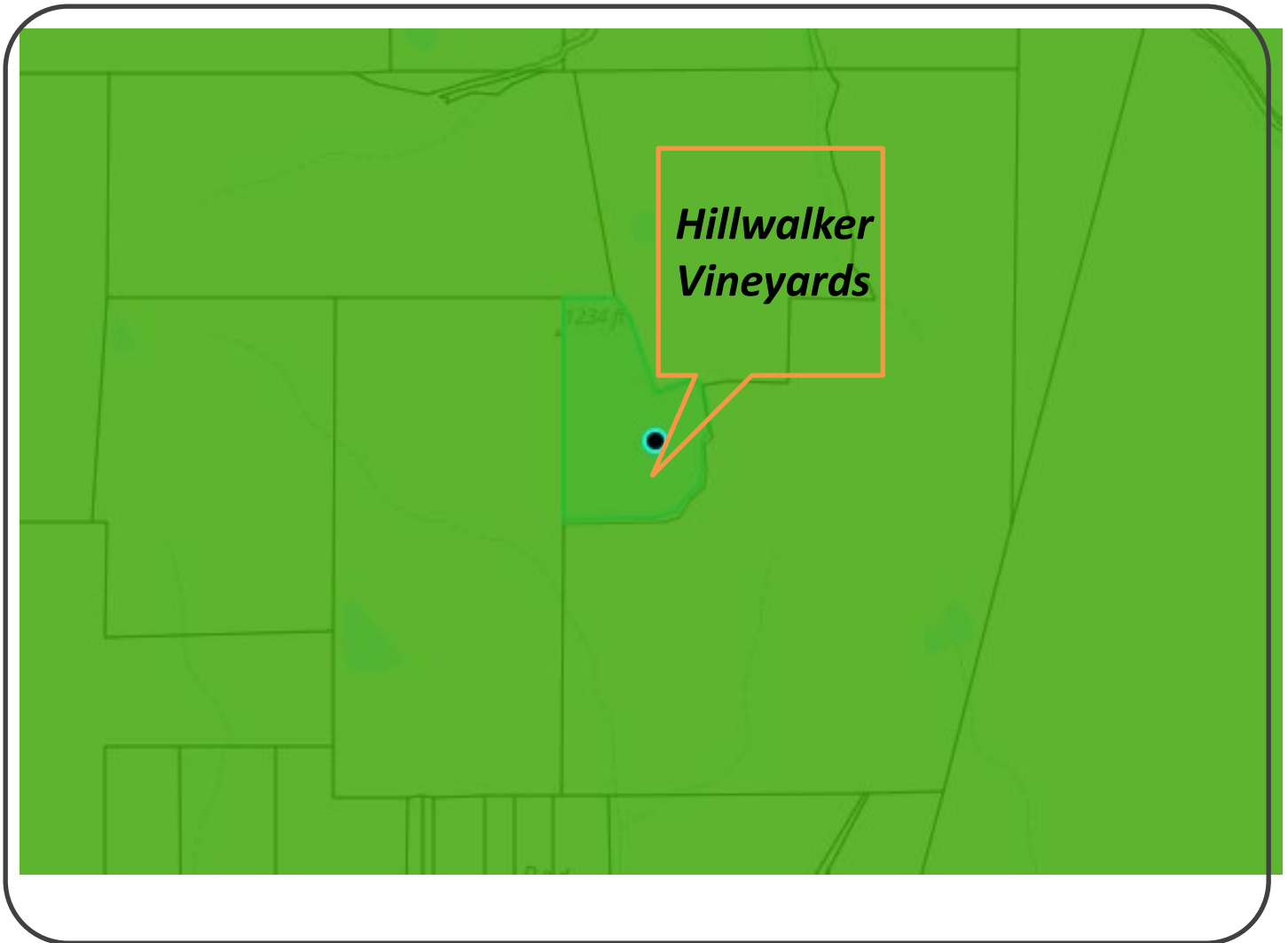


“K”

Graphics

Hillwalker Vineyards Winery Use Permit P23-00101-UP and Exception
to the Conservation Regulations P23-00239-UP
Planning Commission Hearing Date (August 7, 2024)


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



**Project Parcel(s)
APN 034-110-047**

LEGEND

- Zoning
- Parcels



ZONING MAP



Existing Conditions

STILLWATER CIVIL DESIGN

1090 SHETLER AVE.
NAPA, CA 94559

(707) 974-9261

rangel@stillwatercivil.com



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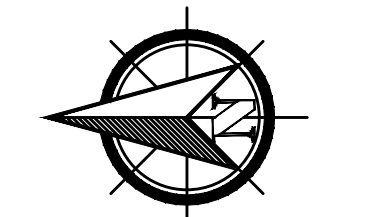
ARG
J. RANGEL, GONZALEZ P.E. 74712

**HILLWALKER VINEYARDS
WINERY USE PERMIT**

1871 MT. VEEDER RD - NAPA, CA 94559
APN: 034-110-047

PRELIMINARY OVERALL SITE PLAN

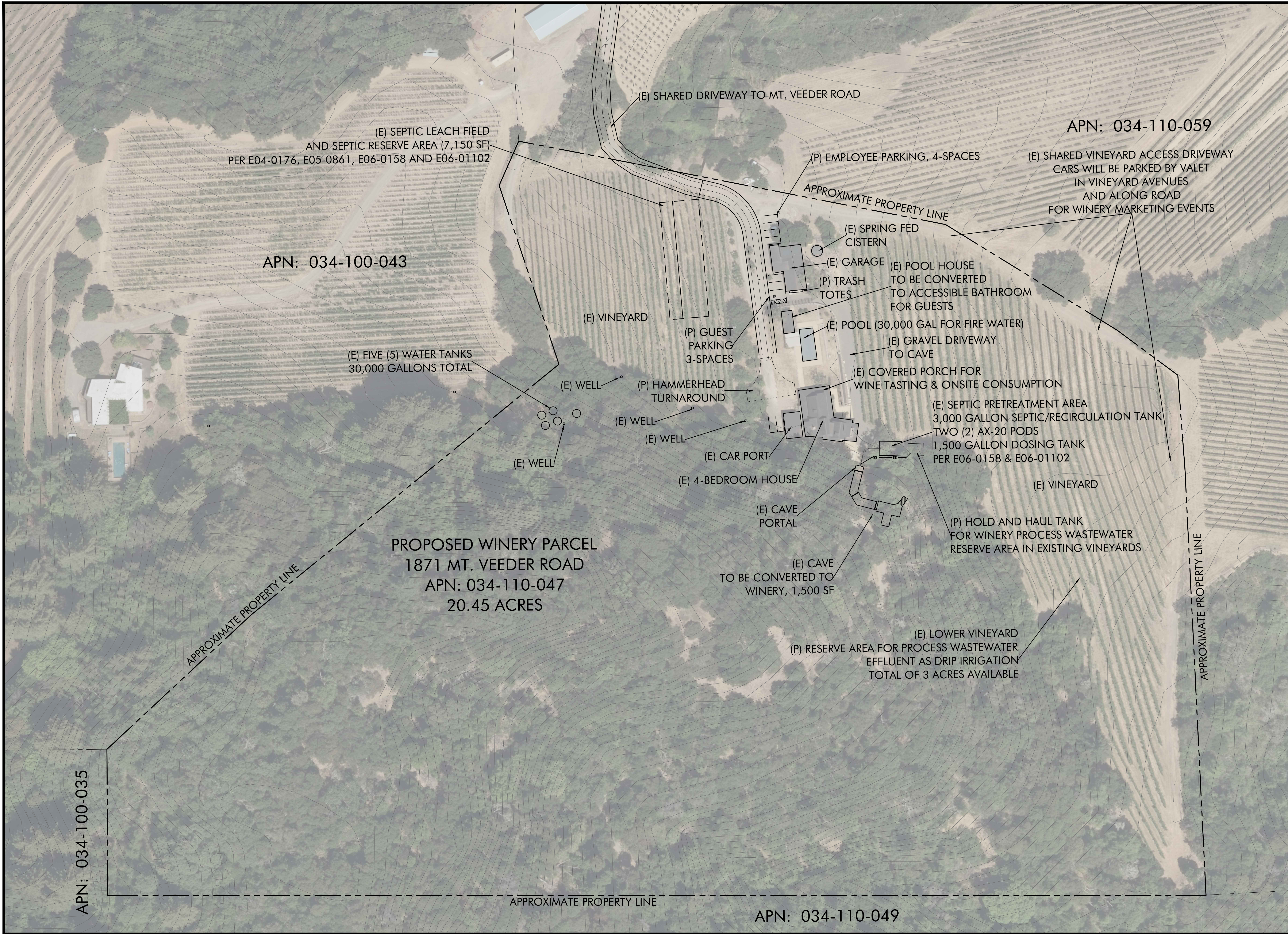
NAPA COUNTY



SCALE: 1" = 50'
0 50' 100'

UP 1.0
OF 6 SHEETS

3/14/24



(E) SEPTIC LEACH FIELD
AND SEPTIC RESERVE AREA (7,150 SF)
PER E04-0176, E05-0861, E06-0158 AND E06-01102

APN: 034-100-043

(E) FIVE (5) WATER TANKS
30,000 GALLONS TOTAL

PROPOSED WINERY PARCEL
1871 MT. VEEDER ROAD
APN: 034-110-047
20.45 ACRES

APN: 034-100-035

APPROXIMATE PROPERTY LINE

APN: 034-110-049

(E) SHARED DRIVEWAY TO MT. VEEDER ROAD

(P) EMPLOYEE PARKING, 4-SPACES

APN: 034-110-059

(E) SHARED VINEYARD ACCESS DRIVEWAY
CARS WILL BE PARKED BY VALET
IN VINEYARD AVENUES
AND ALONG ROAD
FOR WINERY MARKETING EVENTS

APPROXIMATE PROPERTY LINE

(E) SPRING FED
CISTERN

(E) GARAGE

(P) TRASH
TOTES

(E) POOL HOUSE
TO BE CONVERTED
TO ACCESSIBLE BATHROOM
FOR GUESTS

(E) POOL (30,000 GAL FOR FIRE WATER)

(E) GRAVEL DRIVEWAY
TO CAVE

(E) COVERED PORCH FOR
WINE TASTING & ONSITE CONSUMPTION

(E) SEPTIC PRETREATMENT AREA
3,000 GALLON SEPTIC/RECIRCULATION TANK
TWO (2) AX-20 PODS
1,500 GALLON DOSING TANK
PER E06-0158 & E06-01102

(E) VINEYARD

(P) GUEST
PARKING
3-SPACES

(E) WELL

(P) HAMMERHEAD
TURNAROUND

(E) WELL

(E) WELL

(E) WELL

(E) CAR PORT

(E) 4-BEDROOM HOUSE

(E) CAVE
PORTAL

(E) CAVE
TO BE CONVERTED TO
WINERY, 1,500 SF

(E) VINEYARD

(P) HOLD AND HAUL TANK
FOR WINERY PROCESS WASTEWATER
RESERVE AREA IN EXISTING VINEYARDS

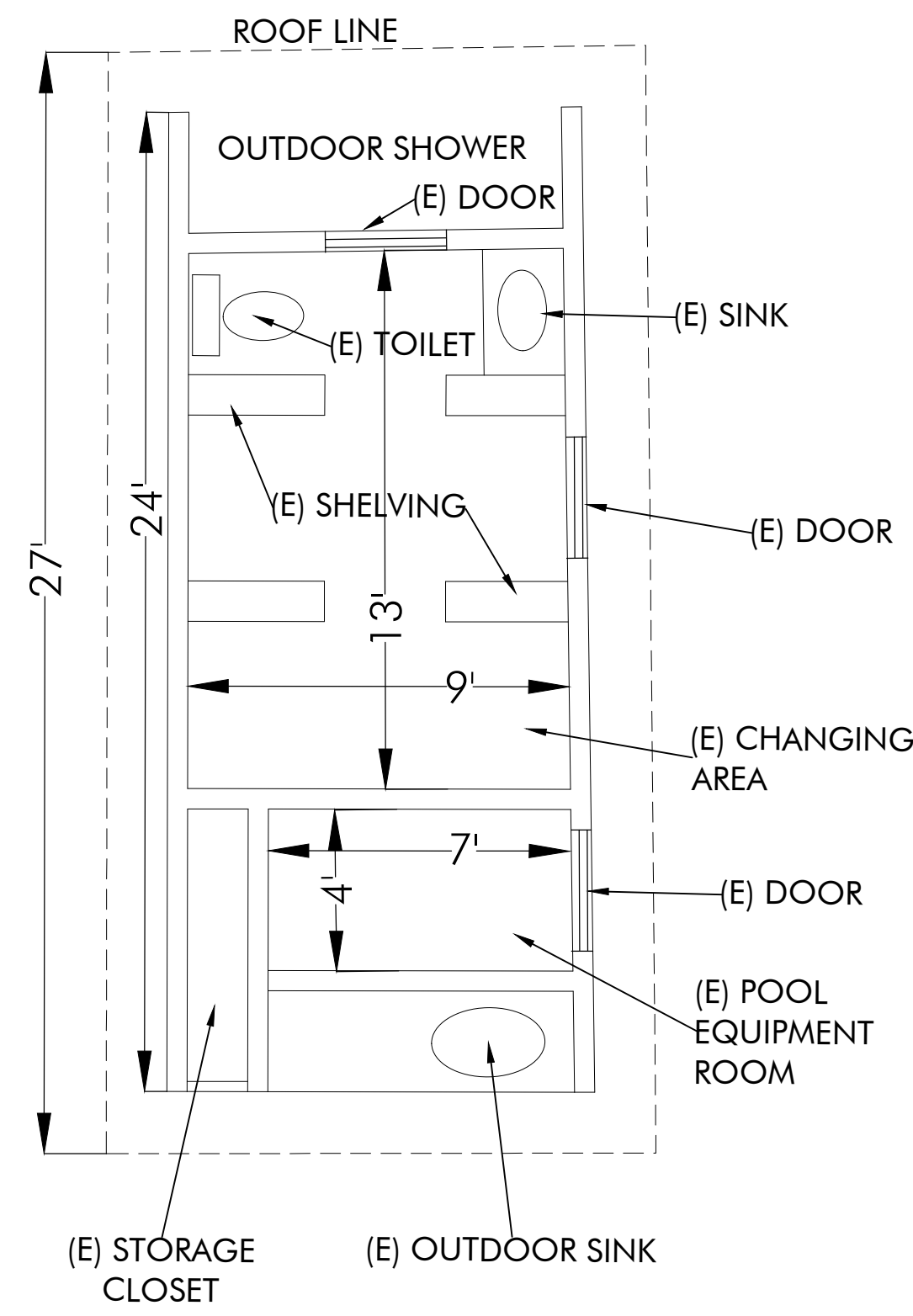
(E) LOWER VINEYARD
(P) RESERVE AREA FOR PROCESS WASTEWATER
EFFLUENT AS DRIP IRRIGATION
TOTAL OF 3 ACRES AVAILABLE

APPROXIMATE PROPERTY LINE

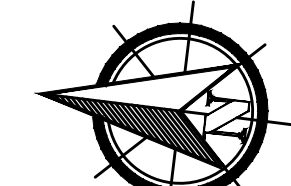


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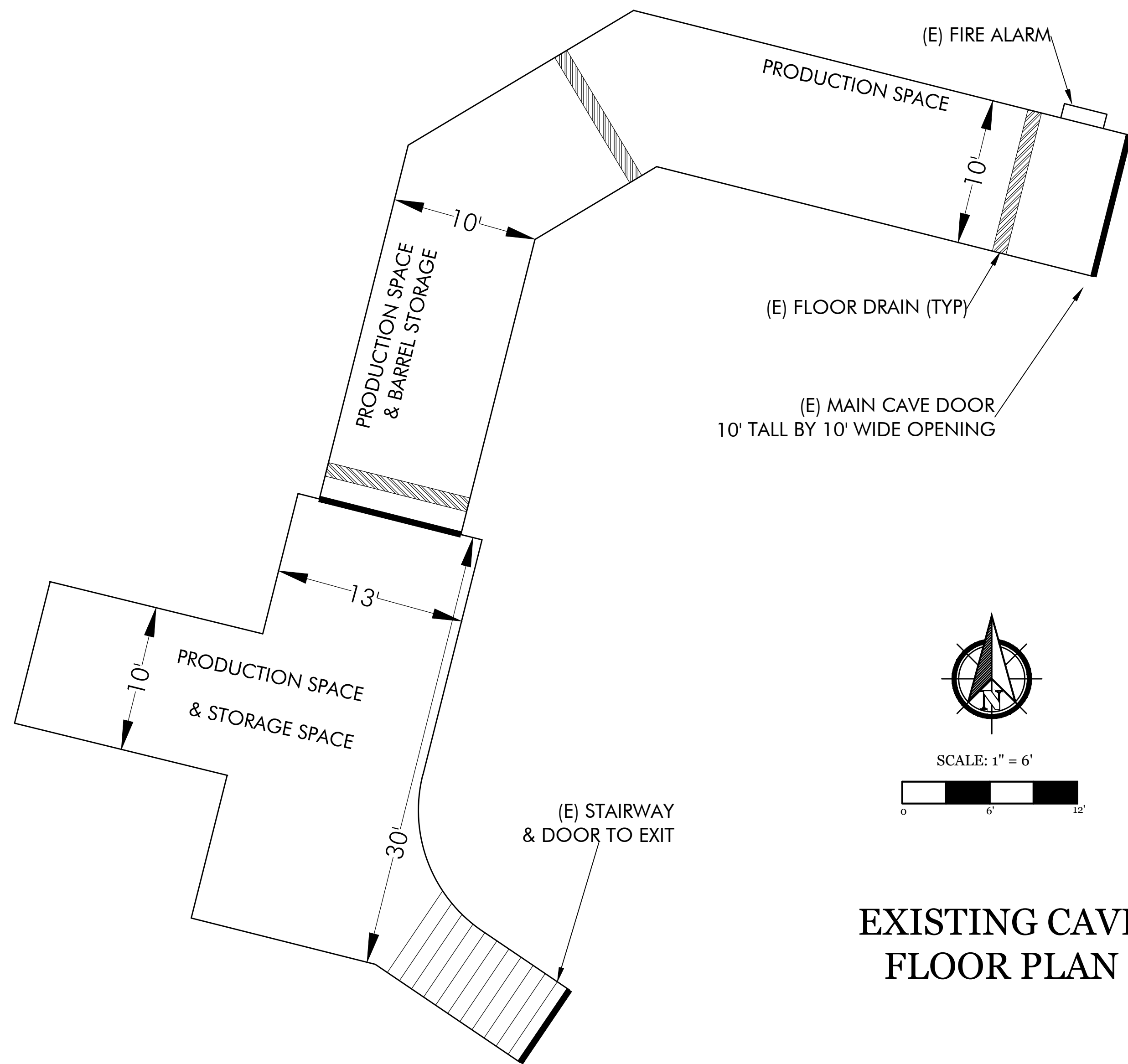
JRG
J. RANGEL GONZALEZ P.C.E. 74712



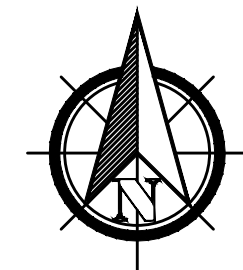
**EXISTING POOL BATHROOM
FLOOR PLAN**



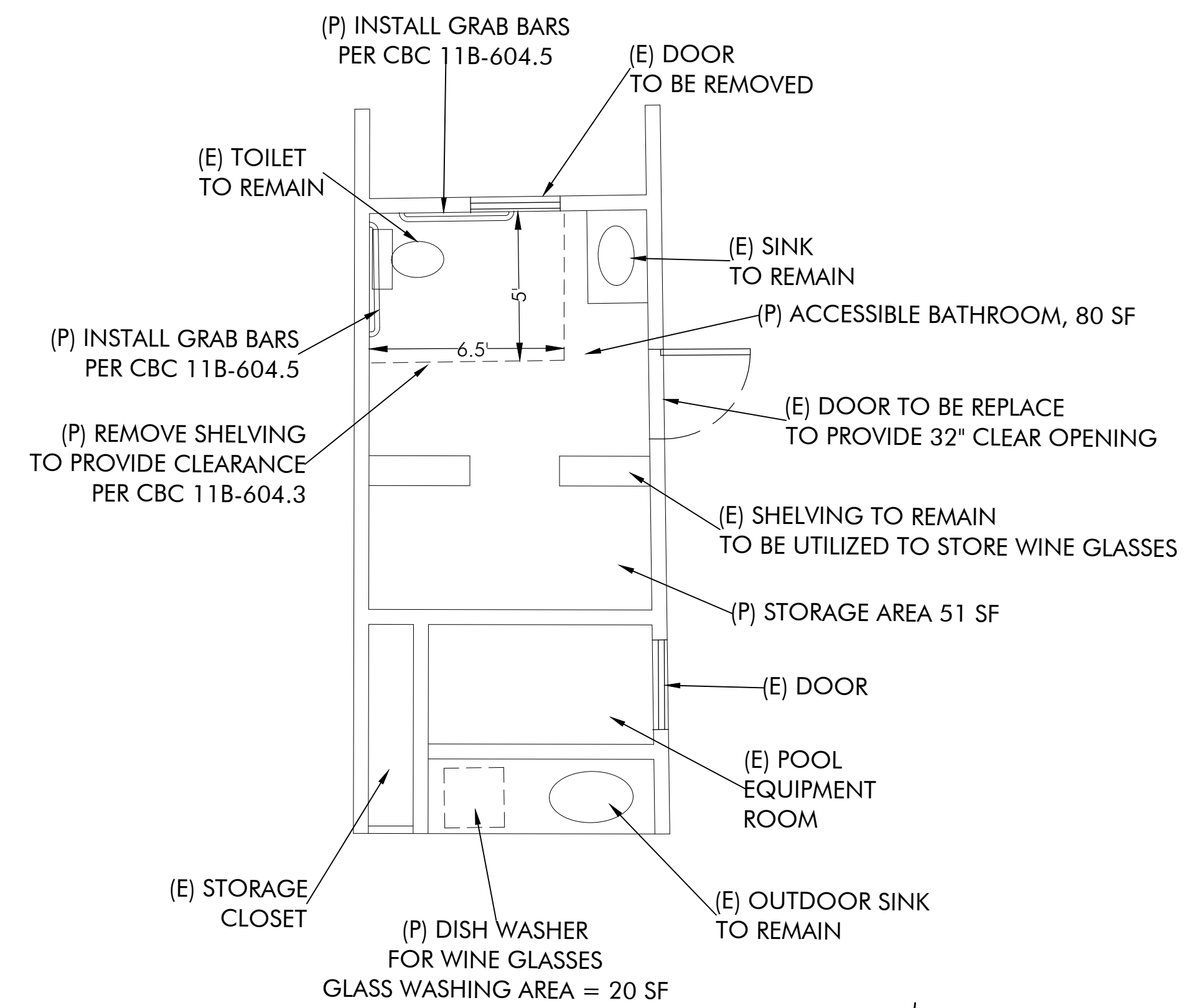
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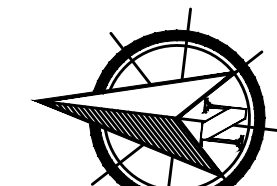
**EXISTING CAVE
FLOOR PLAN**



SCALE: 1" = 6'
0 6 12



**PROPOSED
ACCESSIBLE BATHROOM
FLOOR PLAN**



SCALE: 1" = 4'
0 4 8

HILLWALKER VINEYARDS

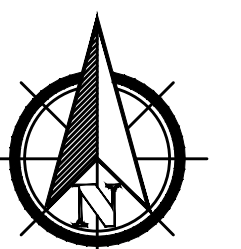
WINERY USE PERMIT

1871 MT. VEEDER RD - NAPA, CA 94559

APN: 034-110-047

PRELIMINARY WINERY FLOOR PLANS

NAPA COUNTY



SCALE: 1" = 20'
0 20 40

UP 3.0
OF 6 SHEETS

3/14/24

TREE REMOVAL:

A TOTAL OF 10 SMALL TREES ARE PROPOSED TO BE REMOVED TO DEVELOP ROAD TURNOUTS AS REQUIRED BY NAPA COUNTY ROAD AND STREET STANDARDS AND FIRE ACCESS REGULATIONS. TURNOUTS 1, 2, 3 & 6 REQUIRE TREE REMOVAL. SEE TURNOUT LABELS.

DRIVEWAY EXCEPTION REQUEST:

EXISTING GRAVEL DRIVEWAY PROVIDES A MINIMUM OF 14-FT WIDTH, ALL TURNS PROVIDE A RADIUS OF AT LEAST 50-FT, & DRIVEWAY SLOPE DOES NOT EXCEED 18%.

DRIVEWAY CANNOT BE WIDENED DUE TO STEEP SLOPES, TREES AND STREAMS.

DRIVEWAY CANNOT BE PAVED DUE TO HEAVY USE BY AGRICULTURAL VEHICLES ON OTHER PARCELS.

SAME OVERALL PRACTICAL EFFECT CAN BE PROVIDED BY INSTALLING TURNOUTS AND WIDENING AS SHOWN.

A USE PERMIT EXCEPTION TO THE CONSERVATION REGULATIONS WILL BE REQUIRED TO PROVIDE TURNOUTS IN THE STREAM SETBACK.

STORMWATER NOTES:

SEE SHEET UP 6.0 FOR EROSION AND SEDIMENT CONTROL PLAN. THIS PROJECT PROPOSES TO DISTURB A COLLECTIVE AREA OF 11,200 SF FOR DRIVEWAY IMPROVEMENTS.

NEW IMPERVIOUS AREA IS LIMITED TO COMPACTED GRAVEL AS NEEDED TO IMPROVE DRIVEWAY. NO NEW CONTINUOUS IMPERVIOUS AREA EXCEEDS 2,500 SQUARE FEET. SEE NOTES THIS SHEET. NO STORMWATER CONTROL PLAN IS REQUIRED FOR THIS PROJECT.

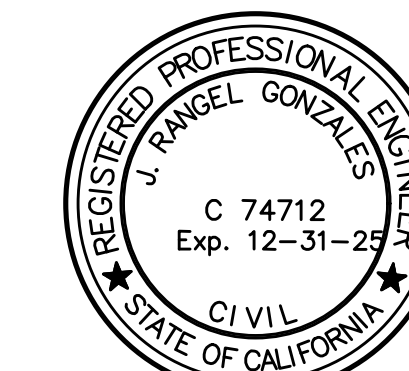
ALL NEW IMPERVIOUS DRIVEWAY AREAS SHALL CONFORM TO EXISTING DRAINAGE PATTERNS. ALL NEW IMPERVIOUS DRIVEWAY AREAS SHALL FLOW TO PERVIOUS VEGETATED AREAS.

STILLWATER CIVIL DESIGN

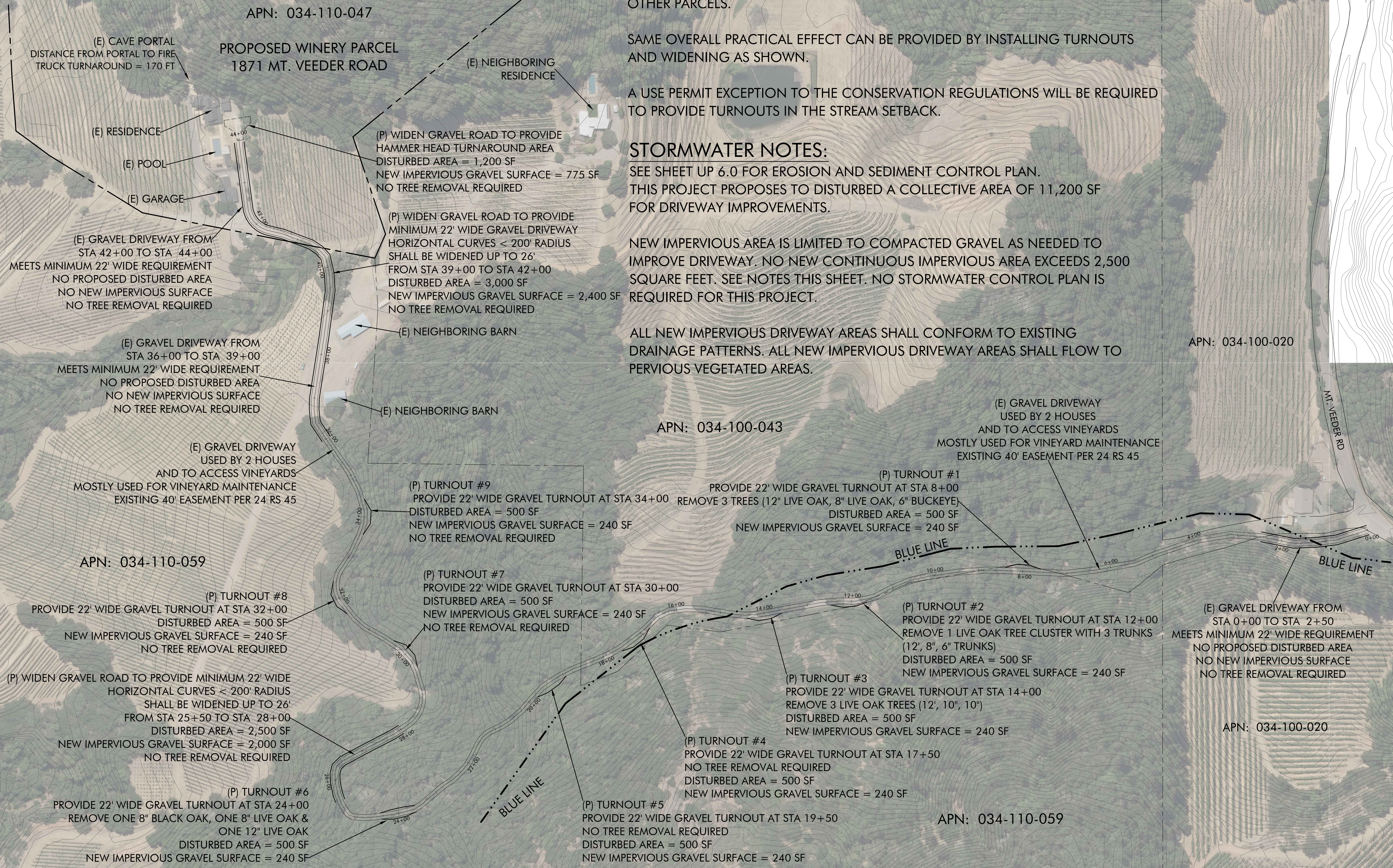
1090 SHETLER AVE.
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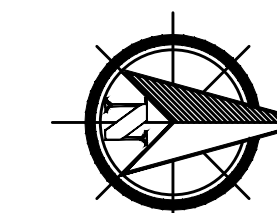


PREPARED UNDER THE DIRECTION OF:



HILLWALKER VINEYARDS
WINERY USE PERMIT
1871 MT. VEEDER RD - NAPA, CA 94559
APN: 034-110-047
PRELIMINARY DRIVEWAY PLAN
ROAD EXCEPTION REQUEST

NAPA COUNTY



SCALE: 1" = 100'



UP 4.0

OF 6 SHEETS

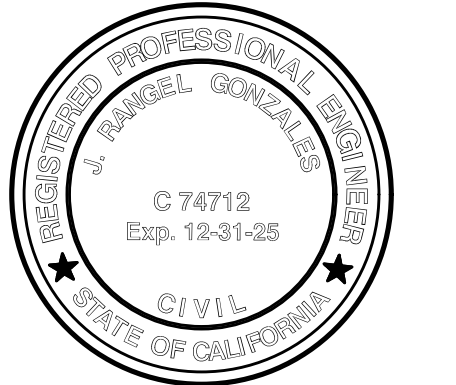
3/14/24

STILLWATER CIVIL DESIGN

1090 SHETLER AVE.
NAPA, CA 94559

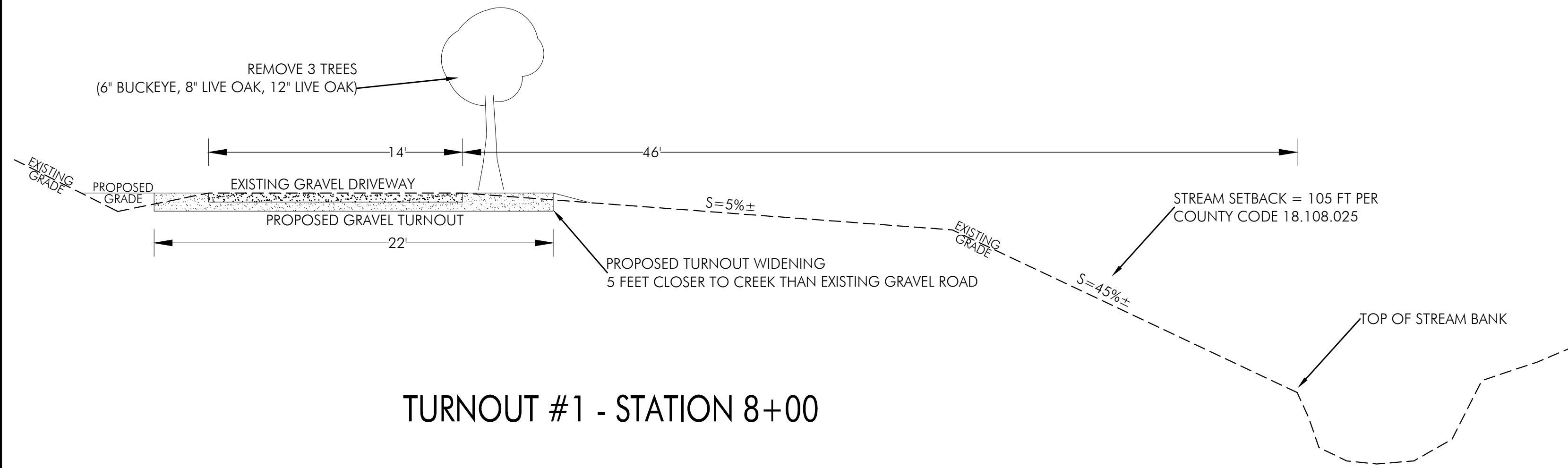
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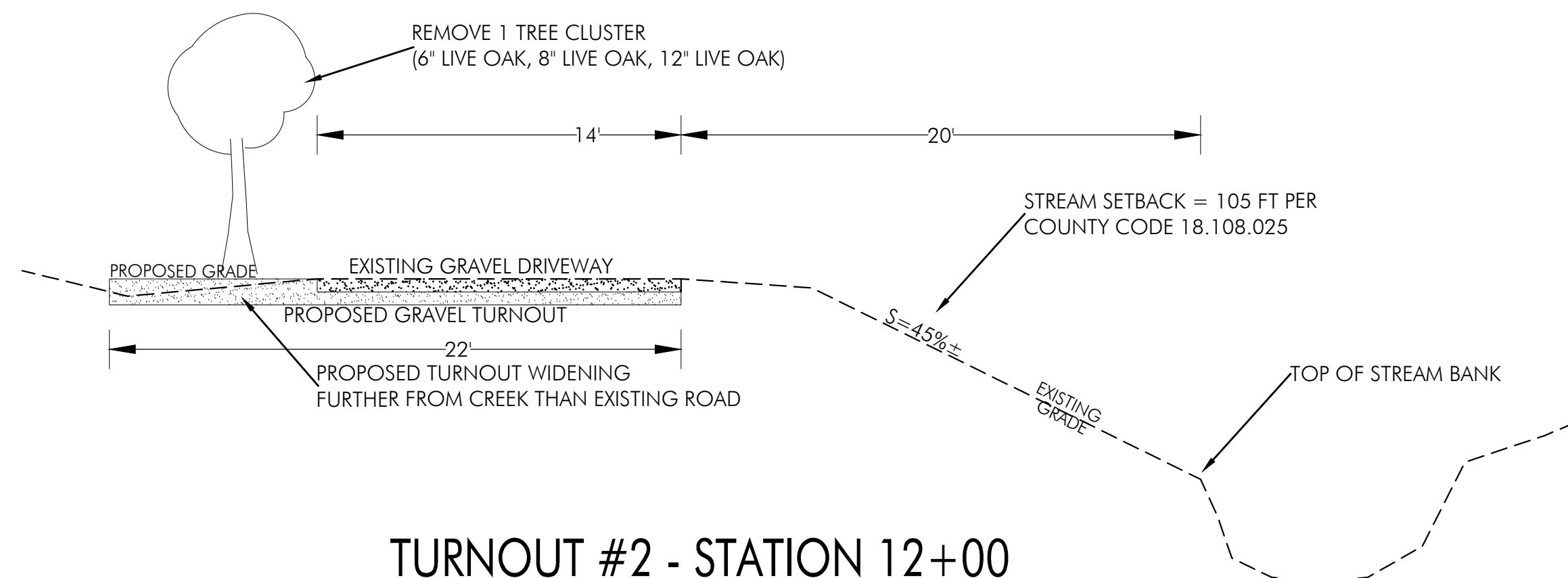


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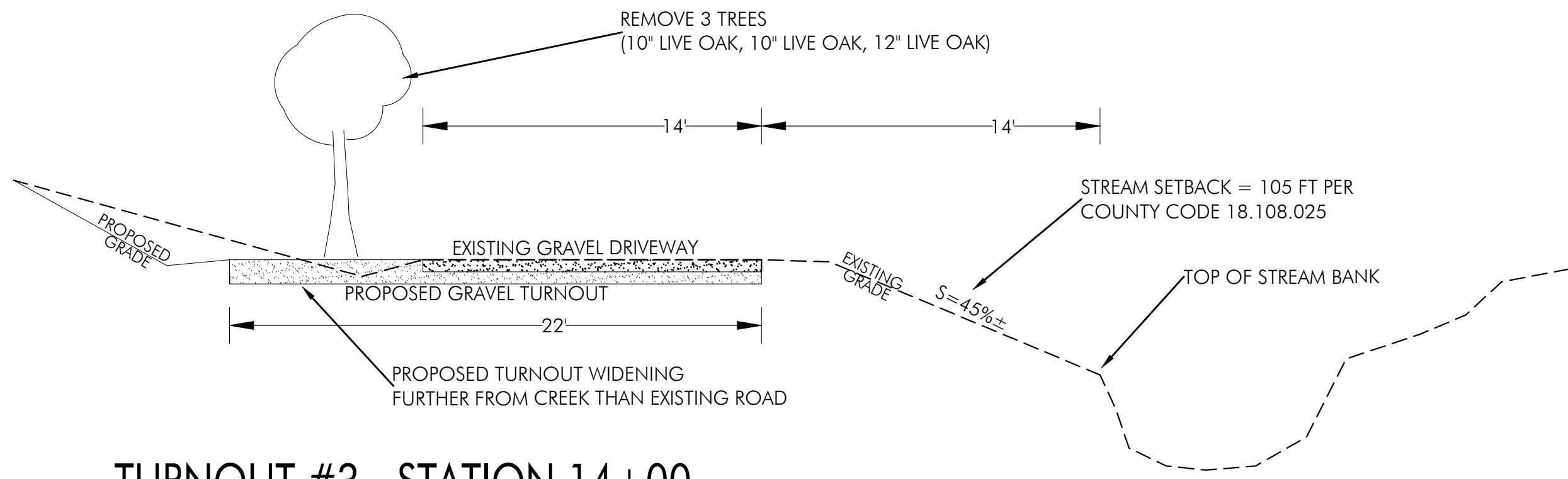
APG
J. RANGEL GONZALEZ P.E. 74712



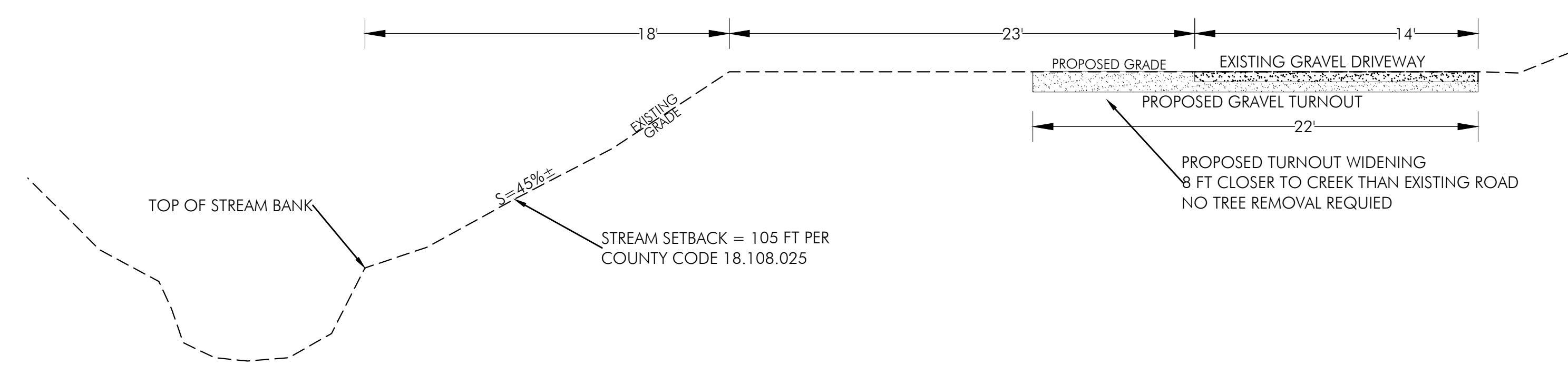
TURNOUT #1 - STATION 8+00



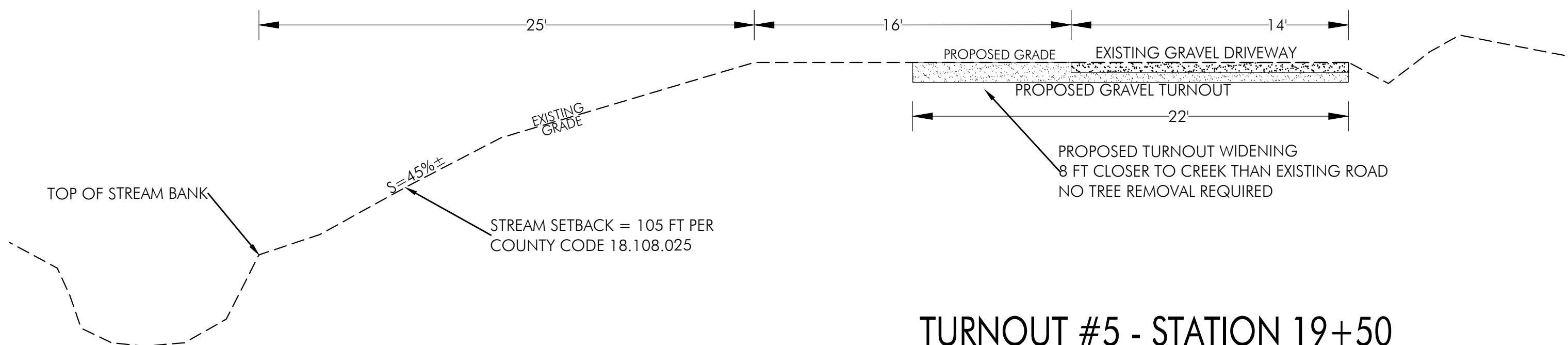
TURNOUT #2 - STATION 12+00



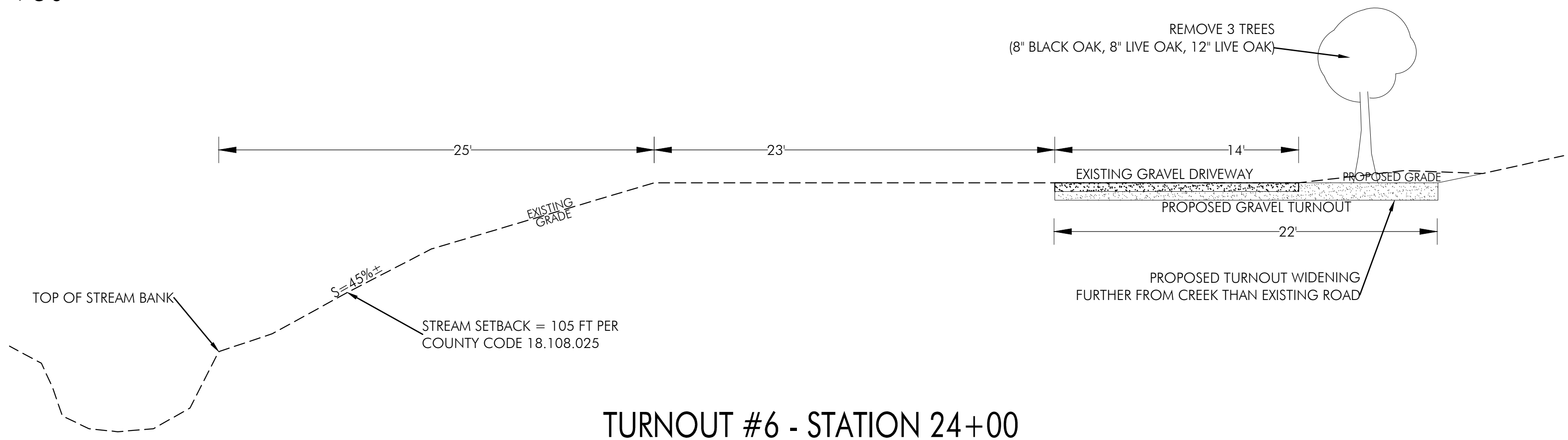
TURNOUT #3 - STATION 14+00



TURNOUT #4 - STATION 17+50



TURNOUT #5 - STATION 19+50



TURNOUT #6 - STATION 24+00

HILLWALKER VINEYARDS

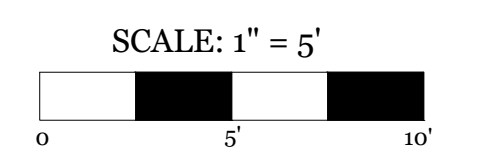
WINERY USE PERMIT

1871 MT. VEEDER RD - NAPA, CA 94559

APN: 034-110-047

TURNOUTS IN STREAM SETBACK

NAPA COUNTY



UP 5.0
OF 6 SHEETS

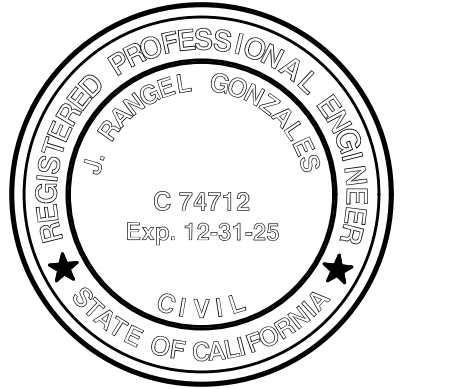
3/14/24

STILLWATER CIVIL DESIGN

1090 SHETLER AVE.
NAPA, CA 94559

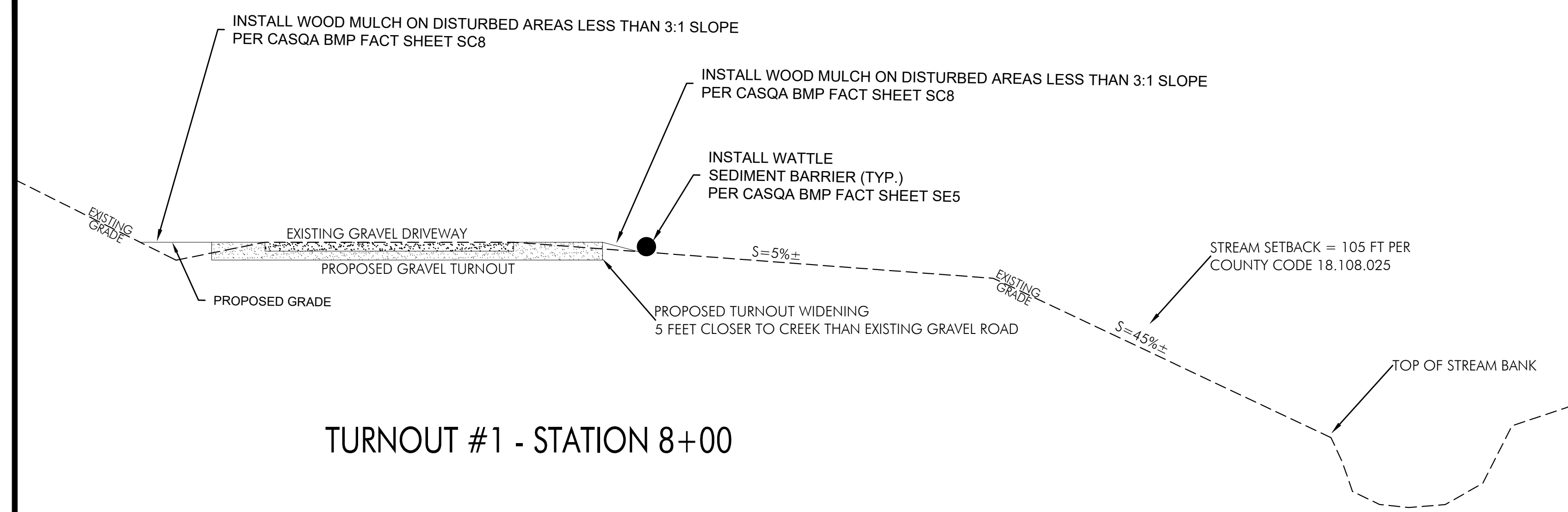
(707) 974-9261

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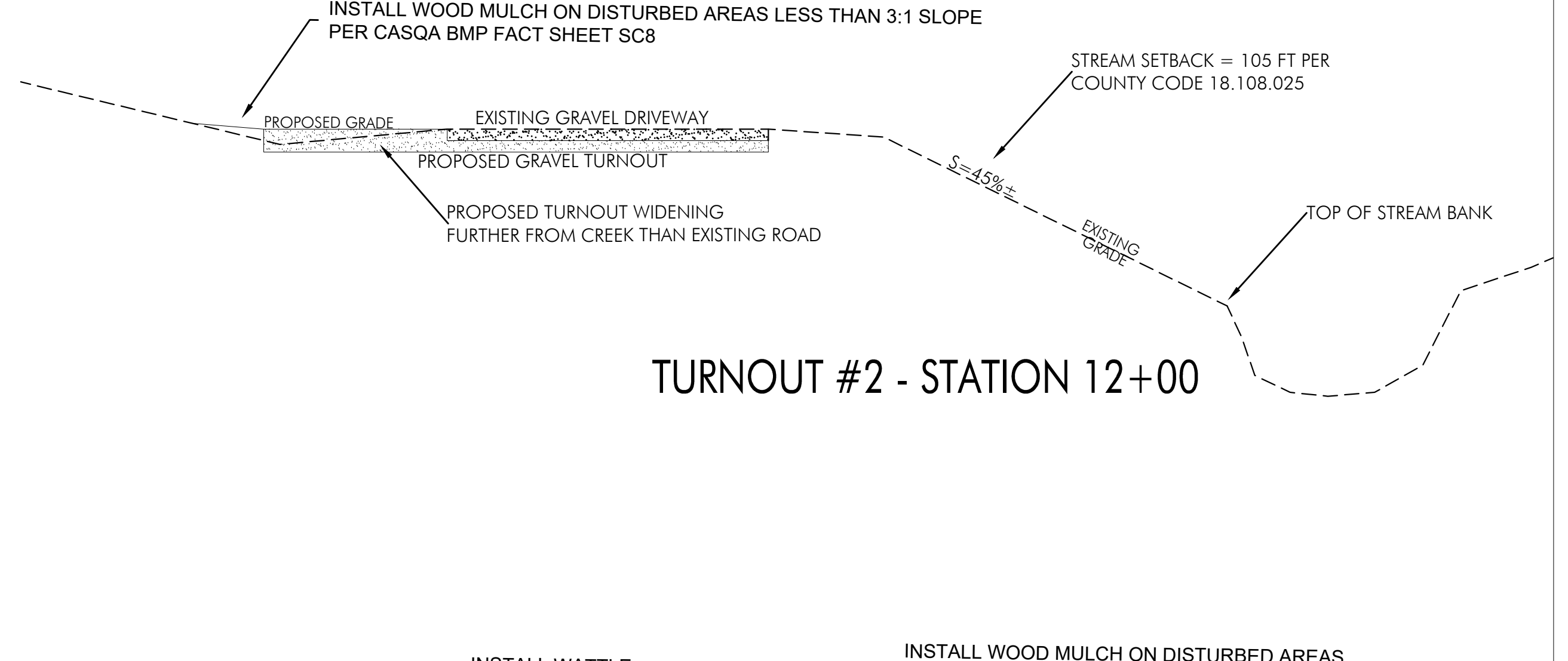


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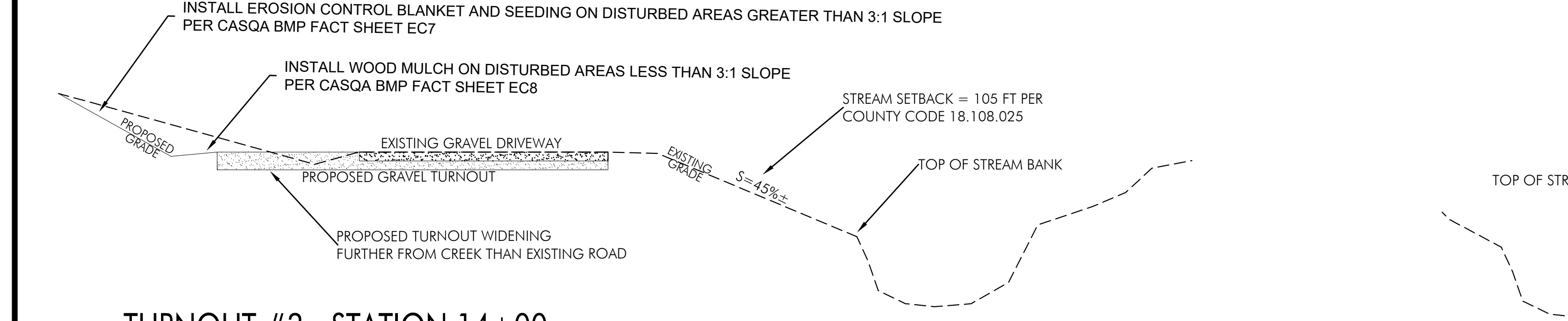
APG
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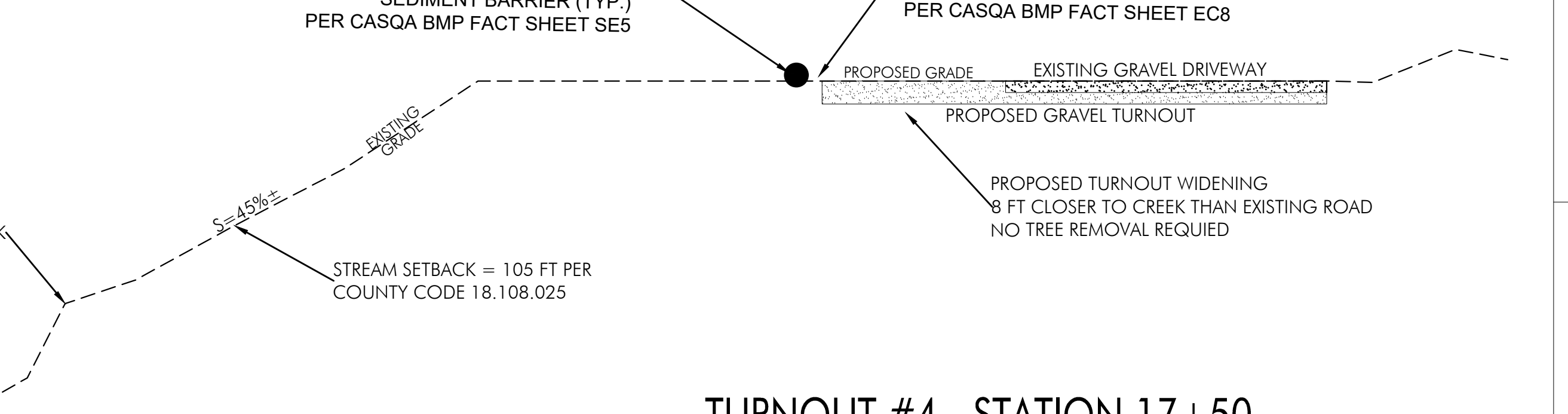
TURNOUT #1 - STATION 8+00



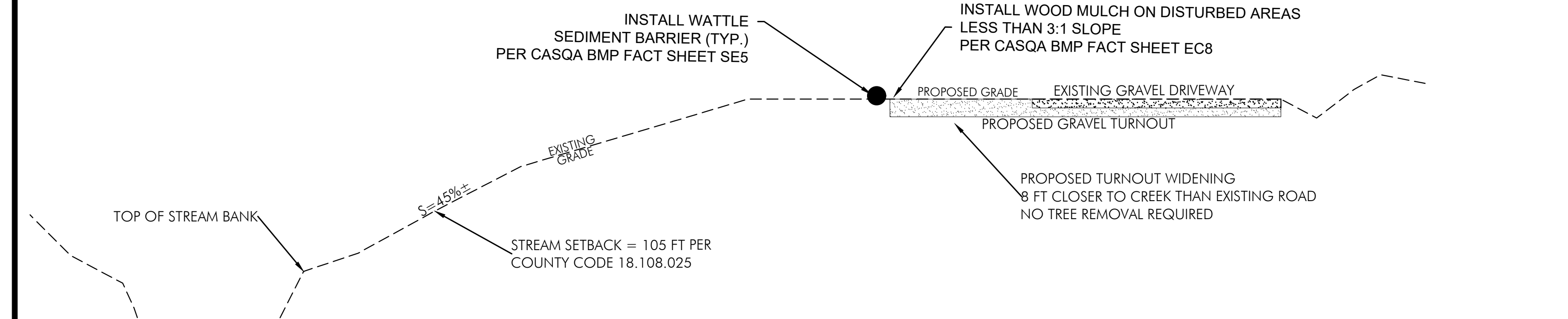
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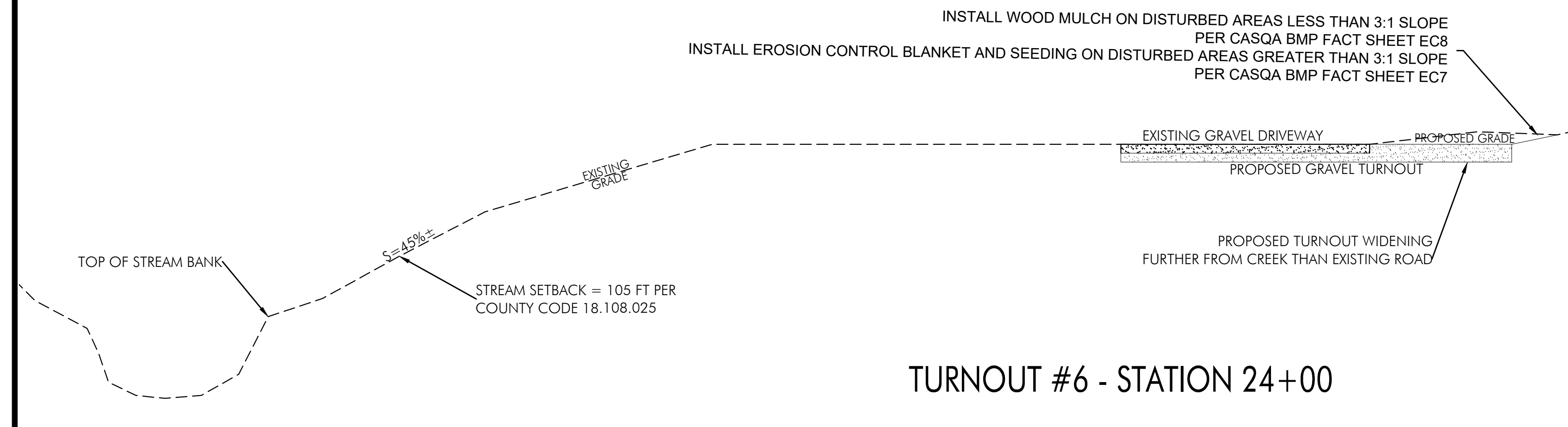
TURNOUT #3 - STATION 14+00



TURNOUT #4 - STATION 17+50



TURNOUT #5 - STATION 19+50



TURNOUT #6 - STATION 24+00

THE FOLLOWING CASQA EROSION AND SEDIMENT CONTROL BMP MEASURES MAY BE UTILIZED FOR THIS PROJECT. SEE CASQA HANDBOOK FOR DETAILS

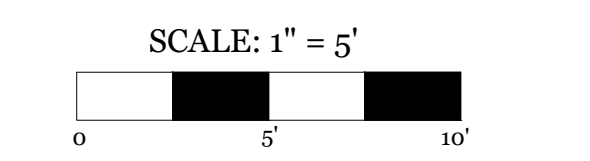
EC1 - SCHEDULING
EC4 - HYDROSEEDING
EC8 - WOOD MULCHING
EC16 - NON-VEGETATIVE STABILIZATION
SE5 - FIBER ROLLS
WE1 - WIND EROSION CONTROL
WM3 - STOCKPILE MANAGEMENT
WM4 - SPILL PREVENTION & CONTROL
WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
NS1 - WATER CONSERVATION PRACTICES
NS7 - POTABLE WATER/IRRIGATION
NS10 - VEHICLE AND EQUIPMENT MAINTENANCE

EROSION CONTROL NOTES:

- GRADING FOR THIS PROJECT SHALL BE LIMITED TO IMPROVEMENT AREAS AS SHOWN ON THESE PLANS. A TOTAL AREA OF 15,010 SQUARE FEET WILL BE DISTURBED FOR THIS PROJECT. THE DISTURBED AREAS CONSIST OF ROAD WORK FOR INSTALLATION OF TURNOUTS, ROAD WORK FOR ROAD WIDENING, AND INSTALLATION OF SIDEWALK AND PARKING SPACES. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN IS LIMITED TO THE AREA SUBJECT TO AN EXCEPTION TO THE CONSERVATION REGULATIONS. THIS AREA IS LIMITED TO THE ROAD IMPROVEMENTS LOCATED WITHIN THE CREEK SETBACK. AN EROSION AND SEDIMENT CONTROL PLAN FOR OTHER AREAS OUTSIDE OF THE CREEK SETBACK WILL BE PROVIDED WITH FUTURE BUILDING AND GRADING PERMIT APPLICATIONS.
- ALL DISTURBED AREAS AND STOCKPILES SHALL BE COVERED AND APPROPRIATE SEDIMENT BARRIERS SHALL BE PUT INTO PLACE BEFORE ANY PREDICTED RAIN EVENT. CONTRACTOR SHALL INFORM ENGINEER OF STORMWATER BEST MANAGEMENT PRACTICES FOR APPROVAL WHEN REQUIRED. STORMWATER BEST MANAGEMENT PRACTICES SHALL BE INSPECTED EACH DAY DURING RAIN EVENTS.
- DISTURBED AND GRADED AREAS SHALL BE SEEDED OR MULCHED AS SOON AS POSSIBLE. SEEDING AND MULCHING SHALL BE PERFORMED ON A CONTINUOUS BASIS UNTIL VEGETATION HAS BEEN ESTABLISHED AND THE SITE HAS BEEN STABILIZED.
- ALL STOCKPILES SHALL BE COVERED WITH PLASTIC AND WEIGHED DOWN PRIOR TO ANY PREDICTED STORM EVENT PER CASQA BMP WM3.
- CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT EROSION AND SEDIMENT CONTROL REQUIREMENTS AND SEEK THEIR COOPERATION IN AVOIDANCE OF DISTURBANCE OF THESE CONTROL MEASURES.
- CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT AND DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE PUBLIC WORKS DIRECTOR OR HIS DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- A SPILL KIT SHALL BE KEPT ON SITE AT ALL TIMES TO CLEAN UP CHEMICAL SPILLS FROM VEHICLES OR CONSTRUCTION PRODUCTS.
- EROSION AND SEDIMENT CONTROL SUCH AS FIBER ROLLS, MULCHING OR GEOTEXTILE MATS SHALL BE IMPLEMENTED 48 HOURS PRIOR TO A PREDICTED RAIN EVENT. EROSION AND SEDIMENT CONTROL BMPS SHALL BE AVAILABLE FOR IMPLEMENTATION UNTIL THE SITE IS STABILIZED.
- A CONTRACTOR STAGING AREA SHALL BE LOCATED ON THE PROPERTY ON THE EXISTING GRAVEL DRIVEWAY. VEHICLE STAGING AND MAINTENANCE SHALL ONLY OCCUR ON THIS DESIGNATED STAGING AREA. BATHROOM FACILITIES ARE AVAILABLE ONSITE AND NO PORTABLE TOILETS ARE REQUIRED FOR THIS PROJECT.

**HILLWALKER VINEYARDS
WINERY USE PERMIT**
1871 MT. VEEDER RD - NAPA, CA 94559
APN: 034-110-047
**EXCEPTION TO CONSERVATION REGULATIONS
EROSION & SEDIMENT CONTROL PLAN**

NAPA COUNTY



UP 6.0
OF 6 SHEETS

3/14/24