

“F”

Use Permit Application, Site  
Photos, and Correspondence

Bonny's Vineyard P22-00002  
Planning Commission Hearing Date  
December 18, 2024

# NAPA COUNTY

Planning, Building and Environmental Services



A Tradition of Stewardship  
A Commitment to Service

---

USE PERMIT/MAJOR MODIFICATION APPLICATION  
WINERY USES

---

### ***Before you file an application...***

Before you submit your application materials, and generally as early in the process as possible, you may want to schedule a Pre-Application Review Meeting (or Pre-App) with a member of the Planning Department Staff.

#### **Pre-Application Meetings**

Pre-application meetings are an opportunity to meet with staff from all Divisions and receive valuable feedback on your project. In particular, staff can identify the type of application and related permits that may be necessary, permit processing steps and timelines, and pertinent information and technical studies that will be required to submit a complete application.

*To schedule a pre-application meeting, please complete the pre-application meeting form and submit with payment to the Planning Division at 1195 Third Street, Suite 210, Napa, CA 94559.*

---

### **Contents**

---

- ☒ General Application Form
- ☒ Use Permit/Major Modification Checklist of Required Application Materials
- ☒ Signed Indemnification Form
- ☒ Signed Hourly Fee Agreement
- ☒ Supplemental Application for Winery Uses
- ☒ Voluntary Best Management Practices Checklist for Development Projects
- ☒ Form Adjoining Property Owner List Requirements



A Tradition of Stewardship  
A Commitment to Service

Planning, Building, & Environmental Services  
1195 Third Street, Suite 210  
Napa, CA 94559  
Main: (707) 253-4417  
Fax: (707) 253-4336

## PLANNING APPLICATION FORM

### Applicant Information

Applicant Contact	Property Owner Contact
Name: <u>Meyer Family Enterprises</u>	Name: <u>Meyer Family Enterprises</u>
Mailing Address: <u>734 Carving Cross Road P.O. Box 49</u>	Mailing Address: <u>734 Carving Cross Road P.O. Box 49</u>
City: <u>Napa</u> State: <u>CA</u> Zip: <u>94558</u>	City: <u>Napa</u> State: <u>CA</u> Zip: <u>94558</u>
Phone: <u>(707) 603-6003</u>	Phone: <u>(707) 603-6003</u>
E-Mail Address: <u>esther@mfenterprises.com</u>	E-Mail Address: <u>esther@mfenterprises.com</u>

Agent Contact	Other Representative Contact
Name: _____	<input checked="" type="checkbox"/> Engineer <input type="checkbox"/> Architect <input type="checkbox"/> Agent
Mailing Address: _____	Name: <u>CMP Civil Engineering &amp; Land Surveying Inc.</u>
City: _____ State: _____ Zip: _____	Mailing Address: <u>1607 Capell Valley Road</u>
Phone: _____	City: <u>Napa</u> State: <u>CA</u> Zip: <u>94558</u>
E-Mail Address: _____	Phone: <u>(707) 266-2559</u>
	E-Mail Address: <u>cameron@cmpengineering.com</u>

### Property Information

Project Name: Bonny's Vineyard

Project Address: 1555 Skellenger Lane

Assessor's Parcel Number(s): 032-200-080-000

Size of site (acreage and/or square footage): 25.41 acres

General Plan Designation: Agricultural Resource Zoning: AP

### Application Type<sup>1</sup>

File No(s) \_\_\_\_\_

Administrative	Planning Commission/ALUC/BOS	Zoning Administrator
<b>Erosion Control Plan:</b> <input type="checkbox"/> Track I <input type="checkbox"/> Track II  <input type="checkbox"/> Admin Viewshed <input type="checkbox"/> Fence Entry Structure Permit <input type="checkbox"/> Land Division/Mergers <input type="checkbox"/> Site Plan Approval/Modification <input type="checkbox"/> Winery Administrative Permit <input type="checkbox"/> Other Very Minor Modification <input type="checkbox"/> Addressing <input type="checkbox"/> Signs  <b>Temporary Event:</b> <input type="checkbox"/> 51-400 <input type="checkbox"/> 401+ <input type="checkbox"/> Late Application Submittal <input type="checkbox"/> Application Entitled to Fee Waiver <input type="checkbox"/> Other: _____	<b>Major Modification:</b> <input type="checkbox"/> Winery <input type="checkbox"/> Other  <b>Use Permit:</b> <input checked="" type="checkbox"/> Winery <input type="checkbox"/> Other  <input type="checkbox"/> Viewshed <input type="checkbox"/> AG Preserve Contract <input type="checkbox"/> Development Agreement <input type="checkbox"/> Airport Land Use Consistency Determination <input type="checkbox"/> General, Specific or Airport Land Use Plan Amendment <input type="checkbox"/> Variance <input type="checkbox"/> Zoning Map/Text Amendment <input type="checkbox"/> Road Exception <input type="checkbox"/> Con. Reg. Exception <input type="checkbox"/> Other: _____	<input type="checkbox"/> Certificate of Legal Non Conformity <input type="checkbox"/> Other Minor Modification <input type="checkbox"/> Road Exception <input type="checkbox"/> Small Winery Exemption <input type="checkbox"/> Winery Minor Modification <input type="checkbox"/> Variance <input type="checkbox"/> Viewshed <input type="checkbox"/> Other: _____  <b>Misc. Services</b>  <input type="checkbox"/> Use Determination <input type="checkbox"/> Status Determination <input type="checkbox"/> Other: _____

<sup>1</sup>: Include corresponding submittal requirements for each application type.



**Detailed Project Description (required):** A typed, detailed project description is required that describes the proposed development or use(s); the existing site conditions/uses; the number, size, type and nature of any proposed residential dwelling units or total amount of new non-residential square-footage by type of use. Please refer to specific Supplemental Application submittal handouts for details to describe the project and required special studies.

### Conditions of Application

1. All materials (plans, studies, documents, etc.) and representations submitted in conjunction with this form shall be considered a part of this application and publicly available for review and use, including reproduction.
2. The owner shall inform the Planning Division in writing of any changes.
3. Agent authorization: The property owner authorizes the listed agent(s) and/or other representative(s) to appear before staff, the Director, the Zoning Administrator, and Planning Commission to represent the owner's interests and to file applications, plans and other information on the owner's behalf.
4. Certification and Indemnification Form: Refer to attached form for notifications and required signature.
5. Fees: The applicant agrees to pay the County any and all processing fees imposed by the Board of Supervisor's current Fee Resolution including the establishment of an hourly fee application agreement and initial deposit. Applicant understands that fees include, but not limited to: Planning, Engineering, Public Works, and County Counsel staff time billed at an hourly rate; required Consultant service billed rates; production or reproduction of materials and exhibits; public notice advertisements; and postage. In the event the property owner is different than the applicant, the property owner must sign to indicate consent to the filing and agreement to pay fees in the event of the applicant's failure to pay said fees. Failure to pay all accumulated fees by the time of public hearing will result in a continuance.
6. This form, together with the corresponding application forms for specific permits, will become the Permit Document.

I have read and agree with all of the above. The above information and attached documents are true and correct to the best of my knowledge. All property owners holding a title interest must sign the application form. If there are more than two property owners, list their names, mailing addresses, phone numbers and signatures on a separate sheet of paper.

If you wish notice of meetings/correspondence to be sent to parties other than those listed on Page 1, please list them on a separate piece of paper.

  
Property Owner's Signature and Date 12/20/21

Property Owner's Signature and Date

### Applicant/Agent Statement

I am authorized and empowered to act as an agent on behalf of the owner of record on all matters relating to this application. I declare that the foregoing is true and correct and accept that false or inaccurate owner authorization may invalidate or delay action on this application.

Applicant's Signature and Date

Application Fees	
Date Received: _____	Deposit Amount \$
Received by: _____	Flat Fee Due \$
Receipt No. _____	Total \$
File No. _____	Check No

---

## Checklist of Required Application Materials

---

*Please make sure that the following documents are complete and legible. Consistent with the State Permit Streamlining Act and Departmental policy, the Planning, Building and Environmental Services (PBES) Department will make an application completeness determination within thirty days of application submittal and the payment of all required initial fees.*

- ☒ **General Application Form:** The attached General Application Form must be completed in full and signed by the property owner or their authorized agent. Corporations, partnership, and the like have special signature requirements as noted on the Form.
- ☒ **Application Fee:**
  - Use Permit/Major Modification (All Uses):** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$10,000. Check made payable to County of Napa.
  - Small Winery Exemption (Winery Uses):** Total fees are based on actual time and materials and flat fees. A deposit in the amount of \$5,000. Check made payable to County of Napa.
  - Minor Modification (Winery Uses):** Total fees are based upon flat rates with exception to Engineering Services which are based on actual time and materials over 3 hours for Roads & Street Standards evaluation. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
  - Administrative Permit (Winery Uses):** Total Fees are based on actual time and materials and flat fees. A deposit in the amount of \$1,500. Check made payable to County of Napa.
  - Minor Modification (Non-Residential & Residential Uses):** Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
  - Very Minor Modification (Non-Residential & Residential Uses):** Total fees are based upon flat rates. All County Counsel fees are based on actual time and materials. Check made payable to County of Napa.
- ☒ **Read and Sign the Hourly Fee Agreement**
- ☒ **Detailed Project Description:** The Project Description should address all of the applicable items listed below:
  1. Existing site conditions and uses.
  2. Proposed type of development and size, proposed uses/business, development phases, changes or alterations to the property or building including new/modified improvements and off-site improvements.
  3. Days of the week and hours of operation.
  4. Maximum number of employees per shift and hours of shifts.
  5. Are there additional licenses and/or approvals from outside agencies needed from a Special District, Regional, State, Federal?
  6. What is your water supply? How/where is liquid/solid waste disposed?
- ☒ **To-Scale Site Development Plans (ALL plans must be to an identified architect's or engineer's scale and shall be legible):**  
Submit three (3) 24" X 36" and one 11" x 17" copies of plans consistent with information contained in the *Building Division - Design Information - Sample Site Plan Handout*: <https://www.countyofnapa.org/1890/Building-Documents>.
- ☒ **To-Scale Floor Plans (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**  
Submit three (3) 24" X 36" and one 11" x 17" copies of plans with the following information and details:
  1. Dimensions and area of all rooms, hallways and covered or partially enclosed outdoor areas.
  2. Use of each area within each structure/building.
  3. Location of emergency exists.
- ☒ **To-Scale Building Elevations (ALL plans must be to an identified architect's or engineer's scale, shall show the existing and proposed conditions of the building and shall be legible):**  
Submit three (3) 24" X 36" and one 11" x 17" copies of plans with the following information and details:
  1. All relevant dimensions.
  2. Exterior materials.
  3. Exterior colors.
  4. Existing grade.
  5. Finished grade.
  6. Finished floor level.
  7. Building height consistent with Figure 209-1 of the 1997 UBC Handbook.



☒ **Technical Information and Reports**

The following technical information and studies are generally required unless waived by County Planning Staff at or following a Pre-Application Review Meeting. Please see County Planning Staff for a list of pre-qualified consultants.

1. FOR WINERY PROJECTS: Additional submittal information is necessary and should be included with the submittal packet consistent with the Winery Use Permit Supplemental Submittal Requirements.
2. Traffic Study consistent with Traffic Impact Study Preparation Requirements Please fill out the enclosed current Trip Generation Sheet for existing and proposed project to determine the need for the preparation of a Traffic Impact Study.
3. Archeological/Cultural Resources Study (consistent with *Guidelines for Preparing Cultural Resource Surveys* and State of California requirements)
4. Historic Resources Study (consistent with State Office of Historic Preservation requirements)
5. Biological Study – Includes Special Status Survey (consistent with *Guidelines for Preparing Biological Resources Reconnaissance Surveys* and *Guidelines for Preparing Special-Status Plant Studies*)
6. Water Availability/Groundwater Study (consistent with the WAA Guidance Document adopted by the Board 5/12/2015). Please refer to the following link: <https://www.countyofnapa.org/876/Water-Availability-Analysis>.
7. For projects located within Sensitive Domestic Water Supply Drainages and/or within the Agricultural Watershed (AW) zoning district, please provide vegetation coverage removal and retention information/analysis based on 1993 Vegetation totals and parcel configuration, including a map or figure that includes the following information:

**Tree canopy coverage:**

Tree canopy cover (1993):	<u>0</u> acres	
Tree canopy cover to be removed:	<u>0</u> acres	<u>0</u> %
Tree canopy cover to be retained:	<u>0</u> acres	<u>0</u> %

**Understory (i.e. brush, shrubs, grasses):**

Understory cover (1993):	<u>0</u> acres	
Understory to be removed:	<u>0</u> acres	<u>0</u> %
Understory to be retained:	<u>0</u> acres	<u>0</u> %

This information may be provided as part of the Biological Report if one is required for your project. Guidance on how to prepare vegetation removal and retention calculations can be found in the County's Water Quality & Tree Protection Ordinance Implementation Guide, located on our website:

<https://www.countyofnapa.org/DocumentCenter/View/12882/WOTPO-implementation-guide?bidId=>

8. Special Studies (The following may be required on a project-specific basis at the discretion of the PBES Director.)

- ☐ Noise Study (demonstrating consistency with Napa County Code Chapter 8.16).
- ☐ Aviation Compatibility Study (consistent with Airport Land Use Compatibility Plan requirements)
- ☐ Visual Impacts Study (Photographic simulations)
- ☐ Geological/Geotechnical Hazard Report – Alquist Priolo Act
- ☐ Hydraulic Analysis (flood impact) if within Floodplain and/or Floodway
- ☒ Stormwater Control Plan (consistent with Napa County BASMAA Post Construction Manual)
- ☒ Other: Biological Study
- ☐ Other: \_\_\_\_\_

☐ **Additional Information Required by the Environmental Health Department:**

1. Soil Evaluation Report if an on-site septic system is proposed.
2. Septic Feasibility Report for any new or upgraded septic systems or any expansion of use relying on an existing septic system.
3. Water System Feasibility Report if the water supply system will serve 25 or more people inclusive of employees, visitors, and residents or if kitchen is proposed. See enclosed handout provided by Environmental Services.
4. Water and/or Sewage Disposal Easement if an off-site spring, well, reservoir, storage tank, or individual sewage disposal system is proposed.
5. Completed Business Activities form, enclosed.
6. Solid Waste & Recycling Storage area location and size included on overall site plan. See guidelines at [www.countyofnapa.org/DEM/](http://www.countyofnapa.org/DEM/).
7. Cave setback plan if a cave is proposed. See handout provided by Environmental Services.

Please click on Other Information tab at <https://www.countyofnapa.org/1904/Environmental-Health-Division> for forms and handouts related to use permit application submittal.

☐ **Additional Information Required by the Engineering Services:**

2020 Napa County Road & Street Standards

<https://www.countyofnapa.org/DocumentCenter/View/3787/Napa-County-Road-and-Street-Standards—2020-PDF>

Project Guidance for Stormwater Compliance

<https://www.countyofnapa.org/DocumentCenter/View/3778/Project-Guidance-for-Stormwater-Quality-Compliance-PDF>

BASMAA Post-Construction Stormwater Management Manual

<https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area-Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF>

Napa Countywide Stormwater Pollution Prevention Program (NCSPPP) Erosion and Sediment Control Plan Guidance

<https://www.countyofnapa.org/DocumentCenter/View/3780/Bay-Area-Stormwater-Management-Agencies-Association-BASMAA-Post-Construction-Manual-PDF>

☐ **Please Note**

While this checklist includes all information generally required to process a Use Permit/Major Modification or other Use Permit related application, it is primarily focused on winery uses. Additional information may be required at the discretion of the Deputy Planning Director, and in particular in those cases where non-winery commercial uses (such as restaurants) or residential use related projects are proposed. The Planning Division will make every effort to identify any additional required information at or directly following the Pre-application Review Meeting.

☐ **Plans and Studies provided electronically via file share (coordinated at intake).**



---

### Certification and Indemnification

---

Applicant certifies that all the information contained in this application, including all information required in the Checklist of Required Application Materials and any supplemental submitted information including, but not limited to, the information sheet, water supply/waste disposal information sheet, site plan, floor plan, building elevations, water supply/waste disposal system site plan and toxic materials list, is complete and accurate to the best of his/her knowledge. Applicant and property owner hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for preparation of reports related to this application, *including the right of access to the property involved.*

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Barbara L Meyer

Print Name of Property Owner

Print Name Signature of Applicant (if different)

SIG

Barbara L Meyer 12/20/21

Signature of Property Owner

Date

Signature of Applicant

Date

SIG



## Hourly Fee Agreement

PROJECT File: P22-00002; request for Winery Use Permit. I, Meyer Family Enterprises

the undersigned, hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa County Code. I am providing \$ \$10,000 as a deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Napa County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.

I understand and agree to the following terms and conditions of this Hourly Fee Agreement:

1. Time spent by Napa County staff in processing my application and any direct costs will be billed against the available deposit. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, or responding to any legal challenges related to the application during the processing of your application. "Staff" includes any employee of the Planning, Building and Environmental Services Department (PBES), the Office of the County Counsel, or other County staff necessary for complete processing of the application. "Direct costs" include any consultant costs for the peer review of materials submitted with the application, preparation of California Environmental Quality Act (CEQA) documents, expanded technical studies, project management, and/or other outside professional assistance required by the County and agreed to by the applicant. The cost to manage consultant contracts by staff will also be billed against the available deposit.
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. Any requested additional deposit shall be submitted to PBES to allow continued processing of the project.
3. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
4. I understand that if the amount on deposit falls below zero, staff will notify me and stop work on the application until sufficient additional funds are provided.
5. If the final cost is less than the amount remaining on deposit, the unused portion of the deposit will be refunded to me. If the final cost is more than the available deposit, I agree to pay the amount due within 30 days of billing.
6. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, may deny my permit application. If I fail to pay any amount due after my application is approved, I understand that my permit may not be exercised, or may be subject to revocation. I further agree that no building, grading, sewage, or other project related permits will be issued if my account is in arrears.

7. I may file a written request for a further explanation or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.


Name of Applicant responsible for payment of all County processing fees (Please Print):


Meyer Family Enterprises

Mailing Address of the Applicant responsible for paying processing fees:

794 Oakville Cross Road

Napa, CA 94558

Signature: 

SIGN HERE

Email Address: esther@mfenterprises.com

Date: 12/20/21

Phone Number: 707-603-6008

\*ATTENTION - The applicant will be held responsible for all charges.

## Supplemental Application for Winery Uses

### Definitions

The below are paraphrased from County Code, please see referenced code sections for full text.

- Winery Development Area** – All aggregate paved or impervious or semi-permeable ground surface areas of the production facility which includes all storage areas (except caves), offices, laboratories, kitchens, tasting rooms and paved parking areas for the exclusive use of winery employees. *See Napa County Code §18.104.210*
- Winery Coverage** – The total square foot area of all winery building footprints, all aggregate paved or impervious ground surface areas of the production facility which includes all outside work, tank and storage areas (except caves); all paved areas including parking and loading areas, walkways, and access driveways to public or private roads or rights-of-way; and all above-ground wastewater and run-off treatment systems. *See Napa County Code §18.104.220*
- Production Facility** – (For the purpose to calculate the maximum allowable accessory use) The total square footage of all winery crushing, fermenting, bottling, bulk and bottle storage, shipping, receiving, laboratory, equipment storage and maintenance facilities, and employee-designated restrooms but does not include wastewater treatment or disposal areas which cannot be used for agricultural purposes. *See Napa County Code §18.104.200*
- Accessory Use** - The total square footage of area within winery structures used for accessory uses related to a winery that are not defined as "production facility" which would include offices, lobbies/waiting rooms, conference/meeting rooms, non-production access hallways, kitchens, tasting rooms (private and public areas), retail space areas, libraries, non-employee designated restrooms, art display areas, or any area within winery structures not directly related to wine production. *See Napa County Code §18.104.200*

### Planning, Building & Environmental Services

## Winery Production Process



The Napa County Code contains various references to winery production and refers to production capacity as "the wine bottled or received" at a winery and refers to "bottling and storage of bottled wine and shipping and receiving of bulk and bottled wine" (Code Section 18.16.030(G)(4)).<sup>1</sup>

This handout was developed by the County planning staff with the assistance of a number of local industry representatives to assist property owners and other interested parties in interpreting Napa County Code references to winery production. It does not create a new definition or regulation.

A winery's total annual production equals either (1) the sum of all wine created through fermentation in a given year, plus the net total of all fermented bulk wine received and shipped in the same year, including all bottled wine received on the premises during the same year; or (2) the amount of wine bottled on the premises in the same given year, whichever is greater.

Using the diagram on the right, this means the greater of A-(B-C), or D. If B-C is a negative number, total production is equal to either A or D, whichever is greater.

This interpretation holds true for all physical winery facilities regardless of the number of business entities (e.g., Alternating Proprietors Custom Crush) they accommodate or the date that their production capacity was established or recognized. However, wineries occupying multiple facilities are governed by the specific terms of their use permit or Certificate of Legal Non-conformity (CLN), which may vary.

Quantities represented by items A through D on the diagram can be determined by reviewing a winery's annual submittals to the Federal Alcohol and Tobacco Tax and Trade Bureau (TTB). The County may periodically request a copy of these submittals (s) as a way to monitor compliance with previously adopted conditions/requirements. The County recognizes that annual variations can occur due to the grape harvest and the timing of finishing/bottling, and will generally review and average three consecutive years of data.

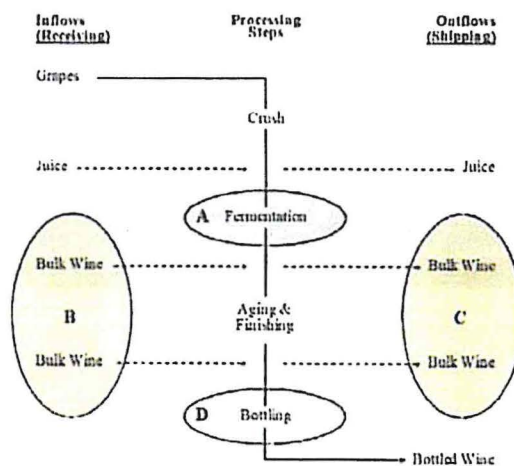


Figure 1. Winery Production Process

<sup>1</sup> The complexity of these statements can be attributed to the authors' desire to avoid "double counting" bulk wine that is both received and bottled at a winery, and the fact that multiple vintages are present within a winery at any given time.



## WINERY OPERATIONS

Please indicate whether the activity or uses below are already legally **EXISTING**, whether they exist and are proposed to be **EXPANDED** as part of this application, whether they are **NEWLY PROPOSED** as part of this application, or whether they are neither existing nor proposed (**NONE**).

Retail Wine Sales	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Tours and Tasting- Open to the Public	<input type="checkbox"/> Existing			
Tours and Tasting- By Appointment	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Tours and Tastings	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Marketing Events*	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Food at Marketing Events	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Will food be prepared...		<input type="checkbox"/> On-Site?	<input checked="" type="checkbox"/> Catered?	
Public display of art or wine-related items	<input type="checkbox"/> Existing	<input type="checkbox"/> Expanded	<input checked="" type="checkbox"/> Newly Proposed	<input type="checkbox"/> None
Wine Sales/Consumption – AB 2004	<input type="checkbox"/> Existing		<input checked="" type="checkbox"/> Proposed	<input type="checkbox"/> None

\* For reference please see definition of "Marketing," at Napa County Code §18.08.370 - <http://library.municode.com/index.aspx?clientId=16513>

## Production Capacity \*

Please identify the winery's...

Existing permitted production capacity: N/A gal/y Per permit: N/A Permit date: N/A

Current maximum actual production: N/A gal/y For what year? N/A

Average 3 year production: N/A gal/y

Proposed production capacity: 30,000 gal/yr

\* For this section, please see "Winery Production Process".

## Visitation and Operations

Please identify the winery's...

Maximum daily tours/tastings visitation:	<u>0</u> existing	<u>45</u> proposed
Maximum weekly tours/tastings visitation:	<u>0</u> existing	<u>315</u> proposed
Visitation hours (e.g. M-Sa, 10am-4pm):	<u>0</u> existing	<u>Su-Sa, 10am-5pm</u> proposed
Production days and hours <sup>1</sup> :	<u>0</u> existing	<u>Su-Sa, 9am-5pm</u> proposed

<sup>1</sup> It is assumed that wineries will operate up to 24 hours per day during crush.

## **Grape Origin**

All new wineries and any existing (pre-WDO) winery expanding beyond its winery development area must comply with the 75% rule and complete the attached "Initial Statement of Grape Source". See Napa County Code §18.104.250 (B) & (C). The project description should include information on location and quantity of grapes.

Grapes will be grown onsite or sourced from other Napa Growers

## **Marketing Program**

Please describe the winery's proposed marketing program. Include event type, maximum attendance, hours, location/facilities to be used, food service details, etc. Provide a site plan showing where the marketing event activities will occur, including overflow/off-site parking. Differentiate between existing and proposed activities. (Attach additional sheets as necessary.)

Have 2 large events per year with a maximum of 150 attendees. Have 9 smaller events per year with a maximum of 80 attendees. All food at the events will be prepared offsite by a catering company. During events temporary portable restroom facilities will be utilized. Overflow event parking will be provided onsite as needed along the existing vineyard avenues.

## **On-Site Consumption**

If requesting On-Site Consumption, please provide a site plan showing where such activities will occur.

Wine will be consumed in the tasting room or on the outdoor covered patio areas. See site plan for details.

## **Food Service**

Please describe the nature of any proposed food service including type of food, frequency of service, whether prepared on site or not, kitchen equipment, eating facilities, etc. Please differentiate between existing and proposed food service and existing type of commercial kitchen (low, medium or high risk) and/or food preparation areas authorized by the County Environmental Health Division. (Attach additional sheets as necessary.)

Any food will be prepared off site by a catering service.



## Winery Coverage and Accessory/Production Ratio

**Winery Development Area.** Consistent with the definition at "a.," and with the marked-up site plans included in your submittal, please indicate your proposed winery development area. If the facility already exists, please differentiate between existing and proposed.

Existing \_\_\_\_\_ sq. ft. \_\_\_\_\_ N/A \_\_\_\_\_ acres  
Proposed \_\_\_\_\_ sq. ft. \_\_\_\_\_ 0.60 \_\_\_\_\_ acres

**Winery Coverage.** Consistent with the definition at "b.," and with the marked-up site plans included in your submittal, please indicate your proposed winery coverage (maximum 25% of parcel or 15 acres, whichever is less).

\_\_\_\_\_ sq. ft. \_\_\_\_\_ 1.27 \_\_\_\_\_ acres \_\_\_\_\_ 5 \_\_\_\_\_ % of parcel

**Production Facility.** Consistent with the definition at "c.," and the marked-up floor plans included in your submittal, please indicate your proposed production square footage. If the facility already exists, please differentiate between existing and proposed.

Existing \_\_\_\_\_ N/A \_\_\_\_\_ sq. ft. Proposed \_\_\_\_\_ 7763 \_\_\_\_\_ sq. ft.

**Accessory Use.** Consistent with the definition at "d.," and the marked-up floor plans included in your submittal, please indicate your proposed accessory square footage. If the facility already exists, please differentiate between existing and proposed. (maximum = 40% of the production facility)

Existing \_\_\_\_\_ N/A \_\_\_\_\_ sq. ft. \_\_\_\_\_ N/A \_\_\_\_\_ % of production facility  
Proposed \_\_\_\_\_ 2492 \_\_\_\_\_ sq. ft. \_\_\_\_\_ 32.1% \_\_\_\_\_ % of production facility

## Caves and Crush pads

If new or expanded caves are proposed, please indicate which of the following best describes the public accessibility of the proposed and existing cave space: Please denote on cave floor plans the location of existing and proposed cave type/activities and identify location of on-site cave spoils on a site plan.

Existing Cave:

- ☒ None – no visitors/tours/events (Class I) ☐ Guided Tours Only (Class II) ☐ Public Access (Class III)  
☐ Marketing Events and/or Temporary Events (Class III)

Expanded or New Cave:

- ☒ None – no visitors/tours/events (Class I) ☐ Guided Tours Only (Class II) ☐ Public Access (Class III)  
☐ Marketing Events and/or Temporary Events (Class III)

Please identify the winery's...

Cave area (total)	Existing: _____ 0 _____ sq. ft.	Proposed: _____ 0 _____ sq. ft.
Cave area (Production)	Existing: _____ 0 _____ sq. ft.	Proposed: _____ 0 _____ sq. ft.
Cave area (Accessory)	Existing: _____ 0 _____ sq. ft.	Proposed: _____ 0 _____ sq. ft.
Covered crush pad area	Existing: _____ 0 _____ sq. ft.	Proposed: _____ 1426 _____ sq. ft.
Uncovered crush pad area	Existing: _____ 0 _____ sq. ft.	Proposed: _____ 0 _____ sq. ft.
Cave Spoils total:		Proposed: _____ N/A _____ cy.
Cave Spoils Use:	<input type="checkbox"/> Onsite <input type="checkbox"/> Offsite	

---

### Initial Statement of Grape Source

---


Pursuant to Napa County Zoning Ordinance Sections 12419(b) and (c), I hereby certify that the current application for establishment or expansion of a winery pursuant to the Napa County Winery Definition Ordinance will employ sources of grapes in accordance with the requirements of Section 12419(b) and/or (c) of that Ordinance.



Owner's Signature

12/20/21

Date

SIGN HERE

*Letters of commitment from grape suppliers and supporting documents may be required prior to issuance of any building permits for the project. Recertification of compliance will be required on a periodic basis. Recertification after initiation of the requested wine production may require the submittal of additional information regarding individual grape sources. Proprietary information will not be disclosed to the public.*



A Tradition of Stewardship  
A Commitment to Service

Planning, Building & Environmental Services - Hillary Gitelman, Director  
1195 Third Street, Napa, CA 94559 - (707) 253-4417 - [www.countyofnapa.org](http://www.countyofnapa.org)

Project name & APN: BONNY'S VINEYARD - 032-200-080-000

Project number if known: UNKNOWN

Contact person: MEYER FAMILY ENTERPRISES

Contact email & phone number: ESTHER@MFENTERPRISES.COM 707-603-6003

Today's date: 12/20/2021

## Voluntary Best Management Practices Checklist for Development Projects

Napa County General Plan Policy CON-65 (e) and Policy CON-67 (d) requires the consideration of Greenhouse Gas (GHG) emissions in the review of discretionary projects and to promote and encourage "green building" design. The below Best Management Practices (BMPs) reduce GHG emissions through energy and water conservation, waste reduction, efficient transportation, and land conservation. The voluntary checklist included here should be consulted early in the project and be considered for inclusion in new development. It is not intended, and likely not possible for all projects to adhere to all of the BMPs. Rather, these BMPs provide a portfolio of options from which a project could choose, taking into consideration cost, co-benefits, schedule, and project specific requirements. Please check the box for all BMPs that your project proposes to include and include a separate narrative if your project has special circumstances.

### Practices with Measurable GHG Reduction Potential

The following measures reduce GHG emissions and if needed can be calculated. They are placed in descending order based on the amount of emission reduction potential.

Already Plan  
Doing To Do

ID # BMP Name

☐☒

#### BMP-1 Generation of on-site renewable energy

*If a project team designs with alternative energy in mind at the conceptual stage it can be integrated into the design. For instance, the roof can be oriented, sized, and engineered to accommodate photovoltaic (PV) panels. If you intend to do this BMP, please indicate the location of the proposed PV panels on the building elevations or the location of the ground mounted PV array on the site plan. Please indicate the total annual energy demand and the total annual kilowatt hours produced or purchased and the potential percentage reduction of electrical consumption. Please contact staff or refer to the handout to calculate how much electrical energy your project may need.*

---

---

---

---

☐☐

#### BMP-2 Preservation of developable open space in a conservation easement

*Please indicate the amount and location of developable land (i.e.: under 30% slope and not in creek setbacks or environmentally sensitive areas for vineyards) conserved in a permanent easement to prohibit future development.*

---

---



Already Plan  
Doing To Do

- ☐ ☐ **BMP-3 Habitat restoration or new vegetation (e.g. planting of additional trees over 1/2 acre)**  
*Napa County is famous for its land stewardship and preservation. Restoring areas within the creek setback reduces erosion potential while planting areas that are currently hardscape (such as doing a bio-retention swale rather than underground storm drains) reduces storm water and helps the groundwater recharge. Planting trees can also increase the annual uptake of CO<sub>2</sub>e and add the County's carbon stock.*

Biological Study

---

- ☐ ☐ **BMP-4 Alternative fuel and electrical vehicles in fleet**  
*The magnitude of GHG reductions achieved through implementation of this measure varies depending on the analysis year, equipment, and fuel type replaced.*

Number of total vehicles

Typical annual fuel consumption or VMT

Number of alternative fuel vehicles

Type of fuel/vehicle(s)

Potential annual fuel or VMT savings

- ☐ ☐ **BMP-5 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 2**  
*The California Building Code update effective January 1, 2011 has new mandatory green building measures for all new construction and has been labeled CALGREEN. CALGREEN provides two voluntary higher levels labeled CALGREEN Tier I and CALGREEN Tier II. Each tier adds a further set of green building measures that go above and beyond the mandatory measures of the Code. In both tiers, buildings will use less energy than the current Title 24 California Energy Code. Tier I buildings achieve at least a 15% improvement and Tier 2 buildings are to achieve a 30% improvement. Both tiers require additional non-energy prerequisites, as well as a certain number of elective measures in each green building category (energy efficiency, water efficiency, resource conservation, indoor air quality and community).*
- 

- ☐ ☐ **BMP-6 Vehicle Miles Traveled (VMT) reduction plan**  
*Selecting this BMP states that the business operations intend to implement a VMT reduction plan reducing annual VMTs by at least 15%.*

Tick box(es) for what your Transportation Demand Management Plan will/does include:

- ☐ employee incentives  
☐ employee carpool or vanpool  
☐ priority parking for efficient transportation (hybrid vehicles, carpools, etc.)  
☐ bike riding incentives  
☐ bus transportation for large marketing events  
☐ Other:

Estimated annual VMT

Potential annual VMT saved

% Change

Already Plan  
Doing To Do

- ☐ ☐ **BMP-7 Exceed Title 24 energy efficiency standards: Build to CALGREEN Tier 1**

*See description below under BMP-5.*

---

---

- ☐ ☐ **BMP-8 Solar hot water heating**

*Solar water heating systems include storage tanks and solar collectors. There are two types of solar water heating systems: active, which have circulating pumps and controls, and passive, which don't. Both of them would still require additional heating to bring them to the temperature necessary for domestic purposes. They are commonly used to heat swimming pools.*

---

---

- ☐ ☐ **BMP-9 Energy conserving lighting**

*Lighting is approximately 25% of typical electrical consumption. This BMP recommends installing or replacing existing light bulbs with energy-efficient compact fluorescent (CF) bulbs or Light Emitting Diode (LED) for your most-used lights. Although they cost more initially, they save money in the long run by using only 1/4 the energy of an ordinary incandescent bulb and lasting 8-12 times longer. Typical payback from the initial purchase is about 18 months.*

---

---

- ☐ ☐ **BMP-10 Energy Star Roof/Living Roof/Cool Roof**

*Most roofs are dark-colored. In the heat of the full sun, the surface of a black roof can reach temperatures of 158 to 194 °F. Cool roofs, on the other hand, offer both immediate and long-term benefits including reduced building heat-gain and savings of up to 15% the annual air-conditioning energy use of a single-story building. A cool roof and a green roof are different in that the green roof provides living material to act as a both heat sink and thermal mass on the roof which provides both winter warming and summer cooling. A green (living) roof also reduces storm water runoff.*

---

---

- ☐ ☐ **BMP-11 Bicycle Incentives**

*Napa County Zoning Ordinance requires 1 bicycle rack per 20 parking spaces (\$18.110.040). Incentives that go beyond this requirement can include on-site lockers for employees, showers, and for visitor's items such as directional signs and information on biking in Napa. Be creative!*

---

---

- ☐ ☐ **BMP-12 Bicycle route improvements**

*Refer to the Napa County Bicycle Plan (NCPTA, December 2011) and note on the site plan the nearest bike routes. Please note proximity, access, and connection to existing and proposed bike lanes (Class I: Completely separated right-of-way; Class II: Striped bike lane; Class III: Signed Bike Routes). Indicate bike accessibility to project and any proposed improvements as part of the project on the site plan or describe below.*

---

---



Already Plan  
Doing To Do

☐ ☒ **BMP-13 Connection to recycled water**

*Recycled water has been further treated and disinfected to provide a non-potable (non-drinking water) water supply. Using recycled water for irrigation in place of potable or groundwater helps conserve water resources.*

---

---

☐ ☒ **BMP-14 Install Water Efficient fixtures**

*WaterSense, a partnership program by the U.S. Environmental Protection Agency administers the review of products and services that have earned the WaterSense label. Products have been certified to be at least 20 percent more efficient without sacrificing performance. By checking this box you intend to install water efficient fixtures or fixtures that conserve water by 20%.*

---

---

☐ ☐ **BMP-15 Low-Impact development (LID)**

*LID is an approach to land development (or re-development) that works with nature to manage storm water as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treat storm water as a resource rather than a waste product. There are many practices that have been used to adhere to these principles such as bioretention facilities, rain gardens, vegetated rooftops, rain barrels, and permeable pavements. By implementing LID principles and practices, water can be managed in a way that reduces the impact of built areas and promotes the natural movement of water within an ecosystem or watershed. Please indicate on the site or landscape plan how your project is designed in this way.*

---

---

☐ ☐ **BMP-16 Water efficient landscape**

*If your project is a residential development proposing in excess of 5,000 sq. ft. or a commercial development proposing in excess of 2,500 sq. ft. The project will be required to comply with the Water Efficient Landscape Ordinance (WELO).*

*Please check the box if you will be complying with WELO or if your project is smaller than the minimum requirement and you are still proposing drought tolerant, xeroscape, native plantings, zoned irrigation or other water efficient landscape.*

---

---

☐ ☐ **BMP-17 Recycle 75% of all waste**

*Did you know that the County of Napa will provide recycling collectors for the interior of your business at no additional charge? With single stream recycling it is really easy and convenient to meet this goal. To qualify for this BMP, your business will have to be aggressive, proactive and purchase with this goal in mind.*

---

---

Already Plan  
Doing To Do

☐ ☒ **BMP-18 Compost 75% food and garden material**

*The Napa County food composting program is for any business large or small that generates food scraps and compostable, including restaurants, hotels, wineries, assisted living facilities, grocery stores, schools, manufacturers, cafeterias, coffee shops, etc. All food scraps (including meat & dairy) as well as soiled paper and other compostable - see <http://www.naparecycling.com/foodcomposting> for more details.*

---

---

☐ ☐ **BMP-19 Implement a sustainable purchasing and shipping programs**

*Environmentally Preferable Purchasing (EPP) or Sustainable Purchasing refers to the procurement of products and services that have a reduced effect on human health and the environment when compared with competing products or services that serve the same purpose. By selecting this BMP, you agree to have an EPP on file for your employees to abide by.*

---

---

☐ ☐ **BMP-20 Planting of shade trees within 40 feet of the south side of the building elevation**

*Well-placed trees can help keep your building cool in summer. If you choose a deciduous tree after the leaves drop in autumn, sunlight will warm your building through south and west-facing windows during the colder months. Well-designed landscaping can reduce cooling costs by 20%. Trees deliver more than energy and cost savings; they are important carbon sinks. Select varieties that require minimal care and water, and can withstand local weather extremes. Fruit or nut trees that produce in your area are great choices, providing you with local food as well as shade. Please use the site or landscape plan to indicate where trees are proposed and which species you are using.*

---

---

☐ ☐ **BMP-21 Electrical Vehicle Charging Station(s)**

*As plug-in hybrid electric vehicles (EV) and battery electric vehicle ownership is expanding, there is a growing need for widely distributed accessible charging stations. Please indicate on the site plan where the station will be.*

---

---

☐ ☐ **BMP-22 Public Transit Accessibility**

*Refer to <http://www.ridethevine.com/vine> and indicate on the site plan the closest bus stop/route. Please indicate if the site is accessed by transit or by a local shuttle. Provide an explanation of any incentives for visitors and employees to use public transit. Incentives can include bus passes, informational hand outs, construction of a bus shelter, transportation from bus stop, etc.*

---

---

Already Plan  
Doing To Do

☐ ☐ **BMP-23**

**Site Design that is oriented and designed to optimize conditions for natural heating, cooling, and day lighting of interior spaces, and to maximize winter sun exposure; such as a cave.**  
*The amount of energy a cave saves is dependent on the type of soil, the microclimate, and the user's request for temperature control. Inherently a cave or a building buried into the ground saves energy because the ground is a consistent temperature and it reduces the amount of heating and cooling required. On the same concept, a building that is oriented to have southern exposure for winter warmth and shading for summer cooling with an east-west cross breeze will naturally heat, cool, and ventilate the structure without using energy. Please check this box if your design includes a cave or exceptional site design that takes into consideration the natural topography and siting. Be prepared to explain your approach and estimated energy savings.*

---

---

☐ ☐ **BMP-24 Limit the amount of grading and tree removal**

*Limiting the amount of earth disturbance reduces the amount of CO2 released from the soil and mechanical equipment. This BMP is for a project design that either proposes a project within an already disturbed area proposing development that follows the natural contours of the land, and that doesn't require substantial grading or tree removal.*

---

---

☐ ☐ **BMP-25 Will this project be designed and built so that it could qualify for LEED?**

BMP-25 (a)	<input type="checkbox"/>	<b>LEED™ Silver</b> (check box BMP-25 and this one)
BMP-25 (b)	<input type="checkbox"/>	<b>LEED™ Gold</b> (check box BMP-25, BMP-25 (a), and this box)
BMP-25 (c)	<input type="checkbox"/>	<b>LEED™ Platinum</b> (check all 4 boxes)

---

## Practices with Un-Measured GHG Reduction Potential

---

☐ ☐ **BMP-26 Are you, or do you intend to become a Certified Green Business or certified as a "Napa Green Winery"?**

*As part of the Bay Area Green Business Program, the Napa County Green Business Program is a free, voluntary program that allows businesses to demonstrate the care for the environment by going above and beyond business as usual and implementing environmentally friendly business practices. For more information check out the Napa County Green Business and Winery Program at [www.countyofnapa.org](http://www.countyofnapa.org).*

☐ ☐ **BMP-27 Are you, or do you intend to become a Certified "Napa Green Land"?**

*Napa Green Land, fish friendly farming, is a voluntary, comprehensive, "best practices" program for vineyards. Napa Valley vintners and growers develop farm-specific plans tailored to protect and enhance the ecological quality of the region, or create production facility programs that reduce energy and water use, waste and pollution. By selecting this measure either you are certified or you are in the process of certification.*



Already Plan  
Doing To Do

- ☐ ☐ **BMP-28 Use of recycled materials**

*There are a lot of materials in the market that are made from recycled content. By ticking this box, you are committing to use post-consumer products in your construction and your ongoing operations.*

---

- ☐ ☒ **BMP-29 Local food production**

*There are many intrinsic benefits of locally grown food, for instance reducing the transportation emissions, employing full time farm workers, and improving local access to fresh fruits and vegetables.*

---

- ☐ ☐ **BMP-30 Education to staff and visitors on sustainable practices**

*This BMP can be performed in many ways. One way is to simply put up signs reminding employees to do simple things such as keeping the thermostat at a consistent temperature or turning the lights off after you leave a room. If the project proposes alternative energy or sustainable winegrowing, this BMP could include explaining those business practices to staff and visitors.*

---

- ☐ ☐ **BMP-31 Use 70-80% cover crop**

*Cover crops reduce erosion and the amount of tilling which is required, which releases carbon into the environment.*

- ☐ ☐ **BMP-32 Retain biomass removed via pruning and thinning by chipping the material and reusing it rather than burning on-site**

*By selecting this BMP, you agree not to burn the material pruned on site.*

- ☐ ☐ **BMP-33 Are you participating in any of the above BMPs at a 'Parent' or outside location?**

---

---

---

---

- ☐ ☐ **BMP-34 Are you doing anything that deserves acknowledgement that isn't listed above?**

---

---

---

**Comments and Suggestions on this form?**

---

---

---

---

### **Sources:**

1. *Napa County Bicycle Plan, NCTPA, December 2011*
2. *California Air Pollution Control Officers Associate (CAPCOA). January 2008. CEQA and Climate Change*
3. *Napa County General Plan, June 2008.*
4. *California Office of the Attorney General. 2010. Addressing Climate Change at the Project Level available at [http://ag.ca.gov/global\\_warming/pdf/GW\\_mitigation\\_measures.pdf](http://ag.ca.gov/global_warming/pdf/GW_mitigation_measures.pdf)*
5. *U.S. Green Building Council (2009). LEED 2009 for New Construction and Major Renovations Rating System. Washington, DC: United States Green Building Council, Inc.*
6. *California Energy Commission (2008). Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings. Sacramento, CA: California Energy Commission.*
7. *U.S. Department of Energy (2010). Cool roof fact sheet.*
8. <http://www1.eere.energy.gov/buildings/ssl/ledlightingfacts.html>
9. *Compact Fluorescent Light Bulbs". Energy Star. Retrieved 2013-05-01.*
10. <http://energy.gov/energysaver/articles/solar-water-heaters>. Retrieved 2013-05-02.
11. <http://energy.gov/energysaver/articles/solar-water-heater>. Retrieved 2013-05-09
12. [http://www.bchydro.com/powersmart/residential/guides\\_tips/green-your-home/cooling\\_guide/shade\\_trees.html](http://www.bchydro.com/powersmart/residential/guides_tips/green-your-home/cooling_guide/shade_trees.html)
13. <http://www.napagreen.org/about>. Retrieved 2013-05-09
14. <http://www.countyofnapa.org/pages/departmentscontent.aspx?id=4294971612>
15. <http://www.napason.com/Pages/ContentMenu.aspx?id=109>
16. <http://water.epa.gov/polwaste/green/index.cfm>



---

### **Adjoining Property Owner List Requirements**

---

All applications shall include a list of the current owners of all the properties whose outer perimeters are within 1,000 feet of the property boundary of the project site. The list shall include the property owner's names, their addresses, and the assessor's parcel numbers of the property owned. The list may be expanded to include other affected property owners at the discretion of the Planning Director as well as individuals having a request for notice on file with the Commission Clerk.

Preparation, verification and submission of this list of property owners is the responsibility of the applicant. Lists of the property owners appearing on County tax rolls in the form required are available from all local title insurance companies. Each such list must be certified by a title insurance company as reflecting the most recent County tax roll information. While the mailing list is not necessarily required at initial project submittal, the project cannot be noticed for hearing without it.

#### **Instructions to the Title Company**

Please prepare the property owners' list as follows:

1. Type the property owners' names, parcel numbers and mailing addresses on an 8½" by 11" sheet of Avery #5160 Laser Labels so that this information can be readily used in mailing by the Planning, Building & Environmental Services Department.
2. Submit a full page copy of the assessors' parcel book page(s) and a copy of the latest equalized assessment roll used to compile the property owners' list. Please indicate the location of all parcels listed, by check mark or colored parcel number circled on the pages.

If you have any questions, please contact the Planning, Building & Environmental Services Department at (707) 253-4417.



**CMP Civil Engineering & Land Surveying Inc.**  
1607 Capell Valley Road  
Napa, CA 94558  
(707) 266-2559  
Cameron@CMPEngineering.com  
CMPEngineering.com



# Site Photos

## for the proposed winery named

### Bonny's Vineyard

1555 Skellenger Lane

Napa, CA 94558

APN: 032-200-080

Prepared By:

CMP Civil Engineering & Land Surveying Inc.

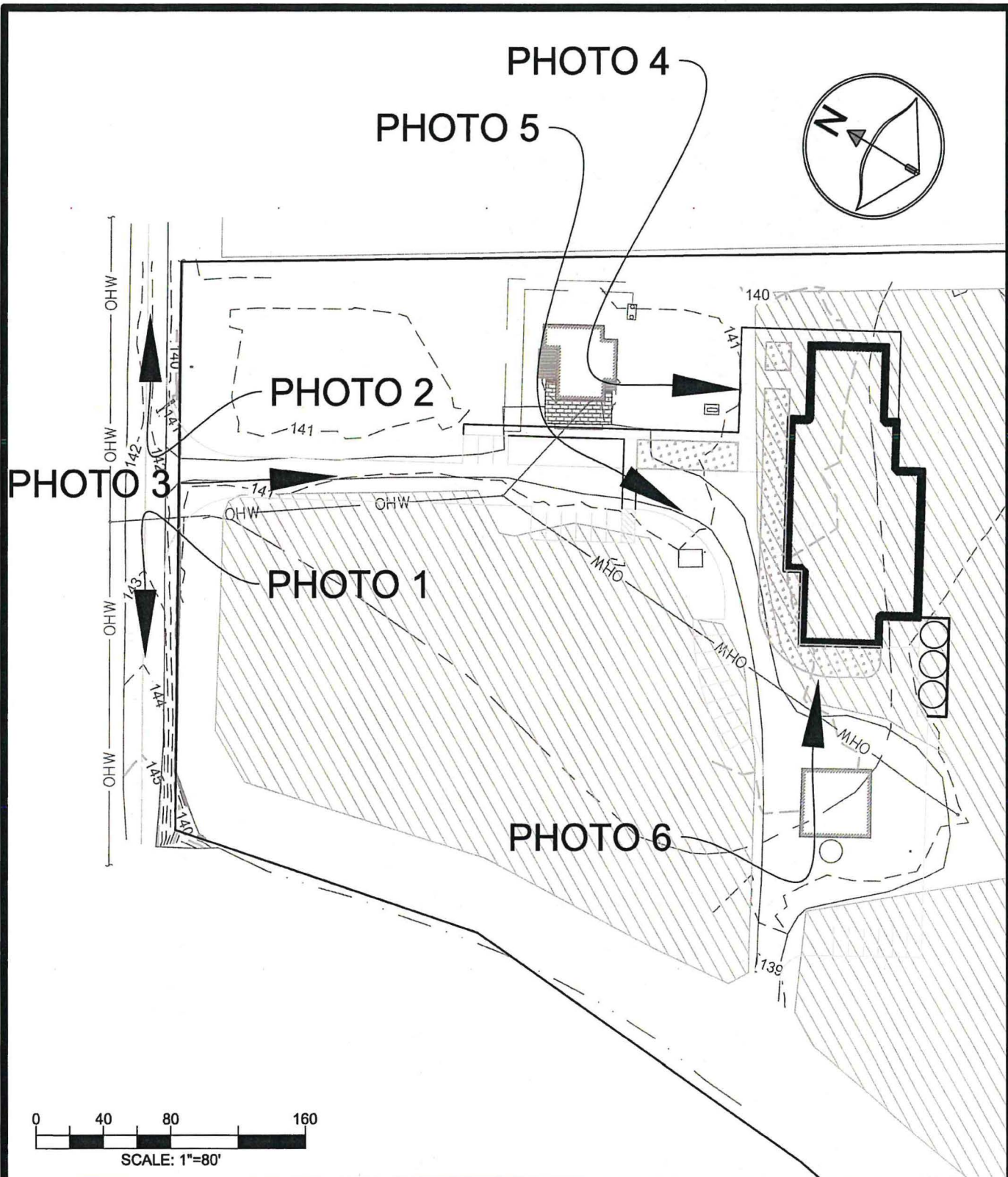
1607 Capell Valley Road

Napa, CA 94558

(707) 266-2559

Date: 7/27/2022

Project # 00212



## SITE PHOTO MAP

### PROJECT INFO:

BONNY'S VINEYARD  
1555 SKELLENGER LANE,  
NAPA, CA  
APN: 030-200-080

### PREPARED BY:

CMP CIVIL ENGINEERING &  
LAND SURVEYING INC.  
1607 CAPELL VALLEY ROAD  
NAPA, CA 94558  
(707) 266-2559







PHOTO 1

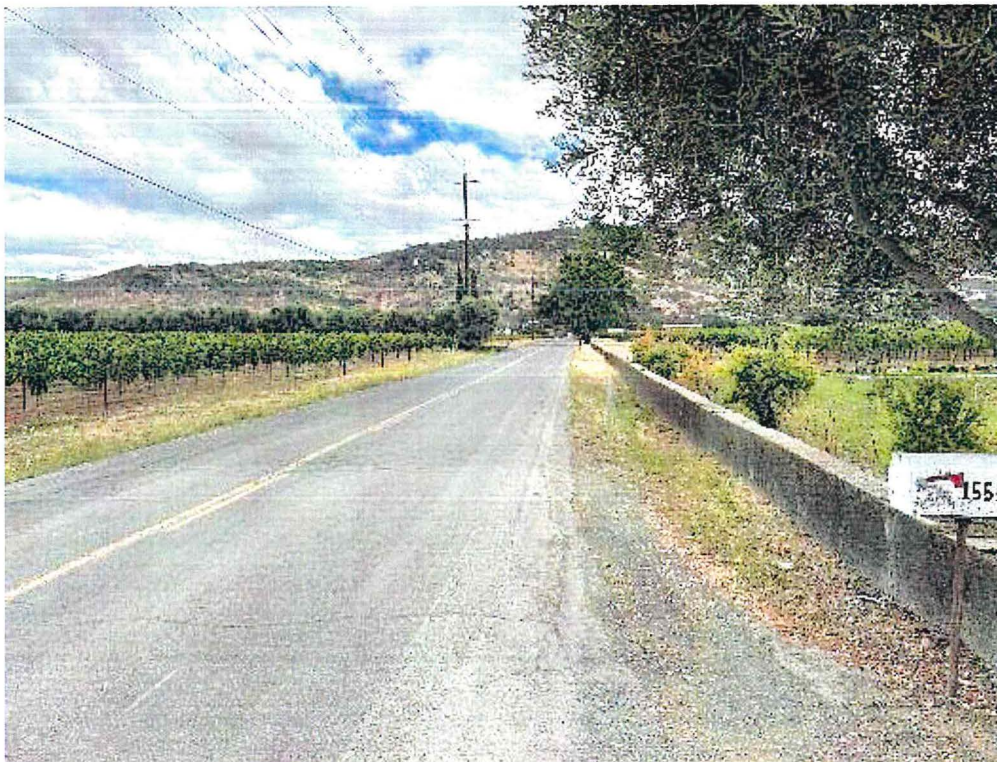


PHOTO 2





PHOTO 3



PHOTO 4





PHOTO 5



PHOTO 6





A Tradition of Stewardship  
A Commitment to Service

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

**Brian Bordona**  
Interim Director

**Certified Mail**

January 7, 2023

Jose Simon III, Chairperson  
Middletown Rancheria  
P.O. Box 1035  
Middletown CA, 95461

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1  
Meyers Family Enterprises (Bonny's Vineyard), New Winery Use Permit (P22-00002)  
1555 Skellenger Lane; APN: 030-200-080-000**

Dear Mr. Simon,

The Napa County Planning Division is processing a request for a New Winery Use Permit requesting to approve a new 30,000 gallon per year production winery on the existing 25.54 acre parcel. The proposed winery will consist of 9,572 square foot winery building with a 2,861 square foot covered pad. The winery proposes to have six (6) full time employees, tours and tastings for a maximum of 45 visitors per day, two (2) large events with a maximum of 150 visitors and nine (9) small events with a maximum of 80 visitors. All food will be prepared offsite by a catering company. Overflow event parking will be provided onsite as needed along the existing vineyard avenues. The property for which the project is proposed is owned by Meyer Family Enterprises/BJ Meyer Properties, LLC. The project sponsor is Cameron Pridmore of CMP Civil Engineering and Land Surveying Inc., who can be reached at phone number (707) 266-2559 and email address [cameron@cmpengineering.com](mailto:cameron@cmpengineering.com). Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

This letter serves as notification to the Middletown Rancheria that is traditionally and culturally affiliated with the geographic area of the proposed project pursuant to Public Resources Code 21080.3.1 (Assembly Bill 52 [Gatto]). If your tribe wishes to consult on this project, please contact me in writing, within 30 days of receipt of this letter, to request consultation.

If you should have any questions, please feel free to contact by telephone at 707-253-4437 or via email at [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org).

Sincerely,

Dana Morrison  
Planner III

Enclosures: Cultural Resources Survey  
Project plans



A Tradition of Stewardship  
A Commitment to Service

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

**Brian Bordona**  
Interim Director

**Certified Mail**

January 7, 2023

Scott Gabaldon, Tribal Chair/Cultural Resources Manager  
Mishewal Wappo Tribe of Alexander Valley  
940 Larkfield Center  
Santa Rosa, CA 95403

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1  
Meyers Family Enterprises (Bonny's Vineyard), New Winery Use Permit (P22-00002)  
1555 Skellenger Lane; APN: 030-200-080-000**

Dear Mr. Gabaldon,

The Napa County Planning Division is processing a request for a New Winery Use Permit requesting to approve a new 30,000 gallon per year production winery on the existing 25.54 acre parcel. The proposed winery will consist of 9,572 square foot winery building with a 2,861 square foot covered pad. The winery proposes to have six (6) full time employees, tours and tastings for a maximum of 45 visitors per day, two (2) large events with a maximum of 150 visitors and nine (9) small events with a maximum of 80 visitors. All food will be prepared offsite by a catering company. Overflow event parking will be provided onsite as needed along the existing vineyard avenues. The property for which the project is proposed is owned by Meyer Family Enterprises/BJ Meyer Properties, LLC. The project sponsor is Cameron Pridmore of CMP Civil Engineering and Land Surveying Inc., who can be reached at phone number (707) 266-2559 and email address [cameron@cmpengineering.com](mailto:cameron@cmpengineering.com). Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

This letter serves as notification to the Middletown Rancheria that is traditionally and culturally affiliated with the geographic area of the proposed project pursuant to Public Resources Code 21080.3.1 (Assembly Bill 52 [Gatto]). If your tribe wishes to consult on this project, please contact me in writing, within 30 days of receipt of this letter, to request consultation.

If you should have any questions, please feel free to contact by telephone at 707-253-4437 or via email at [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org).

Sincerely,



Dana Morrison  
Planner III

Enclosures: Cultural Resources Survey  
Project plans



A Tradition of Stewardship  
A Commitment to Service

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

**David Morrison**  
Director

**Certified Mail**

February 7, 2023

Laverne Bill, Interim Director of Cultural Resources  
Yocha Dehe Wintun Nation  
P.O. Box 18  
Brooks, CA 95606

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1  
Meyers Family Enterprises (Bonny's Vineyard), New Winery Use Permit (P22-00002)  
1555 Skellenger Lane; APN: 030-200-080-000**

Dear Mr. Bill,

The Napa County Planning Division is processing a request for a New Winery Use Permit requesting to approve a new 30,000 gallon per year production winery on the existing 25.54 acre parcel. The proposed winery will consist of 9,572 square foot winery building with a 2,861 square foot covered pad. The winery proposes to have six (6) full time employees, tours and tastings for a maximum of 45 visitors per day, two (2) large events with a maximum of 150 visitors and nine (9) small events with a maximum of 80 visitors. All food will be prepared offsite by a catering company. Overflow event parking will be provided onsite as needed along the existing vineyard avenues. The property for which the project is proposed is owned by Meyer Family Enterprises/BJ Meyer Properties, LLC. The project sponsor is Cameron Pridmore of CMP Civil Engineering and Land Surveying Inc., who can be reached at phone number (707) 266-2559 and email address [cameron@cmpengineering.com](mailto:cameron@cmpengineering.com). Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

This letter serves as notification to the Middletown Rancheria that is traditionally and culturally affiliated with the geographic area of the proposed project pursuant to Public Resources Code 21080.3.1 (Assembly Bill 52 [Gatto]). If your tribe wishes to consult on this project, please contact me in writing, within 30 days of receipt of this letter, to request consultation.

If you should have any questions, please feel free to contact by telephone at 707-253-4437 or via email at [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org).

Sincerely,

Dana Morrison  
Planner III

Enclosures:      Cultural Resources Survey  
                         Project plans





YOCHA DEHE  
CULTURAL RESOURCES

March 10, 2023

Napa County – Planning, Building, & Environmental Services  
Attn: Dana Morrison, Planner III  
1195 Third Street., Suite 210  
Napa, CA 94559

RE: Bonny's Vineyard 1555 Skellenger Ln Rutherford Project YD-04252022-04

Dear Ms. Morrison:

Thank you for your project notification letter dated, February 7, 2023, regarding cultural information on or near the proposed Bonny's Vineyard 1555 Skellenger Ln Rutherford Project, Napa County. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we respectfully decline any comment on this project. However, based on the information provided, please defer correspondence to the following:

Middletown Rancheria  
Attn: Michael Riviera  
PO Box 1035  
Middletown, CA 95461

Mishewal Wappo Tribe of Alexander Valley  
Attn: Scott Gadaldon  
2275 Silk Road  
Windsor, CA 95492

Please refer to identification number YD – 04252022-04 in any future correspondence with Yocha Dehe Wintun Nation concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

DocuSigned by:

  
8DD08D089ED6438  
Tribal Historic Preservation Officer

cc: Middletown Rancheria; Mishewal Wappo Tribe of Alexander Valley



A Tradition of Stewardship  
A Commitment to Service

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

**David Morrison**  
Director

**NEW PROJECT SUBMITTAL COURTESY NOTICE**

**DATE:** April 22, 2022  
**SUBJECT:** P22-00002; Bonny's Vineyard – New Winery Use Permit  
1555 Skellenger Lane; APN 030-200-080-000

On January 7, 2022, the Napa County Planning Division received a request for a New Winery Use Permit. The property is located at 1555 Skellenger Lane and is zoned Agricultural Preserve (AP).

The request is for a new 30,000 gallon per year production winery on the existing 25.54 acre parcel. The proposed winery will consist of 9,572 square foot winery building with a 2,861 square foot covered pad. The winery proposes to have 6 full time employees, tours and tastings for a maximum of 45 visitors per day, 2 large events with a maximum of 150 visitors and 9 small events with a maximum of 80 visitors. All food will be prepared offsite by a catering company. Overflow event parking will be provided onsite as needed along the existing vineyard avenues. The property for which the project is proposed is owned by Meyer Family Enterprises/BJ Meyer Properties, LLC. The project sponsor is Cameron Pridmore of CMP Civil Engineering and Land Surveying Inc., who can be reached at phone number (707) 266-2559 and email address [cameron@cmpengineering.com](mailto:cameron@cmpengineering.com).

The Planning Division has commenced review and processing of the application referenced above. During that time, County Staff will work with the applicant on documenting and analyzing the project's potential to result in environmental impacts, as well as evaluating the project for consistency with the County General Plan, Zoning Code, and applicable ordinances. Once County Staff has completed review the proposal will be scheduled for a public hearing before the Planning Commission. If you have received this courtesy notice by direct mail from County Staff, you will be included in the mailing of the formal notice of public hearing to consider this application.

Additional information about this proposed Winery Use Permit Major Modification is available for review at the Planning, Building and Environmental Services Department located on the second floor of the County Administration Building, 1195 Third Street, Napa. Information can also be viewed online at the Planning Division's current projects webpage: <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

If you have any questions regarding the application or the process, please contact Dana Morrison, Planner III, by telephone at (707) 253 4437 or by e-mail at [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org).





A Tradition of Stewardship  
A Commitment to Service

February 8, 2022

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

**David Morrison**  
Director

Meyer Family Enterprises  
PO BOX 49  
Napa, Ca 94558

Email: [esther@mfenterprises.com](mailto:esther@mfenterprises.com)

**Re: P22-00002; New Winery – Bonny's Vineyard (Meyer's Family Enterprises)**  
**1555 Skellenger Lane, Napa; APN 030-200-080-000**  
**Application Status Letter**

Dear Applicant:

Thank you for your January 7, 2022 submittal of the referenced New Winery Use Permit application. An initial review of the subject application has been conducted. Upon review of your application staff has determined that your application is incomplete pursuant to Government Code Section 65943. The additional information listed below is needed to enable the County to continue with the review of your application.

PROJECT REVIEW STATUS BY DIVISION.			
DIVISION	REVIEW STATUS	REVIEWERS NAME	CONTACT INFO
PLANNING	SEE COMMENTS	Dana Morrison	(707) 253-4437
BUILDING	SEE COMMENTS	Stacie Gutierrez	(707) 299-1337
ENGINEERING	SEE COMMENTS	Raulton Haye	(707) 259-8179
ENV HEALTH	SEE COMMENTS	Kim Withrow	(707) 257-1075
PUBLIC WORKS	SEE COMMENTS	Ahsan Kazmi, P.E.	(707) 259-8370
FIRE DEPARTMENT	SEE COMMENTS	Adam Mone	(707) 299-1466
CODE ENFORCEMENT	NO COMMENTS	Akenya Robinson-Webb	(707) 253-4336

**Planning Division**

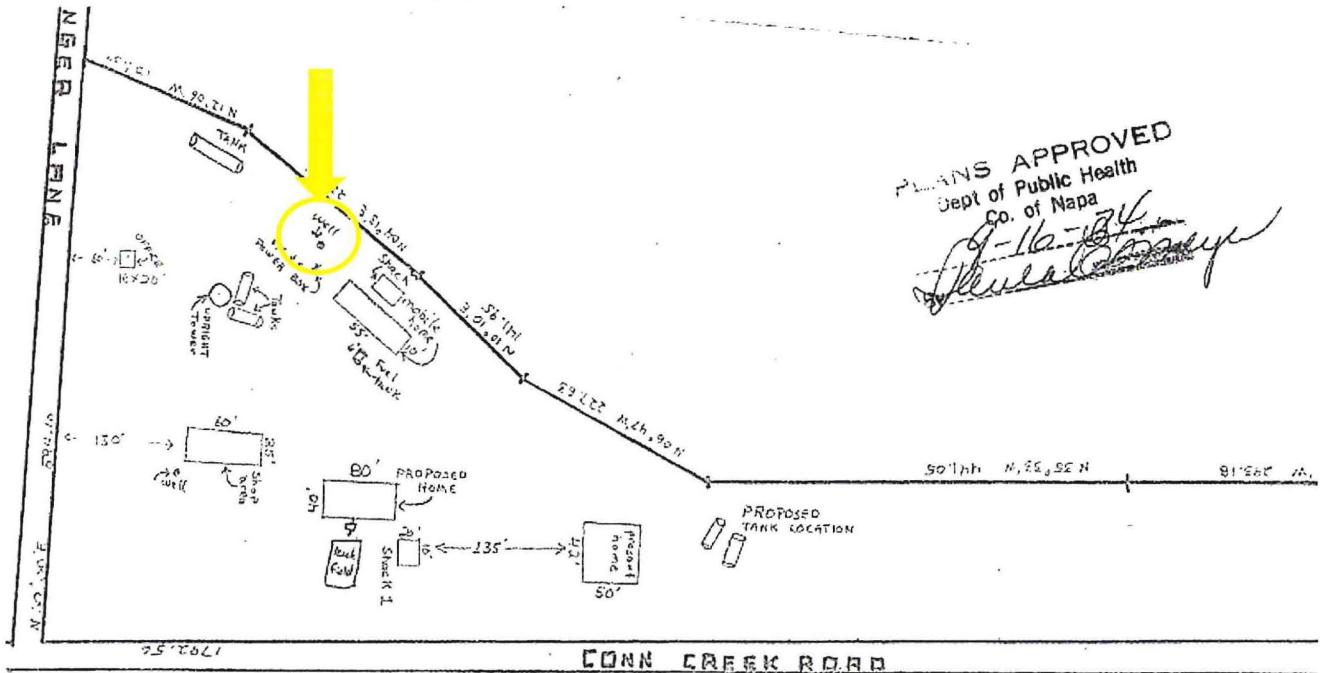
Please clarify or provide the following information:

1. Needs a revised WAA which is more robust and which meets the County WAA criteria.
  - a. For this project Tier II and Tier III applicability should be discussed as part of the overall WAA. This is due to the draught and concerns regarding significant impacts to ground water resources. The WAA Tier II and Tier III Sections should discuss/provide evidence or rational as to why they are not required. The WAA did not clearly show the occurrence of wells within 500' of the existing site well; there does appear to be a well within 500 feet of the project's well (at the existing residence located to the east, across Conn Creek). Similarly the WAA should discuss Tier III groundwater interference as the project well is within 1500' of an identified blue line stream. The WAA can provide evidence and rational as to



how the ground water depth of the existing well compared to the creek and demonstrate how there would not be interference; this should well documented and supported. If the well does have the potential to impact the creek then a Tier III WAA will need to be prepared.

- i. As noted earlier, the WAA and project Use Permit Report states that there are no off-site wells located within 500'. However, review of the permit history for the neighboring parcel (APN 030-200-019) shows that there is an existing well on this property, see image below.
- ii. As such the project will require Tier II WAA analysis.



- b. Project is also within 1500 feet of a surface water way Conn Creek, as such requires Tier III analysis, or discussion as to why the project well will not impact the waters.
- c. The WAA should also include a groundwater recharge analysis: recharge information of the project parcel showing water available annually for groundwater recharge, in both normal and dry precipitation years, taking into account such factors as annual precipitation, runoff, soil storage and evapotranspiration.
  - i. Discussion of the anticipated recharge rates/characteristic of the larger drainage area (or watershed) that the project site lies within.
  - ii. Any available well performance data such as yield and recovery rates and characteristics, pump test date, or other well date that characterizes local groundwater characteristics.
  - iii. A breakdown of existing and proposed groundwater uses and associated annual use amounts, including residential, winery, landscaping, and other agricultural uses.

2. Please revise the site plan to clearly demarcate where marketing events will be held on site and where on-site consumption will occur. Please also specifically call out all outdoor areas intended for use under AB2004.

3. Provide site photos, and site photo reference map.
4. Provide a separate sheet of the 1<sup>st</sup> floor and 2<sup>nd</sup> floor plan demarcating which sections are dedicated for accessory use and which are dedicated to production (either by cross hatching, shading or color coding – please also provide a legend for clarity).
  - a. Please be aware that all interior floor space (such as hallways or interior landings) will need to be either designated as production or accessory areas; they cannot be designated as ‘unused’.
5. Please provide a Cultural Resource Study, there are two Archeological site noted as potentially occurring on site, there are also archaeological surveys on parcels across Conn Creek. As the project proposes ground disturbing activities within an area containing potential cultural resources, AB52 consultation will be initiated and a Cultural Resource Study will be required.
6. As there is a residence located within 500’ of the proposed winery and outdoor marketing/tasting is proposed, please provide a Noise Study.
7. Please provide the Traffic Study noted as being required in the Memorandum of Assumptions provided.
8. Revise Bio Study to clarify (based on the Tier III WAA analysis) that the proposed winery will not negatively impact water dependent sensitive species such as pond turtles, kites and hawks by reducing available habitat (as a result of water drawn down). Basically, provide justification on how the project will not impact water resources and thereby have no significant impact on the sensitive species identified in Bio Study as having the potential to occurring in the riparian corridor along Conn Creek.
9. Please be aware that as staff prepares the environmental analysis, staff report, and associated work, you may be contacted for additional information for clarification purposes.

#### Building Division

1. **The plans provided for Use Permit application do not provide enough information in sufficient detail to determine all code requirements. A complete and thorough plan review will be performed at the time an application is made for the required building, plumbing, mechanical, and electrical and any other construction permits required by other Napa County Agencies. The following comments are provided to make the applicant aware of what codes the applicant will be required to comply with, as well as issues that may need to be addressed prior/during the building permit application and review process.**
2. In accordance with the California Building Code, Chapter 1, Division 1, Section 1.1.9, which states, **“only those standards approved by the California Building Standards Commission that are effective at the time of application for a building permit is submitted shall apply to the plans and specifications for, and to the construction under that permit”**. The codes adopted at this time are 2019 California Building Standards Codes, Title 24, part 2, Building volumes 1 & 2, part 3 Electrical, part 4 Mechanical, part 5 Plumbing, part 6 Energy, part 9 Fire, and part 11 Green Buildings.

3. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities a separate demolition permit will be required from the Napa County Building Division prior to the removal. Please note the applicant will be required to provide a "J" number from the Bay Area Quality Management District at the time the applicant applies for a demolition permit if applicable.
4. The site and associated buildings are required to be accessible to persons with disabilities. This includes, but not limited to, a van accessible parking stall, accessible path of travel from the parking stall to all buildings and areas on the site that are available to employees and the public.
5. There are administrative offices shown on the second floor. You will need to provide office space on the first floor to provide equal accommodations for accessibility since there is no elevator.
6. Issues of compliance with the California Building Code, Title 24, will be addressed during the building permit application, review and approval process. If the applicant has any questions please have the applicant give me a call at (707) 299-1337.
7. All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Design Professional, such as an Architect and/or Engineer in accordance with California Business and Professions Code Chapter 3, and the California Building Code, Chapter 1.

#### Code Enforcement

No Comments.

#### Engineering Services

1. The Napa County Road and Street Standards (NCRSS) requires a firetruck turnaround for driveways greater than 300 ft. in length. Please update planset to include an appropriately placed turnaround.
2. A separate building permit will be required for the water tanks. Please annotate plans to state that the water tanks are under a separate permit.
3. A Stormwater Control Report will be needed to accompany the Stormwater Control plan sheet 4.

#### Environmental Health

1. The small domestic water system must serve all domestic water uses on the parcel. We are trying to consolidate small domestic water systems not create new ones. Please update the water feasibility report to include all domestic uses on the parcel.
2. Please update the wastewater feasibility report to include a narrative description of the proposed treatment and include enough detail to show it will comply with the Winery General Order - General Waste Discharge Requirements for Winery Process Water.

#### Fire Department



1. Please provide clarification as to the height of the stored barrels- top of stored items greater than 12ft A.F.F. is considered "high-piled storage", which triggers additional requirements.
2. The building as shown will require fire sprinklers, which will require a fire pump and hydrant. Please show the location of the fire hydrant, PIV and FDC in relation to the building and roadway.
3. Please be advised that the water storage for the fire protection is subject to the requirements of 2019 California Fire Code, appendix B section B105.3. Required water storage volumes may exceed the 30,000 gallons shown at the building permit stage. Please contact the Fire Marshal's Office if you would like additional information on calculating the required volumes.
4. Comply with the Engineering Divisions Comments on the roadway.

#### Public Works

This memorandum is prepared at the request of Planning, Building, and Environmental Services (PBES) staff to assess if the Memorandum of Assumptions (MOA) for the Bonny's Vineyard Use Permit Major Modification Project, dated December 15, 2021 prepared by W-Trans is acceptable. The proposed traffic study will address the proposed major use permit modifications at the proposed new winery located at 1555 Skellinger Lane, (APN #030-200-080), in Napa County

After careful evaluation the scope is acceptable. The following items should be noted for the report:

1. **Special Consideration for Data Collection:** The County understands that data collection of roadway conditions may reflect low volumes due to the Covid-19 Global Pandemic. The methodology proposed for factoring new counts to pre-pandemic conditions is acceptable.
2. **Traffic Impact Study Report elements should follow the Napa County TIS Guidelines, including, but not limited to, the following:**
  - a. Executive Summary
  - b. Project Description-existing and proposed operations
  - c. Site Plan
  - d. Description of study roadways and bicycle, pedestrian and transit facilities. Any planned County or Caltrans improvements within the project vicinity.
  - e. Traffic controls, turning movement counts, average daily traffic figures by scenarios.
  - f. The following tables should be included, but not limited to, as part of the report:
    - i. Trip Generation for existing and proposed annual and daily trips, showing the net added trips;
    - ii. Trip Generation for existing and proposed peak hour trips, showing the net added trips;
    - iii. Project scenarios Level of Service (LOS), and net change with plus Project scenarios.
    - iv. Collision analysis table;
  - g. Include traffic volume figures for all project scenarios
  - h. Vehicle Miles Traveled (VMT)
  - i. Transportation Demand Management (TDM) Plan

- j. Parking, including Bicycle Parking
- k. Site Access and On-site Circulation
- l. Sight Distance Analysis
- m. Collision Analysis
- n. Mitigations/Recommendations
- o. Conclusion
- p. Appendix with all raw data, County Trip Generation Worksheets, and detailed traffic analysis scenarios

Please contact Ahsan Kazmi, P. E., Senior Traffic Engineer at [Ahsan.Kazmi@countyofnapa.org](mailto:Ahsan.Kazmi@countyofnapa.org) or call (707) 259-8370 if you have any questions.

Please be aware that this is an identification of information known to be necessary at this time to continue processing of your application. Further review of your project may necessitate the request for additional information, including supplemental reports in the event County staff determines that submitted reports have been prepared in a manner inconsistent with County protocol or otherwise inadequate for the purposes of application processing and evaluation under the California Environmental Quality Act (CEQA).

Thank you in advance for providing the above material. Please insure that all revised plans, reports, or other resubmitted documents are clearly marked "revised" and dated. When you are ready to submit a full resubmittal responding to all comments and requests for additional information, please contact me for instructions on use of the Napa County File Sharing website.

Please be advised that failure to provide the responsive information requested above, within 120 days of the date of this letter, shall cause the application to be deemed "abandoned" in accordance with Section 401(b)(2) of Napa County's Local Procedures for Implementing the California Environmental Quality Act, unless the Planning Director grants a request for an extension to that deadline as also provided in the Procedures. Once an application is deemed abandoned, County staff will do no further work on the proposed project without submission of a new application and payment of new fees.

You must be in compliance with the scope of your current entitlements at all times. While your application is in process you are not authorized to anything beyond your current entitlements. You should not begin the activities requested under this application until you receive approval.

If you have any questions about this letter or other matters relating to your application, please feel free to contact me at (707) 253-4437 or by e-mail at [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org).

Sincerely,

*Dana Morrison*

Dana Morrison

Planner III

CC: Project File  
Applicant





A Tradition of Stewardship  
A Commitment to Service

September 23, 2022

Meyer's Family Enterprises  
PO Box 49  
Napa, CA 94558

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
www.countyofnapa.org

**David Morrison**  
Director

**Re: P22-00002; Meyer's Family Enterprises – Bonny's Vineyard**  
**1555 Skellenger Lane, Napa; APN 030-200-080-000**  
**Application Status Letter**

Dear Applicant:

Thank you for your August 15, 2022, resubmittal of application materials for the referenced New Winery Use Permit application. A review of the resubmittal material has been conducted. Upon review of your application staff has determined that your application is incomplete pursuant to Government Code Section 65943. The additional information listed below is needed to enable the County to continue with the review of your application.

PROJECT REVIEW STATUS BY DIVISION.			
DIVISION	REVIEW STATUS	REVIEWERS NAME	CONTACT INFO
PLANNING	SEE COMMENTS	DANA MORRISON	(707) 253 4437
BUILDING	APPROVED – COAs PROVIDED	STACIE GUTIERREZ	(707) 299-1337
CODE ENFORCEMENT	NO COMMENTS	AKENYA ROBINSON-WEBB	
ENGINEERING	APPROVED - COAs PROVIDED	RAULTON HAYE	(707) 253-4621
ENV HEALTH	AWAITING COMMENTS	KIM WITHROW	(707)251-1075
FIRE DEPARTMENT	APPROVED – COAs PROVIDED	JASON DOWNS	(707) 299- 1466
PUBLIC WORKS	APPROVED - COAs PROVIDED	AHSAN SYED	(707) 259-8370

Planning Division

Please clarify or provide the following information:

- ~~1. Needs a revised WAA which is more robust and which meets the County WAA criteria.~~



a. ~~For this project Tier II and Tier III applicability should be discussed as part of the overall WAA. This is due to the draught and concerns regarding significant impacts to ground water resources. The WAA Tier II and Tier III Sections should discuss/provide evidence or rational as to why they are not required. The WAA did not clearly show the occurrence of wells within 500' of the existing site well; there does appear to be a well within 500 feet of the project's well (at the existing residence located to the east, across Conn Creek). Similarly the WAA should discuss Tier III groundwater interference as the project well is within 1500' of an identified blue line stream. The WAA can provide evidence and rational as to how the ground water depth of the existing well compared to the creek and demonstrate how there would not be interference; this should well documented and supported. If the well does have the potential to impact the creek then a Tier III WAA will need to be prepared.~~

i. ~~As noted earlier, the WAA and project Use Permit Report states that there are no off site wells located within 500'. However, review of the permit history for the neighboring parcel (APN: 030 200 019) shows that there is an existing well on this property, see image below.~~

ii. ~~As such the project will require Tier II WAA analysis.~~

b. ~~Project is also within 1500 feet of a surface water way, Conn Creek, as such requires Tier III analysis, or discussion as to why the project well will not impact the waters.~~

[Addressed, project is not increasing water use with addition of new winery use, as such Tier II and Tier III WAA are not applicable. WAA updated to reflect new water use criteria and discusses inapplicability of Tier II and Tier III]

2. Please revise the site plan to clearly demarcate where marketing events will be held on site and where on-site consumption will occur. Please also call out the outdoor areas intended for use under AB2004.

Response: while I do see the AB2004 on-site consumption areas called out, I do not see anything on the plans indicating where marketing events will occur.

3. Provide site photos, and site photo reference map. [Addressed, photos have been provided]

4. ~~Provide a separate sheet of the 1<sup>st</sup> floor and 2<sup>nd</sup> floor plan demarcating which sections are dedicated for accessory use and which are dedicated to production (either by cross hatching, shading or color coding— please also provide a legend for clarity).~~

a. ~~Please be aware that all interior floor space (such as hallways or interior landings) will need to be either designated as production or accessory areas; they cannot be designated as 'unused'. Walls can be excluded but rather than calculating their square footage it might provide better clarity to have gross and net square footage calculations.~~ [Addressed, plans revised accordingly]

5. ~~Please provide a Cultural Resource Study, there are two Archeological site noted as potentially occurring on site, there are also arch. Surveys on parcels across Conn Creek. As the project proposes ground disturbing activities within an area containing potential cultural resources,~~

~~AB52 consultation will be initiated and a Cultural Resource Study will be required. [Addressed, cultural resource study provided]~~

- ~~6. As there is a residence located within 500' of the proposed winery and outdoor marketing/tasting is proposed, please provide a Noise Study. [Addressed, noise study provided]~~
- ~~7. Please provide the Traffic Study noted as being required in the Memorandum of Assumptions provided. [Addressed, Traffic Study provided]~~
- ~~8. Revise Bio Study to clarify (based on the Tier III WAA analysis) that the proposed winery will not negatively impact water dependent sensitive species such as pond turtles, kites and hawks by reducing available habitat (as a result of water drawn down). Basically, just provide justification on how the project will not impact water resources and thereby have no significant impact on the sensitive species identified as having the potential to occurring in the riparian corridor along Conn Creek [Not applicable, as noted by applicant project does not result in an increase in water, actually a slight reduction in water use and existing creek setbacks are adequate and Bio Report covers sensitive species analysis]~~
9. As staff prepares the environmental analysis, staff report, and associated work, you may be contacted for additional information for clarification purposes. [Acknowledged by applicant]
10. Please provide how many acres of vines will be removed as a result of the project?
11. Please provide a colors and materials board, a physical one, that will be taken to the Planning Commission and presented during the public hearing.
12. General Note:
  - a. WELO and a landscape plan will be required as a Condition of Approval for the project for the proposed planting area.

#### Building Division

##### APPROVED – RECOMMENDED CONDITIONS OF APPROVAL PROVIDED BELOW:

1. The plans provided for Use Permit application do not provide enough information in sufficient detail to determine all code requirements. A complete and thorough plan review will be performed at the time an application is made for the required building, plumbing, mechanical, and electrical and any other construction permits required by other Napa County Agencies. The following comments are provided to make the applicant aware of what codes the applicant will be required to comply with, as well as issues that may need to be addressed prior/during the building permit application and review process.
2. In accordance with the California Building Code, Chapter 1, Division 1, Section 1.1.9, which states, “only those standards approved by the California Building Standards Commission that are effective at the time of application for a building permit is submitted shall apply to the plans and specifications for, and to the construction under that permit”. The codes adopted at this time are 2019 California Building Standards Codes, Title 24, part 2, Building volumes 1 & 2, part 3 Electrical, part 4 Mechanical, part 5 Plumbing, part 6 Energy, part 9 Fire, and part 11 Green Buildings.



3. If there are any existing structures and/or buildings on the property that will need to be removed to accommodate construction activities a separate demolition permit will be required from the Napa County Building Division prior to the removal. Please note the applicant will be required to provide a "J" number from the Bay Area Quality Management District at the time the applicant applies for a demolition permit if applicable.
4. The site and associated buildings are required to be accessible to persons with disabilities. This includes, but not limited to, a van accessible parking stall, accessible path of travel from the parking stall to all buildings and areas on the site that are available to employees and the public.
5. There are administrative offices shown on the second floor. You will need to provide office space on the first floor to provide equal accommodations for accessibility since there is no elevator.
6. Issues of compliance with the California Building Code, Title 24, will be addressed during the building permit application, review and approval process. If the applicant has any questions please have the applicant give me a call at (707) 299-1337.
7. All plans and documents for commercial projects are required by California Law to be prepared and coordinated under the direction of a California Licensed Design Professional, such as an Architect and/or Engineer in accordance with California Business and Professions Code Chapter 3, and the California Building Code, Chapter 1.

#### Code Enforcement

NO COMMENTS.

#### Engineering Services

APPROVED - RECOMMENDED CONDITIONS OF APPROVAL PROVIDED BELOW:

#### OPERATIONAL CHARACTERISTICS

1. The facility is designated as a discharger that discharges stormwater associated with industrial activity to waters of the United States. Therefore, the facility shall maintain or apply for coverage under the State Water Resources Control Board's Industrial General Permit (IGP), including meeting all applicable provision and protocols of the IGP. If the facility fails to meet the discharge prohibitions of the IGP, Napa County may require the facility to make the necessary improvements to eliminate all exposures to stormwater of the pollutant(s) for which the water body is impaired.

#### PREREQUISITES FOR ISSUANCE OF PERMITS

2. Any roadway, access driveway, and parking areas, proposed new or reconstructed shall meet the requirements as outlined in the latest edition of the Napa County Road & Street Standards for Commercial development at the time of use permit approval. The property owner shall obtain a grading permit for all proposed roadway improvements.



3. All on site civil improvements including but not limited to the excavation, fill, general grading, drainage, curb, gutter, surface drainage, storm drainage, parking and drive isles, shall be constructed according to plans prepared by a registered civil engineer, which will be reviewed and approved by the Engineering Division of the Napa County Planning, Building, and Environmental Services Department (PBES) **prior to the commencement** of any on site land preparation or construction. Plans shall be wet signed and submitted with the building and/or grading permit documents at the time of permit application. A plan check fee will apply.
4. Grading and drainage improvements shall be constructed according to the current Napa County Road and Street Standards, Chapter 16.28 of the Napa County Code, and Appendix J of the California Building Code
5. **Prior to issuance** of a building permit the owner shall submit the necessary documents for Erosion Control as determined by the area of disturbance of the proposed development in accordance with the Napa Countywide Stormwater Pollution Prevention program Erosion and Sediment Control Plan Guidance for Applicant and Review Staff dated December 2014.
6. **Prior to issuance** of a building permit the owner shall prepare a Stormwater Control Plan (SCP) in accordance with the latest edition of the BASMAA Post-Construction Manual for review and approval by the Engineering Division in PBES.
7. **Prior to issuance** of a building permit, an Operation and Maintenance Plan shall be submitted and tentatively approved by the Engineering Division in PBES. **Before final occupancy** the property owner must legally record the "Operation and Maintenance Agreement", approved by the Engineering Division in PBES.
8. No person shall deposit or remove any material, excavate, construct, install, alter or remove any structure within, upon or across a Special Flood Hazard Area, nor otherwise alter the hydraulic characteristics of a Special Flood Hazard Area **without first obtaining a floodplain permit** pursuant to Chapter 16.04 of the Napa County Code and in conformance with county Code and 44 CFR Section 60.3.

#### PREREQUISITES FOR TEMPORARY CERTIFICATE OF OCCUPANCY

9. All roadway improvements shall be completed **prior to execution** of any new entitlements approved under this Use Permit. **\*\* If no temporary occupancy is requested, then this becomes a requirement prior to final occupancy.**

#### PREREQUISITES FOR FINAL CERTIFICATION OF OCCUPANCY

10. Site shall be completely stabilized to the satisfaction of the County Engineer prior to Final Occupancy.

**Any changes in use may necessitate additional conditions for approval.**

If you have any questions regarding the above items, please contact Raulton Haye from Napa County Planning, Building, and Environmental Services Department, Engineering Division, at (707)253-4621 or by email at [Raulton.Haye@countyofnapa.org](mailto:Raulton.Haye@countyofnapa.org).

#### Environmental Health

1. The small domestic water system must serve all domestic water uses on the parcel. We are trying to consolidate small domestic water systems not create new ones. Please update the water feasibility report to include all domestic uses on the parcel.
2. Please update the wastewater feasibility report to include a narrative description of the proposed treatment and include enough detail to show it will comply with the Winery General Order - General Waste Discharge Requirements for Winery Process Water.

#### Fire Department

APPROVED – RECOMMENDED CONDITIONS OF APPROVAL PROVIDED BELOW:

The Napa County Fire Marshal's Office has reviewed the submittal package for the proposed project above. The Fire Marshal approves the project as submitted with the following CONDITIONS OF APPROVAL:

1. All construction and use of the facility shall comply with all applicable standards, regulations, codes, and ordinances at the time of Building Permit issuance.
2. Beneficial occupancy will not be granted until all fire department fire and life safety items have been installed, tested, and finalized.
3. Where conditions listed in 2019 California Fire Code Section 105.7 are proposed, separate permits will be required prior to Building Permit issuance for:
  - a. Automatic fire-extinguishing systems
  - b. Fire alarm detection systems and related equipment
  - c. Fire pumps and related equipment
  - d. Private fire hydrants
4. All buildings, facilities, and developments shall be accessible to fire department apparatus by way of approved access roadways and/or driveways. The fire access road shall comply with the requirements of the Napa County Road & Street Standards
5. Access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Provide an engineered analysis of the proposed roadway noting its ability to support apparatus weighing 75,000 lbs.
6. Provide fire department access roads within 150 feet of any exterior portion of the buildings as measured by an approved route around the exterior of the building or facility.
7. Roadways shall be a minimum of 20 feet in width with a 2-foot shoulder and 15-foot vertical clearance.



8. Turnouts shall be a minimum of 12 feet in width, 30 feet in length, and a 25-foot taper on each end.
9. Roadway radius shall not have an inside radius of fewer than 50 feet. An additional surface width of 4 feet shall be added to curves of 50-100 feet radius and 2 feet to curves of 100-200 feet radius.
10. Gates for driveways and/or roadways shall comply with the California Fire Code, section 503.5, and the Napa County Road & Street Standards and CA Fire Safe Regulations for projects within SRA.
11. Commercial - Water storage (for buildings not served by a public water system) and fire flow calculations shall be provided by a Certified State Licensed Civil Engineer, C-16 licensed contractor, or registered engineer indicating compliance with California Fire Code Appendix B and the Napa County Municipal Code.
12. Commercial - Approved steamer hydrants shall be installed within 250 feet of any exterior portion of the building as measured along vehicular access roads. Private fire service mains shall be installed, tested, and maintained per NFPA 24.
13. Commercial - Fire Department Connections (FDC) for automatic sprinkler systems shall be located fully visible and recognizable from the street or fire apparatus access roads. FDC shall be located within 50 feet of an approved fire hydrant.
14. Commercial - The minimum main size of all fire hydrants shall be 6 inches in diameter. Piping shall be installed with C-900 class 200 piping or ductile iron or equivalent per NFPA 24 for the installation of Underground Fire Protection Mains
15. An automatic fire sprinkler system shall be installed in accordance with provisions set forth in the California Fire Code as amended by the County of Napa and the applicable National Fire Protection Association Standard. Automatic fire sprinkler systems shall be designed by a fire protection engineer or C-16 licensed contractor.
16. All buildings shall comply with California Fire Code, Chapter 10 Means of Egress Requirements. Including but not limited to; exit signs, exit doors, exit hardware, and exit illumination.
17. Provide 100 feet of defensible space around all structures.
18. Provide 10 feet of defensible space for fire hazard reduction on both sides of all roadways of the facility.

*Please note that the comments noted above are based on a Fire Marshal review only. There may be additional comments or information requested from other County Departments or Divisions reviewing this application submittal package. Napa County Fire Marshal's Office Development Guidelines can be found @*



*www.countyofnapa.org/firemarshal. Should you have any questions for me, please contact me at (707) 299-1467 or by email at [jason.downs@countyofnapa.org](mailto:jason.downs@countyofnapa.org).*

### Public Works

This memorandum is prepared at the request of Planning, Building, and Environmental Services (PBES) staff to assess if the Draft Transportation Impact Study (TIS) prepared by W-Trans, dated July 1, 2022, related to the use permit application #P22-00002, for the Bonny's Vineyard located at 1555 Skellenger Lane (APN 030-200-080), sufficiently addresses the proposed major use permit modifications and comments provided in the February 7, 2022 memo by the Department of Public Works on the Memorandum of Assumptions (MOA).

After careful evaluation and review of the documents, we believe that the Draft TIS report dated July 1, 2022 provides sufficient information to develop conditions of approval for the project. However, the following corrections shall be made to the Draft TIS Report before finalizing the report:

- Page 15 – Small Project Screening – 3rd paragraph says “. The project includes events that are not accounted in the trip generation form”. Explain why special events were not considered in the Trip Generation.
- Figure 3, 4 and 5 - Redraw Intersection 1, 2 and 3 to show the correct directions of movements and volumes. Label the legs of the intersection with appropriate street names to remove any confusion.
- Page 35 – Conclusions – 10th bullet mentions that “.... the project would cause delay to increase by less than five seconds ...”, however Table 12 shows the delay is increased at this intersection by almost 20 seconds by the project. Please revise the conclusion accordingly and suggest additional mitigations to decrease delay for EB Skellenger Lane approach.

The Department of Public Works established the following **CONDITIONS OF APPROVAL** related to the Use Permit Application Number P22-00002:

### Improvements

1. At the Silverado Trail/Skellenger Lane intersection, an acceleration lane shall be striped in the northbound direction leaving the intersection.

### Project Driveway

2. Driveway access to the public right-of-way must conform to the latest edition of the Napa County Road and Street Standards. All driveways shall have STOP sign and STOP pavement message entering Skellenger Lane. The project driveway shall be a minimum of 20 feet wide with one-foot shoulder on each side. Furthermore, the proposed site circulation and access design shall meet the County design criteria, including the width of the drive aisles and turning radii.

### Landscaping Maintenance

3. Landscaping adjacent to the project driveway shall be designed and maintained to not interfere with sight lines required for safe stopping distance on the public right-of-way. No items that are wider than 18 inches can be taller than 30 inches other than street trees and traffic control devices.

Street trees should be deciduous and have branches lower than 6 feet in height removed once the tree is established.

#### **Bicycle Racks**

4. The applicant shall provide a minimum of ten bicycle racks at the project site for bicycle riders. Shower amenities shall be provided on-site.

#### **Transportation Demand Management**

5. The project/applicant shall implement the following TDM measures. Measures are subject to revision upon annual review with County Staff:
  - a. The Vineyard will appoint a staff person designated as the TDM Program coordinator. The role of the coordinator will be to facilitate employees reducing solo-vehicle commuting and to report to County staff on January 15th of each year (annual basis) on the status of the strategies implemented. It is important to continually monitor and adjust the TDM Program.
  - b. Financial incentives should be provided for employees to participate in carpools and vanpools.
  - c. Electric car charging stations should be provided to serve employees and guests.
  - d. Bicycle racks and storage areas should be provided for the Winery employees and guests.
  - e. Employee work hours should be staggered to the extent possible in order to avoid congestion during the peak traffic hours.
  - f. Remote location and work-at-home opportunities should be offered to the extent possible.
  - g. Deliveries should be scheduled, to the extent possible, during times that avoid peak hour traffic on State Lane.
  - h. The Vineyard needs to enroll in "Napa Valley Forward," a program aimed at reducing traffic along major roads in the Napa Valley. This should be accomplished by the promotion of carpooling, vanpooling, bicycle commuting and the use of public transit systems as available.
  - i. The Vineyard needs to enroll in the "Bay Area Commuter Benefits Program," where employees report their carpooling activities and receive company-paid subsidies.
  - j. The Vineyard shall prepare an Annual Performance Review and provide to Napa County.
  - k. Bicycle parking spaces shall be provided as per the Napa County Municipal Code 18.110.040.
  - l. There shall be no parking within the public right-of-way that is associated with any of the Vineyard special event activities. All parking shall be accommodated on-site or shuttles shall be provided from off-site legal parking areas.

#### **Directional Signage**

6. From the site exit, directional signs to Silverado Trail and Rutherford Rd. for outbound traffic shall be installed.

#### **Parking**

7. Applicant shall provide overflow parking areas for a minimum of 45 vehicles to accommodate the anticipated peak parking demand during 150-person events.



**Encroachment Permit Requirement**

8. An encroachment permit along with the required fee and a proposed traffic control plan will be required for the construction of any improvements within public right of way. Please contact the Roads office at (707) 944-0196 to initiate the encroachment permit process. More information on these is available at our website: <http://www.countyofnapa.org/publicworks/roads/>

Please contact Ahsan Kazmi at [Ahsan.Kazmi@countyofnapa.org](mailto:Ahsan.Kazmi@countyofnapa.org) or call (707) 259-8370 if you have questions or need additional information.

Please be aware that this is an identification of information known to be necessary at this time to continue processing of your application. Further review of your project may necessitate the request for additional information, including supplemental reports in the event County staff determines that submitted reports have been prepared in a manner inconsistent with County protocol or otherwise inadequate for the purposes of application processing and evaluation under the California Environmental Quality Act (CEQA).

Thank you in advance for providing the above material. Please insure that all revised plans, reports, or other resubmitted documents are clearly marked "revised" and dated. When you are ready to submit a full resubmittal responding to all comments and requests for additional information, please contact me for instructions on use of the Napa County File Sharing website.

Please be advised that failure to provide the responsive information requested above, within 120 days of the date of this letter, shall cause the application to be deemed "abandoned" in accordance with Section 401(b)(2) of Napa County's Local Procedures for Implementing the California Environmental Quality Act, unless the Planning Director grants a request for an extension to that deadline as also provided in the Procedures. Once an application is deemed abandoned, County staff will do no further work on the proposed project without submission of a new application and payment of new fees.

You must be in compliance with the scope of your current entitlements at all times. While your application is in process you are not authorized to anything beyond your current entitlements. You should not begin the activities requested under this application until you receive approval.

If you have any questions about this letter or other matters relating to your application, please feel free to contact me at (707) 253 4437 or by e-mail at [dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org).

Sincerely,

*Dana Morrison*

Dana Morrison  
Planner III



Attachments

CC: Project File  
Project Applicant

**From:** [Matt Dexter](#)  
**To:** [Morrison, Dana](#)  
**Cc:** [Cameron Pridmore](#)  
**Subject:** RE: Bonny's water use  
**Date:** Monday, October 28, 2024 3:53:24 PM  
**Attachments:** [image001.png](#)

---

[External Email - Use Caution]

Hi Dana,

I just confirmed with the owner that she'll be sourcing 100% of grapes from the estate.

I've requested an updated mailing list and will let you know once I've received and uploaded it.

Thanks,

Matt Dexter, PE  
CMP Civil Engineering & Land Surveying Inc  
(707) 266-2559

**From:** Morrison, Dana  
**Sent:** Monday, October 28, 2024 2:00 PM  
**To:** Matt Dexter <matt@cmpengineering.com>  
**Cc:** Cameron Pridmore <cameron@cmpengineering.com>  
**Subject:** RE: Bonny's water use

Hey Matt,

You provided one already, but it is from a 2022 and might have changed. Could you provide an updated one? The Cloud link from earlier should still be active (if not, please let me know).

<https://pbes.cloud/index.php/s/ijQjEAK3qs2Y9mc>

Also, I know that the project will meet the 75% grape sourcing requirements as noted in the Use Permit application. However, as part of the Winery Comparison Table the County prepares with the staff report, could you let me know if 100% of the grapes processed will be from on-site estate grapes? If not 100% estate grapes, could you provide details on where additional grapes will be sourced, and the commensurate gallonage?

Much appreciated,

**Dana Morrison** (she | her | hers)  
Supervising Planner - Conservation  
Planning, Building, & Environmental Services  
Napa County  
**Phone:** 707-253-4437



A Tradition of Stewardship  
A Commitment to Service

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

---

**From:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>  
**Sent:** Monday, October 28, 2024 1:29 PM  
**To:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>  
**Cc:** Cameron Pridmore <[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>  
**Subject:** RE: Bonny's water use

[External Email - Use Caution]

Hi Dana,

Do you need a mailing list for this project or did we provide one already?

Thanks,

Matt Dexter, PE  
CMP Civil Engineering & Land Surveying Inc  
(707) 266-2559

---

**From:** Morrison, Dana  
**Sent:** Monday, October 28, 2024 9:30 AM  
**To:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>  
**Cc:** Cameron Pridmore <[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>  
**Subject:** RE: Bonny's water use

Thank you!

---

**From:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>  
**Sent:** Monday, October 28, 2024 9:29 AM  
**To:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>  
**Cc:** Cameron Pridmore <[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>  
**Subject:** RE: Bonny's water use



[External Email - Use Caution]

Hi Dana,

Well #1 will continue to serve the existing vineyard irrigation in it's current capacity, as well as the new winery.

Thanks,

Matt Dexter, PE  
CMP Civil Engineering & Land Surveying Inc  
(707) 266-2559

**From:** Morrison, Dana  
**Sent:** Monday, October 28, 2024 9:27 AM  
**To:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>  
**Subject:** Bonny's water use

Hey Matt,

Per the WAA well #1 currently serves as the existing vineyard irrigation, and is proposed to serve the winery. Will well 1 continue to be used for vineyard irrigation AND serve the winery? Or will well 1 be dedicated to the winery, and irrigation to vineyard will occur using well 2 and 3 as well as winery process waste water?

I just want to make sure I am describing the future scenario properly in the Staff Report and IS.  
Thanks!



A Tradition of Stewardship  
A Commitment to Service

**Dana Morrison** (she | her | hers)  
Supervising Planner - Conservation  
Planning, Building, & Environmental Services  
Napa County

**Phone:** 707-253-4437

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

**From:** [Matt Dexter](#)  
**To:** [Morrison, Dana](#); [Haye, Raulton](#)  
**Cc:** [Cameron Pridmore](#)  
**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)  
**Date:** Thursday, September 19, 2024 9:10:58 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

[External Email - Use Caution]

Good morning Dana,

Thanks for the quick response. We'll look forward to receiving the IS and Staff Report when they're available, and we'll advise the owner to reengage with her neighbors in anticipation of a hearing.

Thanks,

Matt Dexter, PE  
CMP Civil Engineering & Land Surveying Inc  
(707) 266-2559

---

**From:** Morrison, Dana  
**Sent:** Thursday, September 19, 2024 7:54 AM  
**To:** Matt Dexter <matt@cmpengineering.com>; Haye, Raulton <raulton.haye@countyofnapa.org>  
**Cc:** Cameron Pridmore <cameron@cmpengineering.com>  
**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

Morning Matt,

No, I believe the only remaining item that needed to be addressed. I am waiting on the Memo from Raulton and COAs from EH, however, I will be working to get the IS and Staff Report updated, and get the item scheduled for hearing. I would anticipate going to hearing somewhere around the turn of New Year. As we gear up for the hearing, I cannot encourage you and the property owner enough to do some outreach to the local neighborhood; getting neighborhood support or at least acceptance of the proposed project goes a long way. So, please keep that in mind.

I will let you know if the Managers and CoCo review of the documents triggers any additional clarification or informational needs.

Please do not hesitate to reach out if you have any questions.

Regards,

**Dana Morrison** (she | her | hers)  
Supervising Planner - Conservation  
Planning, Building, & Environmental Services  
Napa County

**Phone:** 707-253-4437



A Tradition of Stewardship  
A Commitment to Service

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

**From:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>  
**Sent:** Wednesday, September 18, 2024 3:02 PM  
**To:** Haye, Raulton <[raulton.haye@countyofnapa.org](mailto:raulton.haye@countyofnapa.org)>; Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>  
**Cc:** Cameron Pridmore <[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>  
**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

[External Email - Use Caution]

Hi Dana,

I spoke to Raulton on 9/4 regarding the WAA and he indicated that we've satisfied his concerns. Are there any additional comments we need to address at this time?

Thanks,

Matt Dexter, PE  
CMP Civil Engineering & Land Surveying Inc  
(707) 266-2559

**From:** Matt Dexter  
**Sent:** Wednesday, September 04, 2024 9:38 AM  
**To:** Haye, Raulton <[raulton.haye@countyofnapa.org](mailto:raulton.haye@countyofnapa.org)>; Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>  
**Cc:** Cameron Pridmore <[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>  
**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

Hi Raulton,

Thanks for the quick response. I find the WAA Guidance Document's approach of estimating Domestic & Landscape water use based solely on permitted wine production to



be wildly inaccurate, as it doesn't account for any specific characteristics of the winery site, number of employees, visitors, planting areas, etc. One could imagine a 3,000,000 gallon per year production facility with no tasting room might have very little or no landscaping, yet a 20,000 gallon high-end winery focused on providing a comfortable tasting experience might have over an acre of decorative landscaping with irrigation. Obviously we take a much more scientific project-specific approach to estimating both domestic and landscape water use.

We follow typical industry-accepted means of calculating irrigation needs based on project-specific conditions. The variable inputs and resulting calculation is described below:

Reference Evapotranspiration (ET<sub>o</sub>) - This is the rate of evapotranspiration for grass at the location of the project. In other words, this is the amount of water grass would require in a typical year at the project site. In this case it's 49.2 inches/year, based on data from the Irrigation Training and Research Center (ITRC), Cal Poly.

Plant Factor (PF) - This is a unitless factor that adjusts the amount of water required for plants other than grass. Per the Model Water Efficient Landscape Ordinance, California Dept of Water Resources, plant factors range from 1.0 for Lawn down to 0.05 for Very Low Water Use. For this project we assumed two landscape areas, one with Moderate Water Use (PF=0.5) and the other with Low Water Use (PF=0.2).

Crop Evapotranspiration (ET<sub>c</sub>) - This is the rate of evapotranspiration for the proposed landscape area(s). In other words, the amount of water required for the proposed plantings.  
 $ET_c = ET_o \times PF$

Precipitation (P) - This is the amount of rainfall the project site receives. In this case we used the long-term stable PRISM data.

Landscape Area (LA) - This is the area being irrigated. For this project, based on the proposed site plan, we assumed two landscape area of 2,500 square feet each.

Distribution Uniformity (DU) - This is a unitless factor that accounts for the ability of the specific irrigation system to apply irrigation water uniformly. In this case we used 0.85, which is typical for the type of drip irrigation systems commonly used in modern water-efficient landscapes.

Irrigation Needed (IN) - This is the volume of irrigation water needed for a particular area.  
 $IN = (ET_c - P) \times LA / DU$

The above Irrigation Needed (IN) calculation is performed on a monthly basis to account for the typical distribution of rainfall versus plant water needs. In other words, this accounts for months of high rainfall and low plant growth (eg: January) and periods of low rainfall and high plant growth (eg: June). The monthly IN values are summed to provide an annual IN value for use in the WAA.

Please let me know if you have further questions or would like to discuss further. I'm happy to jump on a call if that would help clarify anything further.

Thanks,

Matt Dexter, PE  
CMP Civil Engineering & Land Surveying Inc  
(707) 266-2559

**From:** Haye, Raulton  
**Sent:** Wednesday, September 04, 2024 8:03 AM  
**To:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>; Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>  
**Cc:** Cameron Pridmore <[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>  
**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

Good morning Matt,

I completed my review of the latest WAA dated August 8 2024. The derivation for the proposed water use for the process water and domestic, employee & visitation was clear and acceptable. I am just trying to decipher how the water use for the landscaping was determined. The proposed yearly use for landscaping, as presented in the water use calculations is 36564 gal, could you please clarify how this number was calculated.

Thanks,  
Raulton

**From:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>  
**Sent:** Tuesday, September 3, 2024 2:01 PM  
**To:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>; Haye, Raulton <[raulton.haye@countyofnapa.org](mailto:raulton.haye@countyofnapa.org)>  
**Cc:** Cameron Pridmore <[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>  
**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

[External Email - Use Caution]

Hi Dana and Raulton,

Cameron had a phone call with Patrick Ryan this afternoon to discuss a couple projects, one of which was Bonny's Vineyard and the WAA. Ultimately, it sounds like there might have been some confusion at the County and the most-recent WAA might not have been reviewed. I'm attaching the latest WAA that was uploaded last month. The comments below are specifically addressed on pages 4 & 9. Please review and let me know if there are additional questions or comments.

Thanks,

Matt Dexter, PE  
CMP Civil Engineering & Land Surveying Inc  
(707) 266-2559

---

**From:** Morrison, Dana  
**Sent:** Friday, August 30, 2024 5:01 PM  
**To:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>; Cameron Pridmore  
<[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>  
**Cc:** Haye, Raulton <[raulton.haye@countyofnapa.org](mailto:raulton.haye@countyofnapa.org)>  
**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

Afternoon Matt,  
Conservation and Engineering Staff have reviewed the revised WAA.  
Staff had the following comments on the WAA:

1. The water use, as presented in the WAA report, shows usages **0.46 AF/yr** and **0.11 AF/yr** for process water and landscaping respectively. The 2015 Water Availability Analysis (WAA) guidance document allocates usage of 2.15 acre-feet per 100,000 gal of wine for process water and 0.5 acre-feet per 100,000 gal of wine for landscaping. For the proposed 30,000 gal/yr winery the usage for process water would therefore be  $(30,000/100,00) \times 2.15 = 0.65 \text{ AF/yr}$ . Similarly, the usage for landscaping computes to **0.15 AF/yr**. These water usages, as determined from the 2015 WAA guidance document, demonstrate a **0.04 AF/yr** increase in water use for the proposed winery. Using the WAA guidance document, please revise the water use calculations to demonstrate no net increase. If there is an increase, Tiers 2 & 3 analyses will be required.

If you have any questions please do not hesitate to reach out if you have any questions or would like to discuss (however, please be aware that Monday, September 2 is a County Holiday and our offices will not be open).

Regards,



A Tradition of Stewardship  
A Commitment to Service

**Dana Morrison** (she | her | hers)  
Supervising Planner - Conservation  
Planning, Building, & Environmental Services  
Napa County

**Phone:** 707-253-4437

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)



**From:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>  
**Sent:** Thursday, August 8, 2024 1:04 PM  
**To:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>  
**Cc:** Cameron Pridmore <[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>  
**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

[External Email - Use Caution]

Great! Thanks

Matt Dexter, PE  
CMP Civil Engineering & Land Surveying Inc  
(707) 266-2559

**From:** Morrison, Dana  
**Sent:** Thursday, August 08, 2024 12:48 PM  
**To:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>  
**Cc:** Cameron Pridmore <[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>  
**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

Thank you Matt,

I can confirm that the two documents have been received, downloaded and saved to the project file. Engineering and I will review and get back to you.

Regards,



A Tradition of Stewardship  
A Commitment to Service

**Dana Morrison** (she | her | hers)  
Supervising Planner - Conservation  
Planning, Building, & Environmental Services  
Napa County  
**Phone:** 707-253-4437  
1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

**From:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>  
**Sent:** Thursday, August 8, 2024 12:24 PM

**To:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>  
**Cc:** Cameron Pridmore <[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>  
**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

[External Email - Use Caution]

Hi Dana,

I just uploaded two documents. Please confirm receipt at your convenience.

Thanks!

Matt Dexter, PE  
CMP Civil Engineering & Land Surveying Inc  
(707) 266-2559

---

**From:** Morrison, Dana  
**Sent:** Thursday, August 08, 2024 11:42 AM  
**To:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>  
**Cc:** Cameron Pridmore <[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>  
**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

Morning Matt,  
Please find the requested Cloud link below!  
<https://pb.es.cloud/index.php/s/t326CbdYBqykndd>  
Cheers,  
Dana

---

**From:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>  
**Sent:** Thursday, August 8, 2024 11:23 AM  
**To:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>  
**Cc:** Cameron Pridmore <[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>  
**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

[External Email - Use Caution]

Hi Dana,

I have a revised WAA for Bonny's Vineyard ready to submit. Please send an upload link at your convenience.

Thanks,

Matt Dexter, PE  
CMP Civil Engineering & Land Surveying Inc  
(707) 266-2559

**From:** Morrison, Dana  
**Sent:** Friday, May 03, 2024 2:03 PM  
**To:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>  
**Cc:** Cameron Pridmore <[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>; Haye, Raulton  
<[raulton.haye@countyofnapa.org](mailto:raulton.haye@countyofnapa.org)>  
**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

Hi Matt,  
Raulton and I have had a chance to review the revised WAA. The revised WAA states numbers without providing any empirical data to support the existing and proposed water use. At this time we would like to request for you to provide a more robust (more details on how your arrived at the water use numbers) Tier1 & 2 analyses supported by actual use and pumping rates.  
Please let us know if you have any questions or would like to discuss.  
Regards,

Dana E. Morrison (she|her|hers)

Supervising Planner, Conservation  
County of Napa Planning, Building & Environmental Services  
Engineering and Conservation Division  
1195 Third Street, 2<sup>nd</sup> Floor  
Napa, CA 94559  
707.253-4417 main  
707.253.4437 direct  
707.299.4491 fax

[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)

<http://www.countyofnapa.org/>



A Tradition of Stewardship  
A Commitment to Service



**From:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>  
**Sent:** Wednesday, April 17, 2024 10:33 AM  
**To:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>  
**Cc:** Cameron Pridmore <[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>  
**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

[External Email - Use Caution]

Hi Dana,

I just uploaded two documents. Please confirm receipt at your convenience.

Feel free to reach out if you have any questions or need anything additional at this time.

Thanks,

Matt Dexter, PE  
CMP Civil Engineering & Land Surveying Inc  
O-(707) 266-2559  
M-(707) 681-1564

---

**From:** Morrison, Dana  
**Sent:** Wednesday, April 17, 2024 8:09 AM  
**To:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>  
**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

Morning Matt,  
Please find a Cloud Link below:  
<https://pbcs.cloud/index.php/s/T3bKgN4EpiNkExi>  
Let me know if you have any issues.  
Cheers,

Dana E. Morrison (she|her|hers)  
Supervising Planner, Conservation  
County of Napa Planning, Building & Environmental Services  
Engineering and Conservation Division  
1195 Third Street, 2<sup>nd</sup> Floor  
Napa, CA 94559  
707.253-4417 main  
707.253.4437 direct  
707.299.4491 fax

[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)

<http://www.countyofnapa.org/>



A Tradition of Stewardship  
A Commitment to Service

**From:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>

**Sent:** Tuesday, April 16, 2024 4:58 PM

**To:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>

**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

[External Email - Use Caution]

Hi Dana,

We recently had a phone meeting with Patrick and Emily and I have subsequently revised the WAA for Bonny's Vineyard based on that conversation. Please send me an upload link at your convenience and I'll submit the revised document.

Thanks,

Matt Dexter, PE  
CMP Civil Engineering & Land Surveying Inc  
O-(707) 266-2559  
M-(707) 681-1564

**From:** Morrison, Dana

**Sent:** Thursday, March 07, 2024 9:33 AM

**To:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>; Cameron Pridmore  
<[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>

**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

Morning Matt,

Yes, I believe Patrick is looking to schedule a discussion with your team and ours regarding WAAs.

Emily is working to coordinate the meeting for sometime next week.

Please do not hesitate to reach out in the meantime with any questions or follow-up.

Cheers,

Dana E. Morrison (she|her|hers)

Supervising Planner, Conservation

County of Napa Planning, Building & Environmental Services

Engineering and Conservation Division

1195 Third Street, 2<sup>nd</sup> Floor

Napa, CA 94559

707.253-4417 main

707.253.4437 direct

707.299.4491 fax

[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)

<http://www.countyofnapa.org/>



A Tradition of Stewardship  
A Commitment to Service

---

**From:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>

**Sent:** Thursday, March 7, 2024 8:32 AM

**To:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>; Cameron Pridmore  
<[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>

**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

[External Email - Use Caution]

Hi Dana,

Just following up on the email below. Have you had an opportunity to discuss with Patrick?

Thanks,

Matt Dexter

CMP Civil Engineering & Land Surveying Inc

O-(707) 266-2559

M-(707) 681-1564

**From:** Morrison, Dana



**Sent:** Thursday, February 01, 2024 12:59 PM

**To:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>; Cameron Pridmore  
<[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>

**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

Hi Matt

Thanks for following up.

I do know there we have had some projects assume a connection and then implement various changes (pumping rate, volume etc.) to reduce impacts.

So, I think we would need a revised WAA that assumes a connection and details those mitigations that will be utilized to reduce harm to the greatest extent feasible.

However, let me touch base with Patrick and I will get back to you in the near future.

Cheers,

**Dana E. Morrison** (she|her|hers)

Supervising Planner, Conservation  
County of Napa Planning, Building & Environmental Services  
Engineering and Conservation Division

1195 Third Street, 2<sup>nd</sup> Floor

Napa, CA 94559

707.253-4417 main

707.253.4437 direct

707.299.4491 fax

[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)

<http://www.countyofnapa.org/>



A Tradition of Stewardship  
A Commitment to Service

**From:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>

**Sent:** Thursday, February 1, 2024 10:09 AM

**To:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>; Cameron Pridmore  
<[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>

**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

[External Email - Use Caution]

Hi Dana,

My understanding of the Public Trust Doctrine is that the minimum threshold is reduction in harm. If a project is proposing a reduction in pumping duration (as is the case of the Bonny's Vineyard project) and we assume there is some baseline level of stream interaction, then a reduction in pumping duration results in a reduction in harm and an analysis of actual stream interaction is not required. I believe this is supported by footnote 6 of the attached WAA Requirements.

Prior to the publication of the latest WAA requirements I had some discussion with Brian and Patrick regarding an unrelated project and I believe we came to the same conclusion that reduction in pumping duration satisfies the County's obligations under Public Trust. Could you please confirm if my understanding is correct, and if so, we can revise our existing WAA to clarify this point related to Public Trust.

Thanks,

Matt Dexter  
CMP Civil Engineering & Land Surveying Inc  
O-(707) 266-2559  
M-(707) 681-1564

---

**From:** Matt Dexter

**Sent:** Wednesday, January 24, 2024 8:09 AM

**To:** Morrison, Dana <[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)>; Cameron Pridmore <[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>

**Subject:** RE: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

Hi Dana,

Thanks for the sending over the new info regarding Public Trust. We'll review and be back in touch soon.

Thanks,

Matt Dexter  
CMP Civil Engineering & Land Surveying Inc  
O-(707) 266-2559  
M-(707) 681-1564

---

**From:** Morrison, Dana

**Sent:** Wednesday, January 17, 2024 8:40 AM

**To:** Matt Dexter <[matt@cmpengineering.com](mailto:matt@cmpengineering.com)>; Cameron Pridmore <[cameron@cmpengineering.com](mailto:cameron@cmpengineering.com)>

**Subject:** FW: Napa County Well Permit Standards and Public Trust Doctrine (Bonny's Vineyard New Winery Use Permit - P22-00002)

Good morning Matt and Cameron,

I wanted to make you aware of the Memo that went out yesterday regarding Public Trust and WAAs, and that it is relevant to the Bonny's Vineyard New Winery Use Permit application currently under process. At this time the County will require the preparation of a Tier III. Please review the email below, as well as the associated memo and table that can be found here:

<https://www.countyofnapa.org/3074/Groundwater-Sustainability>

Once you have had a chance to review, please do not hesitate to reach out.

Regards,

**Dana E. Morrison** (she|her|hers)

Supervising Planner, Conservation

County of Napa Planning, Building & Environmental Services

Engineering and Conservation Division

1195 Third Street, 2<sup>nd</sup> Floor

Napa, CA 94559

707.253-4417 main

707.253.4437 direct

707.299.4491 fax

[dana.morrison@countyofnapa.org](mailto:dana.morrison@countyofnapa.org)

<http://www.countyofnapa.org/>



A Tradition of Stewardship  
A Commitment to Service

---

**From:** GroundWater <[groundwater@countyofnapa.org](mailto:groundwater@countyofnapa.org)>

**Sent:** Tuesday, January 16, 2024 5:04:18 PM

**To:** GroundWater <[groundwater@countyofnapa.org](mailto:groundwater@countyofnapa.org)>

**Subject:** Napa County Well Permit Standards and Public Trust Doctrine

Dear Stakeholders and Interested Parties:

Please note the County has recently updated its Interim Well Procedures to provide additional options for complying with the requirements of the Public Trust Doctrine (the Doctrine). Additional background and justification are provided in a Memorandum drafted by Deputy County Counsel,



dated January 10, 2024.

Both documents can be found on our website here:

<https://www.countyofnapa.org/3074/Groundwater-Sustainability>

The following FAQs have been developed to help inform one's understanding of the Doctrine and how it affects the County's Interim Well Procedures.

1. What is the Public Trust Doctrine?

The Doctrine dates back to ancient Roman and English common law and has been part of California law since the State's admission to the Union in 1850. The Doctrine is borne out of the concept "that the public rights of commerce, navigation, fishery and recreation are so intrinsically important and vital to free citizens that their unfettered availability to all is essential in a democratic society." The Doctrine is an affirmation of state power to use public property for public purposes, and the state's duty to protect the people's common heritage of streams, lakes, marshlands and tidelands.

2. When does the Doctrine apply?

The Doctrine applies if extraction of groundwater adversely impacts a navigable waterway to which the public trust doctrine applies. In Napa County, the Napa River is the navigable waterway protected by the Doctrine. An analysis of impacts to trust resources is triggered by whether the groundwater extraction (whether new or the continued extraction or a reduction over existing extraction levels) is hydrologically connected to a navigable waterway or non-navigable tributaries to those waters. The analysis begins and ends with whether the proposed project harms a navigable waterway and thereby violates the public trust. Napa County has determined that projects extracting water from wells within 1,500 feet of defined Significant Streams may be hydrologically connected to the Napa River and therefore pose a potential harm. A map showing the location of Significant Streams can be accessed on our website at the above link.

3. Why do I need to do to comply with the Doctrine?

For projects and applications extracting water from wells within 1,500 feet of defined Significant Streams a Tier 3 or equivalent analysis must be submitted for the County to discharge its legal duties under the Doctrine, whether the proposed project is proposing to extract more or less groundwater or remain at status quo (e.g., no net increase). Although there is no single method to evaluate impacts to the Napa River, County's groundwater consultants, Luhdorff & Scalmanini Consulting Engineers (LSCE), have determined that complying with the Tier 3 analysis from the County's 2015 Water Availability Analysis Guidance Document (the 2015 WAA Guidance Document) satisfies its legal obligations. Therefore, PBES cannot find applications which use a project well within 1,500 feet of a Significant Stream complete unless accompanied by a Tier 3 analysis or an equivalent

analysis prepared by a qualified professional.

4. How is the revised table different than the previous January 6, 2023 version?

The table now provides applicants an option to forego the preparation a Tier 3 analysis and assume some level of connectivity between the project well(s) and significant stream(s) and instead make modifications to the location, construction, or operations of the project well(s) to reduce harm relative to current conditions based on the conclusions by a qualified professional. This is summarized in bullet #3 in the Memorandum.



A Tradition of Stewardship  
A Commitment to Service

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

**Brian D. Bordona**  
Director

## MEMORANDUM

To:	Dana Morrison Conservation	From:	Raulton Haye Engineering Division
Date:	September 19, 2024	Re:	<b>Permit No. P22-00002</b> <b>Bonny's Vineyard</b> <b>WAA Technical Adequacy</b>

The Engineering Division has reviewed the Water Availability Analysis (WAA) dated August 8 2024, by CMP Civil Engineering for Bonny's Vineyard – Use Permit, P22-00002, located on Assessor parcel number 030-200-080 at 1555 Skellenger Lane. The proposed plan requests the installation of a winery having an annual wine production of 30,000 gallons.

The Engineering Division has evaluated the project based on information provided by the applicant, its location, and available geologic and hydrologic information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA technically adequate as it relates to Napa County's water use criteria, well and spring interference, groundwater/surface water interaction pursuant to Napa County's WAA Guidelines, Governor's Executive Order N-7-22/N-3-23, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Raulton Haye from the Napa County PBES Department Engineering Division at (707) 253-4621 or via e-mail at [raulton.haye@countyofnapa.org](mailto:raulton.haye@countyofnapa.org).



