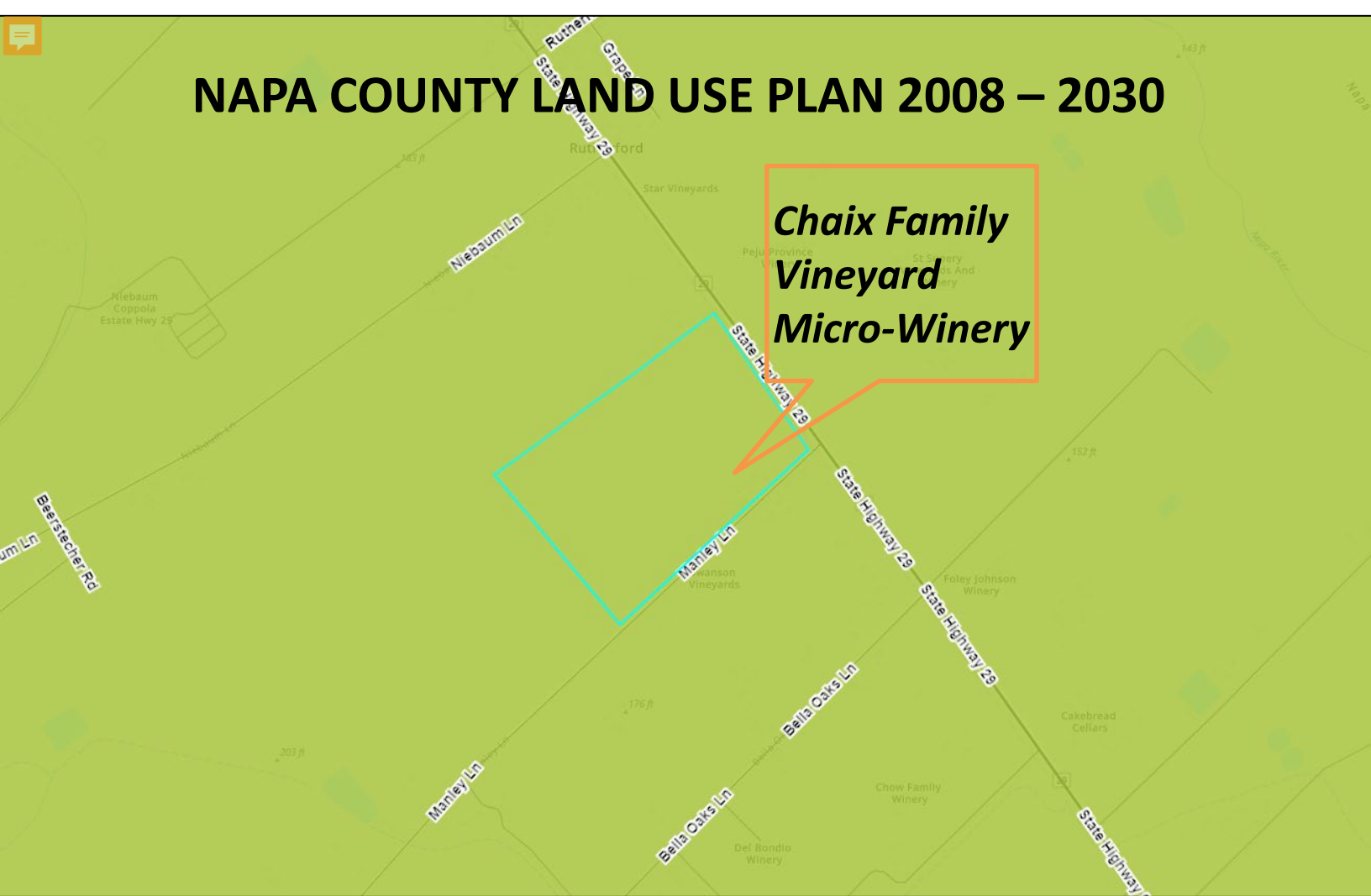


“G”

Graphics

# NAPA COUNTY LAND USE PLAN 2008 – 2030



## LEGEND



### URBANIZED OR NON-AGRICULTURAL

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

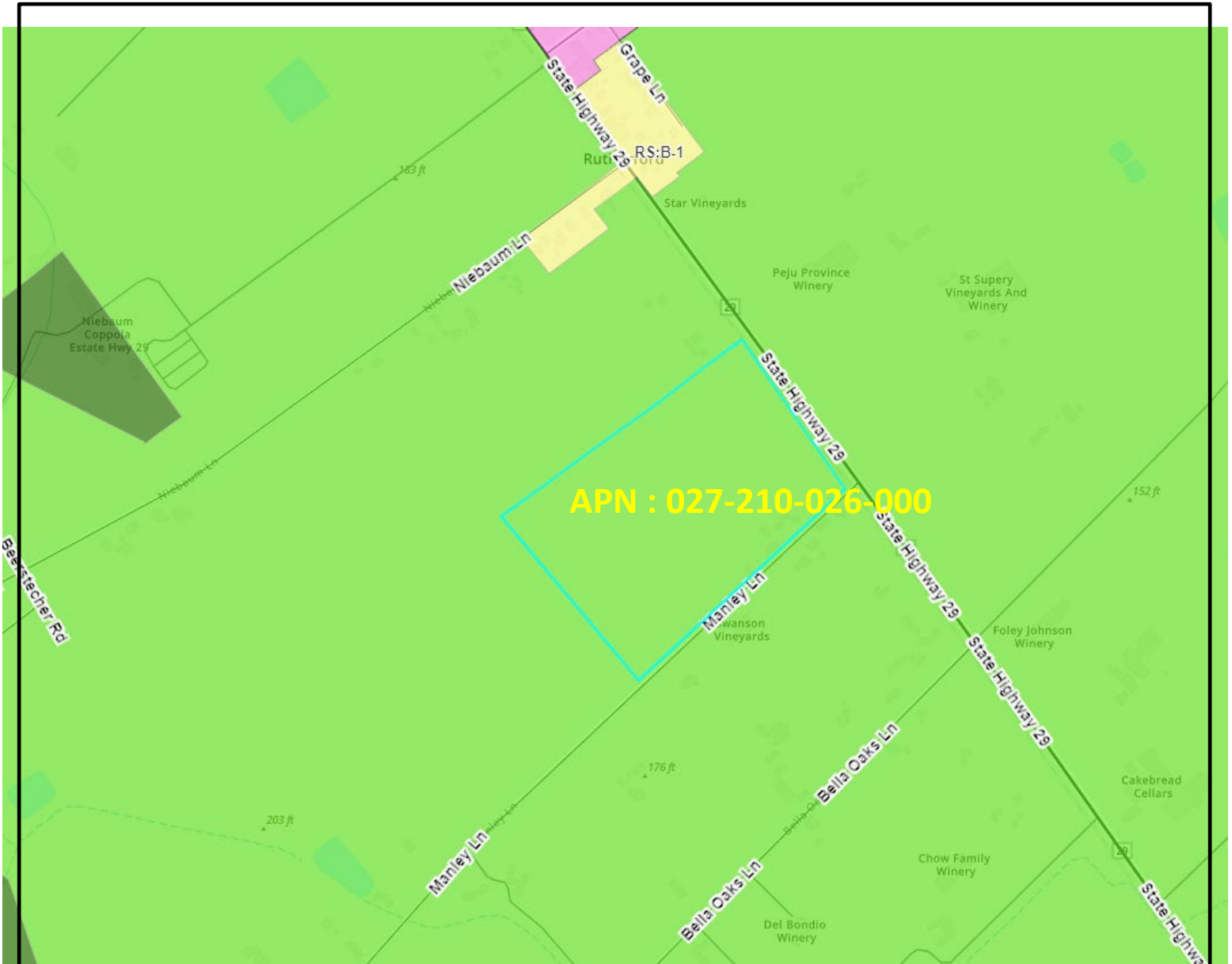
### OPEN SPACE

- Agriculture, Watershed & Open Space
- Agricultural Resource



### TRANSPORTATION

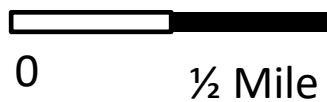
- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

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



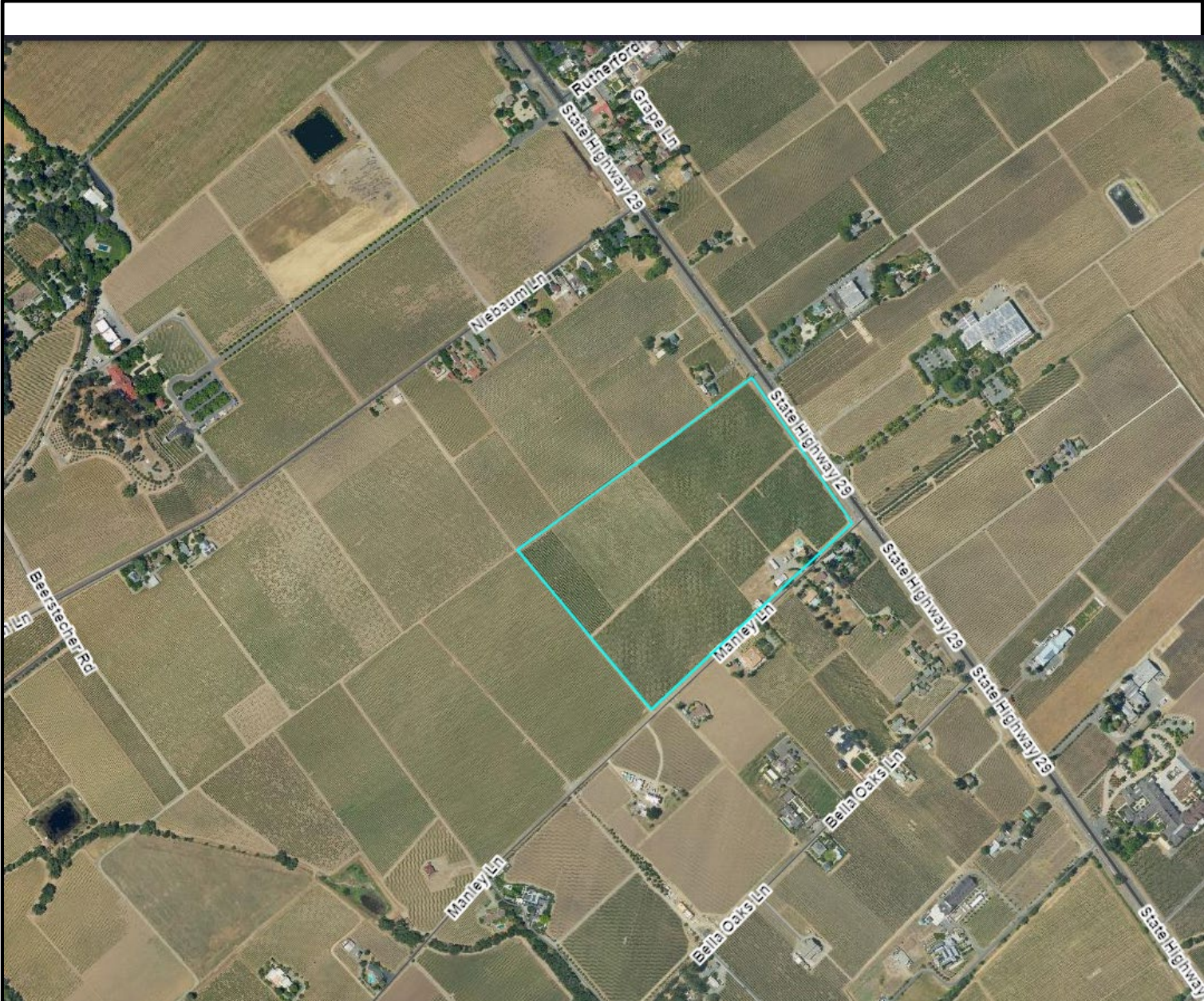
**LEGEND**

-  Zoning
-  Parcels



**ZONING MAP**





**Existing Conditions**

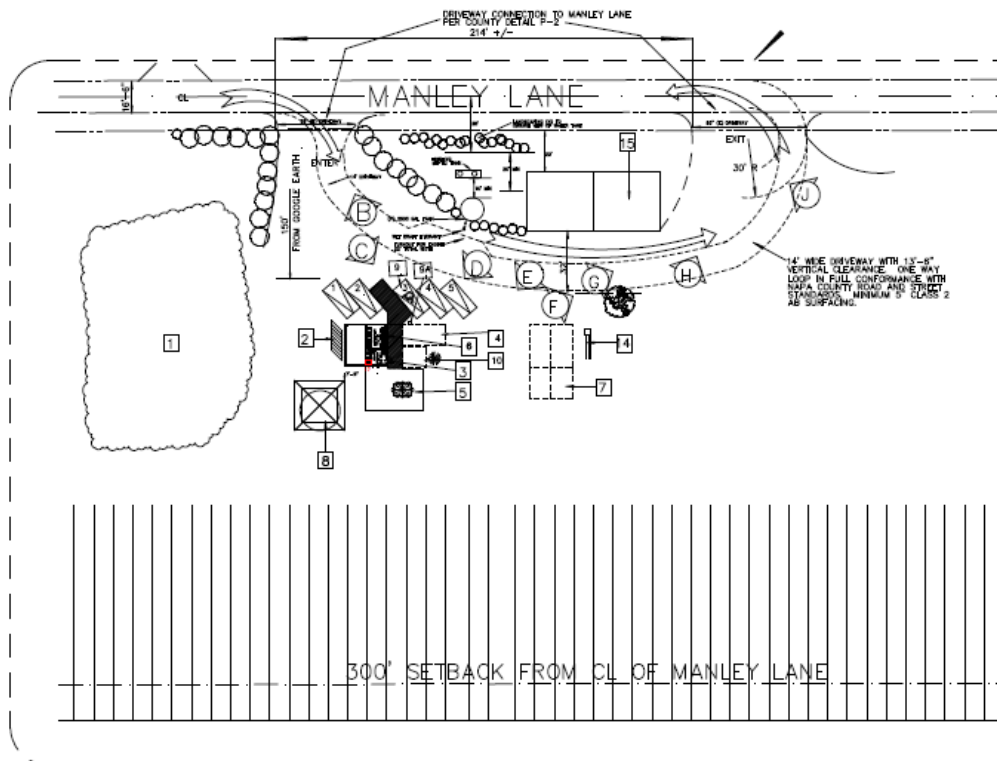




- PHOTO LEGEND**
- A - VIEW WEST DOWN MANLEY LANE AT HWY 29
  - B - VIEW AT ENTRANCE TO SITE TO MANLEY LANE
  - C - VIEW ON SITE LOOKING NORTH TO FERMENTATION BLDG
  - D - VIEW ON SITE LOOKING AT FERMENTATION BLDG
  - E - VIEW ON SITE LOOKING AT FERMENTATION BLDG AND TASTING AREA
  - F - VIEW ON SITE 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
  - J = VIEW ON SITE LOOKING SOUTH TO MANLEY LANE TO EAST

**LEGEND** E=EXISTING P=PROPOSED

- 1 RESIDENCE AND POOL (REMOVED BY FIRE)
- 2 BICYCLE STAND FOR 8 BICYCLES (P)
- 3 ACCESSIBLE RESTROOM
- 4 (P) REMOVED STORAGE BUILDING
- 5 PICNIC BENCH WITH UMBRELLA (OUTSIDE TASTING) (P)  
897 SF OUTSIDE TASTING AREA  
FLAT PAVED AREA WITH ADA STANDARDS  
780 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 OBC 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) GUEST WALKER ACCESSIBLE VIA EXTERIOR DOOR



SCALE

PROJECT NO.

PROJECT NAME  
**CHAIX FAMILY VINEYARDS**

OWNER  
**CHAIX FAMILY VINEYARDS**  
1804 MANLEY LANE  
APN: 027 230 026

DESIGNER  
**ROGER WOLFF ARCHITECT**  
1000 10TH STREET  
NAPA, CA 94959  
TEL: 707.255.1111

DATE  
REVISED  
1/17/2024

ENLARGED SITE PLAN

DATE  
1/17/2024

SCALE  
1"=20'

PROJECT NO.  
2

OF 1 SHEET