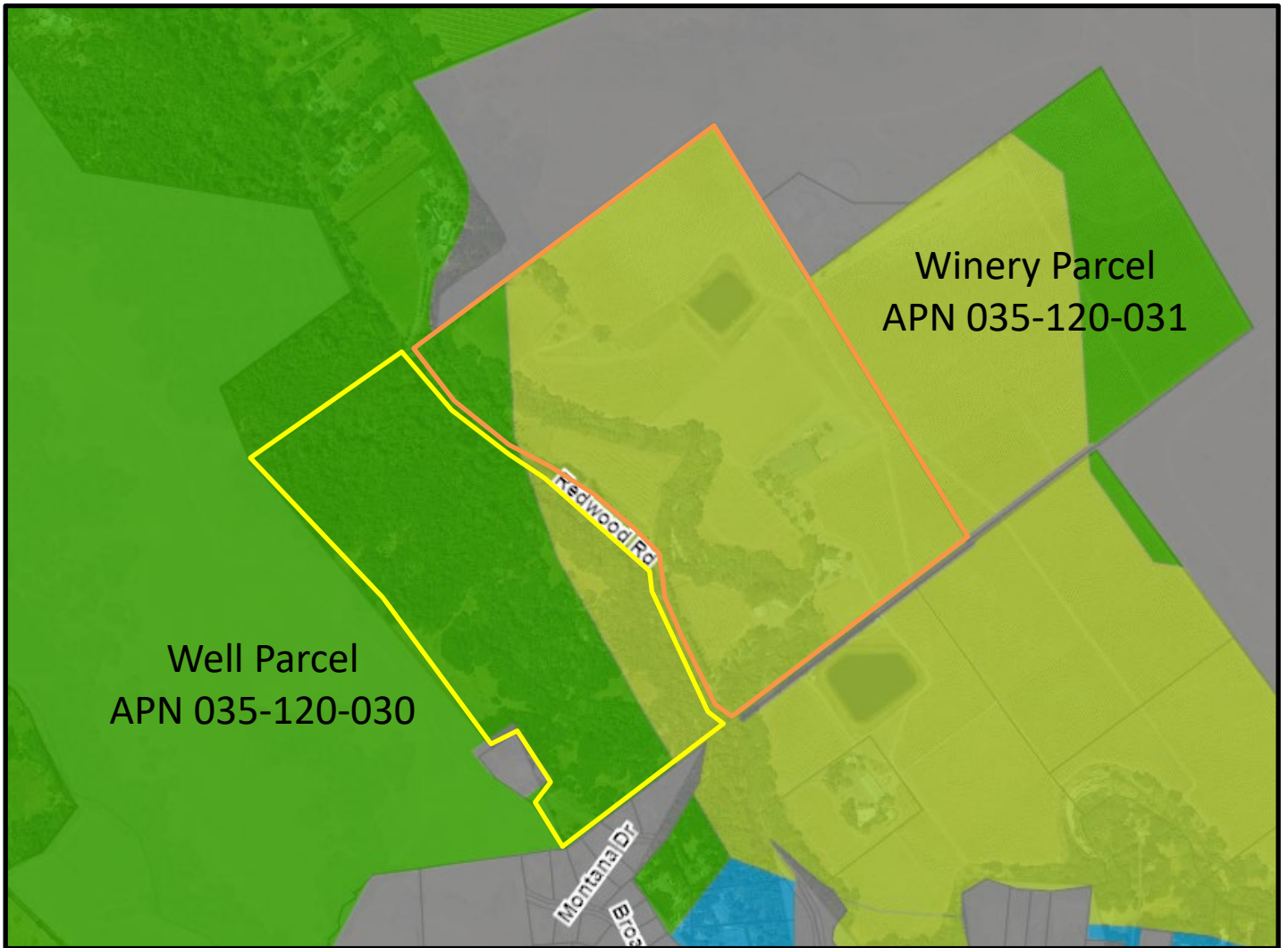


“L”

Graphics - Use Permit Modification Plans







NAPA COUNTY LAND USE PLAN 2008 – 2030





LEGEND












URBANIZED OR NON-AGRICULTURAL

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

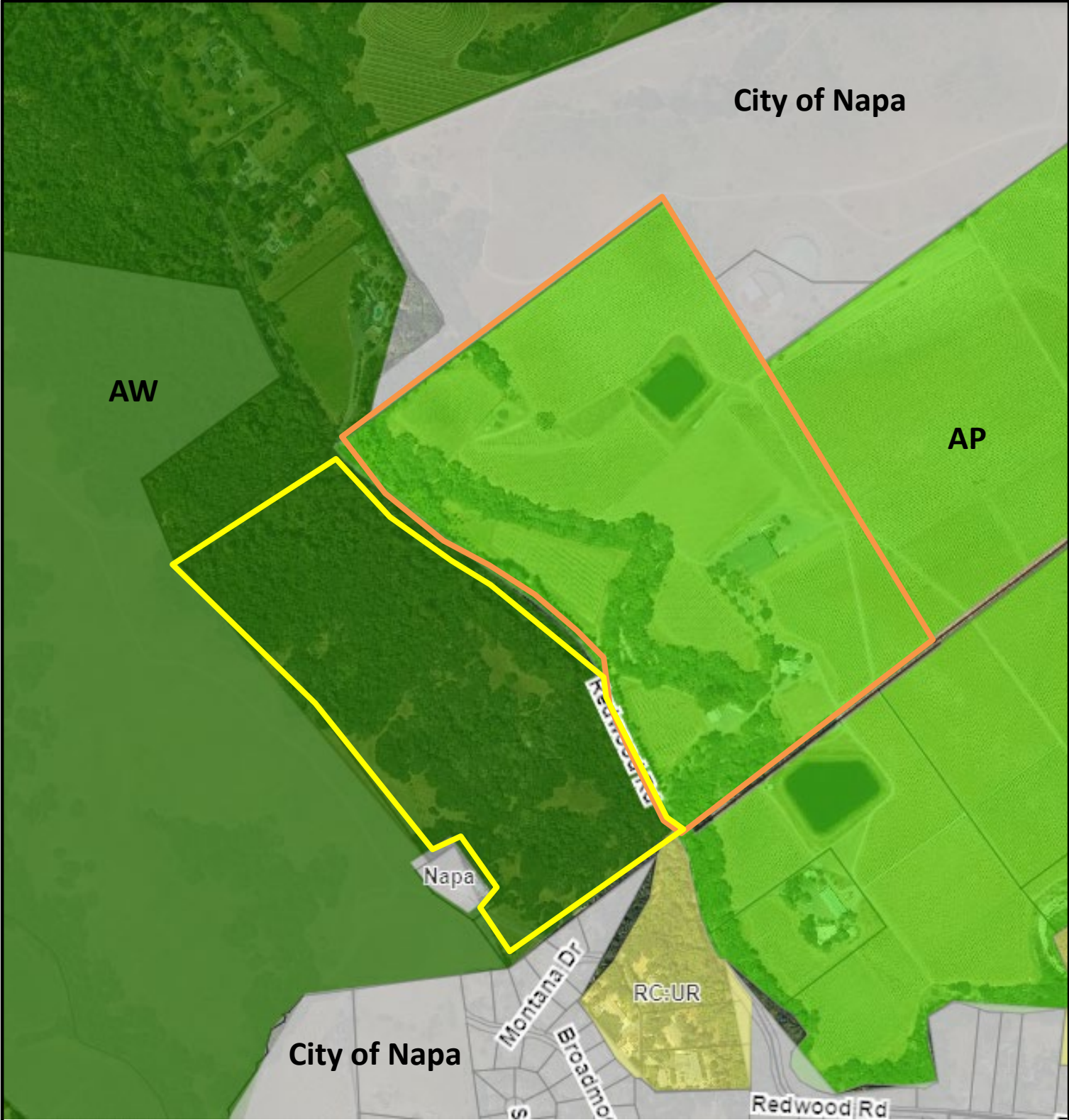
OPEN SPACE

-  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

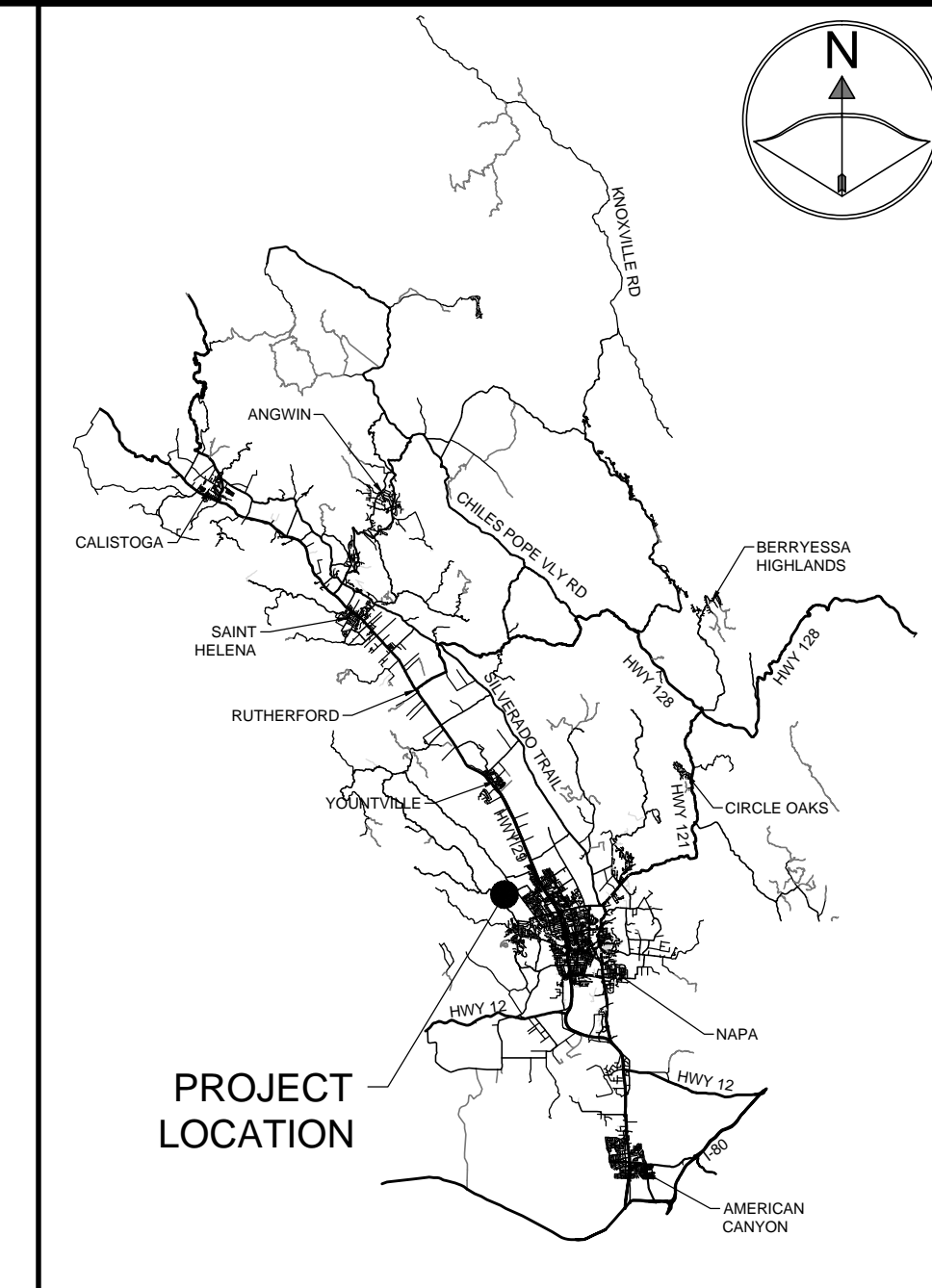


Existing Conditions

USE PERMIT MODIFICATION PLAN

FOR THE HENDRY WINERY

LOCATED AT
3104 REDWOOD ROAD
NAPA, CA 94558
APN: 035-120-031



VICINITY MAP
NTS

SHEET INDEX

| SHT. # | DESCRIPTION |
|--------|-----------------------------|
| UP-1 | EXISTING SITE PLAN |
| UP-2 | PROPOSED SITE PLAN |
| UP-3 | EXISTING WINERY FLOOR PLANS |
| UP-4 | EXISTING WINERY ELEVATIONS |

ABBREVIATIONS

| | | | | | |
|------|-----------------------|------|-----------------------------|-------|--------------------------|
| AB | AGGREGATE BASE | EQ | EQUAL EASEMENT | PAV | PAVEMENT RADIUS |
| AC | ASPHALT CONCRETE | ESMT | EASEMENT | R | RADIUS |
| ACR | ACRES | ETW | EDGE OF TRAVELED WAY | RCP | REINFORCED CONCRETE PIPE |
| AD | AREA DRAIN | EVC | END VERTICAL CURVE | RD | RELATIVE DENSITY |
| AP | APPROXIMATE | FC | FACE OF CURB | REQ | REQUIRED |
| APR | APPROVED | FF | FINISHED FLOOR | RM | RIM ELEVATION |
| APRX | APPROXIMATE | FG | FINISHED GRADE | RT | RIGHT |
| ARV | AIR RELIEF VALVE | FH | FIRE HYDRANT | ROW | RIGHT OF WAY |
| BC | BEGIN CURVE | FI | FIELD INLET | S | SLOPE |
| BCR | BEGIN CURB RETURN | FL | FLOW LINE | SD | STORM DRAIN |
| BM | BENCHMARK | GB | GRADE BREAK | SDE | STORM DRAIN EASEMENT |
| BO | BLOWOFF VALVE | GR | GRATE ELEVATION | SDMH | STORM DRAIN MANHOLE |
| BP | BEGINNING POINT | HP | HIGH POINT | SE | SIDEWALK EASEMENT |
| BVC | BEGIN VERTICAL CURVE | INV | INVERT ELEVATION | SF | SQUARE FEET |
| BW | BOTTOM OF WALL | IRR | IRRIGATION | SPEC | SPECIFICATIONS |
| BOW | BACK OF WALK | JL | UTILITY JUNCTION POLE | SS | SANITARY SEWER |
| CL | CENTER LINE | JT | JOINT TRENCH | SSE | SANITARY SEWER EASEMENT |
| CLR | CLEAR | LAT | LATERAL | SSLAT | SANITARY SEWER LATERAL |
| CB | CATCH BASIN | LFT | LINAL FEET | SSMH | SANITARY SEWER MANHOLE |
| CMP | CORRUGATED METAL PIPE | LGP | LIP OF GUTTER | STA | STATION |
| CO | CLEAN OUT | LP | LOW POINT | STD | STANDARD |
| CCNC | CONCRETE | LT | LEFT | STLT | STREET LIGHT |
| CP | CONTROL POINT | MAX | MAXIMUM | T | TANGENT |
| CR | CURB RETURN | MH | MANHOLE | T | TOTAL |
| DI | DRAIN INLET | MIN | MINIMUM | TB | TREE BOX |
| DIP | DUCTILE IRON PIPE | ORN | ORNAMENTAL TREE | TC | TOP OF CURB |
| DWY | DRIVEWAY | OHW | OVERHEAD UTILITY WIRE | TEMP | TEMPORARY |
| (E) | EXISTING | (P) | PROPOSED | TG | TOP OF GRATE |
| EA | EACH | PI | POINT OF INTERSECTION | TW | TOP OF WALL |
| EC | END CURVE | PL | PROPERTY LINE | TYP | TYPICAL |
| EGR | END CURB RETURN | PSDE | PRIVATE STORM DRAIN ESMT | UE | UNDER GROUND ELECTRICAL |
| EGR | EDGE OF GRAVEL | PUE | PUBLIC UTILITY EASEMENT | VC | VERTICAL CURVE |
| EL | ELEVATION | PVC | POLY(VINYL CHLORIDE | W | WATER |
| EP | EDGE OF PAVEMENT | PVI | VERTICAL CURVE INTERSECTION | WLAT | WATER SERVICE LATERAL |
| | | | | WM | WATER METER |

LINE LEGEND

| EXISTING | PROPOSED | PROPERTY LINE |
|----------|----------|---------------------|
| --- | --- | CENTERLINE |
| --- | --- | SANITARY SEWER PIPE |
| --- | --- | STORM DRAIN PIPE |
| --- | --- | WATER PIPE |
| --- | --- | BURIED ELECTRIC |
| --- | --- | OVERHEAD ELECTRIC |
| --- | --- | GAS LINE |
| --- | --- | CONTOURS |
| --- | --- | LIMITS OF GRADING |
| --- | --- | TREE DRIP LINE |
| --- | --- | FENCE LINE |

SYMBOL LEGEND

| | |
|----------|---------------------------------|
| (Symbol) | EXISTING TREE |
| (Symbol) | TREE TO BE REMOVED |
| (Symbol) | TREE TO BE SAVED WITH TREE WELL |

UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE DESIGNER OF THESE PLANS.

PROPERTY LINES:

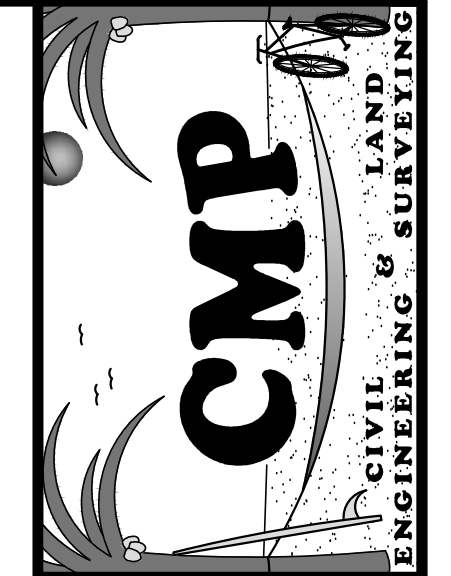
THE PROPERTY LINES SHOWN HEREON ARE BASED ON PRELIMINARY SURVEY DATA, AND ARE FOR REFERENCE ONLY. THIS IS NOT A BOUNDARY SURVEY MAP AND SHOULD NOT BE USED AS SUCH.

HORIZONTAL & VERTICAL DATUM:

THIS MAP IS BASED ON PRELIMINARY INFORMATION FROM NAPA COUNTY GIS INFORMATION AND IMAGES AND DATA PROVIDED BY OWNER. SURVEY CONTOURS ARE SHOWN AS FOLLOWS: MAJOR =25', MINOR =5'.

EXISTING FEATURES:

THE EXISTING FEATURES DEPICTED ON THESE PLANS ARE BASED ON MAPS AND DATA SUPPLIED BY THE OWNER OF THE SUBJECT PROPERTY. THE ENGINEER PREPARING THESE PLANS MAKES NO GUARANTEE TO THE ACCURACY OF THE EXISTING FEATURES CALLED OUT ON THESE PLANS.



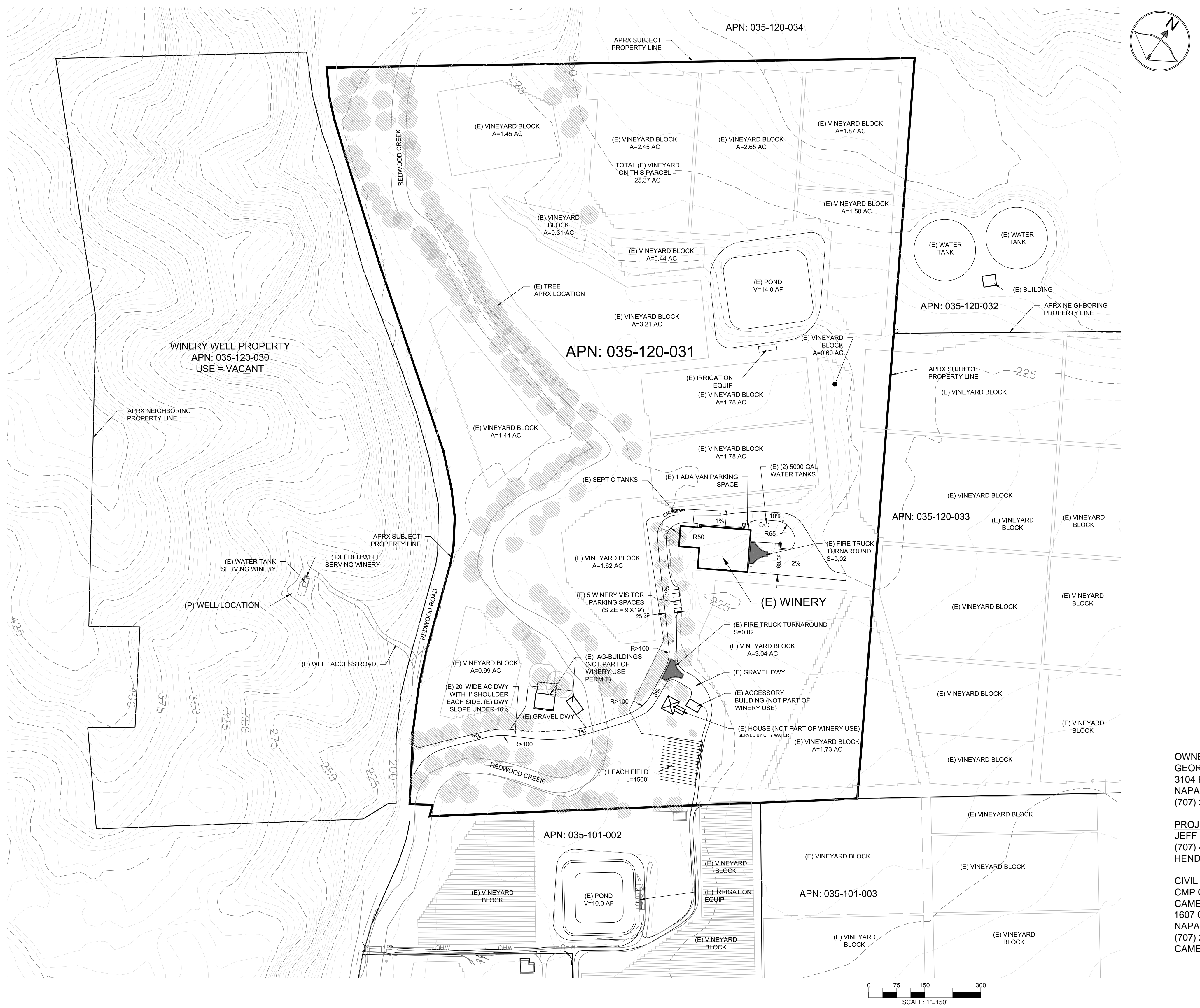
PREPARED BY:
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LAND SURVEYING, INC.
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 266-2559
CAMERON@CMPENGINEERING.COM
CMPENGINEERING.COM
PROJECT #: 00067
DATE: 4/21/15

| DATE | DESCRIPTION |
|----------|---------------------------|
| 6/19/17 | COUNTY COMMENTS |
| 11/10/17 | COUNTY COMMENTS |
| 2/20/18 | COUNTY COMMENTS |
| 9/19/19 | COUNTY & CLIENT COMMENTS |
| 9/20/22 | TITLE BLOCK REVISION |
| 10/12/23 | REVISED (P) WELL LOCATION |

HENDRY WINERY
3104 REDWOOD ROAD
NAPA, CA 94558
APN: 035-120-031

SITE PLAN

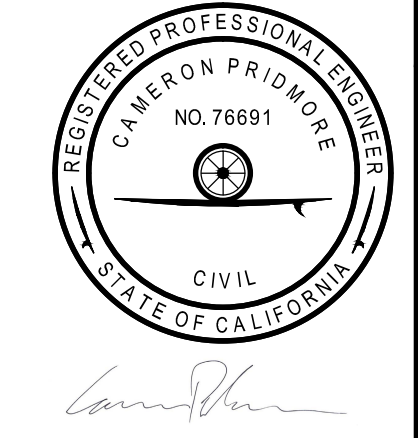
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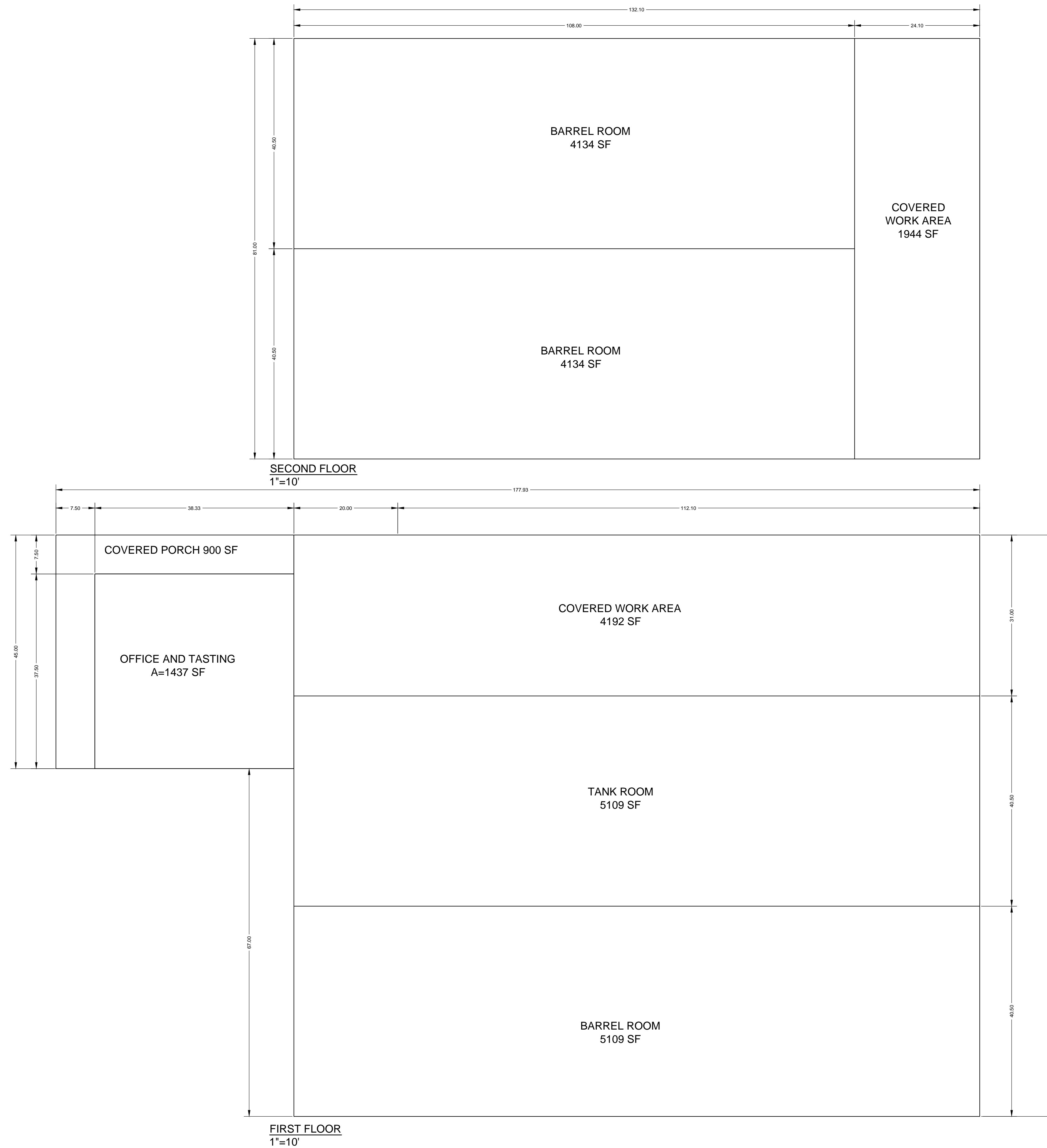


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PROJECT MANAGER
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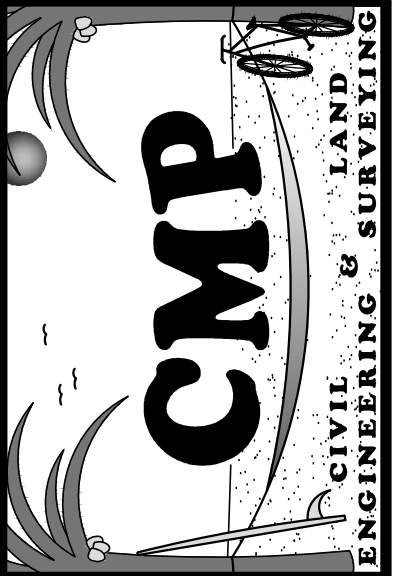
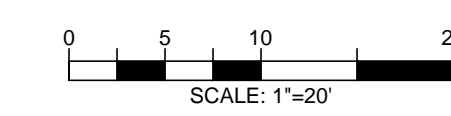




WINERY BUILDING AREAS

13377 SF = TOTAL BARREL STORAGE AREA
 6136 SF = TOTAL COVERED WORK AREA
 5109 SF = TOTAL TANK STORAGE AREA
 1437 SF = TOTAL OFFICE AND TASTING AREA
 900 SF = TOTAL PORCH AREA
 26959 SF = TOTAL AREA

2337 SF = ACCESSORY AREA (OFFICE & TASTING + PORCH)
 8.7% = % ACCESSORY (2337 SF / 26956 SF x 100)



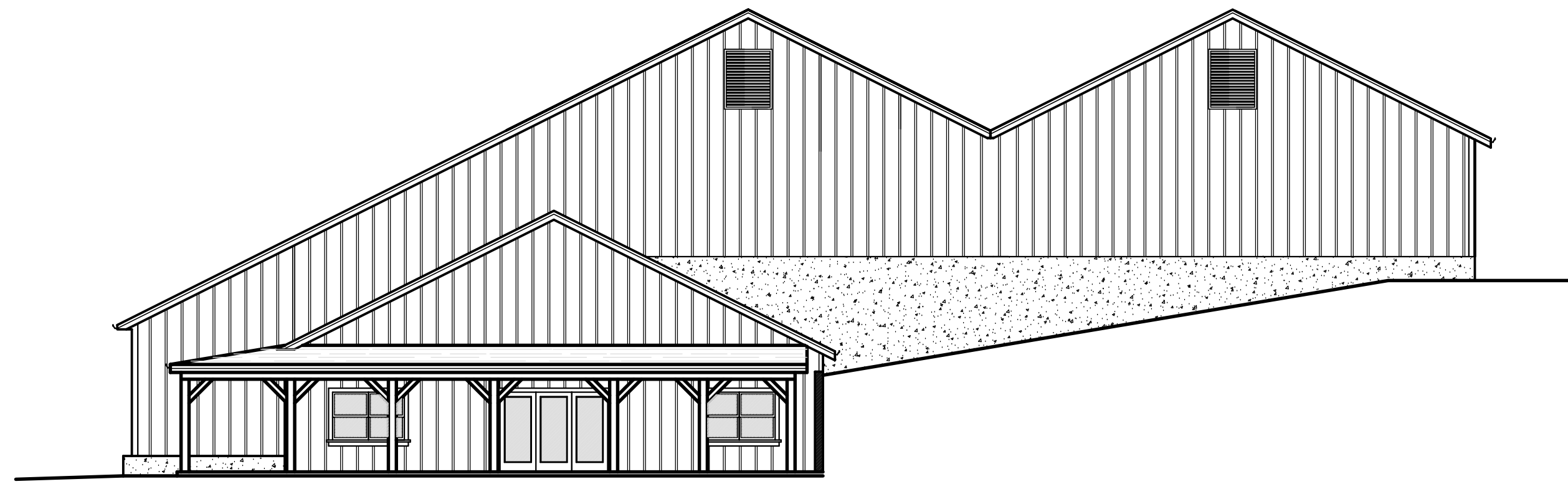
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| REV. # | DESCRIPTION | DATE |
|--------|---------------------------|----------|
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| 2 | COUNTY COMMENTS | 11/19/17 |
| 3 | COUNTY COMMENTS 12/20/18 | 2/20/18 |
| 4 | COUNTY & CLIENT COMMENTS | 9/19/18 |
| 5 | TITLE BLOCK REVISION | 9/20/22 |
| 6 | REVISED (P) WELL LOCATION | 10/12/23 |

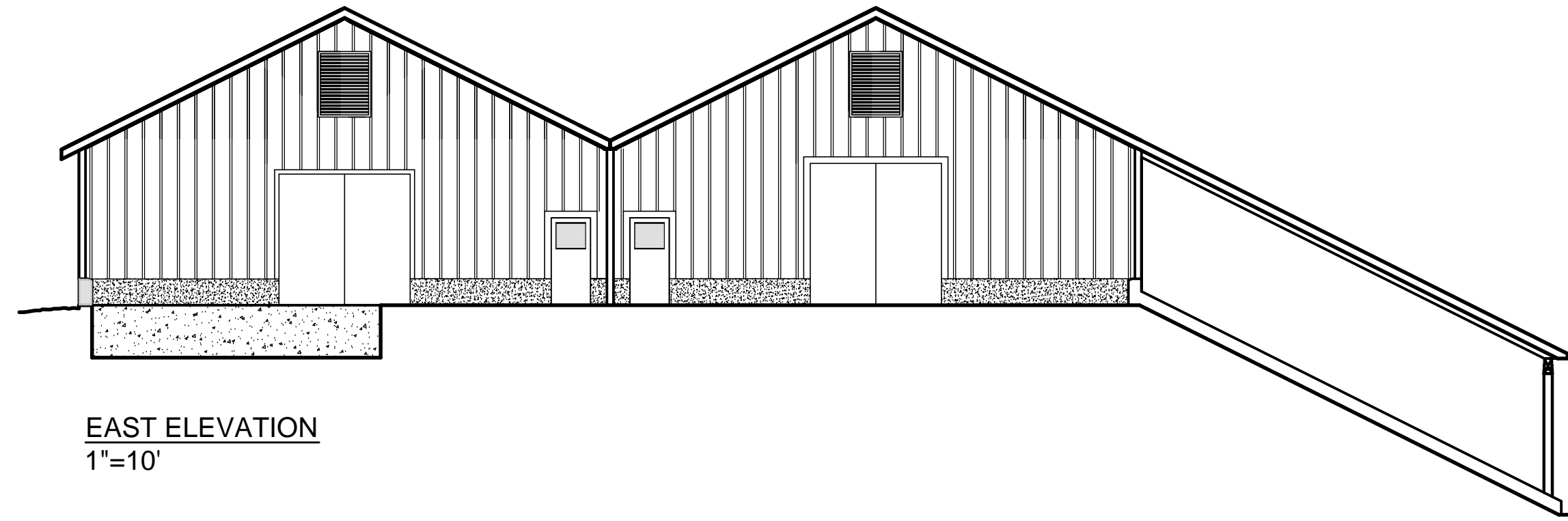
PROJECT INFO:
HENDRY WINERY
 3104 REDWOOD ROAD
 NAPA, CA 94558
 APN: 035-120-031

SHEET NAME:
EXISTING WINERY FLOOR PLAN

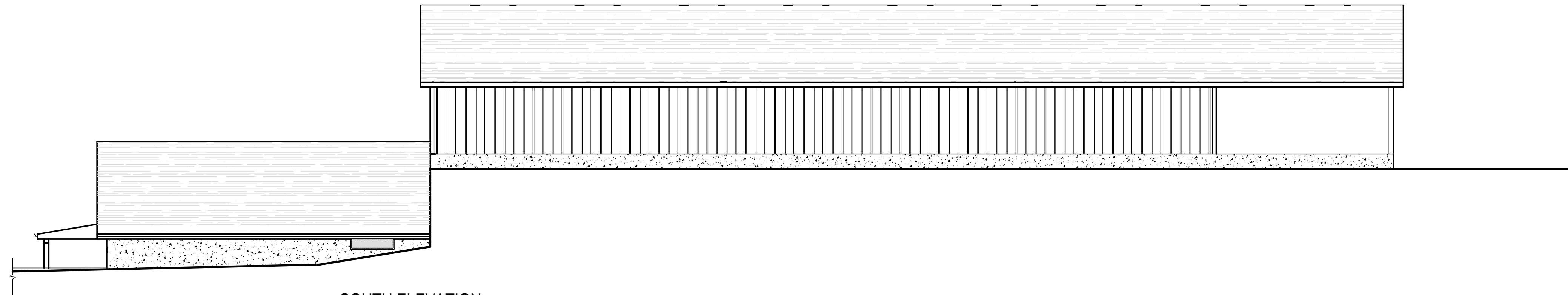
SHEET:
UP-3



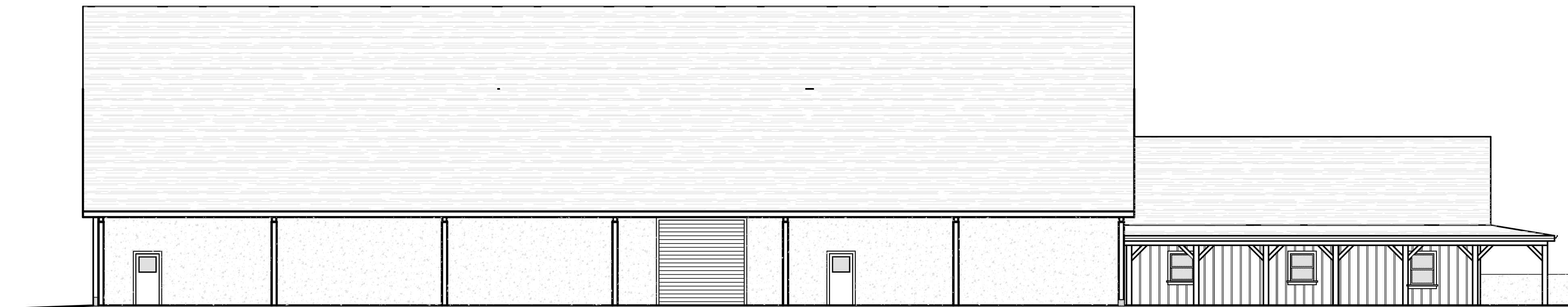
WEST ELEVATION
1"=10'



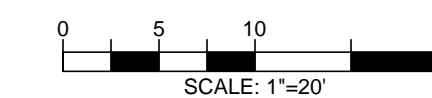
EAST ELEVATION
1"=10'



SOUTH ELEVATION
1"=10'



NORTH ELEVATION
1"=10'



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SHEET NAME:
**EXISTING WINERY
 ELEVATIONS**

SHEET:
UP-4