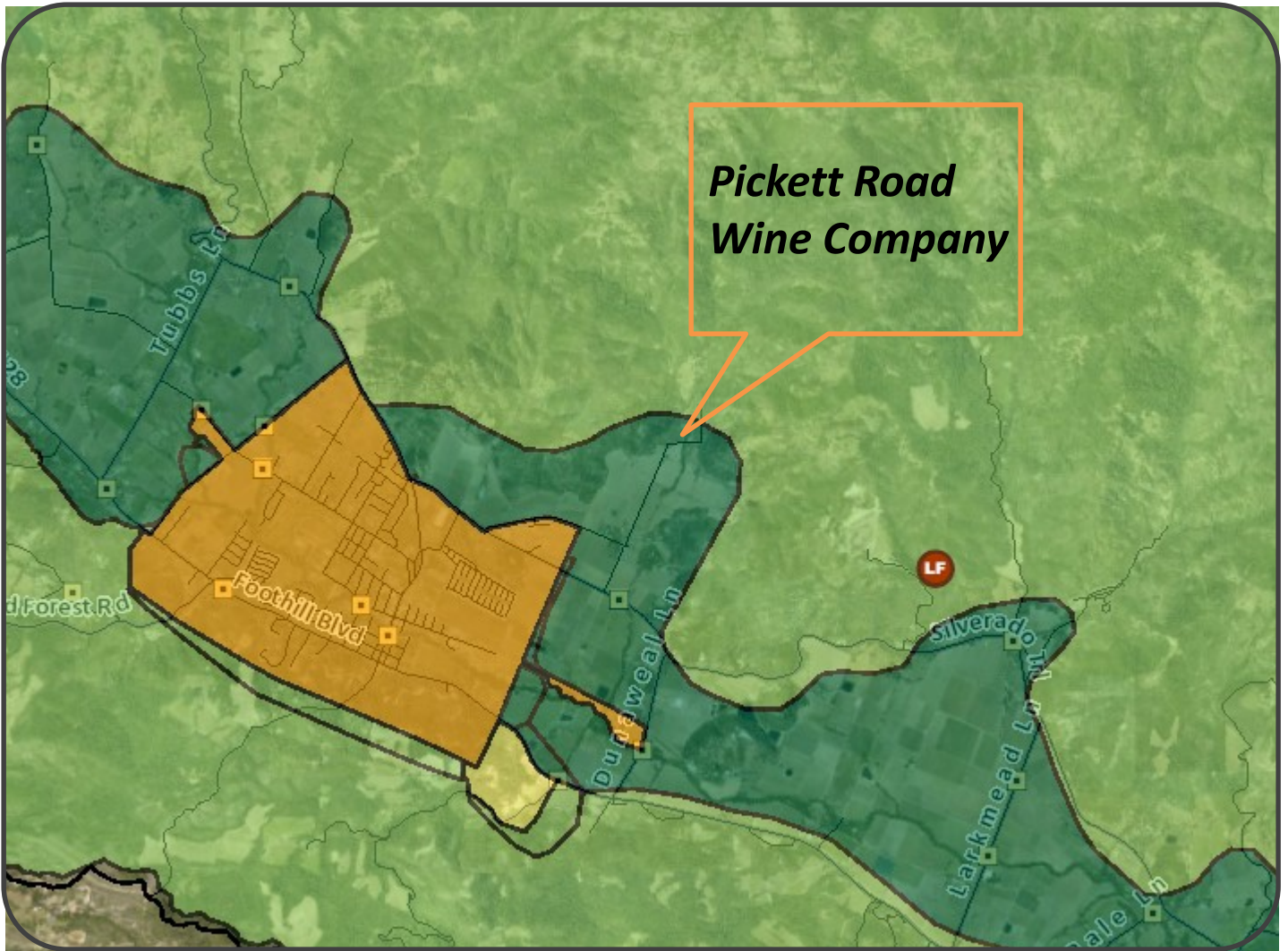


“J”

Graphics  
Pickett Road Wine Company Major  
Modification  
P19-00172-MOD

# NAPA COUNTY LAND USE PLAN 2008 – 2030



## LEGEND



### URBANIZED OR NON-AGRICULTURAL

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

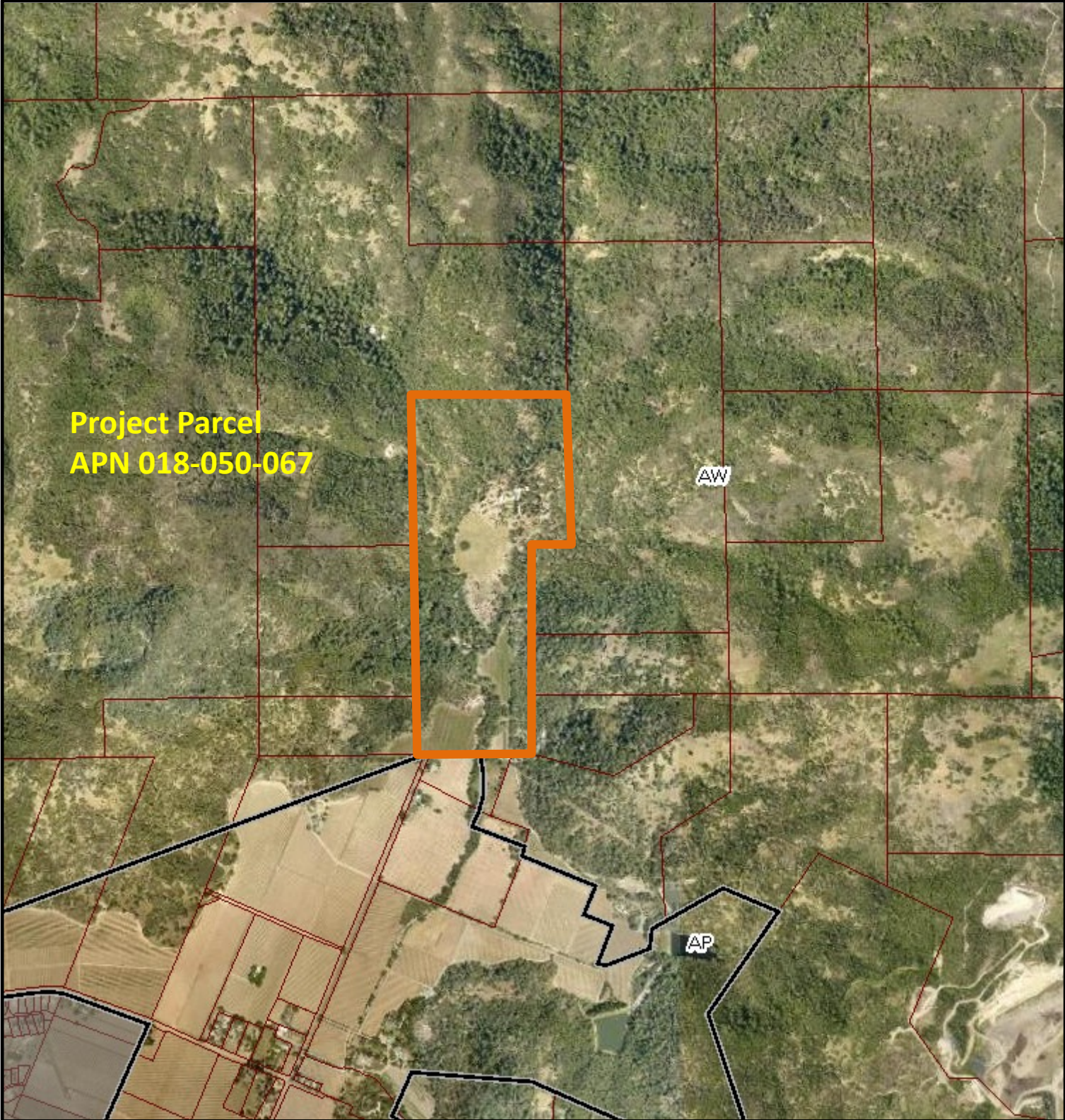
### OPEN SPACE

- 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



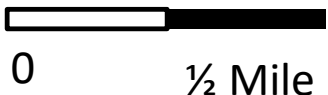
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**APN 018-050-067**

AW

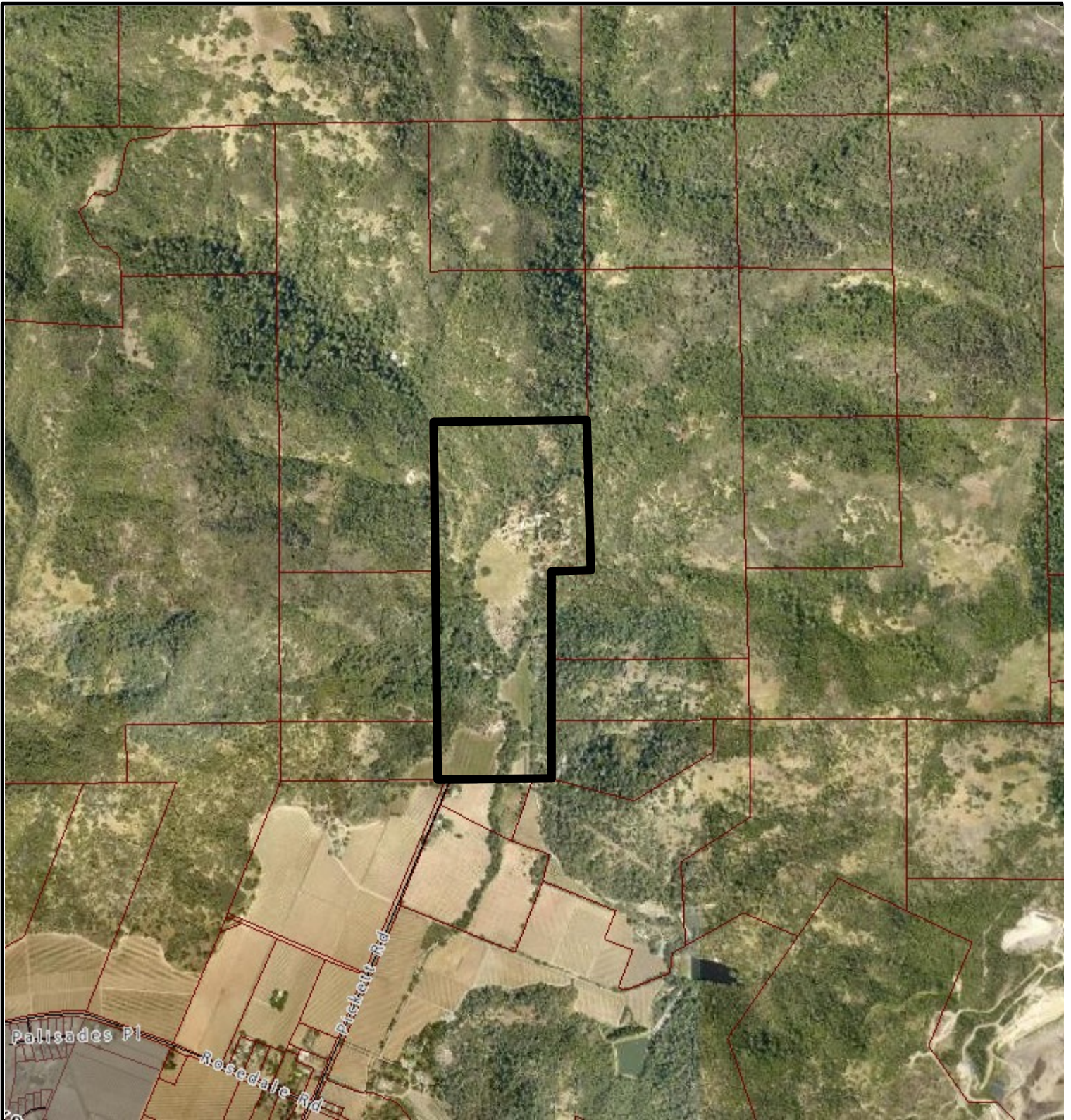
AP

**LEGEND**

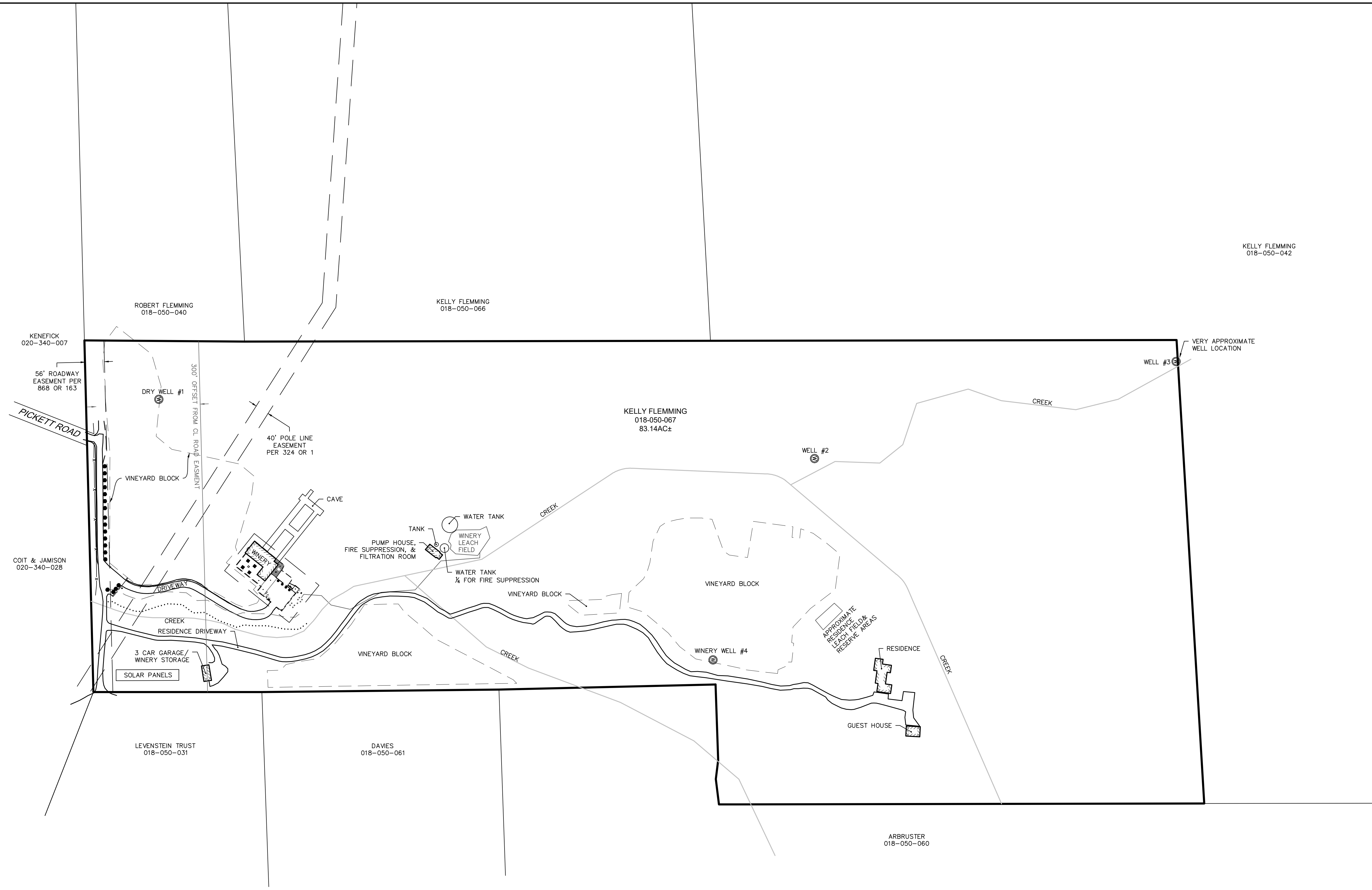
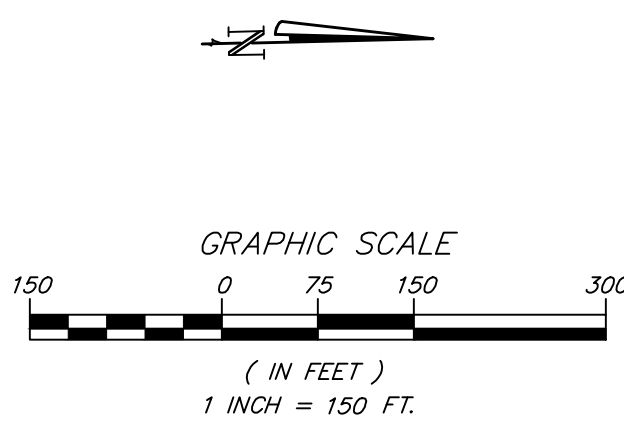
- Zoning
- Parcels



**ZONING MAP**



**Existing Conditions**



**ALBION**  
**ALBION SURVEYS**  
 CONSULTING LAND SURVEYORS  
 1113 HUNT AVENUE  
 ST. HELENA, CA 94574  
 (707) 963-1217  
 www.albionsurveys.com

**DRAWING NOTES**  
 THIS MAP IS NOT A BOUNDARY SURVEY. IT IS PROVIDED TO LOCATE THE SUBJECT PROPERTY IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS, STREETS AND NOT TO GUARANTEE ANY FIXED DIMENSION, ACREAGE OR EASEMENT LOCATIONS. A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE. EASEMENTS MAY AFFECT THIS PROPERTY. THIS SURVEYOR WAS NOT PROVIDED ANY INFORMATION REGARDING EASEMENTS BY THE OWNER.

**SITE INFORMATION**  
 APN: 018-050-067  
 ADDRESS: 2343 PICKETT RD  
 CALISTOGA, CA 94515

**WINERY USE SITE PLAN**  
 OF A PORTION OF THE LANDS OF  
**FLEMMING**  
 COUNTY OF NAPA STATE OF CALIFORNIA

**LEGEND:**

- CL CENTER LINE
- CO CLEAN OUT
- CONC CONCRETE
- DG DECOMPOSED GRANITE
- DI DRAINAGE INLET
- (E) EXISTING
- ELEC ELECTRIC
- FH FIRE HYDRANT
- (P) PROPOSED
- W WELL
- TREE
- APPROXIMATE BOUNDARY LINE; SEE DRAWING NOTES
- - - APPROXIMATE EASEMENT LINE; SEE DRAWING NOTES
- ===== BUILDING LINE
- ===== EDGE OF CONC
- ===== EDGE OF PAVEMENT
- ===== EDGE OF GRAVEL ROAD
- - - - - FENCE
- - - - - OVERHEAD POWER AND/OR TELEPHONE LINE
- ===== WALL
- ===== VINEYARD BLOCK

**SURVEYOR'S CERTIFICATE**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT.  
 FOR NEW ALBION SURVEYS INC., DBA ALBION SURVEYS

*Jon M Webb*  
 JON M. WEBB  
 FEBRUARY 10, 2020

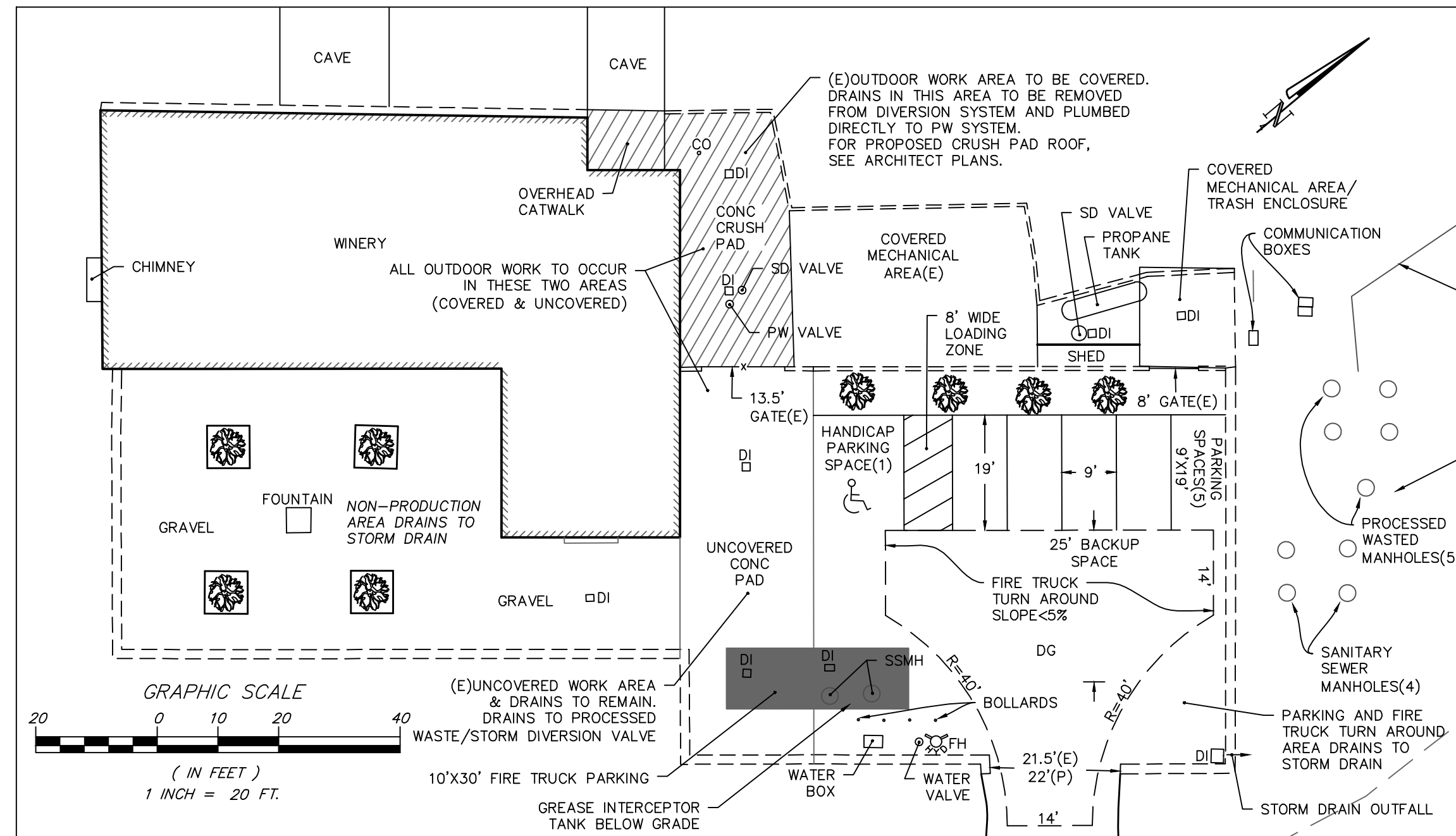


**REVISIONS & ADDITIONS**

DATE	BY	PG.
2-10-2020	FB: 831,848	PG: 65-66, 3-18
DRAFTER: R. MATTERI		
DATE:	FB:	PG:
DRAFTER:		
DATE:	FB:	PG:
DRAFTER:		
DATE:	FB:	PG:
DRAFTER:		
DATE:	FB:	PG:
DRAFTER:		

**SURVEY NOTES**

WINERY DETAIL



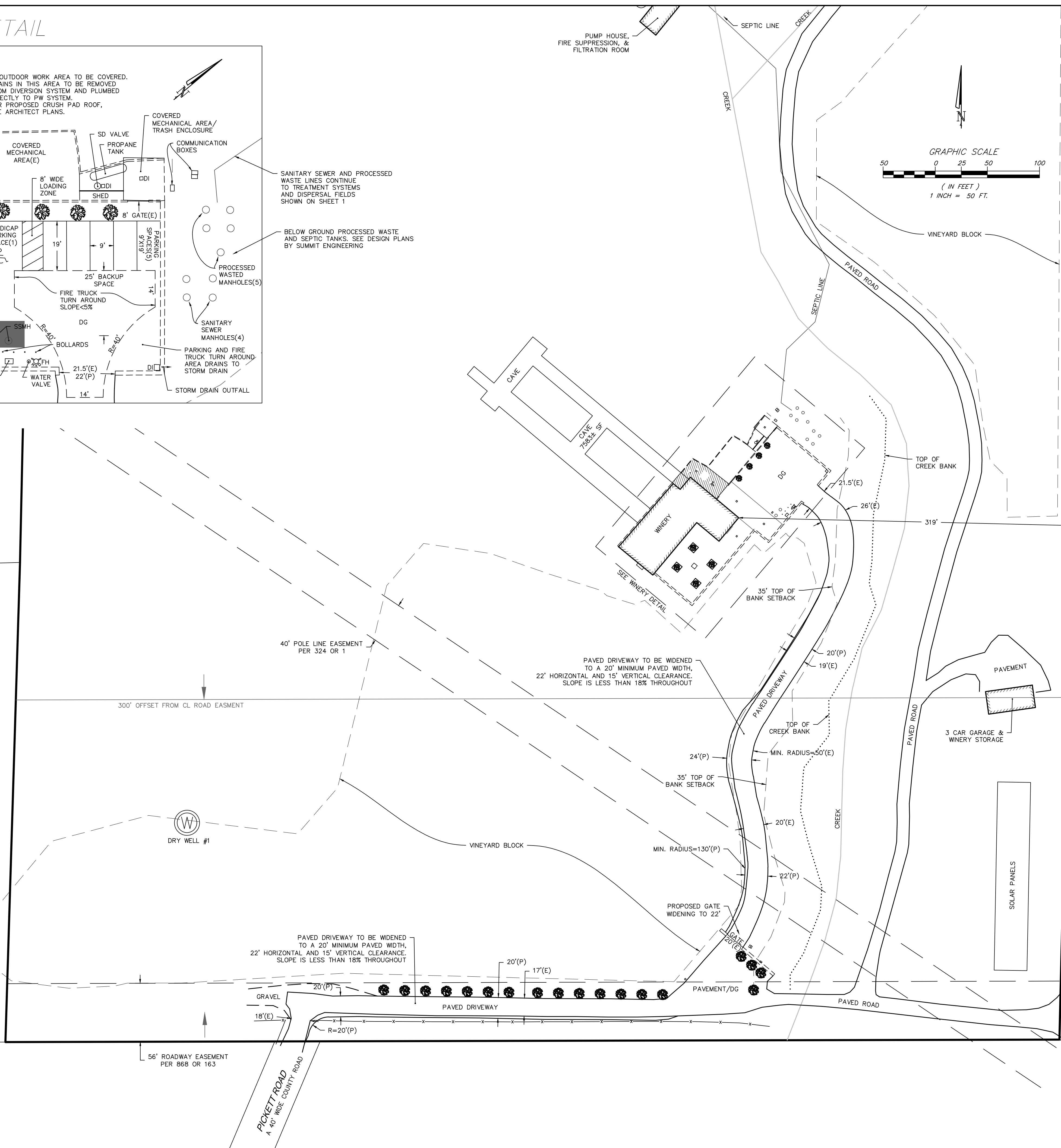
SANITARY SEWER AND PROCESSED WASTE LINES CONTINUE TO TREATMENT SYSTEMS AND DISPERSAL FIELDS SHOWN ON SHEET 1

BELOW GROUND PROCESSED WASTE AND SEPTIC TANKS. SEE DESIGN PLANS BY SUMMIT ENGINEERING

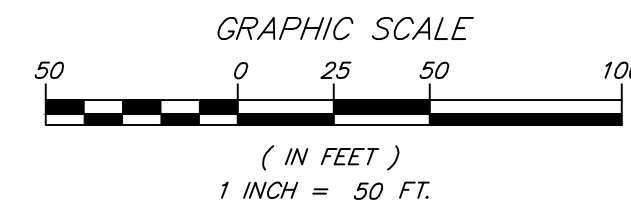
NOTE: DRAINS WITHIN PROPOSED COVERED CRUSH PAD SHALL BE RE-PLUMBED DIRECTLY TO THE PROCESS WASTE SYSTEM. ONLY DRAINS IN WORK AREAS WITHOUT A ROOF SHALL BE LEFT CONNECTED TO THE MANUAL DIVERSION VALVE SYSTEM.

LEGEND:

- CL CENTER LINE
- CO CLEAN OUT
- CONC CONCRETE
- DG DECOMPOSED GRANITE
- DI DRAINAGE INLET
- (E) EXISTING
- ELEC ELECTRIC
- FH FIRE HYDRANT
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- APPROXIMATE BOUNDARY LINE; SEE DRAWING NOTES
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- BUILDING LINE
- EDGE OF CONC
- EDGE OF PAVEMENT
- EDGE OF GRAVEL ROAD
- FENCE
- OVERHEAD POWER AND/OR TELEPHONE LINE
- WALL
- VINEYARD BLOCK



PUMP HOUSE, FIRE SUPPRESSION, & FILTRATION ROOM



**ALBION SURVEYS**  
CONSULTING LAND SURVEYORS  
1113 HUNT AVENUE  
ST. HELENA, CA 94574  
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SITE INFORMATION

APN: 018-050-067  
ADDRESS: 2343 PICKETT RD  
CALISTOGA, CA 94515

WINERY USE SITE PLAN  
OF A PORTION OF THE LANDS OF  
**FLEMMING**  
COUNTY OF NAPA STATE OF CALIFORNIA

REVISIONS & ADDITIONS

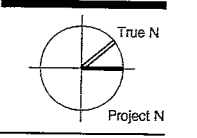
DATE	BY	REVISION
2-10-2020	FB: 831,848	PG: 65-66, 3-18
DRAFTER: R. MATTERI		
DATE:	FB:	PG:
DRAFTER:		
DATE:	FB:	PG:
DRAFTER:		
DATE:	FB:	PG:
DRAFTER:		
DATE:	FB:	PG:
DRAFTER:		

SURVEY NOTES

Taylor Lombardo Architects LLP

529 Commercial Street  
Suite 400 San Francisco  
California 94111  
(415) 433-7777 tel  
(415) 433-7717 fax

www.taylorlombardo.com



**Kelly Fleming Winery**  
2343 Pickett Road  
Calistoga, CA 94515  
APN: 018-050-067  
Applicant / Property Owner: Kelly Fleming

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**First Floor Plan**

scale: 1/8" = 1'-0"

revision	date
Use Permit Mod.	11.30.07

job no: 0709

drawn: SS

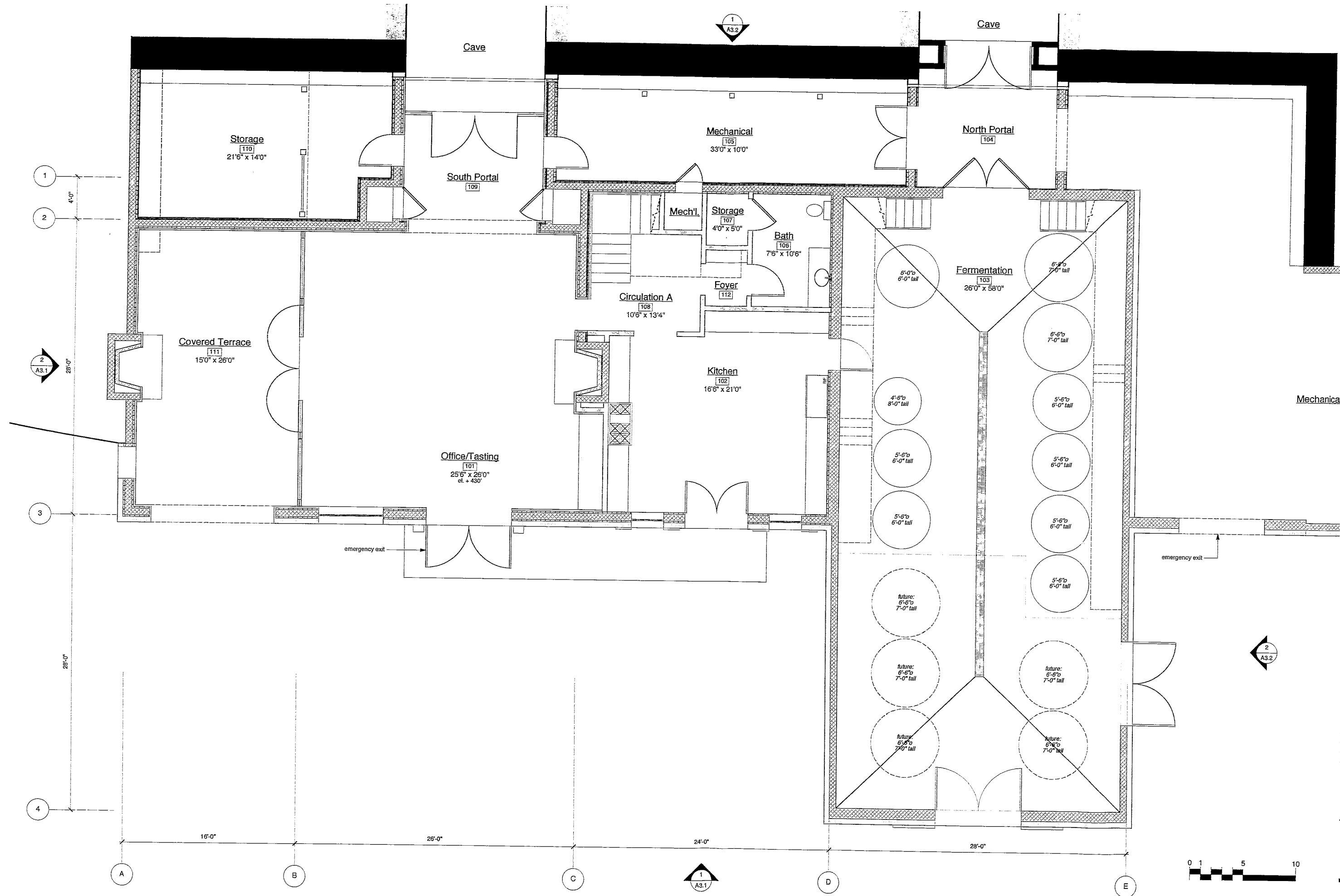
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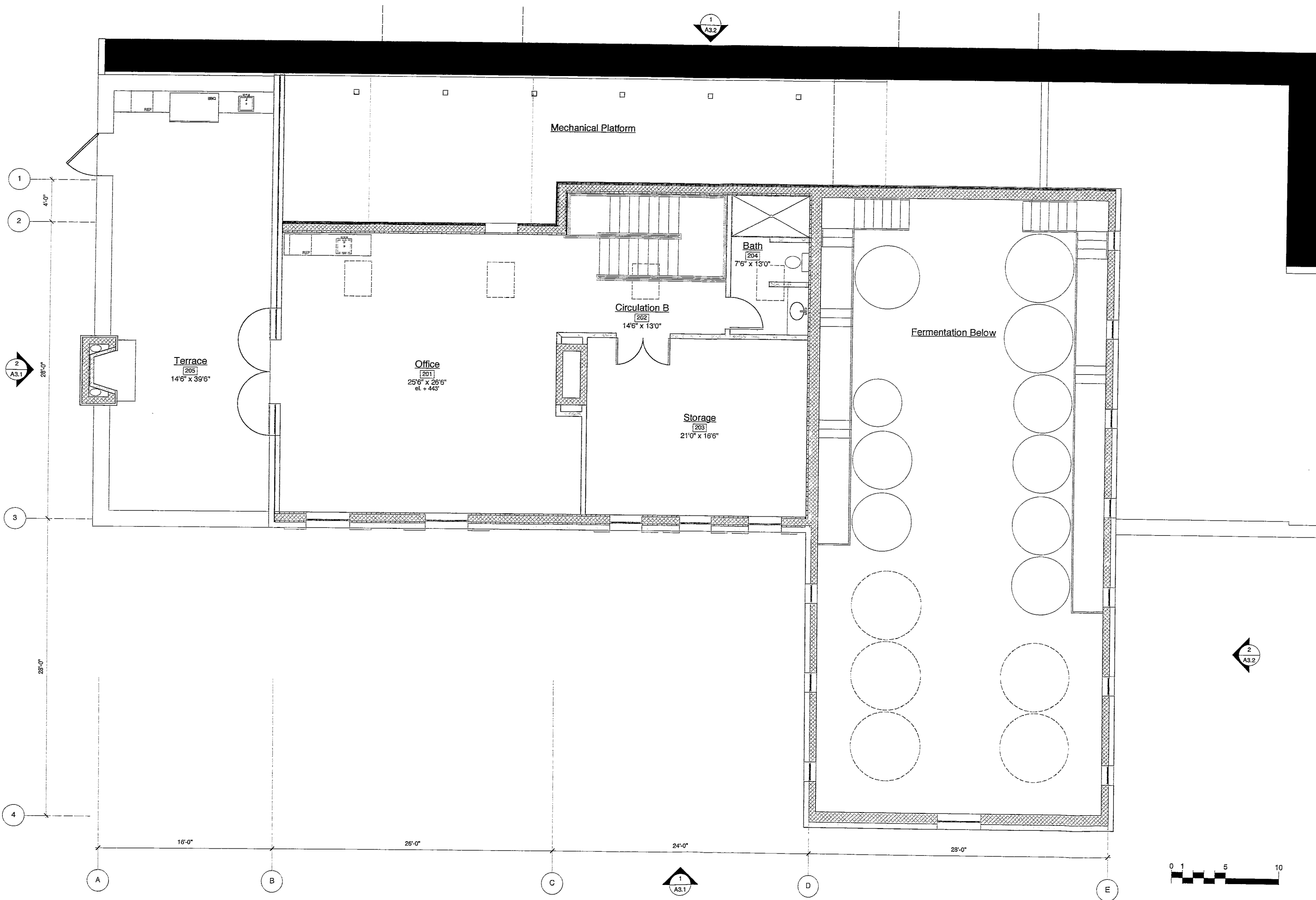
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sheet no:

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of: sheets

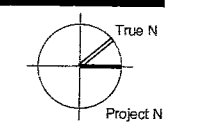




Taylor  
Lombardo  
Architects

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**Kelly Fleming Winery**  
2343 Pickett Road  
Calistoga, CA 94515

APN: 018-050-067  
Applicant / Property Owner: Kelly Fleming

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**Second Floor Plan**

scale: 1/8" = 1'-0"

revision	date
Use Permit Mod.	11.30.07

job no: 0709

drawn: SS

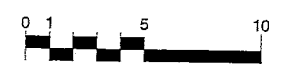
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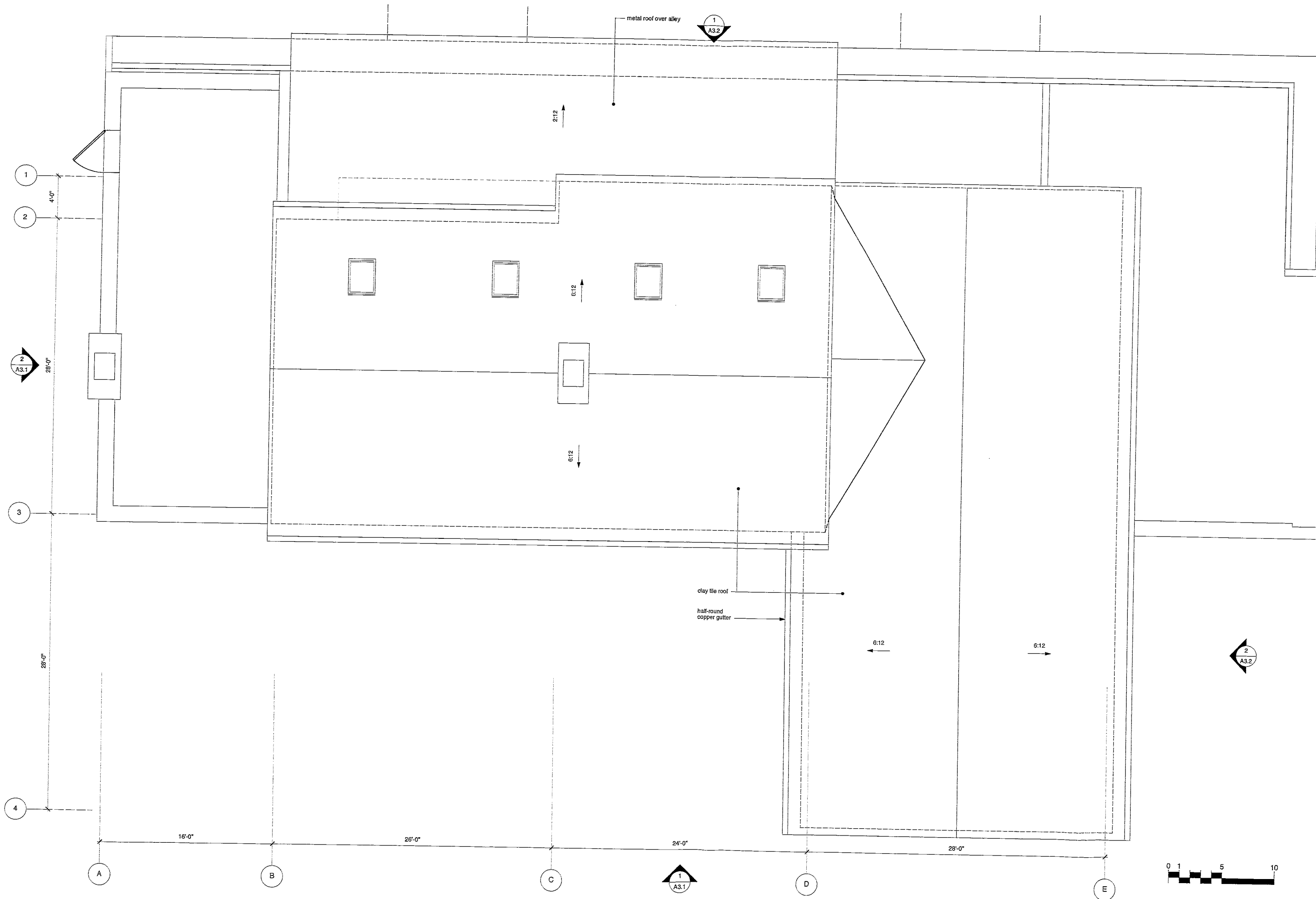
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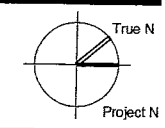




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LLP

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**Kelly Fleming Winery**  
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Calistoga, CA 94515  
APN: 018-050-067  
Applicant / Property Owner: Kelly Fleming

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**Roof Plan**

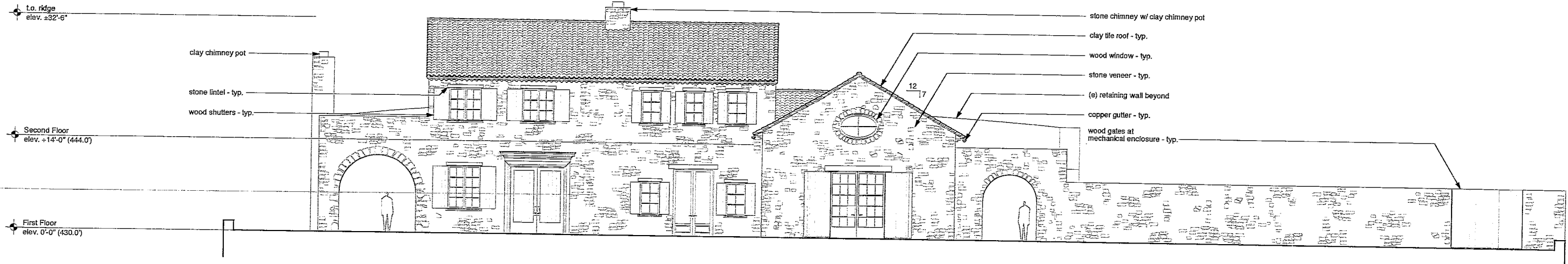
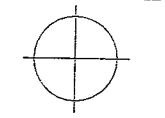
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revision: \_\_\_\_\_ date: \_\_\_\_\_  
Use Permit Mod. 11.30.07

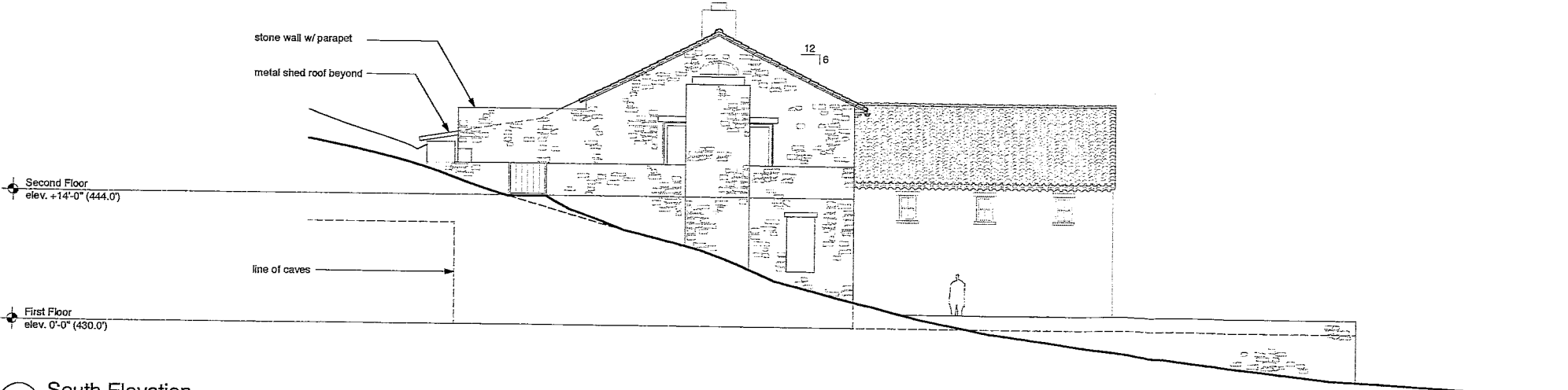
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checked: TT  
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sheet no: \_\_\_\_\_

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of \_\_\_\_\_ sheets





1 East Elevation



2 South Elevation

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**Building Elevations**

scale: 1/16" = 1'-0"

revision	date
Use Permit Mod.	11.30.07

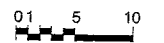
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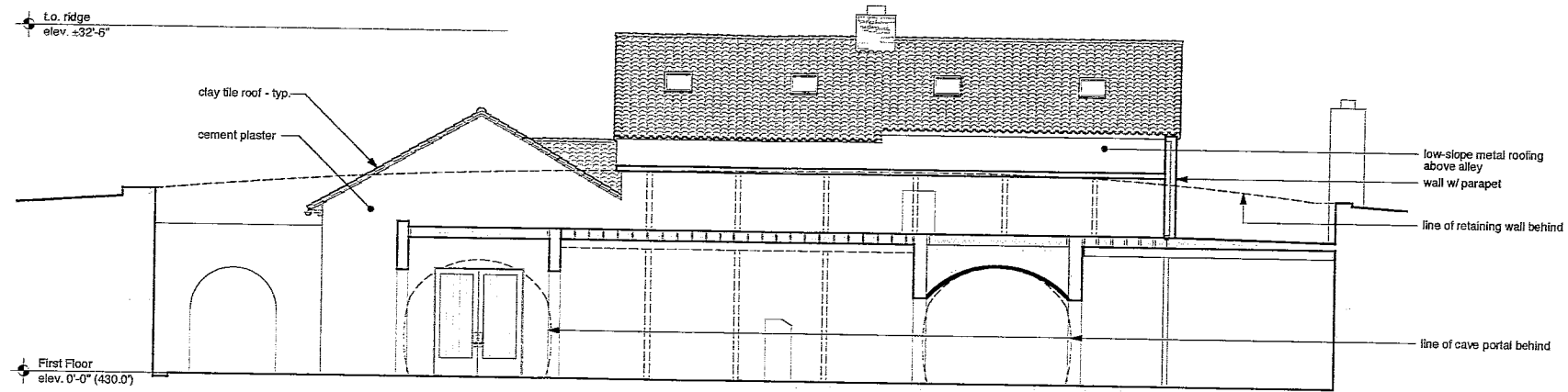
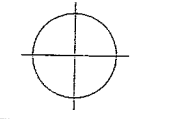
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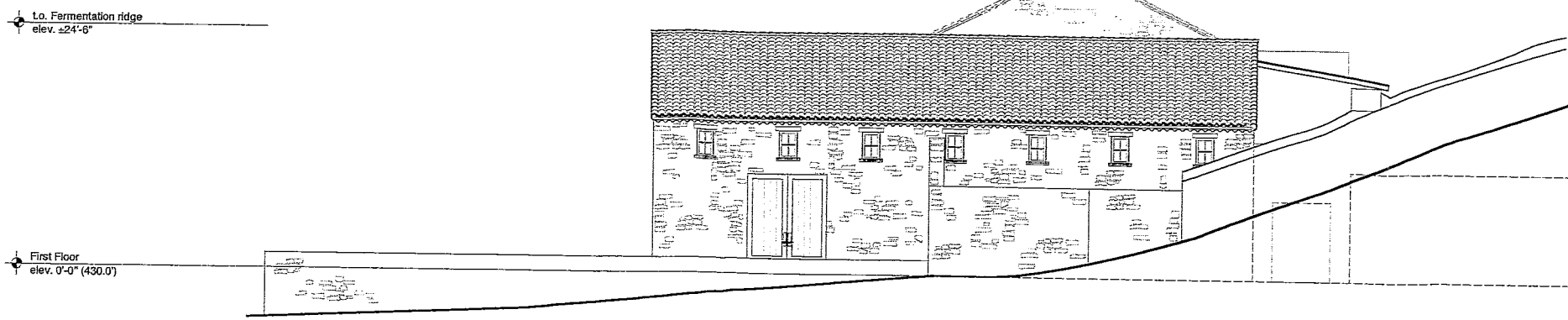
date: 11.30.07

sheet no.





1 West Elevation/Section



2 North Elevation

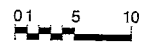
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Building Elevations

scale: 1/16" = 1'-0"

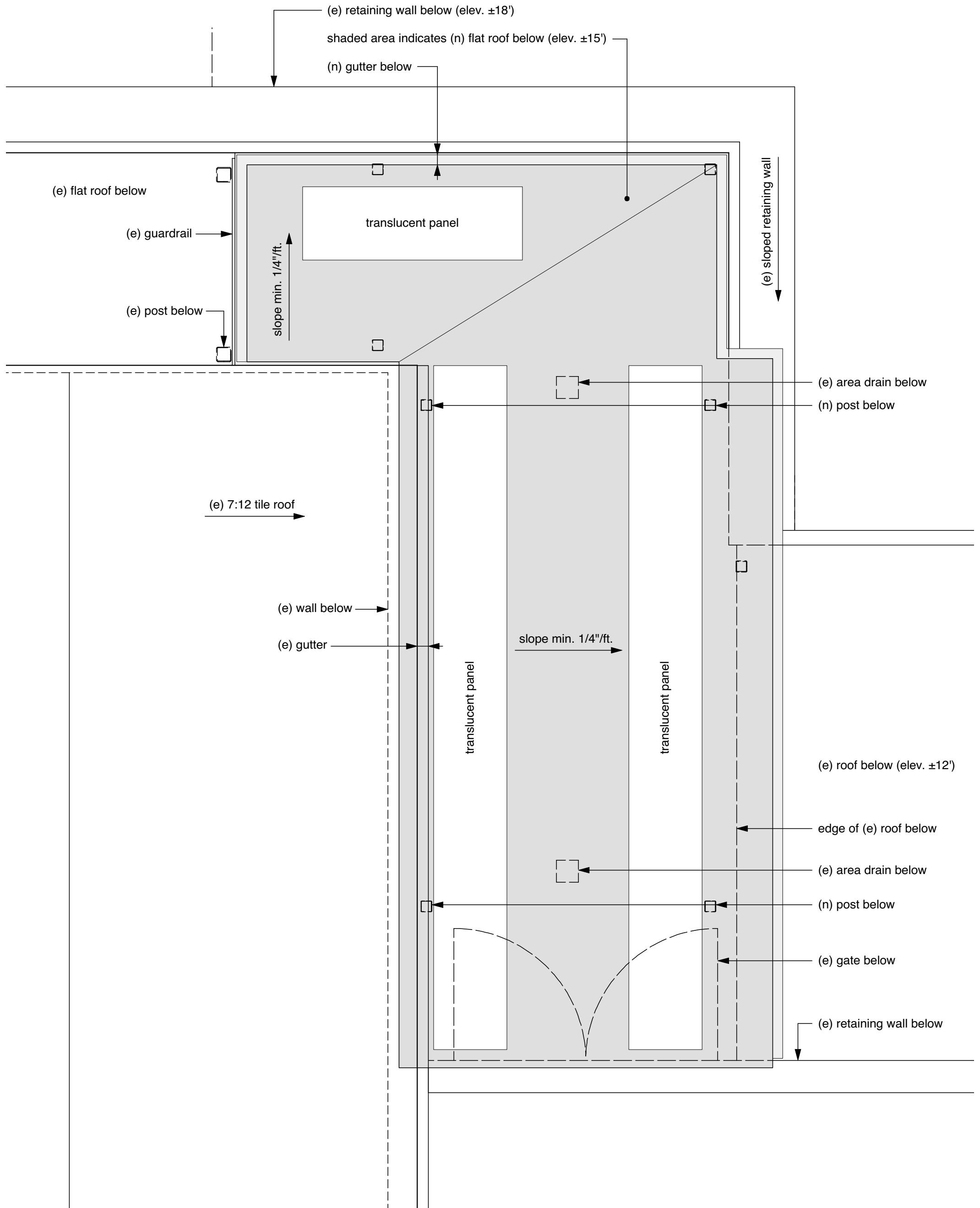
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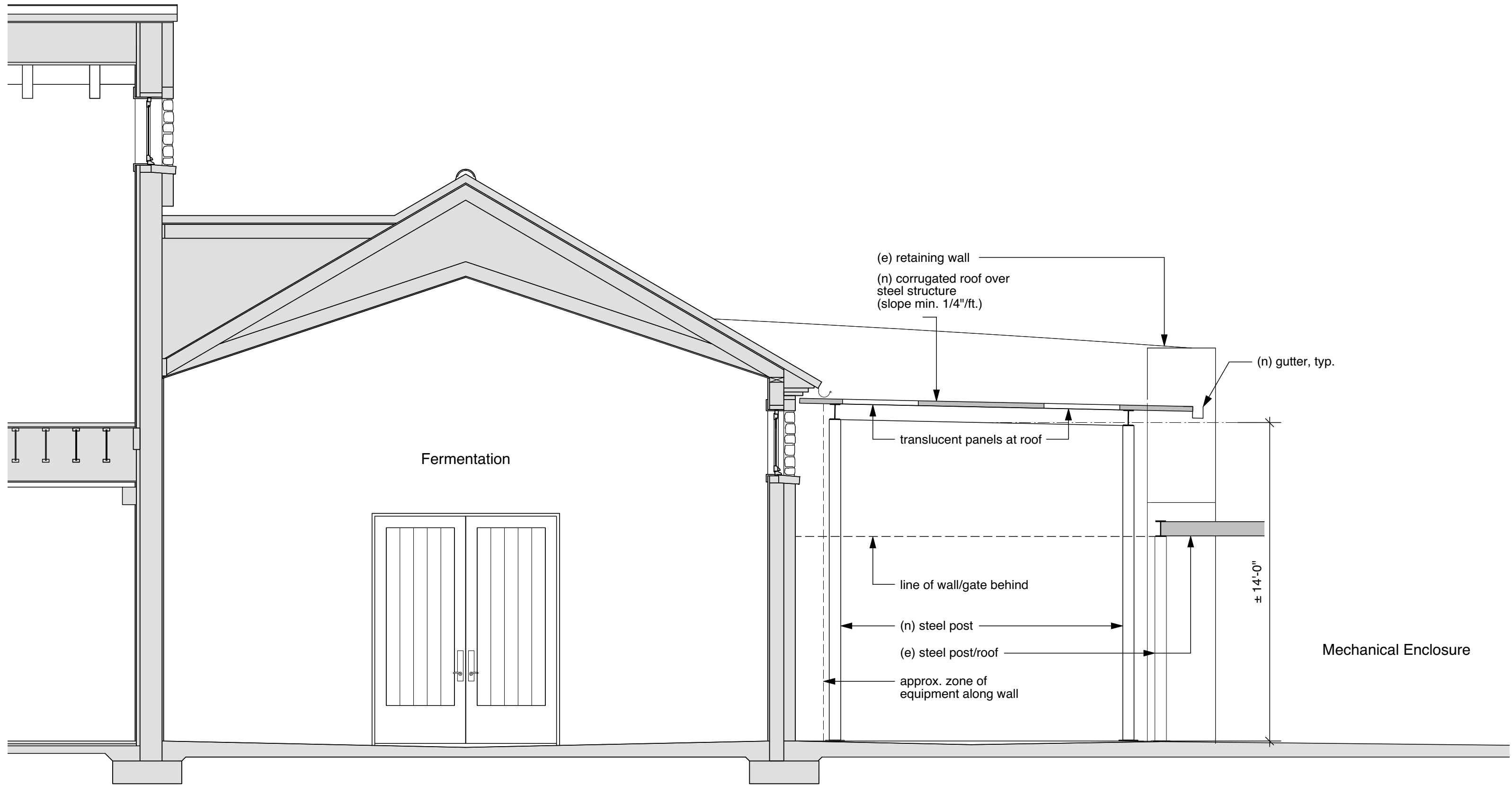
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checked:	TT
date:	11.30.07
sheet no:	



A3.2

of sheets





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 40 Hotaling Place  
 San Francisco  
 California 94111  
 (415) 433-7777 tel  
 (415) 433-7717 fax  
 taylorlombardo.com  
 LLP

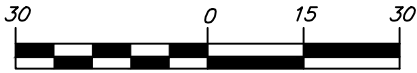
Pickett Road Wine Co.  
 Winery Major Mod  
 09.20.19  
 1/4" = 1'-0"  
 Covered Crush Area Section







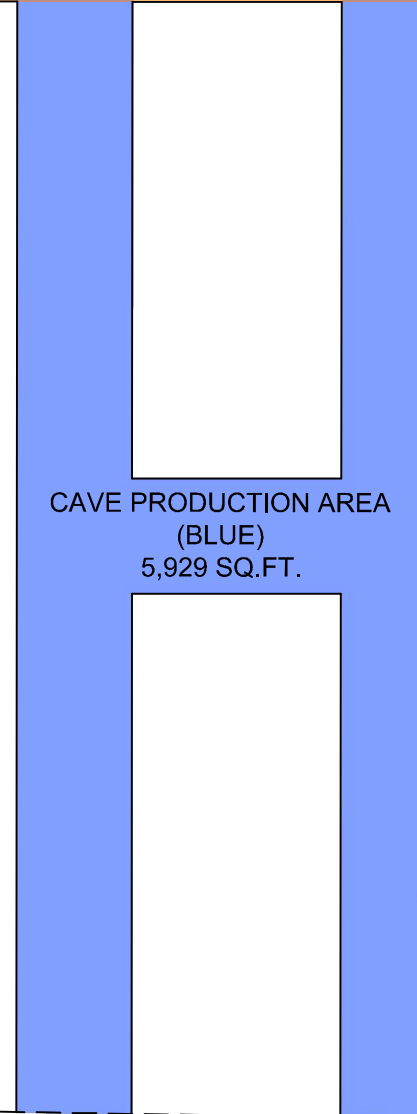
GRAPHIC SCALE



( IN FEET )  
1 INCH = 30 FT.

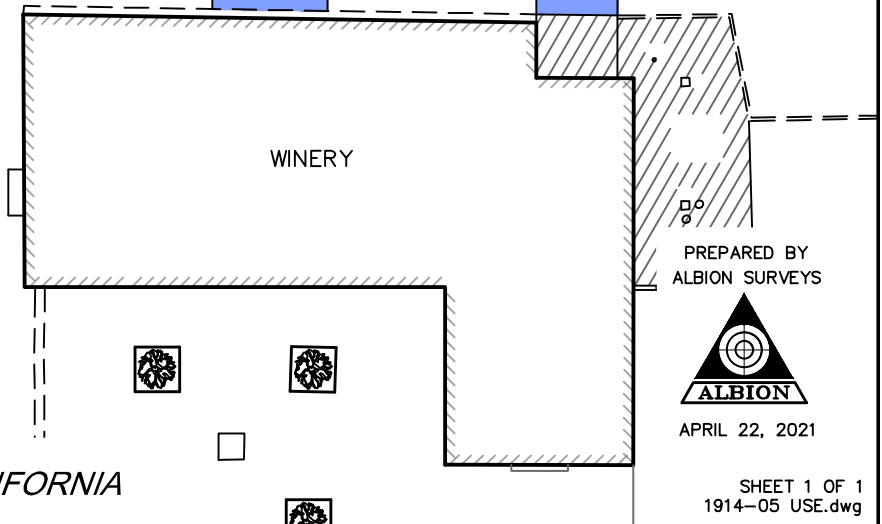


CAVE HOSPITALITY  
AREA (ORANGE)  
1,654 SQ.FT.



CAVE PRODUCTION AREA  
(BLUE)  
5,929 SQ.FT.

PREPARED UNDER THE DIRECTION OF:



WINERY

PREPARED BY  
ALBION SURVEYS



APRIL 22, 2021

**CAVE EXHIBIT**  
PICKETT ROAD WINE COMPANY  
WITHIN APN 018-050-067  
COUNTY OF NAPA, STATE OF CALIFORNIA

SHEET 1 OF 1  
1914-05 USE.dwg