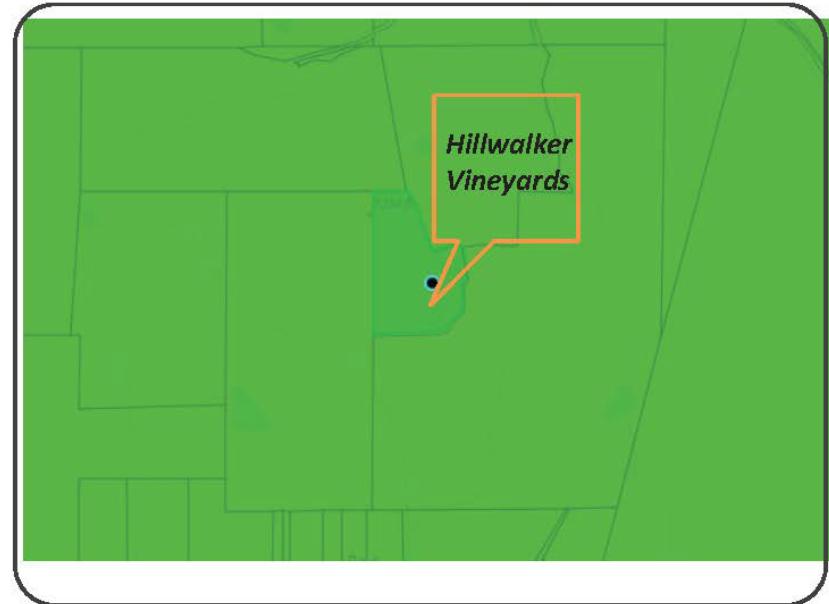


KEVIN & ANN MORRISON TR /
HILLWALKER VINEYARDS WINERY

Appeal by Water Audit California

Hillwalker Vineyards Winery Use Permit P23-00101-UP and
Exception to the Conservation Regulations P23-00239-UP

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

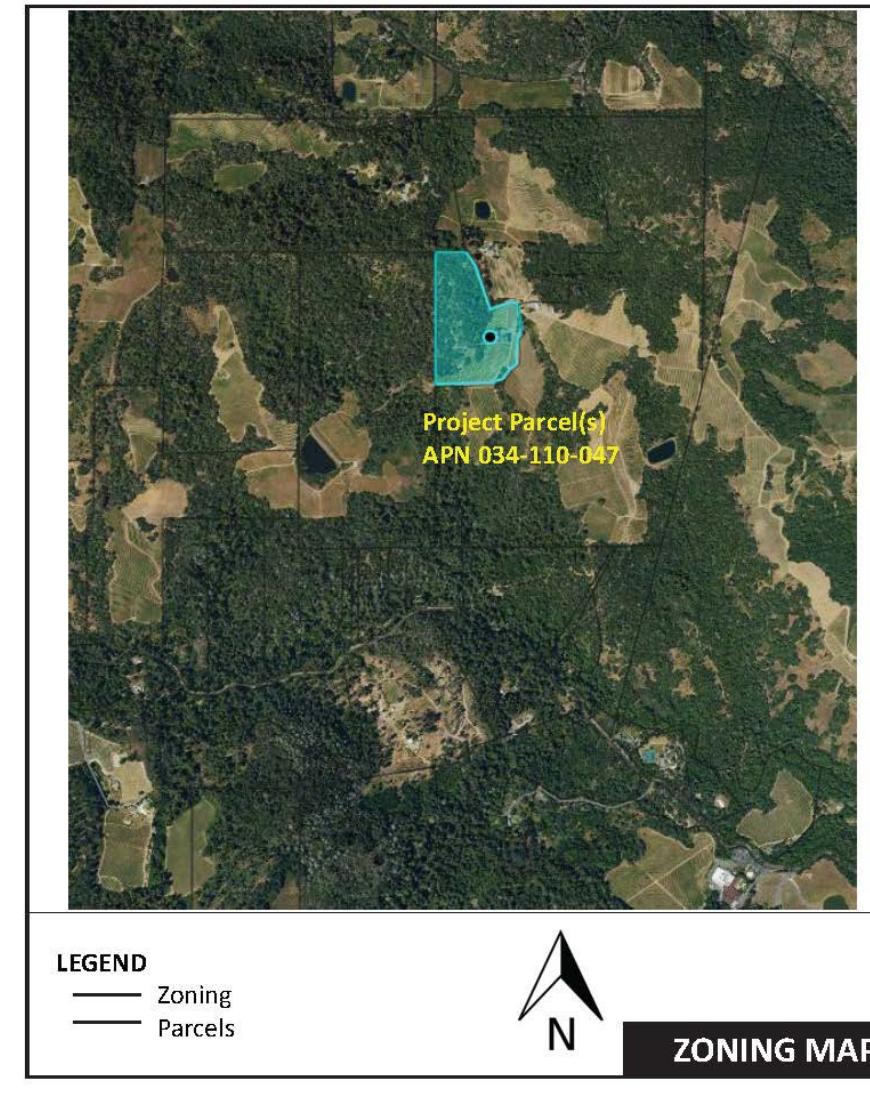
TRANSPORTATION

- Mineral Resource
- Limited Access Highway
- American Canyon ULL
- City of Napa RUL
- Landfill - General Plan
- Road
- Airport
- Railroad
- Airport Clear Zone

* See Action Item AGLU-114.1 regarding agriculturally zoned areas within these land use designations

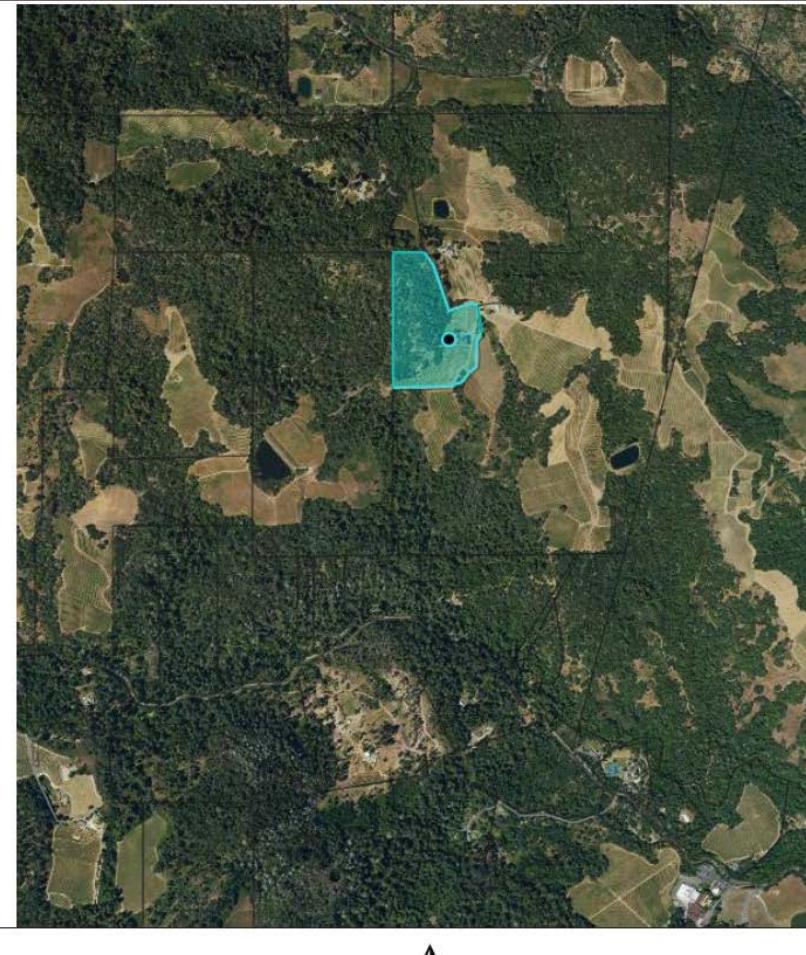
APN: 034-110-047 Map Date: 07-26-24

210



P23-00101 APN(S): 034-110-047 Map Date: 07-26-24

211

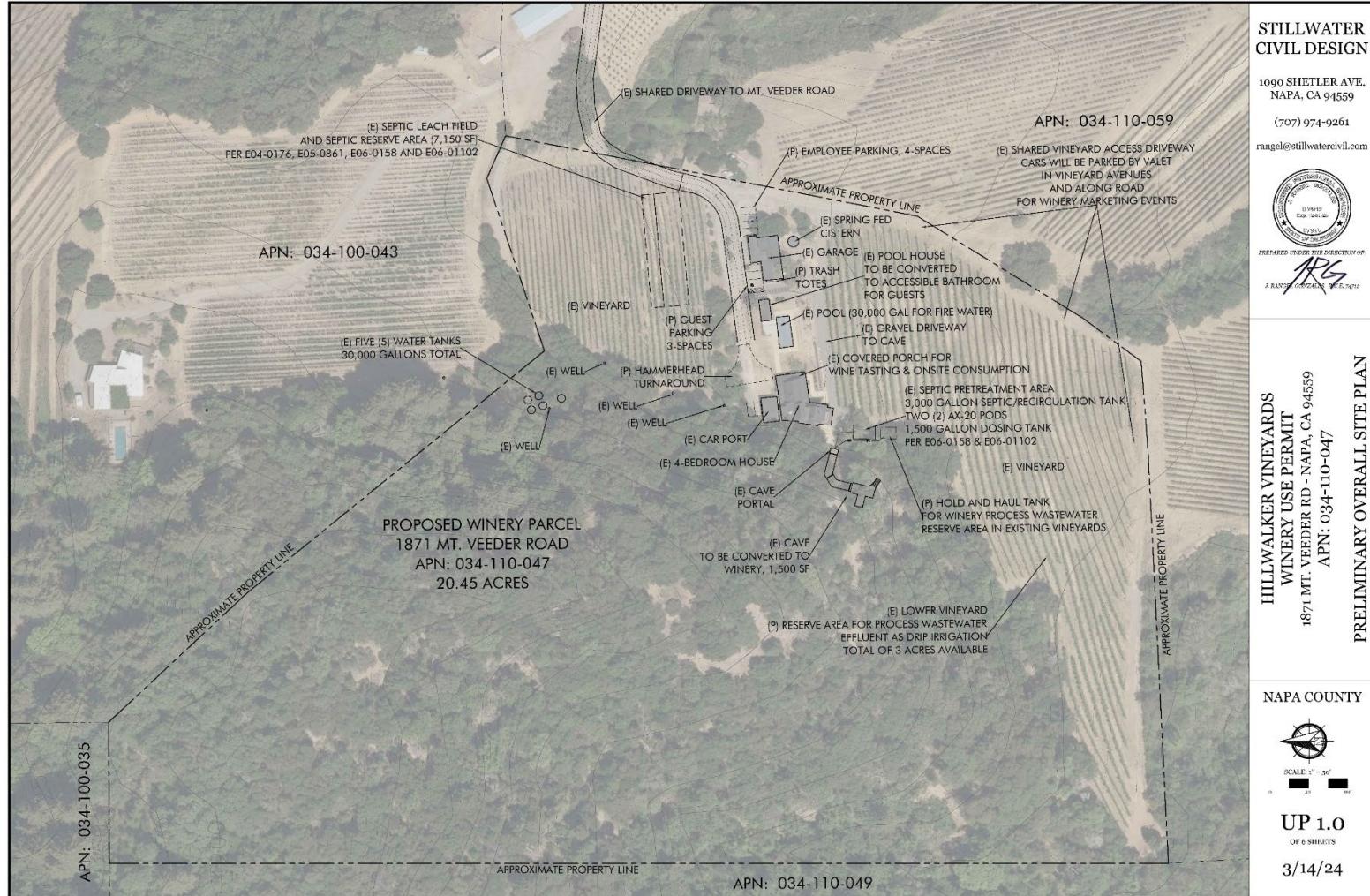


Existing Conditions

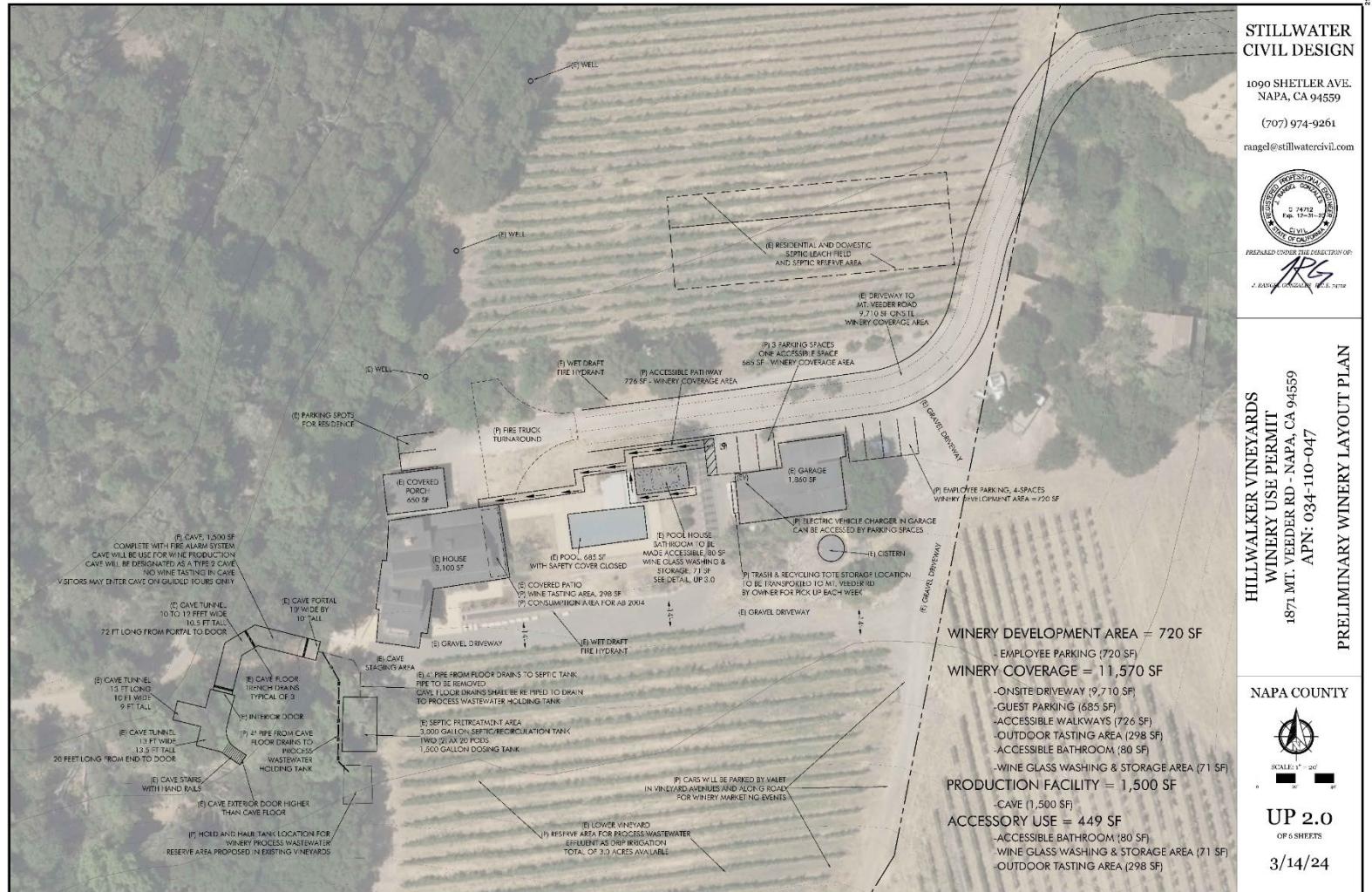
P23-00101 Project Name APN: 034-110-047, -XXX Map Date: 07-26-24

212

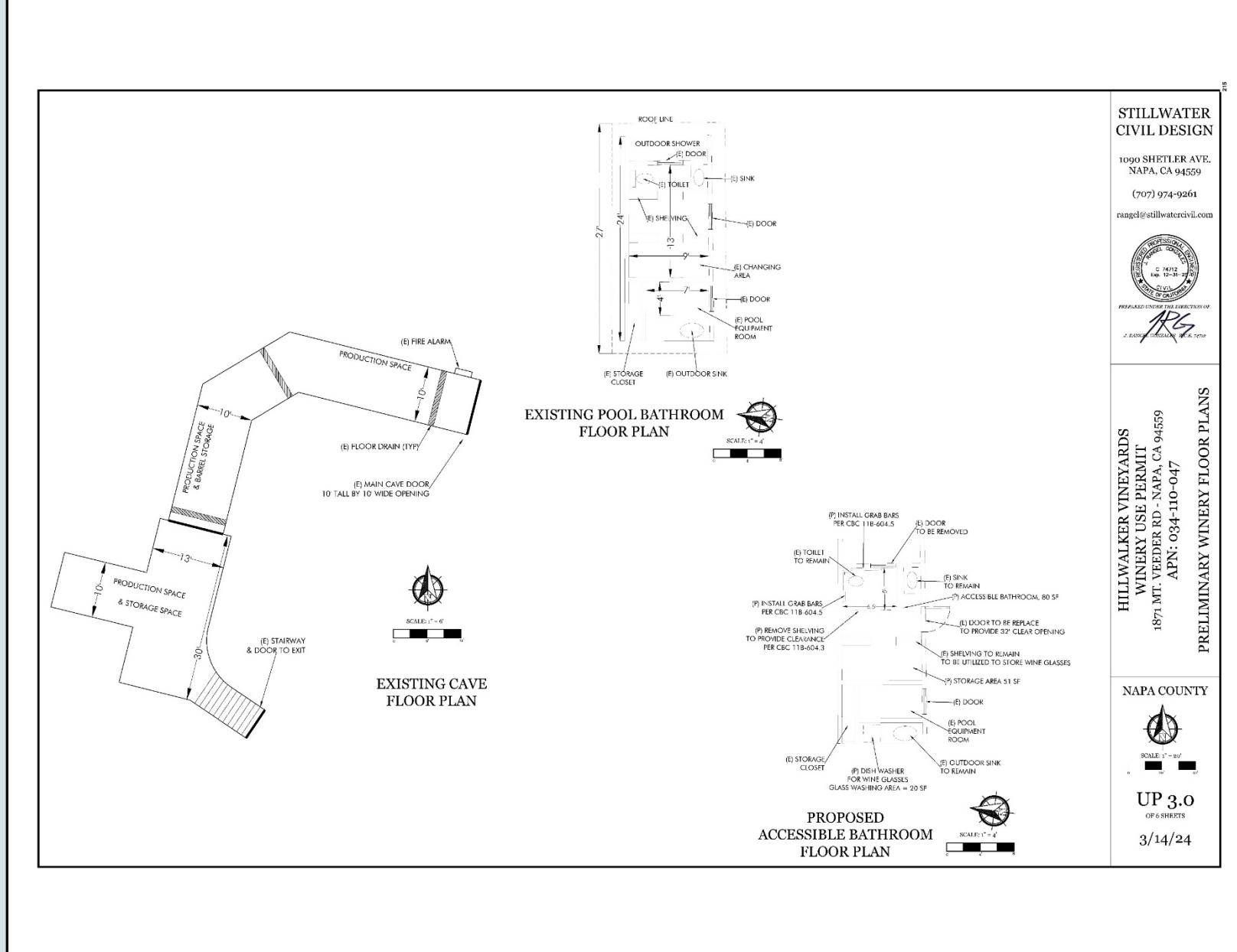
Hillwalker - Planning Commission Hearing - August 21, 2024 (GRAPHICS Attachment K)

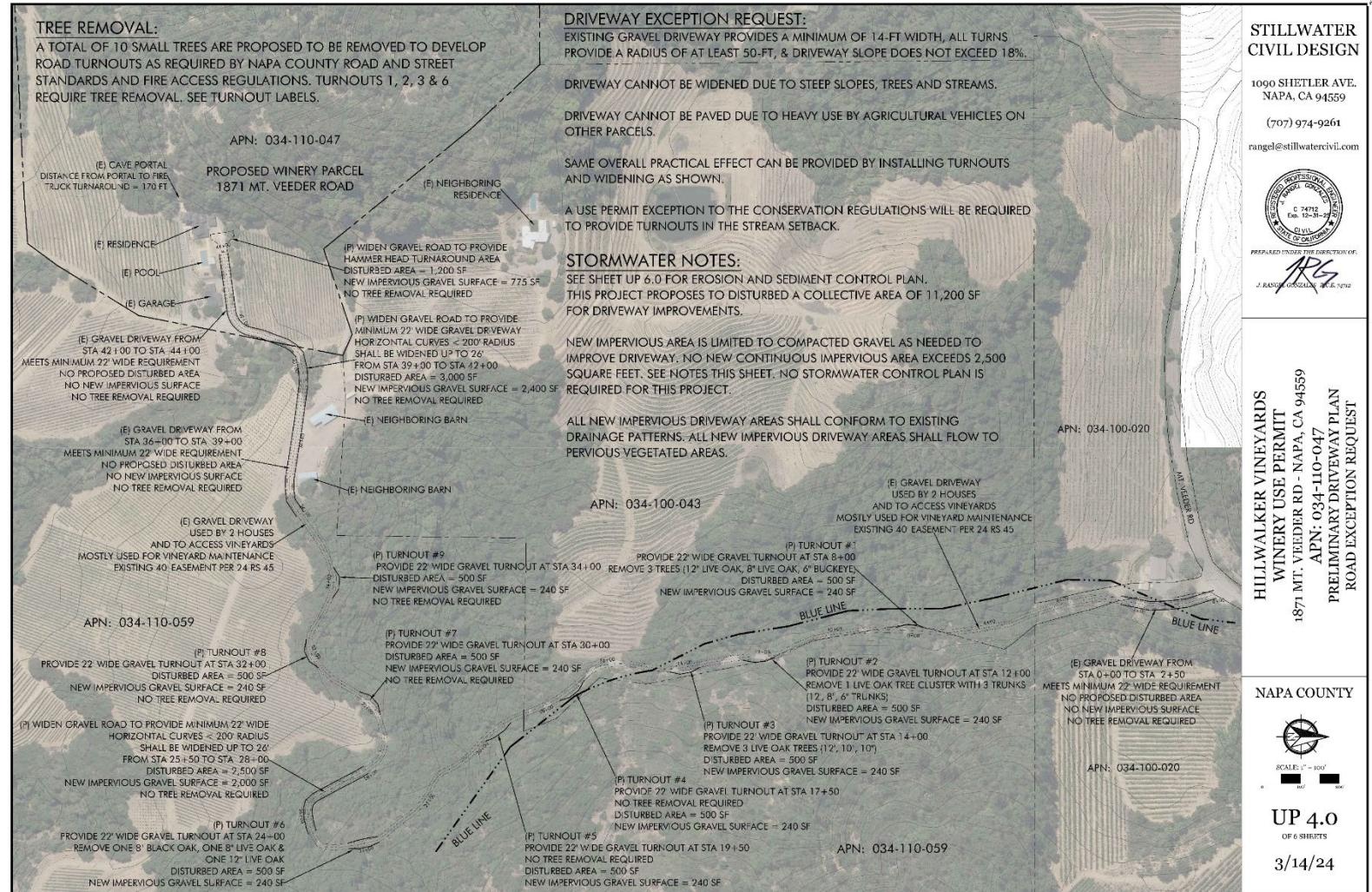


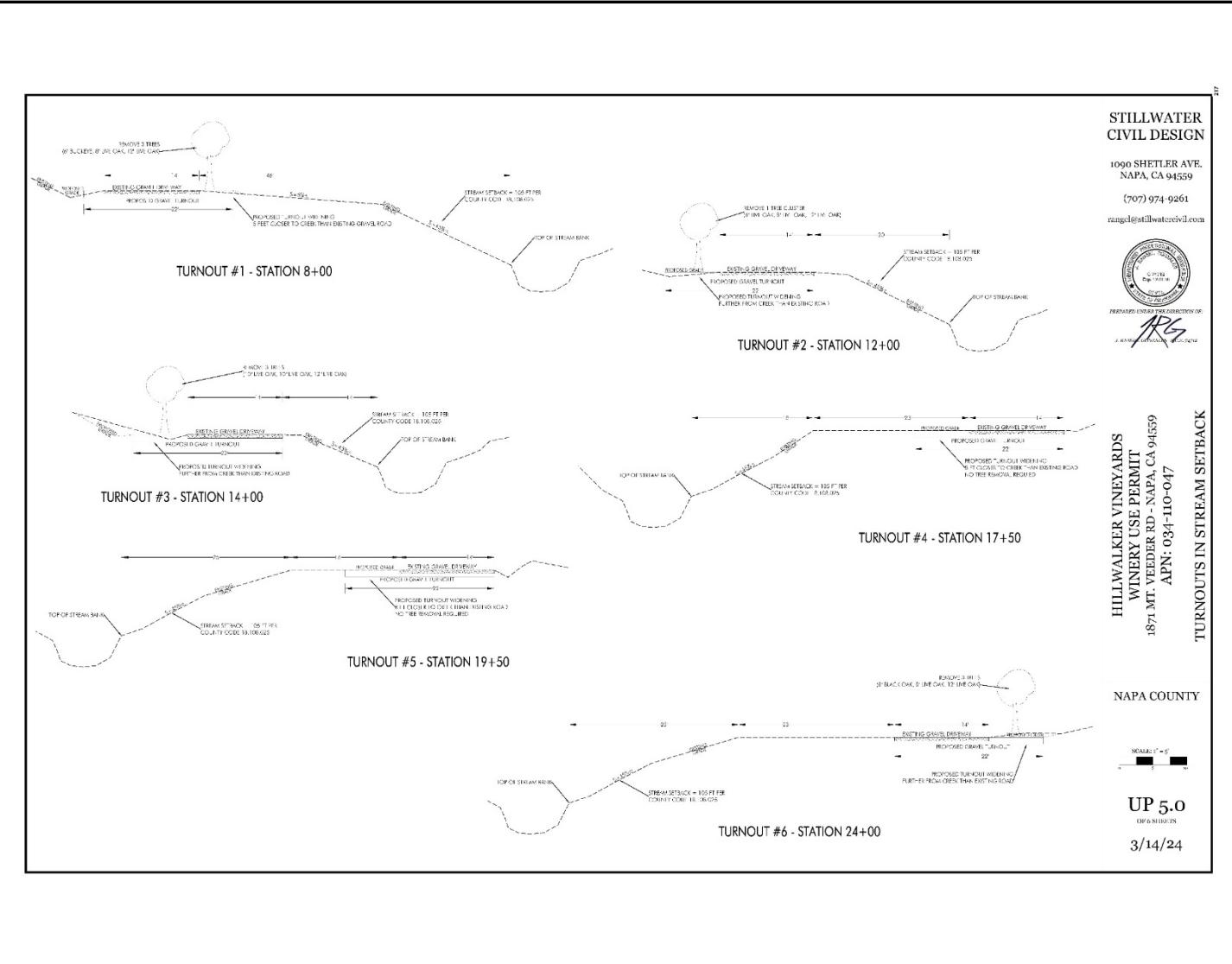
Hillwalker - Planning Commission Hearing - August 21, 2024 (GRAPHICS Attachment K)

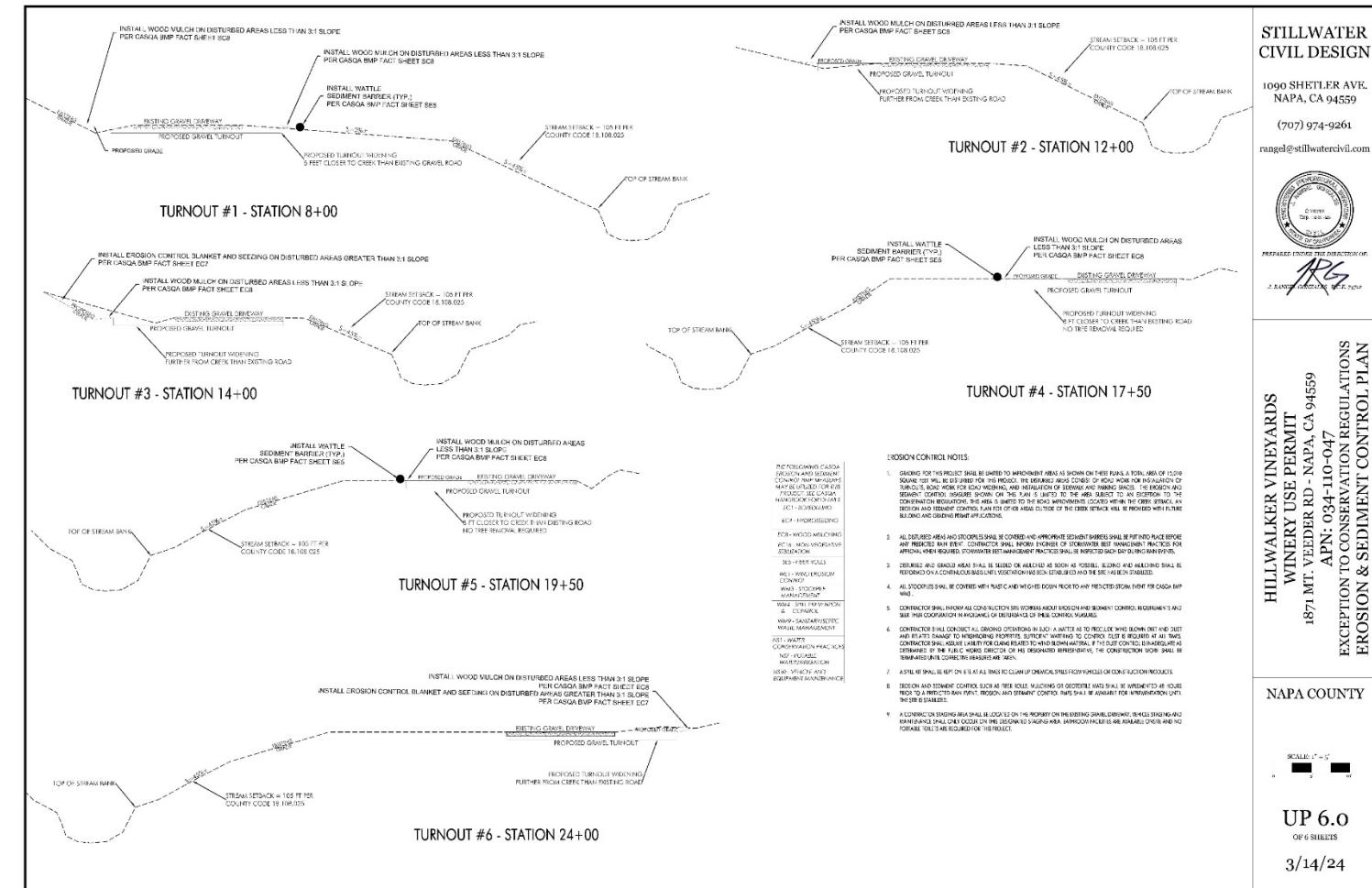


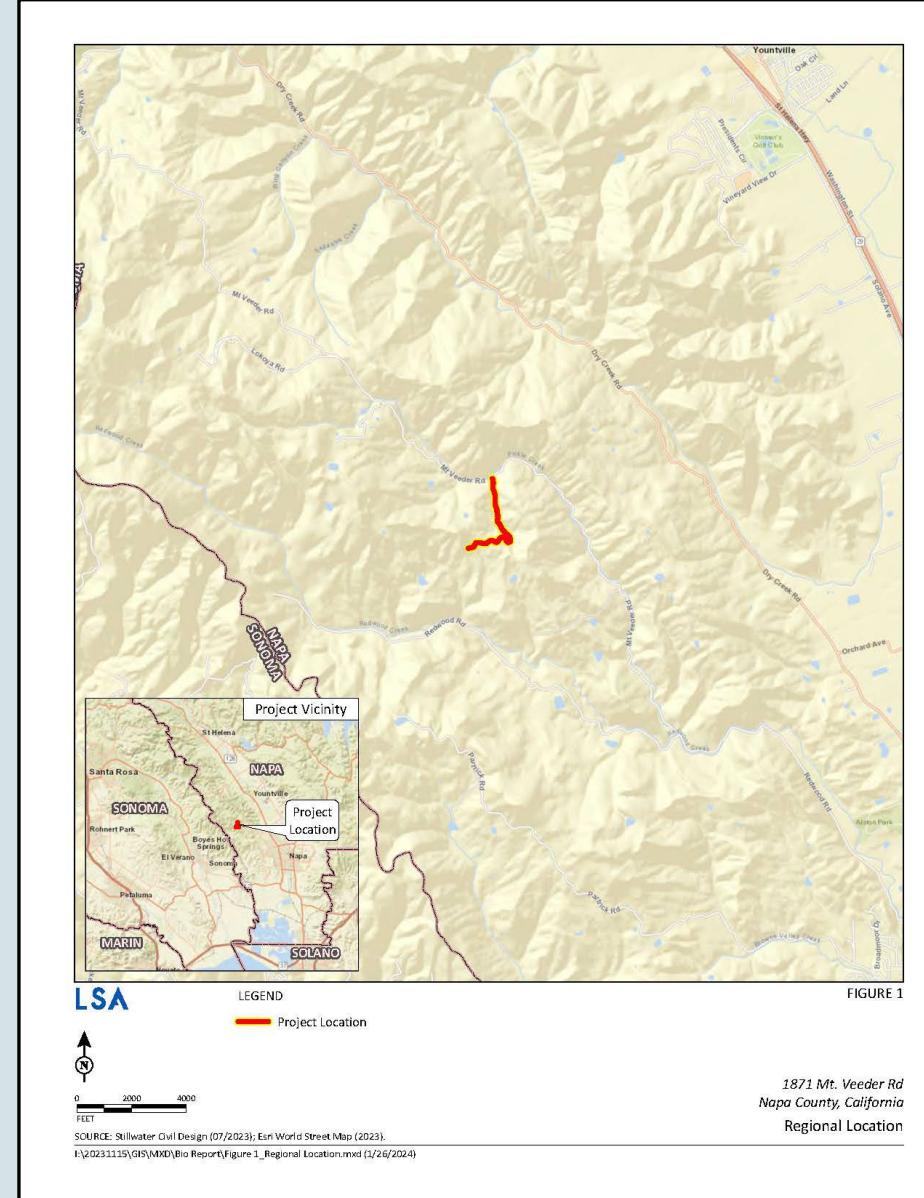
Hillwalker - Planning Commission Hearing - August 21, 2024 (GRAPHICS Attachment K)



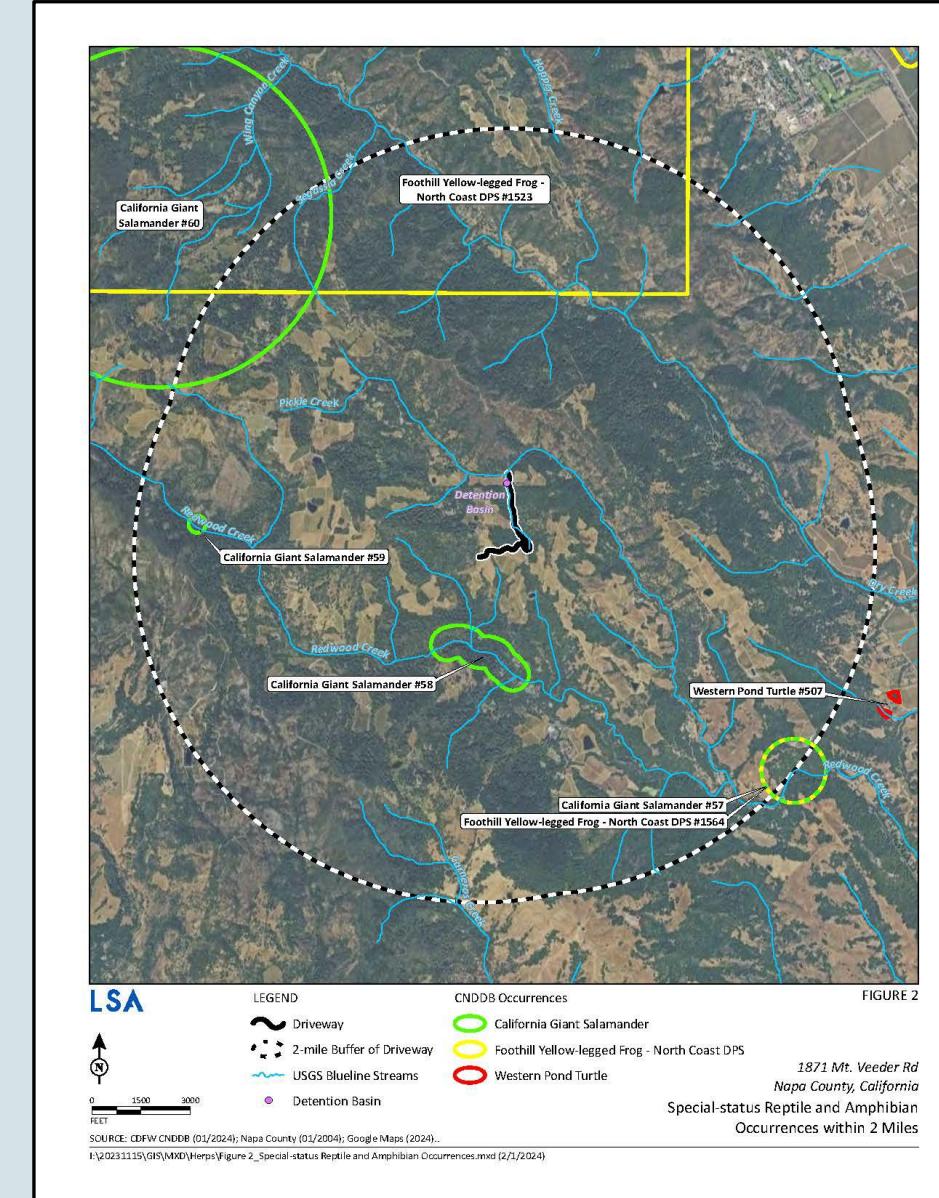








Hillwalker - Planning Commission Hearing - August 21, 2024 (Biological Habitat Assessment - Attachment J)



Hillwalker - Planning Commission Hearing - August 21, 2024 (Biological Habitat Assessment - Attachment J)



Photo 1: Ephemeral Drainage



Photo 2: Ephemeral Drainage



Photo 3: Detention Basin (Upper)



Photo 4: Detention Basin (Lower)

LSA

FIGURE 3
Page 1 of 2

Hillwalker Winery
Site Photographs

I:\20241473\G\PhotoPages.cdr (2/1/2024)



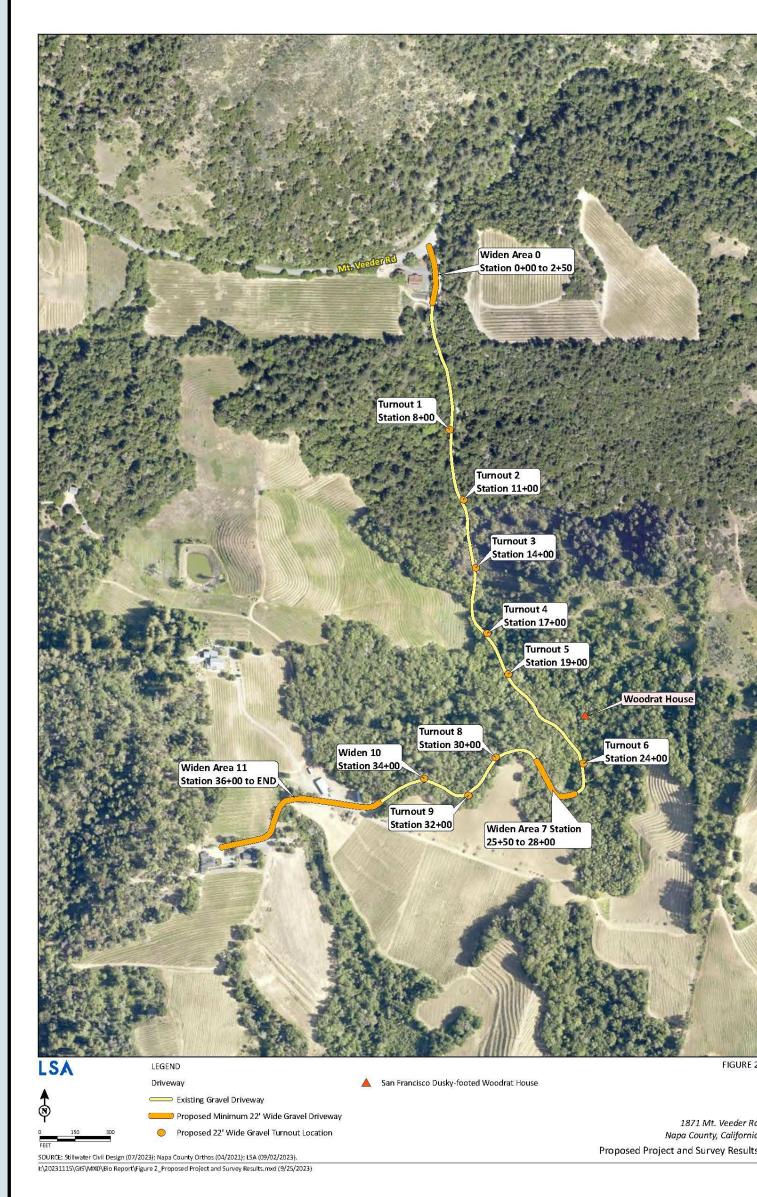
Photo 5: Culvert flow during precipitation.

LSA

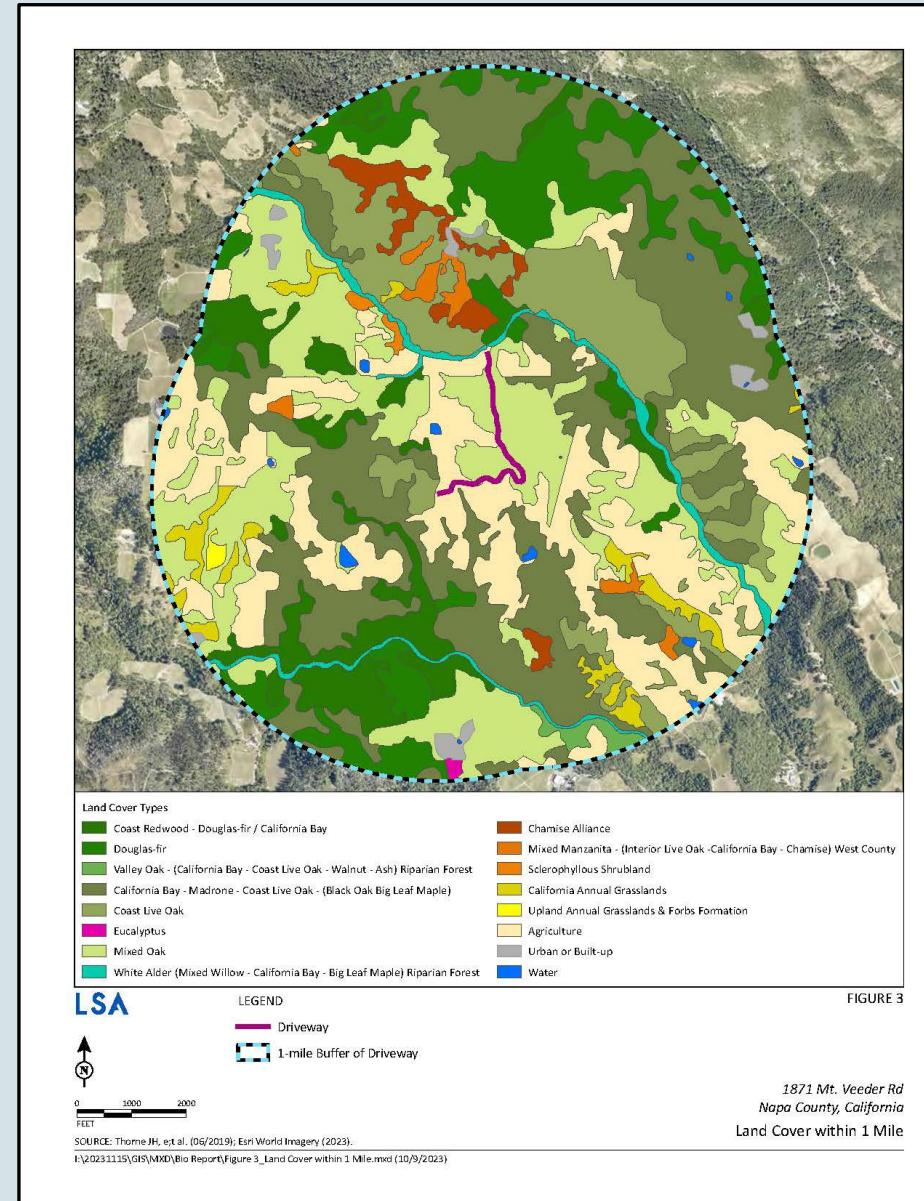
FIGURE 3
Page 2 of 2

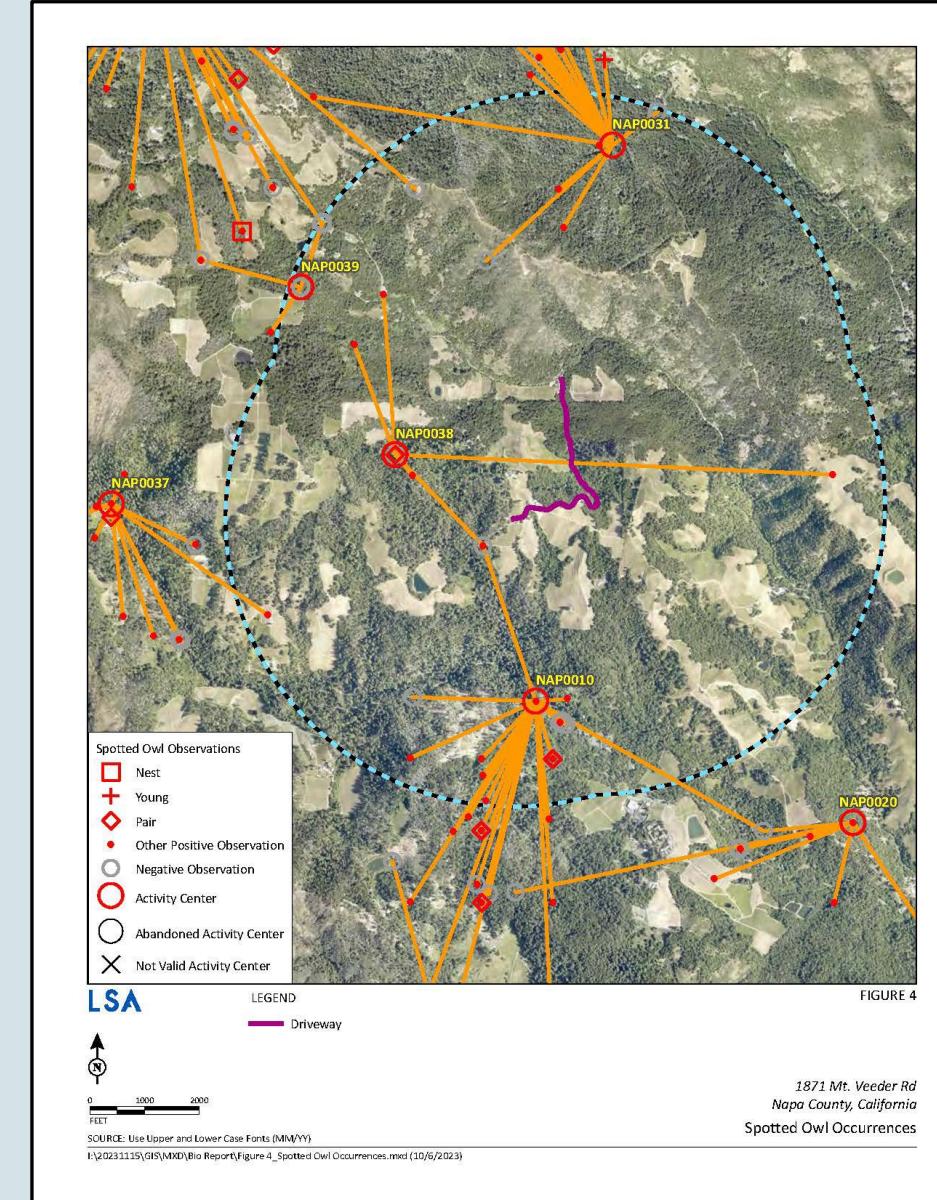
Hillwalker Winery
Site Photographs

I:\20241473\G\PhotoPages.cdr (2/1/2024)

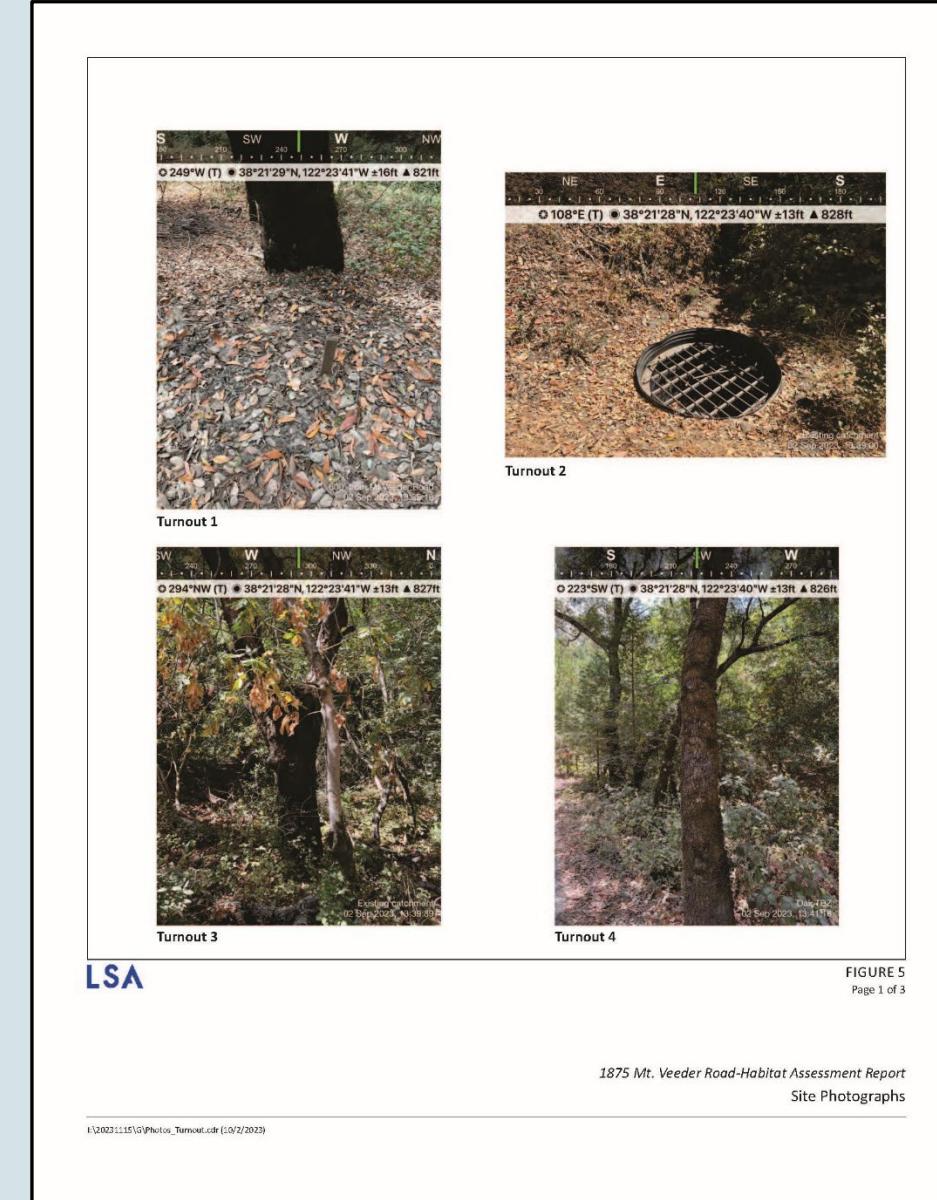


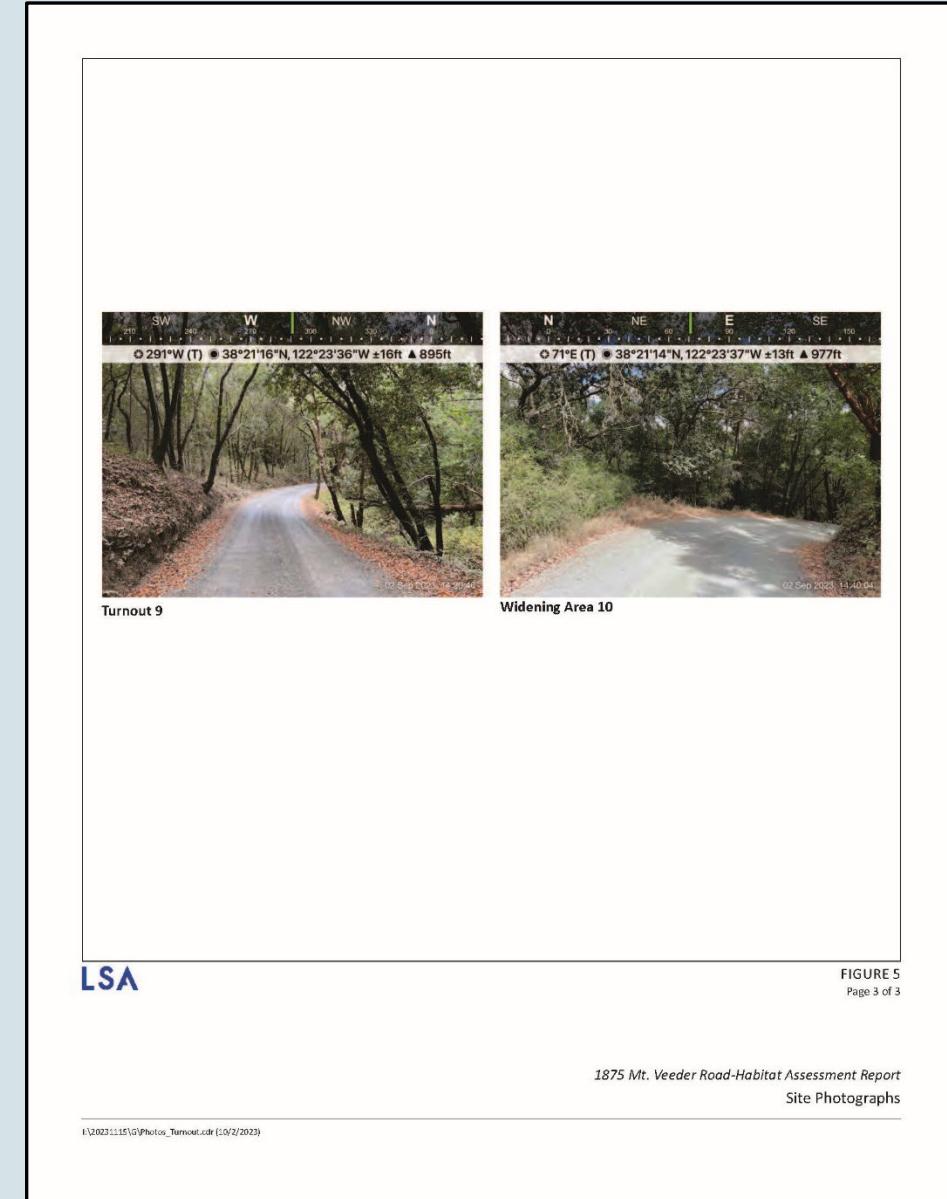
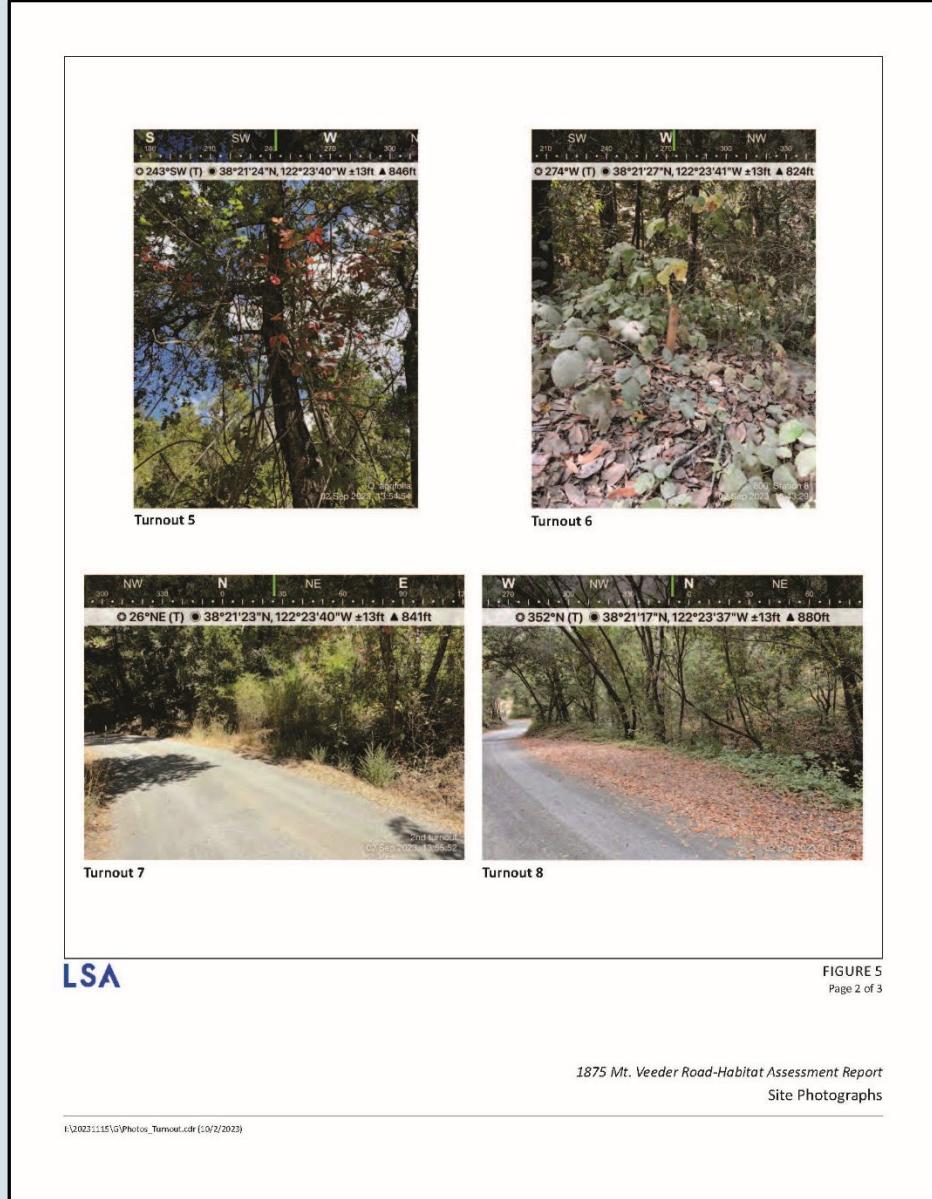
Hillwalker - Planning Commission Hearing - August 21, 2024 (Biological Habitat Assessment - Attachment J)



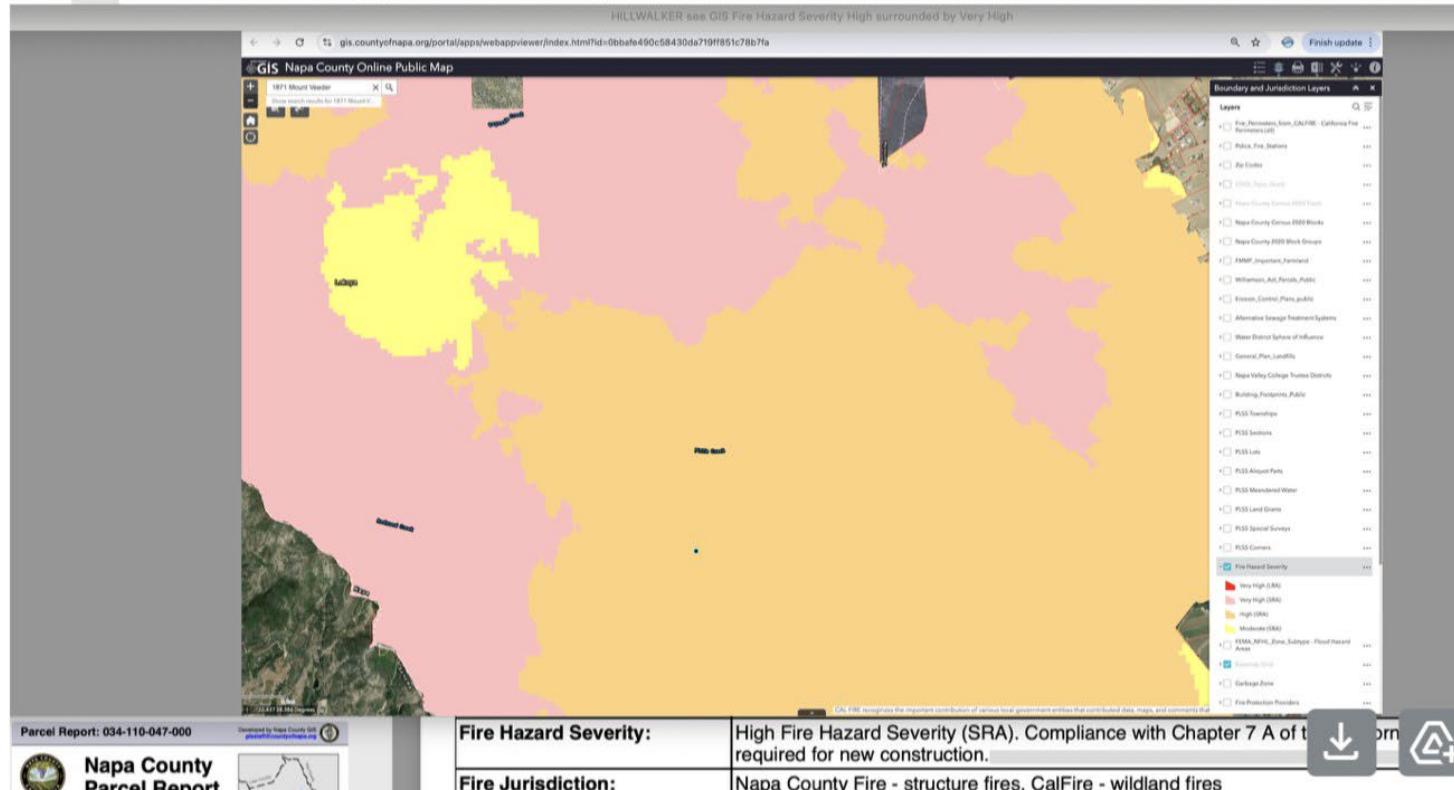


Hillwalker - Planning Commission Hearing - August 21, 2024 (Biological Habitat Assessment - Attachment J)





b. According to the Napa County Environmental resource maps (based on the following GIS layer – Fire Hazard Severity Zones), the proposed project is located within a moderate fire hazard severity zone and in the State Responsibility (SRA) zone. The private road terminates at Mount Veeder Road and provides access to State Highway 29 and the City of Napa. The proposed project's access road provides access to the winery and is adjacent to an existing vineyard, which is situated on slopes ranging from 0 to over 15 percent. The Fire Marshal's office and Engineering Division have reviewed the plans and determined that the proposed improvements would not result in a physical modification to the slope of the site, change prevailing winds, or alter other factors that would likely exacerbate wildfire risks and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts of the project would be less than significant.



"L"

Winery Comparison Analysis

Hillwalker Vineyards Winery (Use Permit P23-00101-UP) and Description
to the Commercial Zoning District (C-2) and the
Planning Commission Meeting Date: August 11, 2020

1

Hillwalker Vineyards Winery
Use Permit P23-00101-UP
Description to the Commercial Zoning District (C-2)
Planning Commission Meeting Date: August 11, 2020

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	4.5 acres
Proximity of Nearest Residence	838 feet
Number of Wineries Located Within One Mile	4
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	No
Primary Road Currently or Projected to be Level of Service D or Below	No
Primary Road a Dead End	No
Located Within a Flood Zone	No
Located Within a Municipal Reservoir Watershed	No

Hillwalker Vineyards Winery
Permit #P23-00101-UP
Summary of Location and Operation Criteria

LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	4.5 acres
Proximity of Nearest Residence	838 feet
Number of Wineries Located Within One Mile	4
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	No
Primary Road Currently or Projected to be Level of Service D or Below	No
Primary Road a Dead End	No
Located Within a Flood Zone	No
Located Within a Municipal Reservoir Watershed	No



Photo 4: Detention Basin (Lower)

Hillwalker – Unpermitted Dam – See Biological Study slide 13

CEQA HILLWALKER 8 Attachments

ceqanet opr.ca.gov/2024070222

CEQA

Notice of Completion

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State Review Period Start 7/5/2024
State Review Period End 8/5/2024
State Reviewing Agencies California Department of Forestry and Fire Protection (CAL FIRE), California Department of Parks and Recreation, California Department of Transportation, District 4 (DOT), California Department of Water Resources (DWR), California Native American Heritage Commission (NAHC), California Natural Resources Agency, California Regional Water Quality Control Board, San Francisco Bay Region 2 (RWQCB), Office of Historic Preservation, State Water Resources Control Board, Division of Drinking Water, State Water Resources Control Board, Division of Drinking Water, District 3, California Department of Fish and Wildlife, Bay Delta Region 3 (CDFW)

State Reviewing Agency California Department of Fish and Wildlife, Bay Delta Region 3 (CDFW)
Comments
Development Types Commercial (Winery Use Permit)(Sq. Ft. 1878, Acres 0.043, Employees 5)
Local Actions Use Permit, Exception to the Napa County Road & Street Standards
Project Issues Agriculture and Forestry Resources, Biological Resources
Local Review Period Start 7/6/2024
Local Review Period End 8/4/2024

Attachments

[Draft Environmental Document \[Draft IS, NOI, NOA, Public notices, OPR Summary Form, Appx.\]](#) [Biological Habitat Assessment_ISA_February 3 2024_OCR](#) [PDF 554K](#) [Graphics, OCR](#) [PDF 834K](#)
[Hillwalker Vineyards IS-MND and MMNP_OCR](#) [PDF 4602K](#)
[Northern Spotted Owl Habitat Assessment_ISA_June 10 2024_OCR](#) [PDF 3497K](#) [Notice of Intent_OCR](#) [PDF 211K](#)
[SCH Summary Form_OCR](#) [PDF 4K](#)

[Notice of Completion \[NOC\] Transmittal Form](#) [Notice of Completion & Environmental Document Transmittal_OCR](#) [PDF 233K](#)

[State Comment Letters \[Comments from State Reviewing Agency\(ies\)\]](#) [2024070222_CDFW Comment](#) [PDF 421K](#)

County of Napa PC 20240807 AGENDA HILLWALKER '18 Attachments

Planning Commission Agenda August 7, 2024

Mount Veeder Road. The project site is General Plan designated as Agriculture, Watershed and Open Space (AWOS); APNs: 034-110-047. Address is 1871 Mount Veeder Road, Napa. Access to the property is through APNS 034-100-020, 034-100-043, and 034-110-059.

STAFF RECOMMENDATION: Adopt the revised Mitigated Negative Declaration and approve the Exception to the Conservation Regulations, Exception to the County Road and Street Standards (RSS), and Winery Use Permit subject to the recommended conditions of approval.

STAFF CONTACT: Wendy Atkins, Planner II, (707) 259-8757 or wendy.atkins@countyofnapa.org

APPLICANT REPRESENTATIVE CONTACT: Kevin P. Morrison, Hillwalker Vineyards; 405 Alexander Avenue, Larkspur, CA 94939; (415) 509-4739; kmo@hillwalkervineyards.com

Attachments: [Attachment A Recommended Findings](#) [Attachment B Recommended Conditions of Approval](#) [Attachment C Initial Study - Revised Mitigated Negative Declaration](#) [Attachment D Use Permit Application Packet](#) [Attachment E Use Permit Exception to Conservation Regulations](#) [Application Packet](#) [Attachment F Road Exception Request](#) [Attachment G Water Availability Analysis](#) [Attachment H Wastewater Treatment and Disposal Feasibility Study](#) [Attachment I Northern Spotted Owl Habitat Assessment](#) [Attachment J Biological Habitat Assessment](#) [Attachment K Graphics](#) [Attachment L Winery Comparison Analysis](#) [Attachment M Correspondence](#) [Attachment N Revised Project Revision Statement](#) [Item 7A-Hillwalker Vineyards COA Memo\(added after initial agenda posting\).pdf](#) [Item 7A-Water Audit comment Hillwalker Vineyard\(added after initial agenda posting\).pdf](#)

[Download](#) [Open](#) [Print](#)

Hillwalker – CEQA has eight files, Planning approved sixteen

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Hillwalker Vineyards Winery Use Permit #P23-00101-UP, Exception to the Napa County Road & Street Standards, and Use Permit Exception to the Conservation Regulations #P23-00239-UP

Lead Agency: County of Napa Contact Person: Wendy Atkins
Mailing Address: 1195 Third Street Suite 210 Phone: (707) 259-8757
City: Napa Zip: 94558 County: Napa

Project Location: County: Napa City/Nearest Community: Napa

Cross Streets: Mount Veeder Road and Mt. Veeder School Rd. Zip Code: _____

Longitude/Latitude (degrees, minutes and seconds): 38 ° 21 ' 10.8 " N / 122 ° 23 ' 38 " W Total Acres: 20.46

Assessor's Parcel No.: 043-110-047-000 Section: 22 Twp.: 6N Range: 5W Base: _____

Within 2 Miles: State Hwy #: None Waterways: Pickle Creek, Dry Creek, Redwood Creek, Carneros Creek
Airports: None Railways: None Schools: None

Document Type:
CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: FONSI _____

Local Action Type:
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Exception to NCRSS

Development Type:
 Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 1878 Acres 0.043 Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Other: _____

Project Issues Discussed in Document:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:
AW (Agricultural Watershed)/Agriculture, Watershed and Open Space (AWOS)

Project Description: (please use a separate page if necessary)

Request for a new 7,000 gallon per year winery to allow the following:
1) conversion of a 1,500 sq. ft. residential cave to a commercial cave for wine production and storage; 2) conduct visitation activities in an existing unenclosed 298 sq. ft. covered patio area and allow on-site consumption in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); 3) allow tours and tastings by appointment with a weekly maximum of 113 visitors; 4) allow a marketing program of 12 marketing events per year with up to 45 guests per event; 5) up to two (2) fulltime and three (3) part-time employees; 6) hours of operation between 10 a.m. and 6 p.m. Monday through Sunday; 7) conversion of the existing pool house restroom (80 sq. ft.) to an accessible restroom; 8) provide on-site parking for 7 vehicles including an accessible parking space and an electric vehicle charging stations; and 9) installation of a 2,500-gallon hold and haul tank for winery process wastewater.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

Air Resources Board Office of Historic Preservation
 Boating & Waterways, Department of Office of Public School Construction
 California Emergency Management Agency Parks & Recreation, Department of
 California Highway Patrol Pesticide Regulation, Department of
 Caltrans District # Public Utilities Commission
 Caltrans Division of Aeronautics Regional WQCB #
 Caltrans Planning Resources Agency
 Central Valley Flood Protection Board Resources Recycling and Recovery, Department of
 Coachella Valley Mtns. Conservancy S.F. Bay Conservation & Development Comm.
 Coastal Commission San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
 Colorado River Board San Joaquin River Conservancy
 Conservation, Department of Santa Monica Mtns. Conservancy
 Corrections, Department of State Lands Commission
 Delta Protection Commission SWRCB: Clean Water Grants
 Education, Department of SWRCB: Water Quality
 Energy Commission SWRCB: Water Rights
 Fish & Game Region # 3 Tahoe Regional Planning Agency
 Food & Agriculture, Department of Toxic Substances Control, Department of
 Forestry and Fire Protection, Department of Water Resources, Department of
 General Services, Department of Other: _____
 Health Services, Department of Other: _____
 Housing & Community Development Native American Heritage Commission

Local Public Review Period (to be filled in by lead agency)

Starting Date 07/05/2024 Ending Date 08/04/24

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative: Wendy Atkins Digital signature by Wendy Atkins
Date: 2024-07-05 11:09:34 -0700 **Date:** _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Revised 2010

Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #:

Project Title: Hillwalker Vineyards Winery Exception, Use Permit, and Exception to the NCRSS

Lead Agency: County of Napa

Contact Name: Wendy Atkins

Email: wendy.atkins@countyofnapa.org

Phone Number: 707) 259-8757

Project Location: Napa

City

County

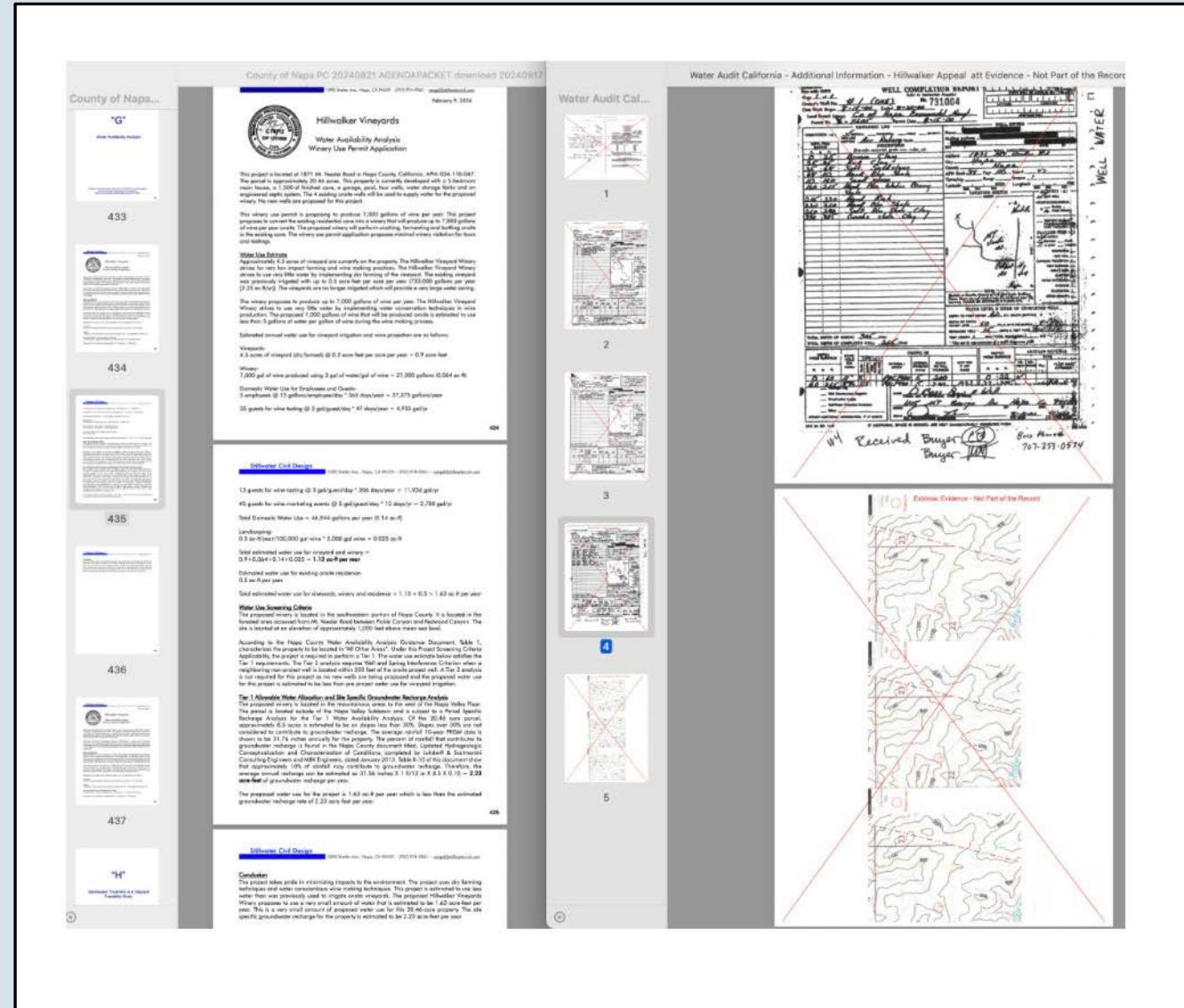
Project Description (Proposed actions, location, and/or consequences).

A new 7,000-gallon winery with the following characteristics: 1) Convert a 1,500 sq. ft. residential cave to a commercial cave; 2) conduct visitation activities within a 298 sq. ft. patio area and allow on-site consumption in accordance with Business and Professions Code Sections 23358, 23390 and 23396.5 (AB2004-Evans Bill); 3) Tours and tastings by appointment only as follows, with a weekly maximum of 113 visitors; 4) a marketing program of 12 marketing events per year with up to 45 guests per event; 5) up to two (2) fulltime and three (3) part-time employees during harvest and non-harvest seasons; 6) hours of operation between 10 a.m. and 6 p.m. Monday through Sunday; 7) convert the existing pool house restroom (80 sq. ft.) to an accessible restroom; 8) provide on-site parking for 7 vehicles including an accessible parking space and an electric vehicle charging stations; and 9) Installation of a 2,500-gallon hold and haul tank for winery process wastewater. An exception to the NCRSS for selective reduction in the width of the private access road, and an exception to the Conservation Regulations in the form of a Use Permit is also being requested to allow road improvements within the required stream setback. APNs: 034-110-047, 034-100-020, 034-100-043, 034-110-059, 1871 Mount Veeder Road, Napa.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please see Mitigation and Monitoring Reporting program Document as well as other associated project submittal attachments.

Revised September 2011



Hillwalker – Critical county records were omitted from disclosure

Extrinsic Evidence - Not Part of the Record

Date: 4/16/2006 Time: 12:30:26 PM
Page 1 of 3

TO: Jason Hacheder
From: Mark Holler

4/12/06
RECEIVED
JUN 15 2006
DEPT. OF
ENVIRONMENTAL MANAGEMENT

Jason,
Here are the driller's reports for the
two highest flow wells. #1 is 15 gpm and #3
is 3-5 gpm. There are two other wells at .5 gpm
and the man dug well around that rate too
in late summer. Right now they will pump
water as fast as the pump will go.

Mark Holler

Please forward these to the county and
see if they will be adequate.

MH

From: Mark Holler To: Gary Calorezo
Date: 6/6/2006 Time: 7:41:02 AM
Page 2 of 2

DAVE BESS PUMP & WELL
1115 MT GEORGE AVE.
NAPA, CALIF. 94558
(707) 253-0574
LIC.# C-57-C-10487027
"WATER WELL TEST" DATE: 04/25/2006
LOCATION (well address): 1871 MT. VINEER RD. REPORT NO. W-06-006
TEST REQUESTOR: MARK HOLLER NAPA, CA. 94558
PH. # 650-325-4510
SURFACE INSPECTION

CASING DIA. 3" PVC EST. AGE OF WELL 2000 DEPTH OF WELL 305 FT
PRESSURE TANKS (FUNCTIONAL) SANITARY SEAL (FUNCTIONAL)
PIPING SYSTEM (FUNCTIONAL) ELECTRICAL SYSTEM (FUNCTIONAL)
SIZE OF PUMP 1/2 (HP) EST. AGE OF PUMP: 5 YRS.
OPERATING VOLTS: 240 AMPS: LI 8.5 L II 8.4

FLOW TEST DATA
METHOD OF TEST: 2 HOUR OPEN FLOW DISCHARGE TEST USING THE INSTALLED
PUMP AND EXISTING EQUIPMENT. (TEST EQUIPMENT USED), 2" FLOW METER,
1 1/4" THROTTLING DISCHARGE VALVE, 0/200 PRESSURE GAGE AND A POWERS
WELL DEPTH STATIC METER.

TIME	RATE (GPM)	WATER LEVEL
10:00	12	46 FT
10:30	12	80 FT
11:00	10	108 FT
11:30	10	116 FT
12:00	10	116 FT
12:30	10	116 FT

STATIC LEVEL PRIOR TO TEST 46 FT STATIC LEVEL @ END OF TEST 116 FT
ONE HOUR SUSTAINED WATER LEVEL @ 116 FT
TOTAL DRAW DOWN DURING THIS TEST WAS 70 FT
(AVG.)GALLONS PER MIN. 10 FOR 2 1/2 HOURS OF TESTING.

GENERAL COMMENTS
This test may not be representative of the well's long term yield.
Well and well equipment in working condition @ time of testing. Remaining life expectancy for
pump and components unknown @ this time.

TEST CONDUCTED BY: R. Beatt DATE: 4/25/06
(optional) CHEMICAL TEST PERFORMED: YES NO

From: Mark Holler To: Jason Hocheder Date: 4/16/2006 Time: 12:20:28 PM Page 2 of 3

Extrinsic Evidence - Not Part of the Record

ORIGINAL File with DWR		STATE OF CALIFORNIA WELL COMPLETION REPORT		Refer to Instruction Pamphlet	
Page 1 of 1 Owner's Well No. <u>DEWATER # 3</u>		No. <u>792117</u>		DNR USE ONLY - DO NOT FILL IN	
Date Work Began <u>11/24/02</u> , Ended <u>11/24/02</u>		STATE WELL NO/STATION NO.		LATITUDE _____ LONGITUDE _____	
Local Permit Agency <u>NAPA COUNTY ENVIRONMENTAL DEPT</u>		APN Book <u>34</u> Page <u>110</u> Parcel <u>47</u>		APN Book _____ Page _____ Parcel _____	
Permit No. <u>98-12266</u>		APN Book _____ Page _____ Parcel _____		APN Book _____ Page _____ Parcel _____	
GEOLOGIC LOG					
ORIENTATION	✓ VERTICAL	HORIZONTAL	ANGLE (SPECIFY)	WELL OWNER	
DEPTH FROM SURFACE	DRILLING ROTARY			Name _____	
FL. TO FT.	METHOD FLUID AIR			Mailing Address _____	
DESCRIPTION					
0:	16: DECOMPOSED SANDSTONE CALY			CITY _____ STATE _____ ZIP _____	
16:	28: HARDER DECOMPOSED SANDSTONE			Address <u>1871 MT. VEEDER RD</u>	
28:	32: SANDSTONE / CLAY MIX			City <u>NAPA CA 94558</u>	
32:	58: HARDER BLUE SHALE			County <u>NAPA</u>	
58:	80: HARD SHALE			APN Book <u>34</u> Page <u>110</u> Parcel <u>47</u>	
TOWNSHIP _____ RANGE _____ SECTION _____					
Latitude _____					
DEG MIN SEC					
NORTH					
EAST					
WEST					
LOCATION SKETCH					
<input checked="" type="checkbox"/> NEW WELL <input type="checkbox"/> MODIFICATION/PAIR <input type="checkbox"/> DRILL <input type="checkbox"/> OTHER (Specify) _____ <input type="checkbox"/> DESTROY <input type="checkbox"/> RELOCATE <input type="checkbox"/> REMOVE <input type="checkbox"/> OTHER (Specify) _____ <input type="checkbox"/> PLANNED USES (✓) <input type="checkbox"/> WATER SUPPLY <input type="checkbox"/> DOMESTIC <input type="checkbox"/> PUBLIC <input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> DRILLING <input type="checkbox"/> TEST WELL <input type="checkbox"/> GROUTING <input type="checkbox"/> HEAT EXCHANGER <input type="checkbox"/> DIRECT PUSH <input type="checkbox"/> INJECTION <input type="checkbox"/> VAPOR EXTRACTION <input type="checkbox"/> SPARING <input type="checkbox"/> REMEDIATION <input type="checkbox"/> OTHER (Specify) _____ <input type="checkbox"/> DEMOLITION					
Structure or Existing Dunes of Well from Roads, Buildings, Fences, Trees, etc. and sketch a map. Use additional page if necessary. PLEASE BE ACCURATE & COMPLETE.					
WATER LEVEL & YIELD OF COMPLETED WELL DEPTH TO FIRST WATER <u>21</u> (FT) BELOW SURFACE <u>1</u> DEPTH OF STATIC WATER LEVEL <u>21</u> (FT) & DATE MEASURED <u>11/24/02</u> ESTIMATED YIELD <u>TO 5</u> (GPM) & TEST TYPE <u>AIR LIFT</u> TEST LENGTH <u>2</u> (FT) TOTAL DRAWDOWN <u>80</u> (FT) May not be representative of a well's long-term yield.					
TOTAL DEPTH OF BORING <u>80</u> (Feet) TOTAL DEPTH OF COMPLETED WELL <u>80</u> (Feet)					
CAVING (✓) DEPTH FROM SURFACE BORE HOLE DIAM. (IN.) TYPE (✓) FT. TO FT. IN. IN. MATERIAL / GRAIN 0: <u>24</u> <u>11 1/2"</u> ✓ <u>F460 PVC</u> <u>5"</u> <u>205</u> 24: <u>80</u> <u>8 3/4"</u> ✓ <u>F460 PVC</u> <u>5"</u> <u>205</u> <u>.032</u>					
ABUTMENT MATERIAL DEPTH FROM SURFACE CAVEMENT (✓) NEW FORMATE (✓) FIL (✓) FILTER PACK (TYPE/SIZE) FT. TO FT. IN. IN. FT. IN. 0: <u>24</u> ✓ <u>.032</u> ✓ <u>3/8" PEA GRAN</u> 24: <u>80</u>					
ATTACHMENTS (✓) <input type="checkbox"/> Geologic Log <input type="checkbox"/> Well Construction Diagram <input type="checkbox"/> Geophysical Log <input type="checkbox"/> Water Chemical Analysis <input type="checkbox"/> Other _____ ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.					
CERTIFICATION STATEMENT I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief. NAME: <u>DAVE NESS PUMP & WELL</u> ADDRESS: <u>1116 MT. GEORGE AVE.</u> CITY: <u>NAPA</u> STATE: <u>CA</u> ZIP: <u>94558</u> DATE: <u>11/24/02</u> DATE ISSUED: <u>11/24/02</u> C-104-C-104-4872027 C-32 LICENSE NUMBER					
If additional space is needed, use next consecutively numbered form DNR 10 REV. 11-97 W3					

Hillwalker – Critical county records were omitted from disclosure

Extrinsic Evidence - Not Part of the Record

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet
No. 792116

File with DWR
Page 1 of 1
Owner's Well No. DEWATER #2
Date Work Began 11/2/2002 Banded 11/22/02
Local Permit Agency NAPA COUNTY ENVIRONMENTAL DEPT
Permit No. 98-12265 Permit Date 11/20/02

DWR USE ONLY -- DO NOT FILL IN

STATE WELL NO. STATION NO.	LATITUDE	LONGITUDE
1118 MT. GEORGE AVE.		
APPROPRIATION		

GEOLOGIC LOG

ORIENTATION	VERTICAL	HORIZONTAL	ANGLE (SPECIFY)
DEPTH FROM SURFACE	DRILLING METHOD	ROTARY	FLUID AIR
FT. TO FT.	DESCRIPTION	Describe material, grain size, color, etc.	
0	18	SOFT SANDSTONE CLAY "ORANGEISH"	
18	28	HARD SANDSTONE	
28	60	GUMBO SHALE 70% CLAY 30% SOLIDS	
[Large empty table for additional logs]			

WELL OWNER

Name	Mailing Address		
CITY			
Address 1871 MT VEEDER RD			
City NAPA CA 94558			
County NAPA			
APN Book 24 Page 110 Parcel 47			
Township _____ Range _____ Section _____			
Latitude _____			
DEG. MIN. SEC.	DEG. MIN. SEC.		
LOCATION SKETCH			
ACTIVITY (L.)			
<input checked="" type="checkbox"/> NEW WELL <input type="checkbox"/> REPAIR <input type="checkbox"/> OTHER (Specify) _____			
DESTROY (Specify Procedure and Date of Removal from Geologic Log)			
PLANNED USES (L.)			
<input checked="" type="checkbox"/> WATER SUPPLY <input type="checkbox"/> Domestic <input type="checkbox"/> Public <input type="checkbox"/> Irrigation <input type="checkbox"/> Industrial <input type="checkbox"/> Monitoring <input type="checkbox"/> TEST WELL <input type="checkbox"/> PROTECTION <input type="checkbox"/> HEAT EXCHANGER <input type="checkbox"/> DIRECT PUSH <input type="checkbox"/> INJECTION <input type="checkbox"/> VAPOR EXTRACTION <input type="checkbox"/> SPARING <input type="checkbox"/> REMEDIATION <input type="checkbox"/> OTHER (Specify) _____ <input type="checkbox"/> DEWATERING			
DEPTH TO FIRST WATER	18	(FT. BELOW SURFACE)	1
DEPTH OF STATIC	10	(FT. & DATE MEASURED)	11/2/2002
ESTIMATED YIELD	TO 2	(GPM & TEST TYPE)	PUMP
TEST LENGTH	1	(FT.) TOTAL DRAWDOWN	50 (FT.)
May not be representative of a well's long-term yield.			
Geologic Log			
Well Construction Diagram			
Geophysical Logs			
Soil/Soil Chemical Analysis			
Other			

Hillwalker – Critical county records were omitted from disclosure

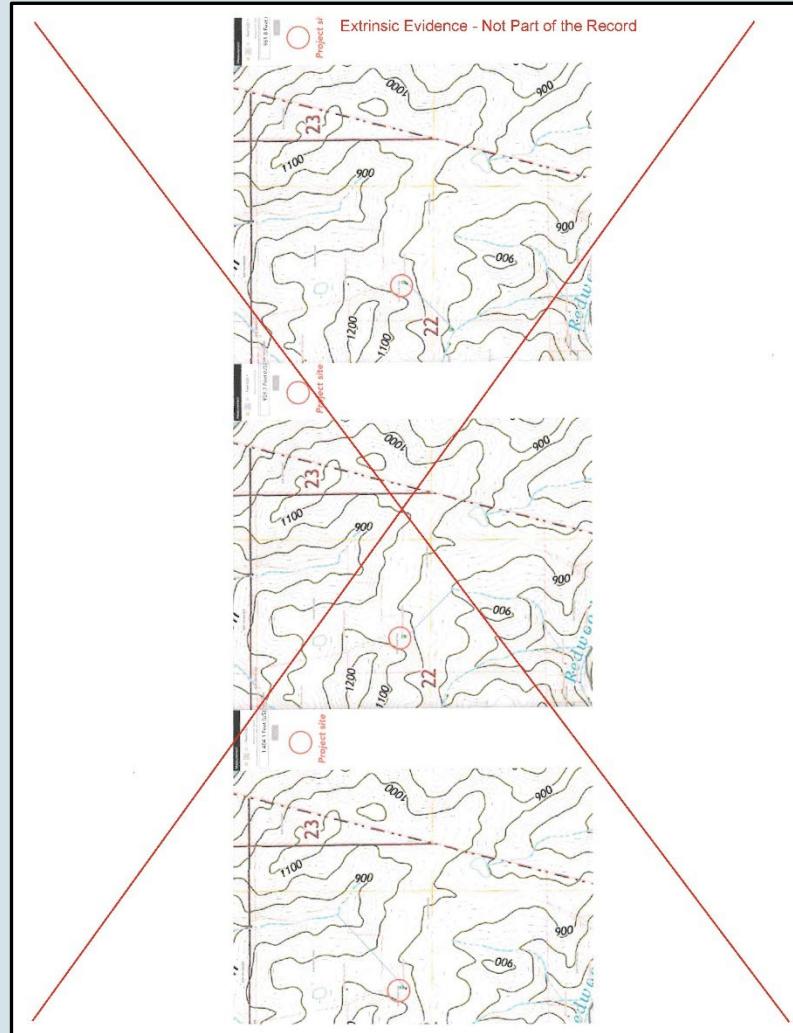
Extrinsic Evidence - Not Part of the Record

Page 3 of 3

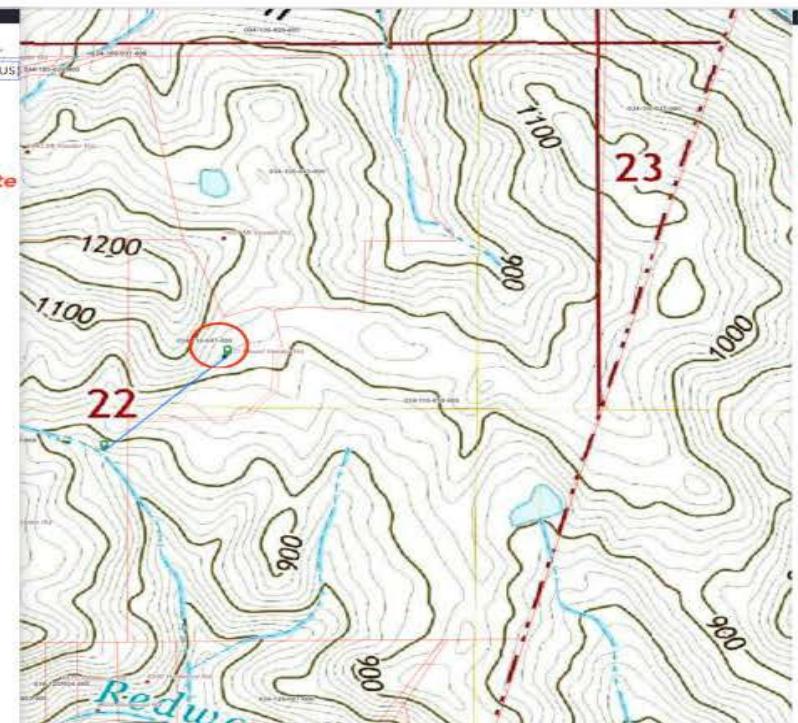
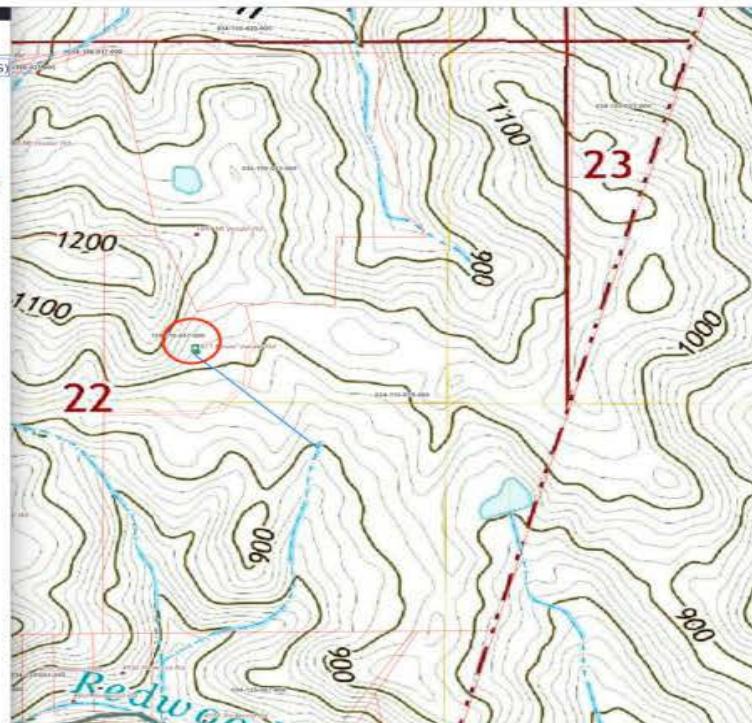
From: Mark Holler To: Jason Hocher
Date: 4/16/2008 Time: 12:20:28 PM

SEP-12-08 TUE 6:11:15 PM DAVE BESS PUMPS & HELLS TBT 205 0574 P-81
STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to California People's
File with DWR
Permit No. 731004
Owner's Well No. #1 (CONE)
Date Work Began 8-15-08 End 8-20-08
Local Permit Agency City of Napa Environmental Agency
Permit No. H-1004 Permit Date 8-15-08

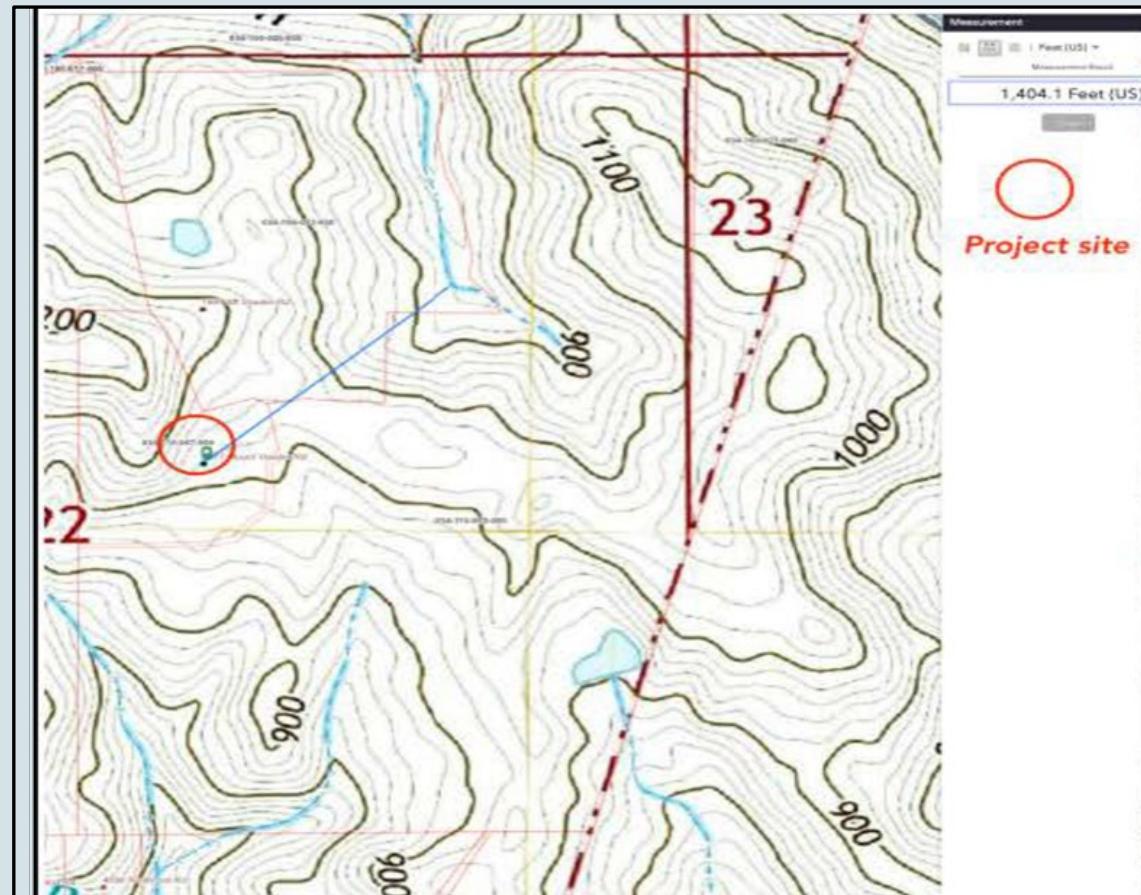
GEOPHYSIC LOG		WELL OWNER	
DEPTH, FEET SHELF	DESCRIPTION	NAME	MAILING ADDRESS
0 - 25	Brick Clay		
25 - 35	Soft Clay		
35 - 45	Saddleback		
45 - 112	Hard Blue Shale		
112 - 160	Sandstone		
160 - 215	Hard Blue Limestone		
215 - 220	Shale		
220 - 240	Hard Blue Shale		
240 - 260	Soft Blue Shale		
260 - 305	Calcareous shale		
305 - 340	Calcareous shale		
340 - 360	Calcareous shale		
360 - 380	Calcareous shale		
380 - 400	Calcareous shale		
400 - 420	Calcareous shale		
420 - 440	Calcareous shale		
440 - 460	Calcareous shale		
460 - 480	Calcareous shale		
480 - 500	Calcareous shale		
500 - 520	Calcareous shale		
520 - 540	Calcareous shale		
540 - 560	Calcareous shale		
560 - 580	Calcareous shale		
580 - 600	Calcareous shale		
600 - 620	Calcareous shale		
620 - 640	Calcareous shale		
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660 - 680	Calcareous shale		
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Hillwalker – Critical county records omitted from disclosure



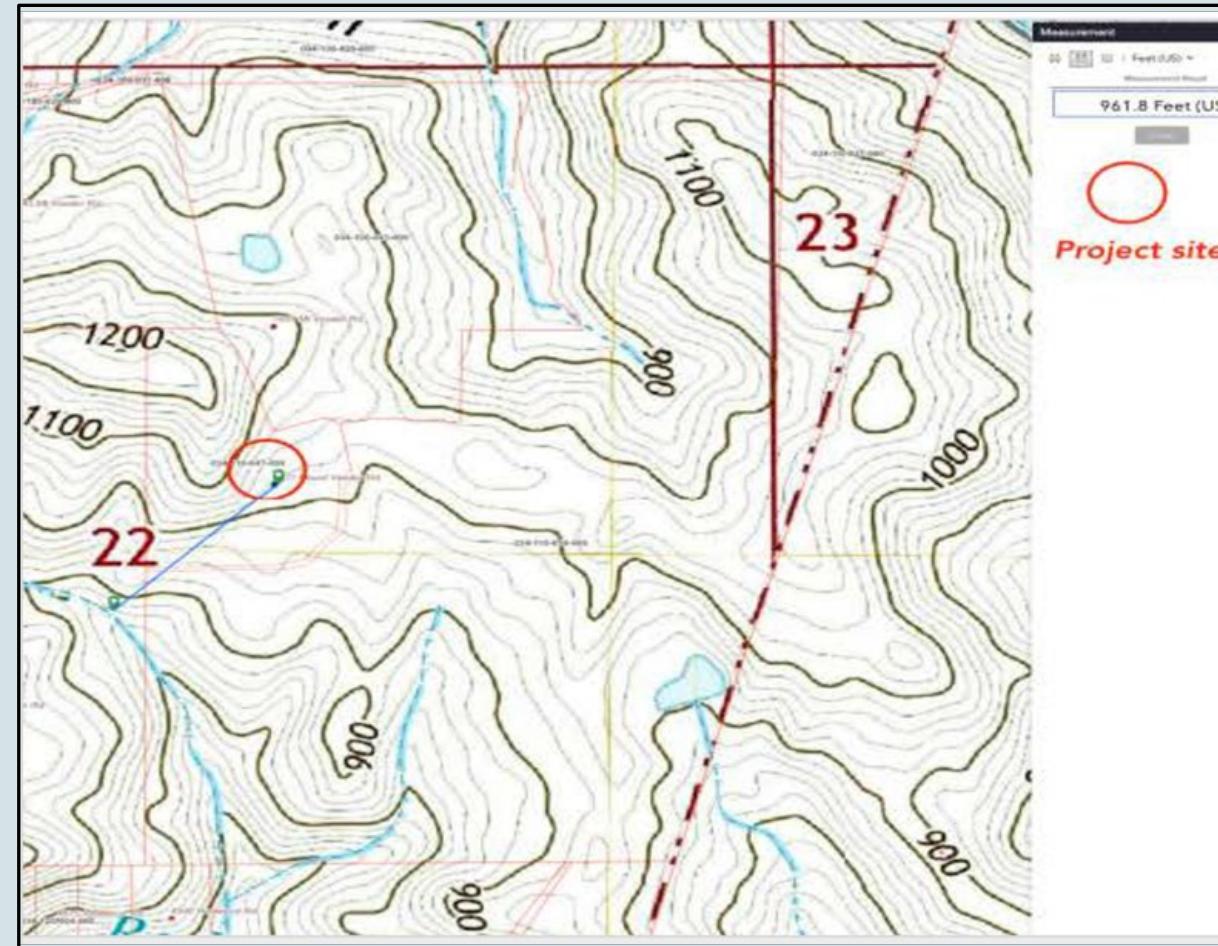
1,404 feet well to watercourse



959 feet well to watercourse



961 feet well to watercourse



4.0 OPERATIONAL CHARACTERISTICS OF THE PROJECT

Permittee shall comply with the following during operation of the winery:

4.1 GENERAL PROVISIONS

Consistent with the County Code, tours and tastings and marketing may occur at a winery only where such activities are accessory and "clearly incidental, related, and subordinate to the primary operation of the winery as a production facility."

Tours and tastings (defined below) may include food and wine pairings, where all such food service is provided without charge except to the extent of cost recovery and is incidental to the tasting of wine. Food service may not involve menu options and meal service such that the winery functions as a café or restaurant.

Retail sales of wine shall be permitted as set forth in the County Code.

4.2 TOURS AND TASTINGS/VISITATION

Tours and tastings by appointment only as follows, with a weekly maximum of 113 visitors:

- a. Seven days per week, Monday through Sunday
- b. Frequency: 47 days of tours and tastings with up to 35 visitors maximum.
- c. Frequency: 306 days of tours and tastings with up to 19 visitors maximum.
- d. Frequency: 25 or more people will be allowed at the winery for a maximum of 59 days per year.
- e. Hours of visitation: 10:00 am to 6:00 pm.

"Tours and tastings" means tours of the winery and/or tastings of wine, where such tours and tastings are limited to persons who have made unsolicited prior appointments for tours or tastings. To the maximum extent feasible, scheduling of reoccurring vehicle trips to and from the site for employees and deliveries shall not occur during peak travel times (2:30 p.m. to 3:30 p.m. on weekdays and 2:00 p.m. to 3:00 p.m. on Saturdays and Sundays).

A log book (or similar record) shall be maintained to document the number of visitors to the winery (for either tours and tastings or marketing events), and the dates of the visits. This record of visitors shall be made available to the Planning, Building and Environmental Services (PBES) Department upon request.

Page 3 of 21

Revised Conditions of Approval
Hillwalker Vineyards Winery, P23-00101 and P23-00239
August 21, 2024

4.3 MARKETING

Marketing events shall be limited to the following:

- a. Private Food and Wine Tastings
 - 1. Frequency: 12 times per year
 - 2. Maximum number of persons: 45
 - 3. Time of Day: 10:00 a.m. to 10 p.m.
- b. All food for the marketing events will be catered and prepared off-site.
- c. No wine/visits for tours and tastings will be held on the same day as a

Stillwater Civil Design

1090 Shafter Ave., Napa, CA 94559 - (707) 974-9741 - ncp@stillwatercd.com
of process wastewater per gallon of wine.

A hold and haul process wastewater disposal system will be permitted and installed to dispose of the process wastewater. It is estimated by the property owner and wine maker that the total process wastewater production will be approximately 3.0 gallons per gallon of wine or 21,000 gallons per year.

The peak daily winery process wastewater production is calculated as follows:

Annual Winery Production in Gallons = 7,000 gallons per year

Multiplication Factor = 1.5

Crush Days for Wineries Producing 20,000 Gallons or Less = 30 days

Daily Peak Process Wastewater Production = 7,000 gal. * 1.5 / 30 day = 350 gal/day

It is estimated that the peak daily wastewater flow from the proposed winery will be 350 gallons per day.

It is required to provide at least 7 days of storage for a hold and haul winery process wastewater system. The minimum required holding tank will be $7 * 350 \text{ gallons} = 2,450 \text{ gallons}$. One 2,500 gallon holding tank will be proposed to be installed for the hold and haul system.

Process wastewater reserve area will be available through onsite treatment and surface drip irrigation to the existing vineyard. The property has two vineyards. An upper vineyard is approximately 1.5 acres and the lower vineyard is approximately 3.0 acres. The upper vineyard contains the existing domestic wastewater system and reserve area. Portions of the upper vineyard also falls within groundwater well setbacks. The upper vineyard is not proposed to be used for the winery process wastewater reserve area. The lower vineyard is outside of all setback and is proposed to be used as the winery process wastewater reserve area. The lower vineyard is approximately 3.0 acres. There are approximately 900 vines per acre for a total of 2,700 vines in the lower 3-acre vineyard. The estimated peak daily process wastewater flow is 350 gallons per day. Irrigation of 350 gallons per day over 2,700 vines would be 0.12 gallons or 0.45 liters per vine. Therefore, the existing available 3-acre lower vineyard will be more than sufficient reserve area for winery process wastewater treatment and disposal. A process wastewater treatment system and treated effluent storage tank would be required as part of this reserve system.

Proposed Domestic Wastewater Production

The proposed Hillwalker Vineyard Winery proposes up to 45 visitors per day. The proposed winery is proposing to have 2 full-time employees and 3 part-time employees. The existing engineered septic system has an approved capacity of 900 gallons per day.

5 bedroom house @ 120 gallons/bedroom = 600 gallons

5 employees @ 15 gallons/employee = 75 gallons

35 guests for daily tours and tastings @ 3 gallons/guest = 105 gallons

Stillwater Civil Design

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45 guests for wine marketing events @ 5 gallons/guest = 225 gallons

the appliances and fixtures, including toilets and showerheads, are of the low flow water saving types. The owners wash their cars weekly, but have nozzles or sprayers on the hose to shut off the water while they are soaping up the vehicles. Driveways, walkways, patios, and other areas are swept with brooms instead of washed down with water. Estimated water usage for Home #2 is 0.5 acre-feet of water per year.

The above are only examples of unique situations. The estimated water use for each project will vary depending on existing parcel conditions.

Guidelines For Estimating Non-Residential Water Usage:

Agricultural:

Vineyards	0.2 to 0.5 acre-feet per acre per year
Irrigation Only	0.25 acre-feet per acre per year
Heat Protection	0.25 acre-feet per acre per year
Irrigated Pastures	4.0 acre-feet per acre per year
Orchards	4.0 acre-feet per acre per year
Livestock (sheep or cows)	0.01 acre-feet per acre per year

Winery:

Process Water	2.15 acre-feet per 100,000 gal. of wine
Domestic and Landscaping	0.50 acre-feet per 100,000 gal. of wine
Employees	15 gallons per shift
Tasting Room Visitation	3 gallons per visitor
Events and Marketing, with on-site catering	15 gallons per visitor

Industrial:

Food Processing	31.0 acre-feet per employee per year
Printing/Publishing	0.60 acre-feet per employee per year

Commercial:

Office Space	0.01 acre-feet per employee per year
Warehouse	0.05 acre-feet per employee per year

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Water Availability Analysis (WAA) – Guidance Document

Adopted May 12, 2015

Estimates of water use for other categories are available in the technical literature from sources such as the American Water Works Association's Water Distribution Systems Handbook (Mays, 2006).

Parcel Location Factors:

The water use screening criterion for each parcel is based on the location of the parcel. There are three different location classifications: Napa Valley Floor, MST Groundwater Deficient Area, and All Other Areas. Napa Valley Floor areas include all locations that are within the Napa Valley excluding areas designated as groundwater deficient areas. Groundwater deficient areas are areas determined by the Department of Public Works as having a history of insufficient or declining groundwater availability or quality. At present the only designated groundwater deficient area in Napa County is the MST Subarea. Areas of the County not within the Napa Valley Floor and MST Groundwater Deficient Area are classified as All Other Areas. Public Works can assist applicants in determining the appropriate classification for project parcel(s).

Project Parcel Location	Water Use Criteria
Napa Valley Floor	1.0 acre-feet per acre per year
MST Groundwater Deficient Area	0.5 acre-feet per acre per year or no net increase.