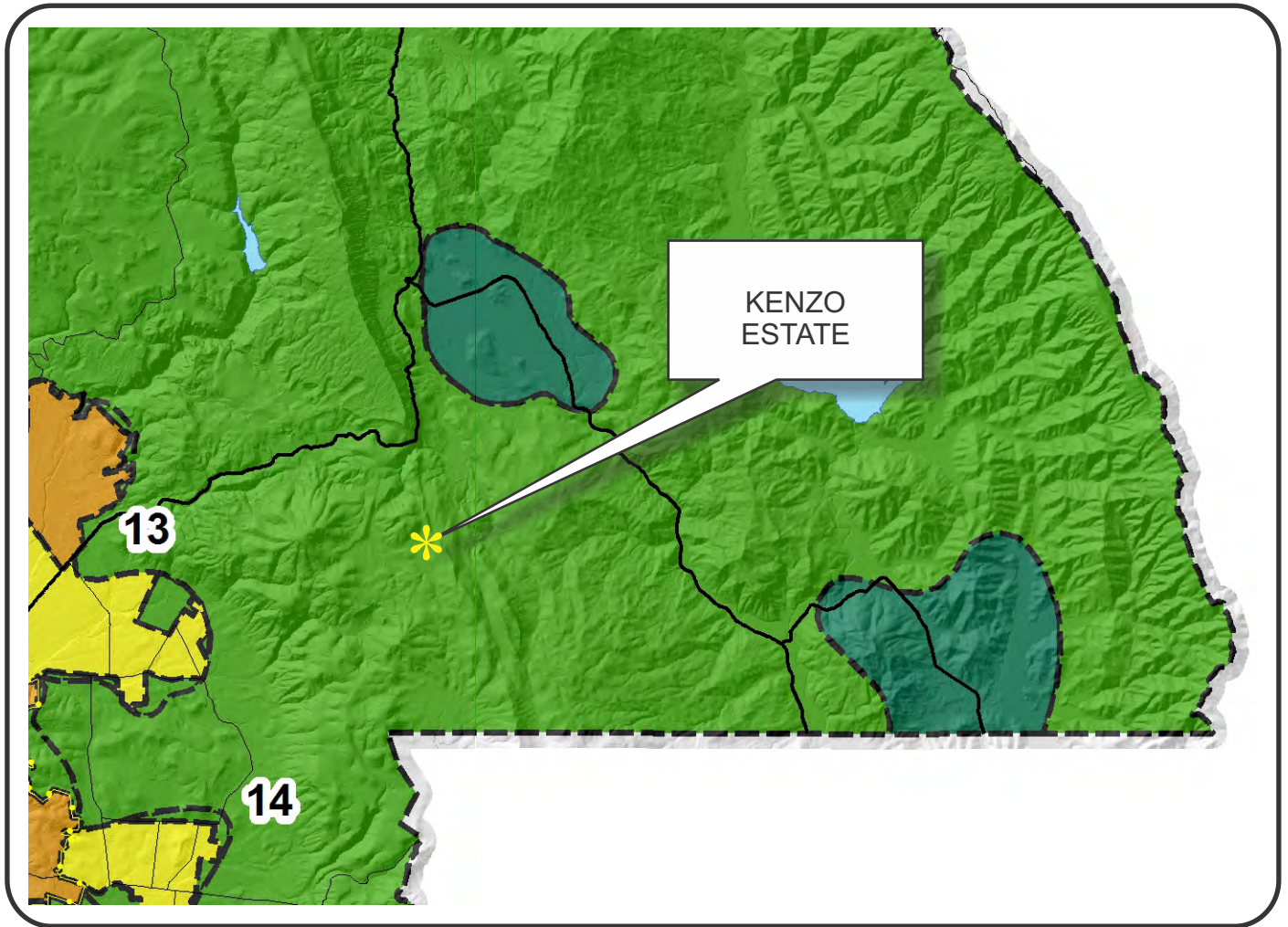


“J”

Graphics

# 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

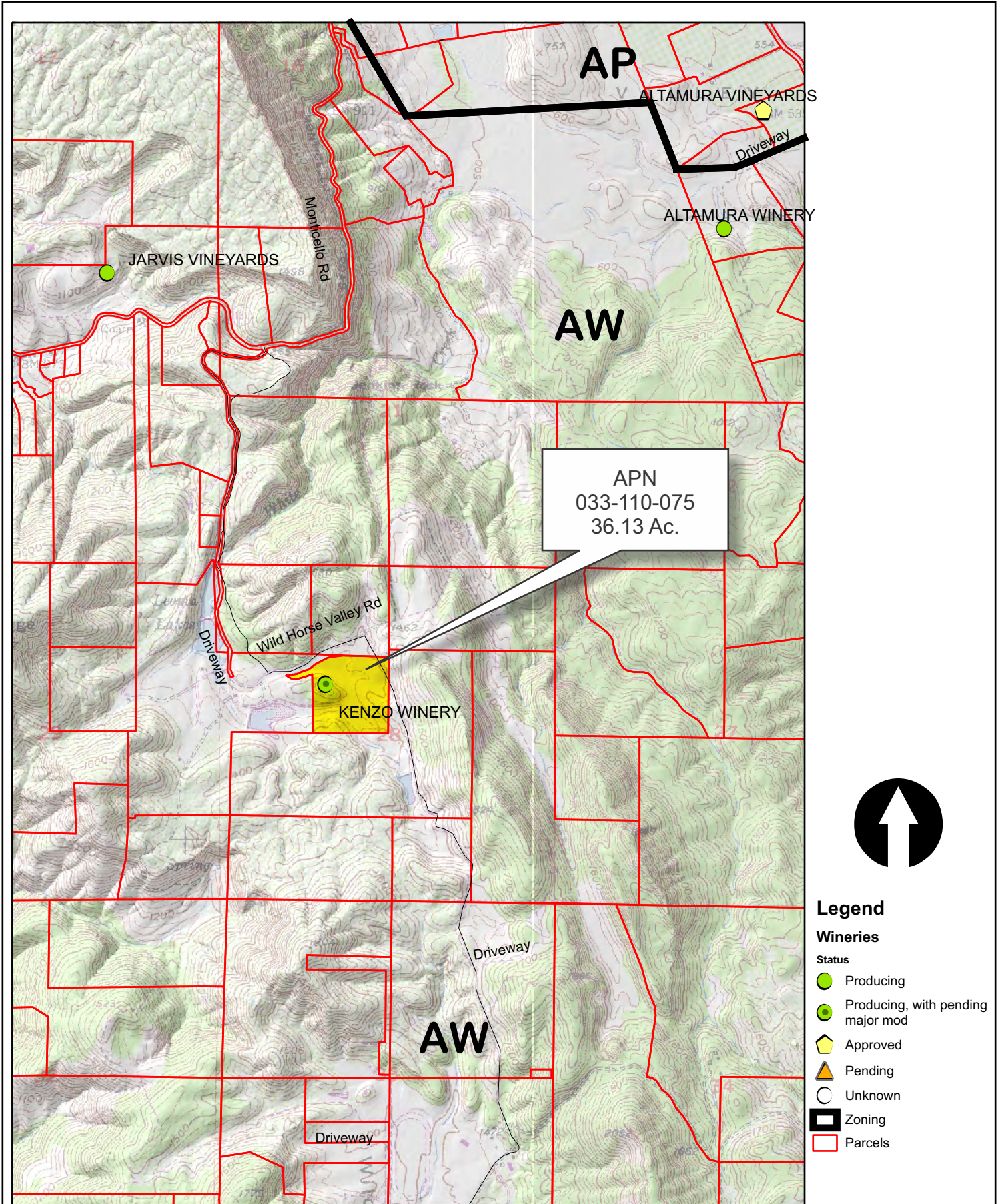
- Mineral Resource
- Limited Access Highway
- Major Road
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Secondary Road
- Airport
- Railroad
- Airport Clear Zone

APN  
033-110-075  
09-13-2016

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



# KENZO ESTATE



APN  
033-110-075  
36.13 Ac.



## Legend

### Wineries

#### Status

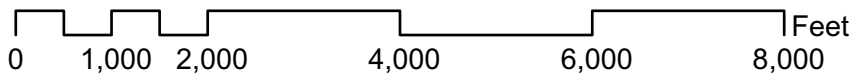
- Producing
- Producing, with pending major mod
- ▲ Approved
- ▲ Pending
- Unknown

#### Zoning

- 

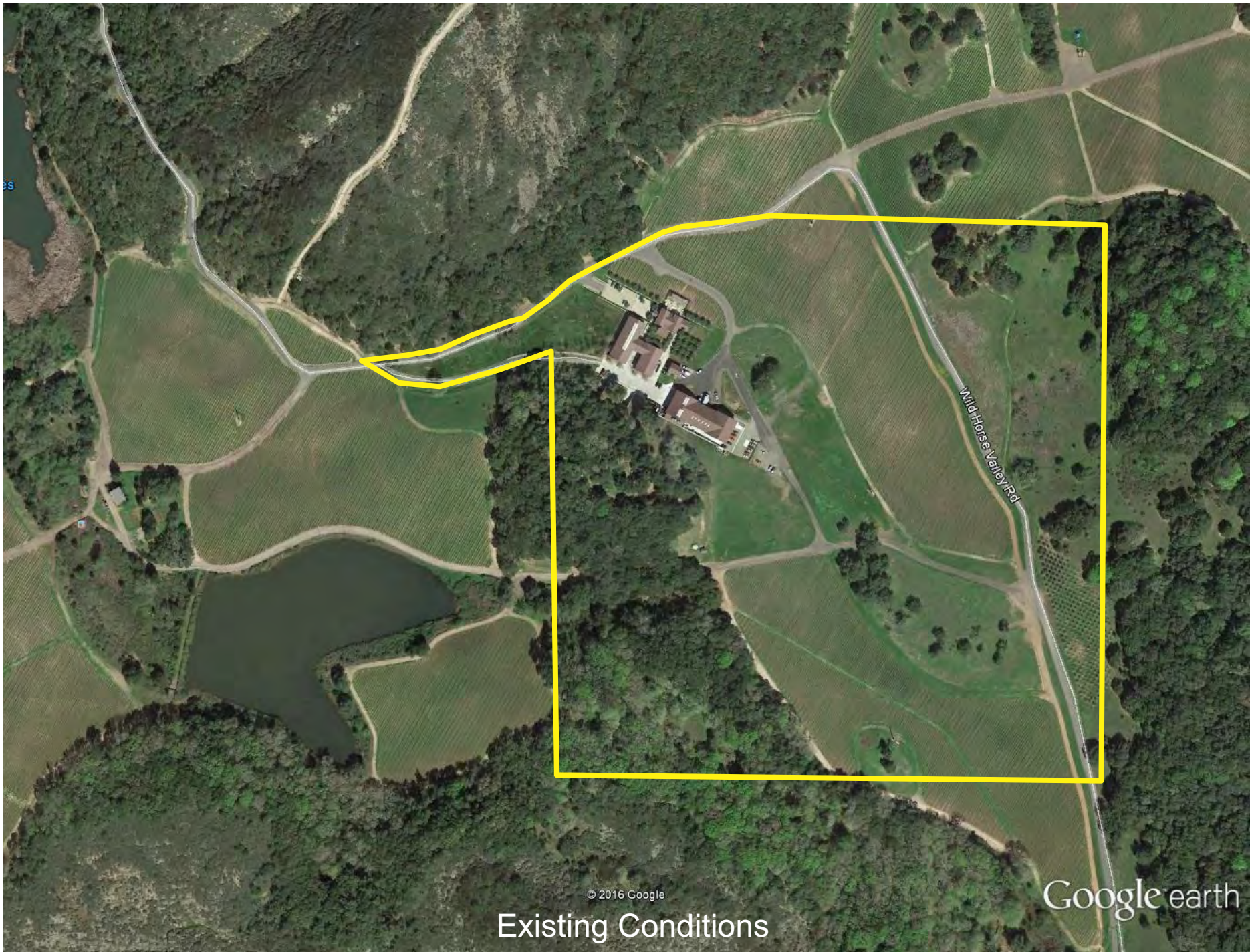
#### Parcels

- 





# KENZO ESTATE



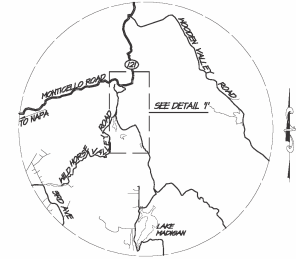
Existing Conditions



# KENZO ESTATES USE PERMIT MODIFICATION

NAPA COUNTY

CALIFORNIA



LOCATION MAP  
NOT TO SCALE

PROJECT INFORMATION

OWNER: KENZO ESTATE, INC.  
 SITE ADDRESS: 3300 MONTICELLO ROAD  
 NAPA, CA 94558  
 CIVIL ENGINEER: RSA+  
 126 FOURTH STREET  
 NAPA, CA 94559  
 TEL: (707) 252-3301  
 APN: 033-110-075  
 PARCEL AREA: 36.8 ACRES  
 EXISTING USE: WINERY AND VINEYARD  
 PROPOSED USE: WINERY AND VINEYARD  
 EXISTING ZONING: AH  
 PROPOSED ZONING: AH

TOPOGRAPHIC SURVEY NOTE

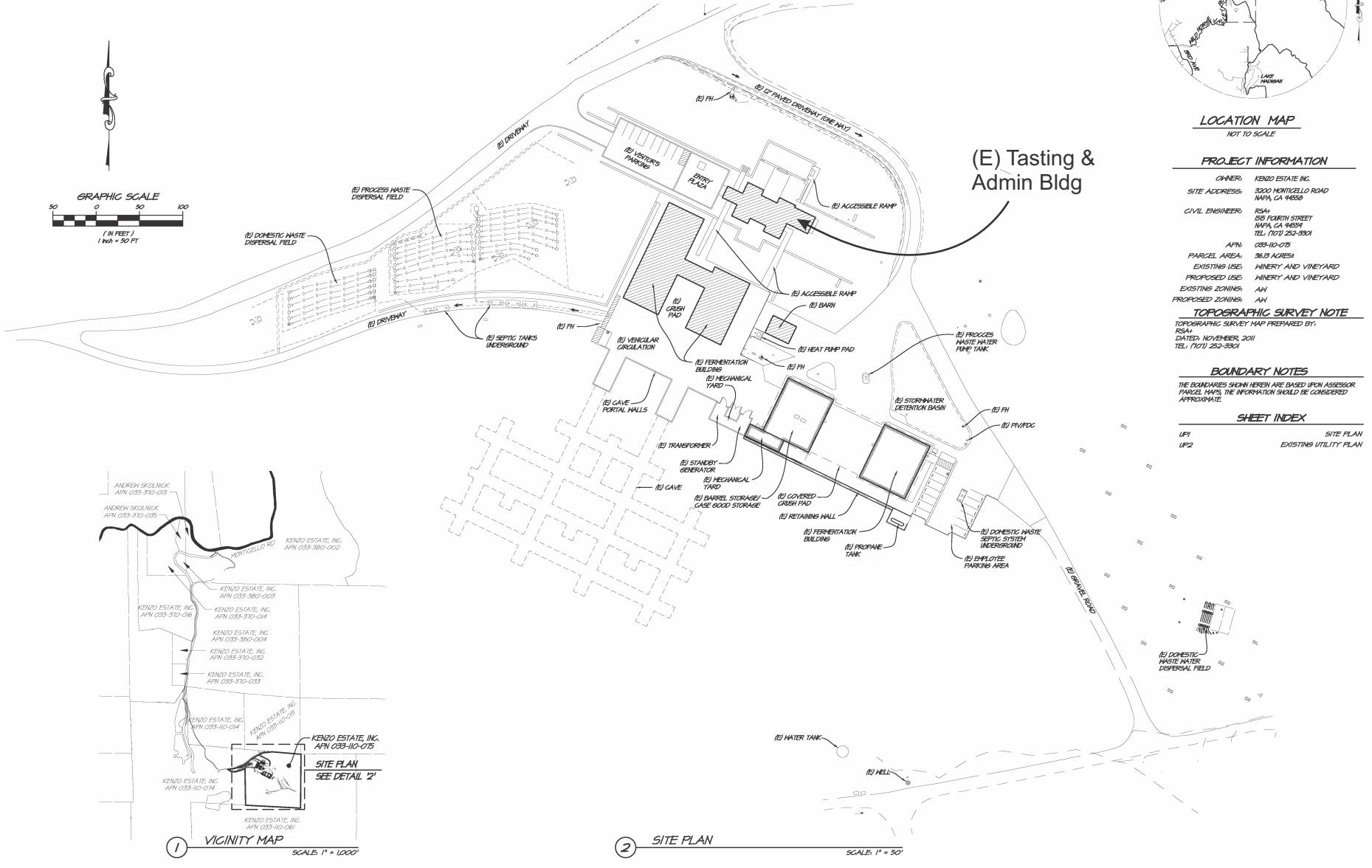
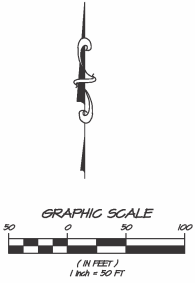
TOPOGRAPHIC SURVEY MAP PREPARED BY:  
 RSA+  
 DATED: NOVEMBER, 2011  
 TEL: (707) 252-3301

BOUNDARY NOTES

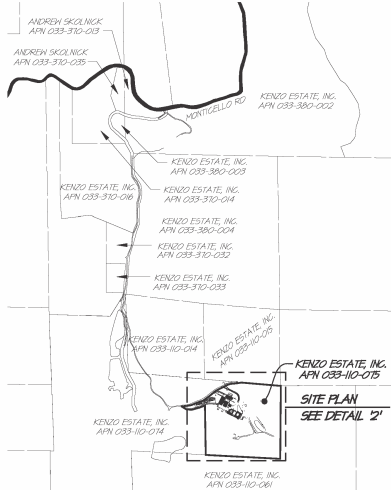
THE BOUNDARIES SHOWN HEREIN ARE BASED UPON ASSESSOR PARCEL MAPS. THE INFORMATION SHOULD BE CONSIDERED APPROXIMATE.

SHEET INDEX

UP1 SITE PLAN  
 UP2 EXISTING UTILITY PLAN



(E) Tasting & Admin Bldg



1 VICINITY MAP SCALE: 1" = 1000'

2 SITE PLAN SCALE: 1" = 50'



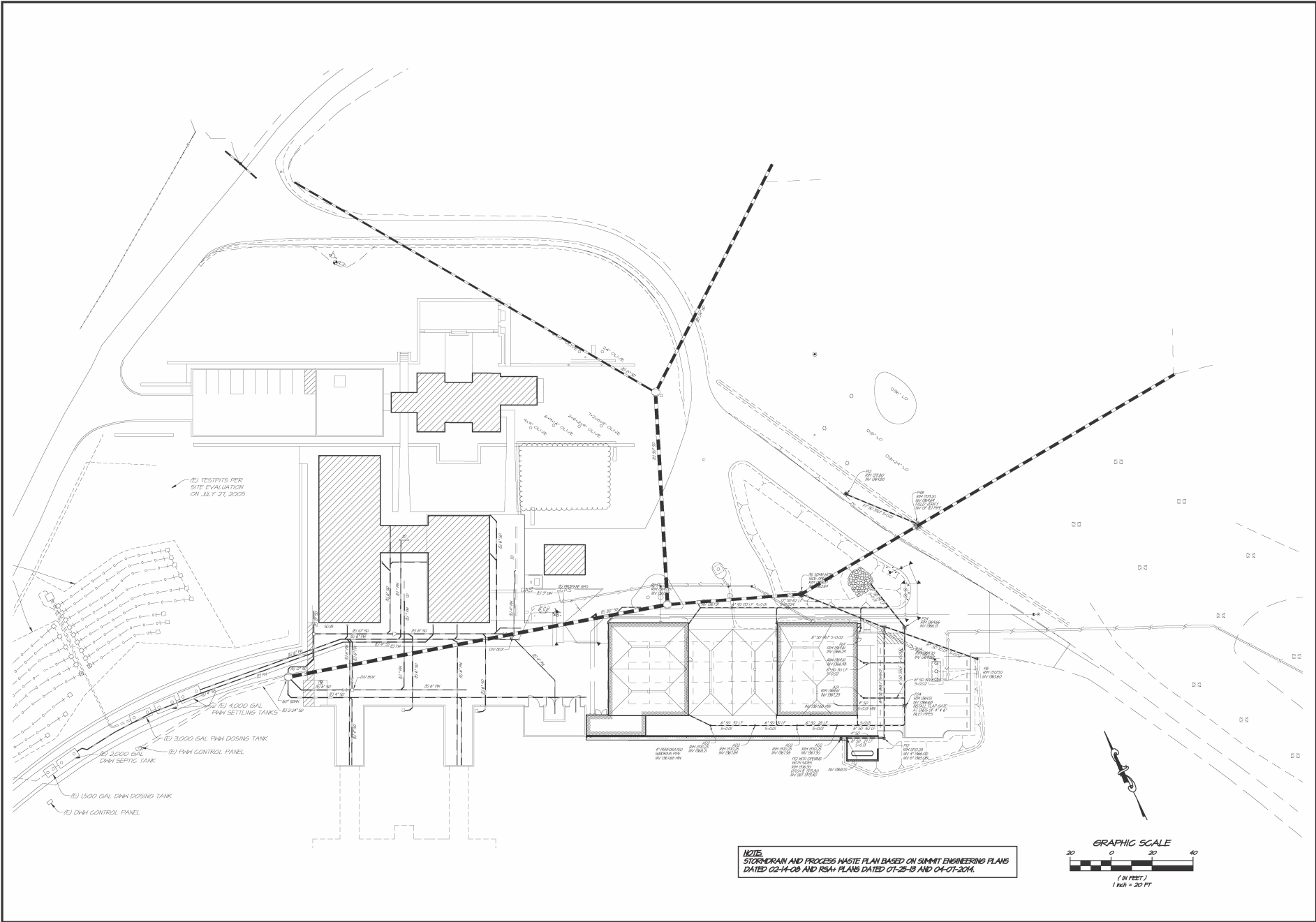
KENZO ESTATES  
SITE PLAN

NAPA COUNTY  
CALIFORNIA



DATE	2/15/2016
DRAWN	CCB
DESIGNED	ESB
CHECKED	ESB
JOB NO.	402040

SHEET NO.  
UP1  
1 OF 2 SHEETS



(E) TESTS PER SITE EVALUATION ON JULY 21, 2009

(E) 4000 GAL PHW SETTLING TANKS

(E) 3000 GAL PHW DOSING TANK

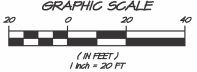
(E) 2000 GAL DWH SEPTIC TANK

(E) PHW CONTROL PANEL

(E) 1500 GAL DWH DOSING TANK

(E) DWH CONTROL PANEL

**NOTE:**  
 STORMDRAIN AND PROCESS WASTE PLAN BASED ON SUMMIT ENGINEERING PLANS DATED 02-14-08 AND RSA+ PLANS DATED 01-25-9 AND 04-07-2014.



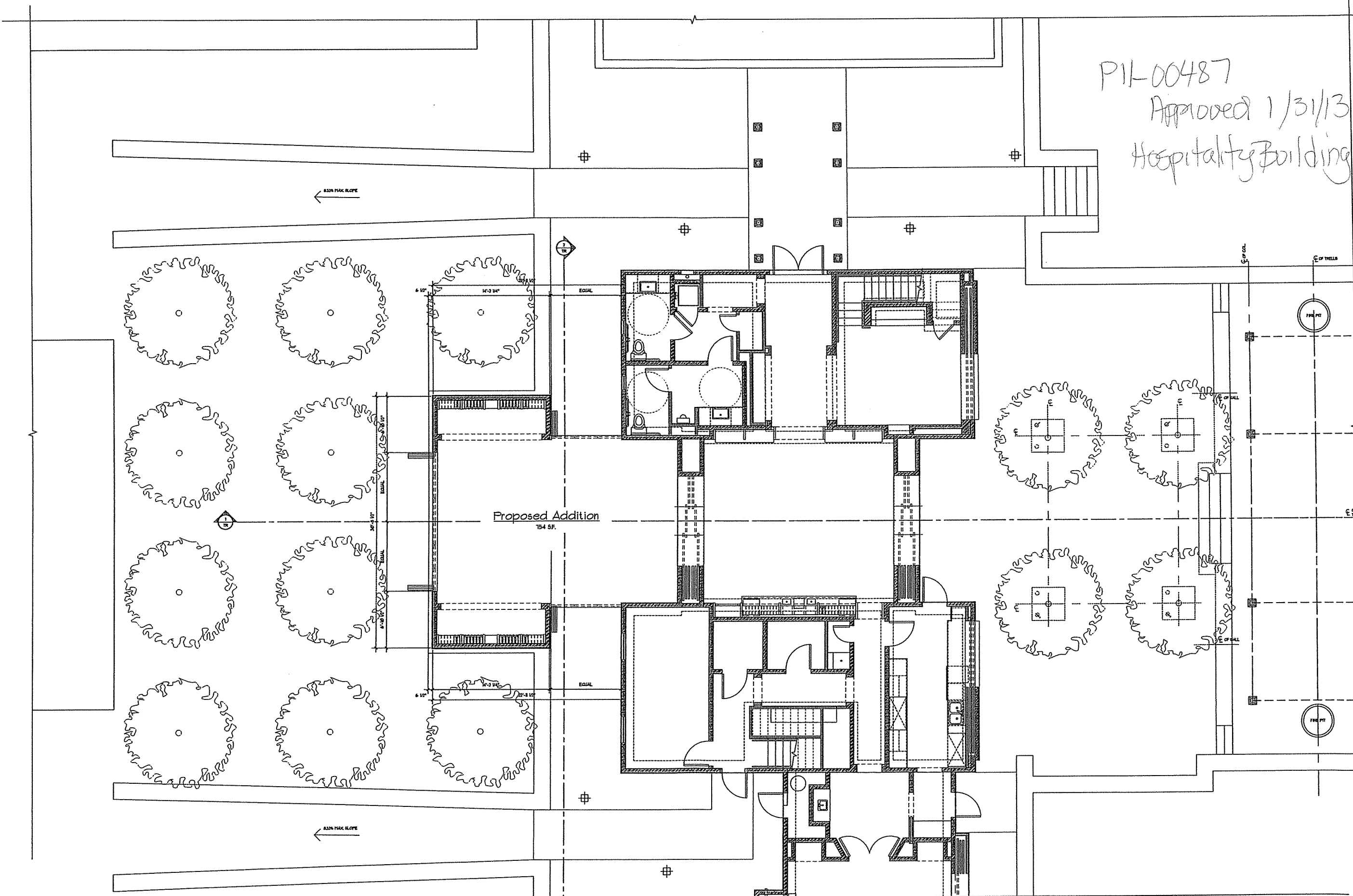
**KENZO ESTATES  
 EXISTING UTILITY PLAN**  
 CALIFORNIA



DATE	2/1/2016
DRAWN	ECG
DESIGNED	ECG
CHECKED	ENF
JOB NO.	402046
SHEET NO.	UP2

2 OF 2 SHEETS

P11-00487  
Approved 1/31/13  
Hospitality Building



PROPOSED TASTING ROOM ADDITION

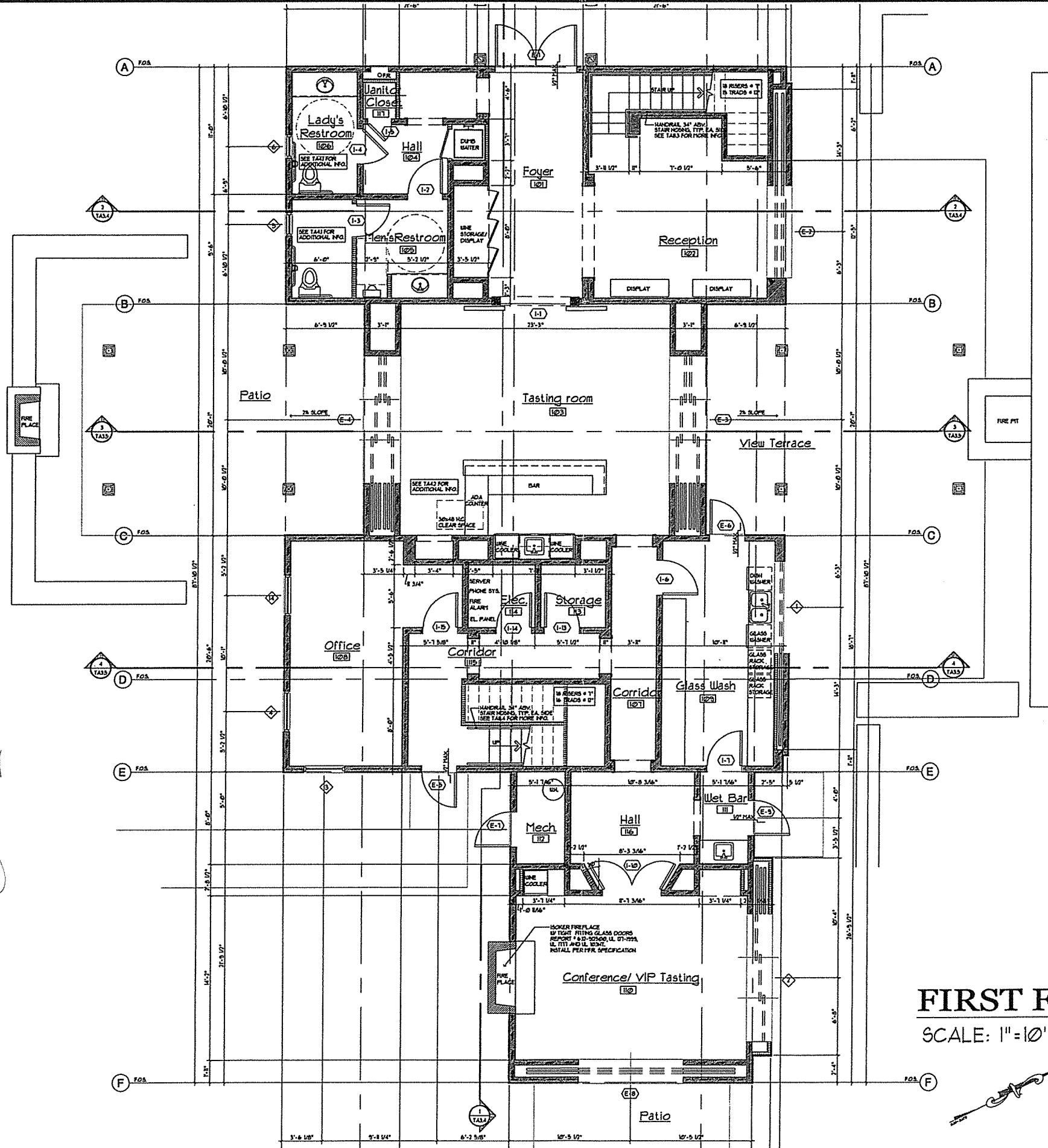
DECEMBER 2012

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



BACKEN  
GILLAM  
KROEGER  
architects

P10-00025 UMM  
 Approved 2/26/10  
 Hospitality Building



**FIRST FLOOR PLAN**

SCALE: 1" = 10'-0"

**B A C K E N  
 G I L L A M**  
 architects

1021 MARINSHIP WAY  
 SUITE 100  
 SUTHERLAND, CALIFORNIA 94587  
 TELEPHONE: 415.938.3880  
 FAX: 415.938.3882

**Kenzo Estate - Tasting**

A.P.N. 033-110-075  
 3200 Monticello Road  
 Napa, CA 94558

PROJECT: 26047

REVISION:

DATE: 05/29/09

SCALE: PER PLAN

TITLE: FIRST FLOOR PLAN

**2**

Sheet 2 of 5