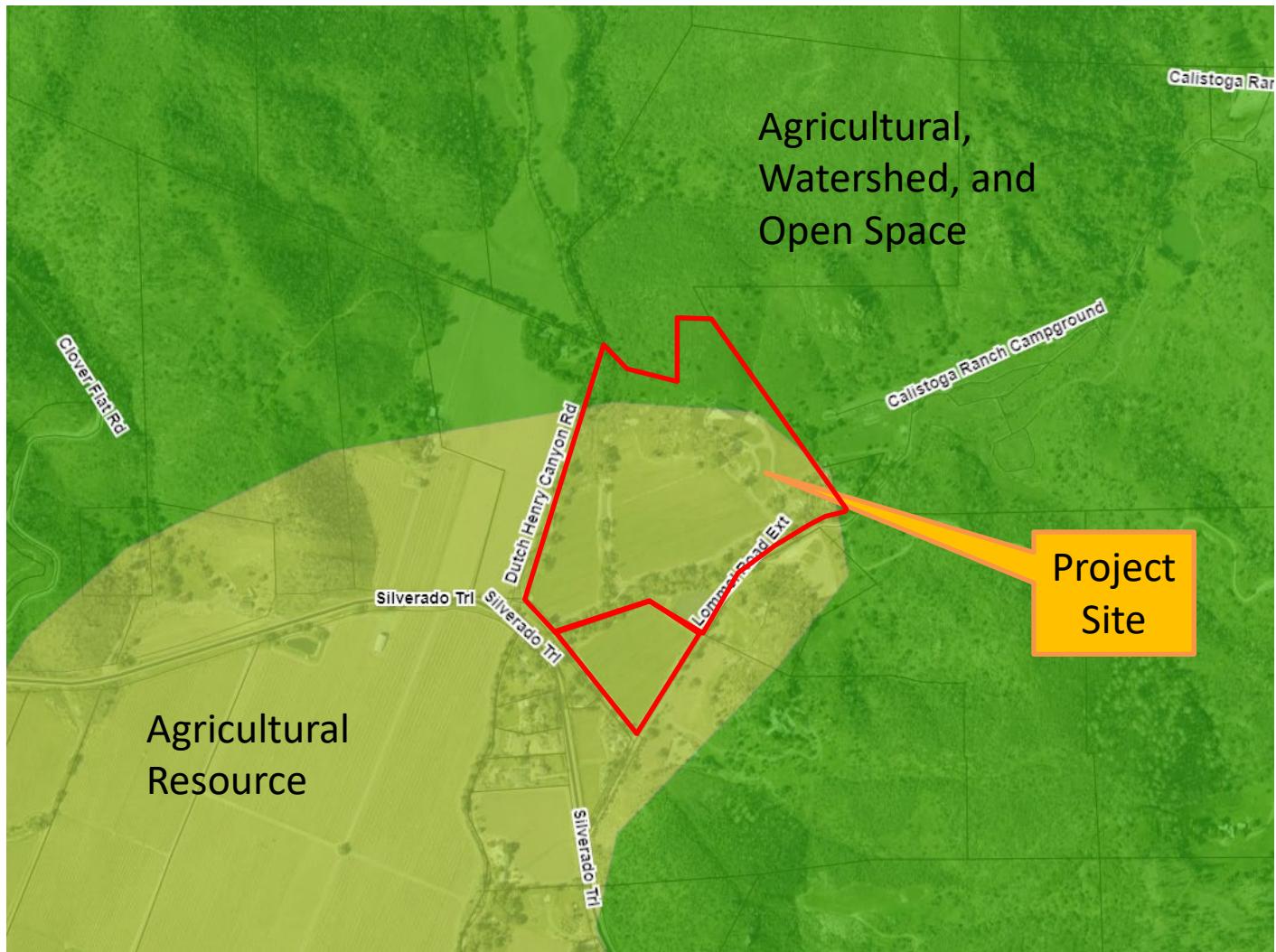


“L”

Graphics

Hourglass Winery Use Permit Major Modification (P19-00102-MOD),
Viewshed (P23-00278-VIEW), Exception to Con. Regs. (P23-00279-
UP), and Exception to the Road and Street Standards
Planning Commission Hearing Date February 4, 2026

NAPA COUNTY LAND USE PLAN 2008 – 2030



LEGEND



URBANIZED OR NON-AGRICULTURAL

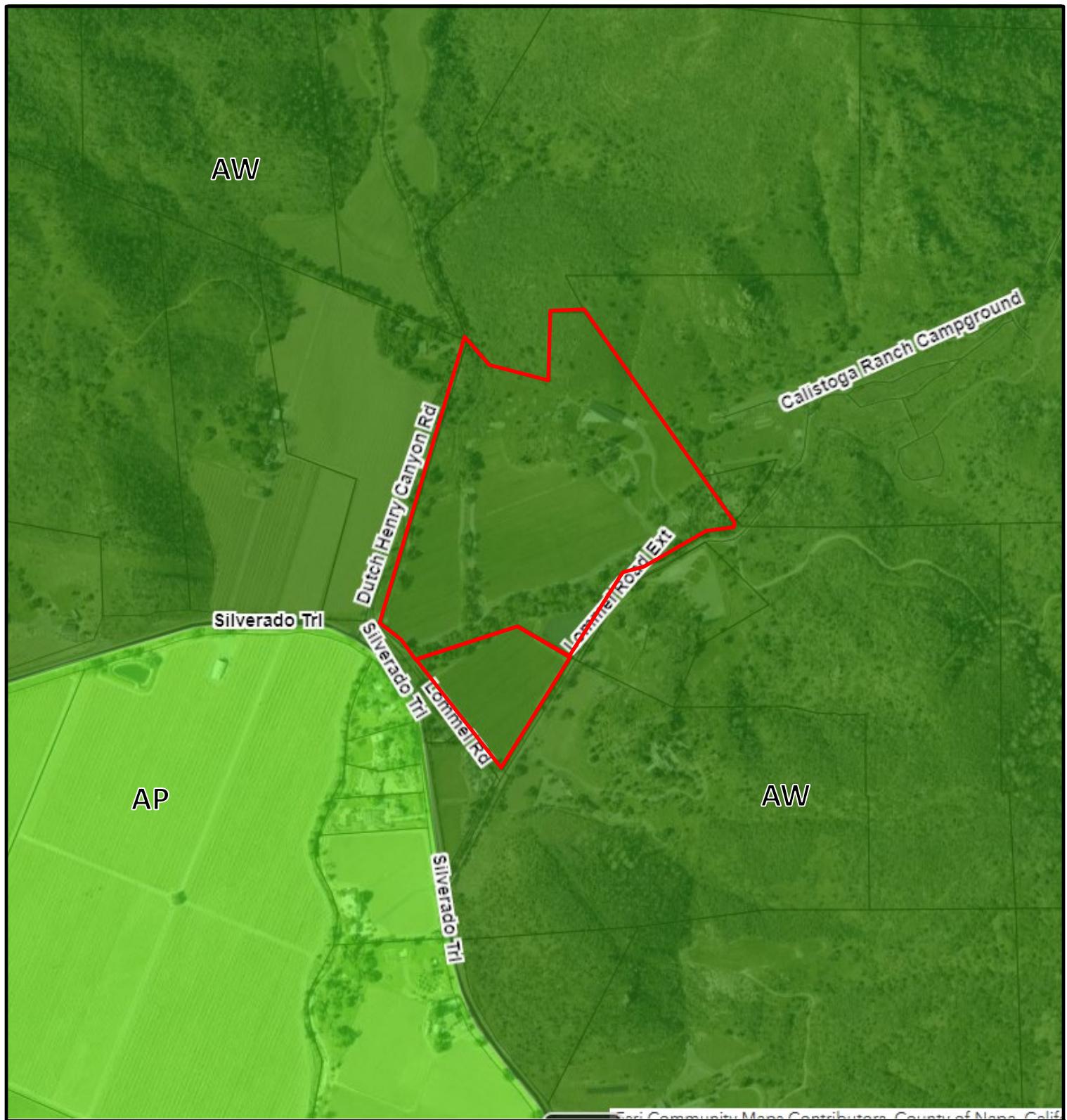
- Study Area
- Cities
- Urban Residential*
- Rural Residential*
- Industrial
- Public-Institutional

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

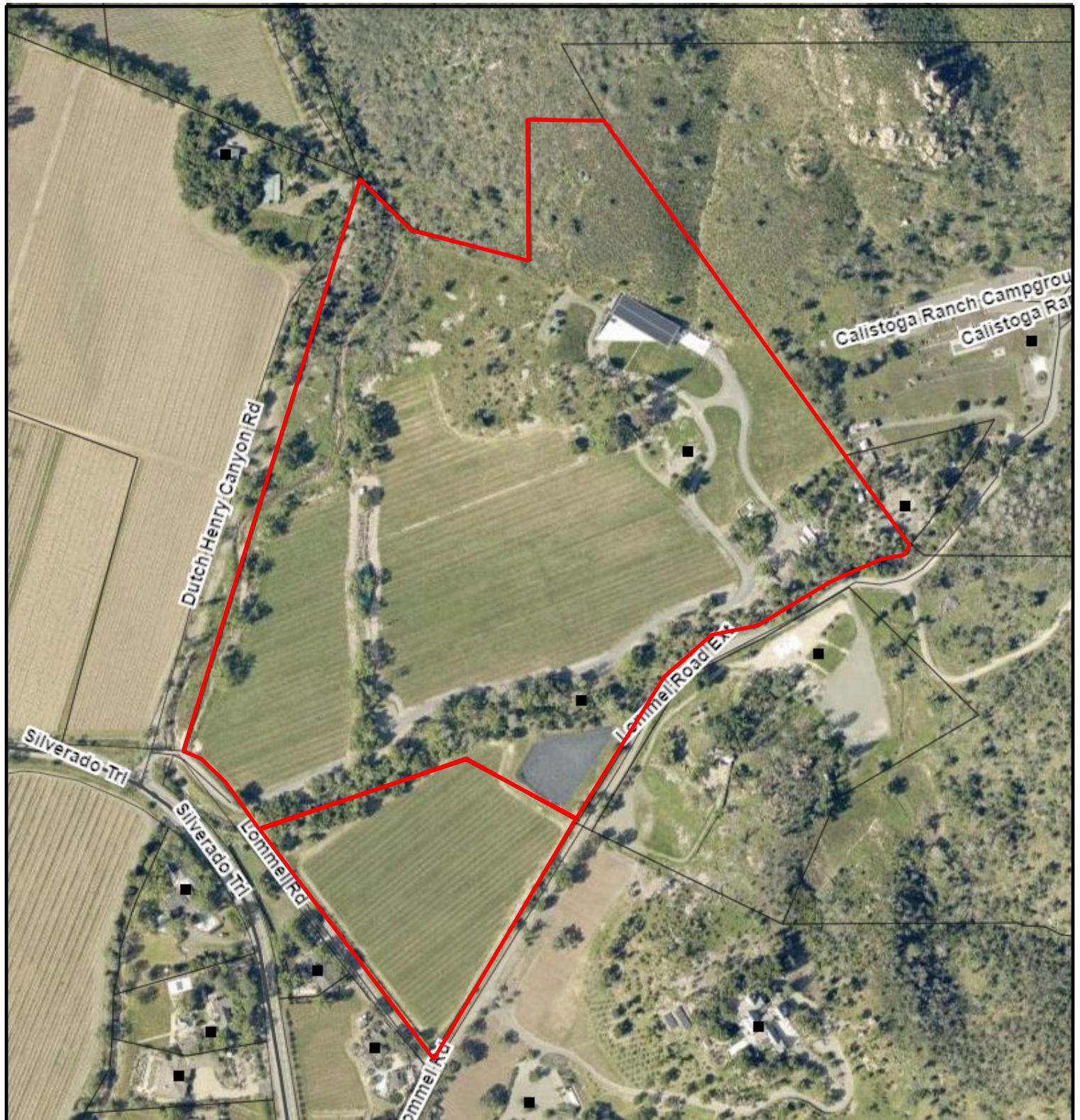


LEGEND

- Zoning
- Parcels



ZONING MAP



Existing Conditions

PERMITTING AGENCY STAMPS

PROJECT DATA

PROJECT NAME: Hourglass Winery Major Modification
PROJECT ADDRESS: 701 Lommel Road, Calistoga, CA 94515
BUILDING OWNER: HOURGLASS WINE COMPANY, INC
PARCEL #: 018-060-024, 021-010-001
ZONING: AGRICULTURAL WATERSHED AND OPEN SPACE

PROJECT DIRECTORY

CLIENT: HOURGLASS WINE COMPANY
817 LOMMEL RD,
CALISTOGA, CA

CONTACT: JEFF SMITH
EMAIL: jeff@hourglasswine.com
T: 707.484.9333

ARCHITECT: LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO, CA 94107

LIC # C3244
CONTACT: Michelle Kriebel
EMAIL: michelle@lunbergdesign.com
T: 415.895.0110 x18

SURVEYOR: ALBION SURVEYS, INC
1113 HUNT AVE
SAINT HELENA, CA 94574

LIC # CA 6709
CONTACT: Jon Webb
EMAIL: webb@albionsurveys.com
T: 707.963.2171 x 17

CIVIL ENGINEER: APPLIED CIVIL ENGINEERING INC.
2180 JEFFERSON ST., SUITE 230
NAPA, CA 94559

LIC # CCE 6745
CONTACT: MIKE MUELRATH
EMAIL: mike@appliedcivil.com
T: 707.320.4996

LANDSCAPE ARCHITECT: ROCHE & ROCHE
1055 BROADWAY, SUITE G
SONOMA, CA

CONTACT: DAVE ROCHE
EMAIL: dave@rocheandroche.com
T: 707.933.8302

PLANNING DEPARTMENT: COUNTY OF NAPA
1195 THIRD STREET, 2ND FLOOR
NAPA, CA 94559

CONTACT: PLANNING@COUNTYOFNAPA.ORG
T: 707.253.4417

SCOPE OF WORK

APPLICATION FOR MAJOR MODIFICATION PERMIT. SCOPE OF WORK INCLUDES ADDITIONAL CAVES AND ACCESSORY AND PRODUCTION SPACE AT THE EXISTING CRUSH PAD, A NEW HOSPITALITY CENTER AND NEW TASTING PAVILION AS WELL AS IMPROVING ROADS FOR FIRE AND FIRETRUCK CIRCULATION.

CODE INFORMATION

APPLICABLE BUILDING CODES:

1. 2022 California Building Code
2. 2022 California Fire Code
3. 2022 California Mechanical Code
4. 2022 California Plumbing Code
5. 2022 California Electrical Code
6. 2022 California Green Building Code
7. 2022 California Green Code
8. Current Napa County Code

DRAWING LIST

Sheet Number	Sheet Name	Sheet Issue Date
A0_PROJECT INFORMATION		
A0.01	Project Information	01/12/2024
CIVIL		
C1.00	Hourglass Winery Site Plan Exhibit	01/12/2024
SURVEY		
S0.00	Winery Use Permit Map	09/28/2023

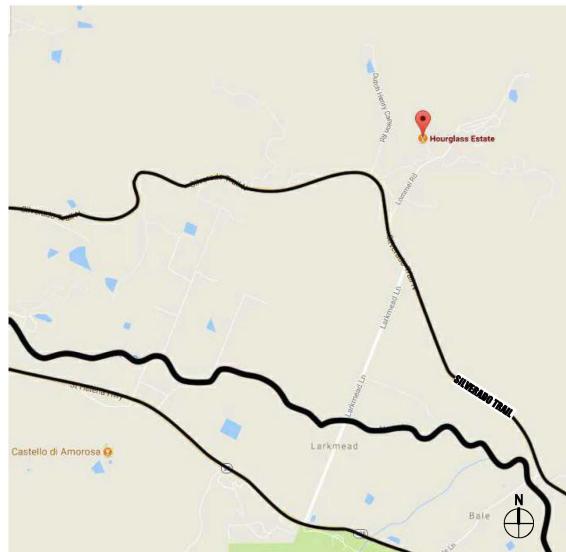
A1_SITE		
A1.01	Existing Site Plan	02/05/2023
A1.02	Proposed Site Plan	01/12/2024
A1.03	Existing Site Plan with Slope Determination	05/29/2023
A1.04	Enlarged Proposed Site Plan North	01/12/2024
A1.10	Site Lighting Plan for Viewshed Area	01/12/2024

A2_PLANS		
A2.00	Proposed Floor Plan - Crush Pad & Caves	01/12/2024
A2.01	Proposed Floor Plan - Tasting Pavilion	05/29/2023
A2.02	Proposed Floor Plan - Hospitality Center	05/29/2023

A3_EXTERIOR ELEVATIONS		
A3.00	Proposed Elevations - Tasting Pavilion	02/03/2023
A3.01	Proposed Elevations - Hospitality Center	02/03/2023
A3.02	Proposed Elevations - Hospitality Center	02/03/2023
A3.03	Proposed Elevations - New Portals	01/12/2024

LANDSCAPE		
L1.1	Landscape Plan	01/12/2024
L1.2	Visual Impact Analysis	05/29/2023
L1.3	Visual Impact Analysis	01/12/2024
L1.4	Visual Impact Analysis	01/12/2024

VICINITY MAP



2620 THIRD STREET
SAN FRANCISCO, CA 94107-3115

T 415.695.0110 F 415.695.0379

Hourglass Winery Major Modification

701 Lommel Road, Calistoga, CA 94515

FOR PERMITTING AGENCY USE



Issue #	Description	Date
2	PERMIT SET REVISION	05/29/2023
3	PERMIT SET REVISION	01/12/2024

Print Date	1/16/2024 8:18:38 PM
Drawn By	MK
Checked By	TOL
Sealed By	As indicated

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Project Information

A0.01



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Hourglass Winery Major Modification

701 Lommel Road, Calistoga, CA 94515

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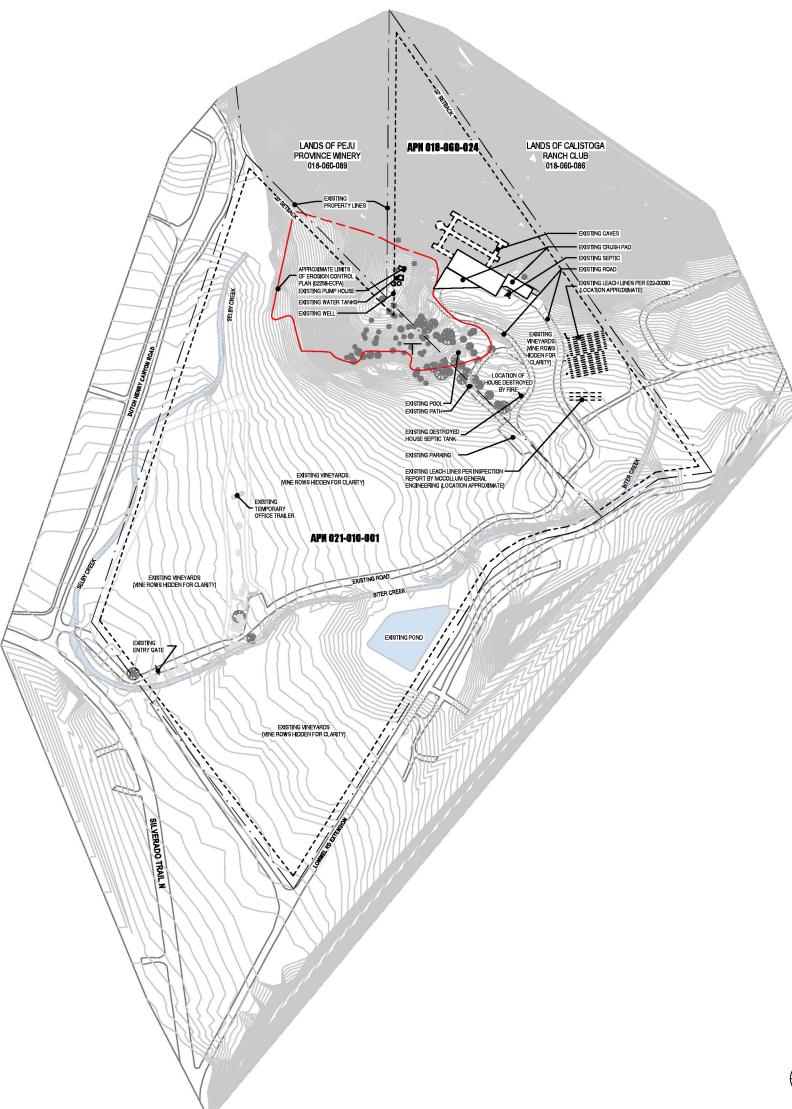


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Existing Site

A1.01



A small black north arrow symbol, consisting of a circle with a vertical line pointing upwards, located in the bottom right corner of the page.



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Hourglass Winery Major Modification

701 Lommel Road, Calistoga, CA 94515

FOR PERMITTING AGENCY USE:

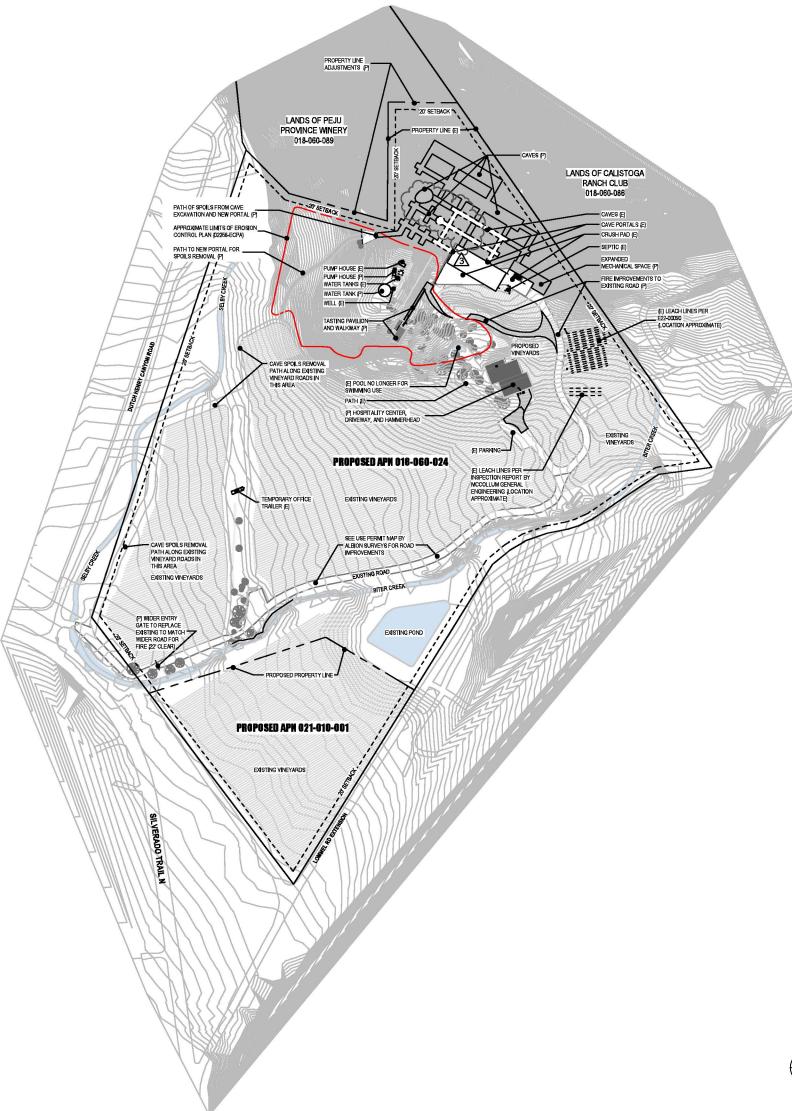
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2	PERMIT SET REVISION	09/29/2023
3	PERMIT SET REVISION	01/12/2024

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Proposed Site Plan

A1.02



Hourglass Winery Major Modification

701 Lommele Road, Calistoga, CA 94515

FOR PERMITTING AGENCY USE:



Issued/Revisions
 Issue # 1
 Description PERMIT SET
 Date 02/03/2023
 2 PERMIT SET REVISION
 09/23/2023

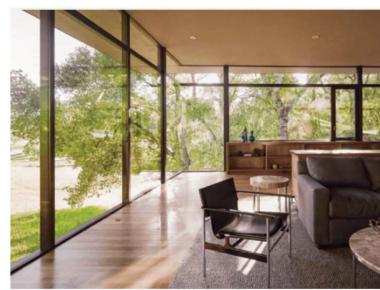
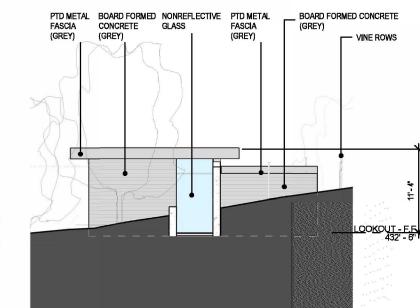
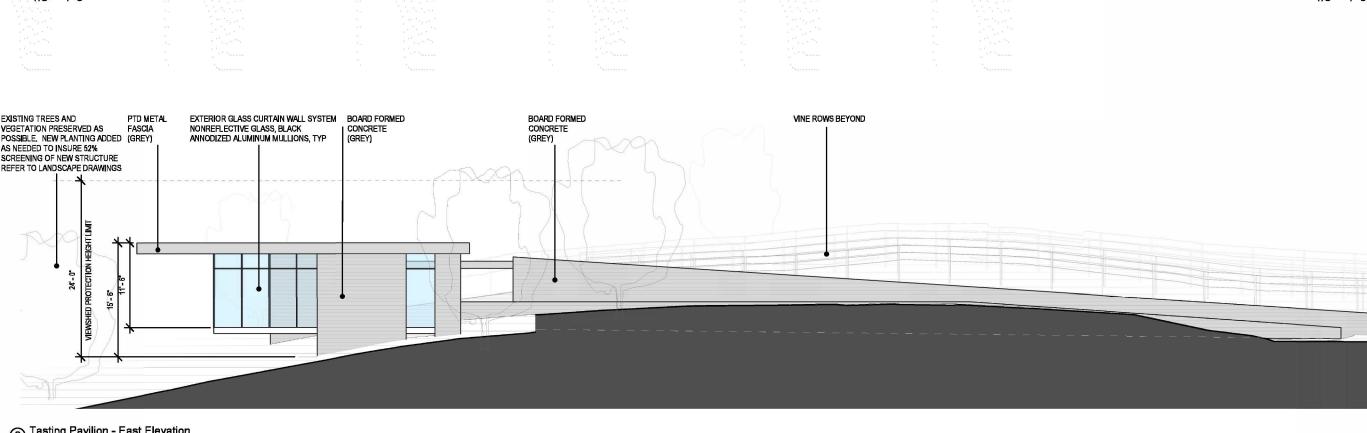
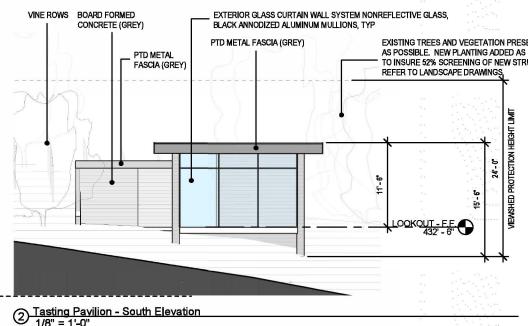
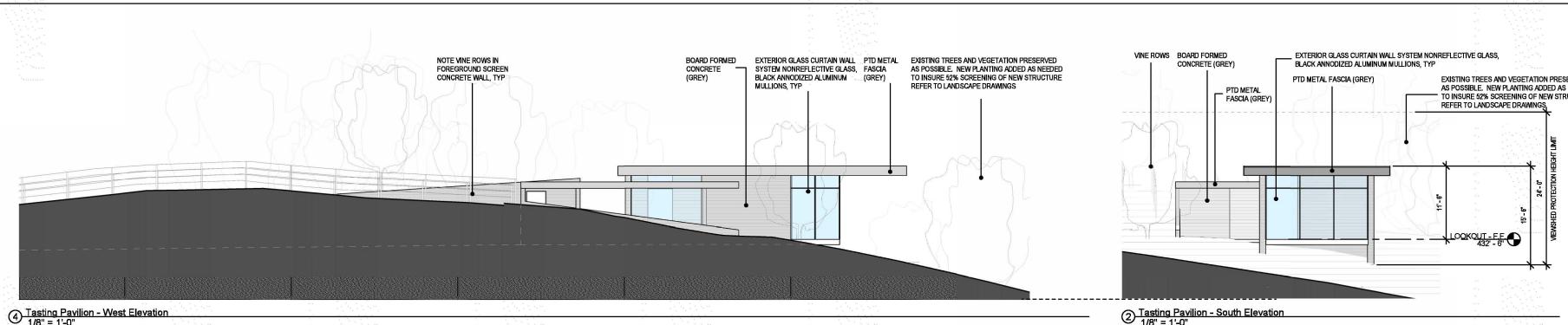
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 Checked By: TOL
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**Proposed
Floor Plan -
Hospitality
Center
A2.02**



Hourglass Winery Major Modification

701 Lomme Road, Calistoga, CA 94515



NOTE:

IMPROVEMENTS SHALL MINIMIZE THE REMOVAL OF EXISTING VINEYARD, SPECIALLY MATURE TREES.

EXISTING TREES NOT DAMAGED BY FIRE TO BE RETAINED TO NATURALLY SCREEN THE PROJECT FROM MENS OF DESIGNATED PUBLIC ROAD.

ADDITIONAL LANDSCAPING WILL BE INSTALLED AND DESIGNED TO SCREEN THE PROJECT.

ALL LIGHTING WILL BE DESIGNED TO MINIMIZE NIGHTIIME DISRUPTION, OFF-STEAM-BEAMING AND GLARE. LIGHT SOURCES TO BE SHIELDED FROM VIEW AND LIGHT SOURCE DIRECTED DOWNWARD, TYP. TIMERS AND MOTION DETECTORS USED WHEREVER POSSIBLE.

LICENSED ARCHITECT
THOMAS OLE
TOMOLEE
CSP
DIVISION
OF PROFESSIONAL
LICENSING
SERVICES
STATE OF CALIFORNIA

PERMIT SET
02/23/2023

PERMIT SET REVISION
09/23/2023

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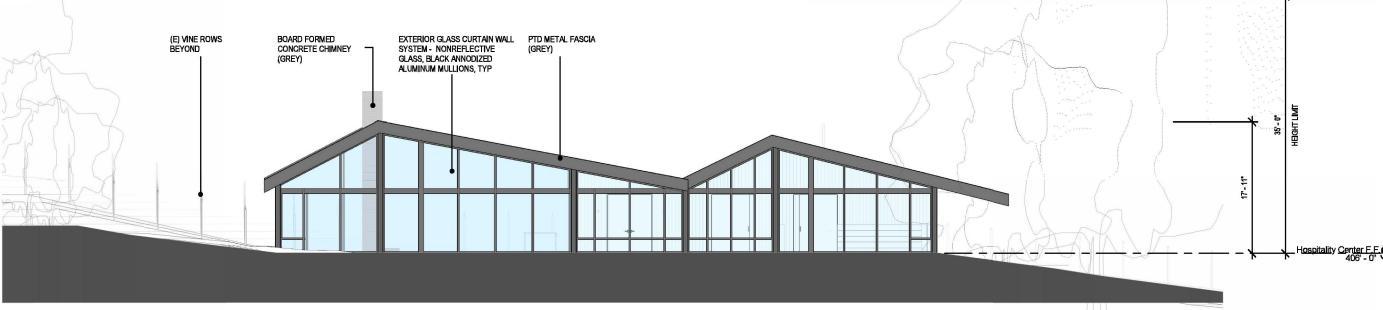
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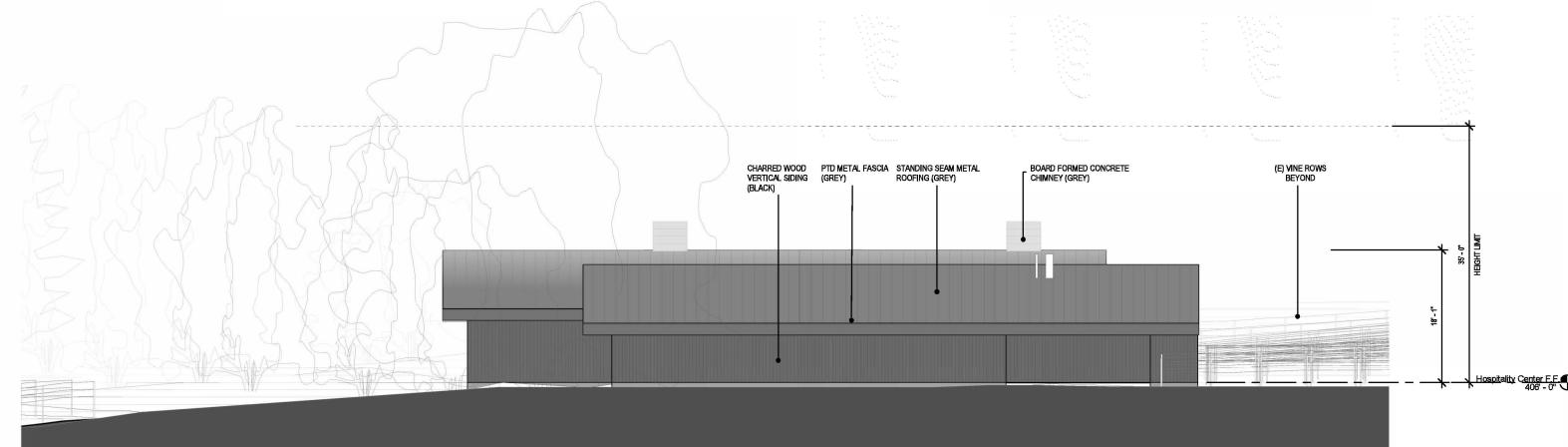
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Proposed Elevations - Tasting Pavilion A3.00

**Hourglass Winery Major
Modification**
701 Lommel Road, Calistoga, CA 94515



② Hospitality Center - West Elevation
1/8" = 1'-0"



① Hospitality Center - South Elevation
1/8" = 1'-0"



BOARD FORMED CONCRETE - GREY



CHARRED WOOD - BLACK



STANDING SEAM METAL ROOF AND
CHARRED WOOD



AGRARIAN FORM WITH DEEP SHADE PROVIDING ROOF, DARK MATERIALS THAT ALLOW THE LANDSCAPE TO DOMINATE. EXTERIOR GLASS CURTAIN WALL SYSTEM, NONREFLECTIVE GLASS, BLACK ANODIZED ALUMINUM MULLIONS, TYP



Issued/Revisions

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2	PERMIT SET REVISION	09/23/2023

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

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**Proposed
Elevations -
Hospitality
Center
A3.01**



LUNDBERG DESIGN

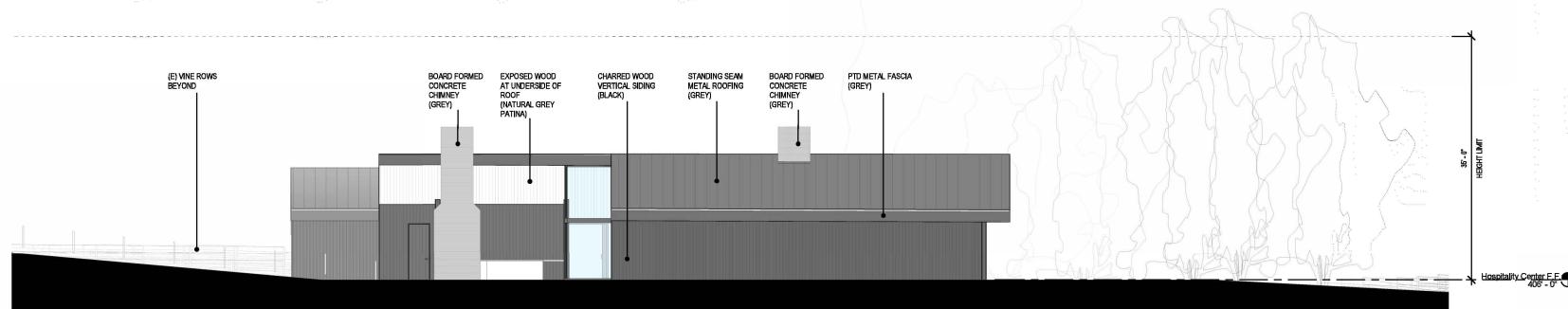
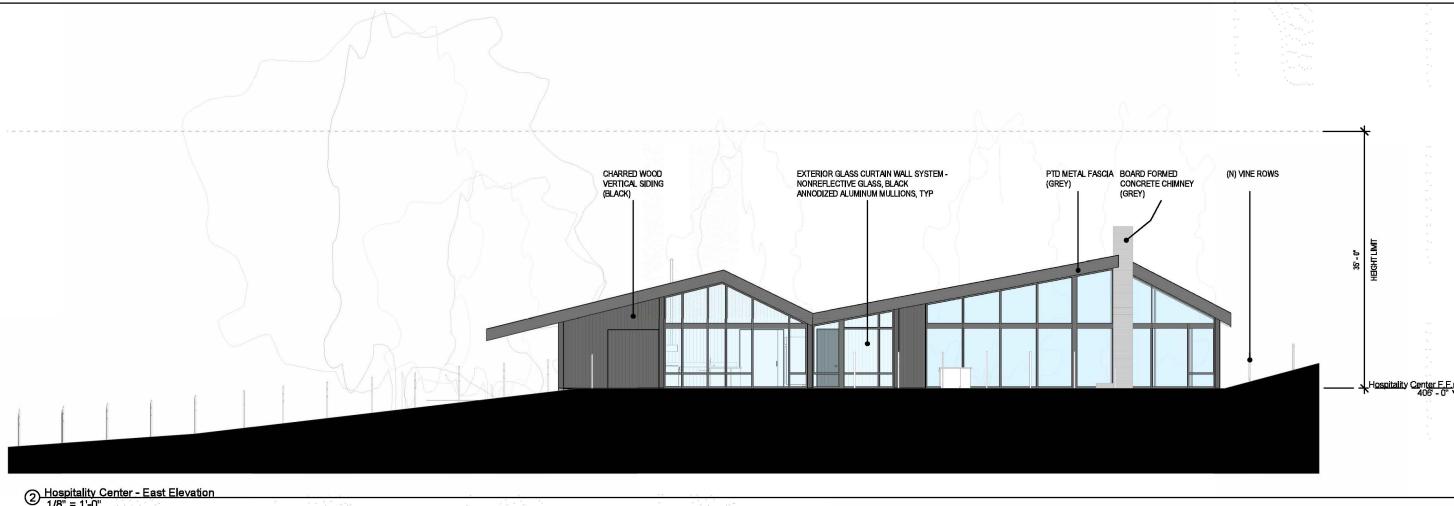
2620 THIRD STREET

SAN FRANCISCO, CA 94107-3115

T 415.695.0110 F 415.695.0379

Hourglass Winery Major Modification

701 Lommel Road, Calistoga, CA 94515



① Hospitality Center - North Elevation

1/8" = 1'-0"



PAINTED METAL ROOF AND FASCIA - GREY (ANTI-GLARE AND ANTI-REFLECTIVE)



CHARRED WOOD - BLACK



STANDING SEAM METAL ROOF AND CHARRED WOOD



AGRARIAN FORM WITH DEEP SHADE PROVIDING ROOF, DARK MATERIALS THAT ALLOW THE LANDSCAPE TO DOMINATE. EXTERIOR GLASS CURTAIN WALL SYSTEM, NONREFLECTIVE GLASS, BLACK ANODIZED ALUMINUM MULLIONS, TYP



BOARD FORMED CONCRETE - GREY

Concept and Materials

Issued/Revisions

Issue #	Description	Date
1	PERMIT SET	02/23/2023
2	PERMIT SET REVISION	09/23/2023

Print Date: 1/16/2024 8:25:38 PM

Drawn By: MK/CC

Checked By: TOL

Revised By: 1/8" = 1'-0"

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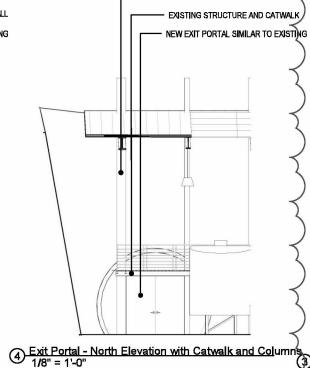
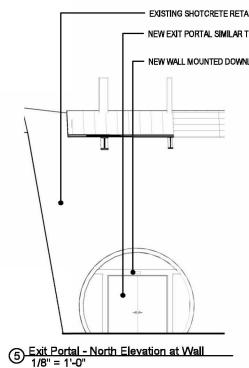
Proposed Elevations - Hospitality Center A3.02



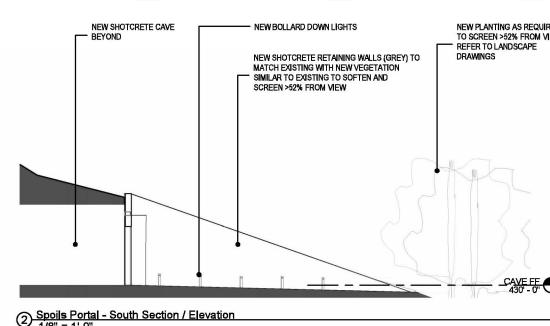
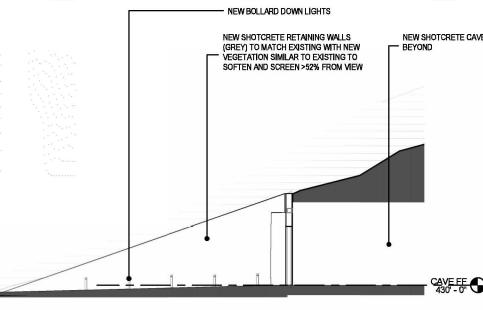
2620 THIRD STREET
SAN FRANCISCO, CA 94107-3115
T 415.695.0110 F 415.695.0379

Hourglass Winery Major Modification

701 Lomme Road, Calistoga, CA 94515



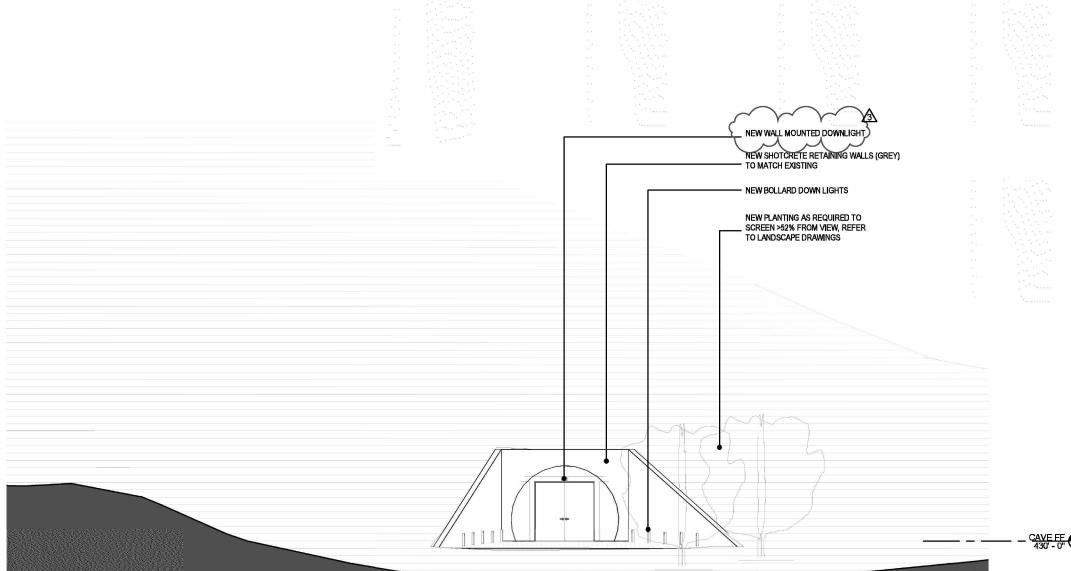
③ Spoils Portal - North Section / Elevation
1/8" = 1'-0"



② Spoils Portal - South Section / Elevation
1/8" = 1'-0"



① Spoils Portal - East Elevation
1/8" = 1'-0"



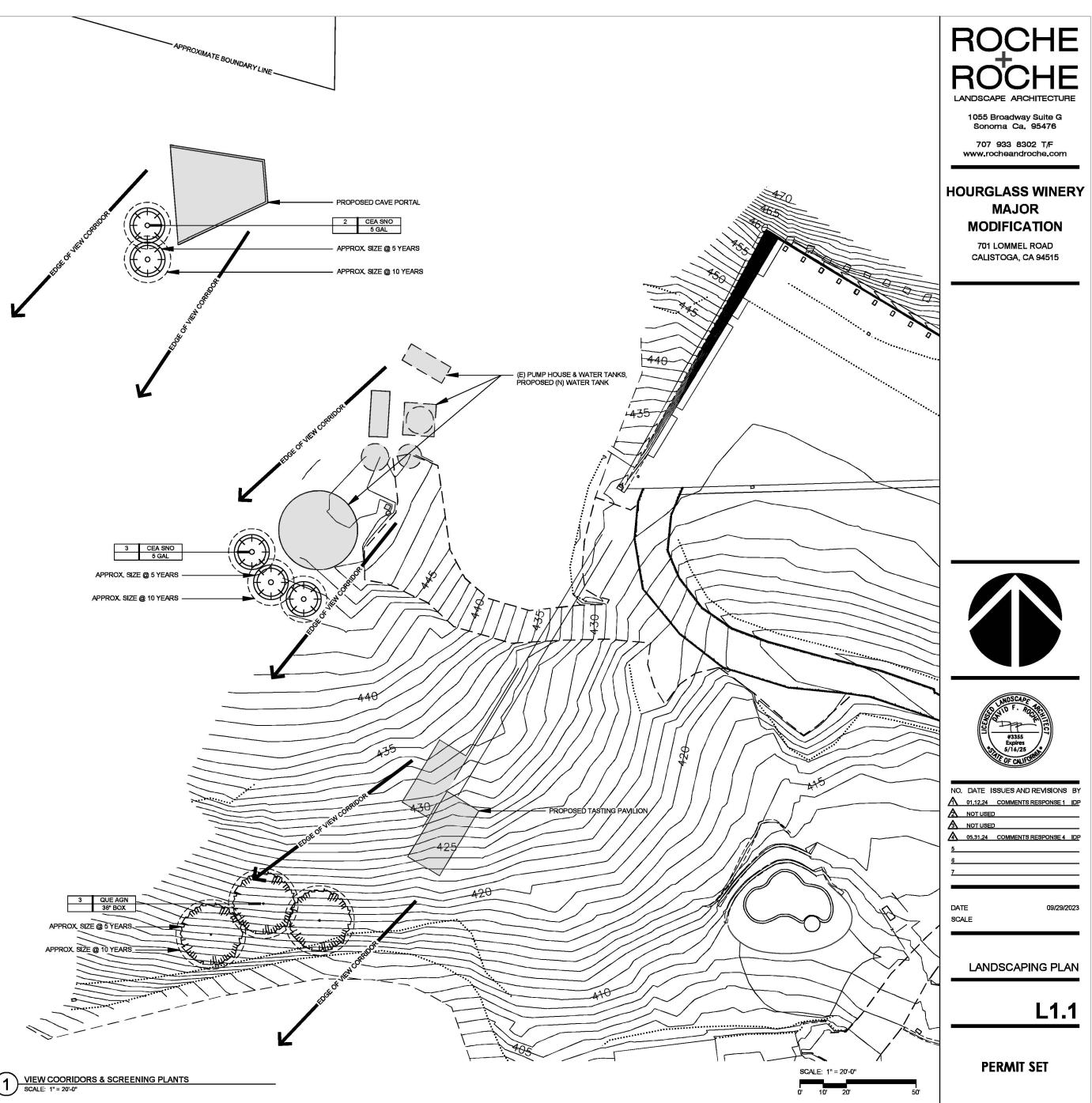
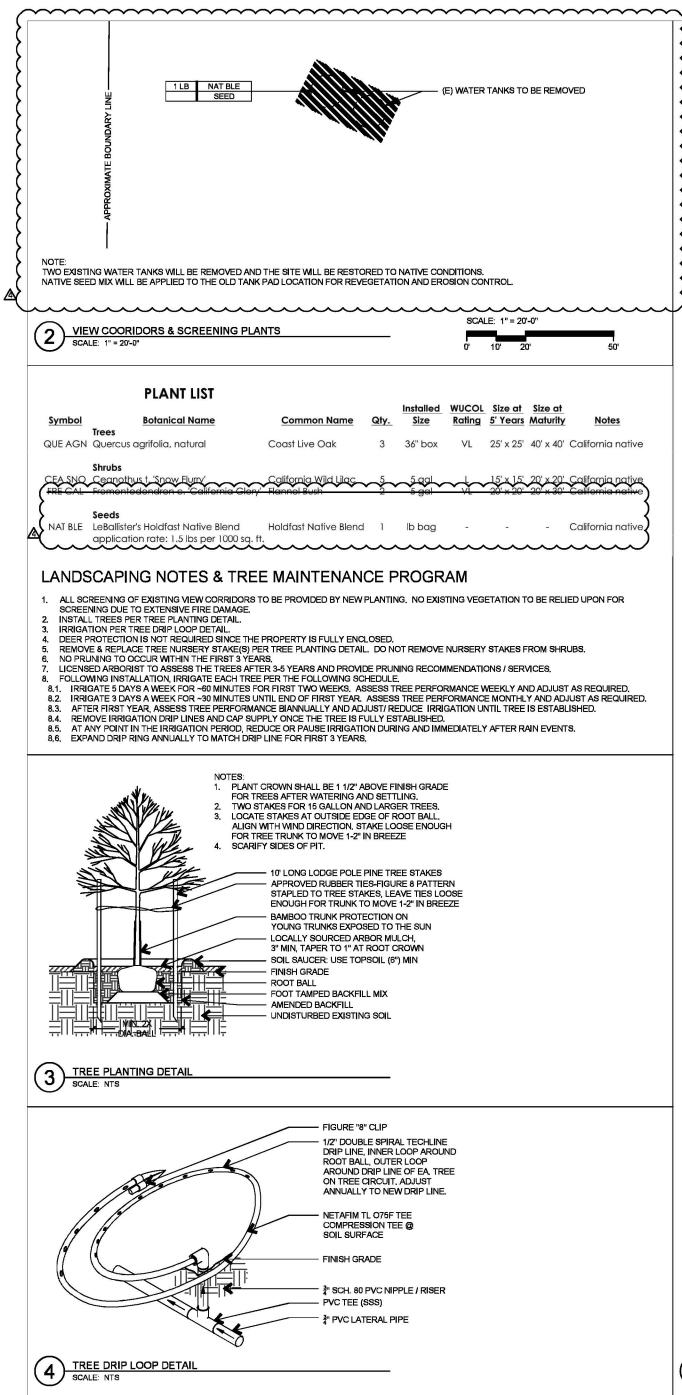
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Proposed Elevations - New Portals

A3.03

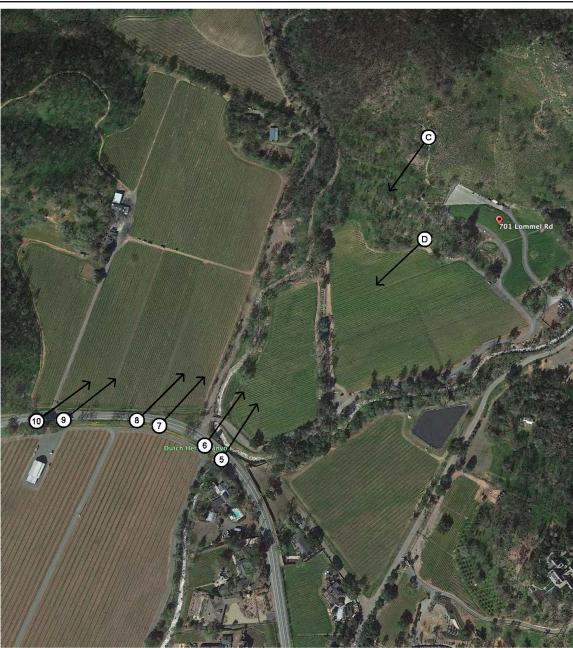




C (E) VIEW FROM (E) WATER TANKS
NUMBERS INDICATE LOCATIONS OF VIEWS BELOW - SCALE: NTS



D (E) VIEW FROM PROPOSED TASTING PAVILION
NUMBERS INDICATE LOCATIONS OF VIEWS BELOW - SCALE: NTS



B MAP OF (E) VIEWS TO & FROM SILVERADO TRAIL
NUMBERS INDICATE LOCATIONS OF VIEWS BELOW - SCALE: NTS



A MAP OF (E) VIEWS TO & FROM CALIFORNIA STATE ROUTE 29 / 128
NUMBERS INDICATE LOCATIONS OF VIEWS BELOW - SCALE: NTS



5 (E) VIEW FROM SILVERADO TRAIL
SCALE: NTS



4 (E) VIEW FROM CALIFORNIA STATE ROUTE 29 / 128
SCALE: NTS



3 (E) VIEW FROM CALIFORNIA STATE ROUTE 29 / 128
SCALE: NTS



2 (E) VIEW FROM CALIFORNIA STATE ROUTE 29 / 128
SCALE: NTS



1 (E) VIEW FROM CALIFORNIA STATE ROUTE 29 / 128
SCALE: NTS



10 (E) VIEW FROM SILVERADO TRAIL
SCALE: NTS



9 (E) VIEW FROM SILVERADO TRAIL
SCALE: NTS



8 (E) VIEW FROM SILVERADO TRAIL
SCALE: NTS



7 (E) VIEW FROM SILVERADO TRAIL
SCALE: NTS



6 (E) VIEW FROM SILVERADO TRAIL
SCALE: NTS



NO. DATE ISSUES AND REVISIONS BY

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▲ 05/31/24 COMMENTS/RESPONSE 4 IDP
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SCALE

09/29/2023

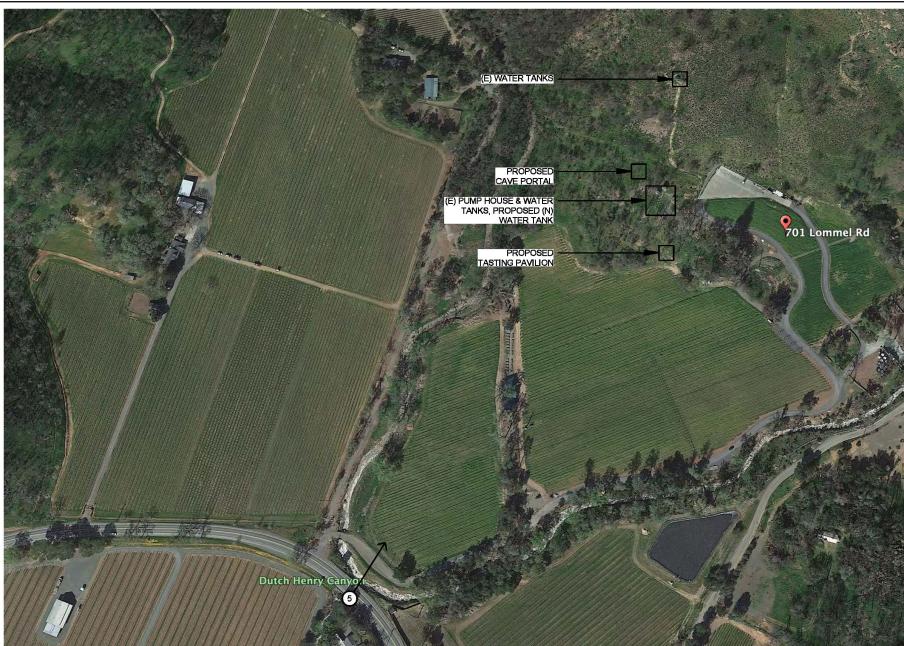
VISUAL
IMPACT ANALYSIS

L1.2

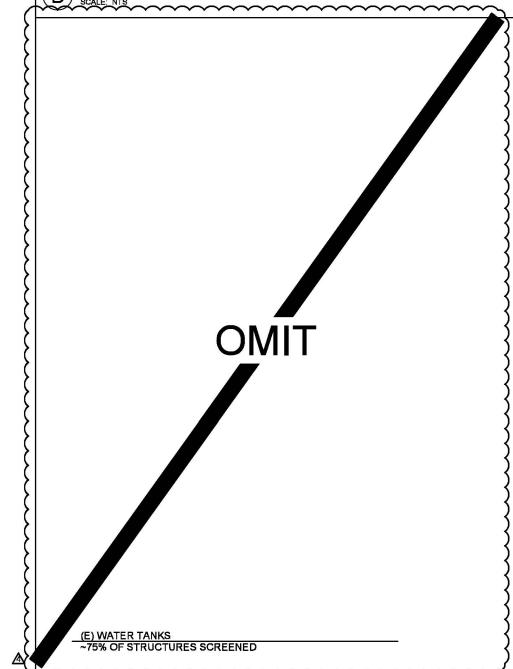
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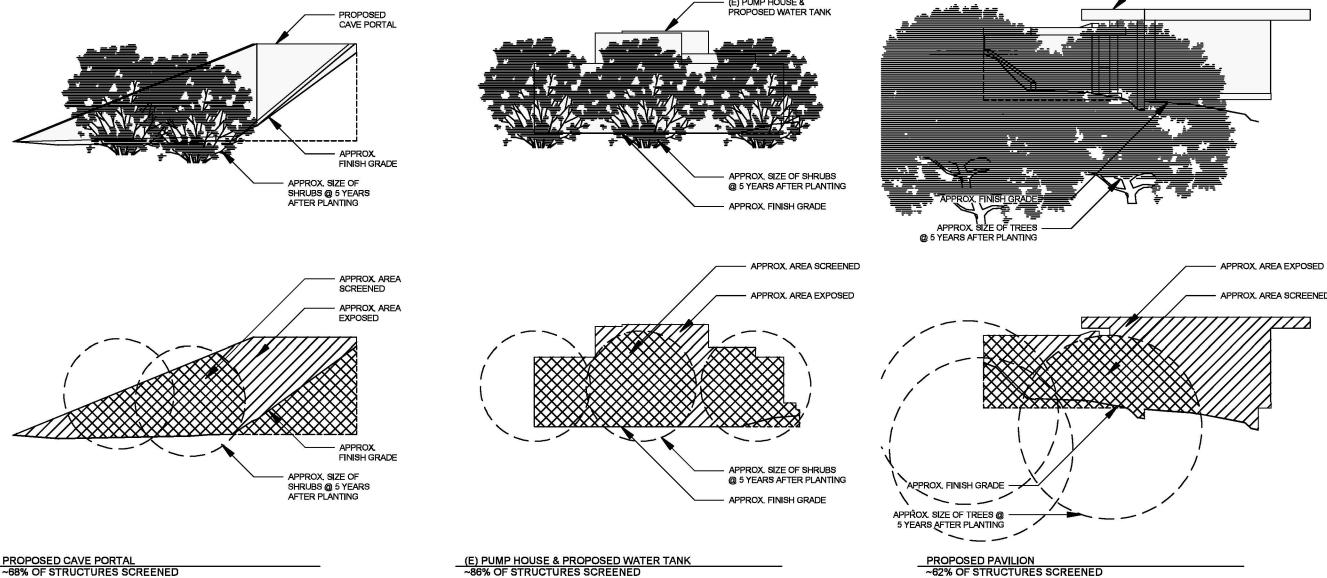
(B) VIEW FROM LOCATION 5 ON SILVERADO TRAIL
SCALE: NTS



(A) MAP OF LOCATION 5 ON SILVERADO TRAIL
SCALE: NTS



(C) ELEVATIONS OF STRUCTURES FROM LOCATION 5 ON SILVERADO TRAIL
SCALE: 1/8" - 1'-0"



NOTE: ALL ELEVATIONS PRODUCED VIA 3D COMPUTER GENERATION (AUTODESK REVIT)



NO. DATE ISSUES AND REVISIONS BY

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△ 05/31/24 COMMENTS RESPONSE 4 IOP

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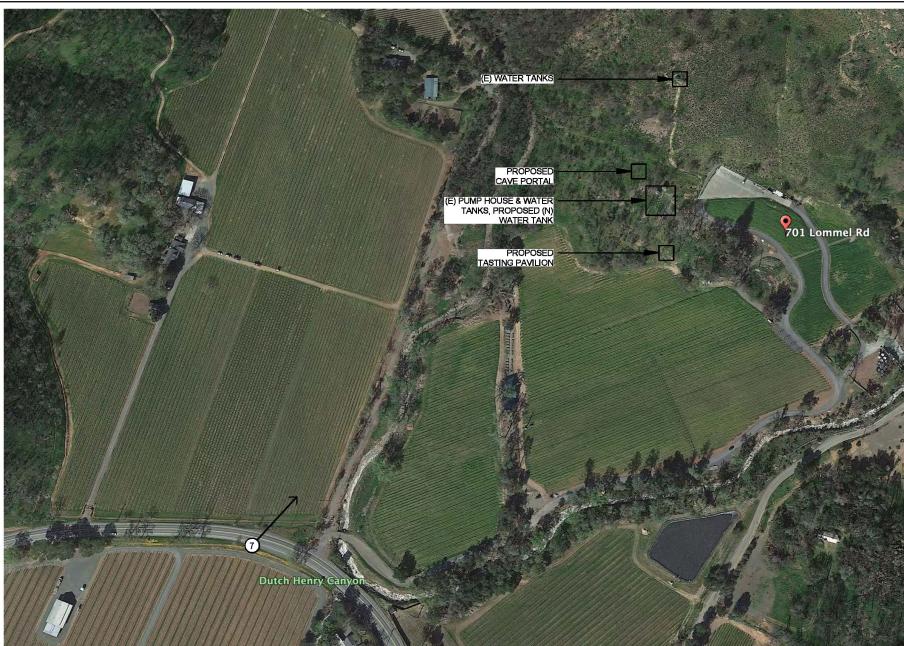
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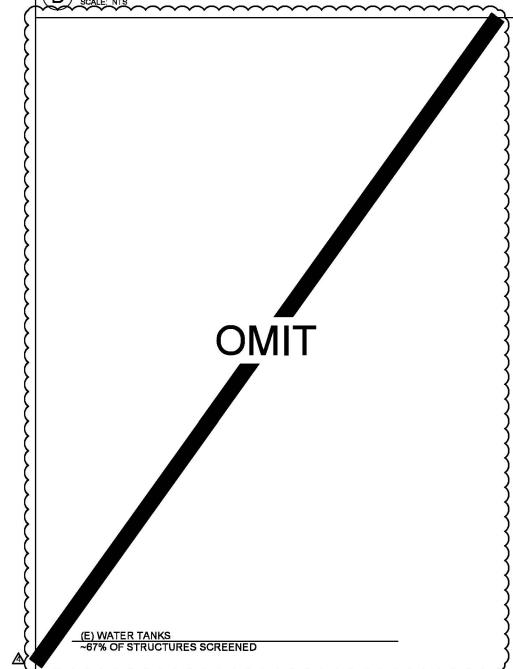
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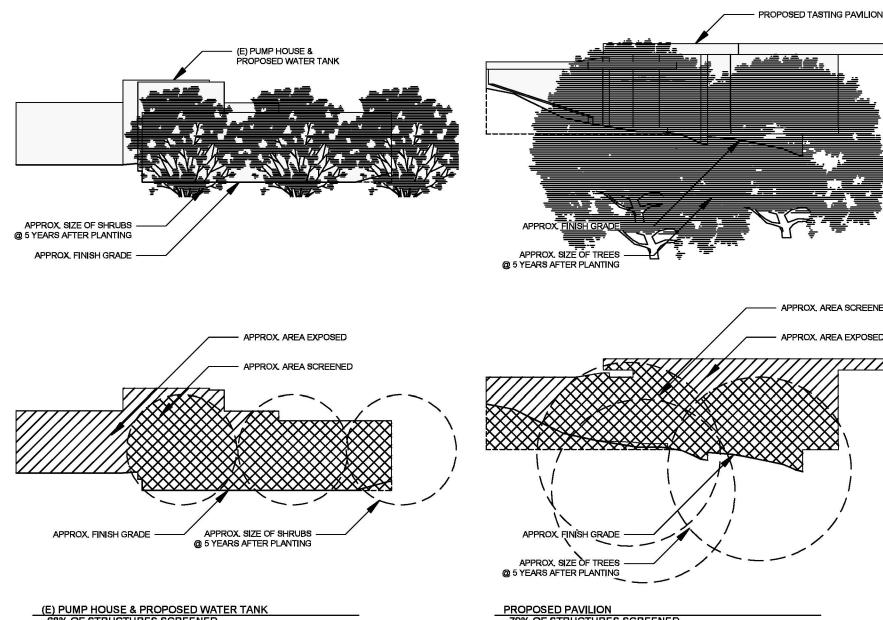
B (E) VIEW FROM LOCATION 7 ON SILVERADO TRAIL
SCALE: NTS



A MAP OF LOCATION 7 ON SILVERADO TRAIL
SCALE: NTS



C ELEVATIONS OF STRUCTURES FROM LOCATION 7 ON SILVERADO TRAIL
SCALE: 1/8" - 1'-0"



NOTE: ALL ELEVATIONS PRODUCED VIA 3D COMPUTER GENERATION (AUTODESK REVIT)



NO. DATE ISSUES AND REVISIONS BY

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▲ 05.31.24 COMMENTS RESPONSE 4 IDP

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DATE SCALE 09/29/2023

VISUAL IMPACT ANALYSIS

L1.4

PERMIT SET