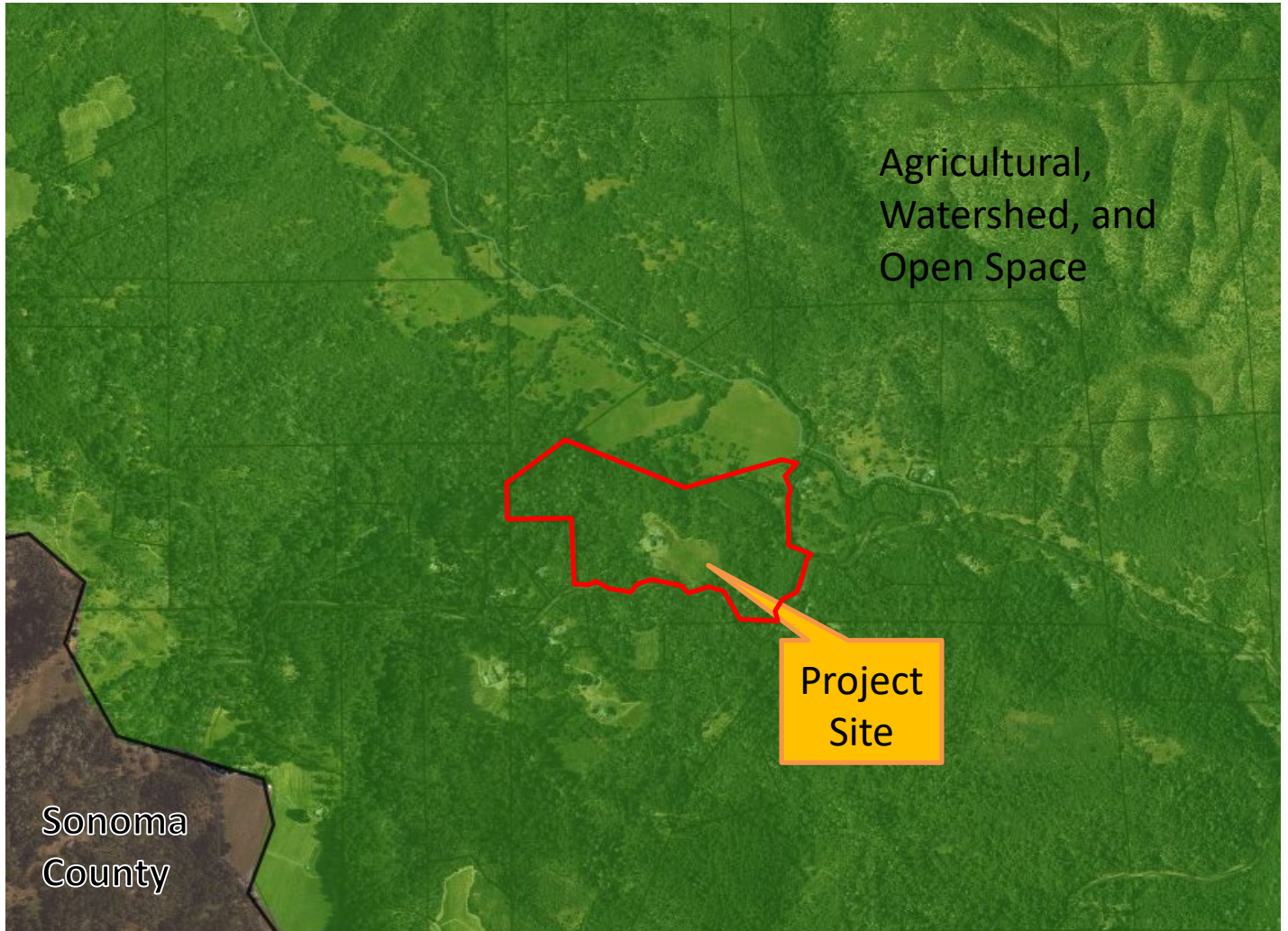








NAPA COUNTY LAND USE PLAN 2008 – 2030





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

AW

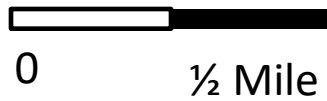


Sonoma
County

AW

LEGEND

- Zoning
- Parcels



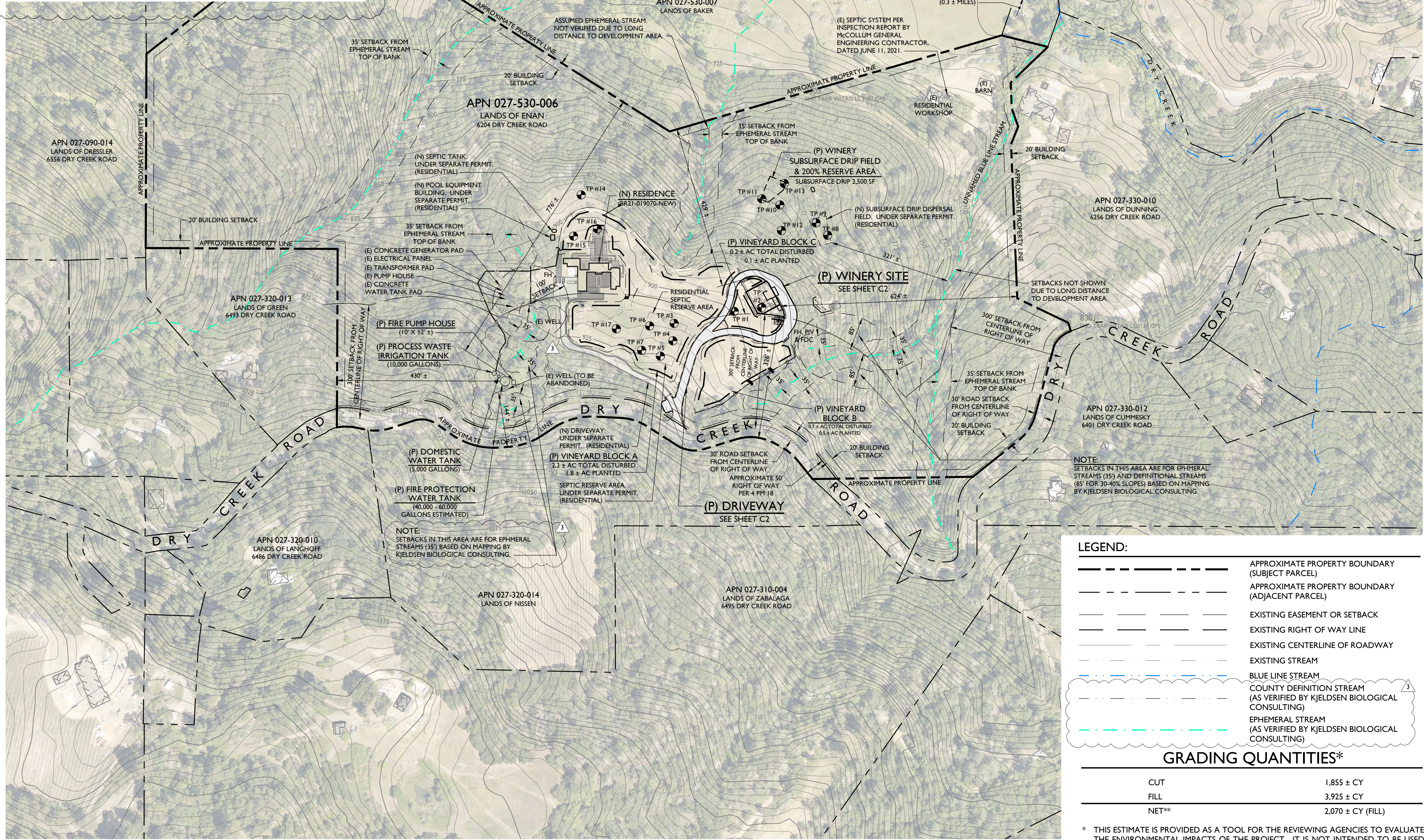
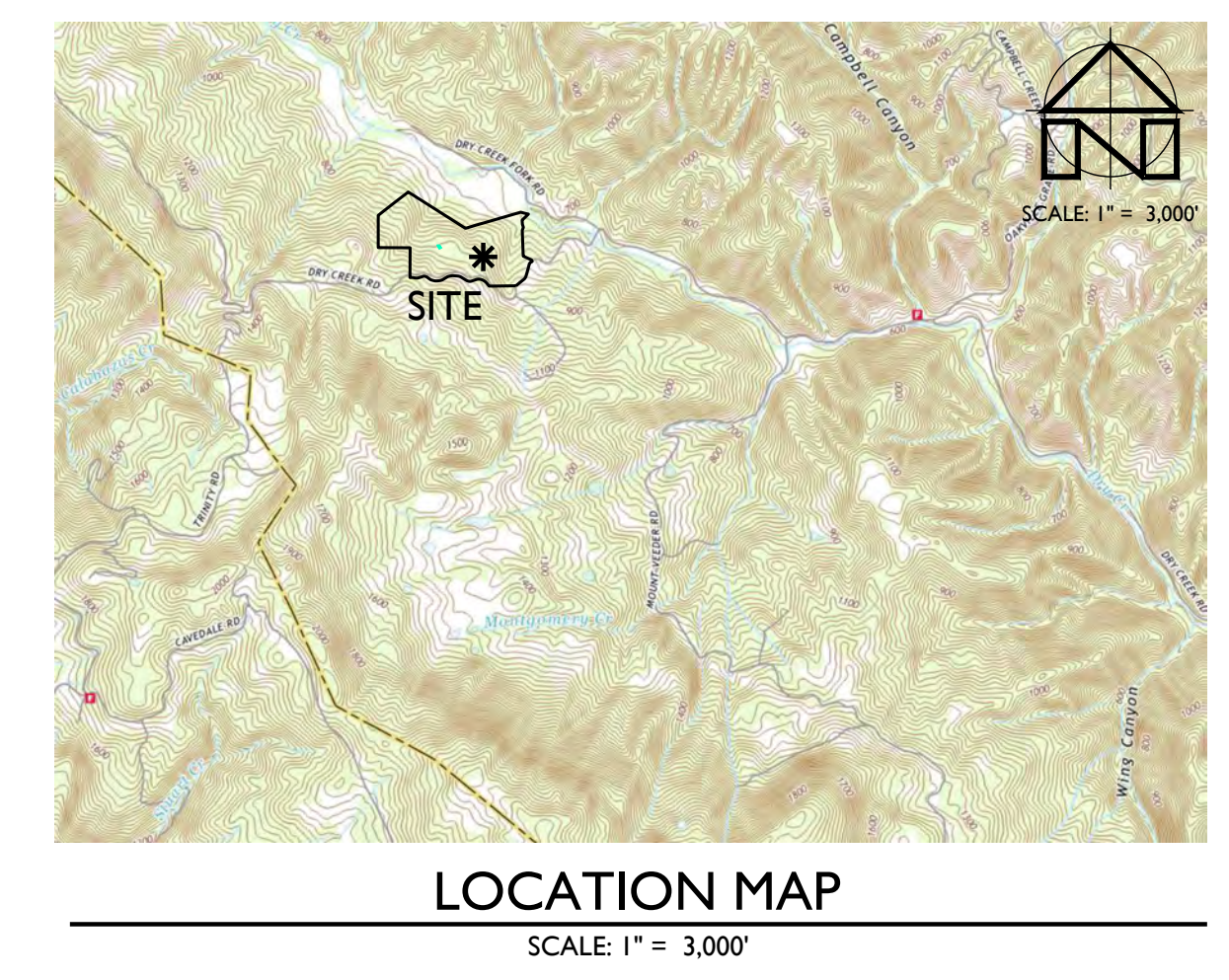
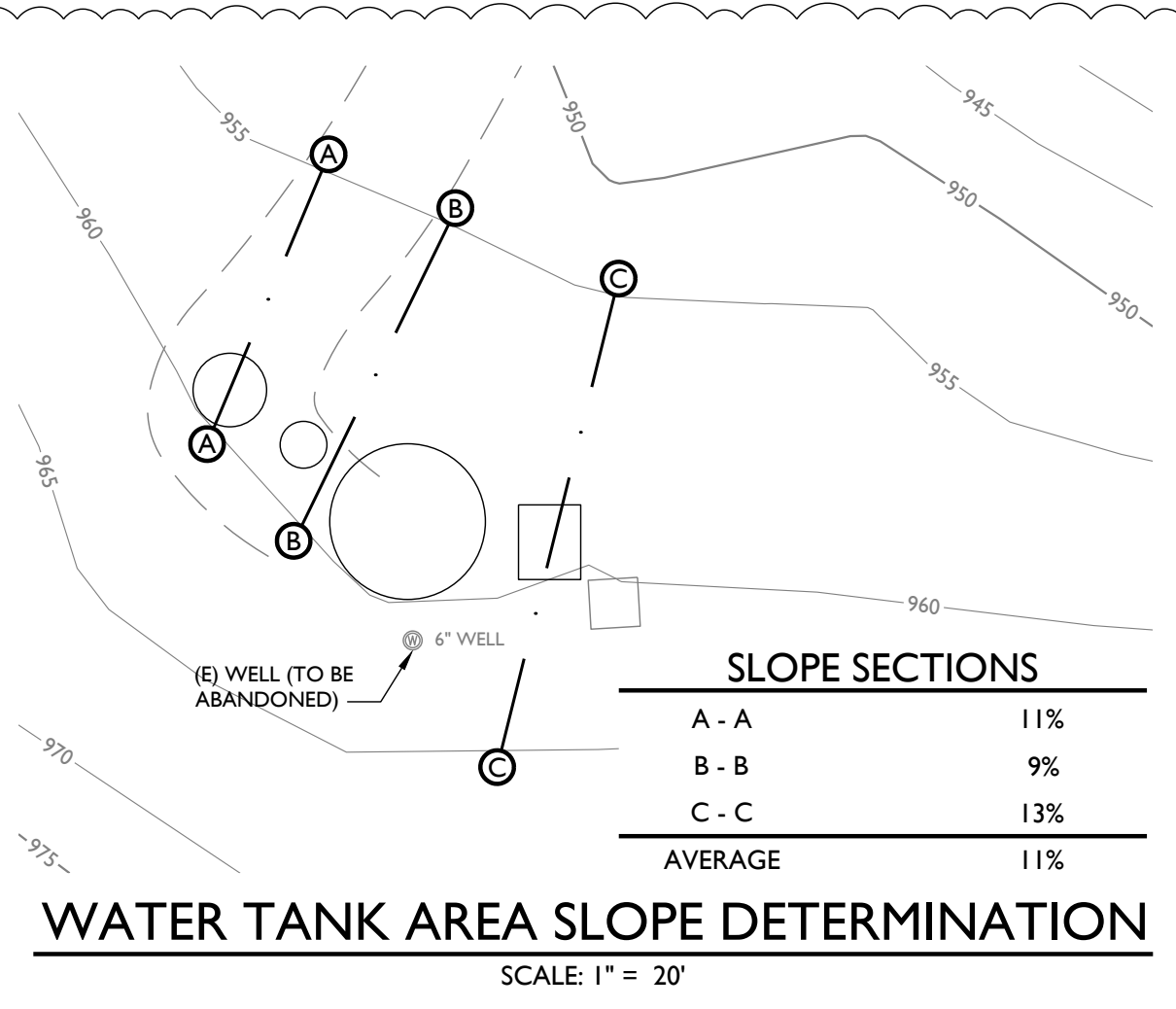
ZONING MAP



Existing Conditions

HARCROSS WINERY

WINERY USE PERMIT CONCEPTUAL SITE PLANS



PROJECT INFORMATION:
PROPERTY OWNER & APPLICANT:
 BASIL AND ROBIN ENAN
 1765 POPPY AVENUE
 MENLO PARK, CA 94025
SITE ADDRESS:
 6402 DRY CREEK ROAD
 NAPA, CA 94558
ASSESSOR'S PARCEL NUMBER:
 027-530-006
PARCEL SIZE:
 51 ± ACRES
PROJECT SIZE:
 1.0 ± ACRES (WINERY SITE)
 3.0 ± ACRES (VINEYARD)
ZONING:
 AGRICULTURAL WATERSHED (AW)
DOMESTIC WATER SOURCE:
 PRIVATE WELL
FIRE PROTECTION WATER SOURCE:
 STORAGE TANK
WASTEWATER DISPOSAL:
 ONSITE TREATMENT AND DISPERSAL

SHEET INDEX:
 C1 OVERALL SITE PLAN
 C2 DRIVEWAY PLAN & PROFILE STA 9+75 TO STA 19+00
 C3 DRIVEWAY CROSS SECTIONS STA 10+25 TO STA 18+50
 C4 STORMWATER CONTROL PLAN
 C5 IMPERVIOUS SURFACE EXHIBIT

PURPOSE STATEMENT:
 THE PURPOSE OF THIS PROJECT IS TO SHOW THE CONCEPTUAL DESIGN OF THE SITE IMPROVEMENTS PROPOSED AS PART OF THE WINERY USE PERMIT APPLICATION.

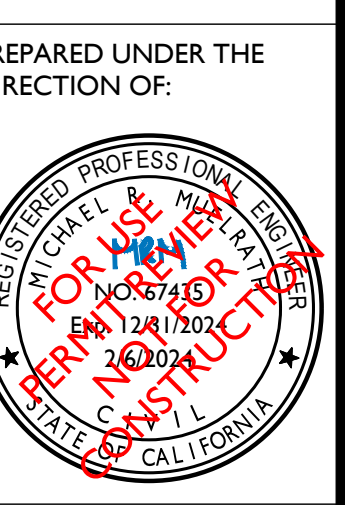
FLOOD HAZARD NOTE:
 ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0390E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

NOTES:

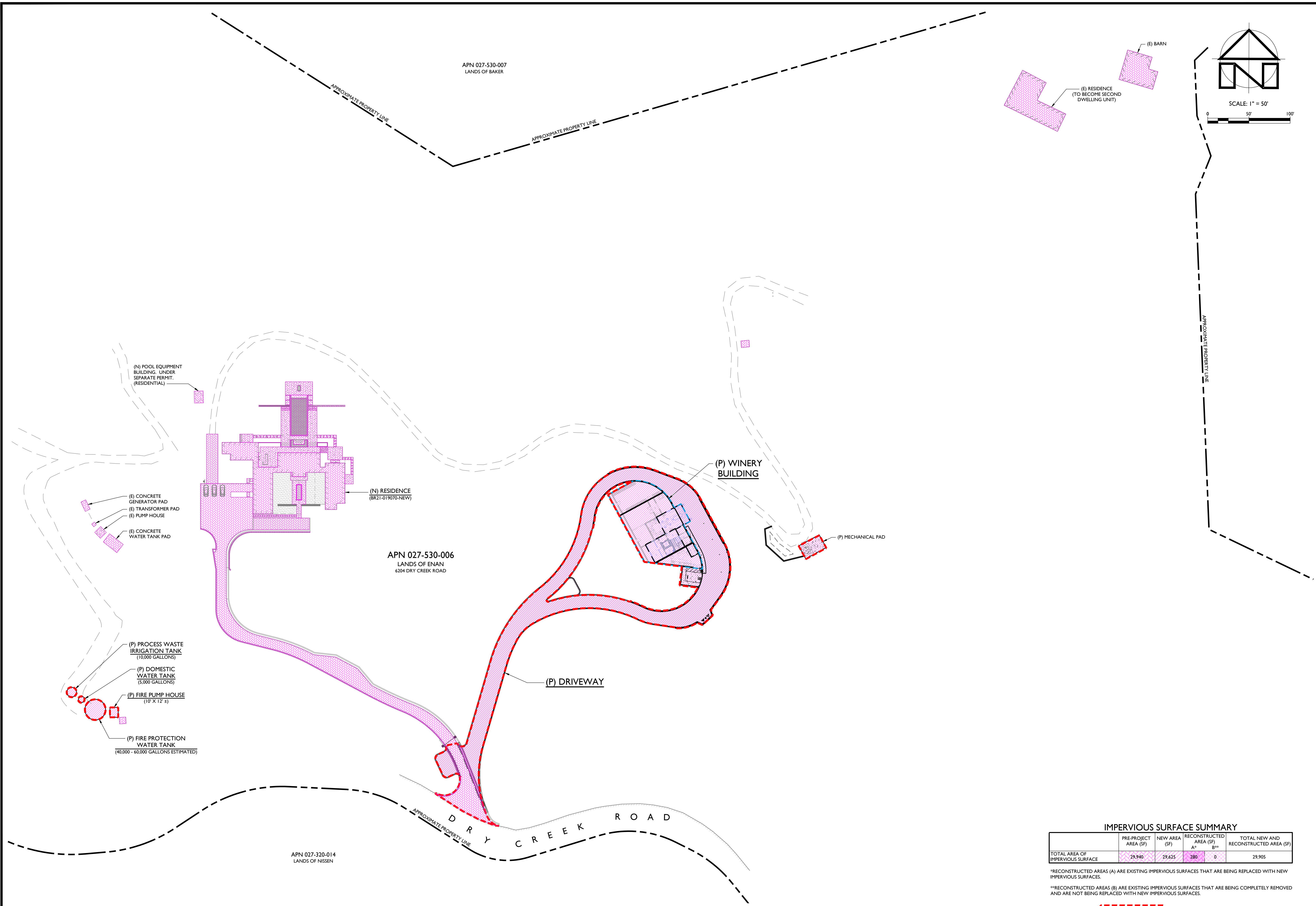
- FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. TOPOGRAPHIC INFORMATION ON SHEET C1 WAS TAKEN FROM THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE. TOPOGRAPHIC INFORMATION ON OTHER SHEETS WAS TAKEN FROM THE "MAP OF TOPOGRAPHY OF A PORTION OF THE LANDS OF ENAN" PREPARED BY ALBION SURVEYS, INC., DATED JANUARY 30, 2020, UPDATED MARCH 22, 2022. APPLIED CIVIL ENGINEERING INCORPORATED ASSUMES NO LIABILITY REGARDING THE ACCURACY OR COMPLETENESS OF THE TOPOGRAPHIC INFORMATION.
- AERIAL PHOTOGRAPHS ARE NADIR IMAGES CAPTURED BY PICTOMETRY INTERNATIONAL DATED JULY 15, 2021 AND MAY NOT REPRESENT CURRENT CONDITIONS.
- CONTOUR INTERVAL:
 SHEET C1: FIVE (5) FEET, HIGHLIGHTED EVERY TWENTY FIVE (25) FEET.
 OTHER SHEETS: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
- VERTICAL DATUM: NAVD 88
- THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

TEST PIT NOTE:
 TEST PITS ONE THROUGH SEVENTEEN (TP #1 - TP #17) WERE EXCAVATED BY THE OWNER AND WERE WITNESSED BY MIKE MUELRATH OF APPLIED CIVIL ENGINEERING INCORPORATED AND THE NAPA COUNTY PLANNING, BUILDING AND ENVIRONMENTAL SERVICES DEPARTMENT - ENVIRONMENTAL HEALTH DIVISION ON OCTOBER 10, 2019.

HARCROSS WINERY
 WINERY USE PERMIT CONCEPTUAL SITE PLANS
 OVERALL SITE PLAN



PREPARED UNDER THE DIRECTION OF:
 DRAWN BY: Power/CAD LLC
 CHECKED BY: MRM
 DATE: FEBRUARY 6, 2024
 REVISIONS:
 4/14/2023 YMS PERMIT SUBMITTAL
 10/10/2023 YMS PERMIT RESUBMITTAL
 12/20/2023 YMS PERMIT RESUBMITTAL
 2/6/2024 NJH PERMIT RESUBMITTAL
 JOB NUMBER: 19-140
 FILE: 19-140CONC-HW-OSP.DWG
 ORIGINAL SIZE: 24" X 36"
 SHEET NUMBER: C1 OF 5



IMPERVIOUS SURFACE EXHIBIT
SCALE: 1" = 50'

IMPERVIOUS SURFACE SUMMARY

TOTAL AREA OF IMPERVIOUS SURFACE	PRE-PROJECT AREA (SF)	NEW AREA (SF)	RECONSTRUCTED AREA (SF)		TOTAL NEW AND RECONSTRUCTED AREA (SF)
			A*	B**	
	29,940	29,625	280	0	29,905

*RECONSTRUCTED AREAS (A) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING REPLACED WITH NEW IMPERVIOUS SURFACES.
**RECONSTRUCTED AREAS (B) ARE EXISTING IMPERVIOUS SURFACES THAT ARE BEING COMPLETELY REMOVED AND ARE NOT BEING REPLACED WITH NEW IMPERVIOUS SURFACES.

- 29,625 ± SF WINERY COVERAGE AREA
- 7,125 ± SF WINERY DEVELOPMENT AREA

HARCROSS WINERY
WINERY USE PERMIT CONCEPTUAL SITE PLANS
IMPERVIOUS SURFACE EXHIBIT

PREPARED UNDER THE DIRECTION OF:



DRAWN BY:
PowerCAD LLC

CHECKED BY:
MRM

DATE:
FEBRUARY 6, 2024

REVISIONS: BY:
4/14/2023 YMS PERMIT SUBMITTAL

1. 10/10/2023 YMS PERMIT RESUBMITTAL

2. 12/20/2023 YMS PERMIT RESUBMITTAL

3. 2/6/2024 NJH PERMIT RESUBMITTAL

JOB NUMBER:
19-140

FILE:
19-140CONC-HW-ISEDWG

ORIGINAL SIZE:
24" X 36"

SHEET NUMBER:

Unauthorized use of these documents without written consent of the authors is prohibited by law. Architect disclaims responsibility for the documents if used whole or in part at any other location or for any purpose other than its original intent.

NOBILI MARQUÉS
Arquitectura
141 Hobart Avenue,
San Mateo, CA 94402

USE PERMIT
HARCROSS WINERY
APN: 027-530-006
6402 Dry Creek Road
Napa, CA 94558



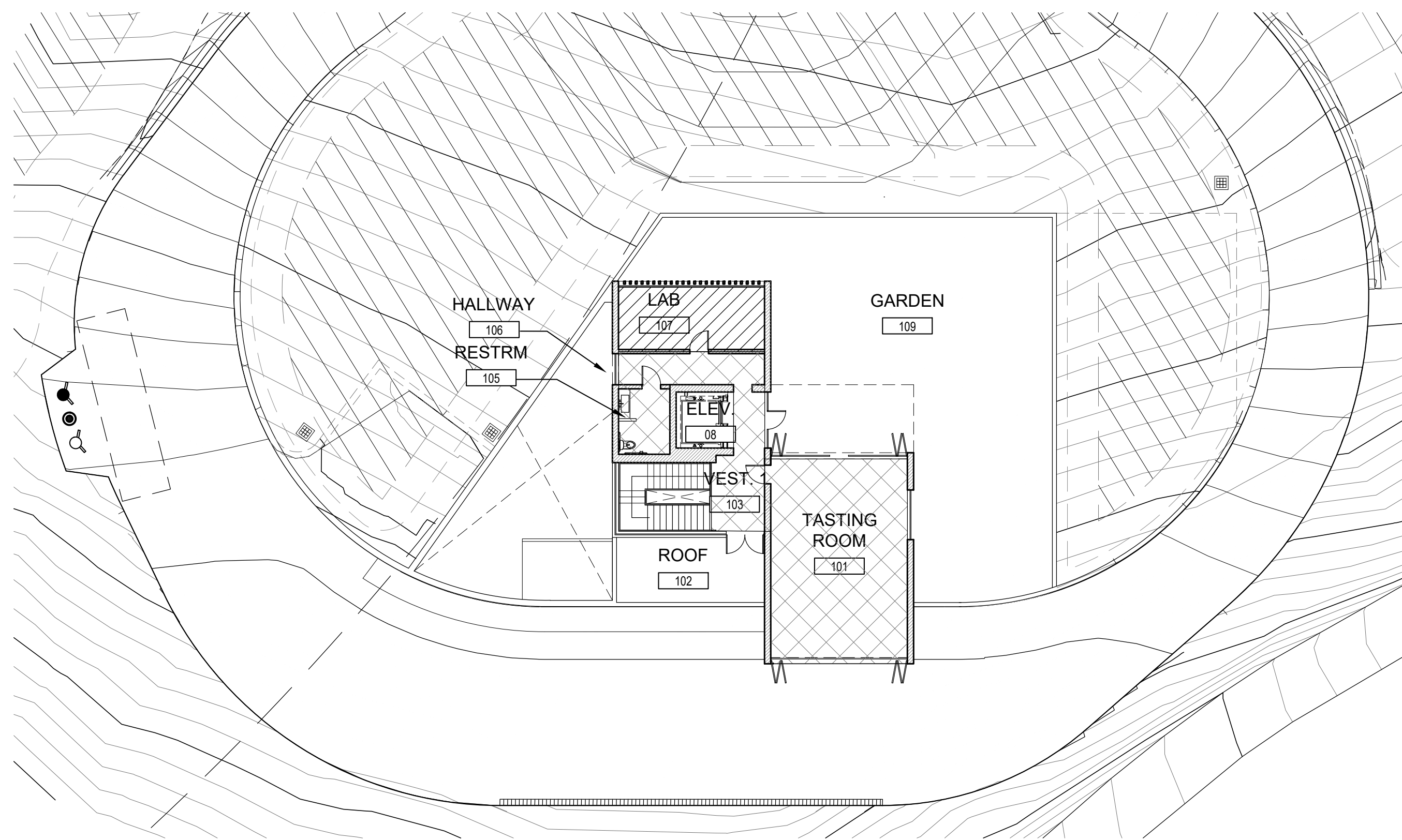
Plot Date: 4/17/23
Drawn: MA/JC
Project No.: 22_24
Date: 04-17-23
Revision: USE PERMIT APP.

DRAWING NAME :
PRODUCTION TO ACCESSORY AREA CALCULATION

SCALE : AS SHOWN

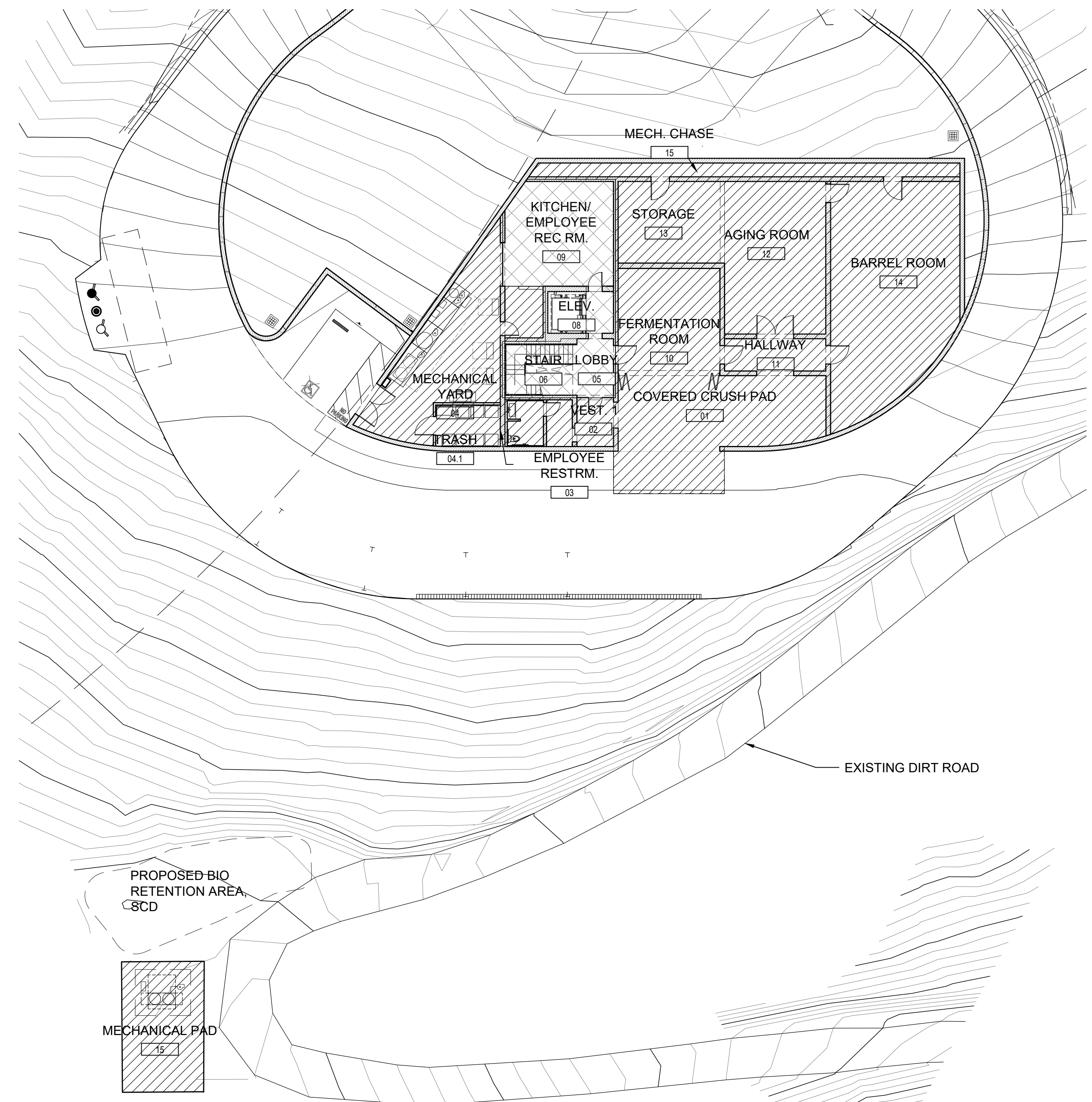
SHEET NUMBER :

UP0.1



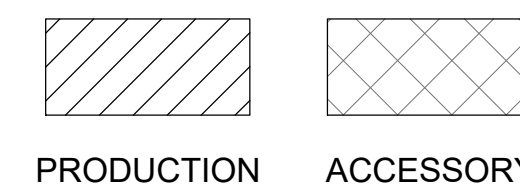
2 TASTING LEVEL PRODUCTION & ACCESSORY AREAS
CALCULATED TO INSIDE OF EXTERIOR WALLS

1/16"=1'-0"



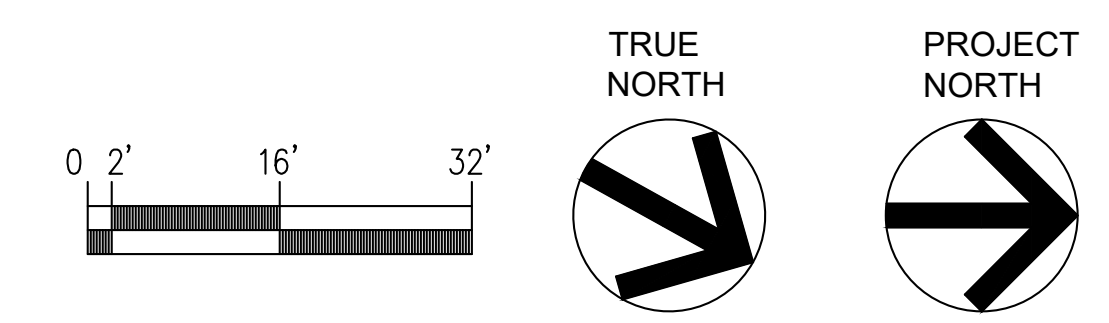
1 WINERY LEVEL PRODUCTION & ACCESSORY AREAS
CALCULATED TO INSIDE OF EXTERIOR WALLS

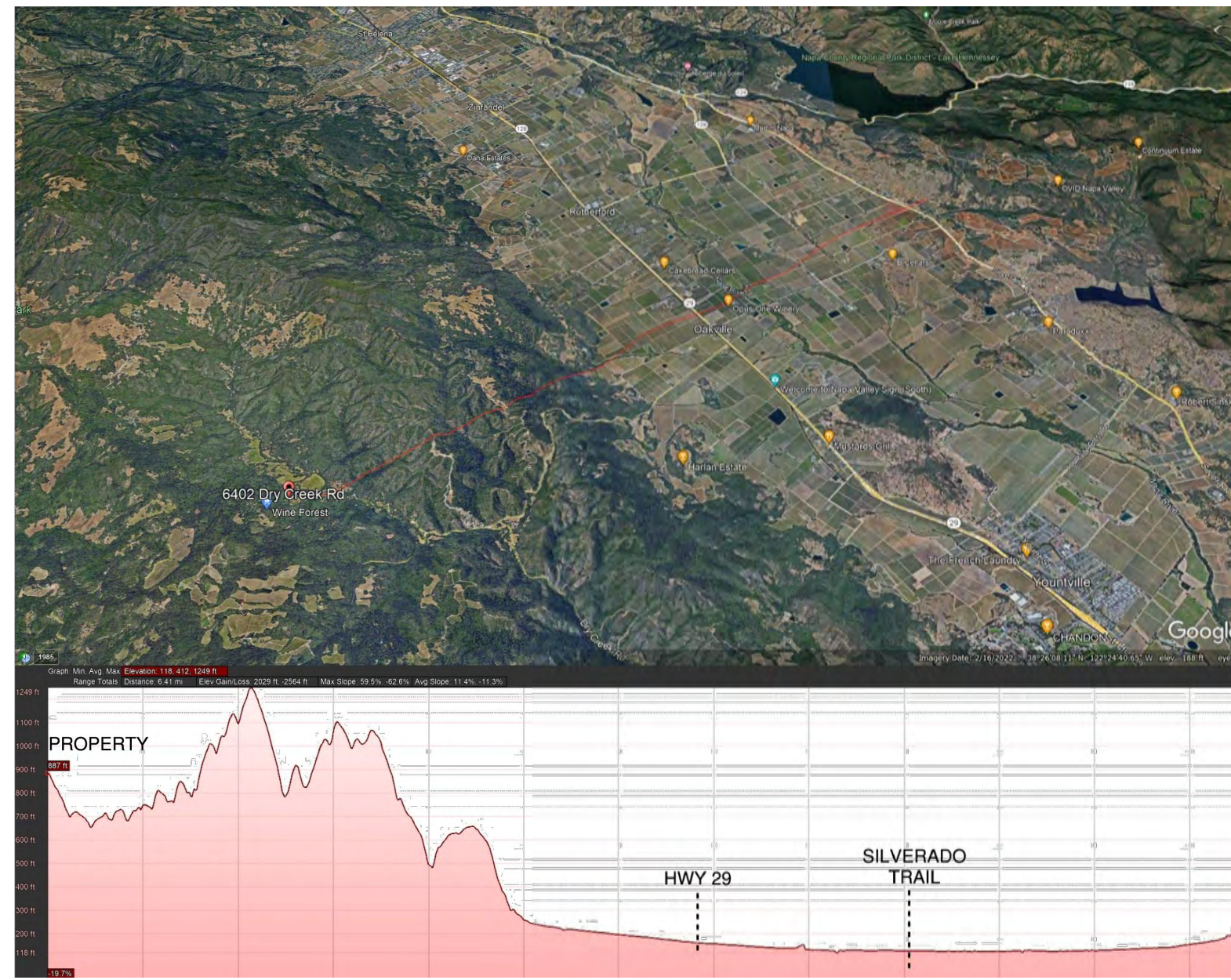
1/16"=1'-0"



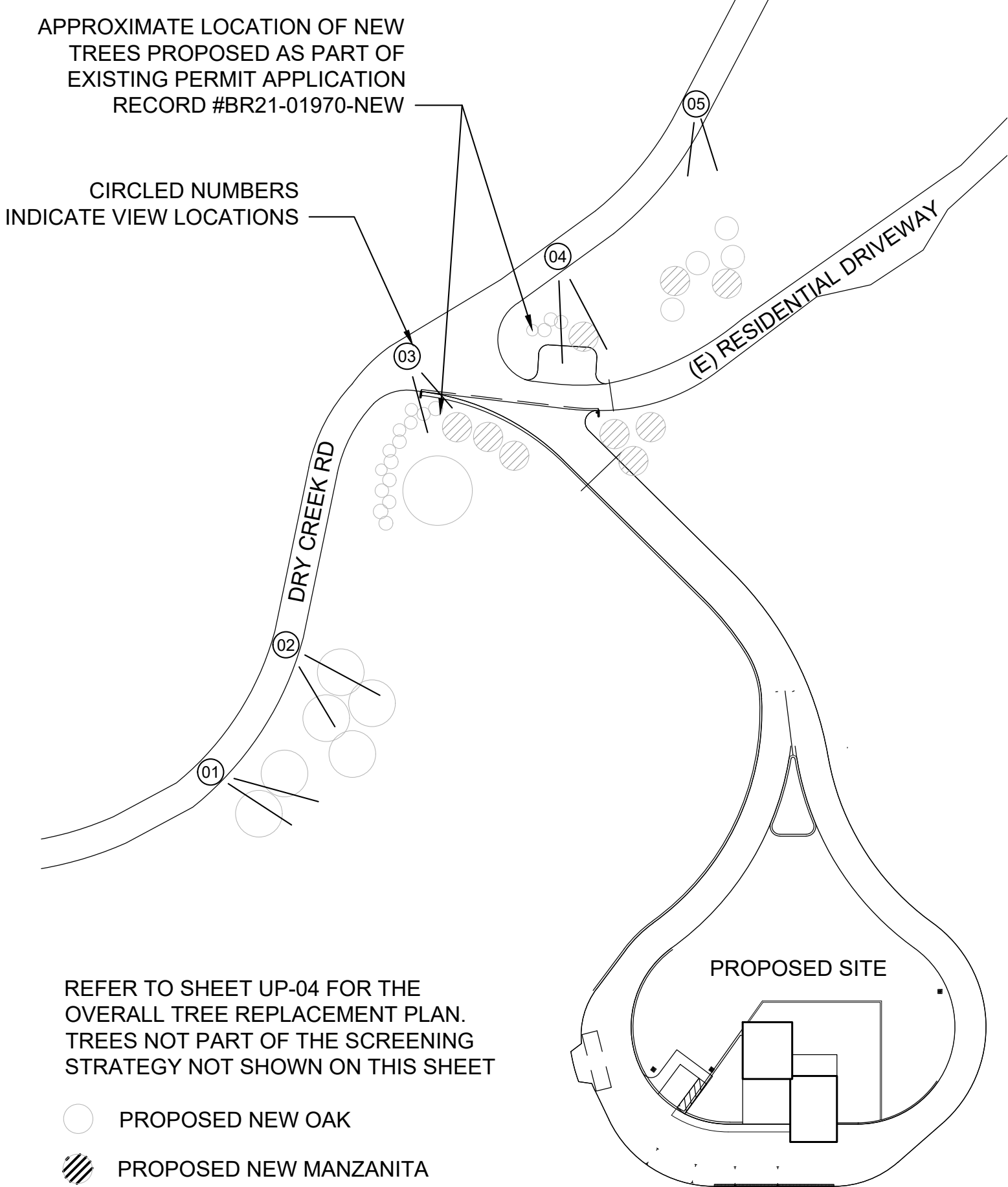
	PRODUCTION	ACCESSORY
WINERY LEVEL	5,733.35 SQ FT	902.36 SQ FT
TASTING LEVEL	244 SQ FT	1,116.40 SQ FT
MECHANICAL PAD	500 SQ FT	0 SQ FT
TOTAL AREAS	6,477.35 SQ FT	2,018.76 SQ FT

MAX. ACCESSORY AREA - 40% OF 6,477.35 SQ FT = 2,590.94 SQ FT
PRODUCTION TO ACCESSORY RATIO PROPOSED 31%



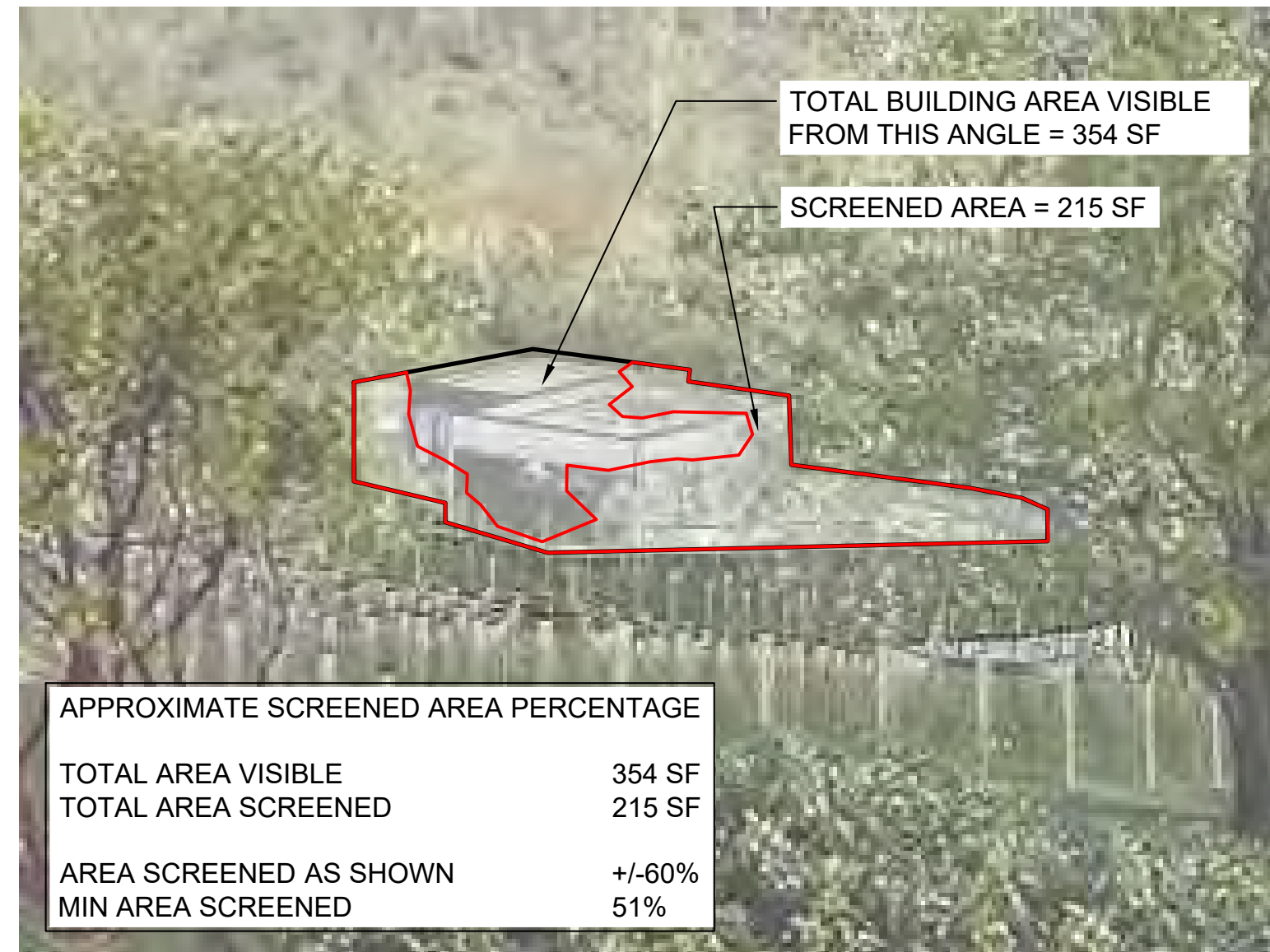


8 PROPERTY LOCATION RELATIVE TO HWY 29 AND SILVERADO TRAIL N.T.S.



3 VIEW LOCATION MARKERS

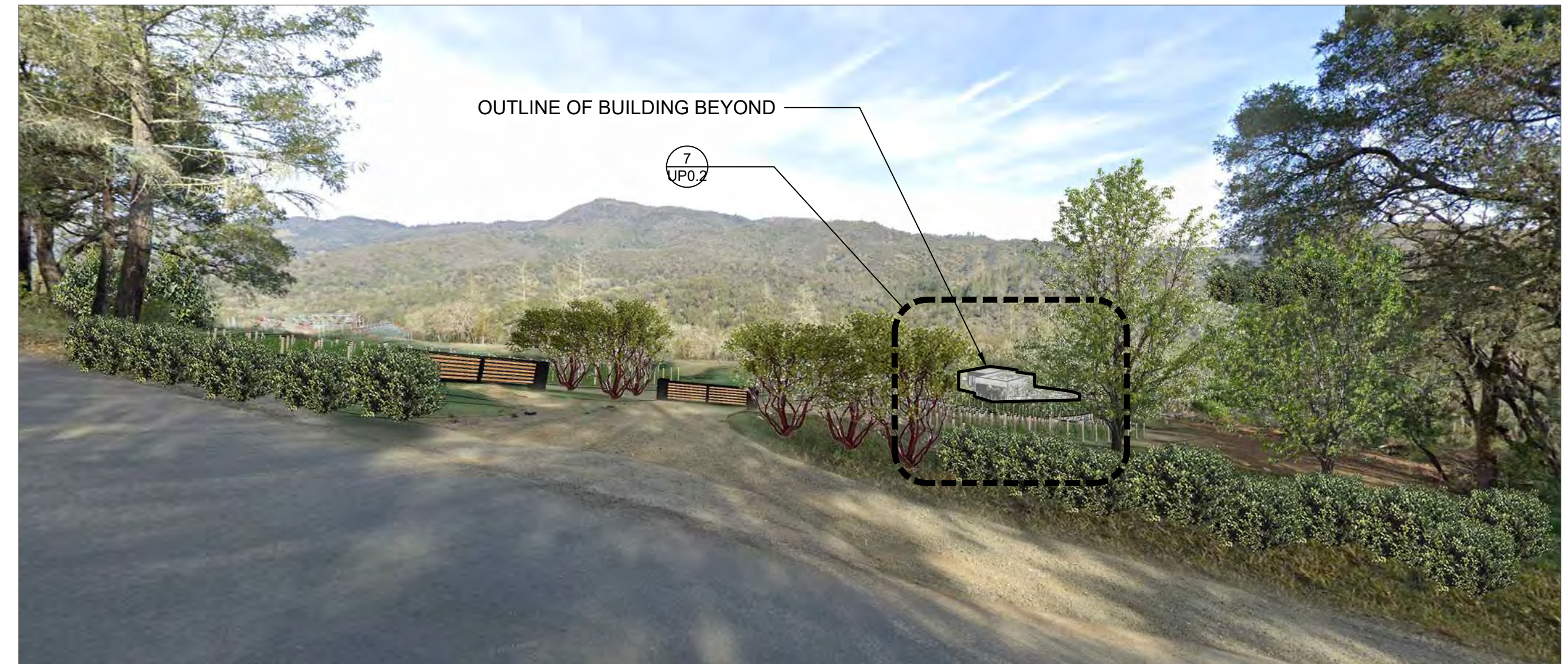
1/64"=1'-0"



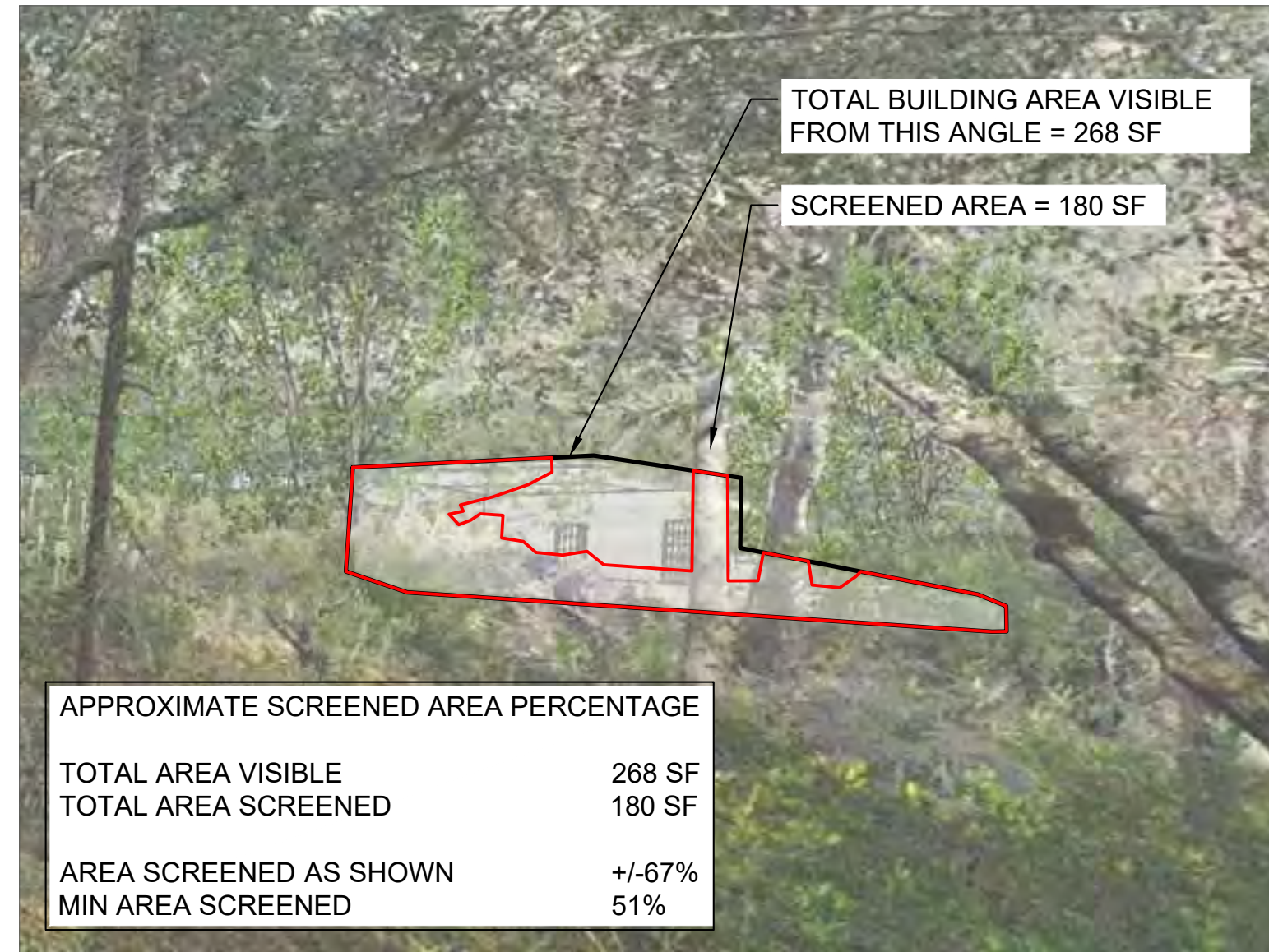
7 VIEW 3 - ZOOMED W/ SCREENING %

APPROXIMATE SCREENED AREA PERCENTAGE

TOTAL AREA VISIBLE	354 SF
TOTAL AREA SCREENED	215 SF
AREA SCREENED AS SHOWN	+/-60%
MIN AREA SCREENED	51%



6 VIEW 3



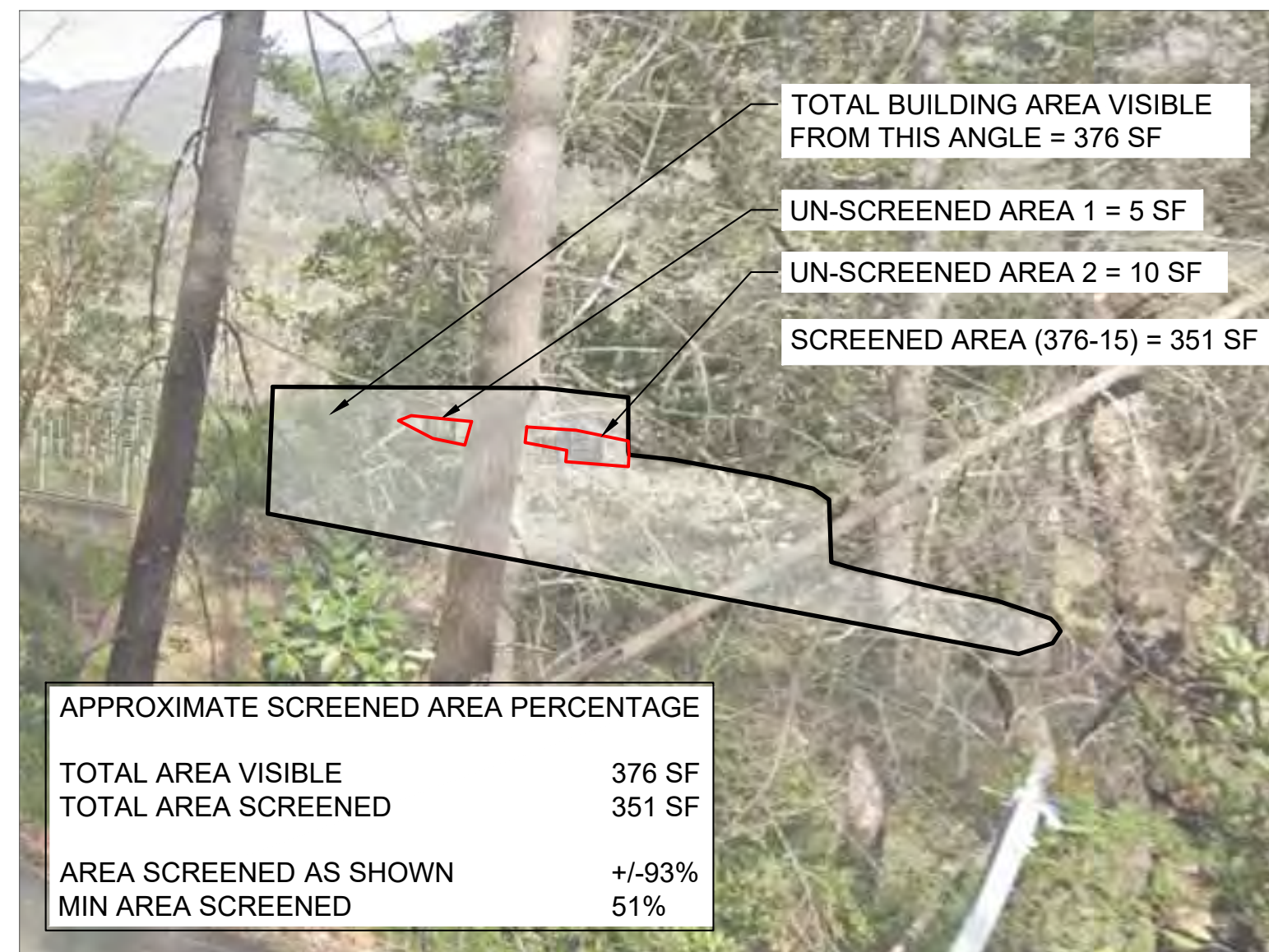
5 VIEW 2 - ZOOMED W/ SCREENING %

APPROXIMATE SCREENED AREA PERCENTAGE

TOTAL AREA VISIBLE	268 SF
TOTAL AREA SCREENED	180 SF
AREA SCREENED AS SHOWN	+/-67%
MIN AREA SCREENED	51%



4 VIEW 2



2 VIEW 1 - ZOOMED W/ SCREENING %

APPROXIMATE SCREENED AREA PERCENTAGE

TOTAL AREA VISIBLE	376 SF
TOTAL AREA SCREENED	351 SF
AREA SCREENED AS SHOWN	+/-93%
MIN AREA SCREENED	51%



1 VIEW 1

Unauthorized use of these documents without written consent of the authors is prohibited by law. Architect disclaims responsibility for the documents if used whole or in part at any other location or for any purpose other than its original intent.

NOBILI MARQUÉS
Arquitectura
141 Hobart Avenue,
San Mateo, CA 94402

USE PERMIT
HARCROSS WINERY
APN: 027-530-006
6402 Dry Creek Road
Napa, CA 94558



Plot Date	09/07/2023
Drawn	LK/MA
Project No.	21_24
Date	Revision
04-17-23	USE PERMIT APP.
06-05-23	USE PERMIT UPDATES
08-28-23	USE PERMIT REV 2

DRAWING NAME :

STREET VIEWS

SCALE : NOT TO SCALE

SHEET NUMBER :

UP0.2

Unauthorized use of these documents without written consent of the authors is prohibited by law. Architect disclaims responsibility for the documents if used whole or in part at any other location or for any purpose other than its original intent.

NOBILI MARQUÉS
Arquitectura
141 Hobart Avenue,
San Mateo, CA 94402

USE PERMIT
HARCROSS WINERY
APN: 027-530-006
6402 Dry Creek Road
Napa, CA 94558



Plot Date 09/07/2023
Drawn LK/MA
Project No. 21_24
Date 08-28-23 Revision
USE PERMIT REV 2

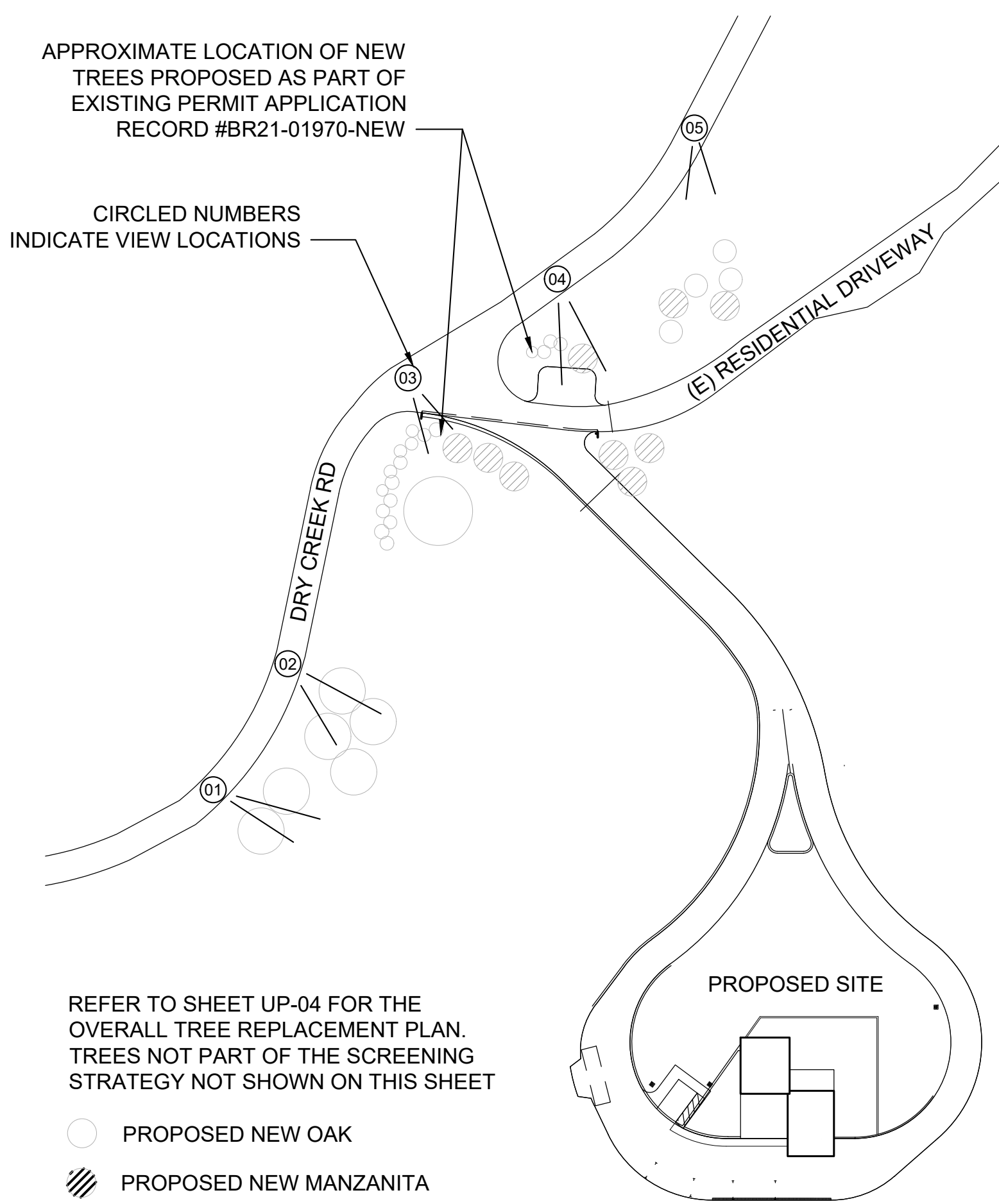
DRAWING NAME :

STREET VIEWS

SCALE : NOT TO SCALE

SHEET NUMBER :

UP0.3



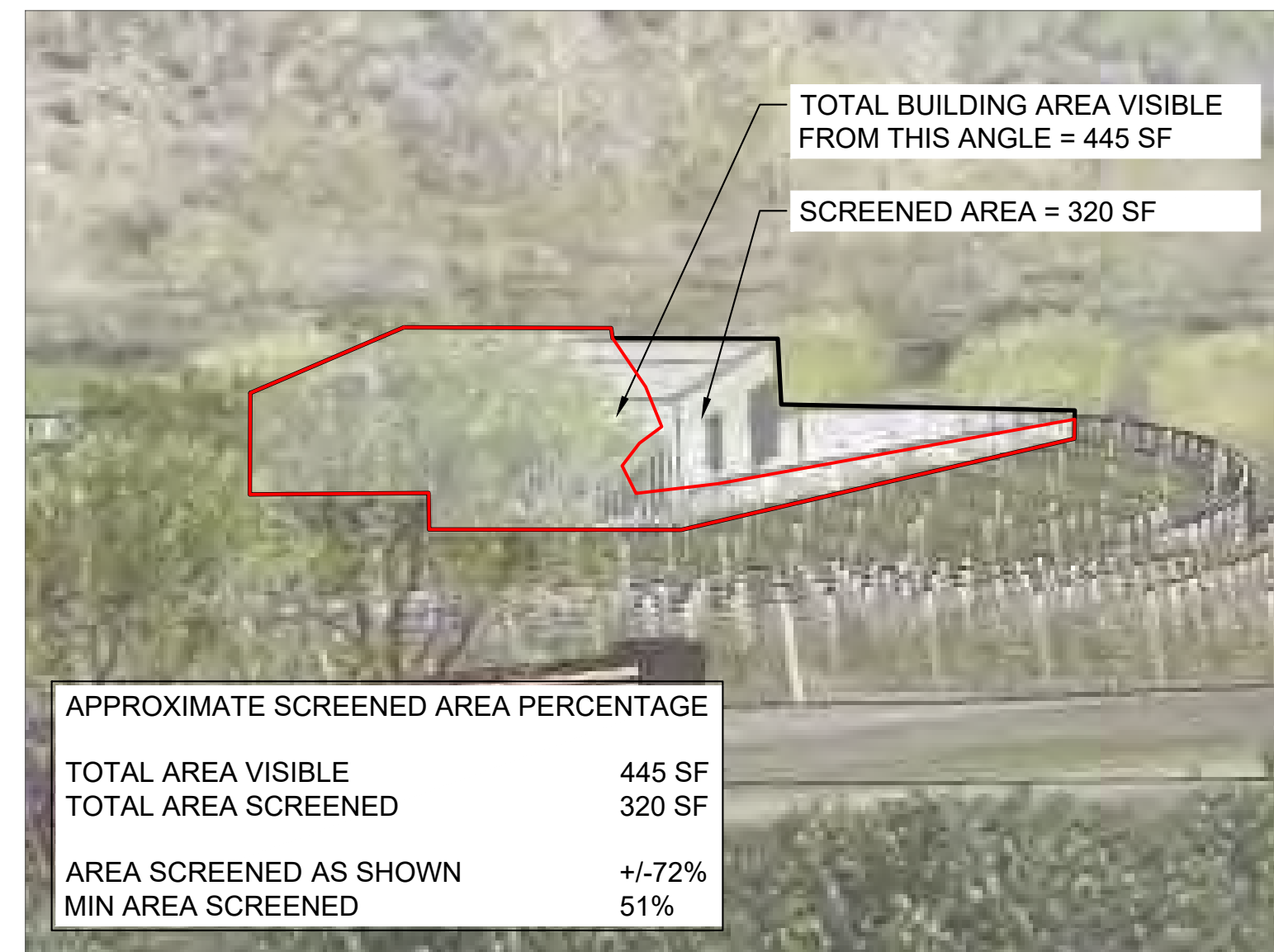
3 VIEW LOCATION MARKERS

1/64"=1'-0"



5 VIEW 5 - ZOOMED W/ SCREENING %

UP0.3



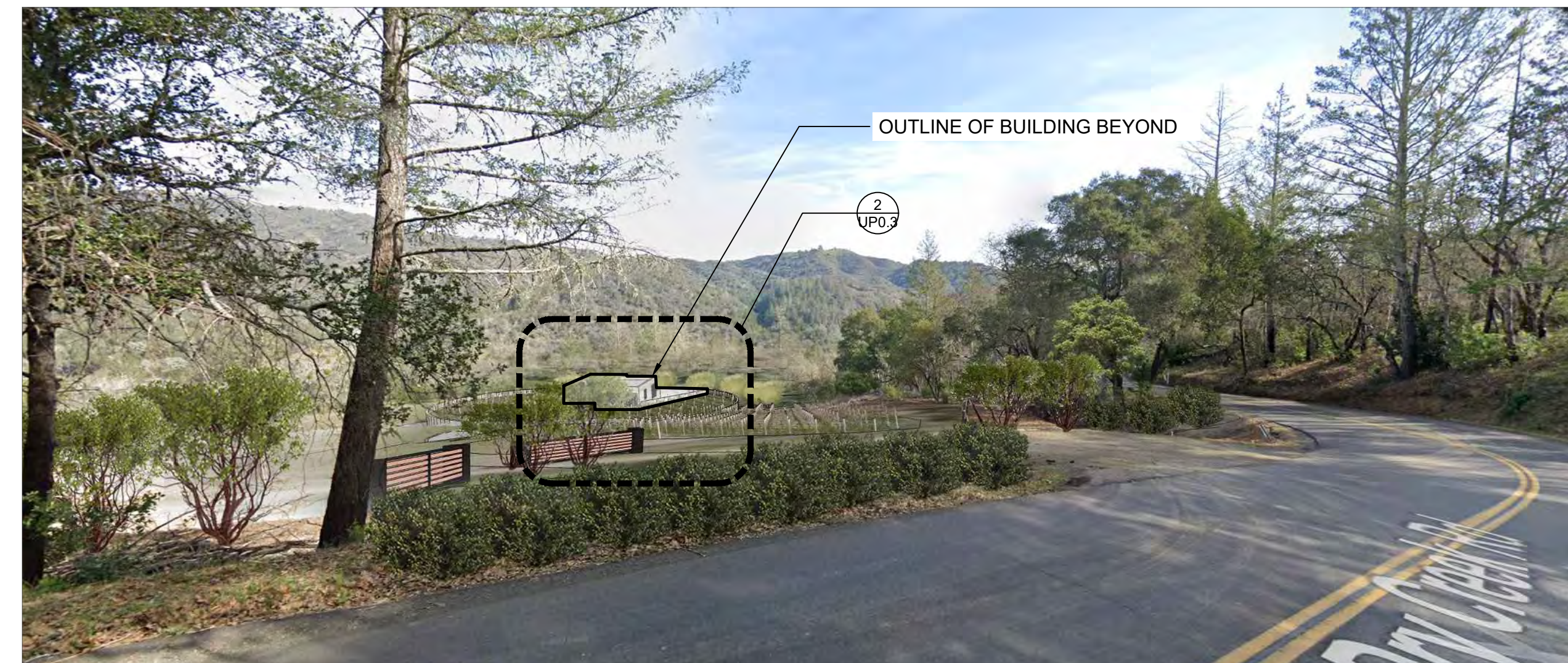
2 VIEW 4 - ZOOMED W/ SCREENING %

UP0.3



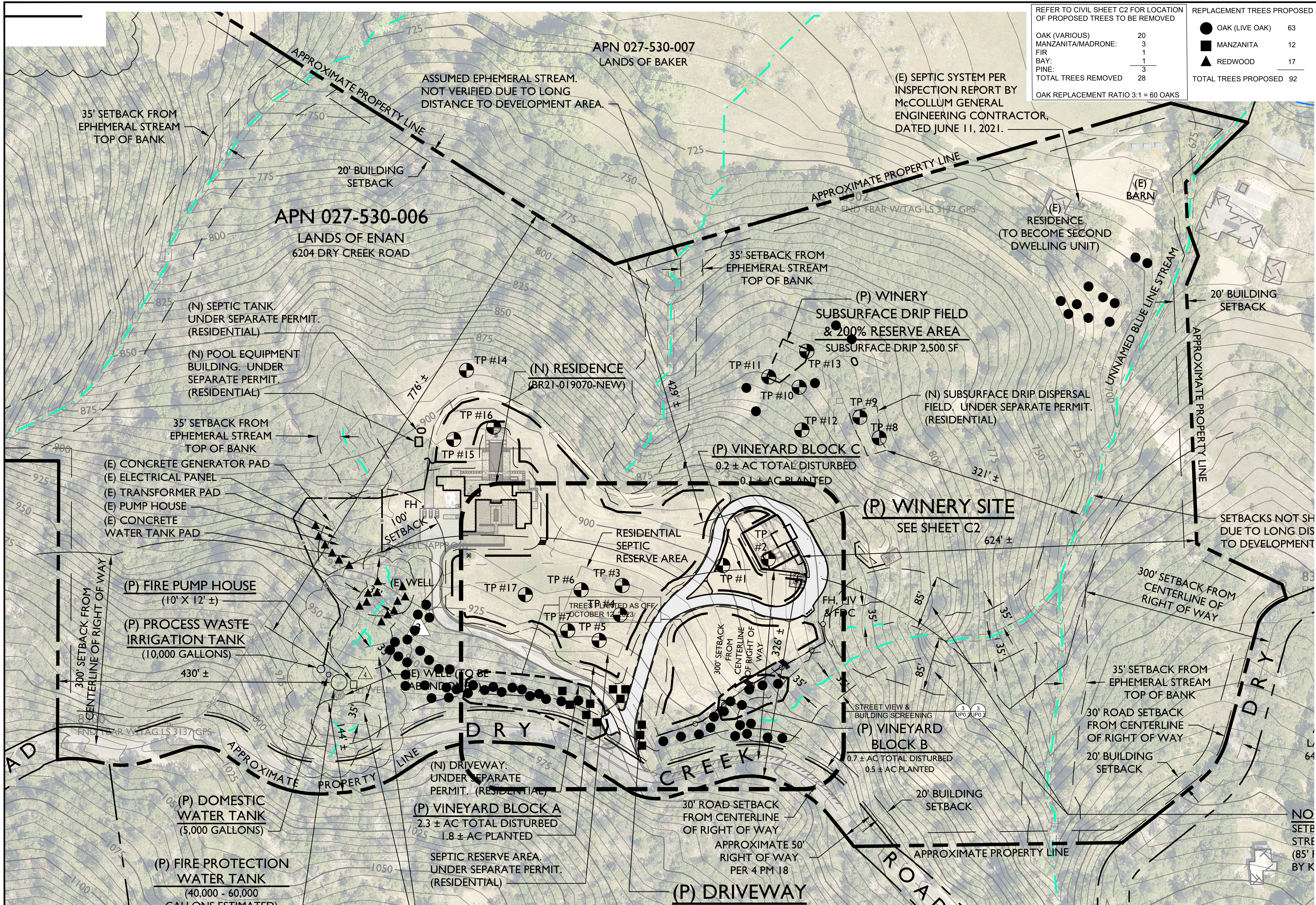
4 VIEW 5

UP0.3



1 VIEW 4

UP0.3



REFER TO CIVIL SHEET C2 FOR LOCATION OF PROPOSED TREES TO BE REMOVED

OAK (VARIOUS)	20
MANZANITA/MADRONE:	3
FIR	1
BAY:	1
PINE:	3
TOTAL TREES REMOVED	28

OAK REPLACEMENT RATIO 3:1 = 60 OAKS

REPLACEMENT TREES PROPOSED

● OAK (LIVE OAK)	63
■ MANZANITA	12
▲ REDWOOD	17
TOTAL TREES PROPOSED	92

Unauthorized use of these documents without written consent of the authors is prohibited by law. Architect disclaims responsibility for the documents if used whole or in part at any other location or for any purpose other than its original intent.

NOBILI MARQUÉS
Arquitectura
141 Hobart Avenue,
San Mateo, CA 94402

USE PERMIT
HARCROSS WINERY
APN: 027-530-006
6402 Dry Creek Road
Napa, CA 94558



Plot Date	09/07/2023
Drawn	MA
Project No.	21_24
Date	08-28-23
Revision	USE PERMIT REV 2
	02-07-24 USE PERMIT REV 4

DRAWING NAME :

TREE REPLACEMENT PLAN

SCALE : AS SHOWN

SHEET NUMBER :

UP0.4

1 TREE REPLACEMENT LOCATIONS
UP0.4

Unauthorized use of these documents without written consent of the authors is prohibited by law. Architect disclaims responsibility for the documents if used whole or in part at any other location or for any purpose other than its original intent.

NOBILI MARQUÉS
Arquitectura
141 Hobart Avenue,
San Mateo, CA 94402

USE PERMIT
HARCROSS WINERY
APN: 027-530-006
6402 Dry Creek Road
Napa, CA 94558



Plot Date	4/17/23
Drawn	MA/SN/JC
Project No.	21_24
Date	Revision
04-17-23	USE PERMIT APP.
07-05-23	USE PERMIT UPDATES
12-18-23	USE PERMIT REV. 3

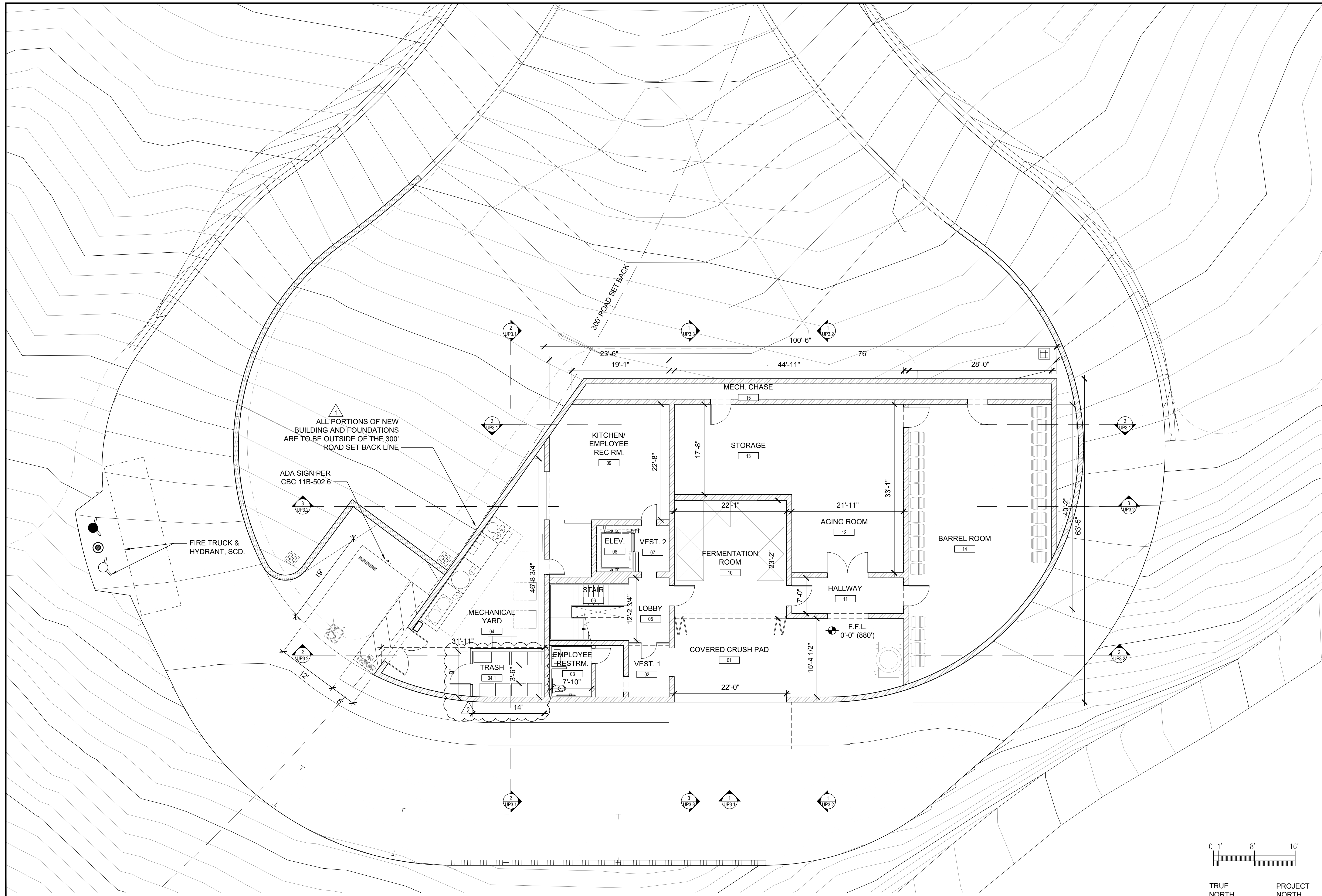
DRAWING NAME :

PROPOSED WINERY FLOOR PLAN

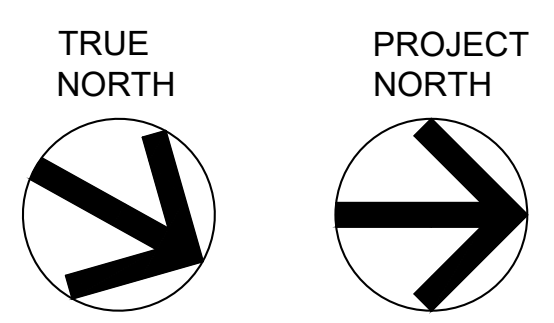
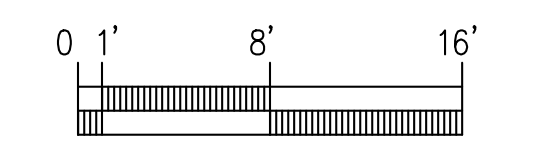
SCALE : AS SHOWN

SHEET NUMBER :

UP2.1



1 WINERY FLOOR PLAN
UP2.1



1/8"=1'-0"

Unauthorized use of these documents without written consent of the authors is prohibited by law. Architect disclaims responsibility for the documents if used whole or in part at any other location or for any purpose other than its original intent.

NOBILI MARQUÉS
Arquitectura
141 Hobart Avenue,
San Mateo, CA 94402

USE PERMIT
HARCROSS WINERY
APN: 027-530-006
6402 Dry Creek Road
Napa, CA 94558



Plot Date	4/17/23
Drawn	MA/SN/JC
Project No.	21_24
Date	Revision
04-17-23	USE PERMIT APP.
07-05-23	USE PERMIT UPDATES
08-28-23	USE PERMIT REV. 2
12-18-23	USE PERMIT REV. 3

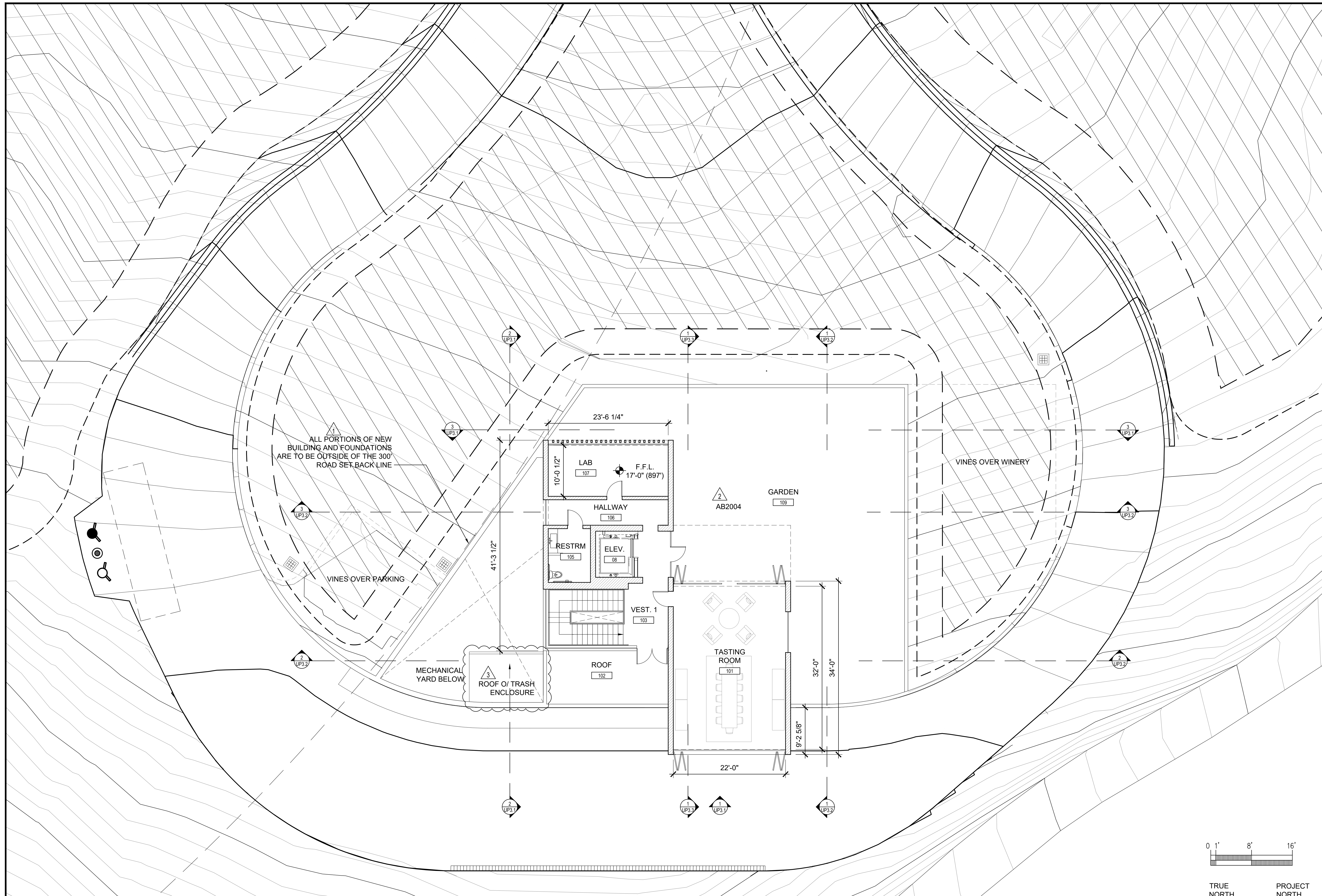
DRAWING NAME :

PROPOSED TASTING FLOOR PLAN

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

SHEET NUMBER :

UP2.2



ALL PORTIONS OF NEW BUILDING AND FOUNDATIONS ARE TO BE OUTSIDE OF THE 300' ROAD SETBACK LINE

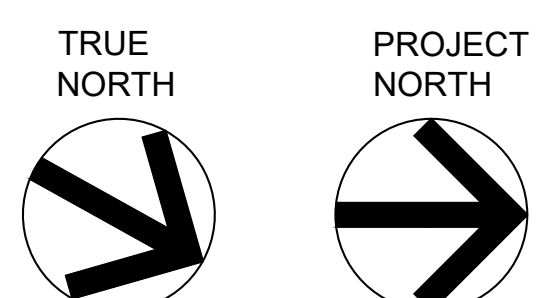
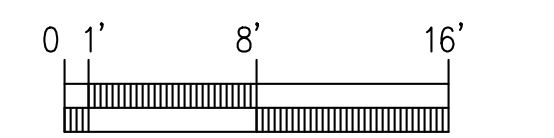
VINES OVER PARKING

VINES OVER WINERY

MECHANICAL YARD BELOW

ROOF OF TRASH ENCLDSURE

1
UP2.2
TASTING FLOOR PLAN



1/8"=1'-0"

UP3.1

SHEET NUMBER :

SCALE : AS SHOWN

PROPOSED ELEVATIONS

DRAWING NAME :

Plot Date	4/17/23
Drawn	M.A./C
Project No.	21_24
Revision	04-17-23
Date	USE PERMIT APP.

Professional Seal

C33829

Ren. 11/30/2025

Marta Alabau Marques

Licensed Architect

USE PERMIT

HARCROSS WINERY

APN: 027-530-006

6402 Dry Creek Road

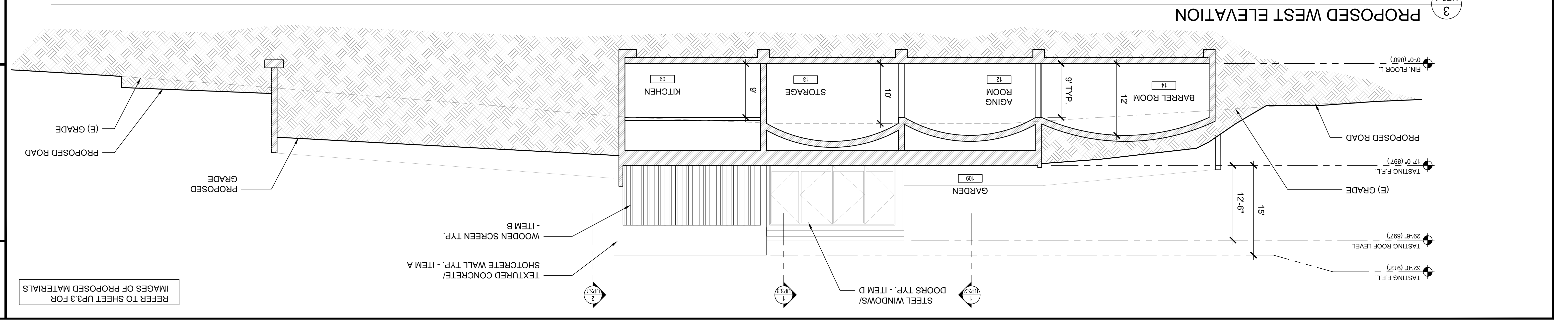
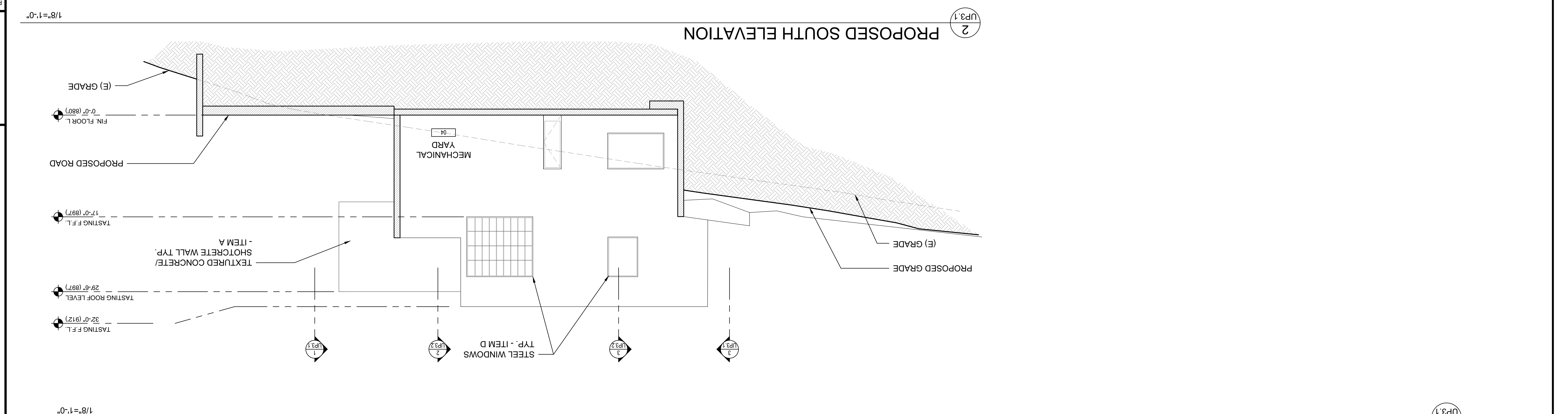
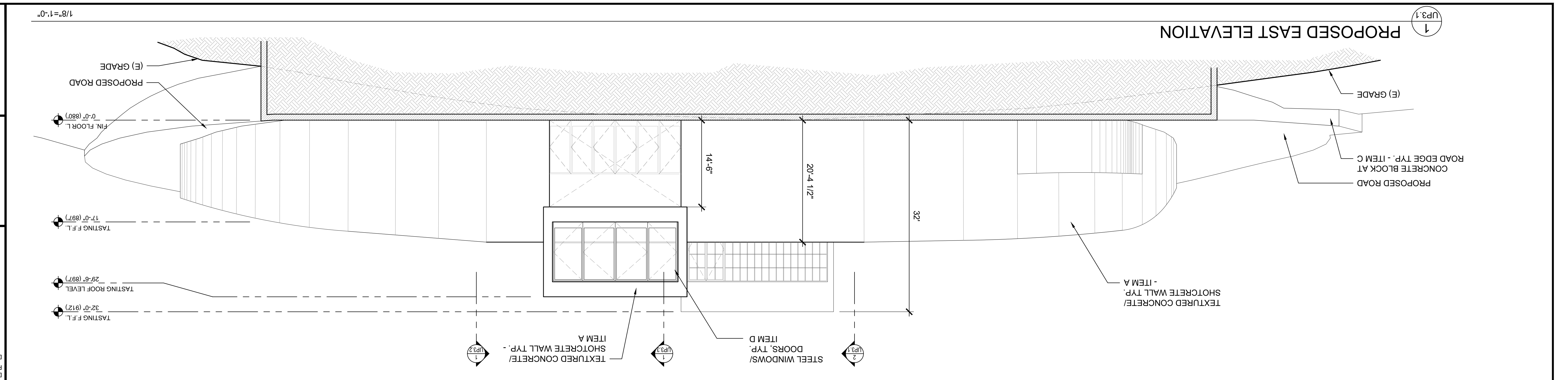
Napa, CA 94558

NOBILI MARQUES

A r q u i t e c t u r a

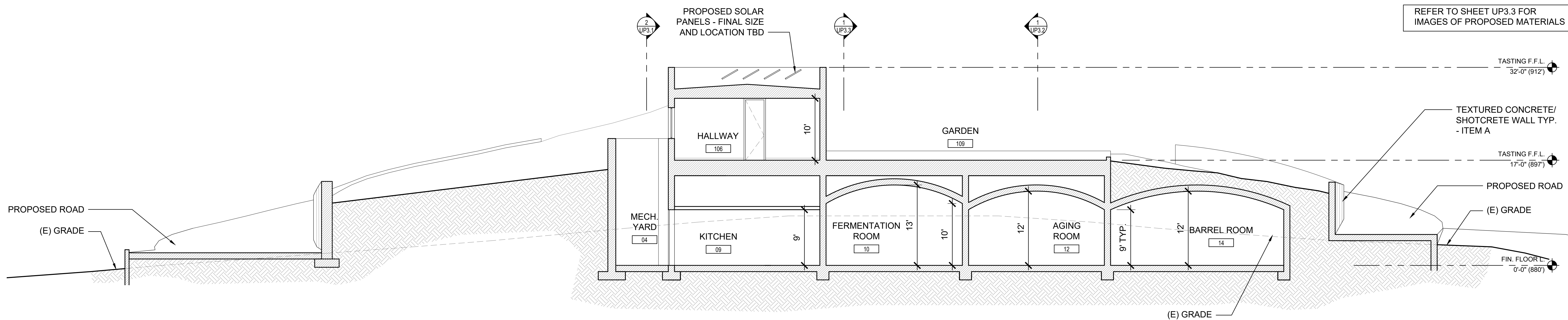
141 Hobart Avenue,

San Mateo, CA 94402



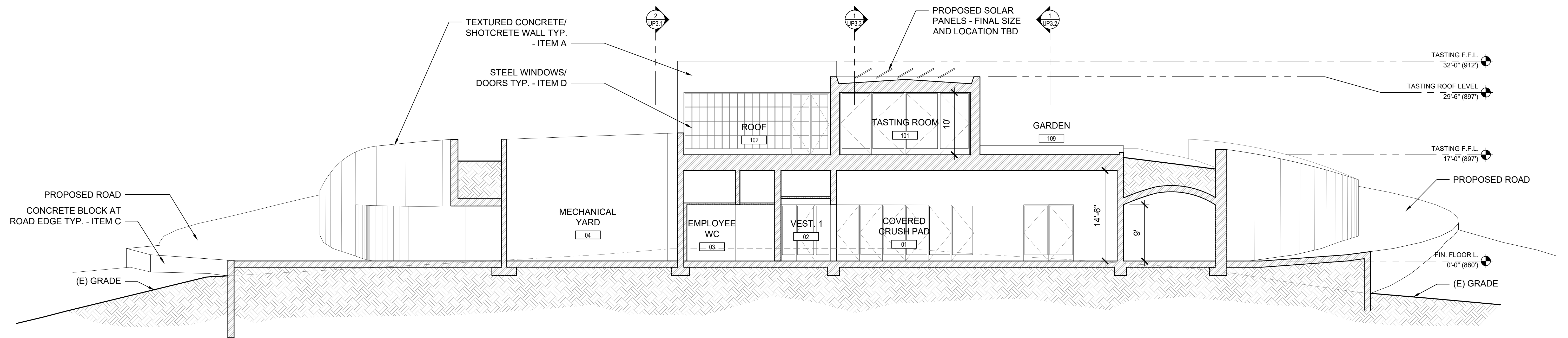
REFER TO SHEET UP3.3 FOR IMAGES OF PROPOSED MATERIALS

Unauthorized use of these documents without written consent of the authors is prohibited by law. Architect disclaims responsibility for the documents if used whole or in part at any location or for any purpose other than its original intent.



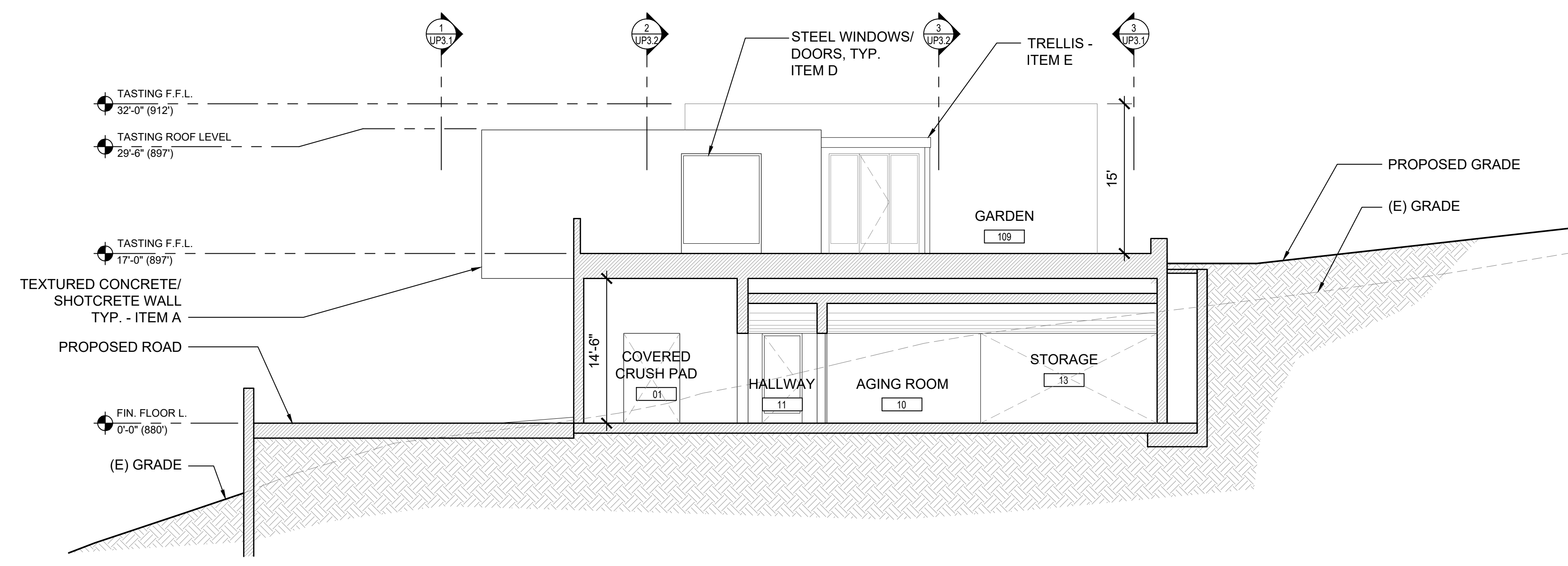
3 LONG SECTION AT WINERY FACING WEST
UP3.2

1/8"=1'-0"



2 LONG SECTION AT CRUSH PAD FACING WEST
UP3.2

1/8"=1'-0"



1 PROPOSED NORTH ELEVATION
UP3.2

1/8"=1'-0"

REFER TO SHEET UP3.3 FOR IMAGES OF PROPOSED MATERIALS

Unauthorized use of these documents without written consent of the authors is prohibited by law. Architect disclaims responsibility for the documents if used whole or in part at any other location or for any purpose other than its original intent.

NOBILI MARQUÉS
Arquitectura
141 Hobart Avenue,
San Mateo, CA 94402

USE PERMIT
HARCROSS WINERY
APN: 027-530-006
6402 Dry Creek Road
Napa, CA 94558



Plot Date	4/17/23
Drawn	MA/JC
Project No.	21_24
Date	04-17-23
Revision	USE PERMIT APP.

DRAWING NAME :

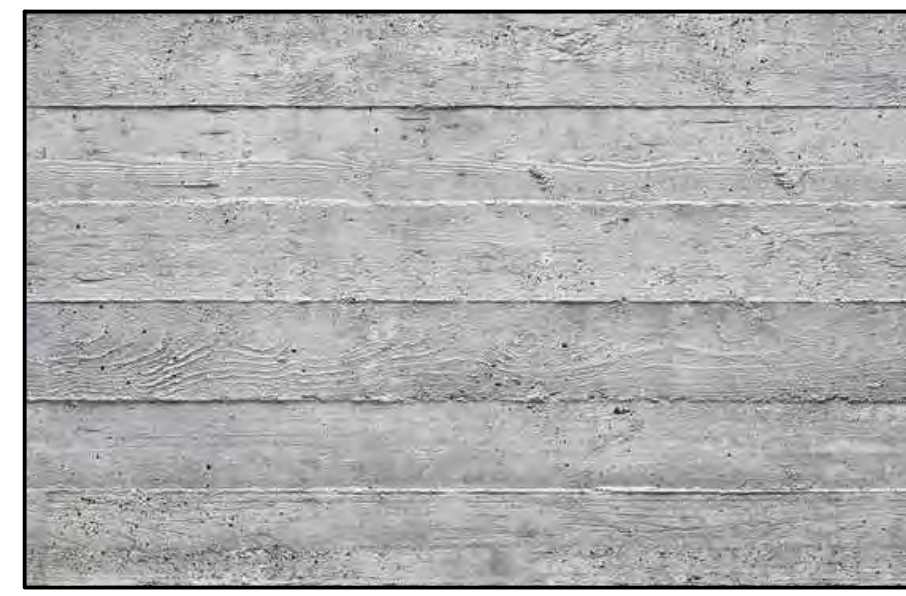
PROPOSED ELEVATIONS & SECTIONS

SCALE : AS SHOWN

SHEET NUMBER :

UP3.2

PROPOSED MATERIALS



A TEXTURED CONCRETE/SHOTCRETE WALLS



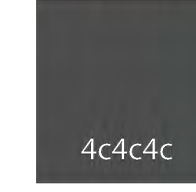
2 NAPA COUNTY APPROVED COLOR EQUIVALENT



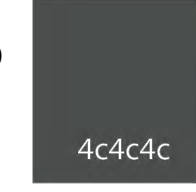
NATURAL WOOD



MATTE BLACK



MATTE BLACK & NATURAL WOOD



Unauthorized use of these documents without written consent of the authors is prohibited by law. Architect disclaims responsibility for the documents if used whole or in part at any other location or for any purpose other than its original intent.

NOBILI MARQUÉS
Arquitectura
141 Hobart Avenue,
San Mateo, CA 94402

USE PERMIT
HARCROSS WINERY
APN: 027-530-006
6402 Dry Creek Road
Napa, CA 94558



Plot Date 4/17/32
Drawn MA/JC
Project No. 21_24
Date Revision
04-17-23 USE PERMIT APP.
08-28-23 USE PERMIT REV 2

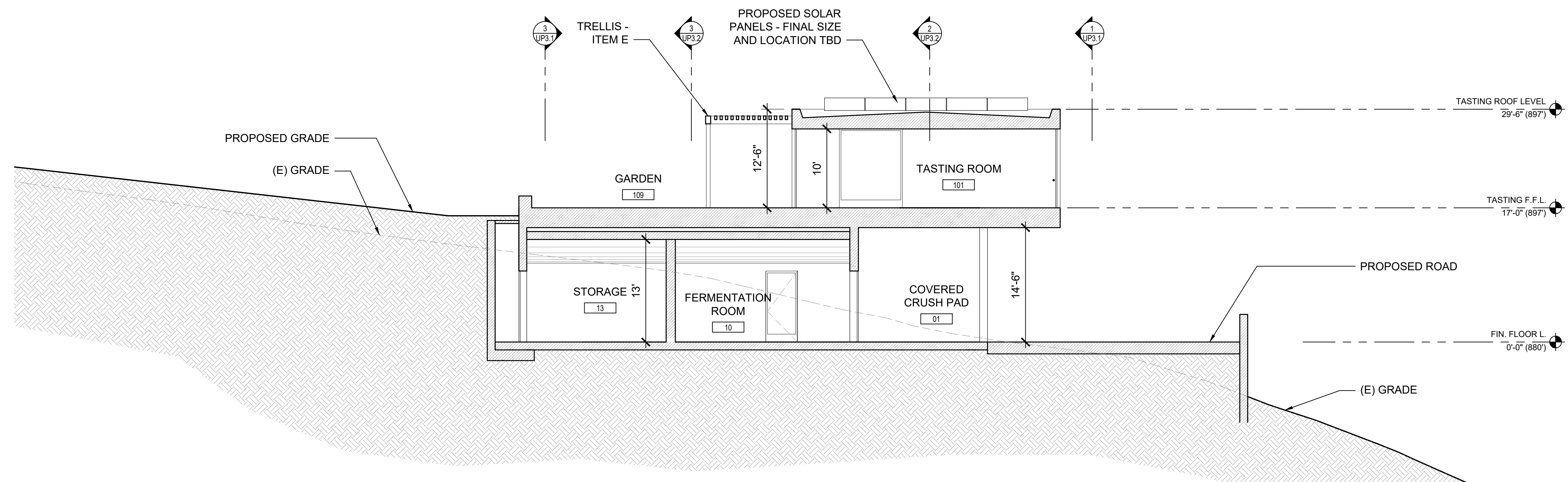
DRAWING NAME :

PROPOSED SECTIONS & MATERIAL SELECTIONS

SCALE : AS SHOWN

SHEET NUMBER :

UP3.3



1 CROSS SECTION AT CRUSH PAD FACING NORTH

1/8"=1'-0"

Unauthorized use of these documents without written consent of the authors is prohibited by law. Architect disclaims responsibility for the documents if used whole or in part at any other location or for any purpose other than its original intent.

NOBILI MARQUÉS
Arquitectura
141 Hobart Avenue,
San Mateo, CA 94402

USE PERMIT
HARCROSS WINERY
APN: 027-530-006
6402 Dry Creek Road
Napa, CA 94558



Plot Date 2/7/24
Drawn JC
Project No. 21_24
Date 08-28-23 Revision
USE PERMIT REV 2

DRAWING NAME :

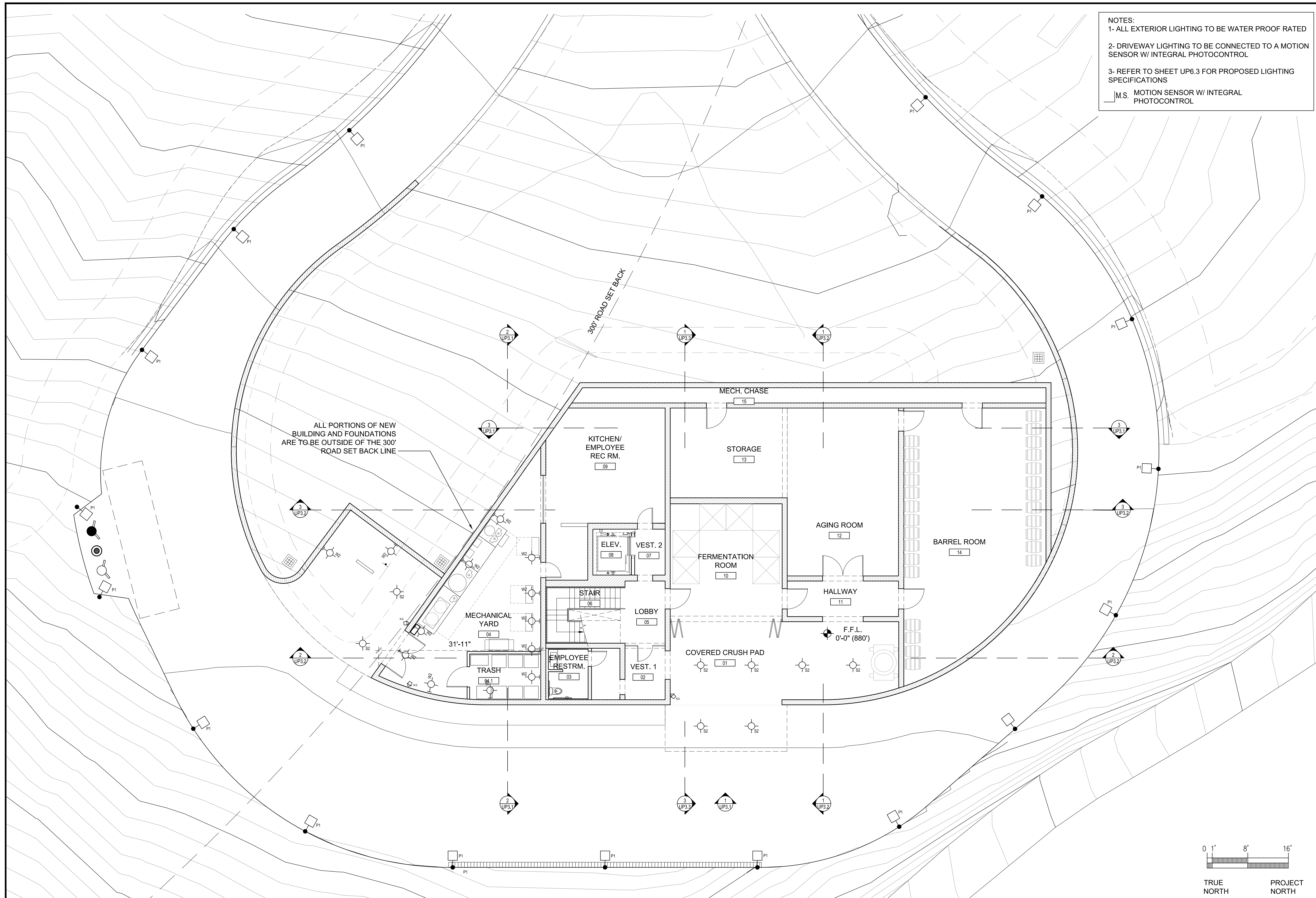
WINERY PROP.
EXTERIOR
LIGHTING PLAN

SCALE : AS SHOWN

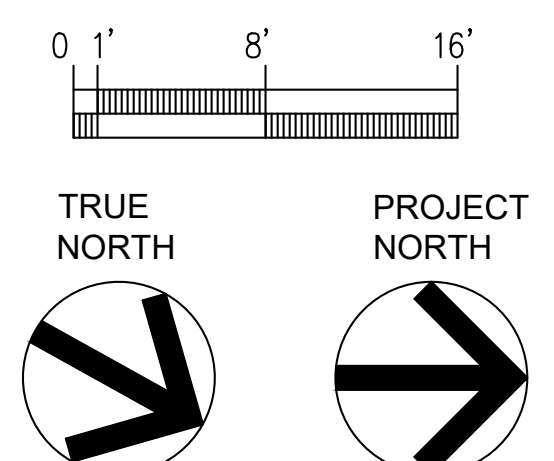
SHEET NUMBER :

2
UP6.1

NOTES:
1- ALL EXTERIOR LIGHTING TO BE WATER PROOF RATED
2- DRIVEWAY LIGHTING TO BE CONNECTED TO A MOTION SENSOR W/ INTEGRAL PHOTOCONTROL
3- REFER TO SHEET UP6.3 FOR PROPOSED LIGHTING SPECIFICATIONS
M.S. MOTION SENSOR W/ INTEGRAL PHOTOCONTROL



1 WINERY PROPOSED EXTERIOR LIGHTING PLAN
V6.1



1/8"=1'-0"

NOTES:
 1- ALL EXTERIOR LIGHTING TO BE WATER PROOF RATED
 2- DRIVEWAY LIGHTING TO BE CONNECTED TO A MOTION SENSOR W/ INTEGRAL PHOTOCONTROL
 3- REFER TO SHEET UP6.3 FOR PROPOSED LIGHTING SPECIFICATIONS
 M.S. MOTION SENSOR W/ INTEGRAL PHOTOCONTROL

Unauthorized use of these documents without written consent of the authors is prohibited by law. Architect disclaims responsibility for the documents if used whole or in part at any other location or for any purpose other than its original intent.

NOBILI MARQUÉS
 Arquitectura
 141 Hobart Avenue,
 San Mateo, CA 94402

USE PERMIT
HARCROSS WINERY
 APN: 027-530-006
 6402 Dry Creek Road
 Napa, CA 94558



Plot Date: 2/7/24
 Drawn: JC
 Project No.: 21_24
 Date: 08-28-23
 Revision: USE PERMIT REV 2

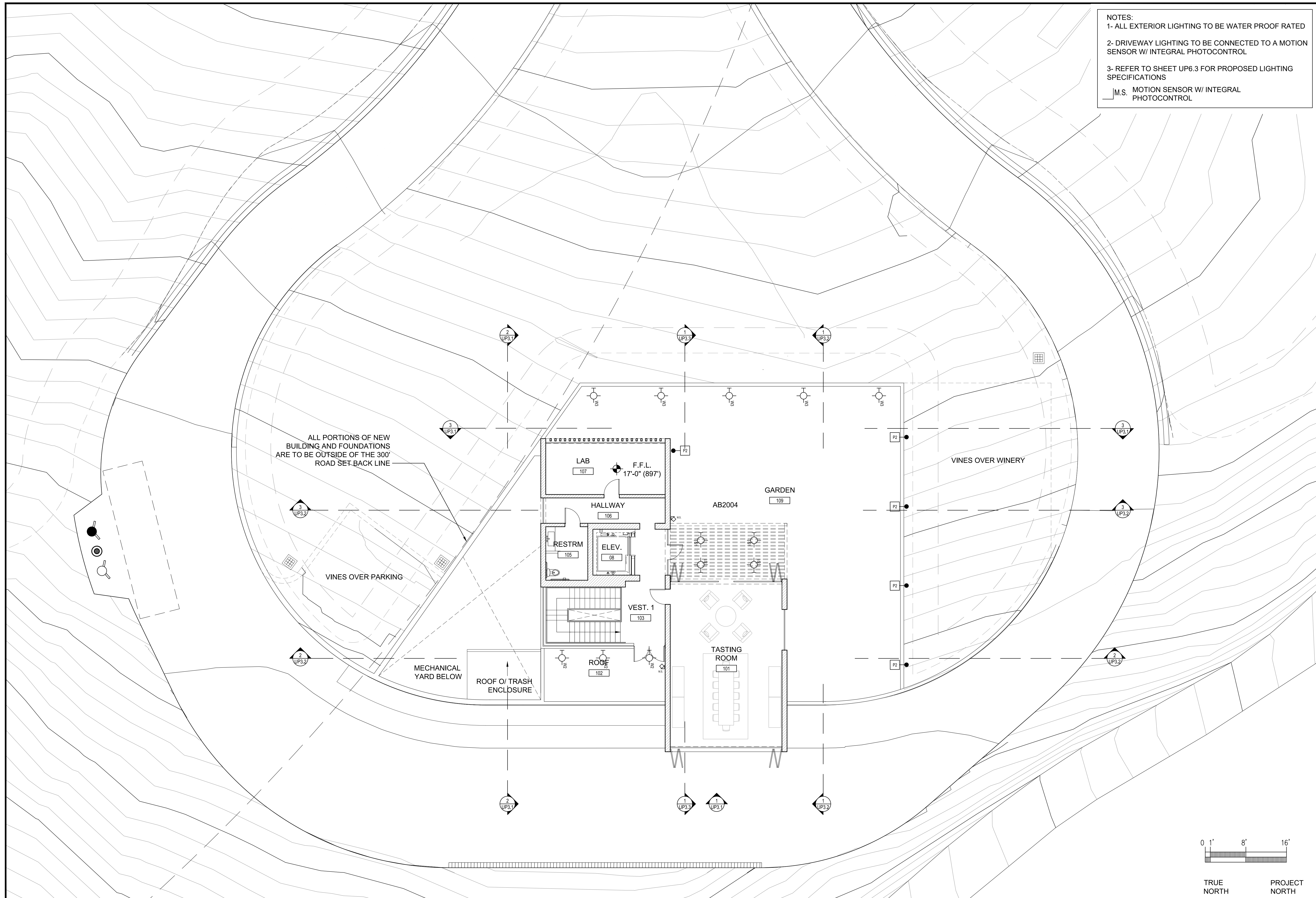
DRAWING NAME :

TASTING PROP.
 EXTERIOR
 LIGHTING PLAN

SCALE : AS SHOWN

SHEET NUMBER :

2
UP6.2



ALL PORTIONS OF NEW BUILDING AND FOUNDATIONS ARE TO BE OUTSIDE OF THE 300' ROAD SET BACK LINE

VINES OVER PARKING

MECHANICAL YARD BELOW

ROOF O/ TRASH ENCLDSURE

LAB 107

HALLWAY 106

RESTRM 105

ELEV. 08

VEST. 1 103

ROOF 102

TASTING ROOM 101

GARDEN 109

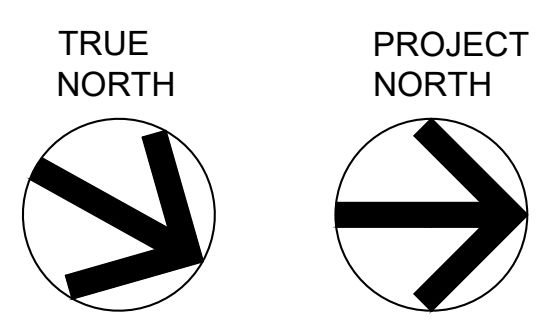
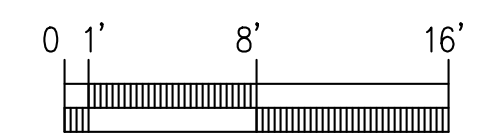
VINES OVER WINERY

F.F.L. 17'-0" (897')

AB2004

1
 V6.2

TASTING PROPOSED EXTERIOR LIGHTING PLAN



1/8"=1'-0"

