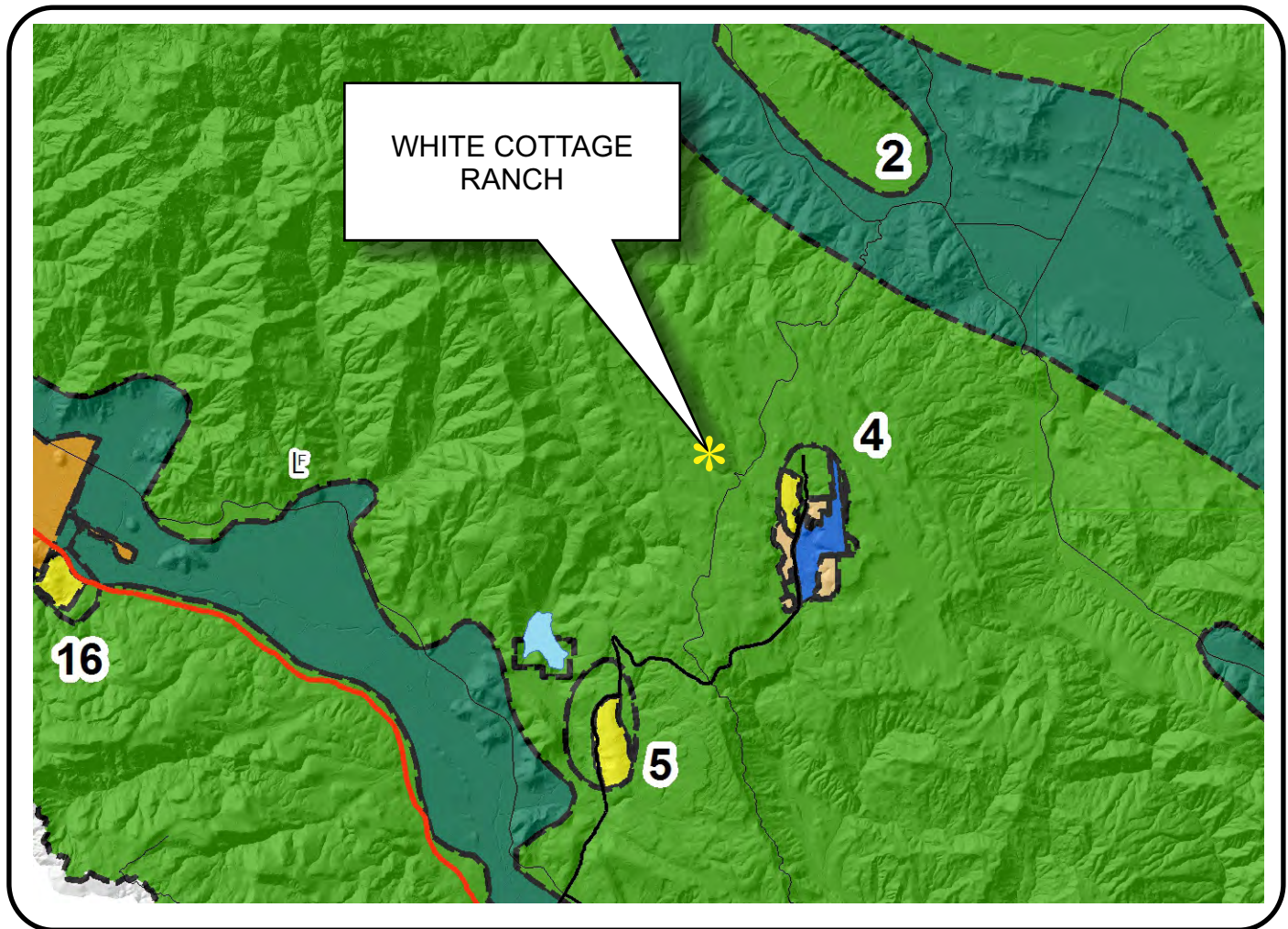








# NAPA COUNTY LAND USE PLAN 2008 - 2030





## LEGEND








### URBANIZED OR NON-AGRICULTURAL

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

### OPEN SPACE

-  Agriculture, Watershed & Open Space
-  Agricultural Resource

### TRANSPORTATION

-  Mineral Resource
-  Railroad
-  Limited Access Highway
-  Major Road
-  Secondary Road
-  Airport
-  Airport Clear Zone
-  Landfill - General Plan

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

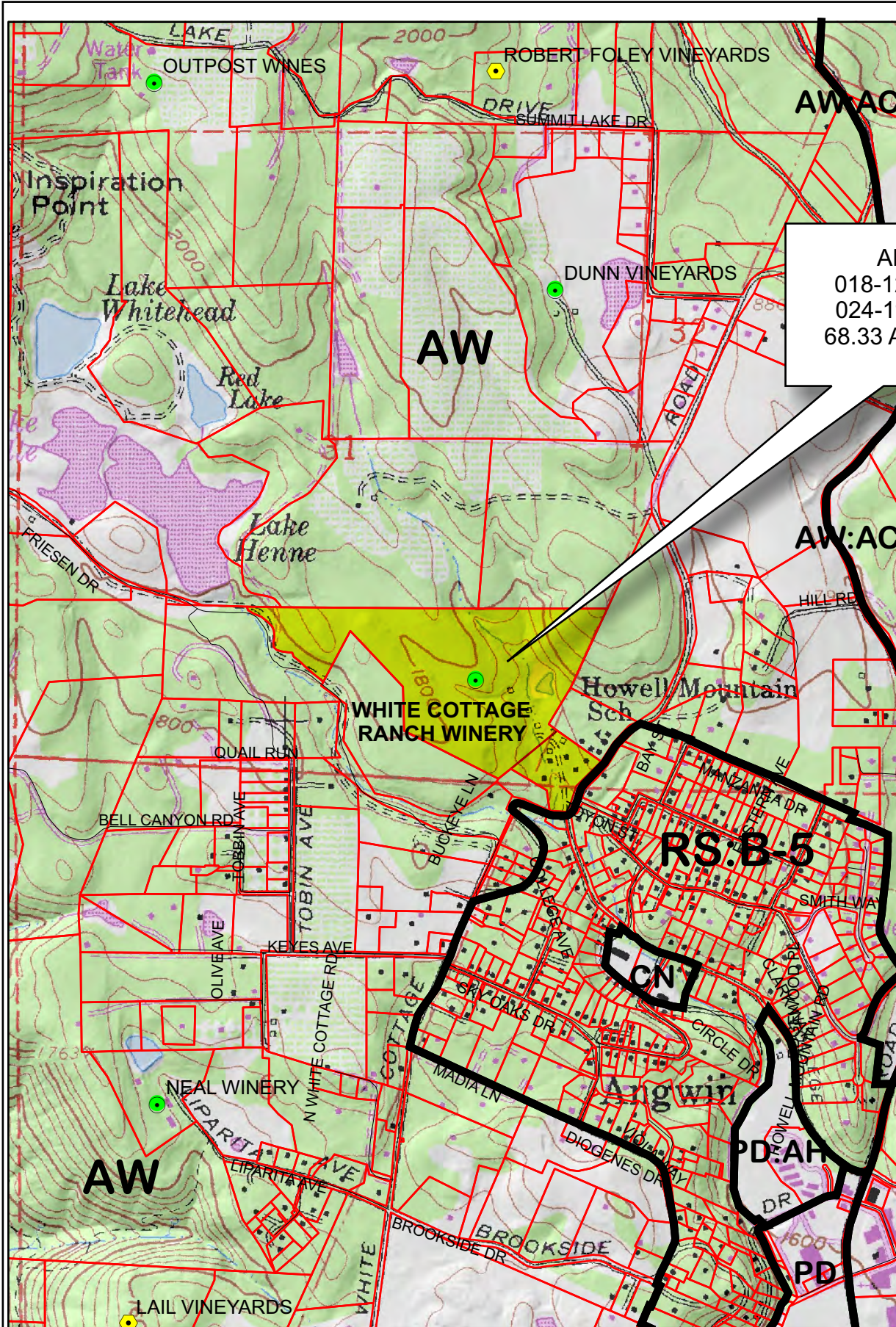
APN  
018-120-033  
04-22-2013  
11D MOD

SCALE IN MILES  
0 2

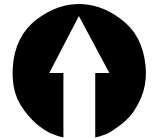




# WHITE COTTAGE RANCH



APN  
018-120-033  
024-110-009  
68.33 Ac. Total



## Legend

### Wineries in Vicinity

- Producing
- Approved
- Pending
- Zoning
- Parcels

0 600 1,200 2,400 3,600 4,800 Feet

04-22-2013

11D

MOD

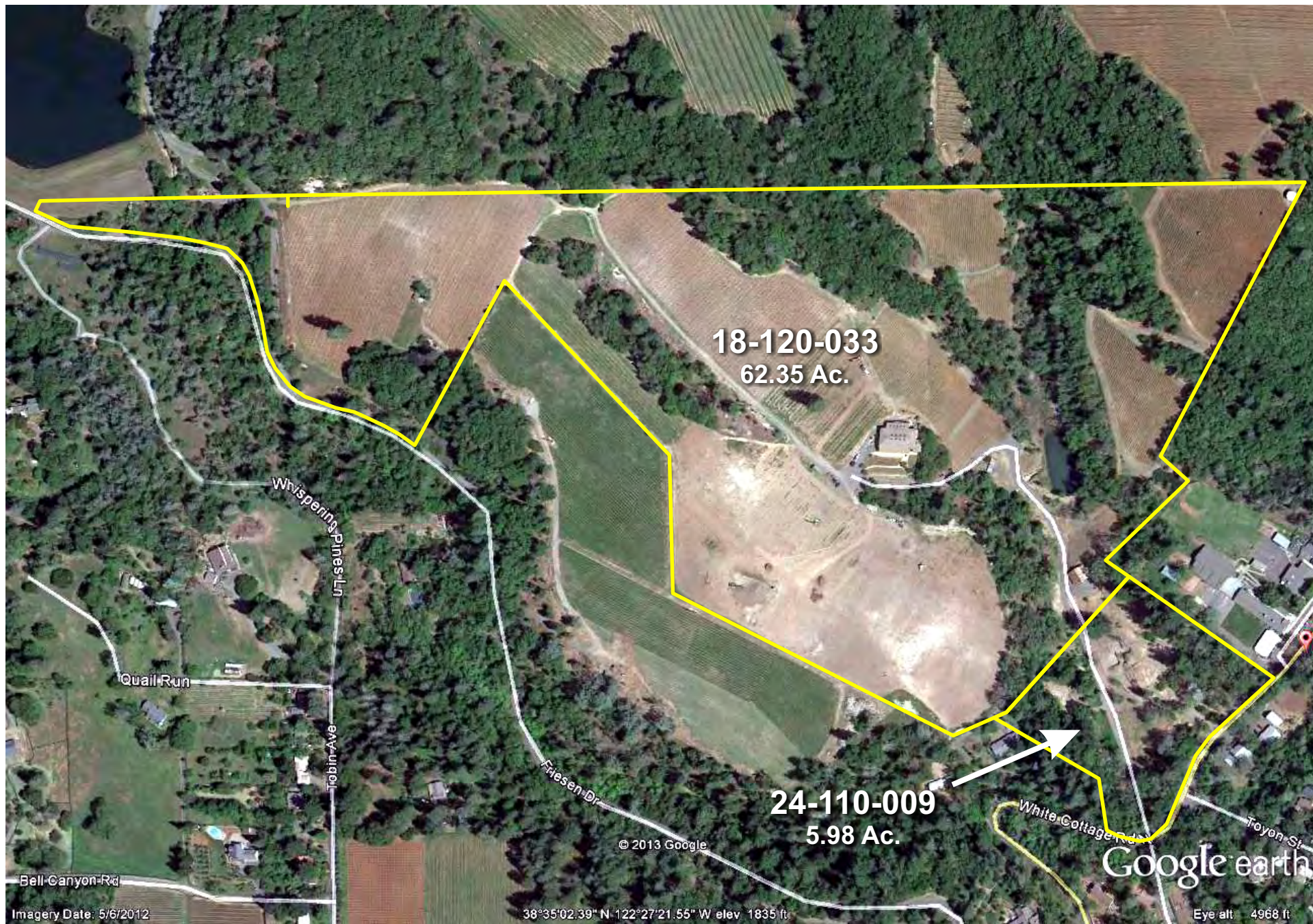
2

Napa County Conservation  
Development and Planning Department

WhiteCottage\_mod1.cdr



# WHITE COTTAGE RANCH



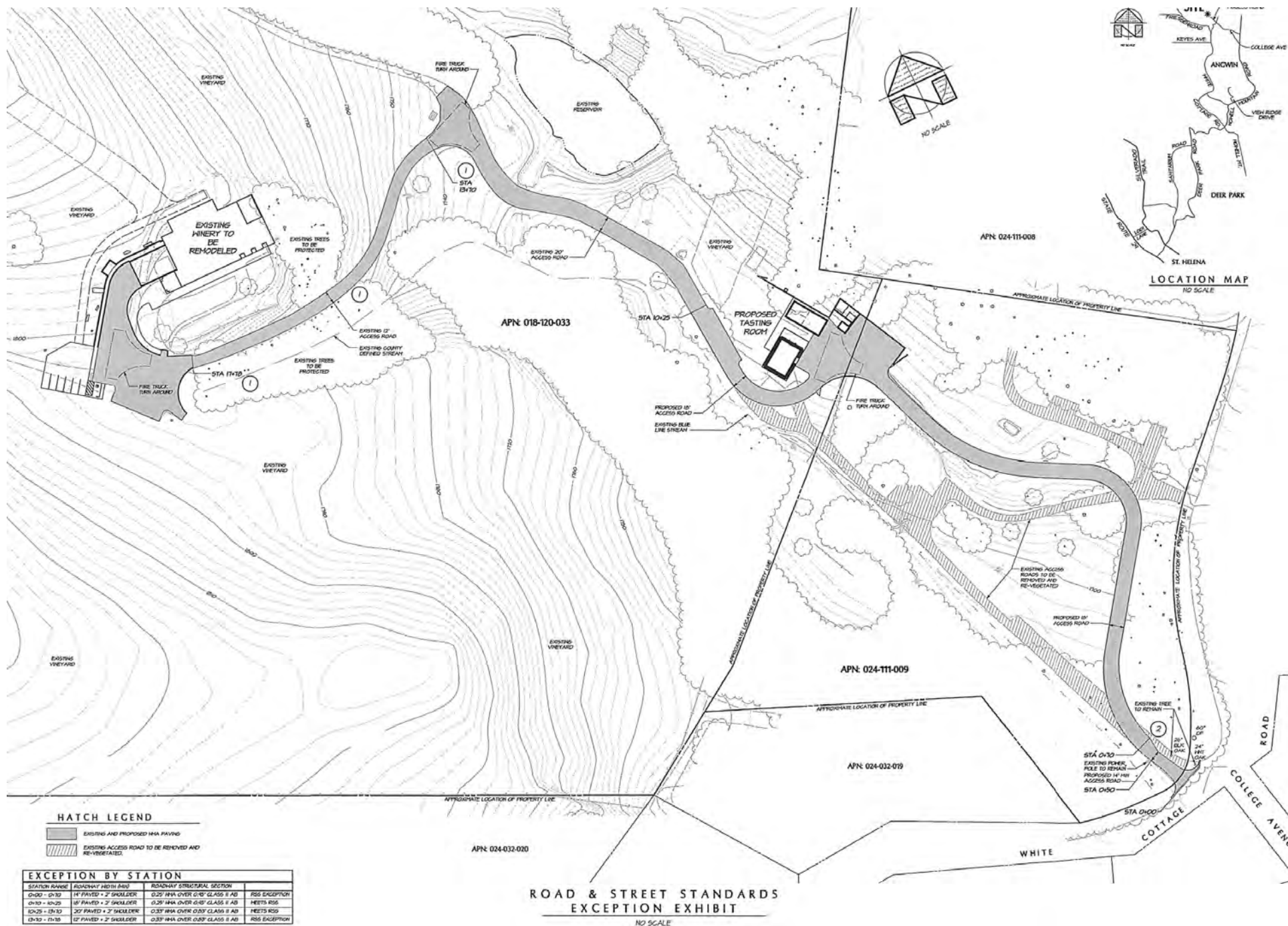
Existing Conditions



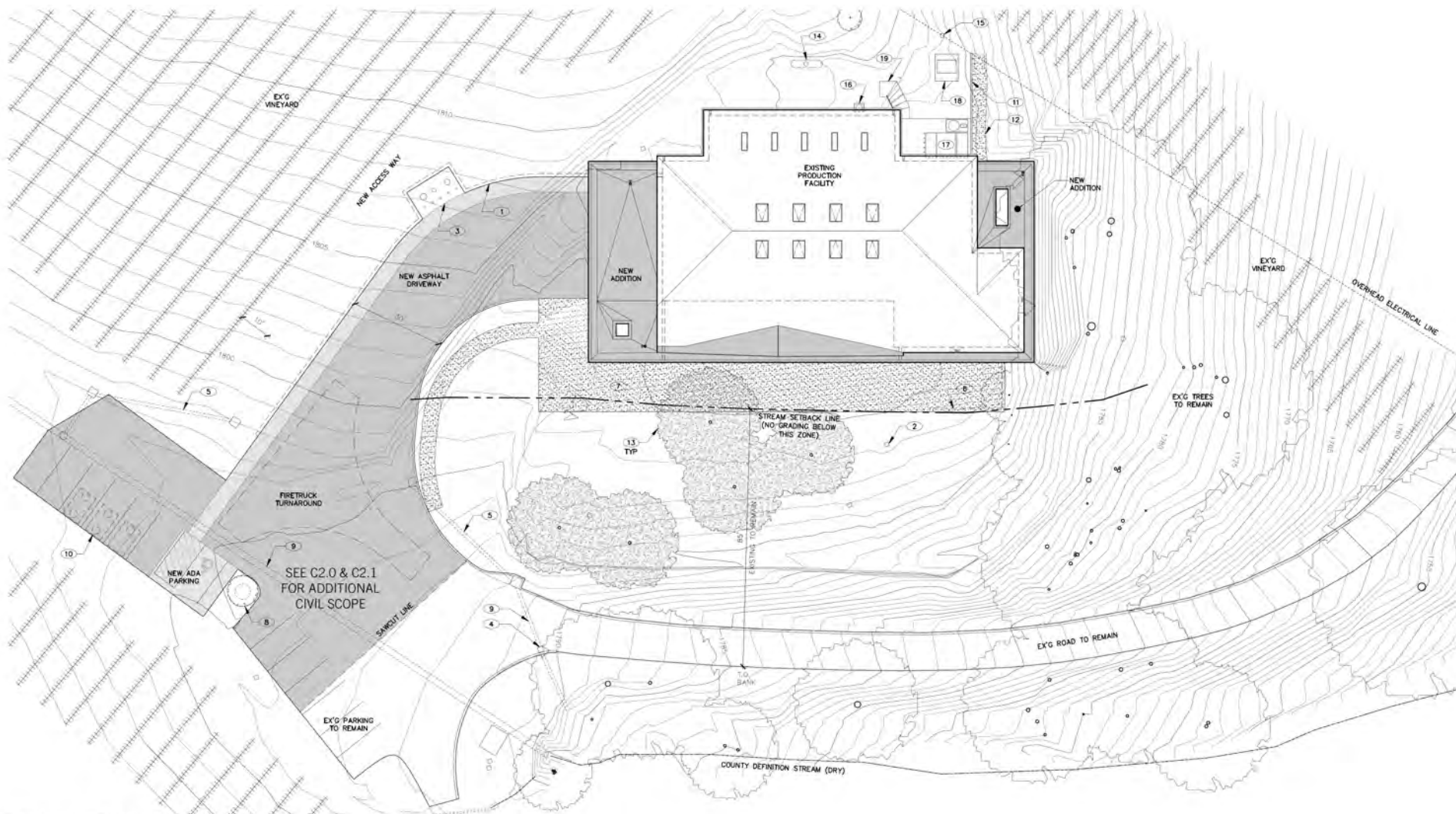
This topographic map illustrates a vineyard property with two main parcels: the APN 018-120-033 Upper Site Parcel and the APN 024-111-009 Lower Site Parcel. The map includes contour lines, vineyard areas, and dense trees. Key features and labels include:

- Production Facility/Offices:** Indicated by a dashed rectangle on the upper site, with a callout "FOR ENLARGED PRODUCTION FACILITY SITE" and a reference to "SEE 1 A2.1".
- Proposed Tasting Room Area:** Indicated by a dashed rectangle on the lower site, with a callout "FOR ENLARGED TASTING ROOM SITE" and a reference to "SEE 1 A1.1".
- Other Features:** Shed w/ Irrigation Pump, Water Tank, Existing Access Road to Remain, County Definition Stream (Dry), Salvage Existing Wood Board Shed & Facade for Custom Concrete Formwork at Tasting Room, New Overflow Parking, Tasting Room, New Access Road: See Civil, Ex-G-Bee Keeper Cottage to Remain, 300' Winery Setback, and White Cottage Road.
- Adjacent Property:** Labeled on both the left and bottom sides of the map.
- Break Lines:** Indicated by dashed lines on the left and bottom edges.
- Notes:**
  - "TOTAL COMBINED PARCELS: 62.92 ACRES ±"
  - "SEE CIVIL FOR ADDITIONAL ROAD SCOPE OF WORK ON LOWER SITE"
  - "EXISTING ROAD INSIDE STREAM SETBACK TO BE REMOVED"
  - "UPGRADE ENTRANCE PER COUNTY STANDARDS"

# WHITE COTTAGE RANCH



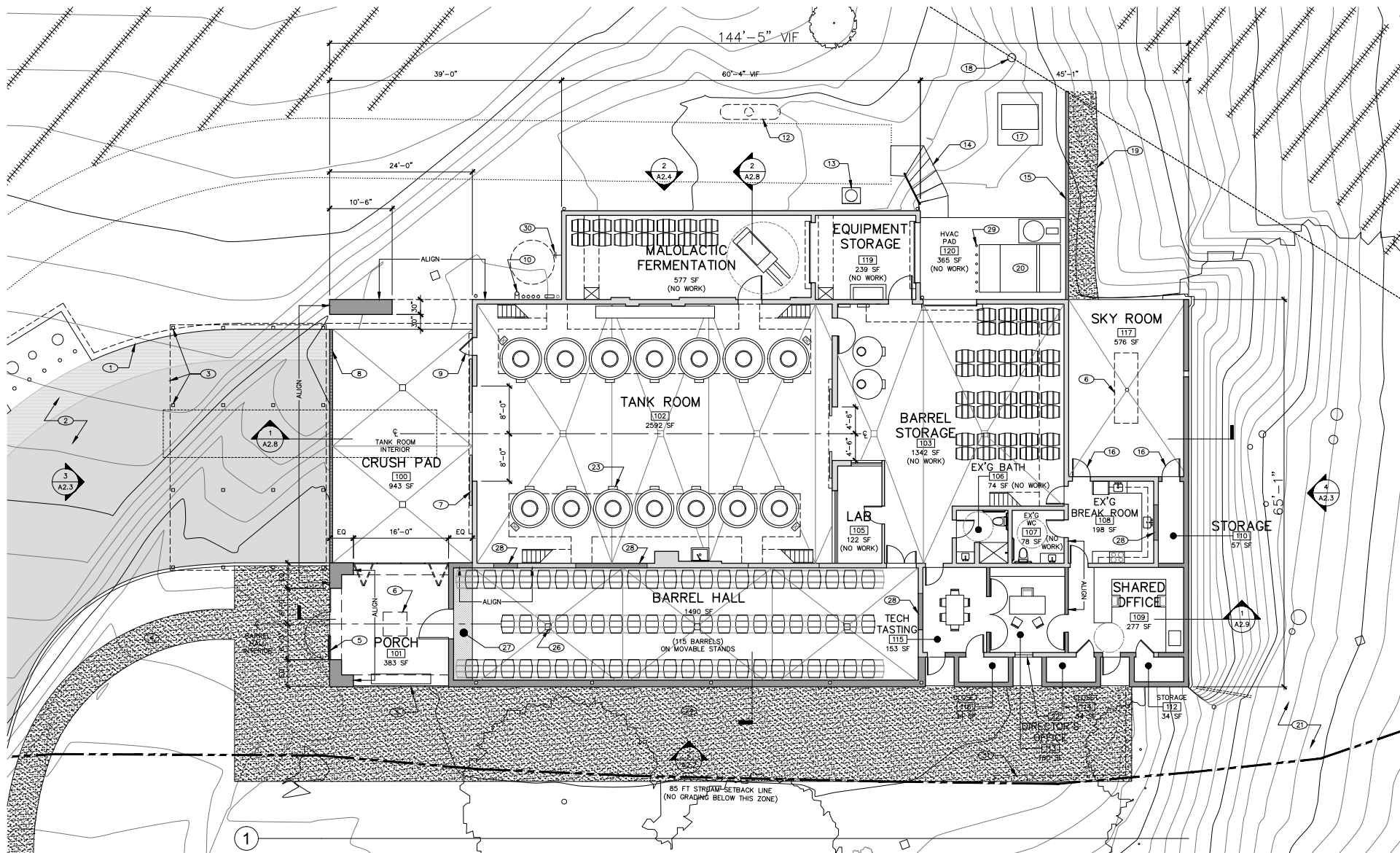
# WHITE COTTAGE RANCH



1 ENLARGED PRODUCTION FACILITY SITE PLAN  
0.1" = 1' 0" (1:120)

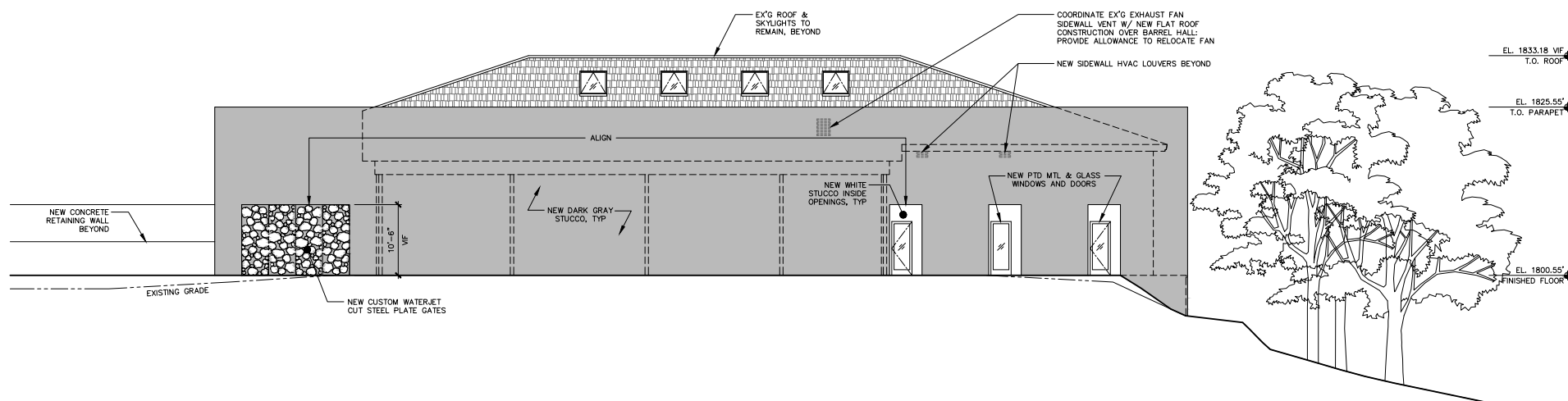
PRODUCTION FACILITY SITE PLAN DETAIL

# WHITE COTTAGE RANCH



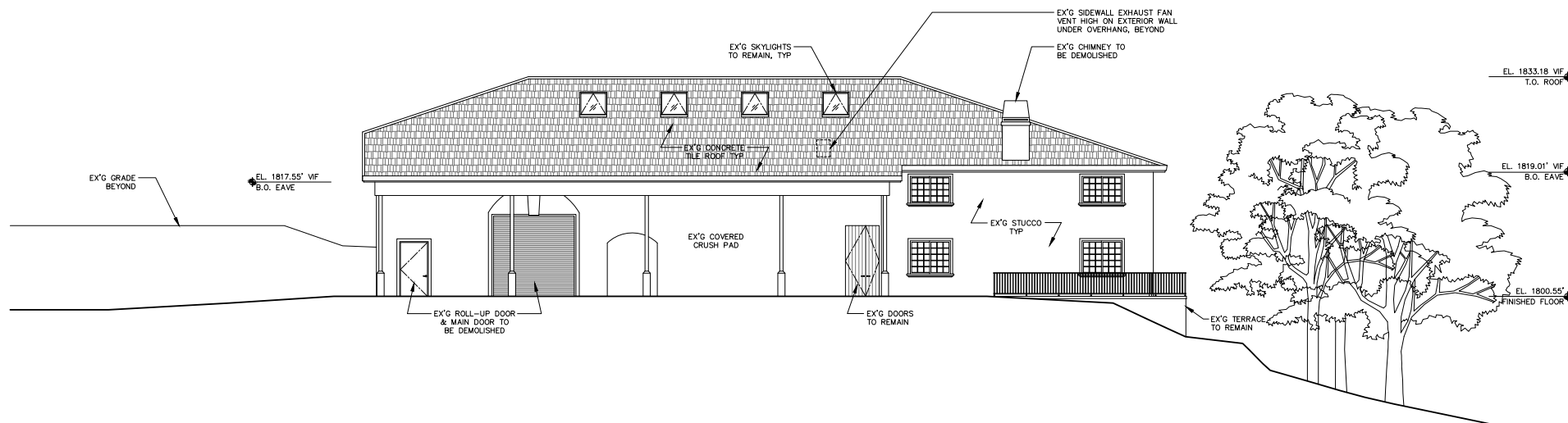
PRODUCTION FACILITY CONSTRUCTION PLAN

# WHITE COTTAGE RANCH



### PRODUCTION FACILITY PROPOSED EXTERIOR ELEVATION - SOUTH

②

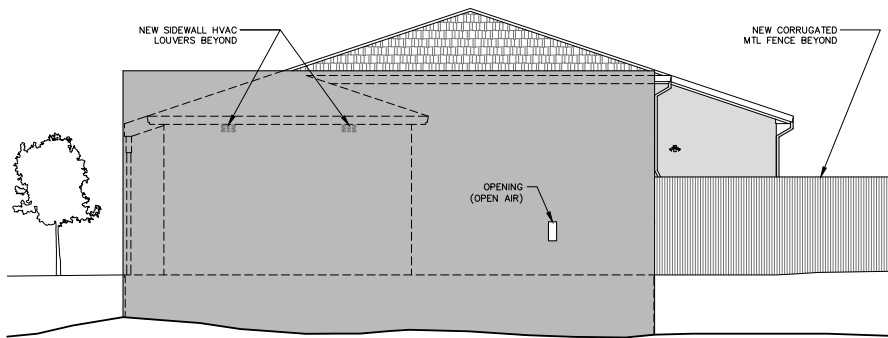


PRODUCTION FACILITY EXISTING EXTERIOR ELEVATION - SOUTH

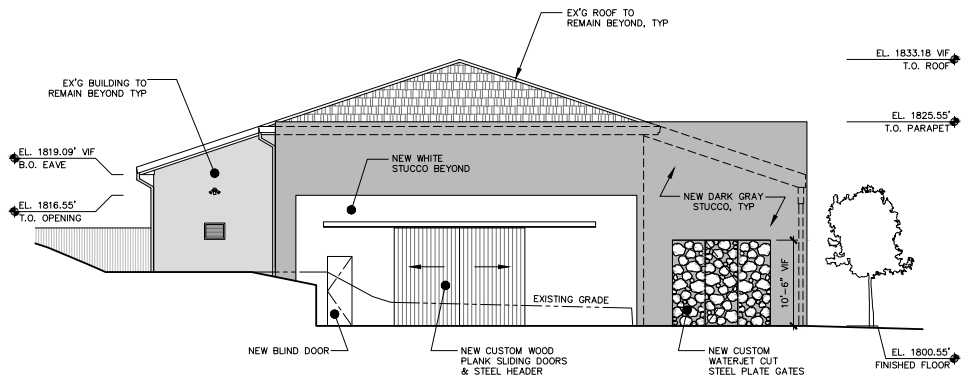
①



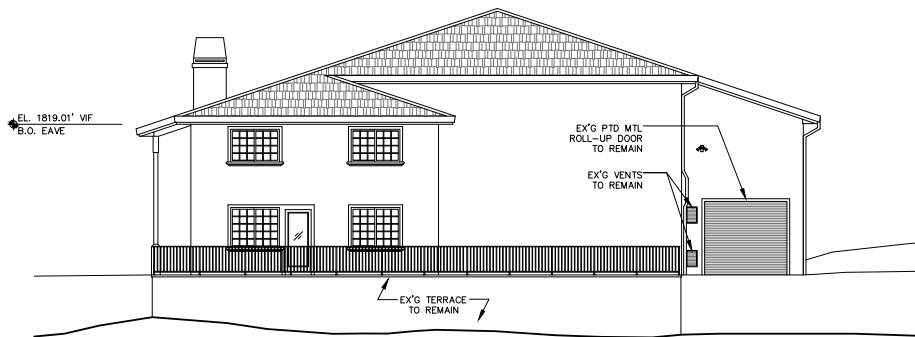
# WHITE COTTAGE RANCH



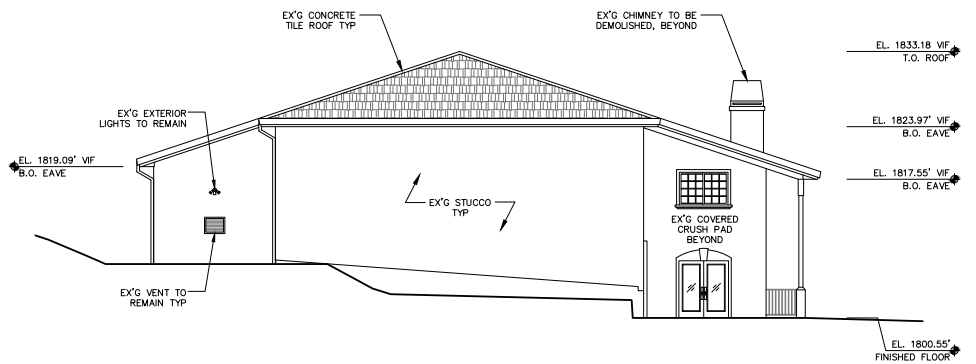
PRODUCTION FACILITY PROPOSED EXTERIOR ELEVATION - EAST



PRODUCTION FACILITY PROPOSED EXTERIOR ELEVATION - WEST

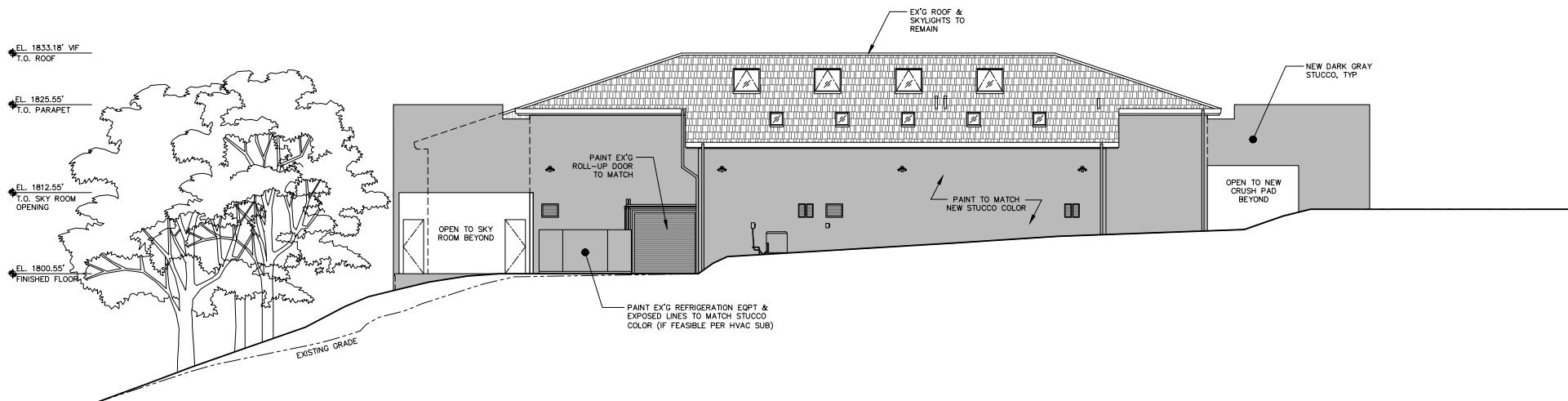


PRODUCTION FACILITY EXISTING EXTERIOR ELEVATION - EAST



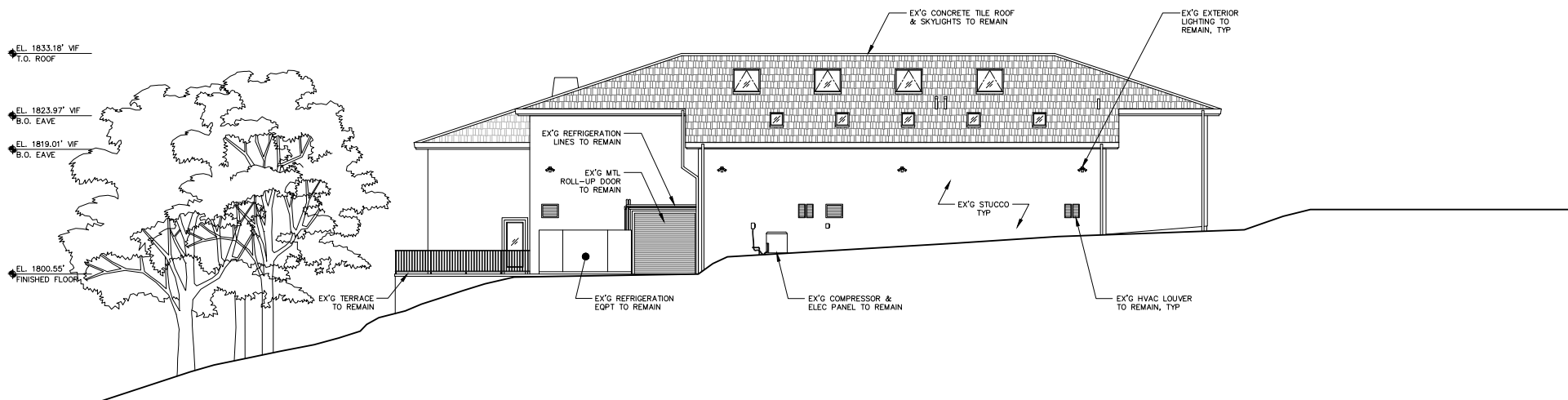
PRODUCTION FACILITY EXISTING EXTERIOR ELEVATION - WEST

# WHITE COTTAGE RANCH



PRODUCTION FACILITY PROPOSED EXTERIOR ELEVATION - NORTH

2



PRODUCTION FACILITY EXISTING EXTERIOR ELEVATION - NORTH

1



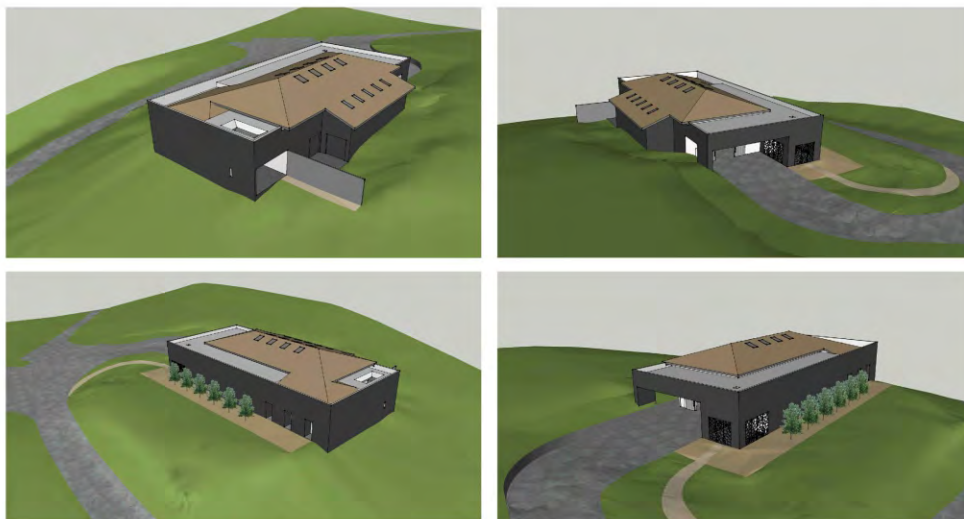
# WHITE COTTAGE RANCH



⑥ PROPOSED PRODUCTION FACILITY BARREL HALL  
NTS



④ PROPOSED PRODUCTION FACILITY PORCH  
NTS



② PROPOSED PRODUCTION FACILITY AERIAL VIEWS  
NTS

# WHITE COTTAGE RANCH



5 PROPOSED PRODUCTION FACILITY FROM BELOW  
NTS



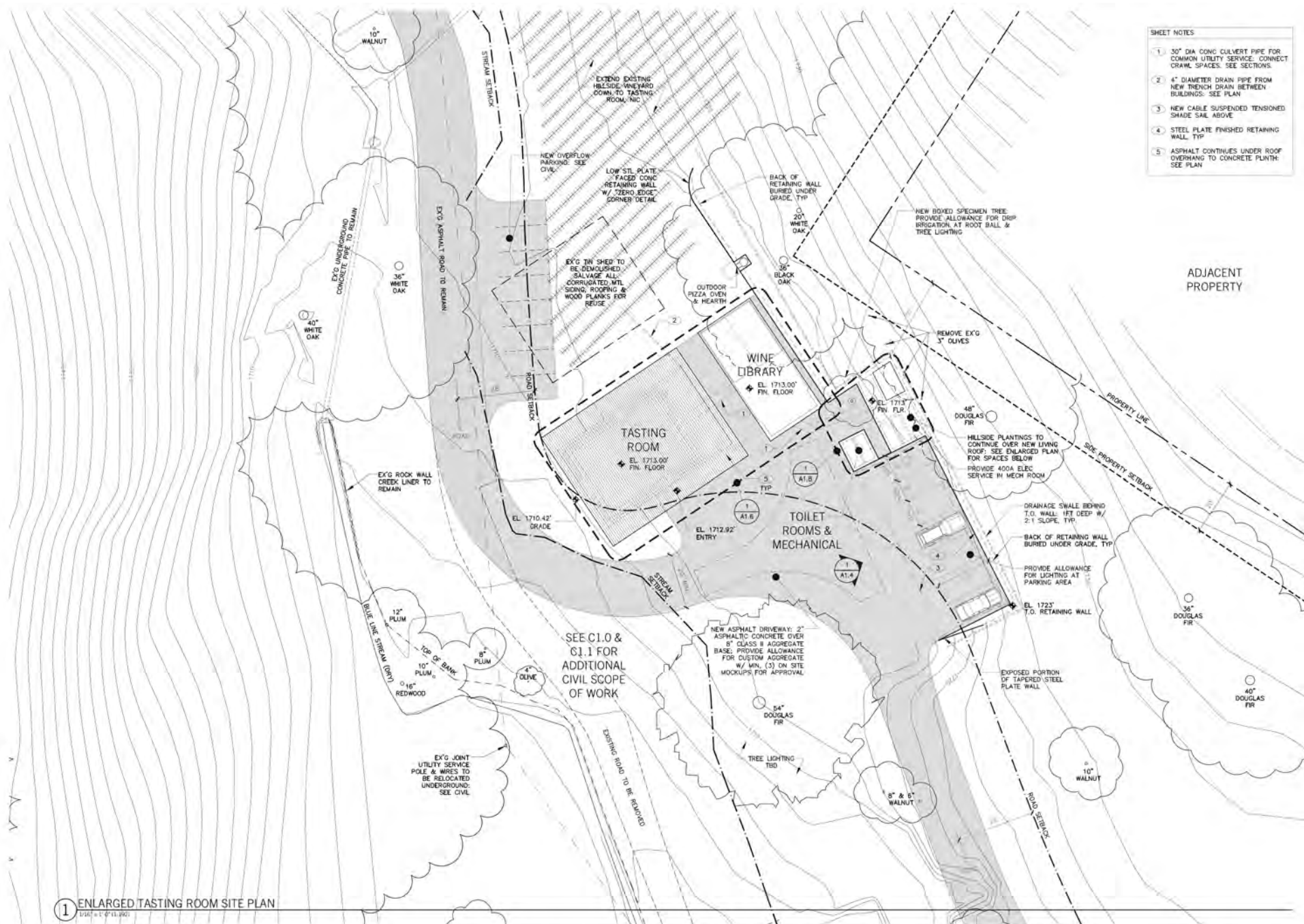
3 PROPOSED PRODUCTION FACILITY FROM PARKING  
NTS



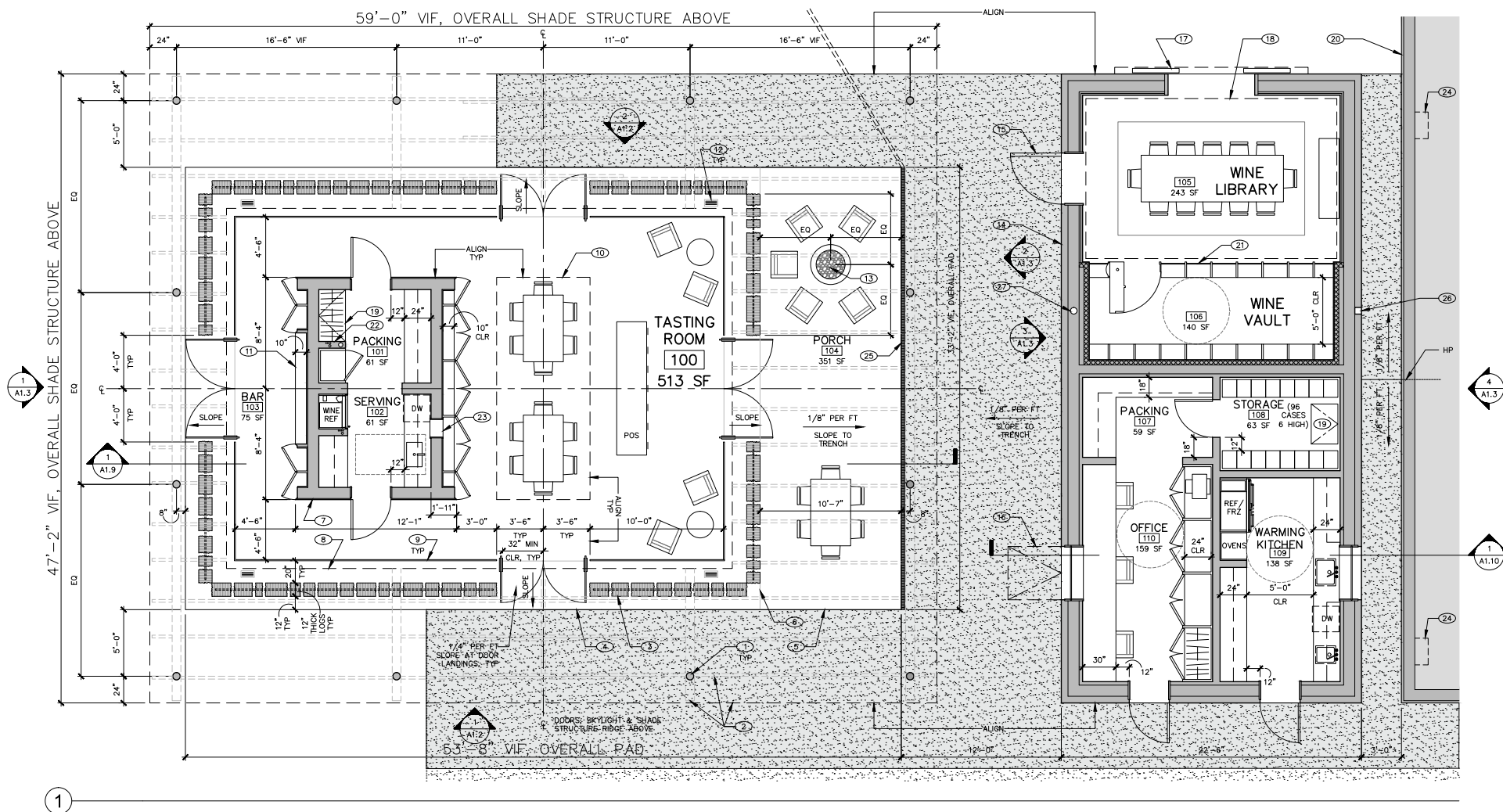
1 EXISTING PRODUCTION FACILITY FROM PARKING  
NTS



# WHITE COTTAGE RANCH



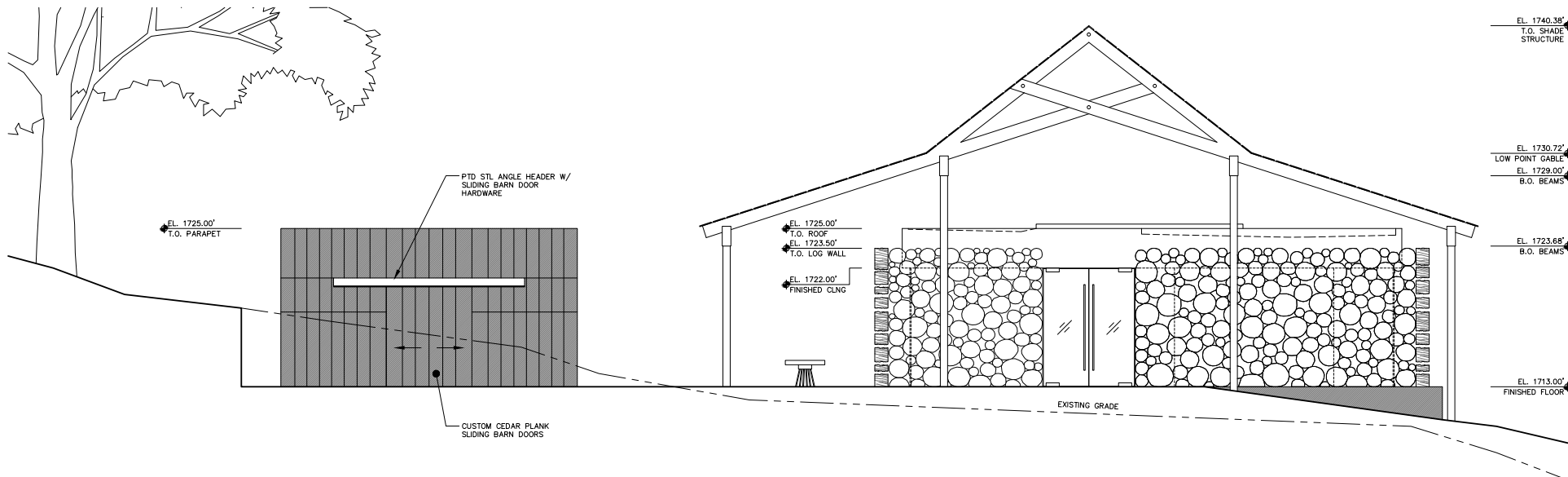
# WHITE COTTAGE RANCH



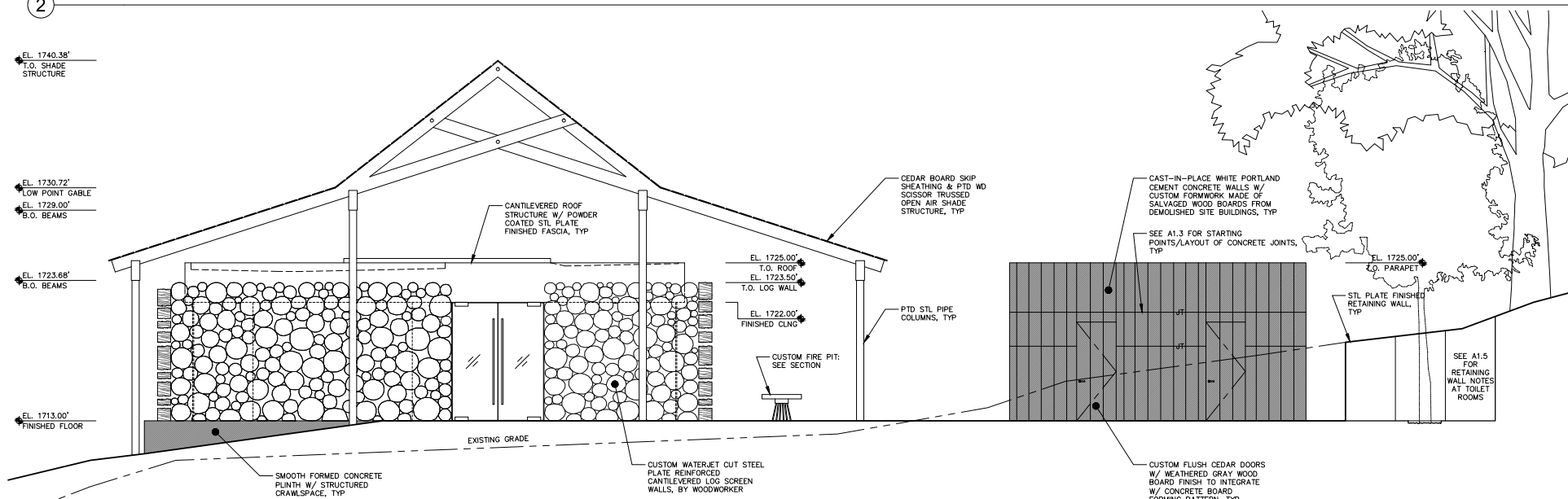
## TASTING ROOM & WINE LIBRARY CONSTRUCTION PLAN



# WHITE COTTAGE RANCH

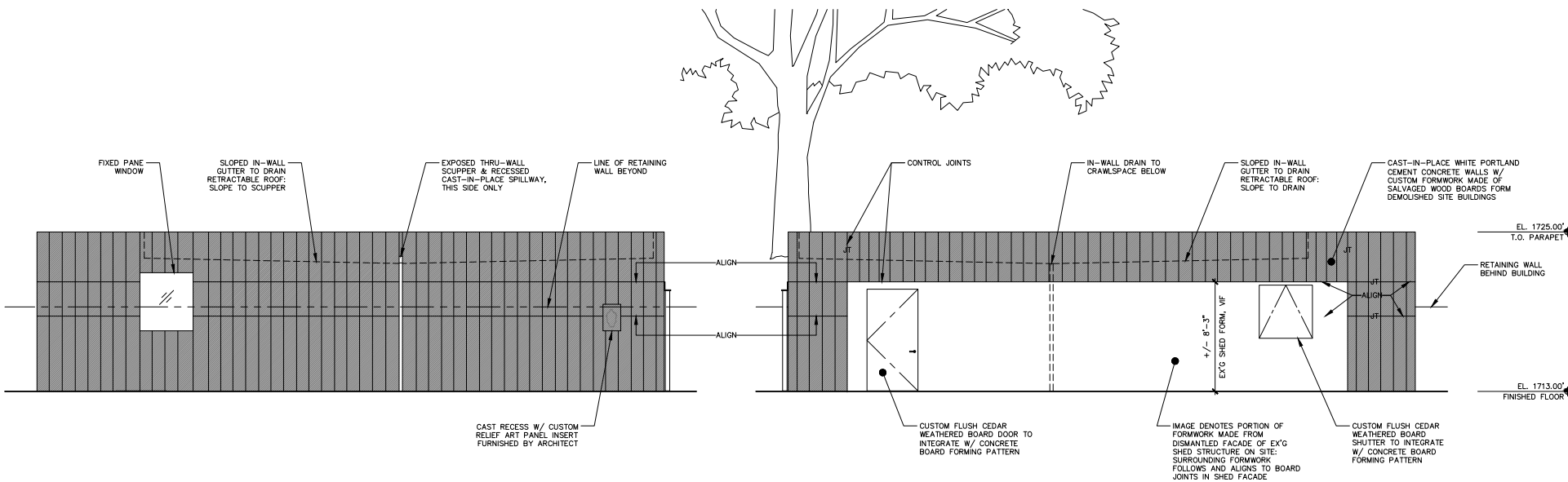


2 TASTING ROOM & WINE LIBRARY EXTERIOR ELEVATIONS - NORTH



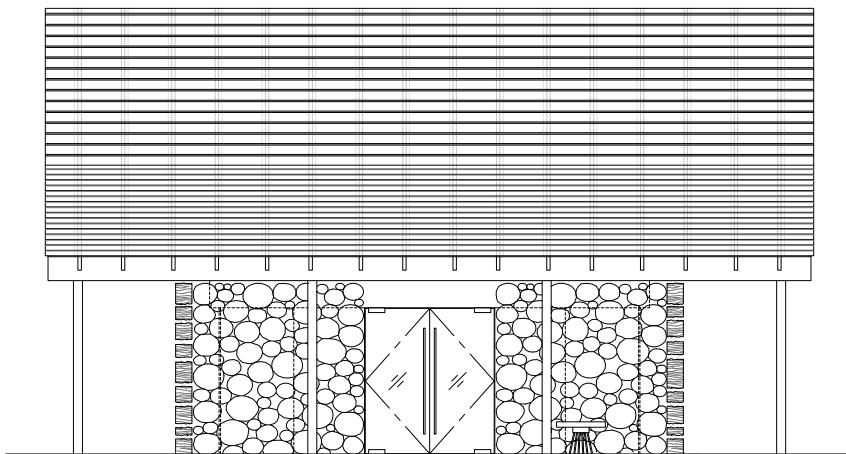
1 TASTING ROOM & WINE LIBRARY EXTERIOR ELEVATIONS - SOUTH

# WHITE COTTAGE RANCH

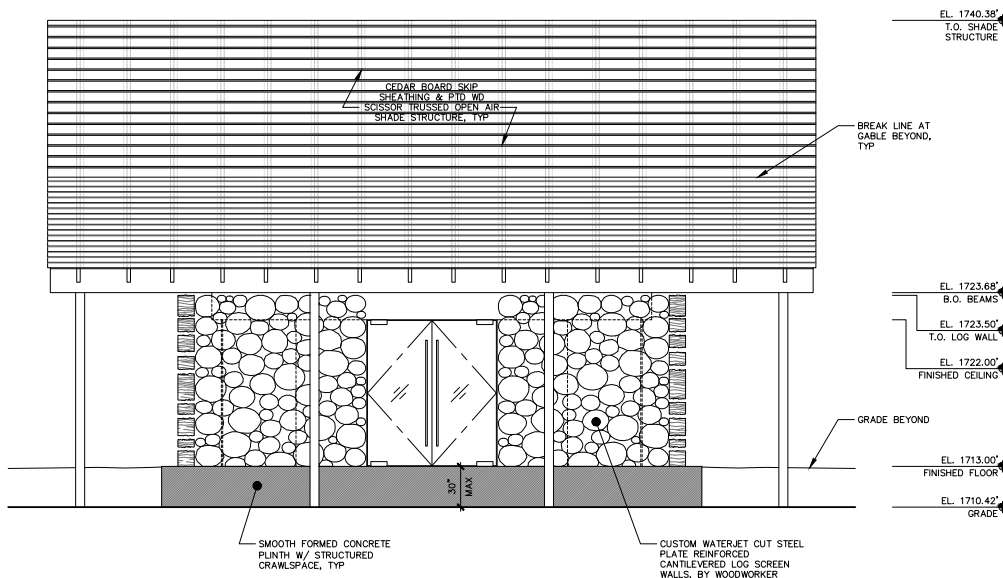


④ WINE LIBRARY EXTERIOR ELEVATIONS - EAST

③ WINE LIBRARY EXTERIOR ELEVATIONS - WEST



② TASTING ROOM EXTERIOR ELEVATIONS - EAST



① TASTING ROOM EXTERIOR ELEVATIONS - WEST



# WHITE COTTAGE RANCH



⑥ WINE LIBRARY INTERIOR  
NTS



④ TASTING ROOM COURTYARD & WINE LIBRARY BUILDING FROM DRIVEWAY  
NTS



② TASTING ROOM BUILDING FROM PARKING AREA  
NTS



# WHITE COTTAGE RANCH



5 TASTING ROOM INTERIOR (MAIN TASTING ROOM)  
NTS



3 TASTING ROOM INTERIOR (BAR AREA)  
NTS



1 TASTING ROOM SITE FROM ROAD  
NTS