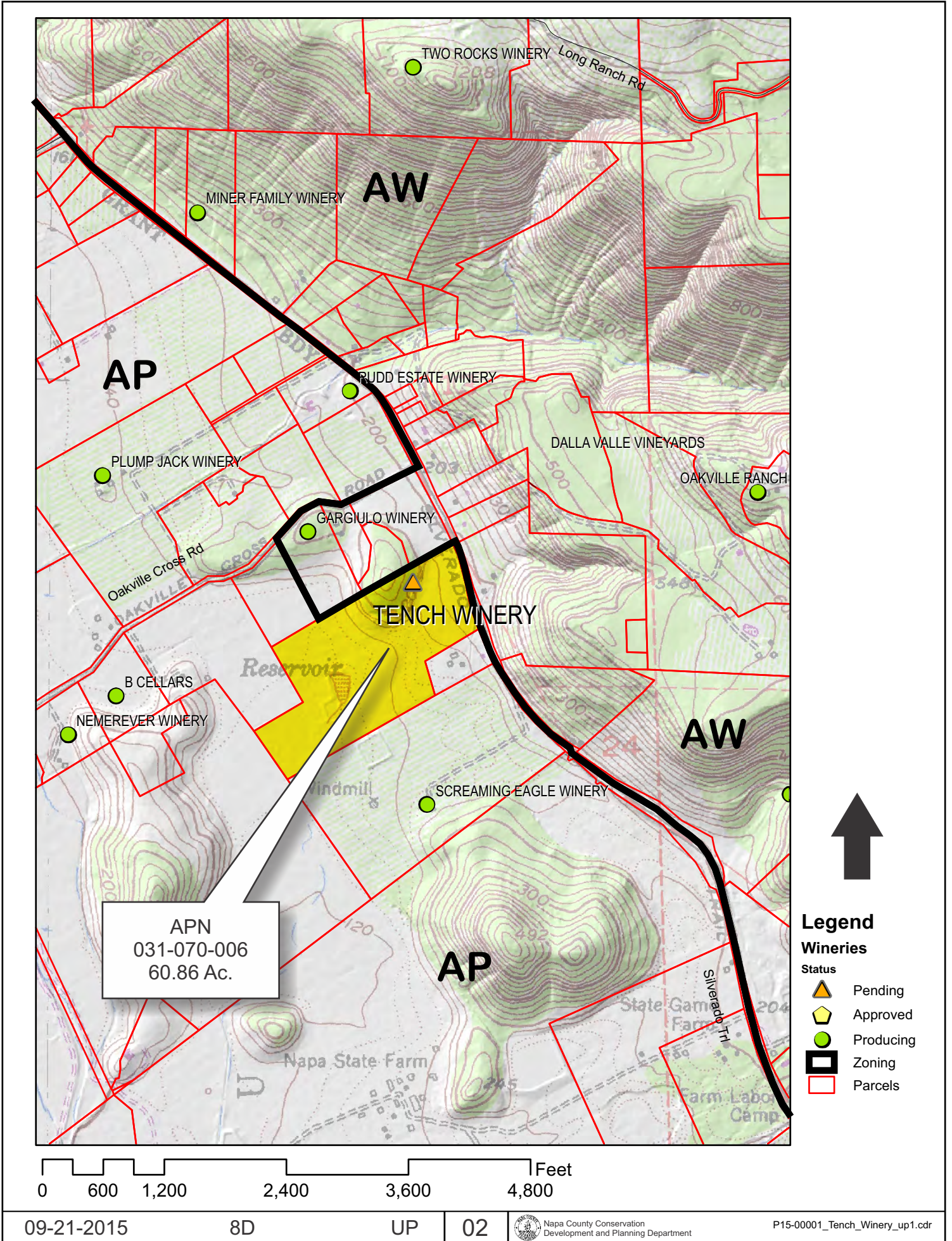
### TRANSPORTATION

- 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  
031-070-006  
09-21-2015  
8D UP

# TENCH WINERY



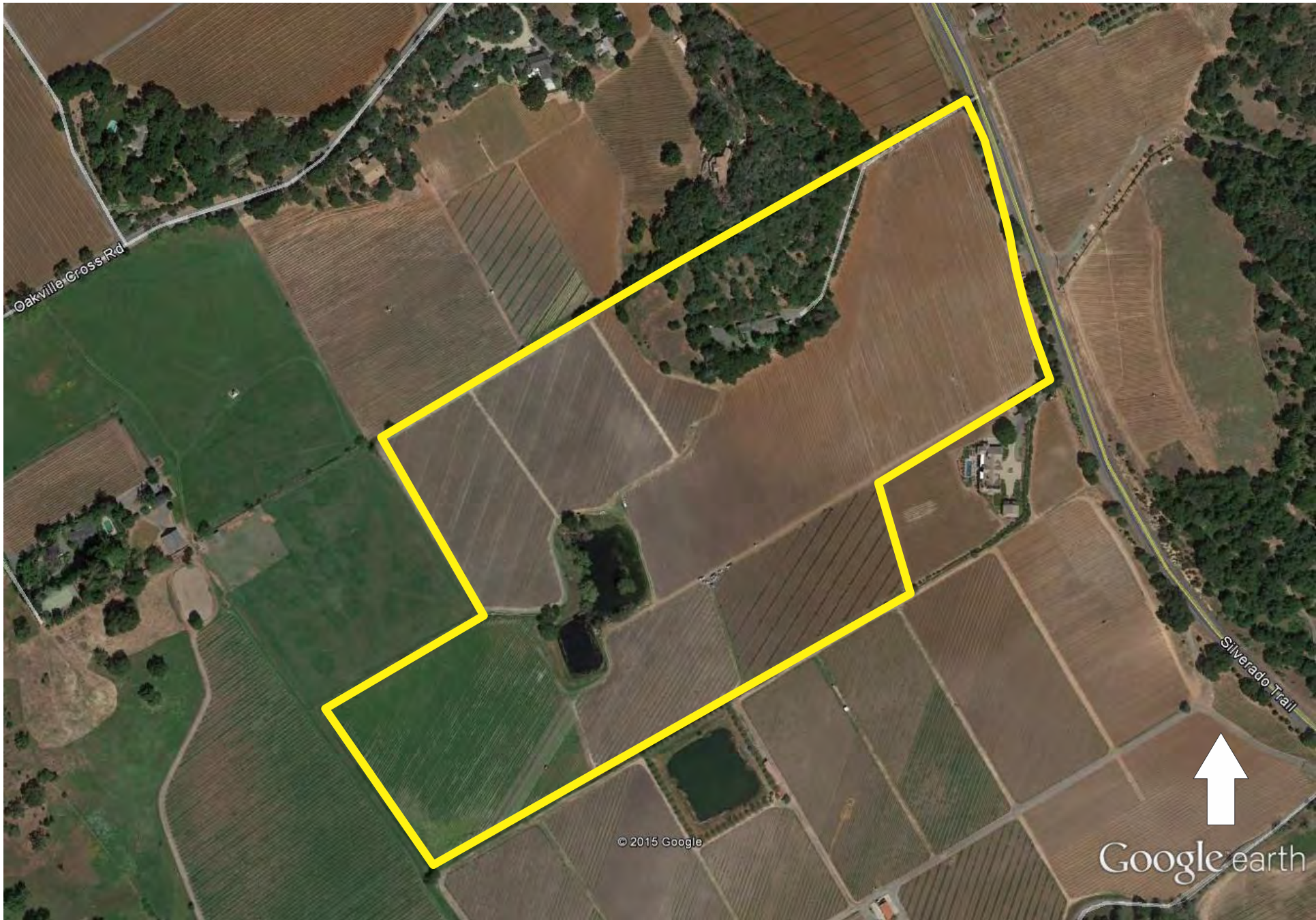
APN  
031-070-006  
60.86 Ac.



## Legend

- Wineries**
- Status**
- Pending
  - Approved
  - Producing
  - Zoning
  - Parcels

# TENCH WINERY



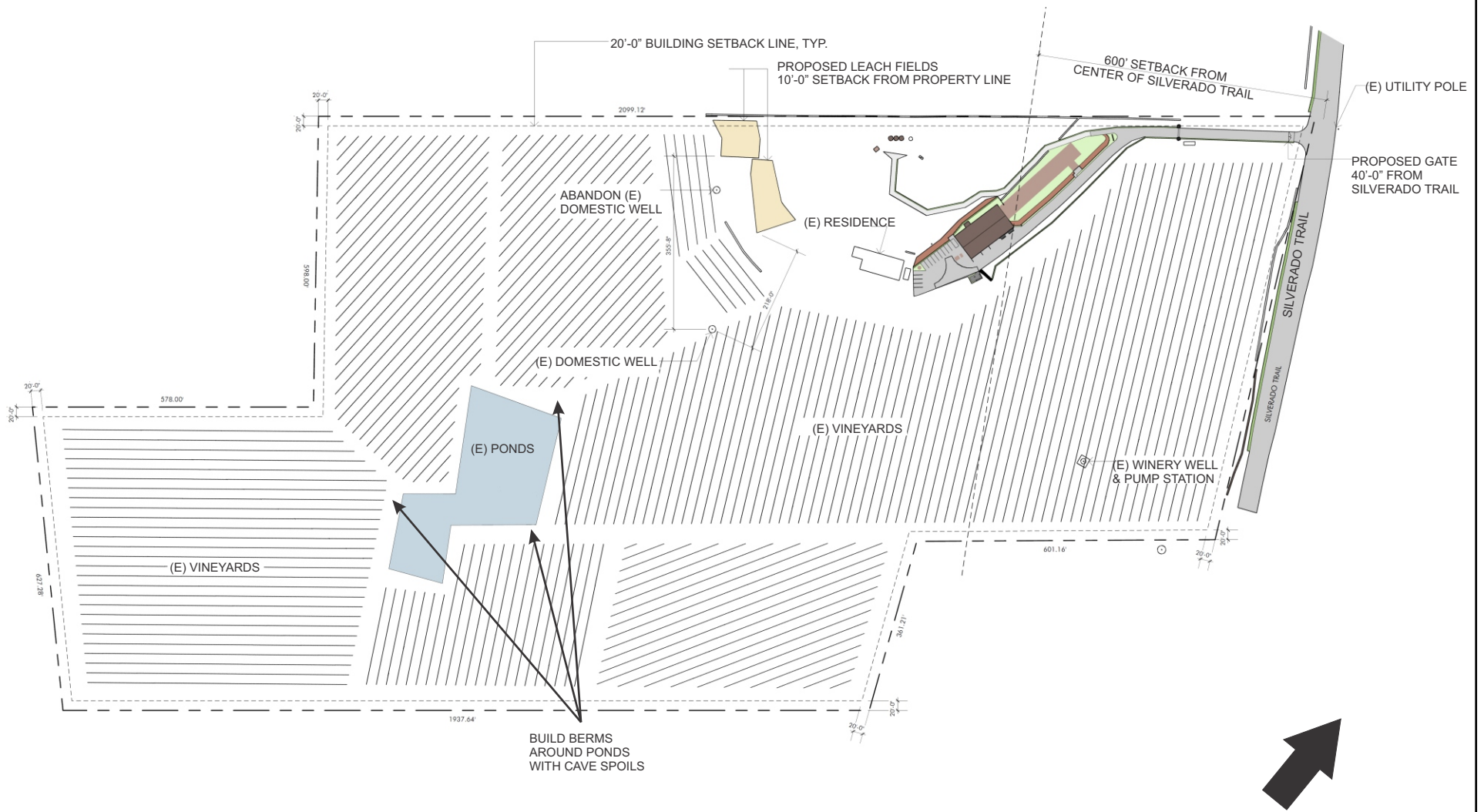
Existing Conditions

# TENCH WINERY



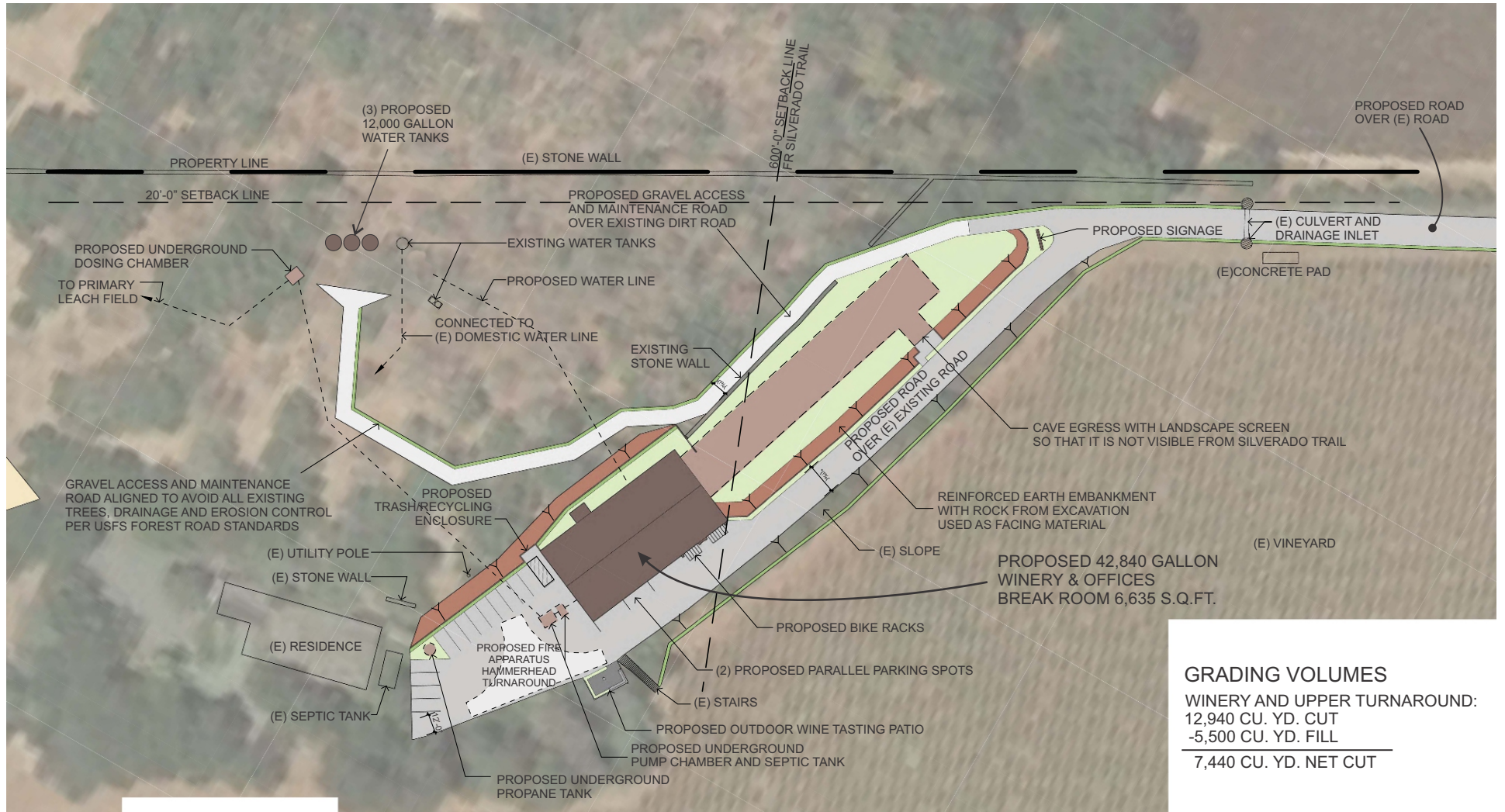
Existing Conditions Detail

# TENCH WINERY



OVERALL SITE PLAN

# TENCH WINERY



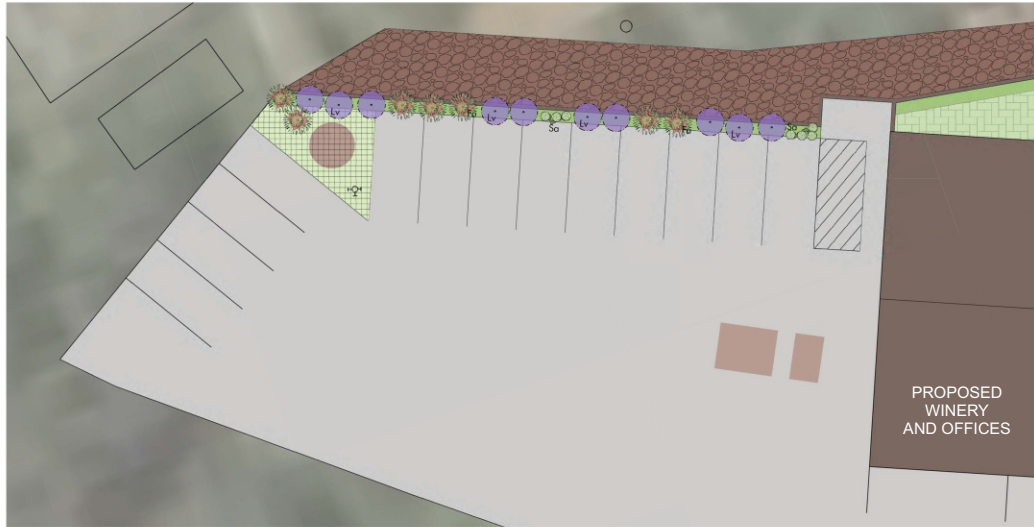
GRADING VOLUMES	
WINERY AND UPPER TURNAROUND:	12,940 CU. YD. CUT
	-5,500 CU. YD. FILL
	<hr/>
	7,440 CU. YD. NET CUT

ENLARGED SITE PLAN  
WITH GRADING AND UTILITIES



LEGEND	
	LOW SLOPE AREA TO BE REPLACED WITH OAKS AND NATIVE VEGETATION
	BIORETENTION FACILITY, SEE STORMWATER CONTROL EXHIBITS
	SLOPE WITH ROCK-FACED SOIL
	SLOPE SYMBOL, POINTS DOWNHILL

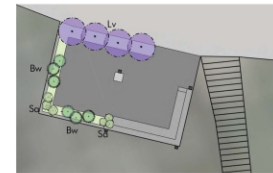
# TENCH WINERY



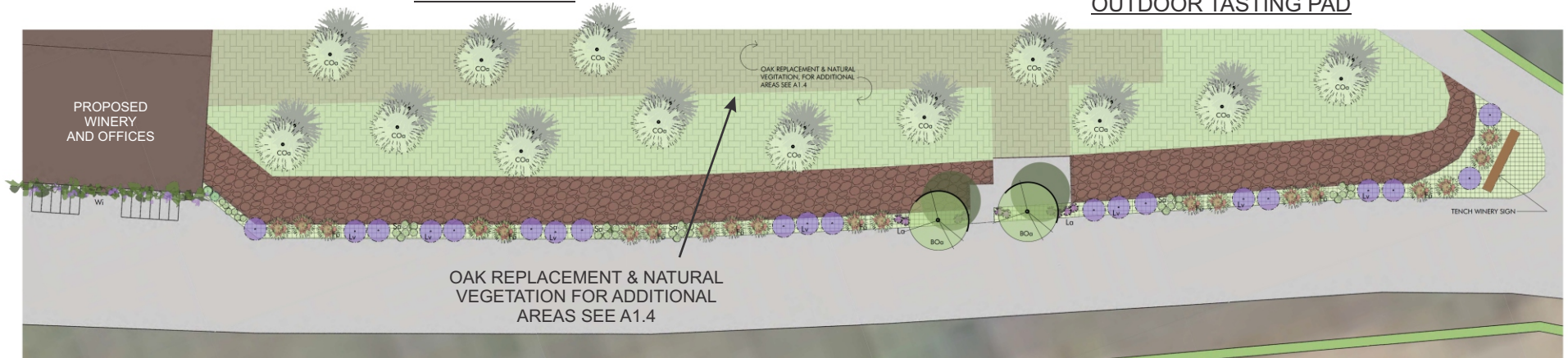
**PARKING AREA**

COMMON NAME	BOTANICAL NAME	DESCRIPTION
WISTERIA (W)	FABACEAE	DECIDUOUS VINES. ADAPTABLE, TWINING, WOODY VINES, LONG LIFE. FULL SUN. LITTLE TO MODERATE WATER.
ROYAL LARKSPUR (Lr)	DELPHINIUM VARIEGATUM	PERENNIAL USED IN MASS TO CREATE AN ACCENT AREA. BLUE AND WHITE FLOWERS. 10'-24" HIGH. SUN. REGULAR WATER.
BLUE WILDRYE (Bw)	ELYMUS GLAUCCUS	ATTRACTIVE PERENNIAL GRASS. 2'-4" HIGH. SUN OR SHADE. REGULAR WATER.
CALIFORNIA FUCHSIA (Fu)	EPILOBIUM CANUM	PERENNIAL/SUBSHRUB WITH ORANGE TUBULAR FLOWERS. 1'-3" HIGH AND 1'-3" WIDE. SUN OR SHADE. REGULAR WATER.
FRENCH LAVENDER (Lv)	LAVANDULA STOECHAS	PERENNIAL WITH LIGHT PURPLE FLOWERS. 3' HIGH, WIDTH VARIES. SUN. MODERATE WATER.
SILVER LUPINE (Lu)	LUPINUS ALBIFRONS	PERENNIAL/SUBSHRUB. BLUE-PURPLE FLOWERS. 3' HIGH x 3' WIDE. DROUGHT-TOLERANT. SUN OR SHADE. LITTLE OR NO WATER.
COAST LIVE OAK (COc)	QUERCUS AGRIFOLIA	DECIDUOUS TREE. 40'-80' HIGH x 60'-100' WIDE. SUN. WATER THROUGH FIRST (2) SEASONS, THEN LITTLE TO NO WATER.
BLUE OAK (BOc)	QUERCUS DOUGLASHII	DECIDUOUS TREE. 20'-50' HIGH x 20' WIDE. SHADE. LITTLE TO NO WATER.
BLACK OAK (KOc)	QUERCUS VELLUTINA	DECIDUOUS TREE. 50'-60' HIGH, WIDTH VARIES. SUN. MODERATE WATER.
WHITE SAGE (Sa)	SALVIA AFRANA	EVERGREEN SHRUB. STRIKING WHITE FOLIAGE. 3' HIGH. SUN. MODERATE WATER.
BLUE-EYED GRASS (Be)	SISYRINCHIUM BELLUM	PERENNIAL GOOD FOR NATURALIZING. 4'-12" HIGH. SUN OR SHADE. MODERATE TO REGULAR WATER.

- NOTES:
1. SMALL, SMOOTH ROCK IS TYPICAL IN PROPOSED LANDSCAPE AREAS.
  2. LANDSCAPING TO BE AUTOMATICALLY IRRIGATED WITH A DRIP SYSTEM.
  3. LANDSCAPING TO BE MAINTAINED BY TENCH WINERY, LLC ON A REGULAR SCHEDULE.
  4. FOR OAK WOODLAND REPLACEMENT AREAS NOT SHOWN ON THIS PLAN, REFER TO A1.4 FOR ADDITIONAL INFORMATION.



**OUTDOOR TASTING PAD**



OAK REPLACEMENT & NATURAL VEGETATION FOR ADDITIONAL AREAS SEE A1.4

## LANDSCAPING PLAN

# TENCH WINERY



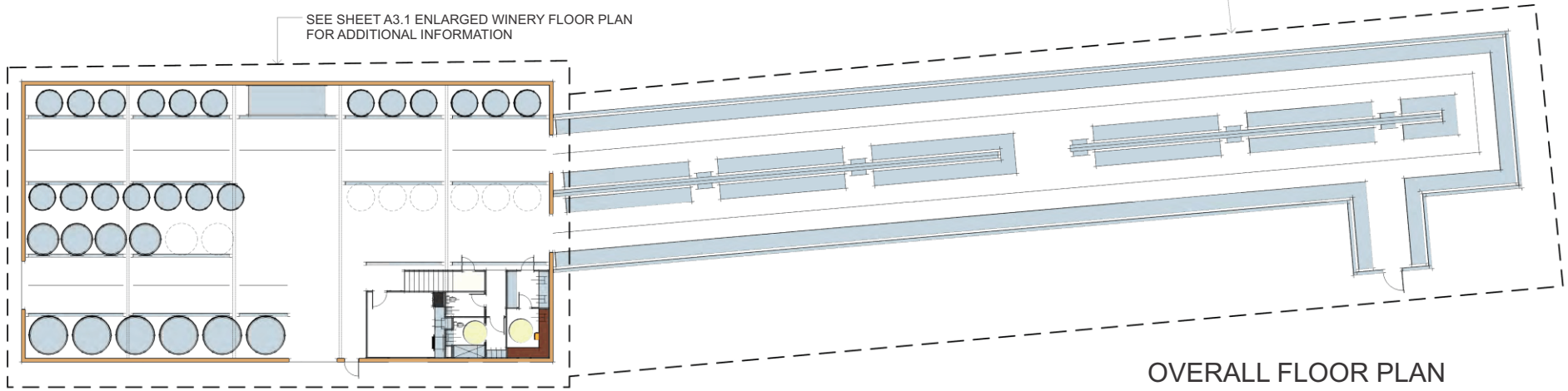
## OAK REPLACEMENT & PRESERVATION PLAN



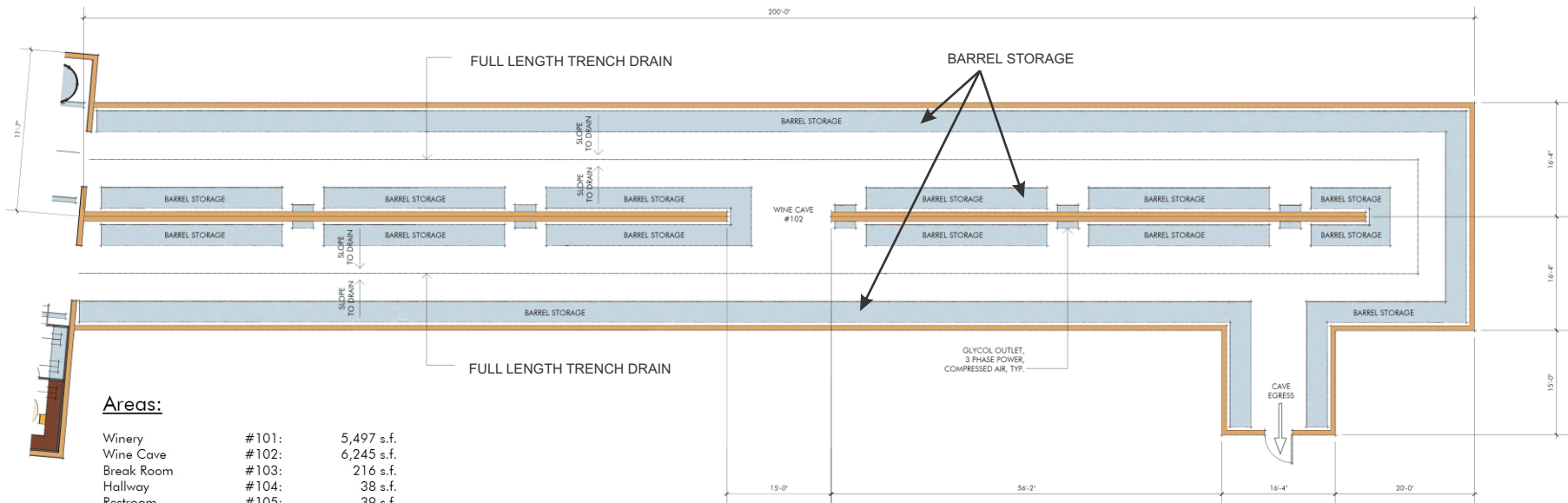
# TENCH WINERY

SEE SHEET A3.2 ENLARGED WINE CAVE FLOOR PLAN FOR ADDITIONAL INFORMATION

SEE SHEET A3.1 ENLARGED WINERY FLOOR PLAN FOR ADDITIONAL INFORMATION



OVERALL FLOOR PLAN

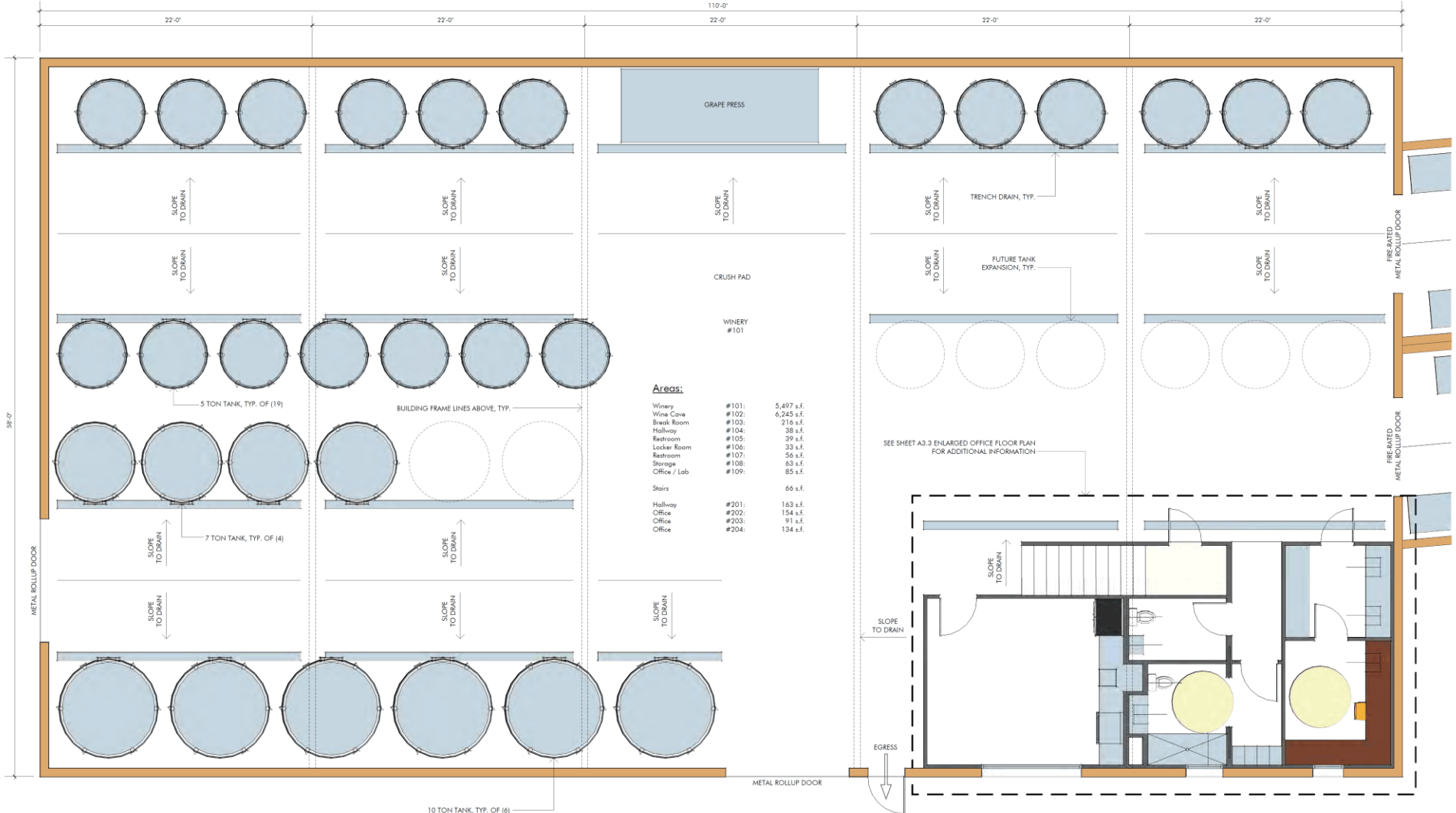


**Areas:**

Winery	#101:	5,497 s.f.
Wine Cave	#102:	6,245 s.f.
Break Room	#103:	216 s.f.
Hallway	#104:	38 s.f.
Restroom	#105:	39 s.f.
Locker Room	#106:	33 s.f.
Restroom	#107:	56 s.f.
Storage	#108:	63 s.f.
Office / Lab	#109:	85 s.f.
Stairs		66 s.f.
Hallway	#201:	163 s.f.
Office	#202:	154 s.f.
Office	#203:	91 s.f.
Office	#204:	134 s.f.

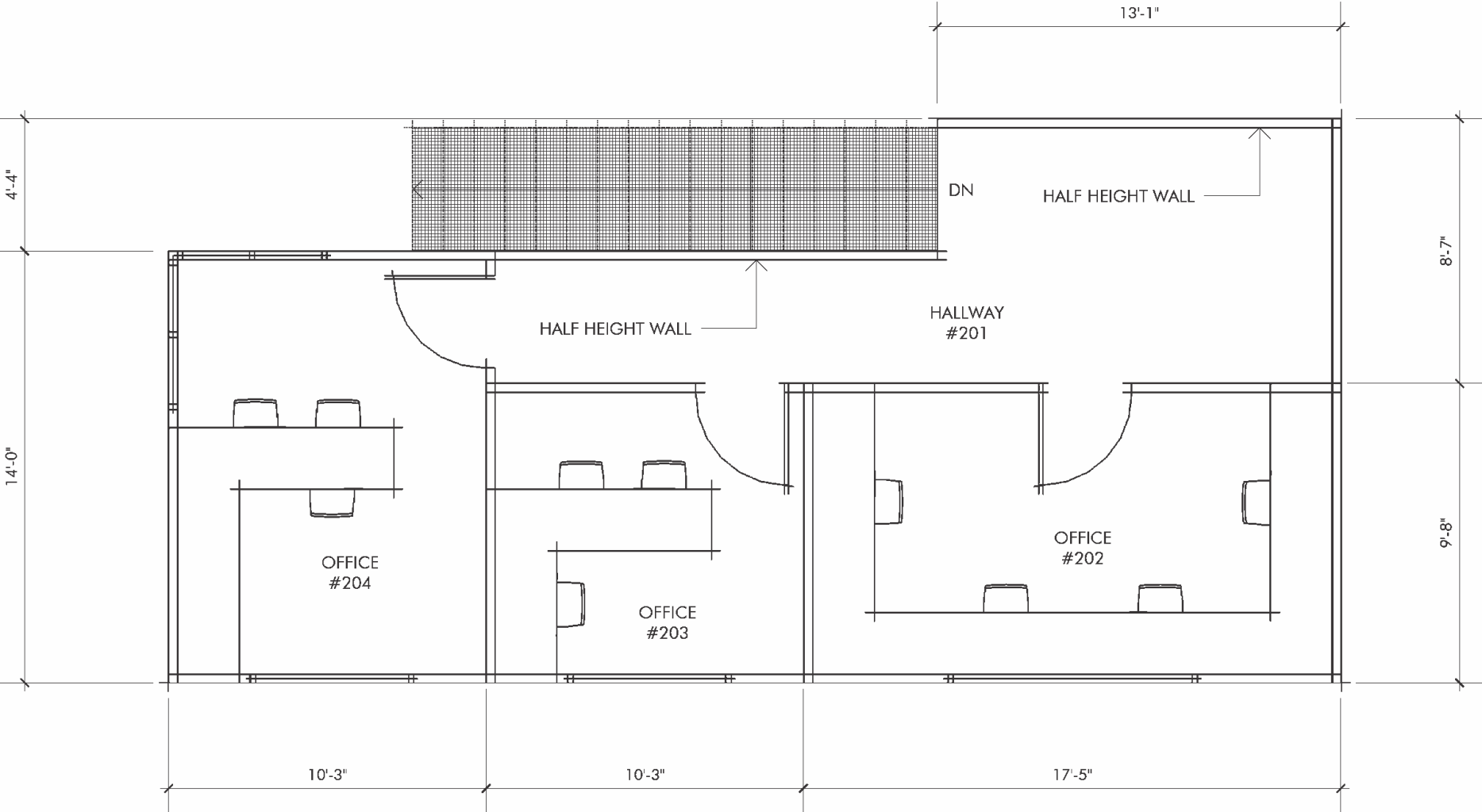
WINE CAVE ENLARGED FLOOR PLAN

# TENCH WINERY



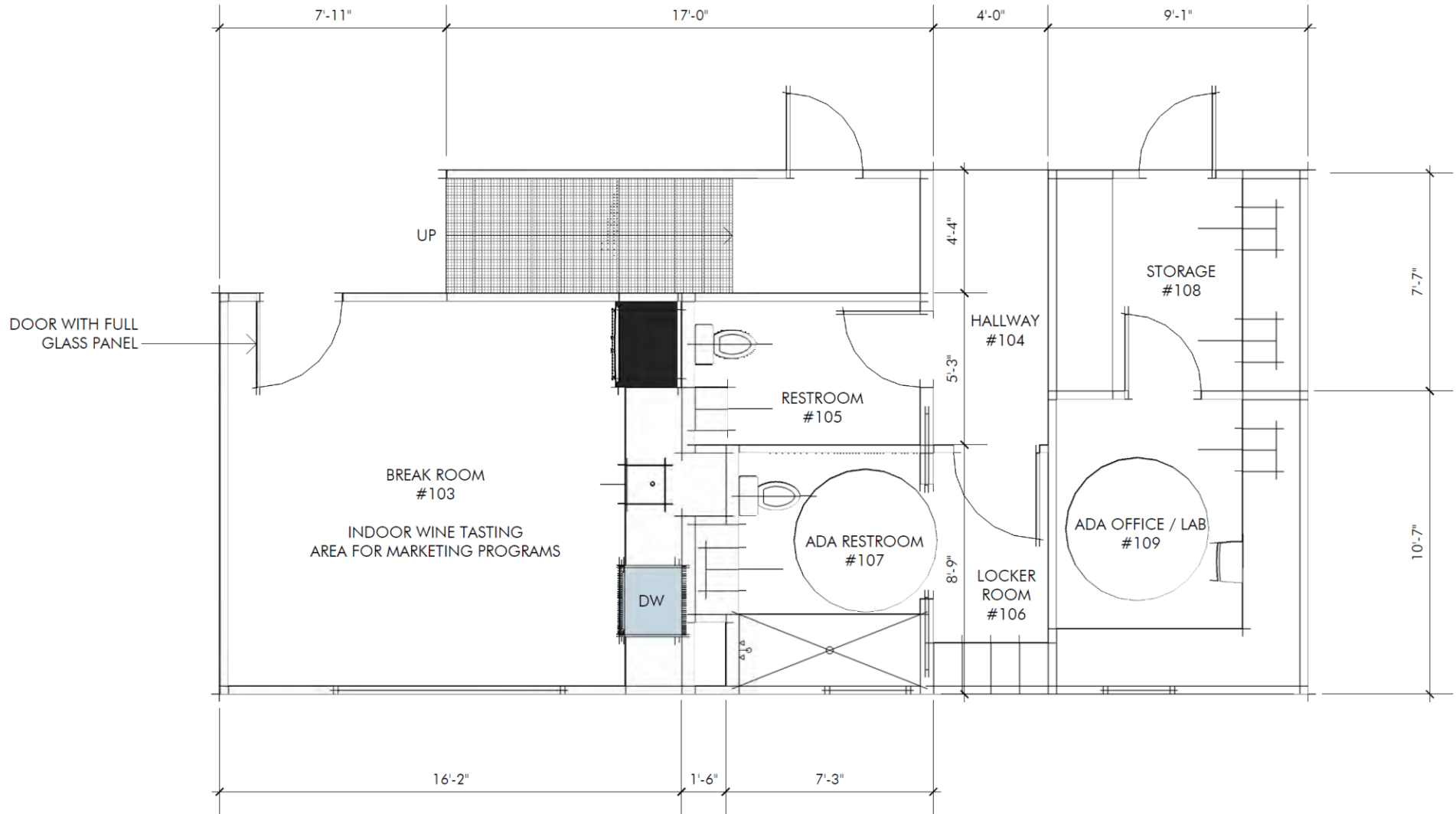
WINERY ENLARGED FLOOR PLAN

# TENCH WINERY



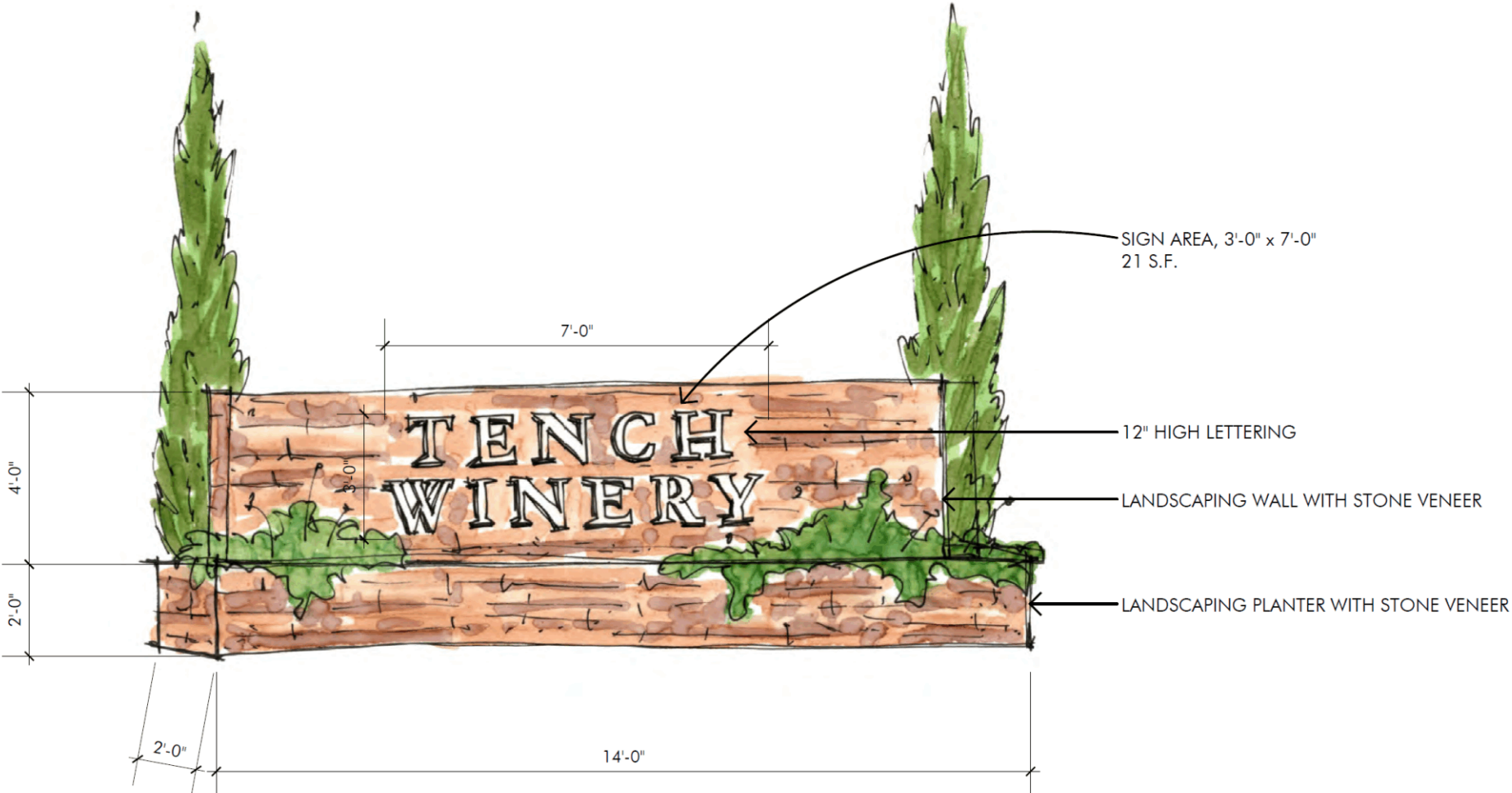
ENLARGED SECOND FLOOR

# TENCH WINERY



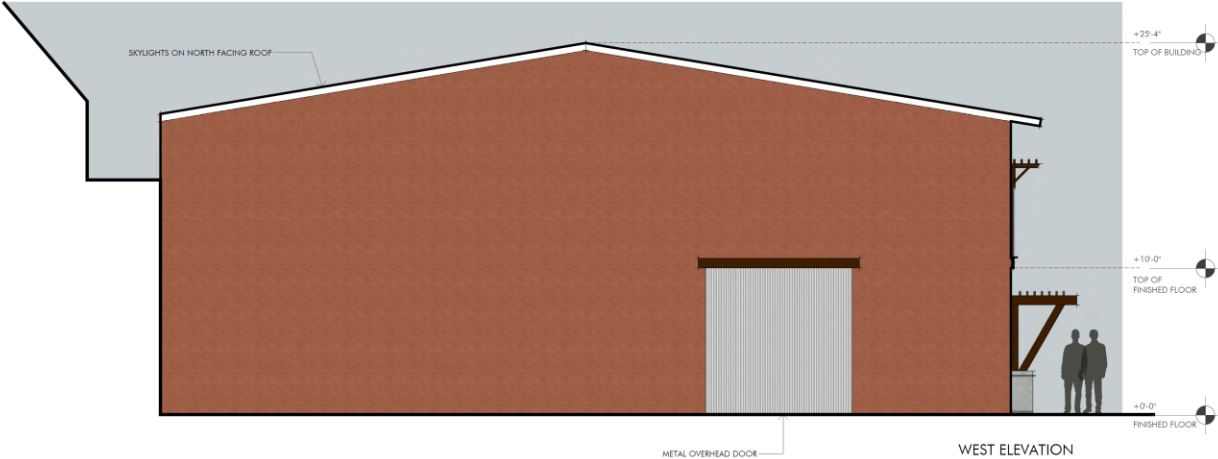
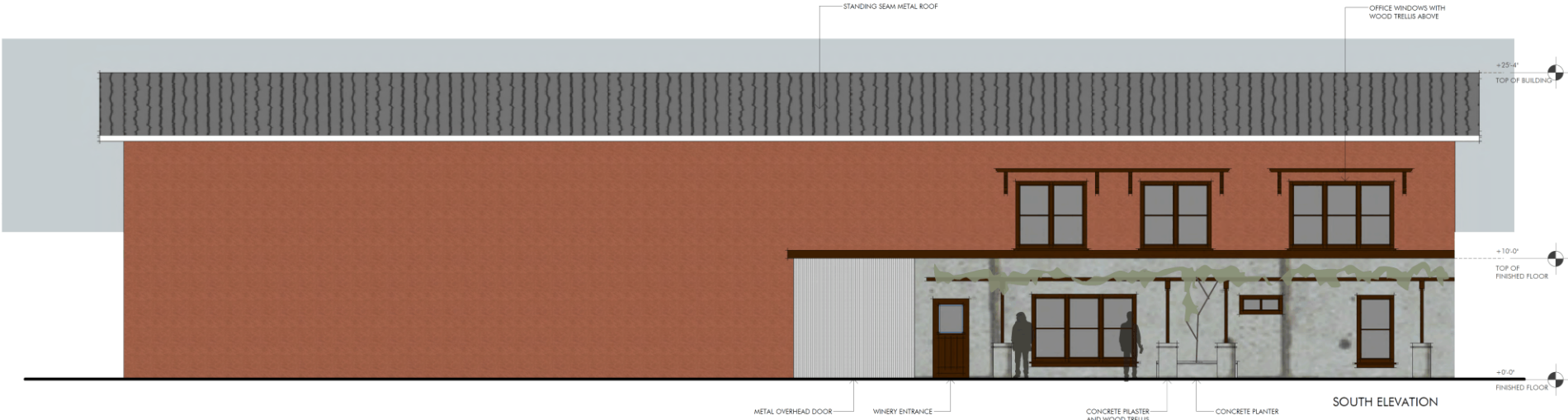
ENLARGED FIRST FLOOR

# TENCH WINERY



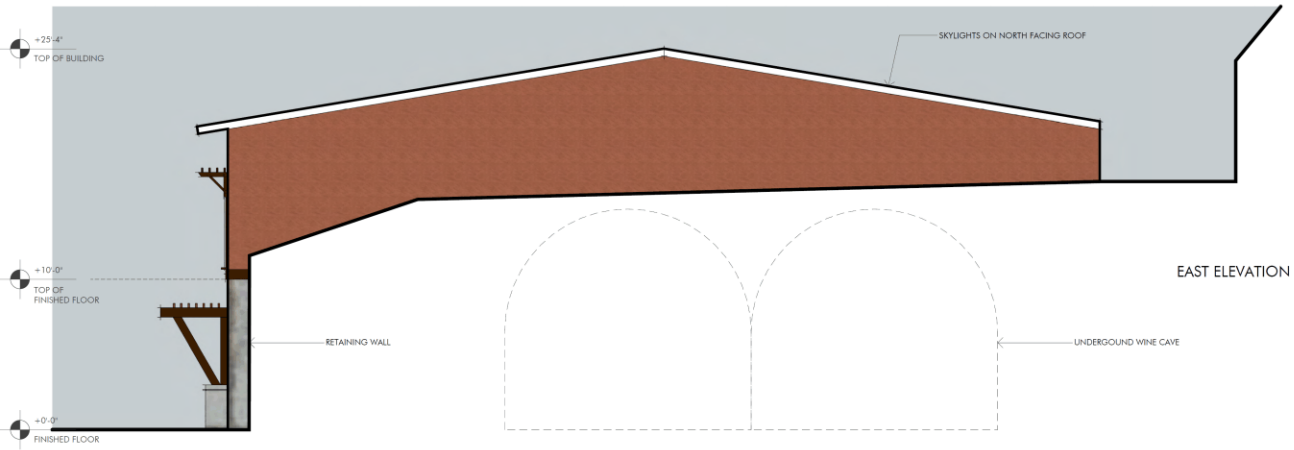
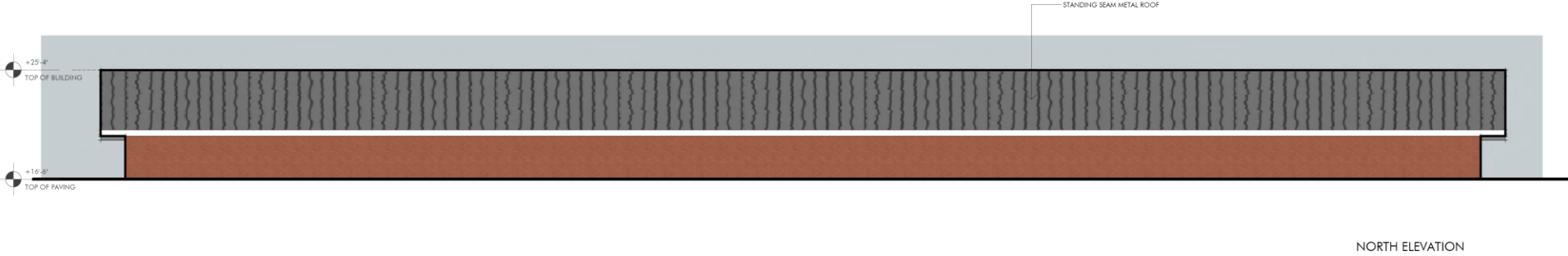
SITE SIGNAGE

# TENCH WINERY



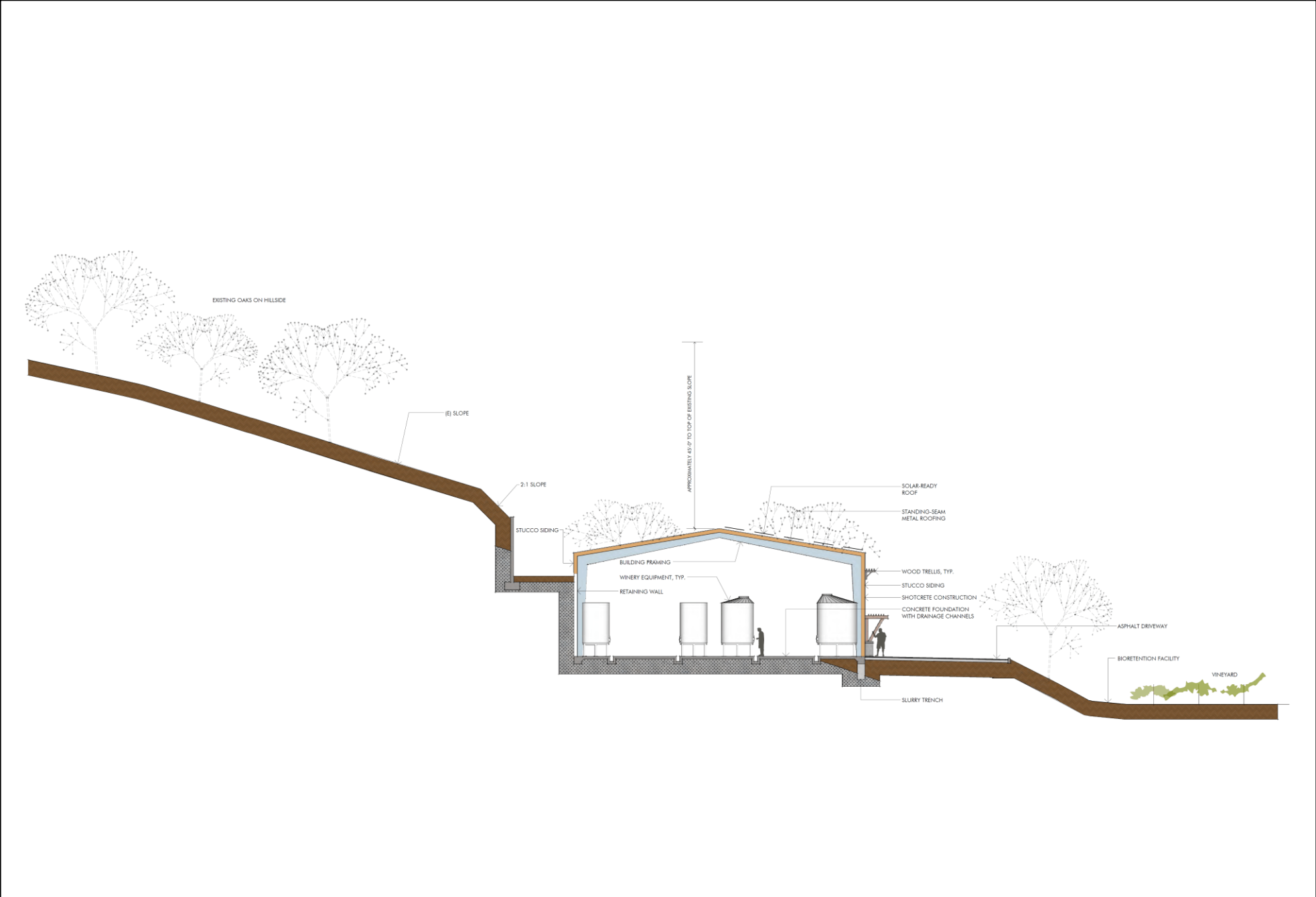
EXTERIOR ELEVATIONS

# TENCH WINERY



EXTERIOR ELEVATIONS

# TENCH WINERY



SECTION



# TENCH WINERY



VIEW OF EXISTING VINEYARDS



EXISTING ROCK WALL



EXISTING DRIVEWAY LOOKING TOWARD SILVERADO TRAIL



LOCATION OF THE NEW DRIVEWAY INTERSECTION WITH THE EXISTING DRIVEWAY



EXISTING DRIVEWAY LOOKING TOWARD RESIDENCE



EXISTING DRAINAGE ALONG DRIVEWAY



APPROXIMATE LOCATION OF THE NEW WINERY

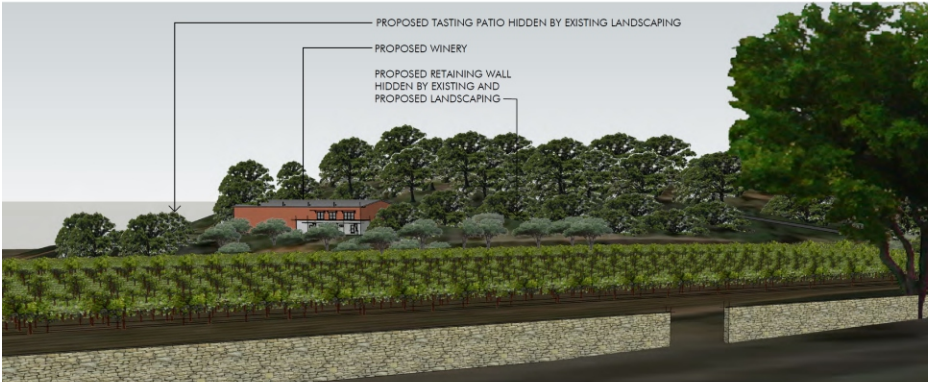
# TENCH WINERY



EXISTING SOUTHERN VIEWSHED  
FROM SILVERADO TRAIL



EXISTING NORTHERN VIEWSHED  
FROM SILVERADO TRAIL



PROPOSED SOUTHERN VIEWSHED  
FROM SILVERADO TRAIL



PROPOSED NORTHERN VIEWSHED  
FROM SILVERADO TRAIL