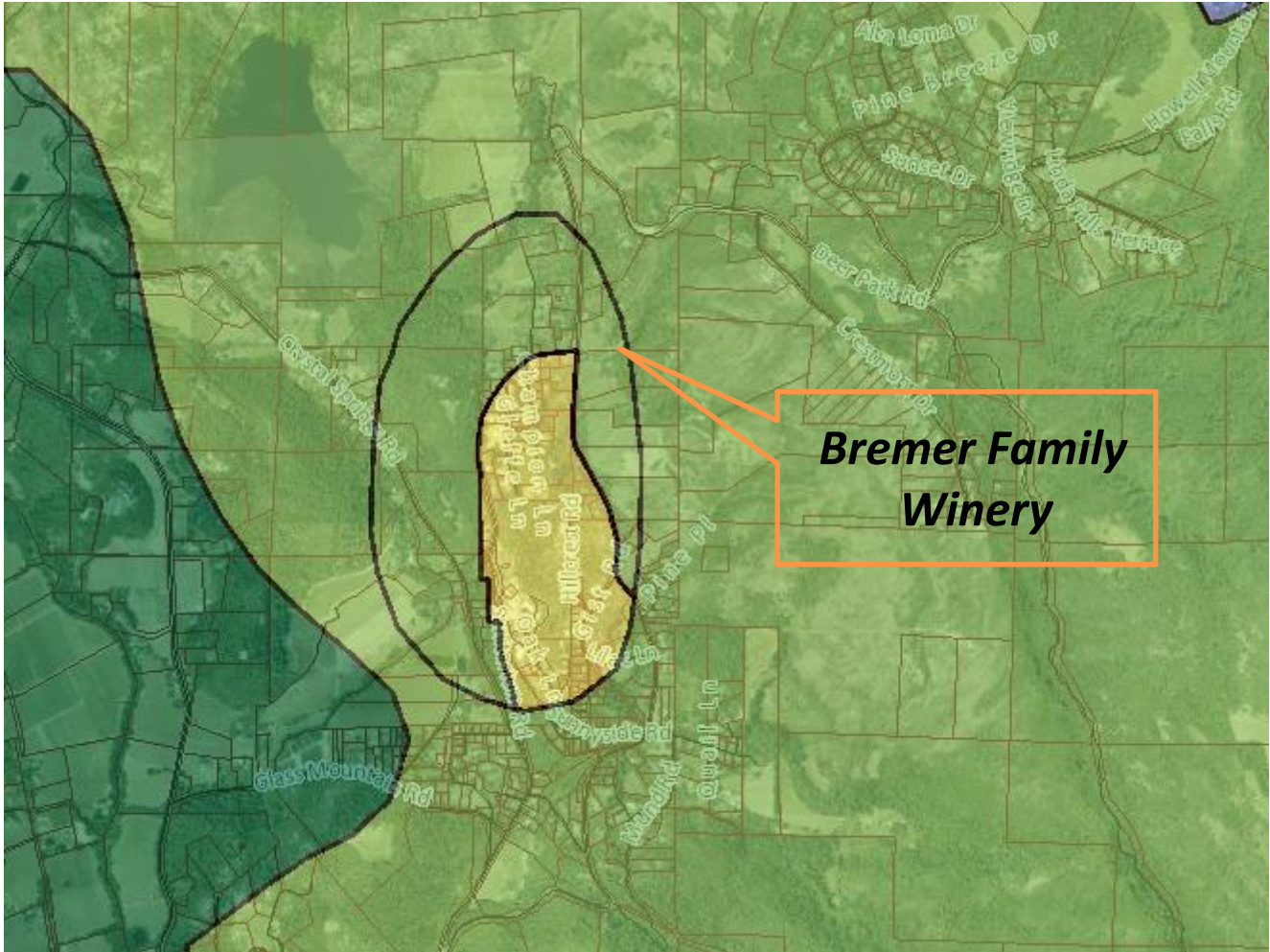


“D”

Graphics and Site Improvement
Plan

Use Permit Exception #P20-00143

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

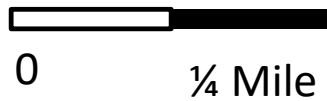
- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

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



LEGEND

- Zoning
- Parcels



ZONING MAP



Existing Conditions

ATTACHMENT "D"

Site improvements subject to the County stream setback requirements. Improvements E and F were approved by the Board of Supervisors on May 5, 2020. Improvements A through D were remanded to the Planning Commission for reconsideration.

A. An approximate 2,200 sq. ft. Ag Storage Barn and associated water tank that replaced an approximate 320 sq. ft. Barn;

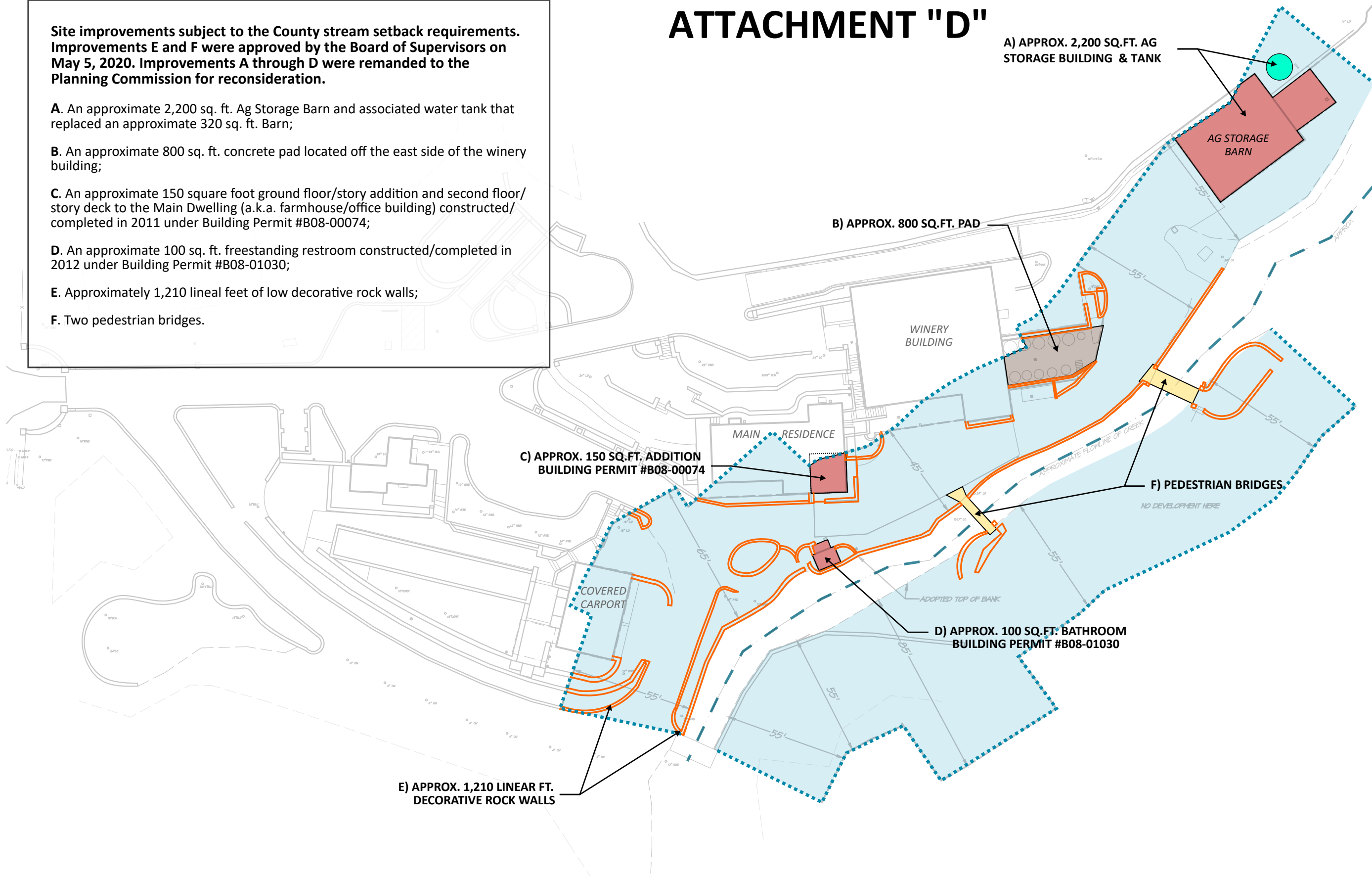
B. An approximate 800 sq. ft. concrete pad located off the east side of the winery building;

C. An approximate 150 square foot ground floor/story addition and second floor/story deck to the Main Dwelling (a.k.a. farmhouse/office building) constructed/completed in 2011 under Building Permit #B08-00074;

D. An approximate 100 sq. ft. freestanding restroom constructed/completed in 2012 under Building Permit #B08-01030;

E. Approximately 1,210 lineal feet of low decorative rock walls;

F. Two pedestrian bridges.



A) APPROX. 2,200 SQ.FT. AG STORAGE BUILDING & TANK

B) APPROX. 800 SQ.FT. PAD

C) APPROX. 150 SQ.FT. ADDITION BUILDING PERMIT #B08-00074

D) APPROX. 100 SQ.FT. BATHROOM BUILDING PERMIT #B08-01030

E) APPROX. 1,210 LINEAR FT. DECORATIVE ROCK WALLS

F) PEDESTRIAN BRIDGES





SITE PHOTO - IMPROVEMENT A - 2,200 SQ.FT. BARN



SITE PHOTO - IMPROVEMENT A - 2,200 SQ.FT. BARN



SITE PHOTO - IMPROVEMENT B - 800 SQ.FT.CONCRETE PAD



SITE PHOTO - IMPROVEMENT B - 800 SQ.FT.CONCRETE PAD



SITE PHOTO - IMPROVEMENT C - 150 SQ.FT. ADDITION



SITE PHOTO - IMPROVEMENT D - 100 SQ.FT. FREESTANDING BATHROOM



SITE PHOTO - IMPROVEMENT D - 100 SQ.FT. FREESTANDING BATHROOM