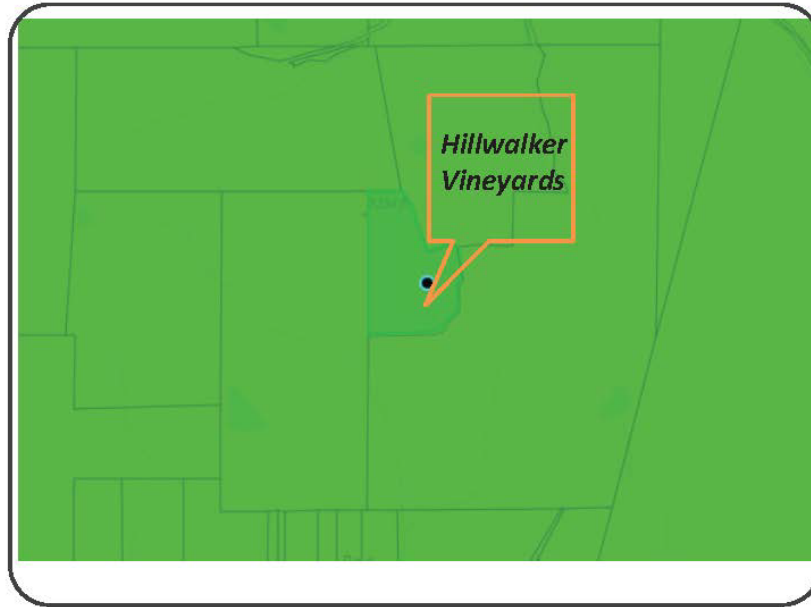


KEVIN & ANN MORRISON TR /
HILLWALKER VINEYARDS WINERY

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

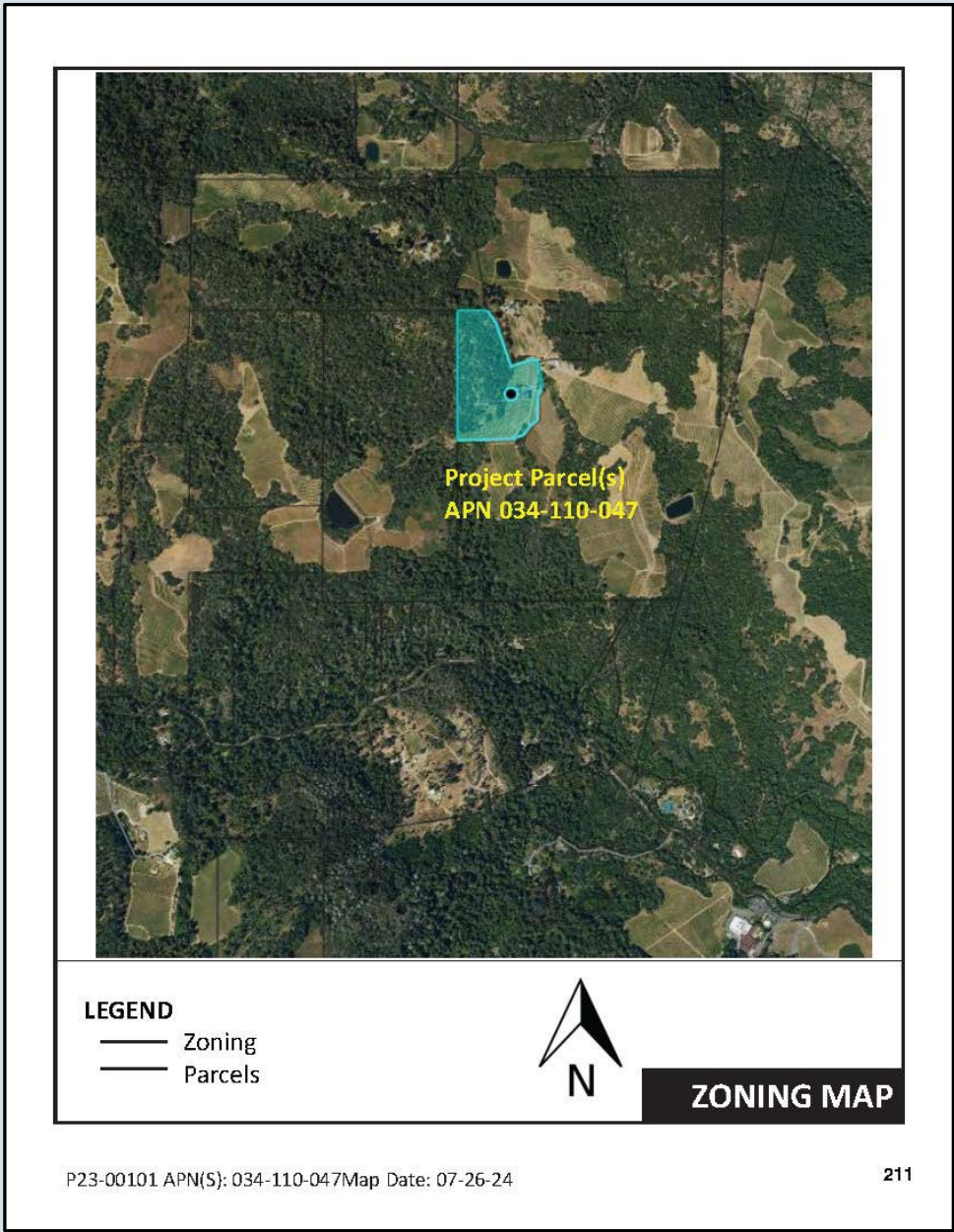
OPEN SPACE

- 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.



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

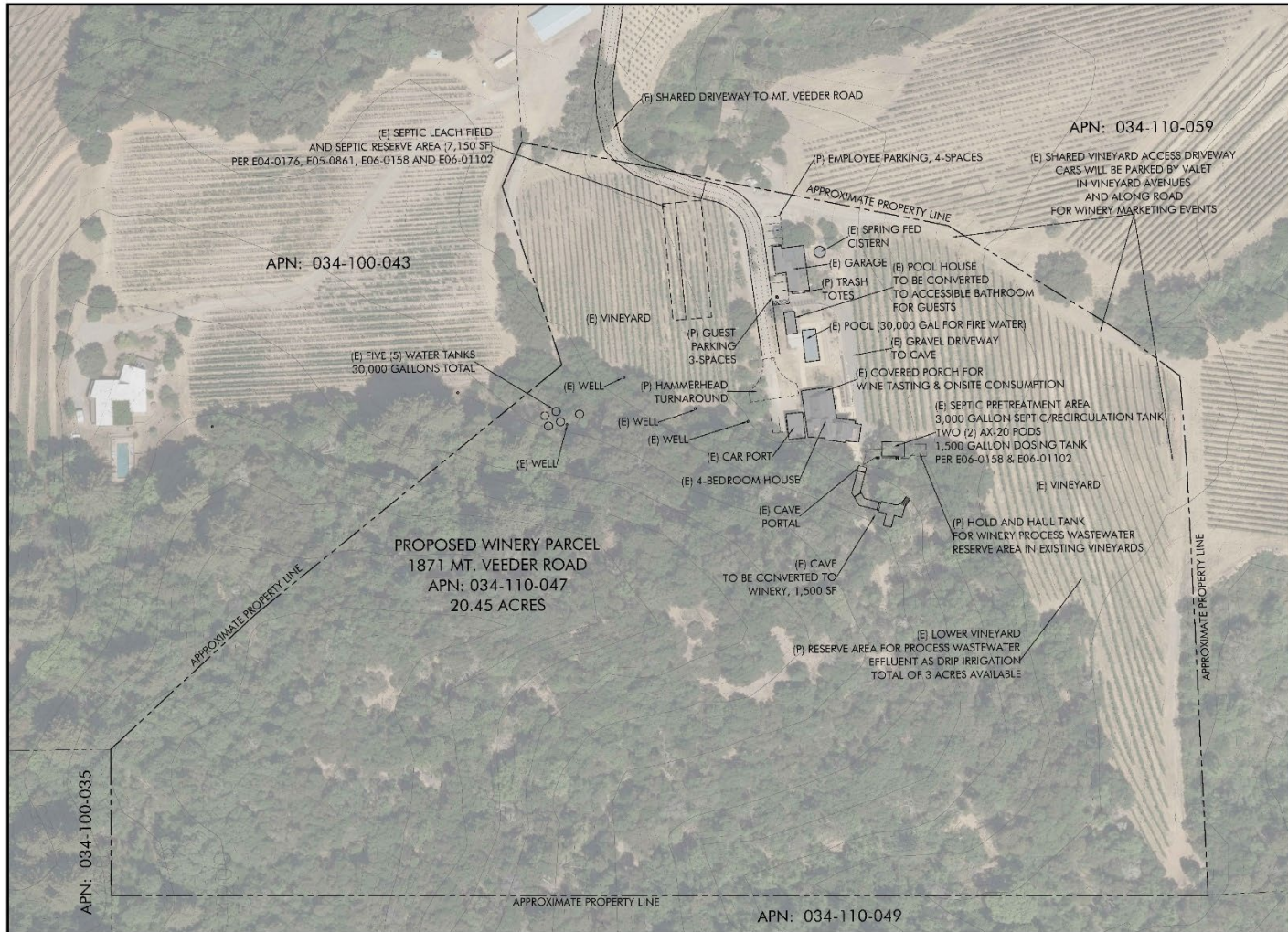


Existing Conditions

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)



STILLWATER CIVIL DESIGN

1090 SHETLER AVE.
NAPA, CA 94559
(707) 974-9261
range@stillwatercivil.com



**HILLWALKER VINEYARDS
WINERY USE PERMIT**

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

PRELIMINARY OVERALL SITE PLAN

NAPA COUNTY



UP 1.0
OF 6 SHEETS

3/14/24

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



STILLWATER CIVIL DESIGN
 1090 SHETLER AVE.
 NAPA, CA 94559
 (707) 974-9261
 rangel@stillwatercivil.com

PREPARED UNDER THE SUPERVISION OF
J. RANGEL
 J. RANGEL CONSULTING, INC., 7492

HILLWALKER VINEYARDS
 WINERY USE PERMIT
 1871 MT. VEEDER RD - NAPA, CA 94559
 APN: 094-110-047

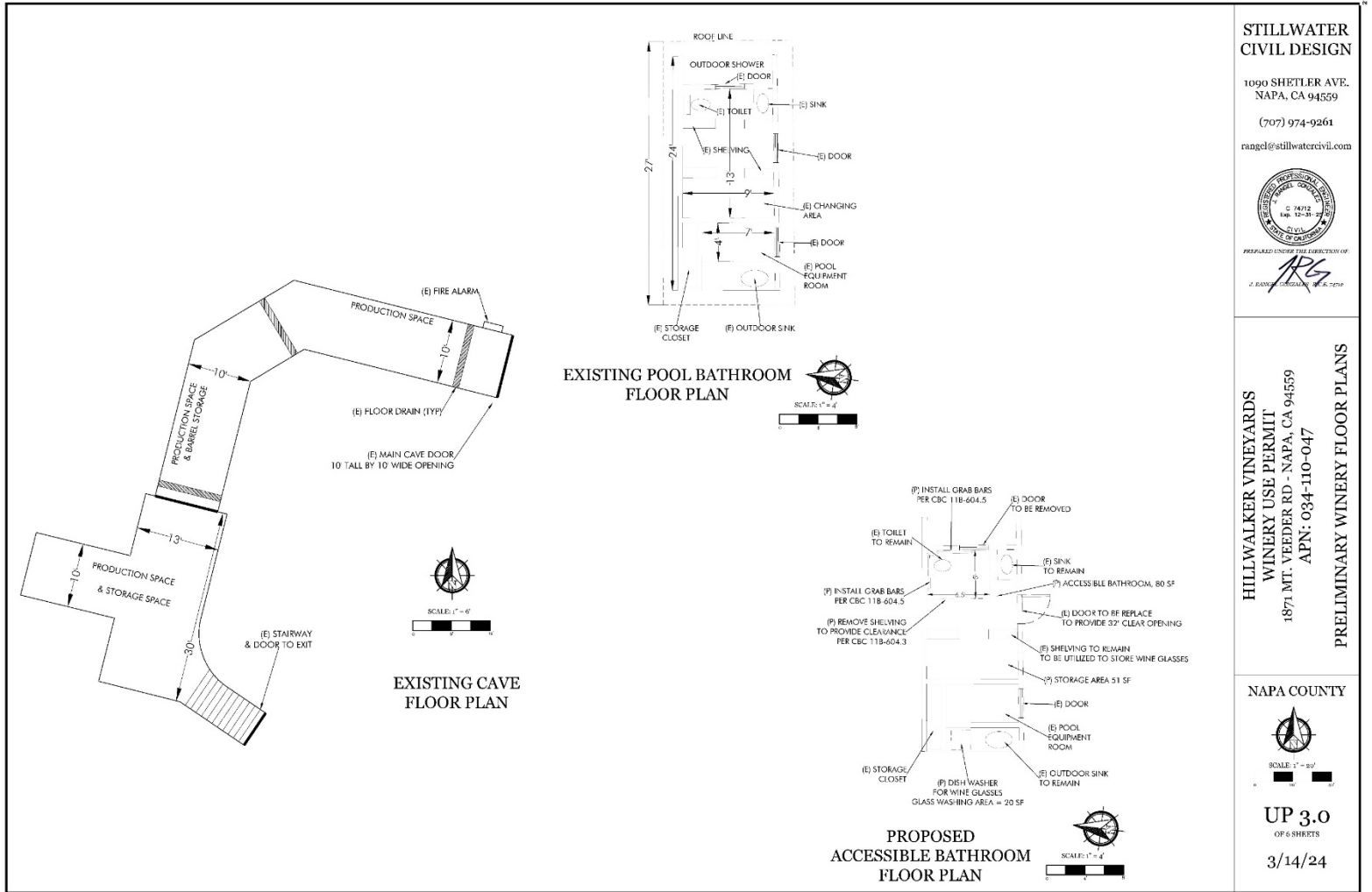
PRELIMINARY WINERY LAYOUT PLAN

- WINERY DEVELOPMENT AREA = 720 SF
- EMPLOYEE PARKING (720 SF)
- WINERY COVERAGE = 11,570 SF
- ONSITE DRIVEWAY (9,710 SF)
- GUEST PARKING (625 SF)
- ACCESSIBLE WALKWAYS (726 SF)
- OUTDOOR TASTING AREA (298 SF)
- ACCESSIBLE BATHROOM (80 SF)
- WINE GLASS WASHING & STORAGE AREA (71 SF)
- PRODUCTION FACILITY = 1,500 SF
- CAVE (1,500 SF)
- ACCESSORY USE = 449 SF
- ACCESSIBLE BATHROOM (80 SF)
- WINE GLASS WASHING & STORAGE AREA (71 SF)
- OUTDOOR TASTING AREA (298 SF)

NAPA COUNTY

SCALE: 1" = 20'
UP 2.0
 OF 6 SHEETS
 3/14/24

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



STILLWATER CIVIL DESIGN
 1090 SHETTLER AVE.
 NAPA, CA 94559
 (707) 974-9261
 rangel@stillwatercivil.com

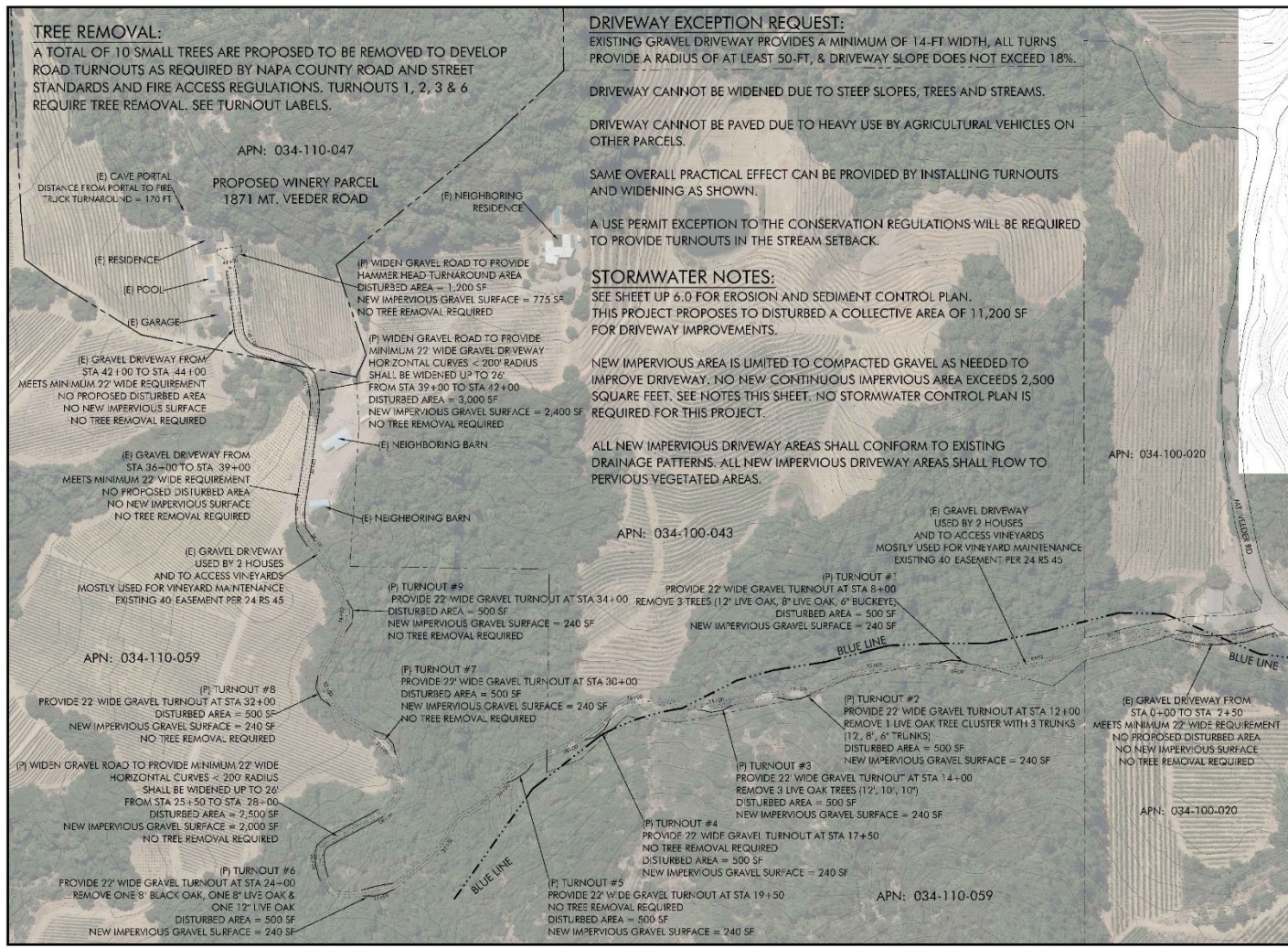
Professional Seal: State of California, Civil Engineer, No. 74712, Exp. 12-31-27

HILLWALKER VINEYARDS WINERY USE PERMIT
 1871 MT. VEEDER RD - NAPA, CA 94559
 APN: 034-110-047

PRELIMINARY WINERY FLOOR PLANS

NAPA COUNTY

UP 3.0
 OF 6 SHEETS
 3/14/24



STILLWATER CIVIL DESIGN

1090 SHETLER AVE.
NAPA, CA 94559
(707) 974-9261
rangel@stillwatercivil.com



PREPARED UNDER THE SUPERVISION OF:
J. RANGEL
J. RANGEL, LICENSED P.E. 12-31-12

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

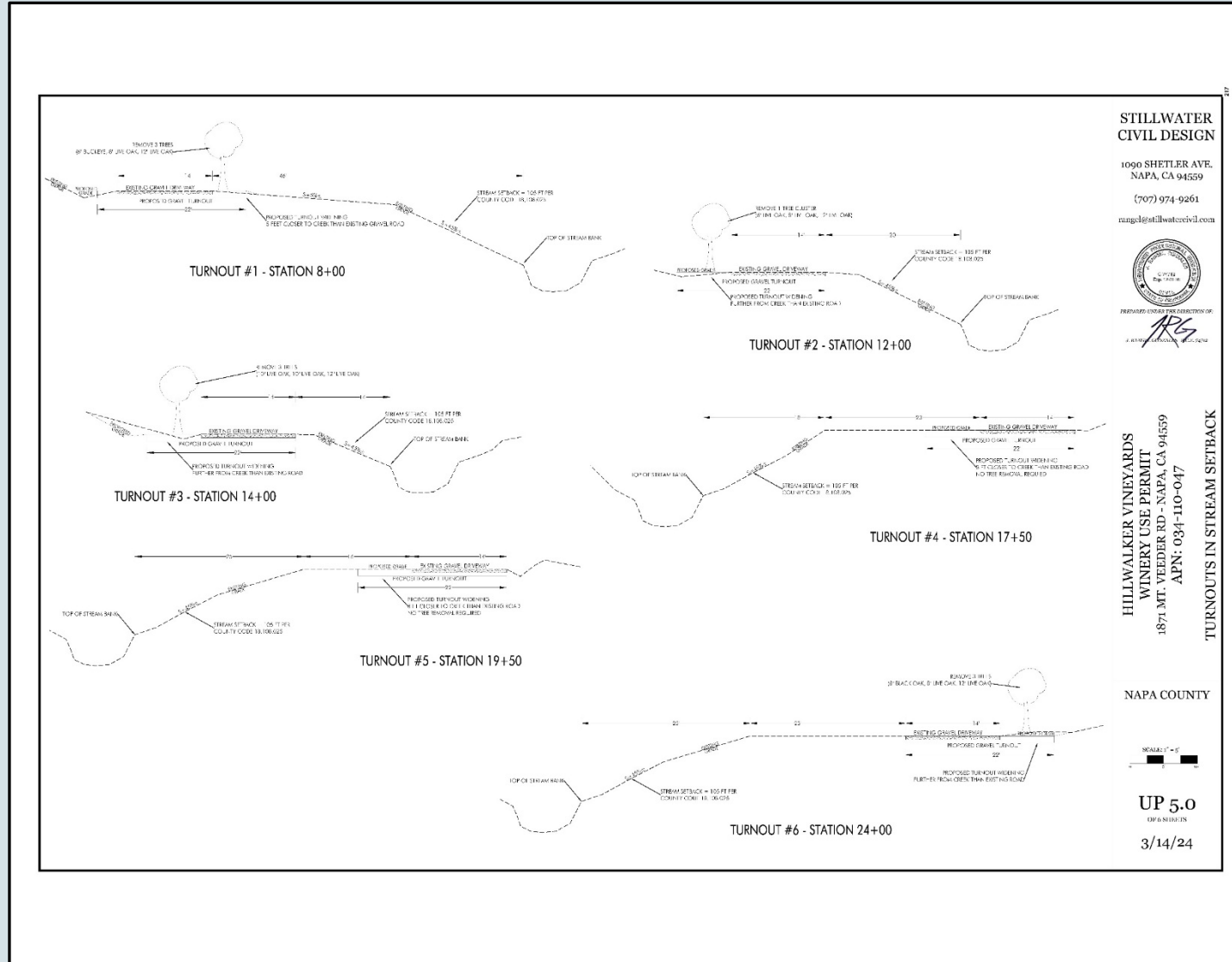
NAPA COUNTY



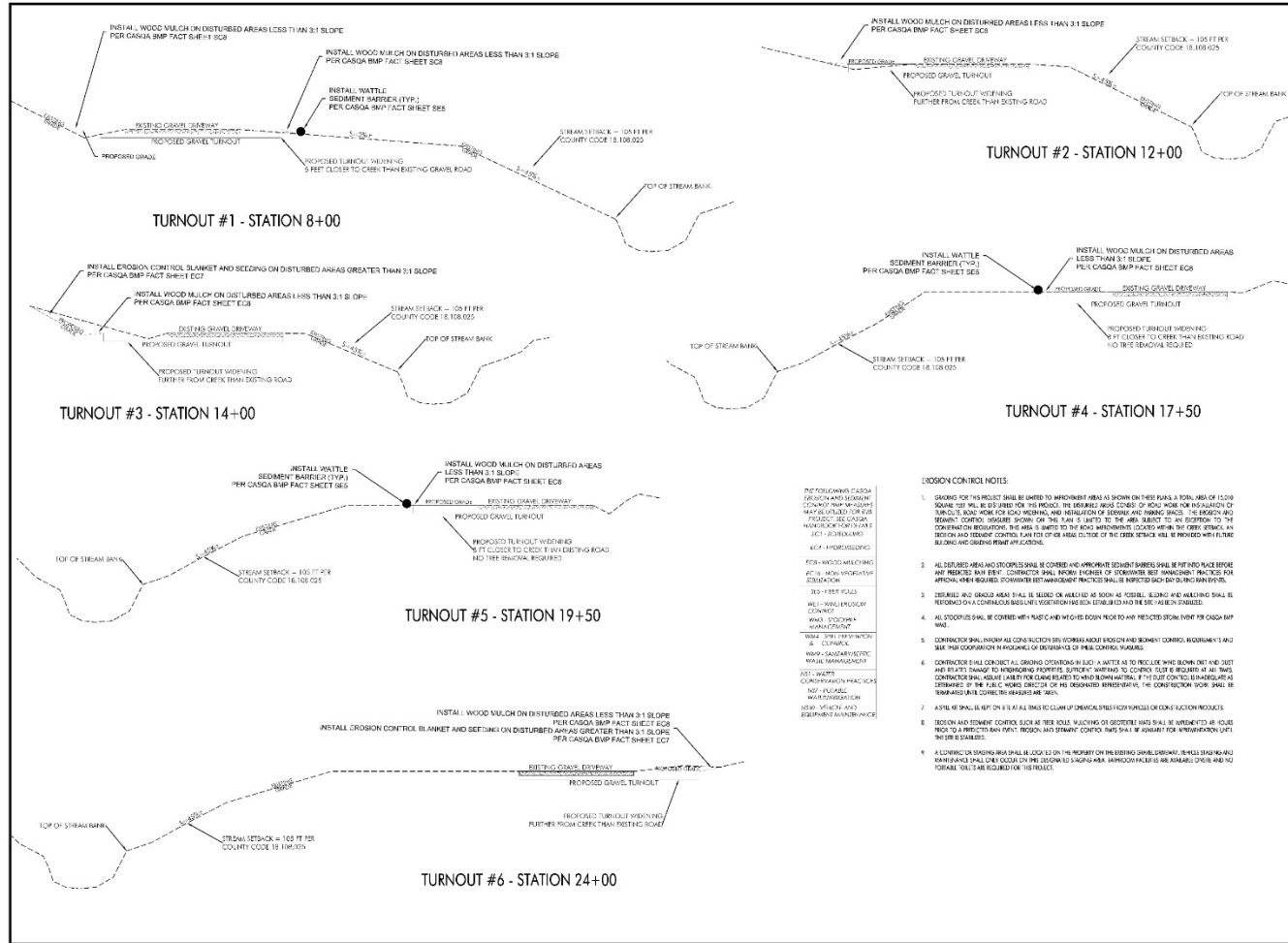
SCALE: 1" = 100'

UP 4.0
OF 6 SHEETS

3/14/24



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



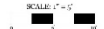
STILLWATER CIVIL DESIGN
 1000 SHETLER AVE.
 NAPA, CA 94559
 (707) 974-9261
 ranged@stillwatercivil.com



PREPARED UNDER THE DIRECTION OF
RS
 RYAN S. RANGEL, P.E.
 1877 MT. VEEDER RD., NAPA, CA 94559

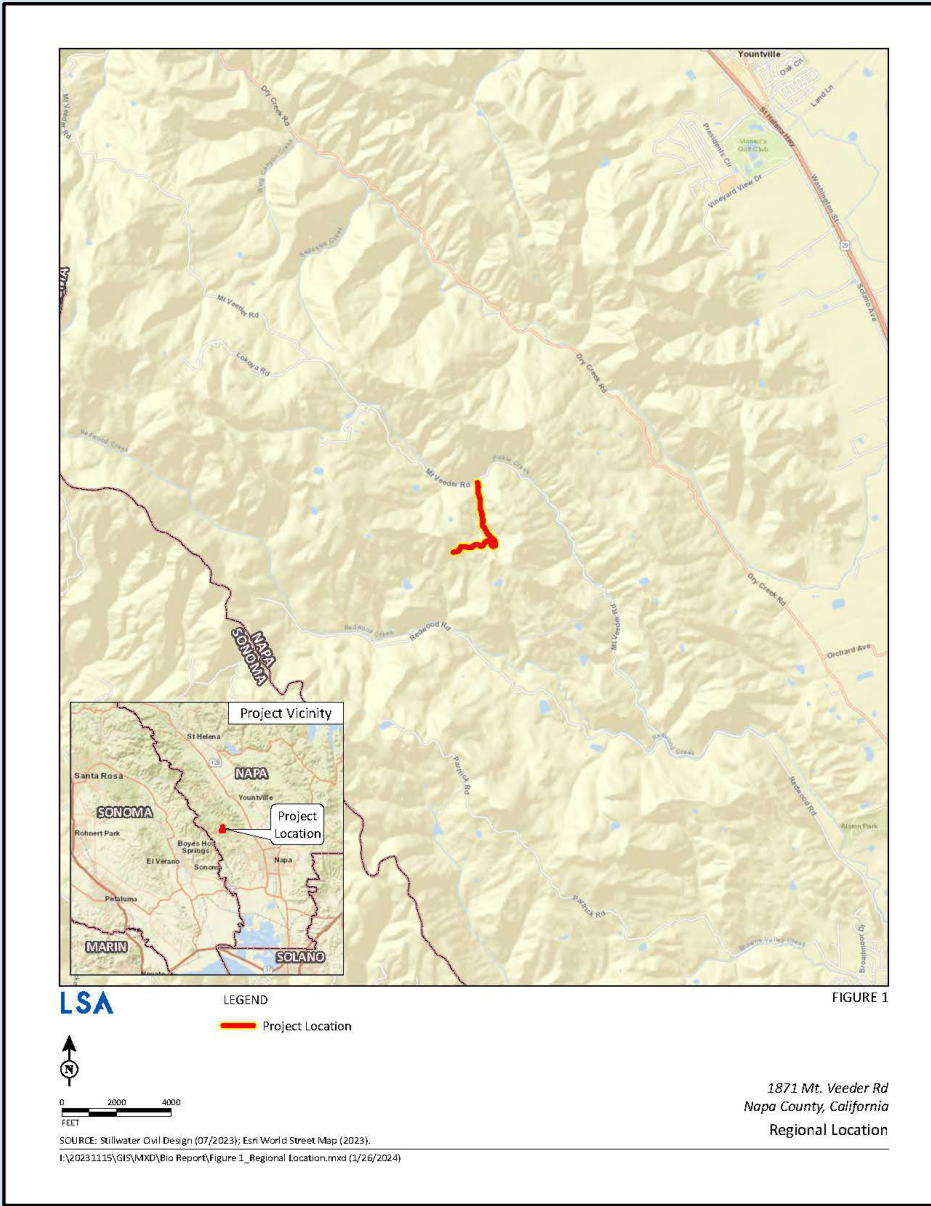
HILLWALKER VINEYARDS
WINERY USE PERMIT
 1877 MT. VEEDER RD. - NAPA, CA 94559
 APN: 034-110-047
EXCEPTION TO CONSERVATION REGULATIONS
EROSION & SEDIMENT CONTROL PLAN

NAPA COUNTY



UP 6.0
 OF 6 SHEETS
 3/14/24

- EROSION CONTROL NOTES:**
- GRADING FOR THIS PROJECT SHALL BE LIMITED TO IMPROVEMENT AREAS AS SHOWN ON THESE PLANS. A TOTAL AREA OF 15,000 SQUARE FEET SHALL BE SET ASIDE FOR THIS PROJECT. THE SEEDING AREA COVERED BY THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SEEDING SHALL BE COMPLETED WITHIN 30 DAYS OF THE END OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 - ALL DISTURBED AREAS AND EXPOSED SOILS SHALL BE COVERED AND IMPROVED WITHIN 30 DAYS OF THE END OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 - SEEDING AND GRASSING SHALL BE PERFORMED AS SOON AS POSSIBLE. SEEDING AND GRASSING SHALL BE PERFORMED ON A CONTINUOUS BASIS UNTIL VEGETATION HAS BEEN ESTABLISHED AND THE SITE HAS BEEN STABILIZED.
 - ALL STOCKPILES SHALL BE COVERED WITH PASTURE OR WOOD CHIPS DOWN PILES TO ANY EXPOSED SOIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 - CONTRACTOR SHALL NOTIFY ALL CONCERNED AGENCIES ABOUT EROSION AND SEDIMENT CONTROL REQUIREMENTS AND SHALL PROVIDE COORDINATION FOR THE EROSION AND SEDIMENT CONTROL MEASURES.
 - CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN ACCORDANCE WITH THE PERMITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 - AFTER THE PROJECT IS COMPLETE, ALL EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SITE SHALL BE RESTORED TO ITS ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
 - AFTER THE PROJECT IS COMPLETE, ALL EROSION CONTROL MEASURES SHALL BE REMOVED AND THE SITE SHALL BE RESTORED TO ITS ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.



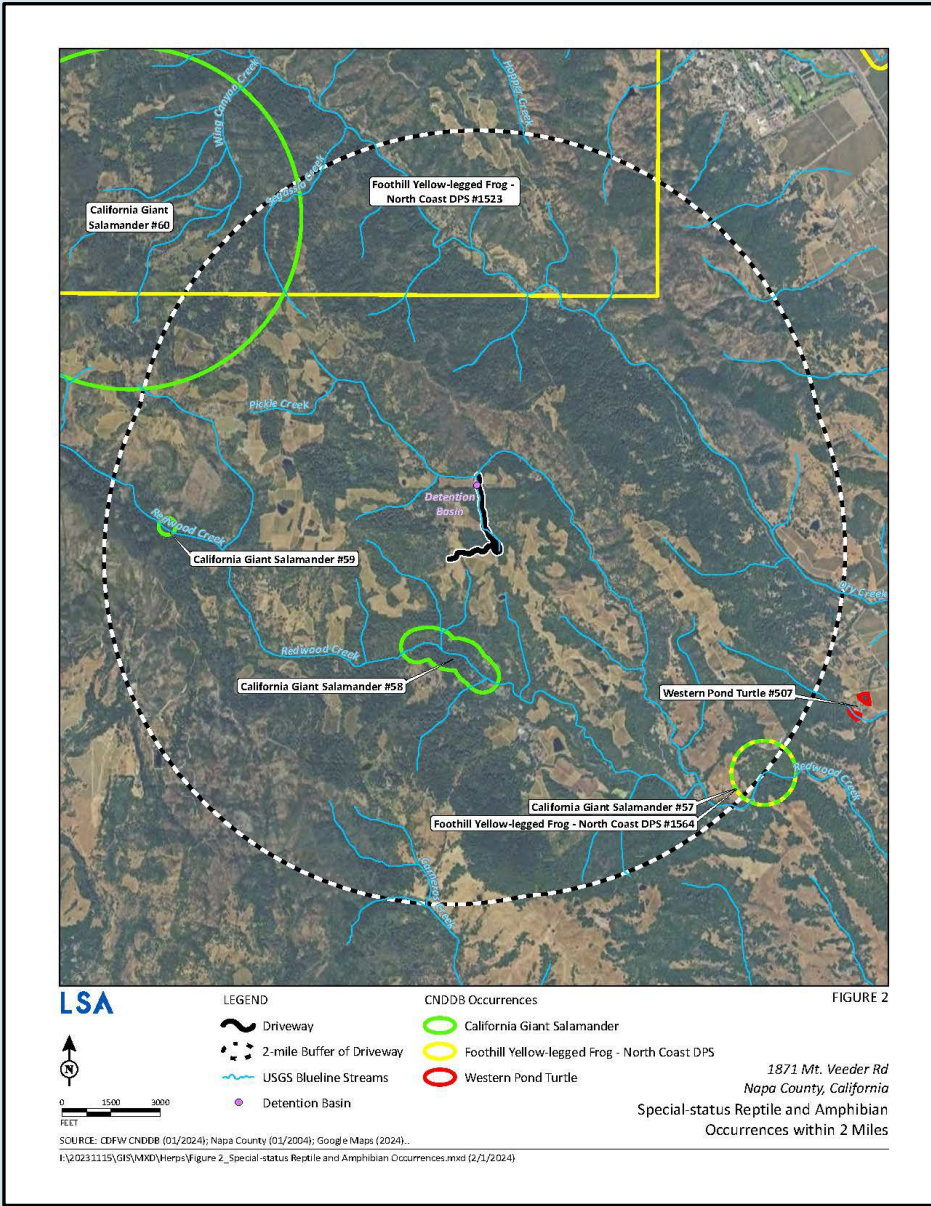




Photo 1: Ephemeral Drainage



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:\2024\473\G\PhotoPages.cdr (2/1/2024)



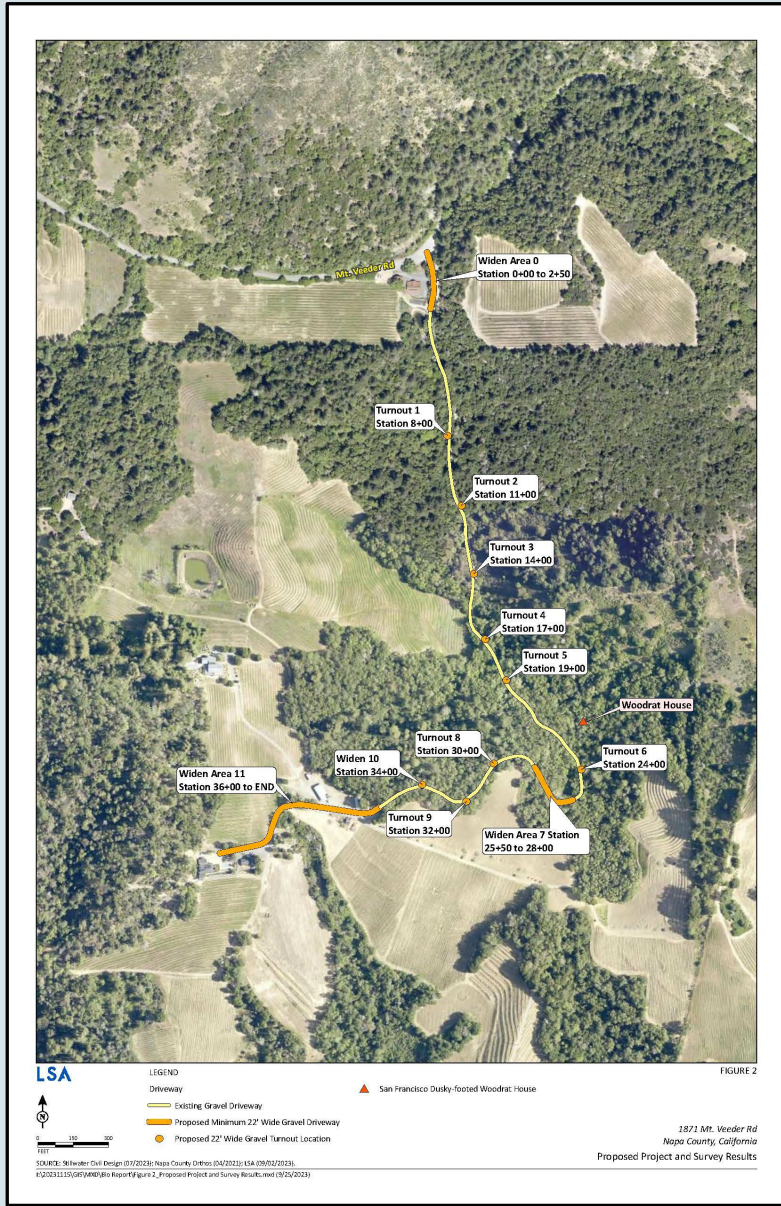
Photo 5: Culvert flow during precipitation.

LSA

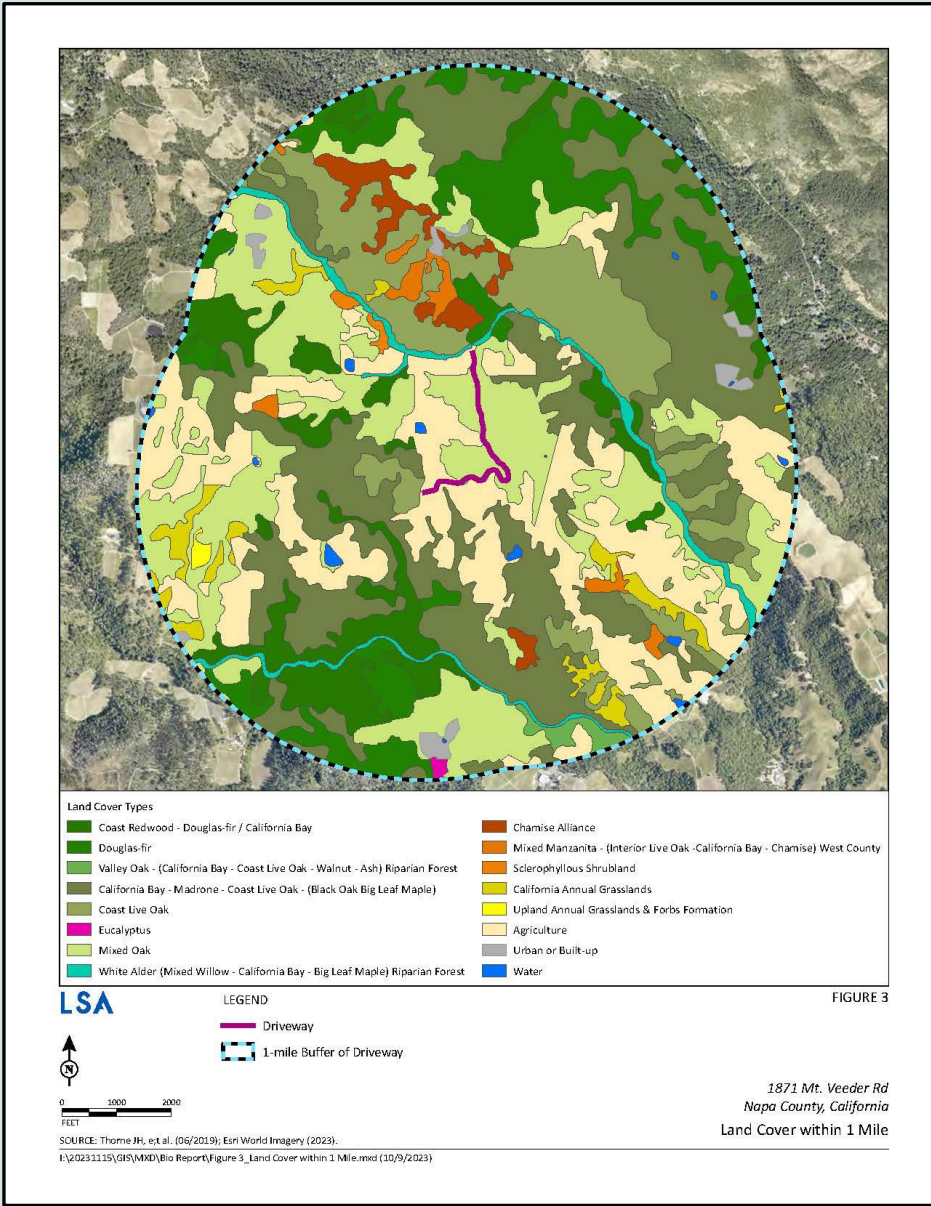
FIGURE 3
Page 2 of 2

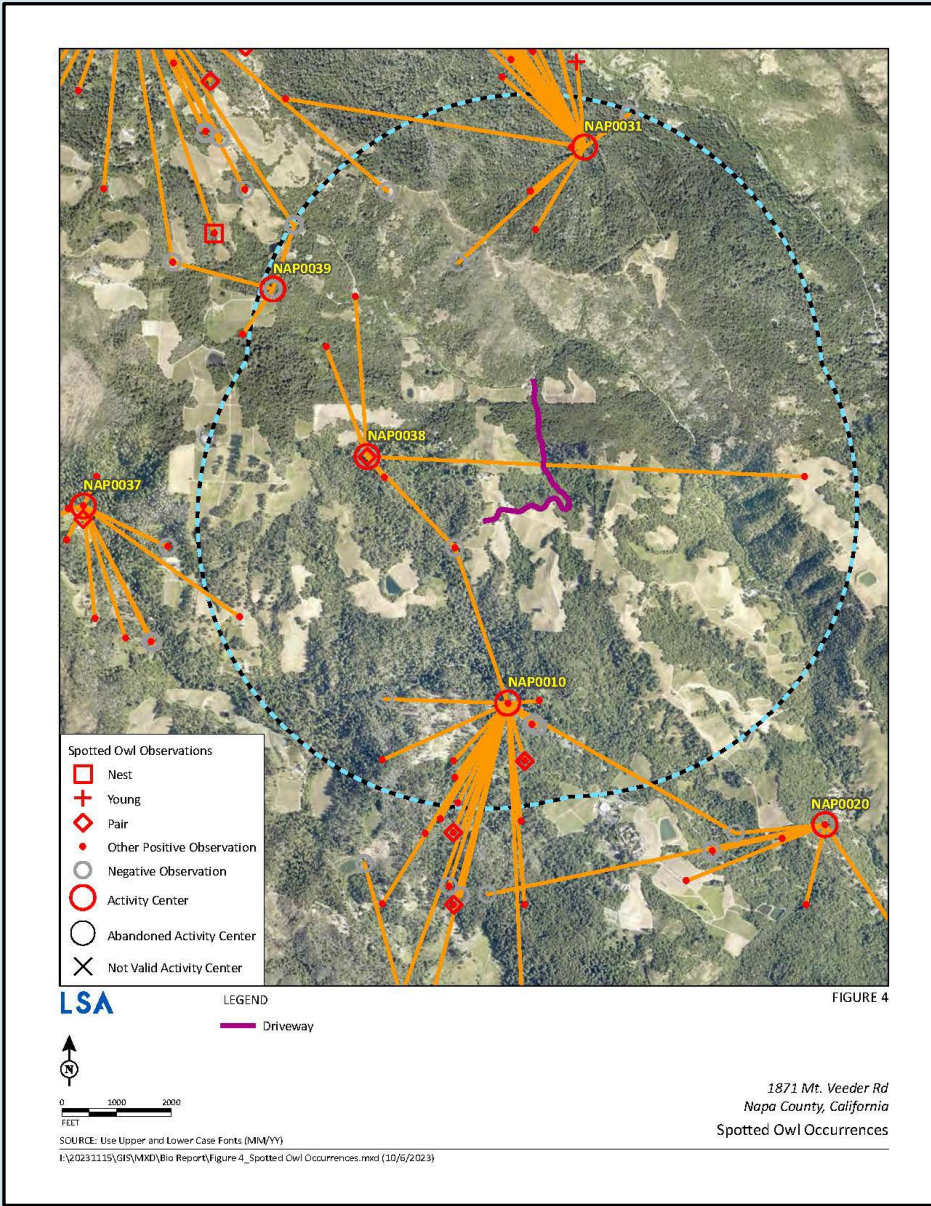
Hillwalker Winery
Site Photographs

I:\2024\473\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)



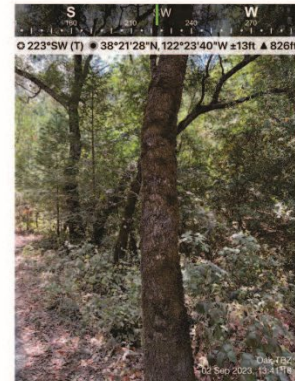
Turnout 1



Turnout 2



Turnout 3



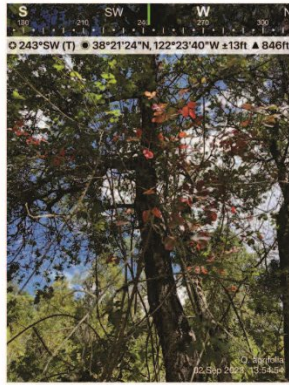
Turnout 4

LSA

FIGURE 5
Page 1 of 3

1875 Mt. Veeder Road-Habitat Assessment Report
Site Photographs

F:\2023\1115\01\Photos_Turnouts.cdr (1/9/2/2023)



Turnout 5



Turnout 6



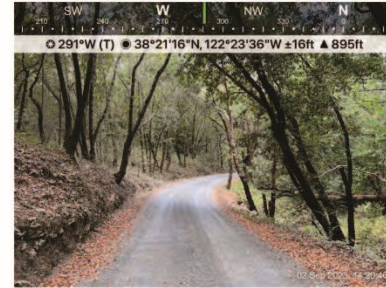
Turnout 7



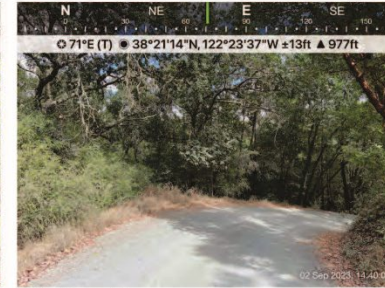
Turnout 8

LSA

FIGURE 5
Page 2 of 3



Turnout 9

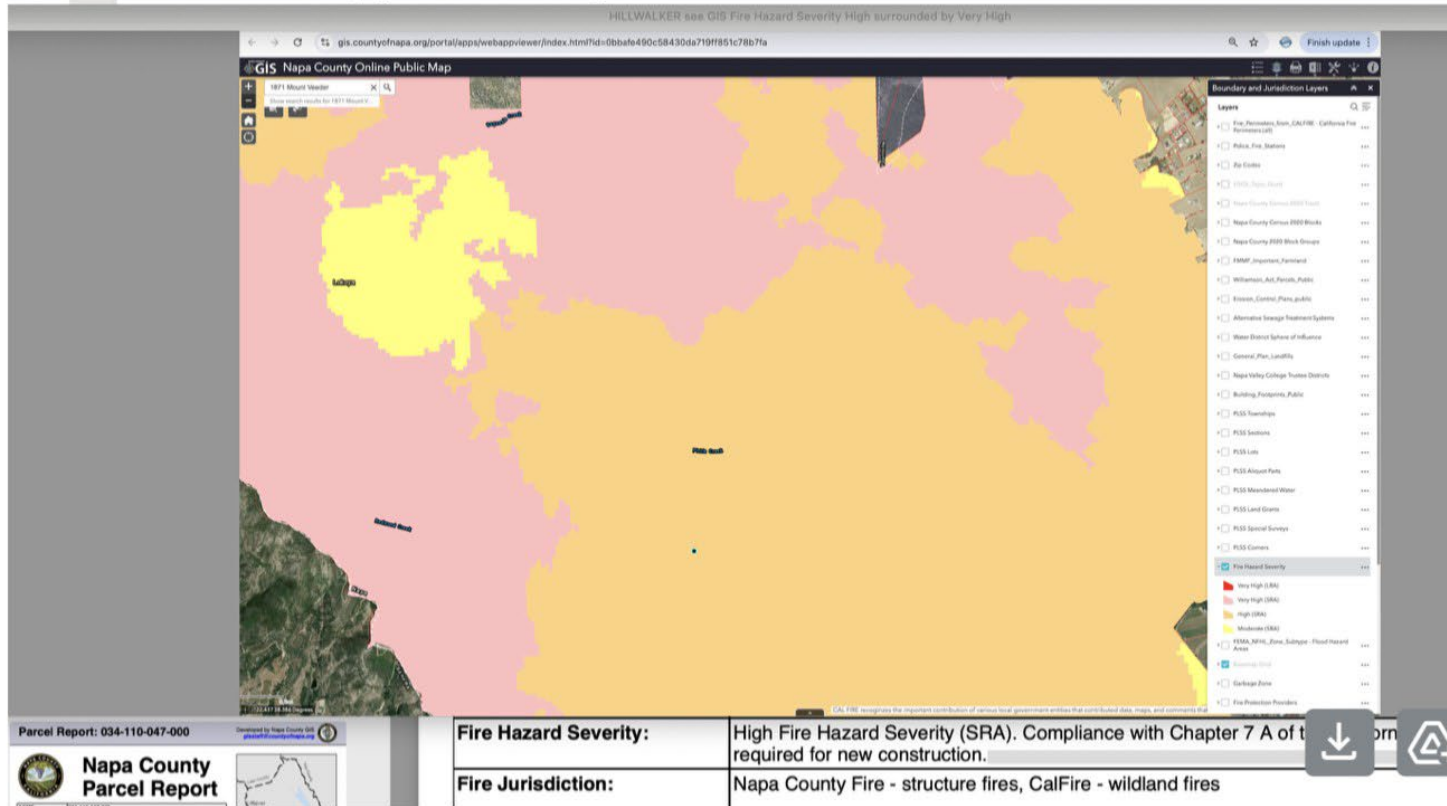


Widening Area 10

LSA

FIGURE 5
Page 3 of 3

- 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 Case Permit #P23-00101-UP and Completion
to the Commission Regulations 752 and 800 of
Planning Commission Meeting Date August 21, 2024

1

Hillwalker Vineyards Winery
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 |

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 |

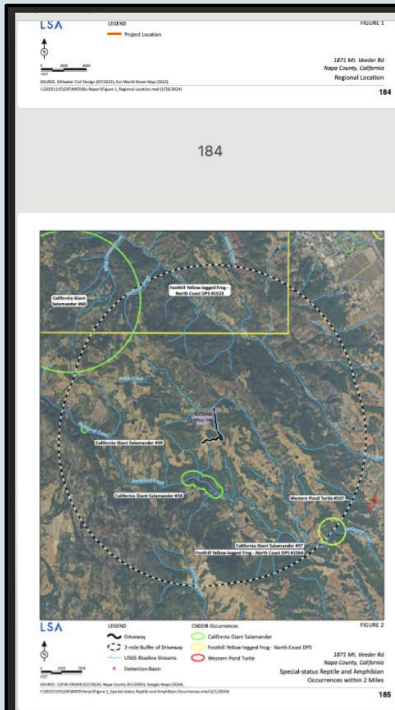


Photo 4: Detention Basin (Lower)

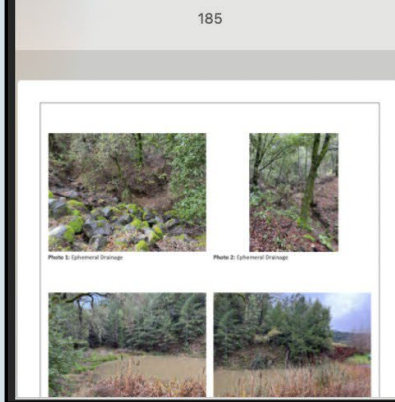


FIGURE 3
Page 1 of 2

Hillwalker – Unpermitted Dam – See Biological Study slide 13

CEQA HILLWALKER 8 Attachments

ceqa.net.opr.ca.gov/2024070222

CEQA

Recent Postings About Contact Us Search Advanced Search

Notice of Completion

| | |
|--|---|
| 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 Comments | California Department of Fish and Wildlife, Bay Delta Region 3 (CDFW) |
| 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_LSA, February 3 2024_OCR PDF 1543 K Graphics_OCR PDF 8186 K |
| | Hillwalker Vineyards IS-MND and MMRP_OCR PDF 4462 K |
| | Northern Spotted Owl Habitat Assessment_LSA, June 18 2024_OCR PDF 18922 K Notice of Intent_OCR PDF 1139 K |
| | SCH Summary Form_OCR PDF 48 K |
| Notice of Completion [NOC] Transmittal form | Notice of Completion & Environmental Document Transmittal_OCR PDF 231 K |
| State Comment Letters [Comments from State Reviewing Agency(ies)] | 2024070222_CDFW Comment PDF 431 K |

County of Napa DC 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@countynapa.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](#)

Hillwalker – CEQA has eight files, Planning approved sixteen

CEQA State Clearing House Notice Of Determination "Access to the property is through APNs 034-100-020, 034-100-043, and 034-110-059"

NOTICE OF DETERMINATION

Napa County Planning, Building & Environmental Services Department
1195 Third Street, Suite 305, Napa, CA 94559
Phone: (707) 251-2222

To: Office of Planning and Research, Napa County Clerk
P.O. Box 9944, Sacramento, CA 95839

Lead Agency: Napa County Planning, Building & Environmental Services Dept.

Contact Person: Wendy Atkins, Planner II Phone: (707) 251-2121

State Clearing House Number: 141201011

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

Project Location: 1671 Mt. Vender Road, Napa, CA 94559, APNs 034-100-020, 034-100-043, 034-110-059

Project Location - Consistency Item: Project Location - County Name

Project Description: The proposed project will allow a Use Permit for a new winery with an annual production capacity of 1,000 gallons to: 1) Convert a 1,500 sq. ft. residential care to a commercial care for wine production and storage; 2) Conduct viticulture activities in an existing 200 sq. ft. covered patio area and allow on-site consumption in accordance with Business and Professions Code Sections 23336, 23390 and 23396.5 (AB2004 Evans Bill); 3) Allow hours and settings by appointment with a weekly maximum of 113 visitors (87 days with up to 31 visitors and 100 days with up to 19 visitors maximum); 4) Allow a marketing program of 12 marketing events per year with up to 40 guests per event; 5) up to two (2) full-time and three (3) part-time employees; 6) Production and release from harvest 10 a.m. and 4 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 station; and 9) Allow on-site parking for 7 vehicles including an accessible parking space and an electric vehicle charging station; and 10) Installation of a 2,500-gallon hold and haul tank for winery process wastewater.

In addition, the project includes an Exception to the Napa County Road and Street Standards (RSS) for selective reduction in the width of the private access road. A request for an Exception to the Conservation Regulations in the form of a Use Permit is also being requested to allow road improvements within a stream setback.

Current Permit(s): (None) none

Applicant Name: Equus II, Mountain

Address: 2414 Alameda Ave

This is to advise that the Planning Commission and Lead Agency (Responsible Agency) approved the above-described project on August 14, 2024, and made the following determination:

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures were not made a condition of the approval of this project.
5. A mitigation reporting or monitoring plan was not adopted for this project.
6. A statement of Overriding Considerations was not adopted for this project.
7. Findings were not made pursuant to the provisions of CEQA.

This is to verify that the Mitigated Negative Declaration is available to the General Public at Napa County Planning, Building, & Environmental Services Department 1195 Third Street, Suite 305, Napa, CA 94559

Signature: [Handwritten Signature] Date: August 28, 2024

Date received for filing and posting: 8/28/24

CEQA State Clearing House 2024070222 Summary omits "Access to the property" and APNs.

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

Summary

SDH Number: 2024070222
Lead Agency: Napa County
Document Title: Hillwalker Vineyards Winery Use Permit #P23-00101-UP, Exception to the NCRSS, and Use Permit Exception to the Conservation Regulations P23-00239-UP
Document Type: MND - Mitigated Negative Declaration
Requested: 07/23/24
Project Land Use: AW (Agricultural Research), Agriculture, Watershed and Open Space (AWOS)
Document Description: Request for a new 7,000 gallon per year winery to allow the following: 1) conversion of a 1,500 sq. ft. residential care to a commercial care for wine production and storage; 2) conduct viticulture activities in an existing unenclosed 200 sq. ft. covered patio area and allow on-site consumption in accordance with Business and Professions Code Sections 23336, 23390 and 23396.5 (AB2004 Evans Bill); 3) allow hours and settings by appointment with a weekly maximum of 113 visitors; 4) allow a marketing program of 12 marketing events per year with up to 40 guests per event; 5) up to two (2) full-time and three (3) part-time employees; 6) hours of operation between 10 a.m. and 4 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 station; and 9) installation of a 2,500-gallon hold and haul tank for winery process wastewater.

Contact Information

Name: Wendy Atkins

Summary Form for Electronic Document Submittal Form F

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 (SCCH). The SCCH 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.
SCCH #:
Project Title: Hillwalker Vineyards Winery Exception, Use Permit, and Exception to an NCRSS
Lead Agency: County of Napa
Contact Name: Wendy Atkins
Email: wendy.atkins@countyofnapa.org Phone Number: 707-251-2121
Project Location: Napa, Napa 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 care to a commercial care; 2) conduct viticulture activities within a 200 sq. ft. patio area and allow on-site consumption in accordance with Business and Professions Code Sections 23336, 23390 and 23396.5 (AB2004 Evans Bill); 3) Tours and settings 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 40 guests of each event; 5) up to two full-time and three (3) part-time employees during harvest and non-harvest seasons; 6) hours of operation between 10 a.m. and 4 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 station; 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: 034-100-020, 034-100-043, 034-110-043, 034-110-059, 1671 Mount Vender 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.

CEQA State Clearing House Summary Form for Electronic Document Submittal includes "Access to the property is through APNs 034-100-020, 034-100-043, and 034-110-059"

Revised September 2011

CEQA State Clearing House Notice of Intent "Access to the property is through APNs 034-110-029 and 034-100-020." The former APN should be "059". It omits 034-100-043.



PUBLIC NOTICE NOTICE OF PLANNING COMMISSION HEARING & NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

On Wednesday morning, the 7th day of August 2024, at 9:00 a.m. at 1195 Third Street, Suite 305, Napa, California, a public hearing will be conducted by the Napa County Planning Commission regarding the project identified below. All interested parties are invited to attend the hearing and be heard.

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

Location: 1671 Mt. Vender Road, Napa, CA, 94559, APNs 034-110-047, Access to the property is through APNs 034-110-029 and 034-100-020. The parcel is located approximately 1.780 feet from the south side of Mt. Vender Road.

Zoning and General Plan Designation: AW (Agricultural Watershed) zoning district and Agriculture, Watershed and Open Space (AWOS) general plan designation.

CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. According to the proposed Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts after implementation of mitigation measures. Mitigation measures are proposed for the following areas: Agriculture and Forest Resources and Biological Resources. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.3.

REQUEST: The request is for a new 7,000-gallon per year winery to allow the following: 1) conversion of a 1,500 sq. ft. residential care to a commercial care for wine production and storage; 2) conduct viticulture activities in an existing unenclosed 200 sq. ft. covered patio area and allow on-site consumption in accordance with Business and Professions Code Sections 23336, 23390 and 23396.5 (AB2004 Evans Bill); 3) allow hours and settings by appointment with a weekly maximum of 113 visitors; 4) allow a marketing program of 12 marketing events per year with up to 40 guests per event; 5) up to two (2) full-time and three (3) part-time employees; 6) hours of operation between 10 a.m. and 4 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 station; and 9) installation of a 2,500-gallon hold and haul tank for winery process wastewater.

The project also includes an Exception to the Napa County Road and Street Standards (RSS) for selective reduction in the width of the private access road, and a request for an Exception to the Conservation Regulations in the form of a Use Permit is also being requested to allow road improvements within a stream setback.

Application materials, including the draft environmental declaration and staff report are available on the Department's Current Projects Explorer at: https://www.countyofnapa.org/2024/Current-Projects-Explorer

Copies of documents and other information relating to the project described above may be examined between 9:00 a.m. and 4:00 p.m. Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 305, Napa, California. For documents that are publicly available on the Current Projects Explorer, there will be a Public Record Copying Fee associated with the physical price of

Hillwalker – CEQA submissions are inconsistent

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:

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 _____

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
[] Archeological/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 23396.6 (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 station; 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
Boating & Waterways, Department of
California Emergency Management Agency
California Highway Patrol
Caltrans District #
Caltrans Division of Aeronautics
Caltrans Planning
Central Valley Flood Protection Board
Coachella Valley Mtns. Conservancy
Coastal Commission
Colorado River Board
Conservation, Department of
Corrections, Department of
Delta Protection Commission
Education, Department of
Energy Commission
X Fish & Game Region # 3
Food & Agriculture, Department of
Forestry and Fire Protection, Department of
General Services, Department of
Health Services, Department of
Housing & Community Development
Native American Heritage Commission
Office of Historic Preservation
Office of Public School Construction
Parks & Recreation, Department of
Pesticide Regulation, Department of
Public Utilities Commission
Regional WQCB #
Resources Agency
Resources Recycling and Recovery, Department of
S.F. Bay Conservation & Development Comm.
San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
San Joaquin River Conservancy
Santa Monica Mtns. Conservancy
State Lands Commission
SWRCB: Clean Water Grants
SWRCB: Water Quality
SWRCB: Water Rights
Tahoe Regional Planning Agency
Toxic Substances Control, Department of
Water Resources, Department of

Local Public Review Period (to be filled in by lead agency)
Starting Date 7/5/2024 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 Date:
Digitally signed by Wendy Atkins
Date: 2024.07.05 11:59:34 -0700

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

Summary Form for Electronic Document Submittal Form F

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 eh NCRSS

Lead Agency: County of Napa

Contact Name: Wendy Atkins

Email: wendy.atkins@countyofnapa.org Phone Number: 707) 259-8757

Project Location: Napa 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 23396.6 (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 at each event; 5) up to two 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.

County of Napa...
 Hillwalker Vineyards
 Water Availability Analysis
 Winery Use Permit Application
 February 4, 2019

Water Availability Analysis
 This project is located at 1874 66th Avenue Road in Napa County, California. APM 024-110-047. The parcel is approximately 20.86 acres. This property is currently developed with a 3 bed room house, a 1,504 sq. footed, water, a pump, well, two wells, water storage tank and an engineered irrigation system. The 4 existing wells will be used to supply water for the proposed winery. No new wells are proposed for this project.

This winery use permit is proposing to produce 7,000 gallons of wine per acre. This project proposes to install the existing residential water system in a winery that will produce up to 7,000 gallons of wine per acre. The proposed winery will perform existing, farming and existing wells in the existing zone. The winery use permit application proposes minimal winery irrigation for lawn and existing.

Water Use Estimate
 Approximately 4.2 acres of irrigated are currently on the property. The Hillwalker Vineyard Winery project will have 100% irrigation and wine making process. The Hillwalker Vineyard Winery project will use water for irrigation and wine making of the existing. The existing project was approximately irrigated with up to 0.3 acre feet per acre per year. The existing project was approximately irrigated with up to 0.3 acre feet per acre per year. 1733,000 gallons per acre (7.18 ac-ft/yr). The average rate is a long-term annual irrigation rate of 0.3 ac-ft/yr.

The winery project is proposed to produce up to 7,000 gallons of wine per acre. The Hillwalker Vineyard Winery project will use water for implementing water conservation techniques in wine production. The proposed 7,000 gallons of wine that will be produced needs to be delivered to use less than 3 gallons of water per gallon of wine during the wine making process.

Estimated annual water use for vineyard irrigation and wine production are as follows:
 Vineyards:
 4.2 acres of irrigated (0.3 ac-ft/acre) @ 0.3 acre feet per acre per year = 0.3 acre feet
 Winery:
 7,000 gal of wine produced using 2 gal of material of wine = 21,000 gallons (0.64 ac-ft)

Conserved Water Use for Irrigation and Winery:
 3.86 acre-feet @ 11 gallons/acre-foot = 37,515 gallons/acre-foot
 28 gallons for wine making @ 3 gal/gallon/acre = 47 acre-feet = 4,732 gal/yr

Water Audit Cal...
 1
2
3
4
5

WELL QUALITY REPORT
 751004
 Date of Report: 12/12/18
 One Day Test: 12/12/18
 Field Test: 12/12/18
 Date of: 12/12/18
 Report Date: 12/12/18

WELL # WATER

Received Buyer (19) 707-233-0574

Continued Evidence - Not Part of the Record

County of Napa...
 Hillwalker Vineyards
 Water Availability Analysis
 Winery Use Permit Application
 February 4, 2019

Water Availability Analysis
 This project is located at 1874 66th Avenue Road in Napa County, California. APM 024-110-047. The parcel is approximately 20.86 acres. This property is currently developed with a 3 bed room house, a 1,504 sq. footed, water, a pump, well, two wells, water storage tank and an engineered irrigation system. The 4 existing wells will be used to supply water for the proposed winery. No new wells are proposed for this project.

This winery use permit is proposing to produce 7,000 gallons of wine per acre. This project proposes to install the existing residential water system in a winery that will produce up to 7,000 gallons of wine per acre. The proposed winery will perform existing, farming and existing wells in the existing zone. The winery use permit application proposes minimal winery irrigation for lawn and existing.

Water Use Estimate
 Approximately 4.2 acres of irrigated are currently on the property. The Hillwalker Vineyard Winery project will have 100% irrigation and wine making process. The Hillwalker Vineyard Winery project will use water for irrigation and wine making of the existing. The existing project was approximately irrigated with up to 0.3 acre feet per acre per year. The existing project was approximately irrigated with up to 0.3 acre feet per acre per year. 1733,000 gallons per acre (7.18 ac-ft/yr). The average rate is a long-term annual irrigation rate of 0.3 ac-ft/yr.

The winery project is proposed to produce up to 7,000 gallons of wine per acre. The Hillwalker Vineyard Winery project will use water for implementing water conservation techniques in wine production. The proposed 7,000 gallons of wine that will be produced needs to be delivered to use less than 3 gallons of water per gallon of wine during the wine making process.

Estimated annual water use for vineyard irrigation and wine production are as follows:
 Vineyards:
 4.2 acres of irrigated (0.3 ac-ft/acre) @ 0.3 acre feet per acre per year = 0.3 acre feet
 Winery:
 7,000 gal of wine produced using 2 gal of material of wine = 21,000 gallons (0.64 ac-ft)

Conserved Water Use for Irrigation and Winery:
 3.86 acre-feet @ 11 gallons/acre-foot = 37,515 gallons/acre-foot
 28 gallons for wine making @ 3 gal/gallon/acre = 47 acre-feet = 4,732 gal/yr

Water Audit Cal...
 1
2
3
4
5

WELL QUALITY REPORT
 751004
 Date of Report: 12/12/18
 One Day Test: 12/12/18
 Field Test: 12/12/18
 Date of: 12/12/18
 Report Date: 12/12/18

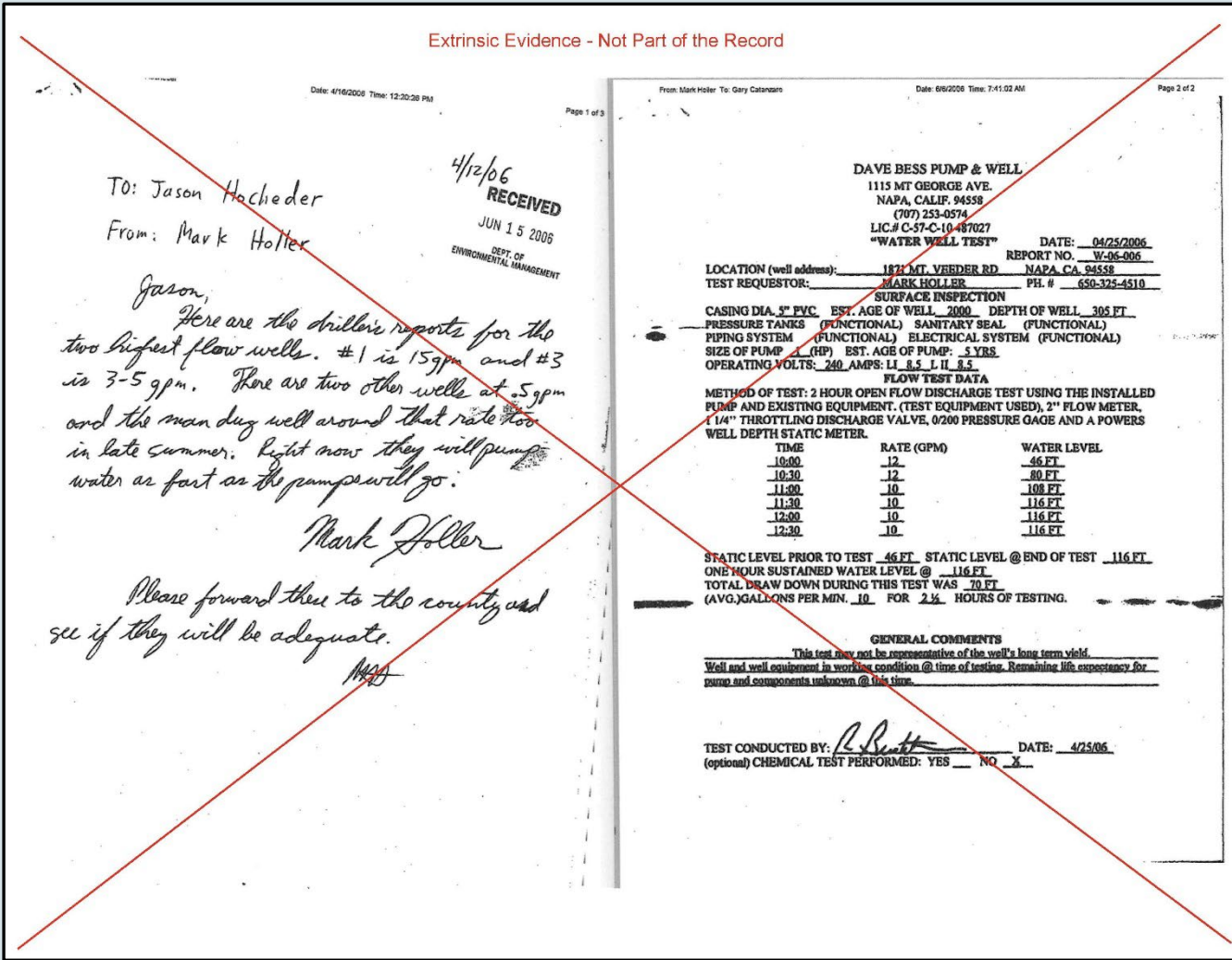
WELL # WATER

Received Buyer (19) 707-233-0574

Continued Evidence - Not Part of the Record

Hillwalker – Critical county records were omitted from disclosure

Extrinsic Evidence - Not Part of the Record



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. **792117**

OWNER'S Well No. **DEWATER # 3**
 Date Work Began **11/23/02** Bored **11/24/02**
 Local Permit Agency **NAPA COUNTY ENVIRONMENTAL DEPT**
 Permit No. **95-12206** Permit Date **11/20/02**

ORIGIN: File with DWR Page 1 of 1

DO NOT USE ONLY - DO NOT FILL IN

STATE WELL NO/STATION NO.

LATITUDE LONGITUDE

GEOLOGIC LOG

ORIENTATION VERTICAL HORIZONTAL ANGLE (SPECIFY)

DRELLING METHOD **ROTARY** FLUID **AIR**

| DEPTH FROM REFERENCE | DEPTH | DESCRIPTION |
|----------------------|-------|-----------------------------|
| 0' | 16' | DECOMPOSED SANDSTONE CALY |
| 16' | 28' | HARDER DECOMPOSED SANDSTONE |
| 28' | 32' | SANDSTONE / CLAY MIX |
| 32' | 58' | HARDER BLUE SHALE |
| 58' | 80' | HARD SHALE |

WELL OWNER: Name [REDACTED]
 Mailing Address [REDACTED]
 CITY STATE ZIP
 Address **1871 MT. VEDEZ RD**
 City **NAPA CA 94558**
 County **NAPA**
 APN Book **34** Page **110** Parcel **57**
 Township Range Section
 Latitude

LOCATION SKETCH: NORTH, Redwood Rd, DEFEZ LN

ACTIVITY NEW WELL
 MODIFICATION/REPAIR
 RESTORE EXISTING
 PLANNED USES
 WATER SUPPLY
 IRRIGATION
 TESTING
 OTHER

WATER LEVEL & YIELD OF COMPLETED WELL
 DEPTH TO FREE WATER **21** (F1) BELOW SURFACE
 DEPTH OF STATIC WATER LEVEL **21** (F1) & DATE MEASURED **11/24/02**
 ESTIMATED YIELD **3 TO 5** (F1) & TEST TYPE **AIR LIFT**
 TEST LENGTH **2** (F1) TOTAL DRAMMAGE **80** (F1)
May not be representative of a well's long-term yield.

TOTAL DEPTH OF BORING **80** (F1)
 TOTAL DEPTH OF COMPLETED WELL **80** (F1)

| DEPTH FROM SURFACE | | | | CASING (C) | | | | DEPTH FROM SURFACE | | | |
|--------------------|----|---------|------|------------------|----------------------------|-------------------------|---------------------------|--------------------|----|----|------|
| FL | IS | FI | TYPE | MATERIAL / GRADE | INTERNAL DIAMETER (Inches) | GRADE OR WALL THICKNESS | SLOT SIZE IF ANY (Inches) | FL | IS | FI | TYPE |
| 0 | 24 | 11 1/2" | ✓ | F480 PMC | 5" | 205 | | 0 | 24 | | ✓ |
| 24 | 80 | 8 3/4" | ✓ | F480 PMC | 5" | 205 | .032 | 24 | 80 | | ✓ |

ATTACHMENTS Geologic Log
 Well Construction Diagram
 Geophysical Logs
 Soil/Water Chemical Analysis

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 **DAVE BESS PUMP & WELL**
 PERSON, FIRM OR CORPORATION (TYPE OR PRINT)
 ADDRESS **1116 MT. REDWOOD AVE** NAPA CA **94558**
 CITY STATE ZIP
 DATE BORED **11/24/02** WELL IDENTIFICATION NUMBER **C-1062-07-087007**

DATE 101 REV 11-97 W3 IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

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

Owner's Well No. DEWATER #2 No. **792116**
 Date Work Began 11/22/02 Ended 11/22/02
 Local Permit Agency NAPA COUNTY ENVIRONMENTAL DEPT Permit Date 11/22/02
 Permit No. 98-12205

DWR USE ONLY - DO NOT FILL IN
 STATE WELL NO. STATION NO. _____
 LATITUDE _____ LONGITUDE _____
 HEIGHT ABOVE SEA _____

GEOLOGIC LOG

ORIENTATION (✓) VERTICAL _____ HORIZONTAL _____ ANGLE _____ (SPECIFY) _____
 DRILLING METHOD ROTARY FLUID AIR

DEPTH FROM SURFACE
 FL. TO FL. DESCRIPTION
 0: 18: SOFT SANDSTONE CLAY "ORANGEISH"
 18: 26: HARD SANDSTONE
 26: 60: GUMBO SHALE 70% CLAY 30% SOLIDS

WELL OWNER
 Name _____
 Mailing Address _____
 CITY _____ STATE _____ ZIP _____
 WELL LOCATION
 Address 1871 MT. VEEDER RD
 City NAPA CA 94558
 County NAPA
 APN Book 24 Page 110 Parcel 47
 Township _____ Range _____ Section _____
 Latitude _____

LOCATION SKETCH
 NORTH
 WEST EAST
 SOUTH
 Describe or Describe Distance of Well from Roads, Buildings, Fences, etc., and sketch a map. Use additional paper if necessary. PLEASE BE ACCURATE & COMPLETE.
 REDWOOD Rd.

ACTIVITY (✓)
 NEW WELL
 MODIFICATION/REPAIR
 Other (Specify) _____
 DESTROY (Describe PROCEDURE and Method) _____
 UNDER "GEOLOGIC LOG"
PLANNED USES (✓)
 WATER SUPPLY
 Domestic _____ Public _____
 Irrigation _____ Industrial _____
 MONITORING _____
 TEST WELL _____
 CATHODIC PROTECTION _____
 HEAT EXCHANGE _____
 DIRECT PUMP _____
 FUSION _____
 VAPOR EXTRACTION _____
 SPARGING _____
 REMEDIATION _____
 OTHER (SPECIFY) _____
 DEWATERING _____

WATER LEVEL & YIELD OF COMPLETED WELL
 DEPTH TO FREE WATER 18 (ft.) BELOW SURFACE 1
 DEPTH OF STATIC WATER _____ (ft.)
 WATER LEVEL 18 (ft.) & DATE MEASURED 11/22/02
 ESTIMATED YIELD 1 TO 2 (GPM) & TEST TYPE PUMP
 TEST LENGTH 1 (ft.) TOTAL DRAWDOWN 90 (ft.)
 May not be representative of a well's long-term yield.

| DEPTH FROM SURFACE FL. TO FL. | BORE HOLE DIA. (inches) | CASING (C) | | | | DEPTH FROM SURFACE FL. TO FL. | ANNULAR MATERIAL | | | | | |
|----------------------------------|----------------------------|------------|------------------|----------------------------|-------------------------|----------------------------------|---------------------------|-------------------|-------------------|---------|-------------------------|---------------|
| | | TYPE (✓) | MATERIAL / GRADE | INTERNAL DIAMETER (inches) | GUAGE OR WALL THICKNESS | | SLOT SIZE IF ANY (inches) | CE-MENT THICK (✓) | BE-HEMT THICK (✓) | FLL (✓) | FILTER PACK (TYPE/SIZE) | |
| 0 | 24 | 11 1/2" | E480 PVC | 5" | 285 | 0 | 24 | | | | | |
| 24 | 60 | 8 3/4" | E480 PVC | 5" | 285 | 24 | 60 | | | | | 3/8" PEA GRAV |

ATTACHMENTS (✓)
 Geologic Map
 Well Completion Diagram
 Geophysical Logs
 Soil/Water Chemical Analysis
 Other _____

CERTIFICATION STATEMENT
 I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.
 NAME: DAVE BESS PUMP & WELL
 (PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)
 ADDRESS: 1118 MT. GEORGE AVE NAPA CA 94558
 CITY STATE ZIP
 Signed: [Signature] DATE ISSUED: 02/20/03 C-10K-57-487027
 WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE ISSUED C-07 LEGISL. NUMBER

DWR 103 REV. 11-97 IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

Hillwalker – Critical county records were omitted from disclosure

Extrinsic Evidence - Not Part of the Record

From: Mark Heller To: Jason Hocheder Date: 9/16/2006 Time: 12:20:28 PM Page 3 of 5

SEP-12-06 TUE 01:13 PM DALE BESS PUMPS & WELLS 767 253 0574
STATE OF CALIFORNIA
WELL COMPLETION REPORT
No. 731004
Date Work Began 8-15-06
Local Permit Agency Co of Napa Environmental Mgmt
Permit No. 1-11605

GEOLOGIC LOG

| DEPTH FROM SURFACE | DESCRIPTION |
|--------------------|----------------------|
| 0 - 25 | Orange Clay |
| 25 - 35 | Red Clay |
| 35 - 65 | Soft Sandstone |
| 65 - 110 | Hard Blue Shale |
| 110 - 150 | Sandstone |
| 150 - 215 | Hard Blue Shale |
| 215 - 220 | Hard Blue Shale |
| 220 - 260 | Hard Blue Shale |
| 260 - 280 | Soft Blue Shale clay |
| 280 - 300 | Crack shale clay |

WELL OWNER
Name: [Redacted]
Address: [Redacted]
City: Napa
County: Napa
Township: Range 34, Section 27
Latitude: [Redacted] Longitude: [Redacted]

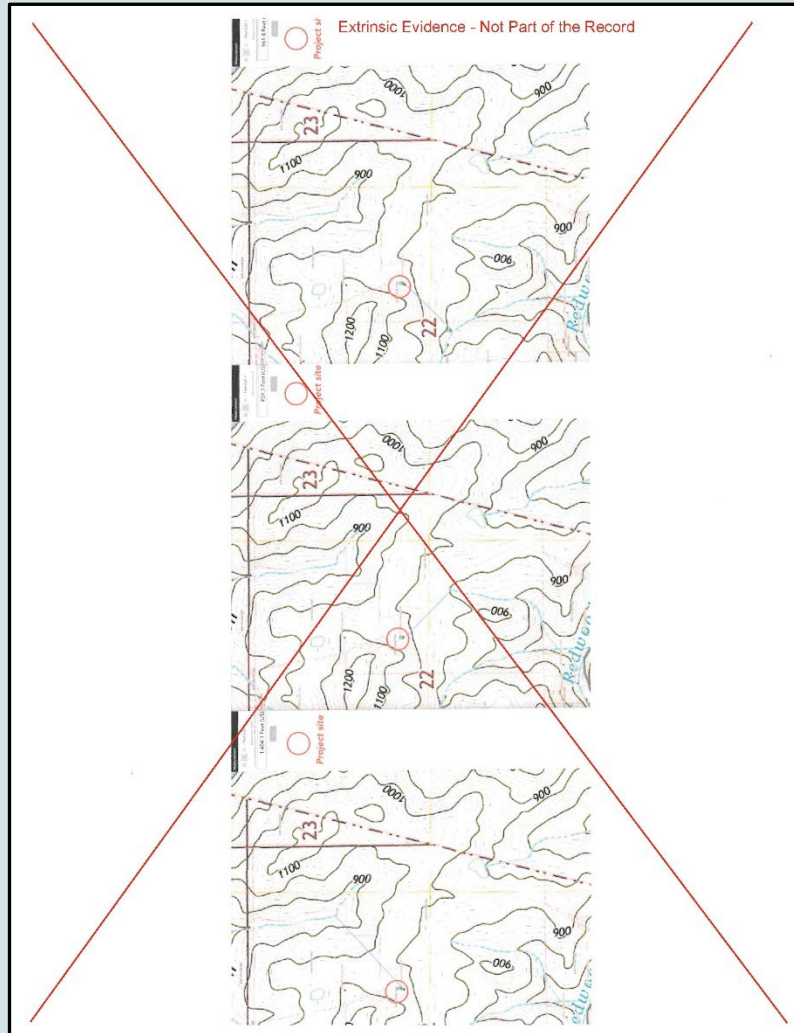
WATER LEVEL & SINK OF COMPLETED WELL
DEPTH TO WATER: 60
DEPTH OF STATIC WATER LEVEL: 60
EXTRACTED YIELD: 10
TEST LENGTH: 10

| CASING (ft) | | | | DEPTH FROM SURFACE | | | |
|--------------------|----------------|---------|-------------------|--------------------------|----------------|--------------------|-------|
| DEPTH FROM SURFACE | BORE HOLE DIA. | TYPICAL | INTERNAL DIAMETER | CHARGE OR WALL THICKNESS | BORE HOLE DIA. | DEPTH FROM SURFACE | TYPE |
| 0 - 60 | 4" | R | 3.50 | 0.20 | 4" | 0 - 60 | Steel |
| 60 - 300 | 4" | R | 3.50 | 0.20 | 4" | 60 - 300 | Steel |

W4 Received Buyer [Signature] Buyer [Signature] Bess Phone# 707-253-0574

WELL WATER

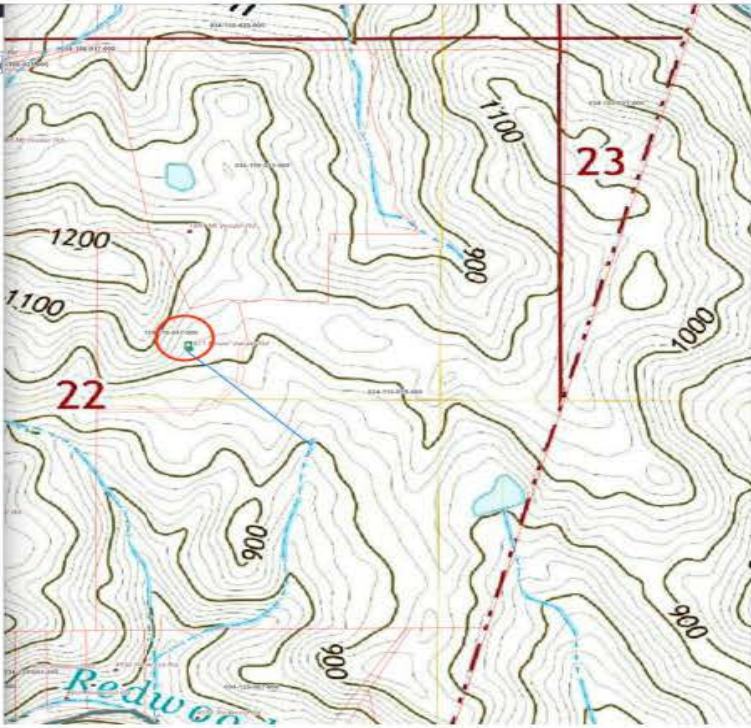
Hillwalker – Critical county records were omitted from disclosure



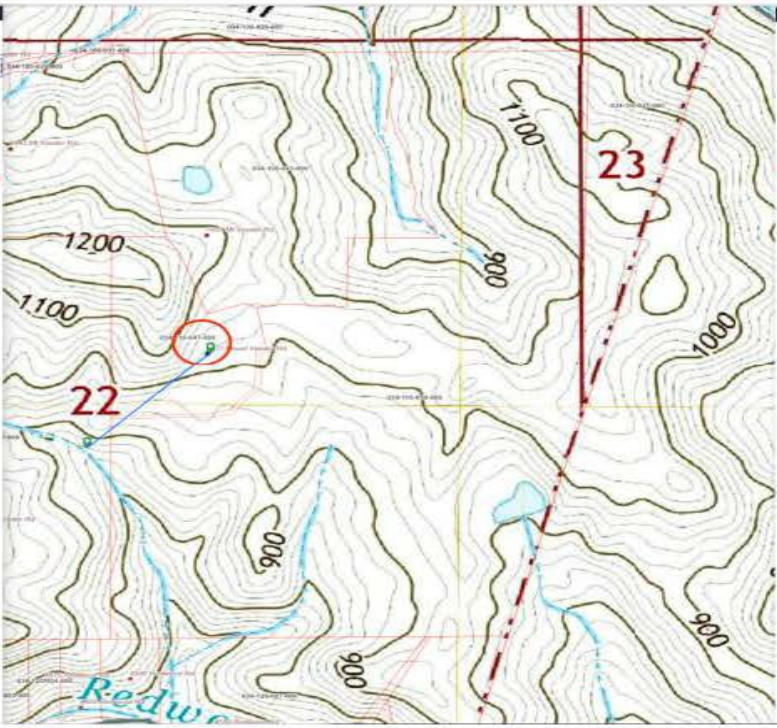
Hillwalker – Critical county records omitted from disclosure



Measurement
1,404.1 Feet (US)
Project site

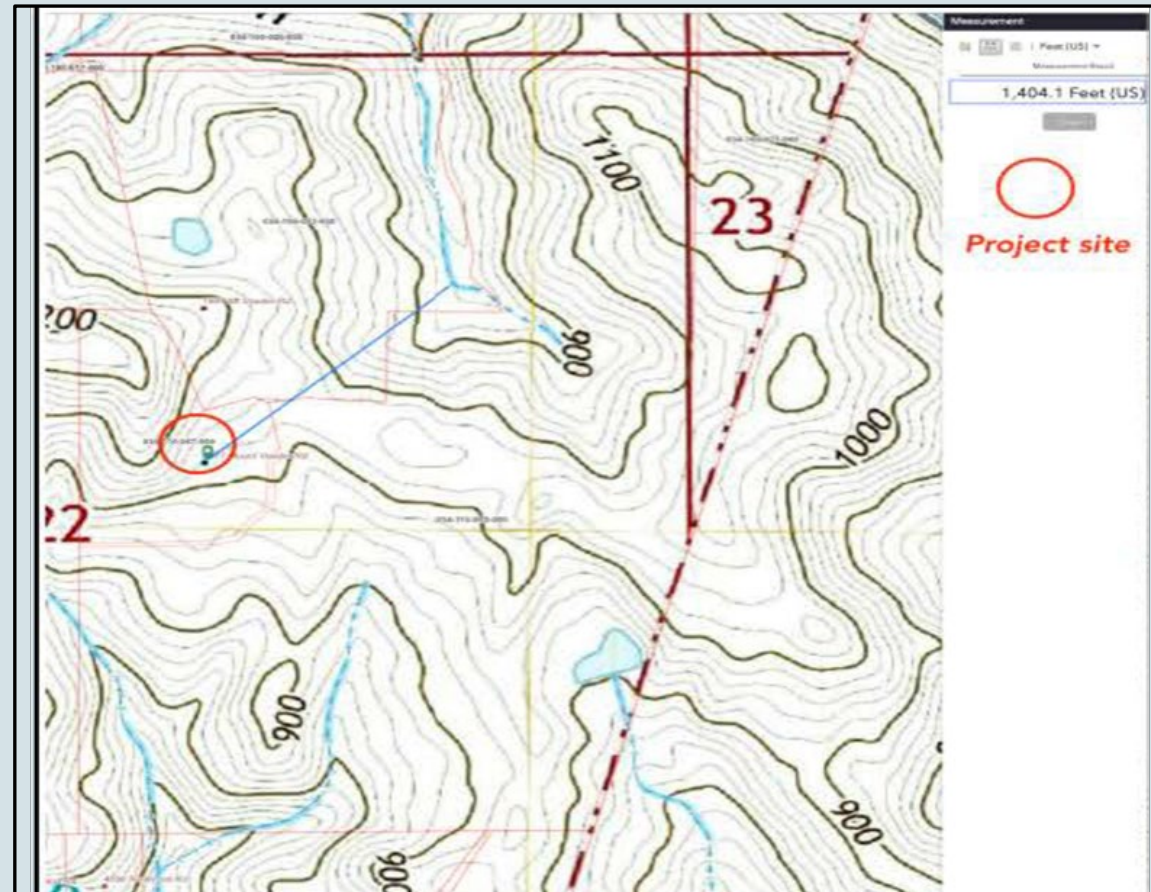


Measurement
959.7 Feet (US)
Project site

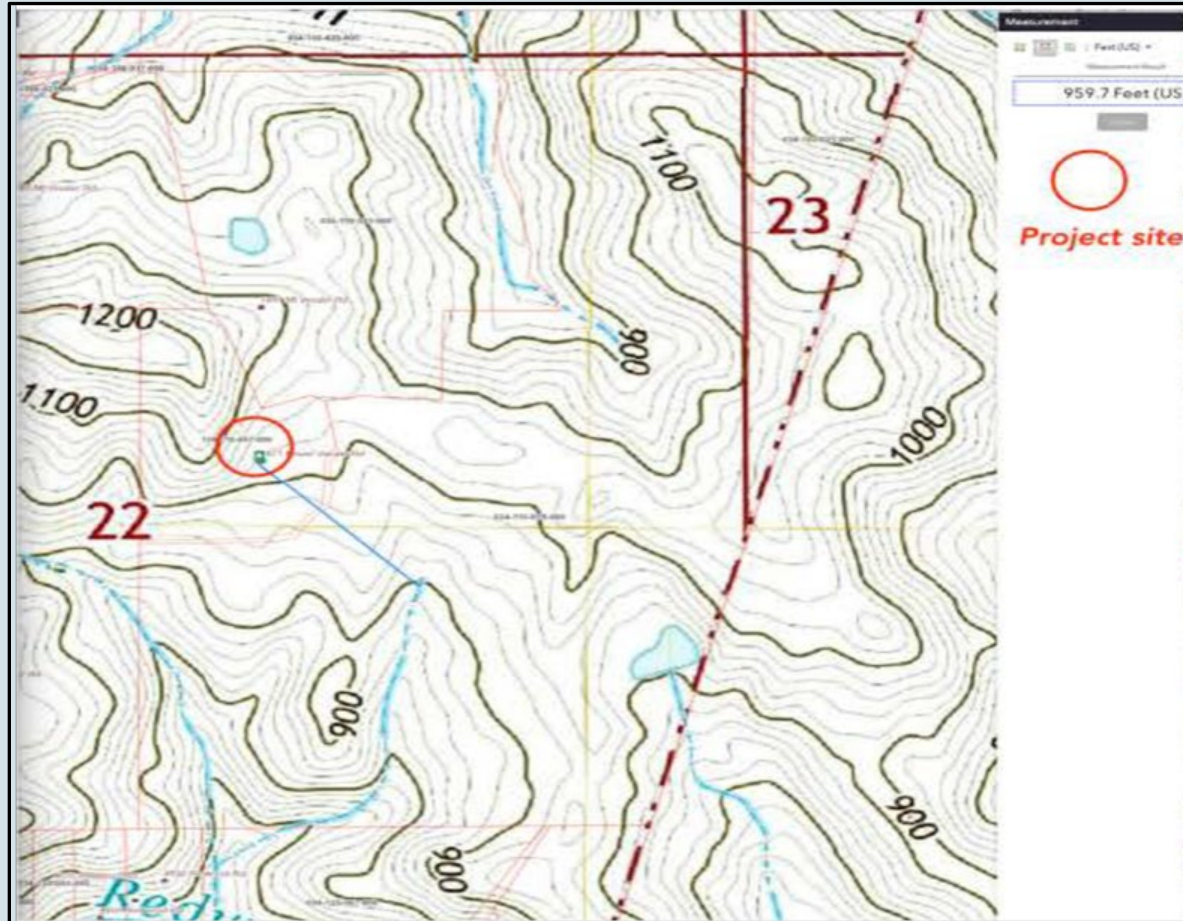


Measurement
961.8 Feet (US)
Project site

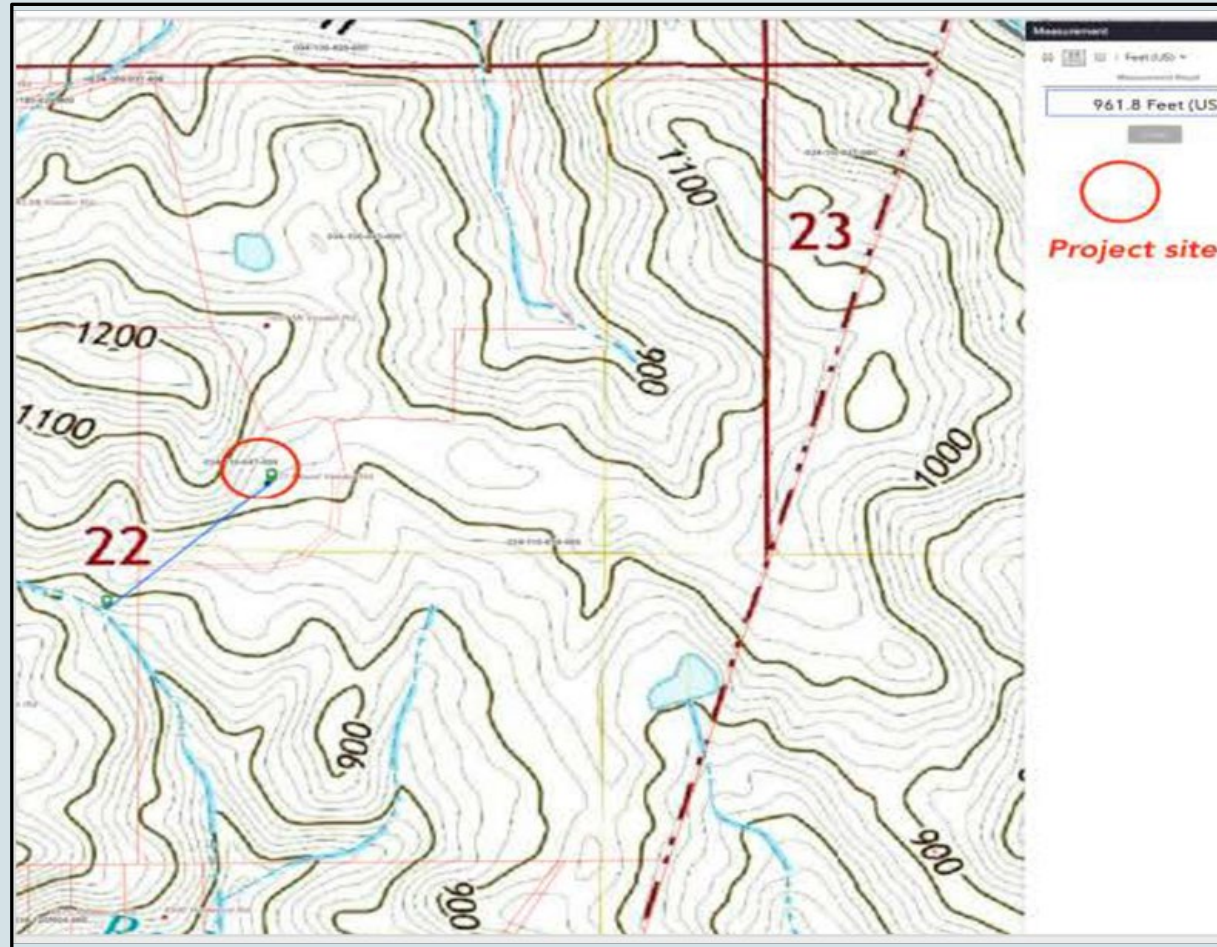
1,404 feet well to watercourse



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 recurring 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 alcohol sales for tours and tastings will be held on the same day as a

Silvester Civil Design
1190 Shaler Ave., Napa, CA 94559 - (707) 974-9261 - sag@silvestercivil.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 gallons = 2,450 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 setbacks 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

Silvester Civil Design
1190 Shaler Ave., Napa, CA 94559 - (707) 974-9261 - sag@silvestercivil.com

45 guests for wine marketing events @ 3 gallons/guest = 135 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 | |
| Irrigation Only | 0.2 to 0.5 acre-feet per acre per year |
| Heat Protection | 0.25 acre-feet per acre per year |
| Frost 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 |

19

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, 2000).

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 | 0.3 acre feet per acre per year or no net increase. |