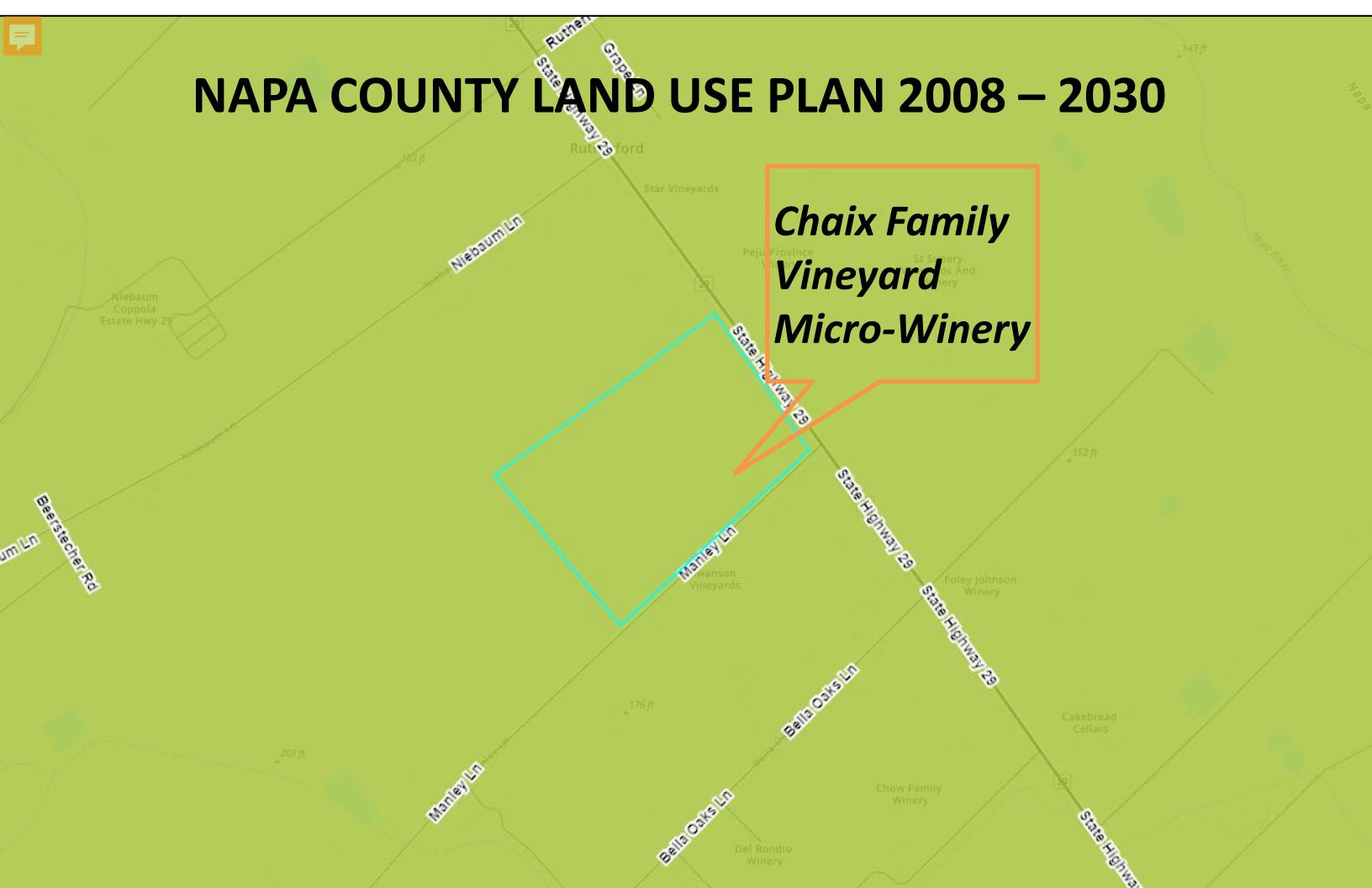


# “G” Graphics

Chaix Family Vineyard Micro-Winery Use Permit P23-00223-UP  
Zoning Administrator Hearing Date (April 24, 2024)

NAPA COUNTY LAND USE PLAN 2008 – 2030



SCALE IN MILES

0  $\frac{1}{2}$  Mile]

## LEGEND



## URBANIZED OR NON-AGRICULTURAL

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

## OPEN SPACE

## Agriculture, Watershed & Open Space

## TRANSPORTATION

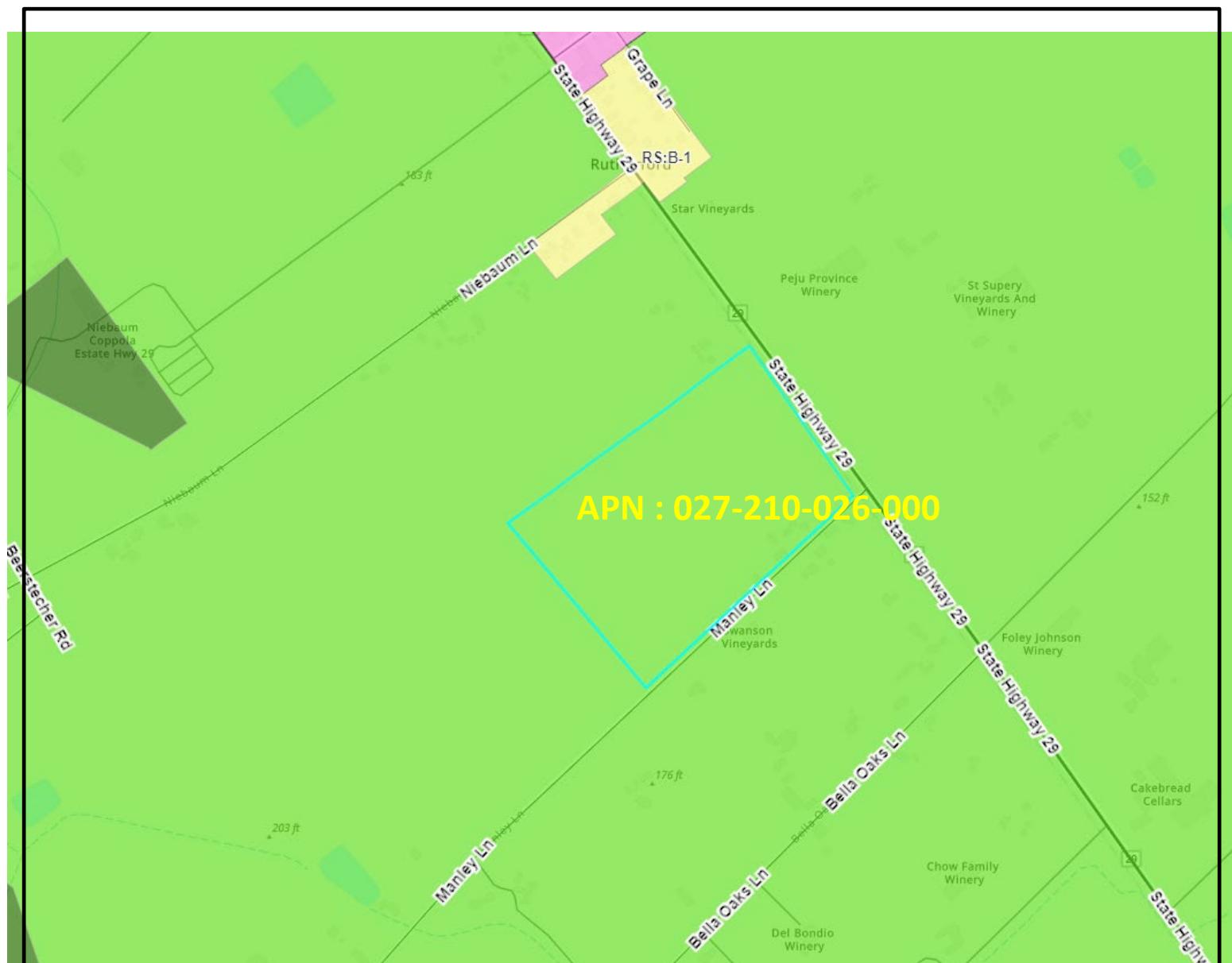
Legend:

- 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

APN: xxx-xxx-xxx, -xxx

Map Date: xx-xx-xx



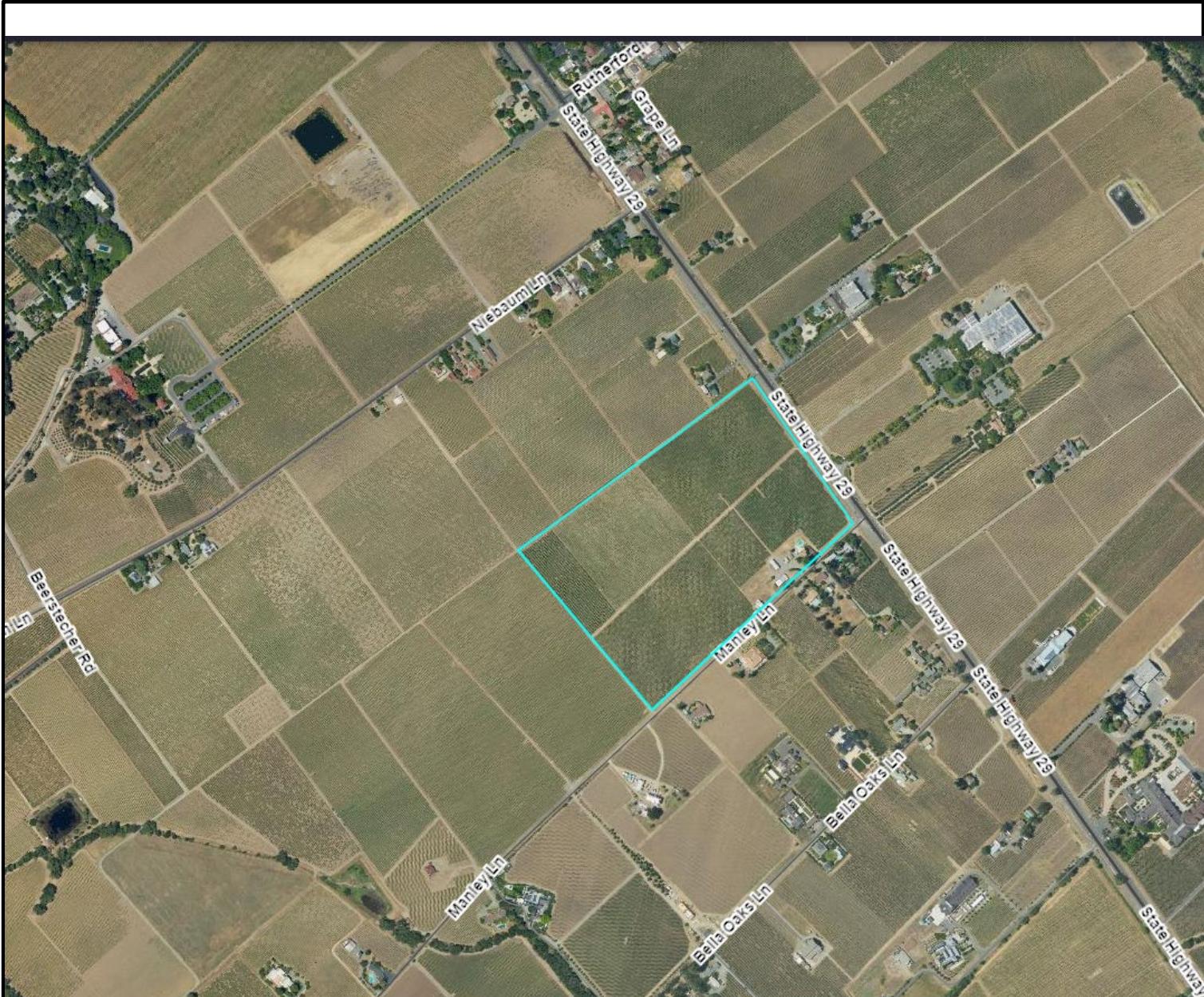
#### LEGEND

- Zoning
- Parcels

0       $\frac{1}{2}$  Mile



**ZONING MAP**



**Existing Conditions**



PHOTO LEGEND

- A - VIEW WEST DOWN MANLEY LANE AT HNY 29
- B - VIEW AT ENTRANCE TO SITE TO MANLEY LANE
- C - VIEW ON SITE LOOKING NORTH TO FERMENTATION BLDG
- D - VIEW ON SITE LOOKING AT FERMENTATION BLDG
- E - VIEW ON SITE LOOKING AT FERMENTATION BLDG AND TASTING AREA
- F - VIEW ON SITE LOOKING WEST FROM FERMENTATION BLDG EXISTING BARN ON LEFT AND DEMOLISHED BUILDING ON RIGHT
- G - VIEW ON SITE LOOKING WEST FROM PARKING AREA
- H - VIEW ON SITE LOOKING TOWARDS MANLEY LANE EXIT
- I - VIEW ON SITE LOOKING SOUTH TO MANLEY LANE TO EAST
- J - VIEW ON SITE LOOKING TOWARDS MANLEY LANE EXIT

LEGEND E=EXISTING P=PROPOSED

- 1 RESIDENCE AND POOL (REMOVED BY FIRE)
- 2 BICYCLE STAND FOR 8 BICYCLES (P)
- 3 ACCESSIBLE RESTROOM
- 4 (P) REMOVE STORAGE BUILDING
- 5 PICNIC BENCH WITH UMBRELLA (OUTSIDE TASTING) (P)  
80 SF OUTSIDE TASTING AREA (P)  
80 SF OUTSIDE TASTING AREA STANDARDS  
760 SF OUTDOOR UNENCLOSED PATIO
- 6 (E) GARAGE LABELED AS BUILDING 4 ON ASSESSORS ROLLS. (P) FERMENTATION ROOM WITHIN

- 7 VINEYARD BLDG (REMOVED BY PERMIT)
- 8 HISTORIC WATER TOWER W/ EXISTING WELL
- 9 (P) VAN ACCESSIBLE PARKING SPACE WITH 4 STANDARD PARKING SPACES ON AN APPROVED CBC SURFACE
- 10 EV CHARGING STATION
- 11 (E) TOOL SHED
- 12 NEIGHBORING HOMES
- 13 EXISTING WELL 2
- 14 EXISTING WELL 3
- 15 (N) LEACH FIELD
- 16 (E) HISTORIC BARN
- 17 POOL (REMOVED BY FIRE)
- 18 (E) VINEYARD ACCESS VIA EXISTING DOOR

