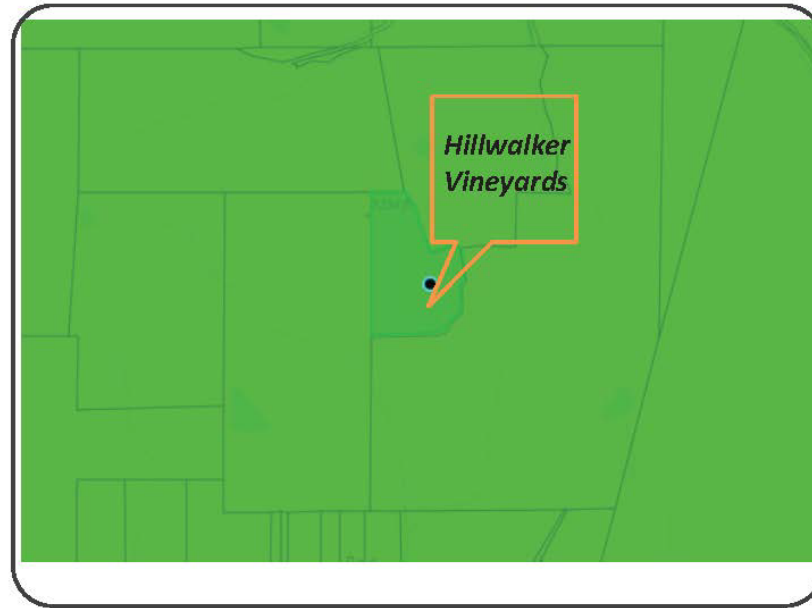


KEVIN & ANN MORRISON TR / HILLWALKER VINEYARDS WINERY

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

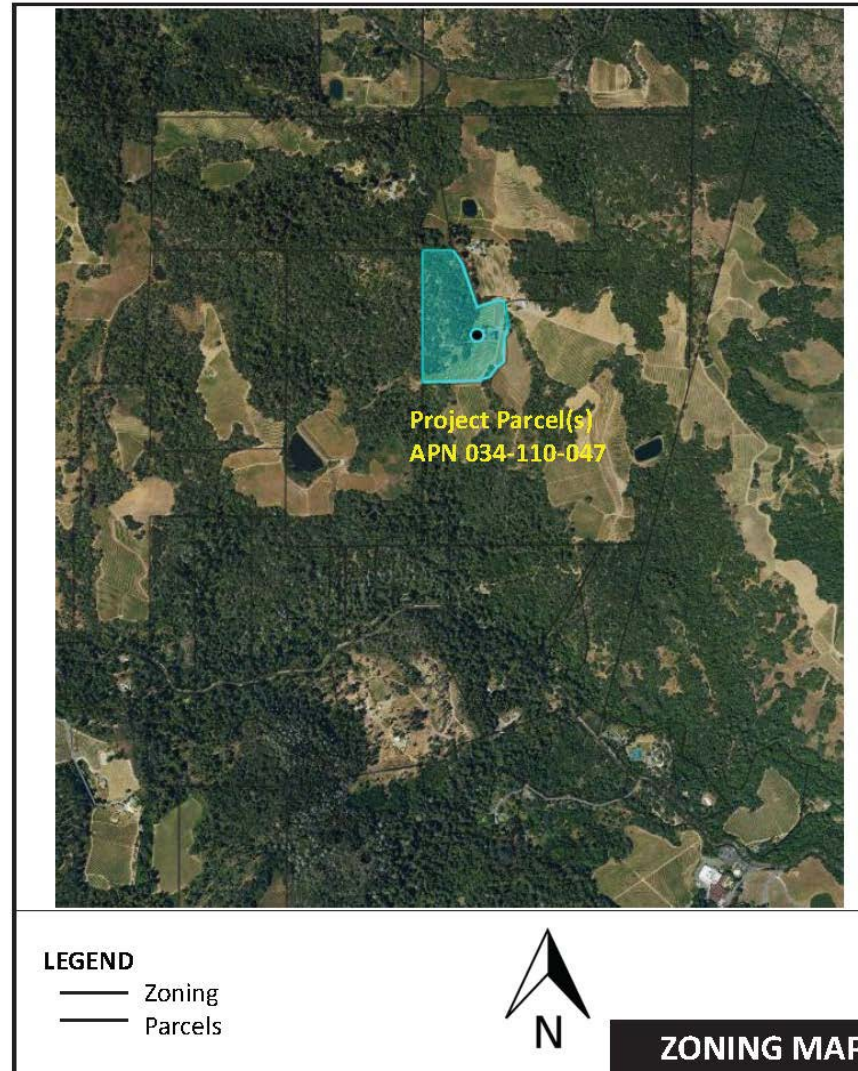
TRANSPORTATION

- 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

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

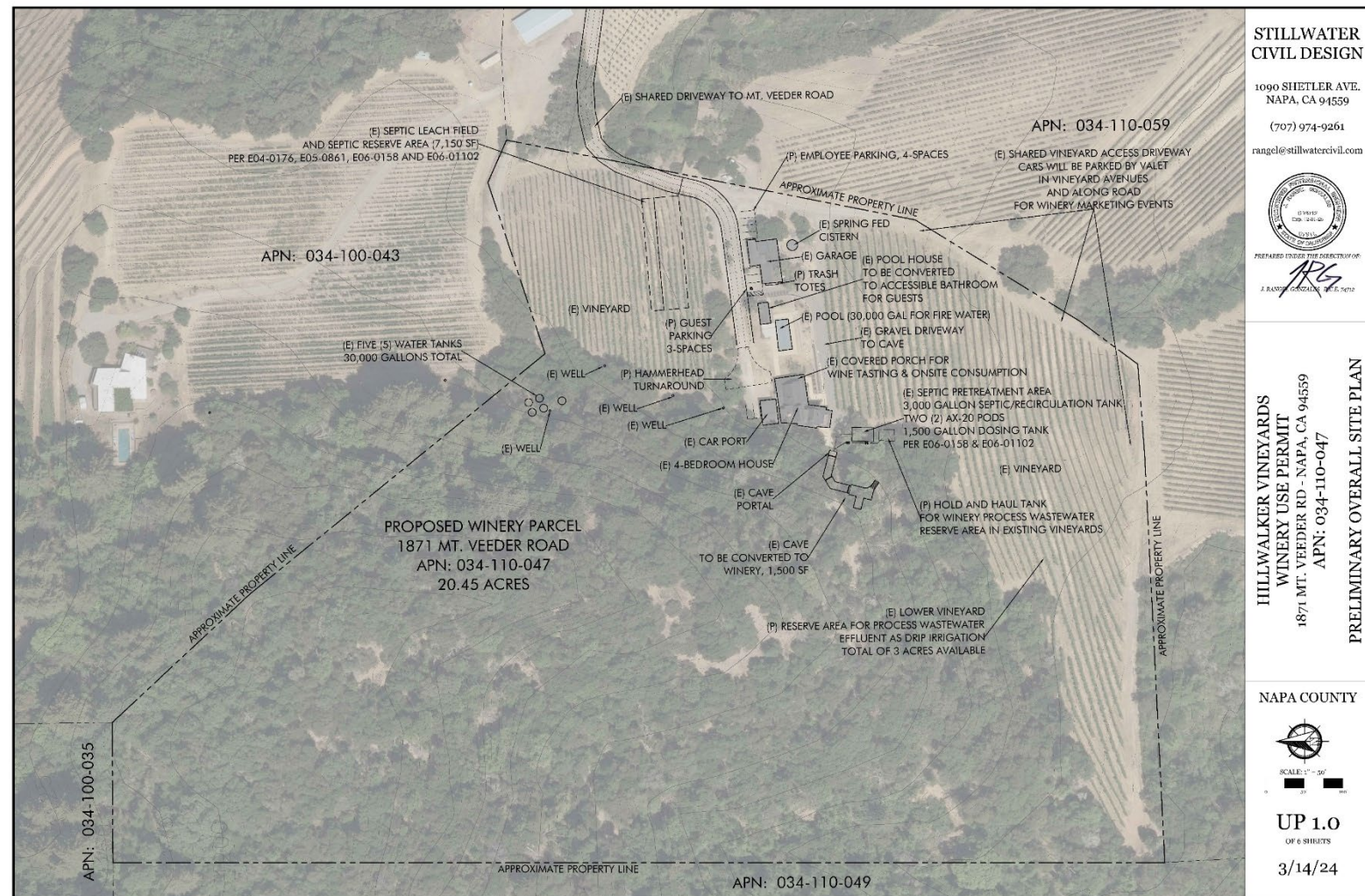


Existing Conditions

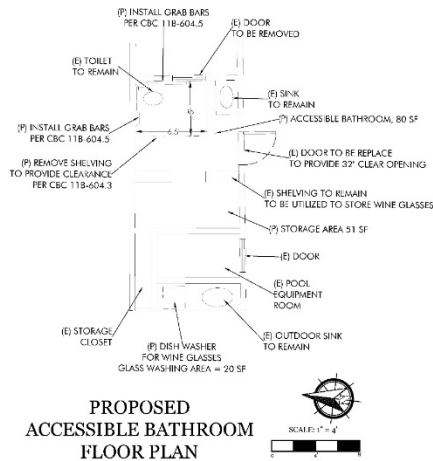
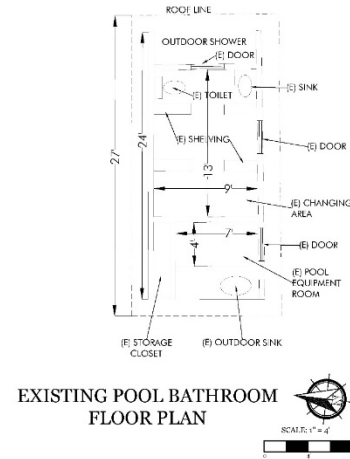
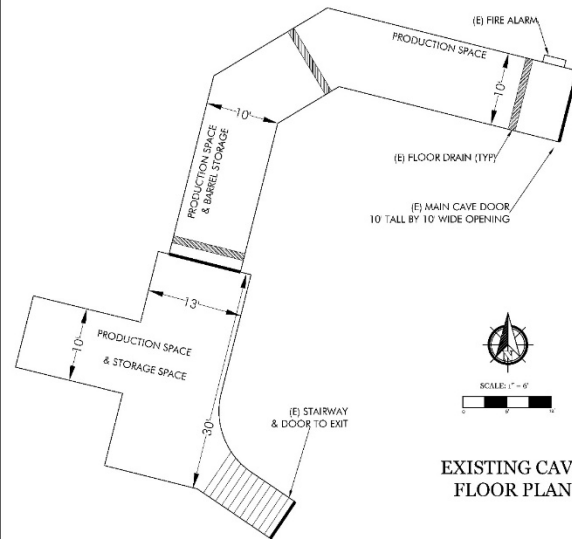
P23-00101 Project Name APN: 034-110-047, -XXX Map Date: 07-26-24

212

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



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 DIRECTION OF

J. RANGEL GONZALEZ, D.C.E. 77718

HILLWALKER VINEYARDS
WINERY USE PERMIT

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

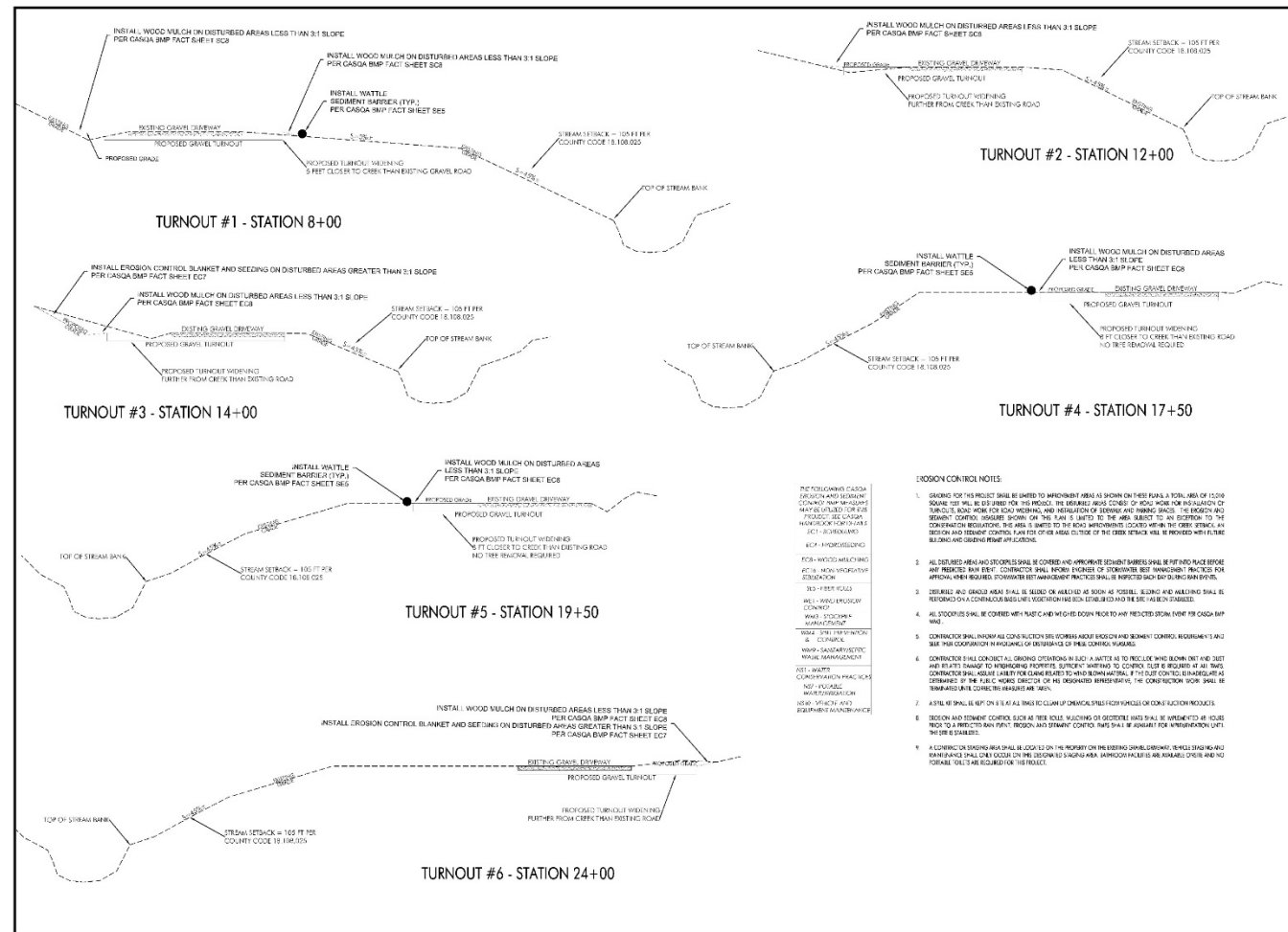
VEEDER RD - NAPA, CA
APN: 034-110-047

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

range@stillwatercivil.com



PREPARED UNDER THE DIRECTION OF

RCS
J. RANGEL, CIVIL ENGINEER

HILLWALKER VINEYARDS
WINERY USE PERMIT
1871 MT. VEEDER RD - NAPA, CA 94559
APN: 034-10-047
**EXCEPTION TO CONSERVATION REGULATIONS
EROSION & SEDIMENT CONTROL PLAN**

NAPA COUNTY

SCALE: 1" = 5'

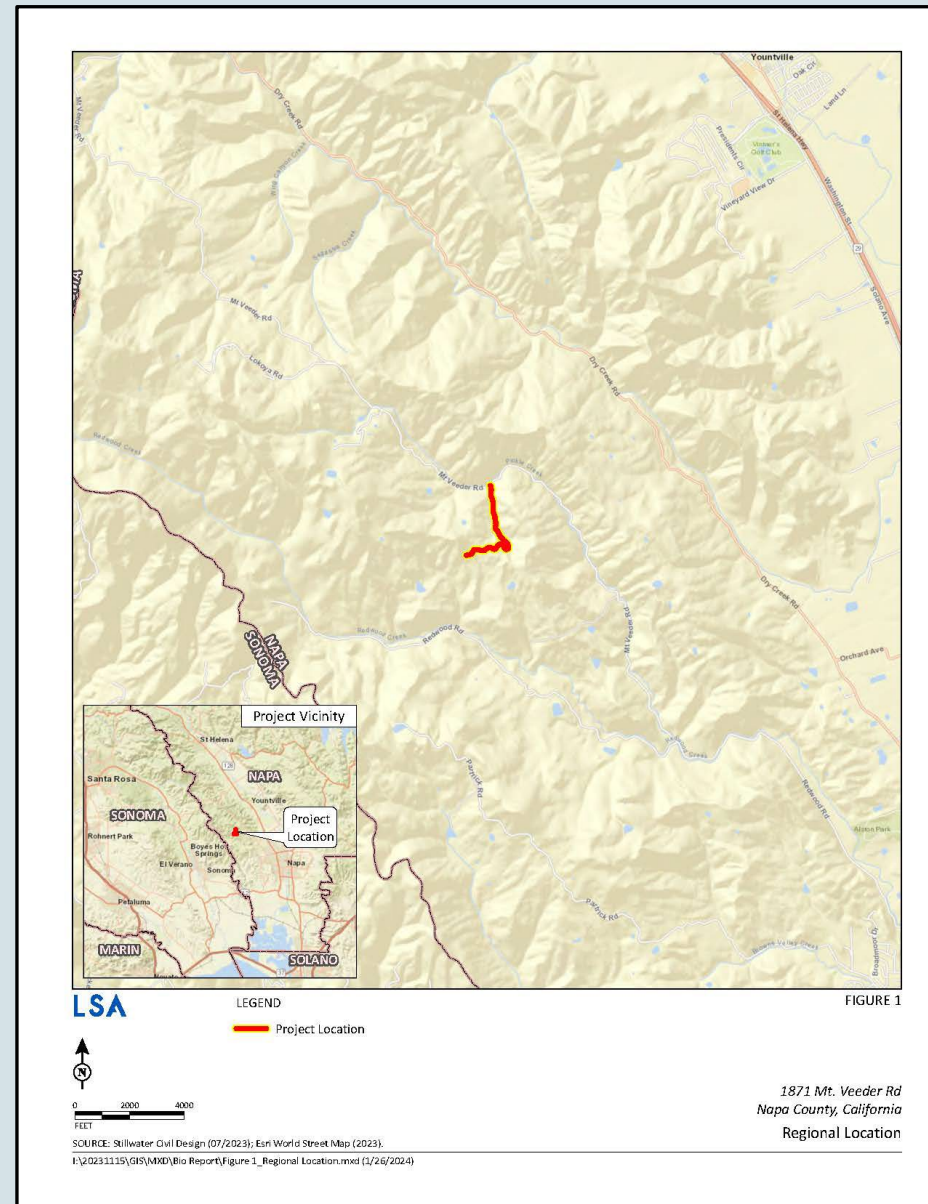
UP 6.0
OF 6 SHEETS

3/14/24

PER CASQA BMP FACT SHEET ECG, THE FOLLOWING EROSION CONTROL MEASURES SHALL BE INSTALLED FOR EACH TURNOUT: 1. WATTLE / SEDIMENT BARRIER (TYP.) PER CASQA BMP FACT SHEET ECG. 2. WOOD MULCH ON DISTURBED AREAS LESS THAN 3:1 SLOPE PER CASQA BMP FACT SHEET ECG. 3. GRAVEL TURNOUT WIDENING 5 FEET CLOSER TO CREEK THAN EXISTING ROAD. 4. STREAM SETBACK = 100 FT PER COUNTY CODE 18.108.025. 5. TOP OF STREAM BANK.

EROSION CONTROL NOTES:

1. GRADING FOR THIS PROJECT SHALL BE LIMITED TO IMPROVEMENT AREAS AS SHOWN ON THESE PLANS. A TOTAL AREA OF 15,000 SQUARE FEET WILL BE USED FOR THIS PROJECT. THE IMPROVEMENT AREAS SHALL BE USED FOR THE INSTALLATION OF TURNOUTS, ROAD WORK FOR EACH TURNOUT, AND INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE LIMITED TO THE AREA SUBJECT TO AN EXCEPTION TO THE CONSERVATION REGULATIONS. THE AREA IS LIMITED TO THE ROAD IMPROVEMENTS LOCATED WITHIN THE CREEK STRIP, AN EROSION AND SEDIMENT CONTROL PLAN FOR THE AREA OUTSIDE OF THE CREEK STRIP SHALL BE PROVIDED WITH FUTURE BUILDING AND GRADING PERMIT APPLICATIONS.
2. ALL DISTURBED AREAS AND DISCLOSURES SHALL BE COVERED AND IMPROVEMENT SEDIMENT BARRIERS SHALL BE PLACED AND MAINTAINED AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BARRIERS. THE BARRIERS SHALL BE MAINTAINED AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BARRIERS. THE BARRIERS SHALL BE MAINTAINED AS SHOWN ON THESE PLANS.
3. SEDIMENT AND GRAVEL AREAS SHALL BE MAINTAINED AS SHOWN AS POSSIBLE. SEDIMENT AND GRAVEL SHALL BE MAINTAINED ON A CONTINUOUS BASIS UNTIL VEGETATION HAS BEEN ESTABLISHED AND THE SITE IS FULLY STABILIZED.
4. ALL STRUCTURES SHALL BE COVERED WITH TIES AND WIGGERS DOWN PRIOR TO ANY DISTURBANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STRUCTURES.
5. CONTRACTOR SHALL INFORM ALL CONSTRUCTION PERSONNEL ABOUT EROSION AND SEDIMENT CONTROL REQUIREMENTS AND SHALL PROVIDE COORDINATION IN FREQUENCY OF DISTURBANCE OF THESE CONTROL MEASURES.
6. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DUST AND DIRT AND PARTICLES FROM BEING SPREAD TO ADJACENT PROPERTIES. DURING ALL GRADING, DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL MAINTAIN THE GRADING OPERATIONS TO THE MINIMUM POSSIBLE. THE DUST CONTROL MEASURES SHALL BE DETERMINED BY THE CALIFORNIA DEPARTMENT OF THE REGISTRATION OF PROFESSIONAL ENGINEERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MEASURES.
7. A DUST SUPPRESSANT SHALL BE APPLIED TO ALL GRADING OPERATIONS TO PREVENT DUST FROM BEING SPREAD TO ADJACENT PROPERTIES.
8. SEDIMENT AND EROSION CONTROL BARRIERS SHALL BE MAINTAINED AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BARRIERS. THE BARRIERS SHALL BE MAINTAINED AS SHOWN ON THESE PLANS.
9. A CONSTRUCTION SCHEDULING PLAN SHALL BE SUBMITTED TO THE PROPERTY OWNER AND THE BARRIERS SHALL BE MAINTAINED AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE BARRIERS. THE BARRIERS SHALL BE MAINTAINED AS SHOWN ON THESE PLANS.



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

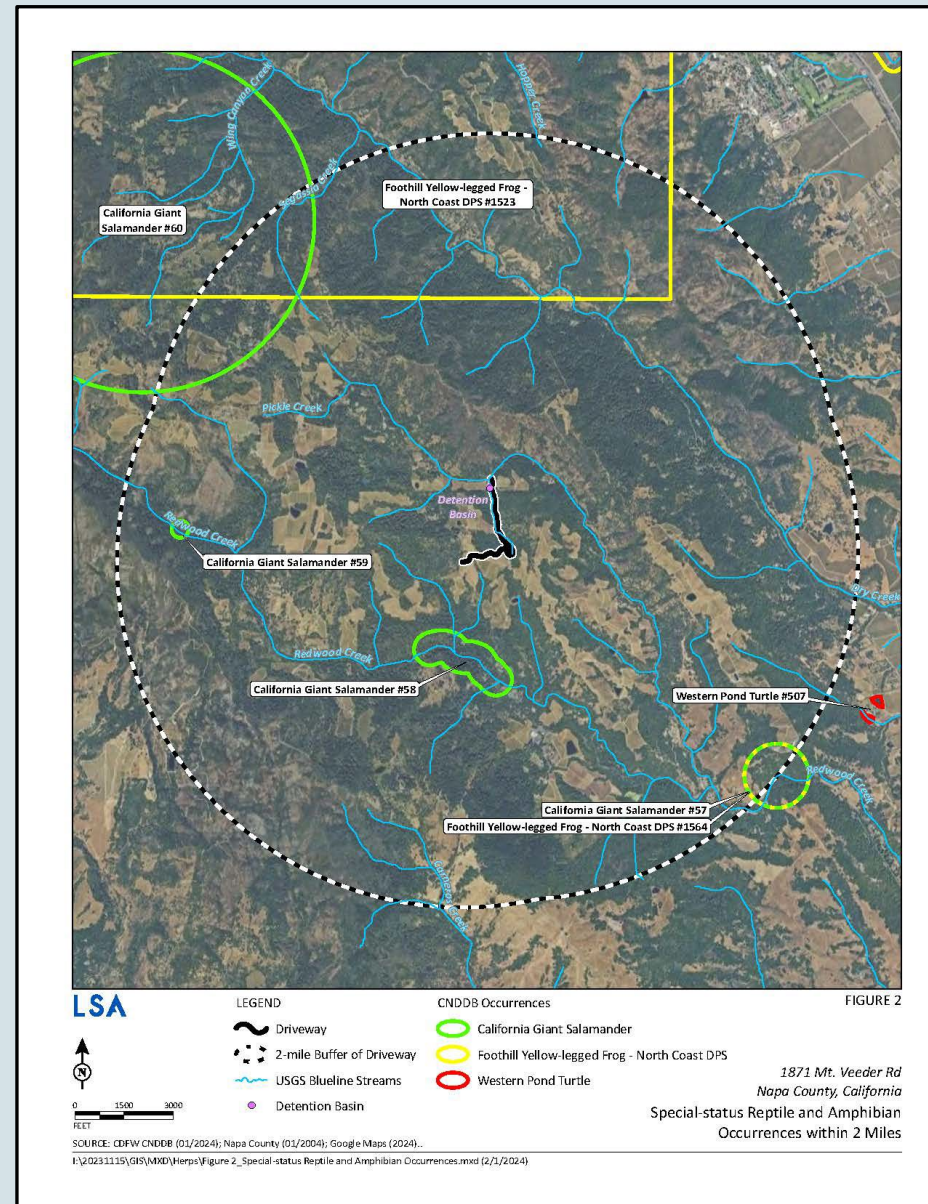




Photo 1: Ephemeral Drainage



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:\2024\1473\G\PhotoPages.cdr (2/1/2024)



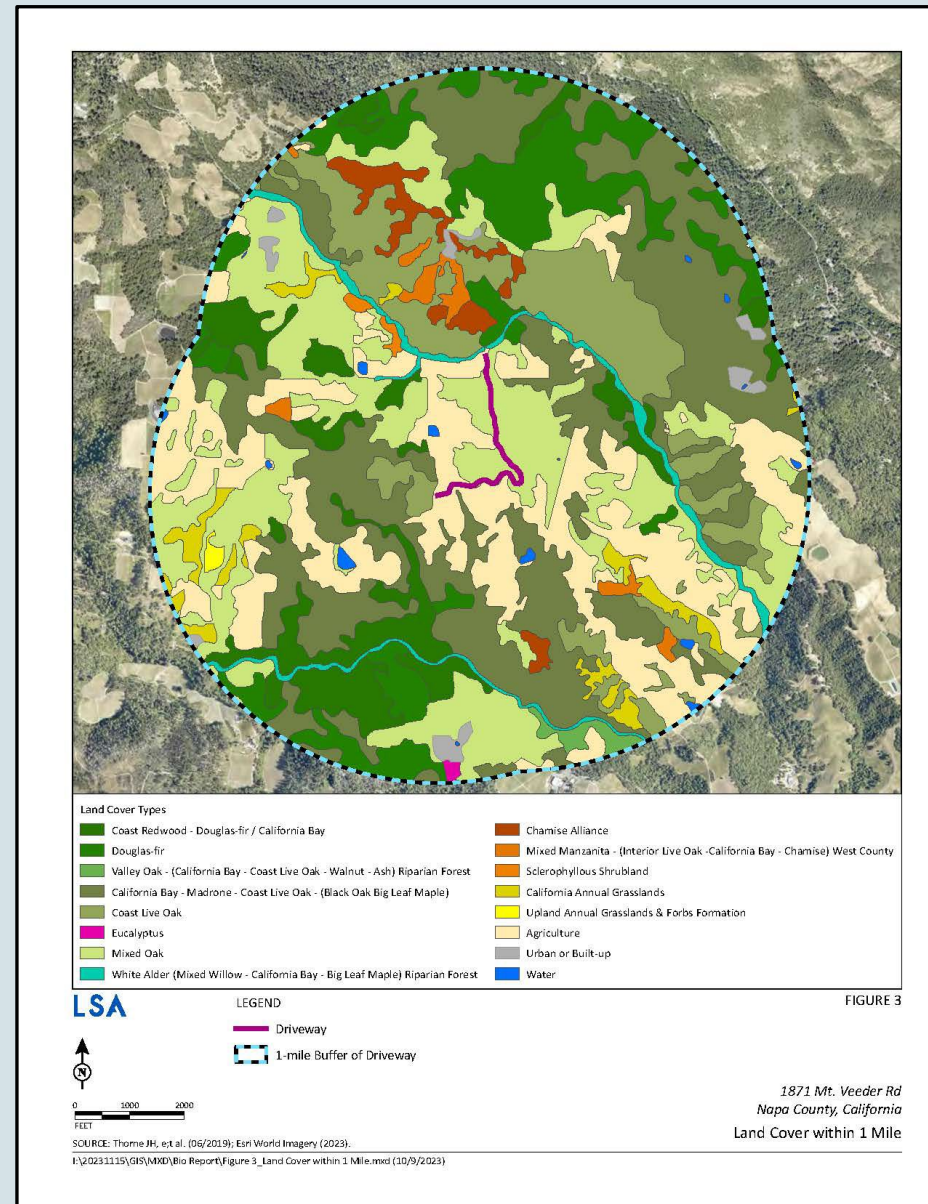
Photo 5: Culvert flow during precipitation.

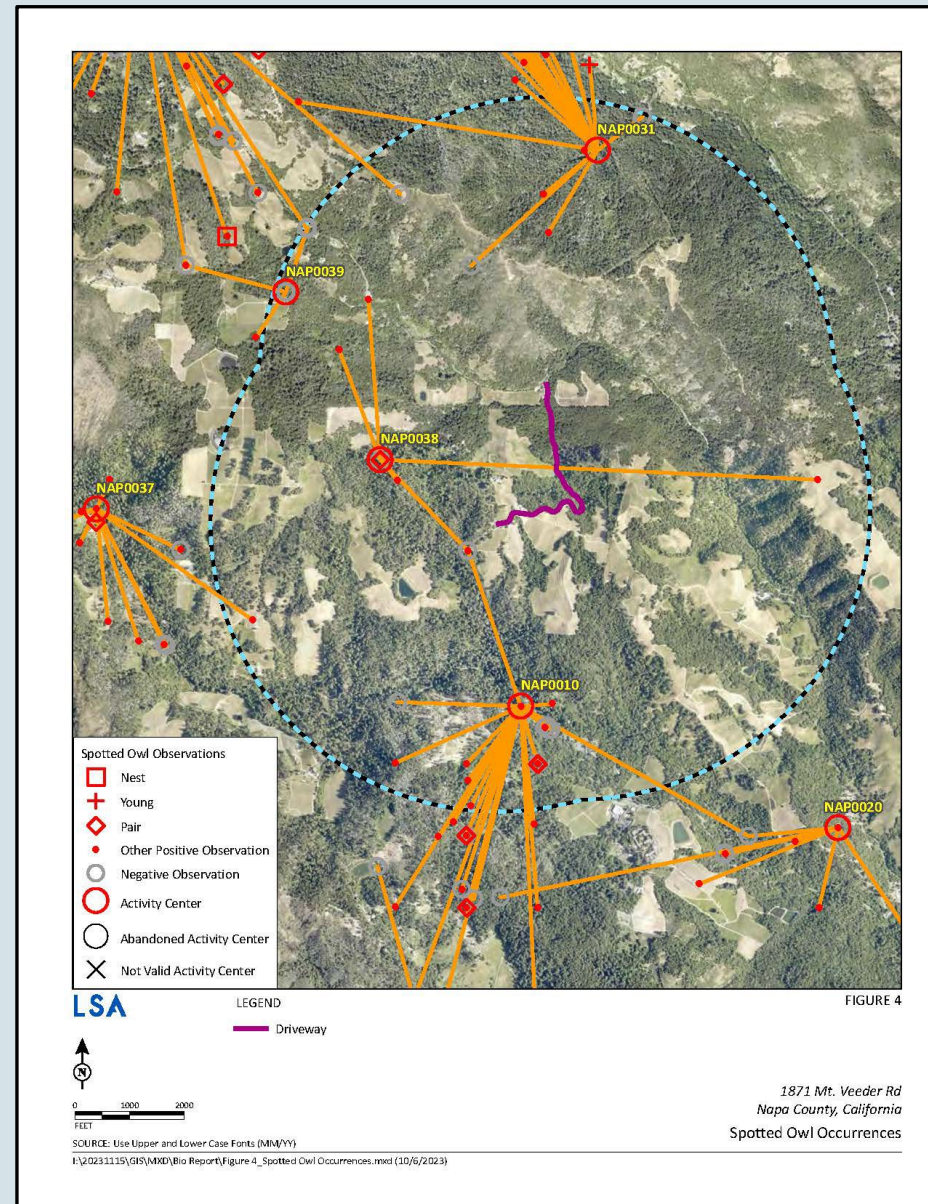
LSA

FIGURE 3
Page 2 of 2

Hillwalker Winery
Site Photographs

I:\2024\1473\G\PhotoPages.cdr (2/1/2024)



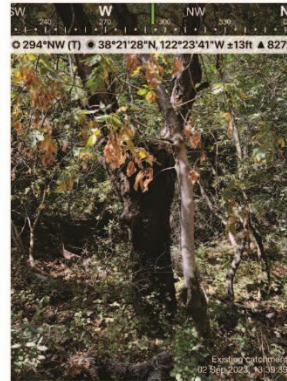




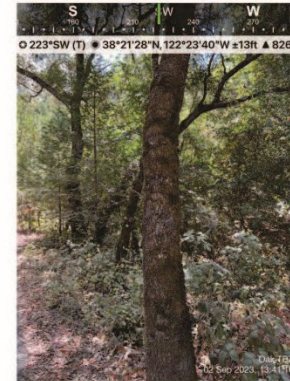
Turnout 1



Turnout 2



Turnout 3



Turnout 4

LSA

FIGURE 5
Page 1 of 3

1875 Mt. Veeder Road-Habitat Assessment Report
Site Photographs

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Turnout 5



Turnout 6



Turnout 7



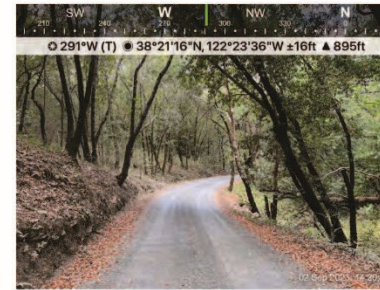
Turnout 8

LSA

FIGURE 5
Page 2 of 3

1875 Mt. Veeder Road-Habitat Assessment Report
Site Photographs

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Turnout 9



Widening Area 10

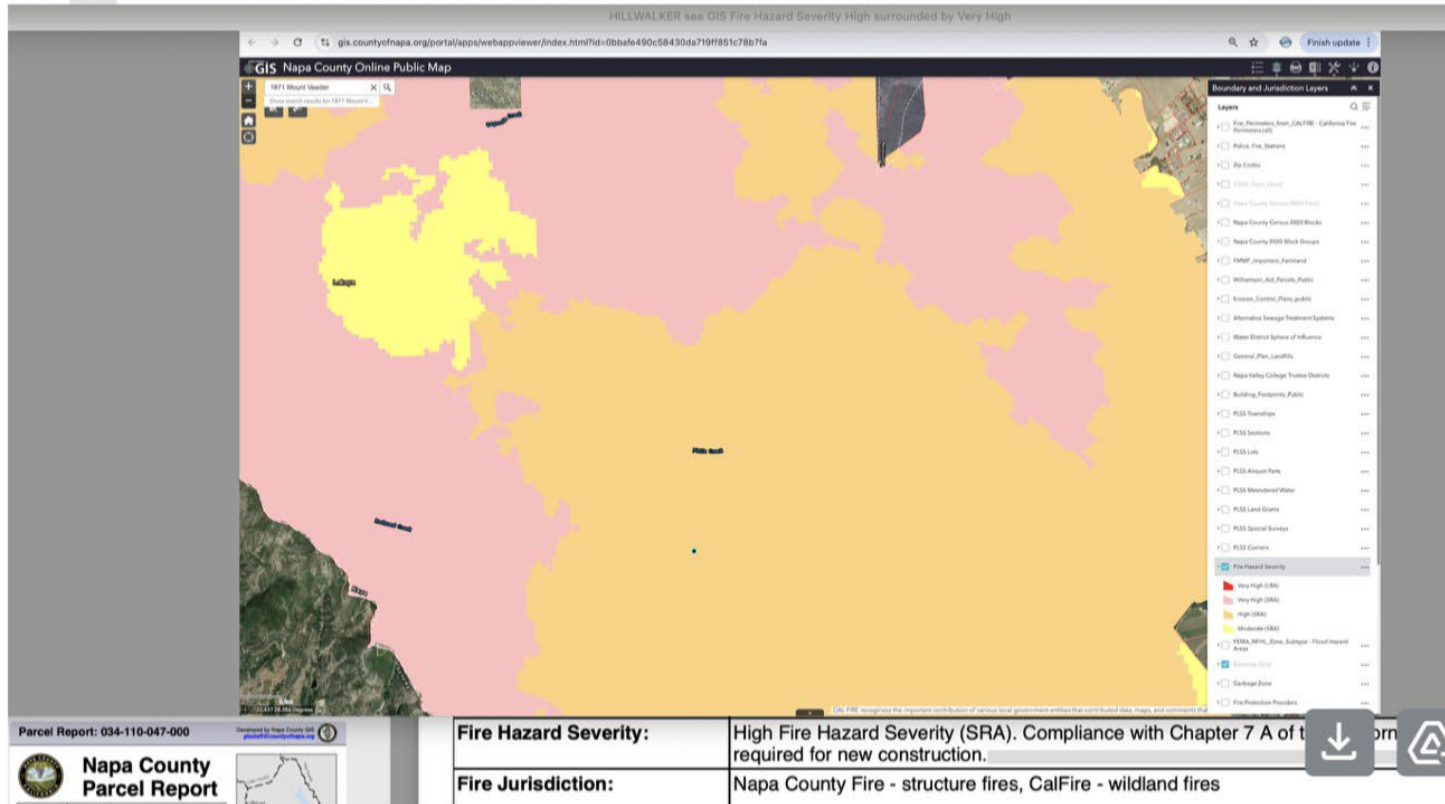
LSA

FIGURE 5
Page 3 of 3

1875 Mt. Veeder Road-Habitat Assessment Report
Site Photographs

I:\2023\115\G\Photos_Turnout.cdr (10/2/2023)

- 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 Exception
to the Comprehensive Regulations P23-00101-UP
Planning Commission Meeting Date (August 21, 2023)

1

Hillwalker Vineyards Winery
Location and Operation Criteria

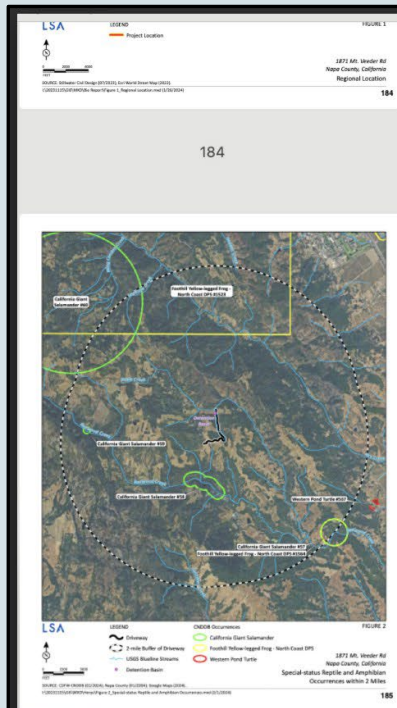
LOCATIONAL CRITERIA	STAFF COMMENTS
Size of Parcel	4.5 acres
Proximity of Nearest Residence	838 feet
Number of Wineries Located Within One Mile	4
Located Within the Napa Valley Business Park (AKA Airport Industrial Area)	No
Primary Road Currently or Projected to be Level of Service D or Below	No
Primary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

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

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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 (NACHC), 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 8166 K
	Hillwalker Vineyards IS-MND and MMRP_OCR PDF 4603 K	
	Northern Spotted Owl Habitat Assessment_LSA_June 10 2024_OCR PDF 54952 K	Notice of Intent_OCR PDF 1139 K
	SCH Summary Form_OCR PDF 68 K	
Notice of Completion [NOC] Transmittal form	Notice of Completion & Environmental Document Transmittal_OCR PDF 235 K	
State Comment Letters [Comments from State Reviewing Agency(ies)]	2024070222_CDFW Comment PDF 431 K	

County of Napa PC 20240507 AGENDA HILLWALKER 16 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.

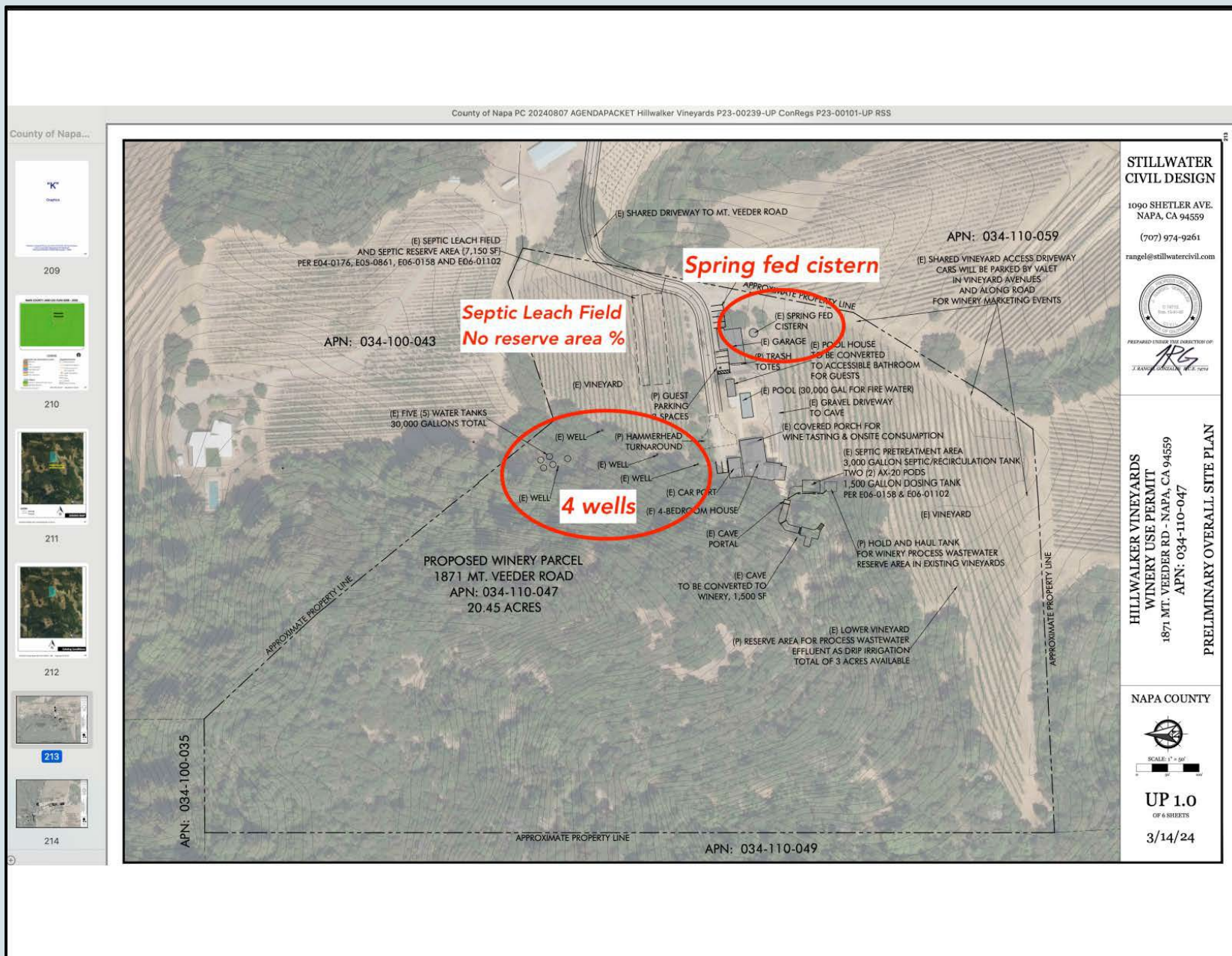
STAFF CONTACT: Wendy Atkins, Planner II, (707) 259-8757 or wendy.atkins@countyofnapa.org

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](#) [Share](#) [Print](#)

Hillwalker – CEQA has eight files, Planning approved sixteen



Hillwalker – See GRAPHICS slide 5

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 210, Napa, CA 94559
(Filed in compliance with Section 25200.2(a)(2) of the Public Resources Code)

To: Office of Planning and Research Napa County Clerk
P.O. Box 904
Sacramento, CA 95833-0904

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

Contact Person: Wendy Adams, Planner II Phone: (707) 259-8157

State Clearing House Number: 034-100-020

Project Title: Hillwalker Vineyards Winery Use Permit #P23-00101-UP, Access & 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, and 034-110-059

Project Location - Consistency Point: Project Location - County: Napa

Project Description: The proposed project would 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 tours and tastings by appointment with a weekly maximum of 113 visitors (87 days with up to 31 visitors and 106 days with up to 19 visitors); 4) allow a marketing program of 12 marketing events per year with up to 40 guests per event, 10 up to two (1) full-time and three (3) part-time employees; 5) provide an accessible restroom (80 sq. ft.) to an accessible restroom; 6) provide on-site parking for 7 vehicles including an accessible parking space and an electric vehicle charging station; and, 7) installation of a 2,300-gallon hold and haul tank for winery process wastewater.

In addition, the project includes an Exception to the Napa County Road and Street Standards (RSC) 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.

County Permit No. (180)2-0000

Applicant Name: Eagle P. Morrison

Address: 1671 Mt. Vender Rd.

This is to advise that the Planning Commission and the Agency (Responsible Agency) approved the above-described project on August 16, 2024, and made the following findings:

- The project ☒ will not have a significant effect on the environment.
- An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
- A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures ☒ were not made a condition of the approval of this project.
- A mitigation reporting to monitoring plan ☒ was not adopted for this project.
- A statement of Outstanding Considerations ☒ was not adopted for this project.
- Findings ☒ were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:
Napa County Planning, Building, & Environmental Services Planning Department
1195 Third Street, Suite 210, Napa, CA 94559

Signature: *Charles Gellera* Date: August 16, 2024 Title: Supervising Planner
Name: Charles Gellera

File received for filing and posting to GNS

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

CEQA Number: 034-100-020

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: Mitigated Negative Declaration

Revised: 11/1/2024

Project Land Use: AR (Agricultural Watershed), Agriculture, Watershed and Open Space (AROS)

Document Description: Request for a new 1,000 gallon per year winery to allow the following:

- 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 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 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 40 guests per event, 10 up to two (1) full-time and three (3) part-time employees; 5) provide an accessible restroom (80 sq. ft.) to an accessible restroom; 6) provide on-site parking for 7 vehicles including an accessible parking space and an electric vehicle charging station; and, 7) installation of a 2,300-gallon hold and haul tank for winery process wastewater.

Contact Information

Name: Wendy Adams

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 this 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 Adams

Email: wendy.adams@napacounty.ca.gov Phone Number: 707-259-8157

Project Location: Napa Napa City Napa County

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

A new 1,000-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 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 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 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 station; and, 9) installation of a 2,300-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, 034-110-059, 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 210, 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: AR (Agricultural Watershed) zoning district and Agriculture, Watershed and Open Space (AROS) 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 66002.3.

REQUEST: The request is for a new 1,000-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 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 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 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 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 2,300-gallon hold and haul tank for winery process wastewater.

The project also includes an Exception to the Napa County Road and Street Standards (RSC) 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.napacounty.ca.gov/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 6:00 p.m. Monday through Friday, at the office of the Napa County Planning, Building, & Environmental Services Department, 1195 Third Street, Suite 210, 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: SW 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 _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW
☐ Waste Treatment: Type _____ MGD
☐ Hazardous Waste: Type _____
☐ 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
☐ 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 23396.5 (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 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".

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

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 Digitally signed by Wendy Atkins, Date: 2024.07.09 11:39:04 -0700 Date: _____ Date: _____

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 tot eh NCRSS

Lead Agency: County of Napa

Contact Name: Wendy Atkins

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

Project Location: Napa City _____ 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 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 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.

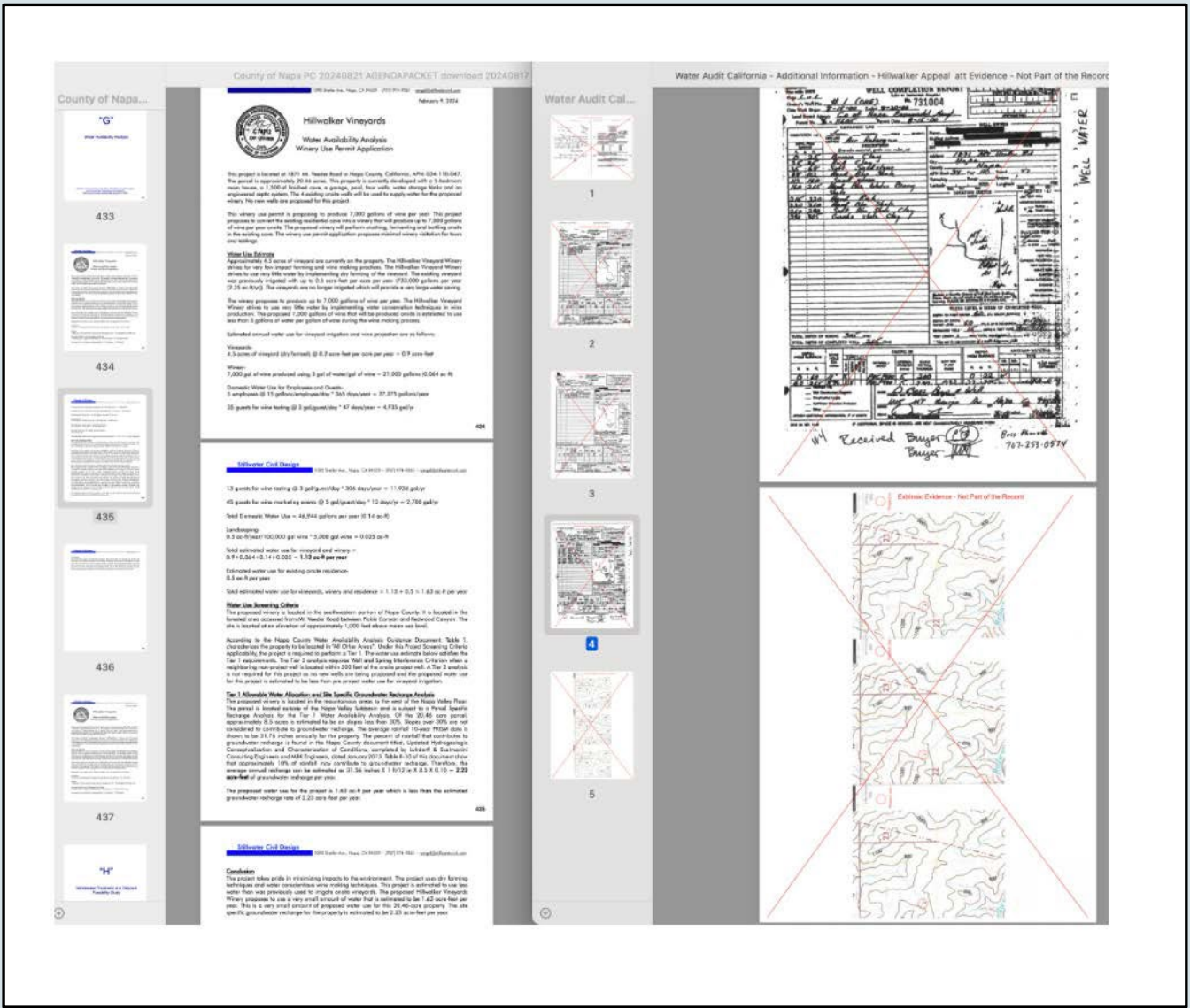
Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

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

Revised September 2011

Revised 2010

Hillwalker – Incomplete disclosure to CEQA



Hillwalker – Critical county records were omitted from disclosure

Extrinsic Evidence - Not Part of the Record

Date: 4/16/2006 Time: 12:20:28 PM Page 1 of 3

TO: Jason Hocheder
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 15gpm and #3 is 3-5 gpm. There are two other wells at .5gpm and the man dug well around that rate too in late summer. Right now they will pump water as fast as the pumps will go.

Mark Holler

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

4/16/06

From: Mark Holler To: Gary Catanzano 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-10-487027
"WATER WELL TEST"

DATE: 04/25/2006
REPORT NO. W-06-006
NAPA CA. 94558
PH.# 650-325-4510

LOCATION (well address): 1872 MT. VEEDER RD
TEST REQUESTOR: MARK HOLLER

SURFACE INSPECTION
CASING DIA. 5" 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 (HP) EST. AGE OF PUMP: 5 YRS
OPERATING VOLTS: 240 AMPS: L1 8.5 L2 8.5

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, 1/4" 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	100 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. Smith DATE: 4/25/06
(optional) CHEMICAL TEST PERFORMED: YES NO X

Hillwalker – Critical county records were omitted from disclosure

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet
No. 792117

DNR USE ONLY — DO NOT FILL IN
 STATE WELL NO./STATION NO.
 LATITUDE LONGITUDE
 ACQUISITION

GEOLOGIC LOG				WELL OWNER	
ORIENTATION		VERTICAL		ANGLE (GEOGY)	
DEPTH FROM SURFACE	DRIILLING METHOD	ROTARY	FLUID AIR		
FT.	IN.	Describe material, grain, size, color, etc.			
0	10	DECOMPOSED SANDSTONE CALY			
10	20	HARDER DECOMPOSED SANDSTONE			
20	32	SANDSTONE / CLAY MIX			
32	50	HARDER BLUE SHALE			
50	80	HARD SHALE			

Name		Address		City	
Mailing Address		City		State	
Address 1871 MT. VEEDEE RD		City NAPA CA 94558		State 20	
County NAPA		Parcel 57		Section	
API No. 34		Page 110		Range	
Township		Latitude		Longitude	

LOCATION SKETCH

WEST

EAST

SOUTH

DEO. SML. SEC. ACTIVITY (C)

NEW WELL

MODIFICATION/REPAIR

— Deepen

— Other (Specify)

DESIGNY (Describe)

PROVISIONS (See Item)

OTHER GEOLOGIC LOG

PLANNED USES (a)

— Water Supply

— Domestic

— Public

— Irrigation

HEAVY DUTY

TEST WELL

RADIATION PROTECTION

HEAT-EXCHANGE

DIRECT PUMP

RAISIN

WUPR EXTRACTION

SPRING

REMEDIATION

OTHER (SPECIFY)

DEWATERING

Source or Owner (Owner of Well from State Building, From Owner, etc.) and date of issue. Use optional part 2 whenever. MAJOR OR ACCURATE COMPLETE.

WATER LEVEL & YIELD OF COMPLETED WELL	
DEPTH TO FIRST WATER 21	(FT) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL 21	(FT) & DATE MEASURED 11/24/02
ESTIMATED YIELD 1 TO 5	GPM @ TEST TIME AIR LIFT
TEST LENGTH 2	(MIN) TOTAL DRILLDOWN 80
Note not be representative of a well's long-term yield.	

TOTAL DEPTH OF BORING 80	(Feet)
TOTAL DEPTH OF COMPLETED WELL 80	(Feet)

CAGING (R)									DEPTH FROM SURFACE		ARTIFICIAL MATERIAL			
DEPTH FROM SURFACE		BORE HOLE DIA. (INCHES)	TYPE	C-1 C-2 C-3 C-4	MATERIAL / GROUT	INTERNAL DIAMETER (INCHES)	GRADE OR WALL THICKNESS	SLOT SIZE IF ANY (INCHES)			TYPE		MATERIAL	
ft.	in.								ft.	in.	ft.	in.	ft.	in.
0	24	11 1/2"			F480 P/MC	8"	205		0	24				
24	86	8 3/4"	✓		F480 P/MC	8"	205	.032	24	80	✓			3/8" PEA GRA

ATTACHMENTS (x) _____ George Log _____ General Company Diagram _____ Electrical Layout _____ Soil/Water Chemical Analysis _____ Other _____		CERTIFICATION STATEMENT I, the undersigned, certify that this report is correct and accurate to the best of my knowledge and belief. NAME: RAYE BESS PLUMP & WELLS (PERSON, FIRM, OR CORPORATION) (TYPE OR PRINTED) 1116 MT. GEORGE AVE. ADDRESS Signed <u><i>Raye Bess Plump</i></u> CITY 028303 STATE CA 0608 Date <u>11/11/83</u> DATE BORN 02-10-47 0-17 LICENSE NUMBER I AM UNEMPLOYED/UNDEREMPLOYED SPACE IS REQUIRED, USE NEXT CONSECUTIVELY NUMBERED FORM	
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vv3

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 No. 98-12295 Permit Date 11/22/02

GEOLOGIC LOG

ORIENTATION (✓) ☒ VERTICAL ☐ HORIZONTAL ☐ ANGLE (SPECIFY) _____
 DRILLING METHOD ☒ ROTARY ☐ FLUID AIR
 DEPTH FROM SURFACE _____
 DESCRIBE material, grain, size, color, etc.
 0: 18' SOFT SANDSTONE CLAY "ORANGEISH"
 18: 28' HARD SANDSTONE
 28: 60' GUMBO SHALE 70% CLAY 30% SOLIDS

WELL OWNER
 Name _____
 Mailing Address _____
 City _____ STATE _____ ZIP _____
 Address 1871 MT. VEEDER RD
 City NAPA CA 94558
 County NAPA
 APN Book 34 Page 110 Parcel 47
 Township _____ Range _____ Section _____
 Latitude _____

LOCATION SKETCH
 NORTH
 WEST
 EAST
 SOUTH
 REDWOOD Rd.
 22000' LN

ACTIVITY (✓)
☒ NEW WELL
☐ MODIFICATION/REPAIR
☐ DESTROY (Describe procedures and methods under "GEOLOGIC LOG")
PLANNED USES (✓)
 WATER SUPPLY
☒ Domestic ☐ Public
☐ Irrigation ☐ Industrial
☐ MINING
☐ TEST WELL
☐ CATHODIC PROTECTION
☐ HEAT EXCHANGER
☐ DIRECT PUMP
☐ VAPOR EXTRACTION
☐ SPARGING
☐ REMEDIATION
☐ OTHER (SPECIFY) _____
DEWATERING

WATER LEVEL & YIELD OF COMPLETED WELL
 DEPTH TO FRESH WATER 18 (ft.) BELOW SURFACE 1
 DEPTH OF STATE _____
 WATER LEVEL 18 (ft.) & DATE MEASURED 11/22/02
 ESTIMATED YIELD 1 TO 2 (GPM) & TEST TYPE PUMP
 TEST LENGTH 1 (min) TOTAL DRAWDOWN 50 (ft.)
 May not be representative of a well's long-term yield.

CASING (ft.)

DEPTH FROM SURFACE	BORE HOLE DIA. (inches)	TYPE (✓)	MATERIAL / GRADE	INTERNAL DIAMETER (inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (inches)
0: 24	11 1/2"	✓	E480 PVC	5"	.285	
24: 60	8 3/4"	✓	E480 PVC	5"	.285	.032

ANNULAR MATERIAL

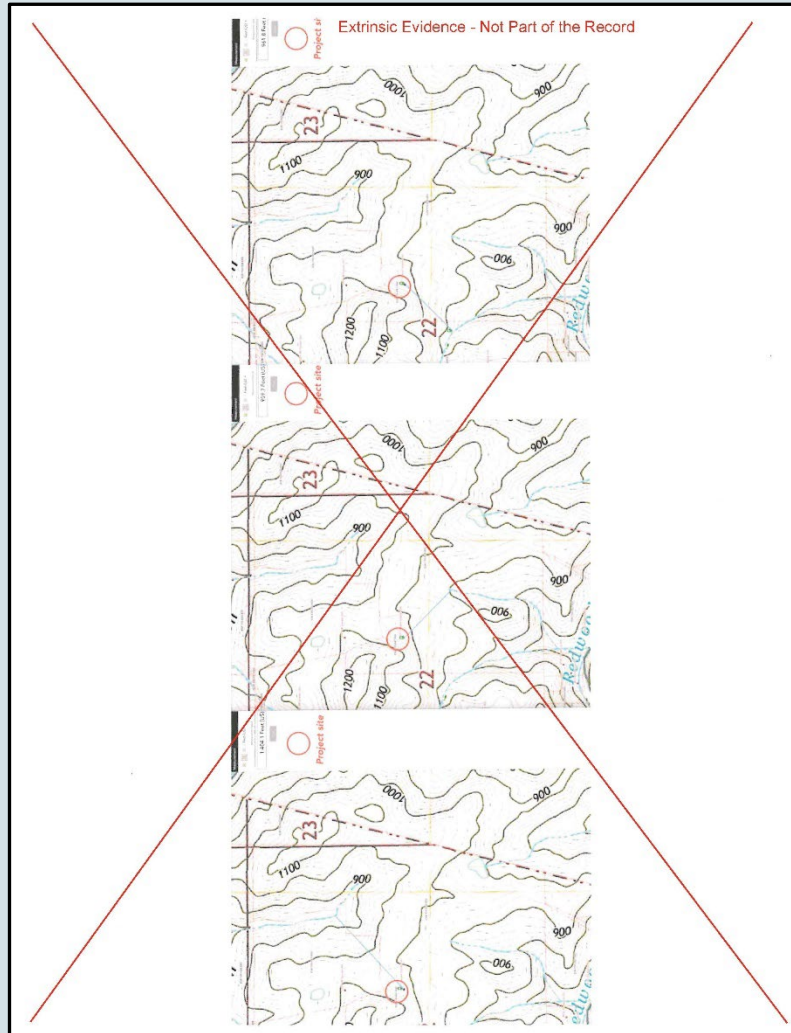
DEPTH FROM SURFACE	CEMENT TYPE (✓)	BEN. FILL (✓)	FILTER PACK (TYPE/SIZE)
0: 24	✓	✓	
24: 60			✓ 3/8" PEA GRAV

ATTACHMENTS (✓)
☐ Geologic Map
☐ Well Construction Diagram
☐ Geophysical Logs
☐ Sediment 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)
1119 MT. GEORGE AVE NAPA CA 94558
 ADDRESS CITY STATE ZIP
 Signed [Signature] DATE SIGNED 02/03/03 C-100-57-487027
 WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED C-57 LICENSE NUMBER

WEL 103 508 11-97 IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

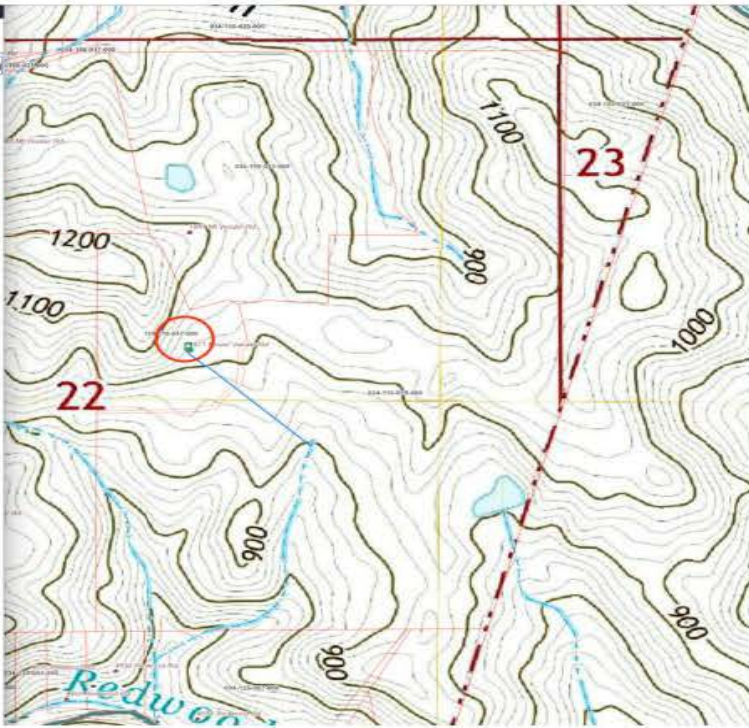
Hillwalker – Critical county records were omitted from disclosure



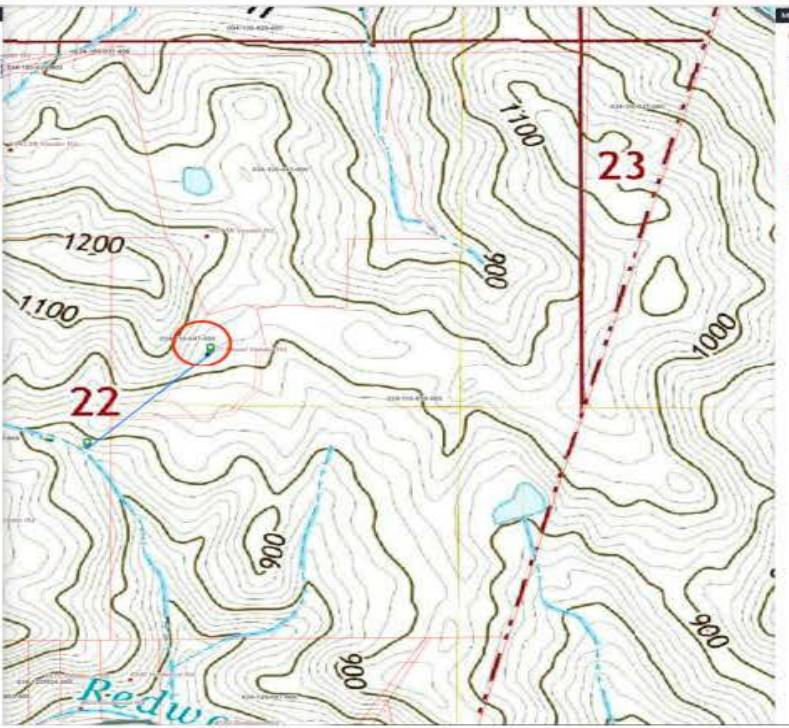
Hillwalker – Critical county records omitted from disclosure



Measurement
1,404.1 Feet (US)
Project site

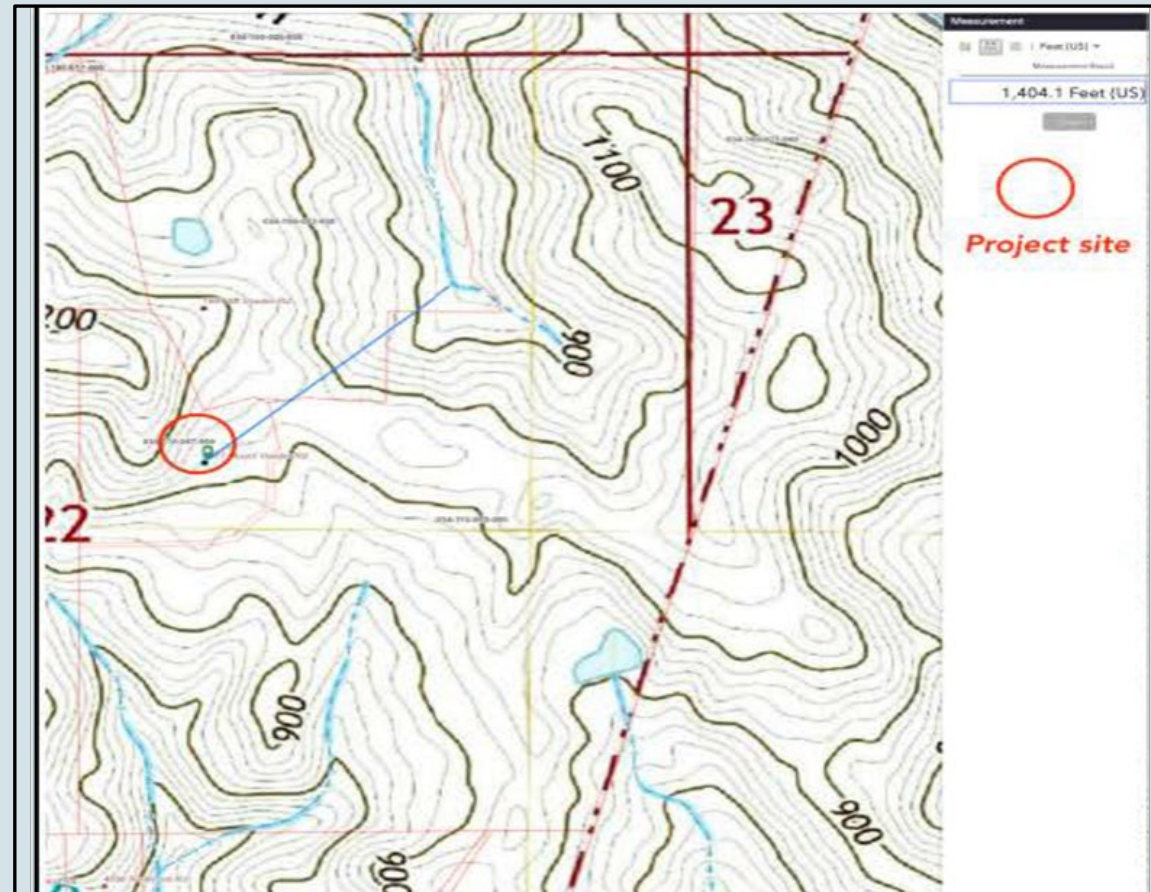


Measurement
959.7 Feet (US)
Project site

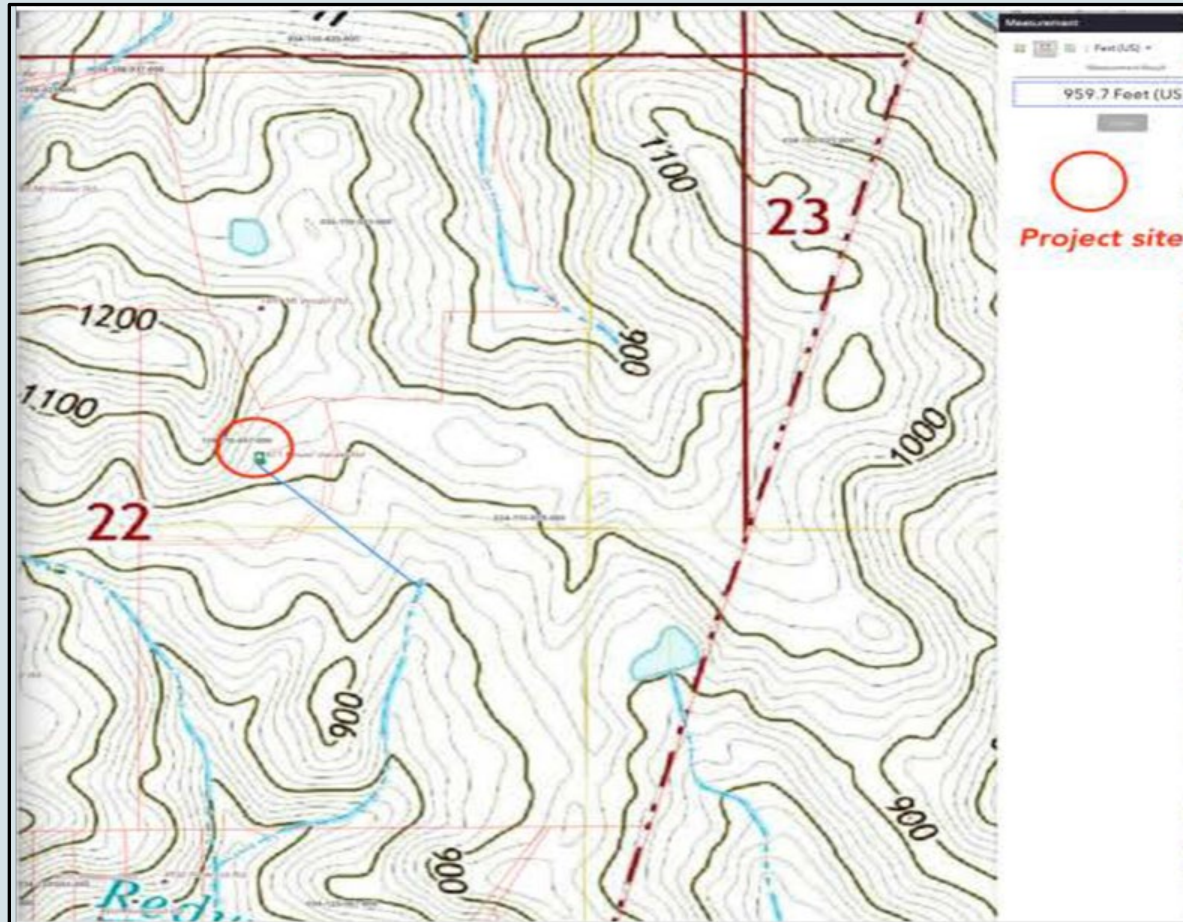


Measurement
961.8 Feet (US)
Project site

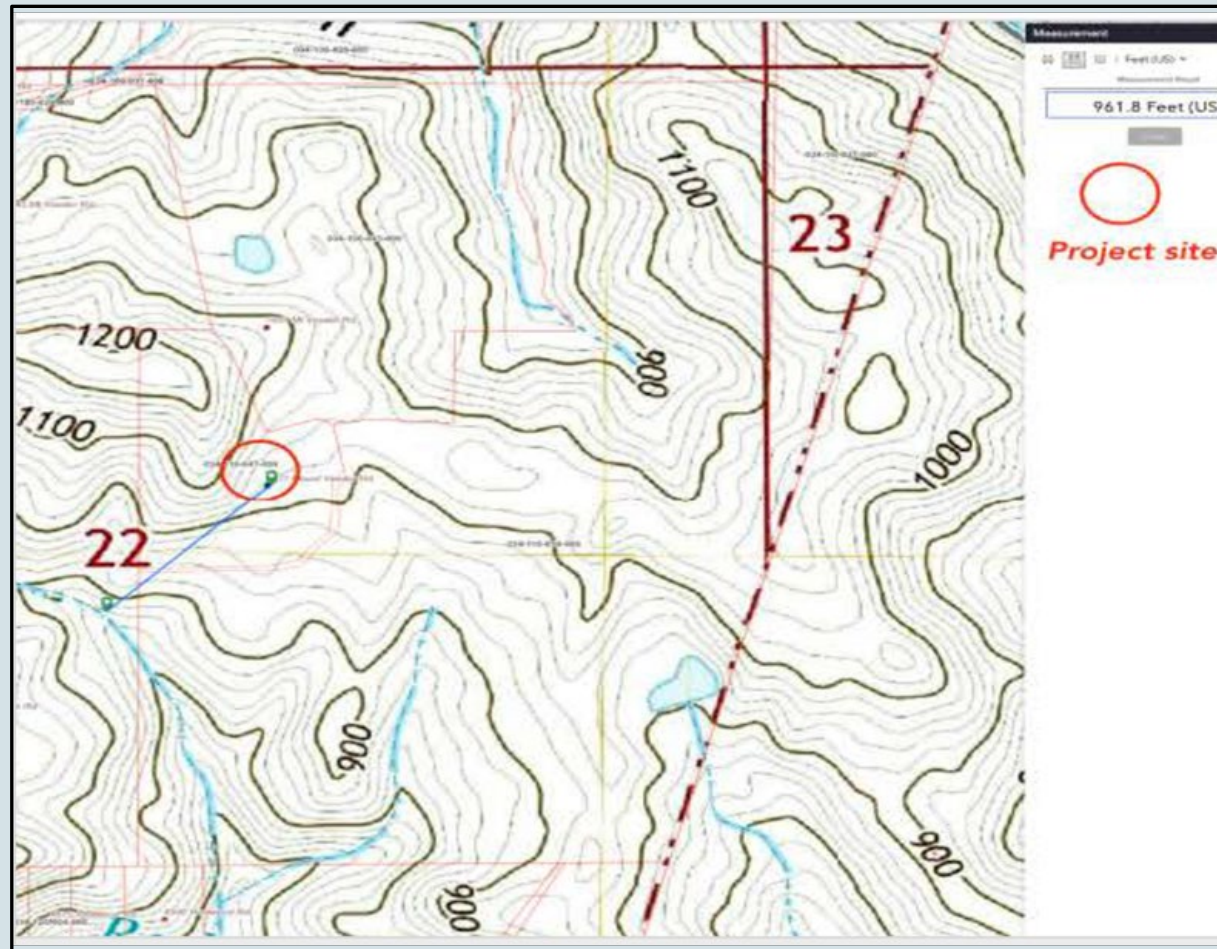
1,404 feet well to watercourse



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:

- Seven days per week, Monday through Sunday
- Frequency: 47 days of tours and tastings with up to 35 visitors maximum.
- Frequency: 306 days of tours and tastings with up to 19 visitors maximum.
- Frequency: 25 or more people will be allowed at the winery for a maximum of 59 days per year.
- 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:

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

Soilwater Civil Design

1090 Shelter Ave., Napa, CA 94559 - (707) 974-9261 - angel@soilwatercivil.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

Soilwater Civil Design

1090 Shelter Ave., Napa, CA 94559 - (707) 974-9261 - angel@soilwatercivil.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

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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, 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, whichever is less