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PROPERTY NOTES

2265 Loma Heights Road

Napa, CA · Development Opportunity / Buildable Lot
APN 052-100-013-000

BEDROOMS	BATHROOMS	VINEYARD ACRES	TOTAL ACRES	WATER
N/A	N/A	4±	7.35±	2 wells

PROPERTY AT A GLANCE

- **Total Lot Size:** 7.35± acres (320,166± sq ft), per county assessor
- **Existing Improvements:** Collapsed and deteriorated structures in an advanced state of disrepair
- **Entitlement Status:** Approved architectural plans on file for a new single-family residence by Jacques Lesec Architecture ("Martin Residence")
- **Vineyard:** 4± planted acres (Cabernet Sauvignon, Cabernet Franc, Syrah, and a small amount of Viognier), planted 2023 — see Vineyard section below
- **Location:** Loma Heights Road, Napa — bordered by Hagen Creek, surrounded by vineyard and mature oak woodland
- **Signature Amenity:** Approved plans for a new residence including a wine room, art room, pool, and spa (see Proposed New Residence below)

EXISTING CONDITIONS

- Two tear-down structures on the property, both in dilapidated condition
- A wood ranch-style entry gate with stacked stone pillars marks the property's road frontage
- Two wells on site: #1 newer well, serving the vineyard at 17± gpm. #2 pre-existing well intended to serve the new residence, estimated at 5± gpm. Buyer to confirm yield and condition of both wells
- Existing vineyard on the property (see Vineyard section)
- Existing chain-link fencing (5' high) and stone wall with deer fencing (6' high) along portions of the property line

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PROPOSED NEW RESIDENCE

Per renderings and approved architectural plans by Jacques Lesec Architecture ("Martin Residence," Project No. 114) — not yet constructed. All figures below are design intent, per the plans, and subject to change.

- **Architecture:** Two-story contemporary residence with select two-story massing, in wood siding, stucco, and standing-seam metal roofing
- **Layout:** Owner's entry and foyer; kitchen, pantry, dining room, and living room with fireplace; dedicated wine room with fireplace; primary suite with primary bath, separate shower, water closet, and his-and-hers closets; laundry room; mechanical room; mudroom; hall/gallery; dedicated art room with closet; powder room; attached garage
- **Kitchen (per plan):** Dishwasher; under-counter refrigerator/ice maker; wine storage; oven; microwave; dedicated built-ins for trash, desk/computer, mechanical, and A/V
- **Outdoor Living (per plan):** Pool and spa; pool deck and pool seating area; dedicated well and pool equipment area

GARDENS & LAND

- Mature oak trees along the driveway and throughout portions of the site
- Proposed landscape design includes new trees and native grasses/meadow plantings, consistent with the architectural renderings
- A grove of trees stands to the right of the current structure; per owner, this grove is the selected location for a new septic field (see Infrastructure)

INFRASTRUCTURE

Most systems below are proposed, not yet constructed

- **Water:** Two wells on-site. Vineyard well produced 17± gpm; water storage tank installed to supplement existing vineyard tanks. Second well planned to serve new residence; estimated 5± gpm
- **Septic:** New septic system required, per owner. Original septic field located on the footprint intended for the new residence and would need to be removed; possible new field located in the grove of trees to the right of the current
- **Electrical:** Electrical service and amperage are present at the site, per owner; existing service to be upgraded and combined with agricultural service under separate permit, with a PG&E application pending; new electrical panel and underground utility line also proposed
- **Generator:** New backup generator proposed
- **Fuel:** Natural gas available, per owner; Buyer to verify availability of service
- **Fire Protection:** New wet draft hydrant proposed; fire department hammerhead turnaround included in the site design

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- **Driveway:** New chip-seal driveway proposed; existing gate and rock wall to be modified to conform to Napa County Road and Street Standards
- **Creek:** Hagen Creek runs along/near the property

VINEYARD

- **Planted Acreage:** 4± acres total — 2± acres Cabernet Sauvignon, 1± acre Cabernet Franc, 1± acre Syrah, with a small amount of Viognier (intended for co-fermentation with the Syrah)
- **Year Planted:** 2023
- **Clones:** Cabernet Sauvignon 4 and 7; Cabernet Franc 214; Syrah 37 (Alban); Viognier 08
- **Rootstock:** Cabernet Sauvignon on St. George; remaining varietals on 3309C
- **Vine Health:** Reported healthy by owner
- **Farming:** Farmed by Bianco Winegrowing; originally planted by Mike Wolf
- **Contracts / Income:** No fruit contracts or income history — the owner's original intent was to produce an estate wine under their own label; plan did not move forward
- **Farming Cost:** Approximately $70,000 in 2026, per owner
- **Yield:** Approximately 2.5± tons/acre this year, with vines still young; owner expects 3± to 4± tons/acre going forward
- **Vine Count / Block Map:** Five vineyard blocks (A–E) with 5,696 vines. Block map and vineyard details available.

PROJECT TEAM

- Architect: Jacques Leclec Architecture, Napa, CA
- Consulting Contractor: Schmitt + Company (Eric Schmitt) and Vine Homes
- Structural Engineer: ZFA Structural Engineers (Chris Jonas, S.E.)
- Civil Engineer: NorCal Civil (Ben Monroe, P.E.)
- Landscape Architect: Studio 1515 (Susan Heiken, PLA, CASp)
- Soils Engineer: RGH Consultants (Ryan Padgett, Geologist)
- MEP Engineers: Monterey Energy Group (Chris Cummings)
- Interior Design: The Home Index (Melissa Schmitt)