



WATER AUDIT CALIFORNIA

A PUBLIC BENEFIT CORPORATION

952 SCHOOL STREET #316 NAPA CA 94559

VOICE: (530) 575-5335

EMAIL: GENERAL@WATERAUDITCA.ORG

February 3, 2026

County of Napa
Planning Commission

meetingclerk@countyofnapa.org

RE: Hearing – February 4, 2026

1. C. STEVE MCPHERSON / PROMISE WINERY / VARIANCE P25-00283, USE PERMIT P22-00384-UP, AND EXCEPTION TO THE NAPA COUNTY ROAD AND STREET STANDARDS CEQA Status: Consideration and possible adoption of a Mitigated Negative Declaration. (“Application”)

Water Audit California (“Water Audit”) is an advocate for the public trust.

Water Audit comments as follows:

APPLICATION

The Checklist checkmarks “Adjoining Property Owners List for Courtesy Notice and Public Hearing Notice Mailouts.” No list is provided in the hearing packet.

STATE CLEARING HOUSE

The Notice of Completion did not notice surrounding cities. The project parcel is above Lake Hennessey. There is no evidence of notice being given to the City of Napa (“City”) or the Napa RCD (see <https://ceqanet.lci.ca.gov/2025120435>) (Water Audit Exhibit 1).

GRAPHICS

The project Promise parcel 032-520-009 is adjacent to City parcels 032-520-003 and 032-520-006 (see Graphics C1 - OVERALL SITE PLAN at pdf page 9). Both City of Napa parcels run contiguously along Sage Creek, a tributary to Lake Hennessey, and a water source for the City.

CONDITIONS OF APPROVAL

There is no Groundwater Memorandum. The COA “4.9 Groundwater Wells” omits “jointly” implemented by PBES “and Public Works.”

WATER AVAILABILITY ANALYSIS (“WAA”)

Although not expressly stated in the Application (a violation of protocols) well(s) appear(s) to be within 1,500 of a significant watercourse. Sage Creek is a recognized salmonid stream. (CEMAR, (2003) page 18. The burden falls on the Applicant to prove that the associated water extractions will not injury the public trust.

There are two wells sited on the Well Location Map (WAA page 7.) There is no Well #2 Well Completion Report (“WCR”) and no data associated with that well. The well does not appear to be on any County record. How can there be a calculation for Well #2 without evidence of there being a well?

Not included in the hearing packet, the EDR records an April 3, 2009 Ray’s Well Testing Laboratory Report identifying arsenic and bacteria reported in the samples from Well #1, Well #2 and “Main House” (Water Audit Exhibit 4). Is there a ghost well on the project parcel?

Only the “Well#1” Completion Report is appended. From the Application it is uncertain if, in fact, “Well #1” is the destroyed “old well,” Well #2, which does not have a WCR, or an unrecorded “new well” (Water Audit Exhibit 3 at page 5).

The WAA claims the project well is associated with a 1988 well permit, and that Well Completion Report states **a four-hour air yield test was performed thirty-eight years ago.** The County did not consider public trust injuries at that time, and accordingly there has never been a public trust review of the impact of the well(s). Without reference to model, fact or monitoring the Application fabricated from the thin air the conclusion that there is no injury to the public trust. The Applicant wholly fails to address the critical question of whether the well(s) adversely impact proximate public trust resources. No matter what period of operation is, the operation period does not vest the right of injury.

The statement of facts is inadequate for the task. "The well was completed to a depth of 290 feet in May 1988. At the time of completion, an air yield test resulted in 20 gallons per minute for four hours. Refer to Appendix C for additional project well data" (WAA pdf page 6).

The Analysis is not in conformity with the County's 2015 Water Availability Analysis Guidance Document in both pumping test type, and the minimum 8-hour duration. The Guidance Document clearly states:

Estimates of well yield shown on driller's logs are not sufficient for this purpose. The planned pumping rate should be determined based on the pump and related equipment installed, or planned to be installed, in the well and, if available, constant rate aquifer test data for tests conducted for a minimum of 8 hours. (Water Availability Analysis Adopted Policy May 12, 2015 (PDF) footnote 6 at page 9 (see <https://www.countyofnapa.org/DocumentCenter/View/1056/Water-Availability-Analysis-Adopted-Policy-May-12-2015-PDF>) (emphasis added)

The County's preferred method for determining the aquifer hydraulic conductivity or other parameters is by conducting an aquifer test and analyzing aquifer test data. **In some cases, pump test data may be recorded by a well driller at the time of well construction** and included as part of the Well Completion Report submitted to the California Department of Water Resources. **However, these tests are not always conducted to standards that result in meaningful aquifer parameters** (i.e., the pumping rate may not be constant, the pumping rate may not be large enough to analyze aquifer parameters, the test may be of too short a duration, and groundwater level measurements may not have been made during the test in the pumped well and one or more observation wells, etc.). If adequate aquifer test data are not available, and there is substantial evidence in the record that the project (including the proposed location, construction and operation of any project wells) regarding potential impacts on neighboring non-project wells or nearby surface waters, then an aquifer test may be required of the applicant's project well(s). A constant rate aquifer test is generally required for projects in All Other Areas, if acceptable test data are not already available. Interpretation of pump test data provided in driller's logs is not intended for consolidated aquifers. Pending the proposed project details, the County may also require installation of a monitoring well or monitoring of a nearby existing non-project well. (Water Availability Analysis Adopted Policy May 12, 2015 (PDF) page14) (see <https://www.countyofnapa.org/DocumentCenter/View/1056/Water-Availability-Analysis-Adopted-Policy-May-12-2015-PDF>) (emphasis added).

THE PUBLIC TRUST

The public trust fulfills the basic elements of a trust: intent, purpose, and subject matter. (Estate of Gaines (1940) 15 Cal.2d 255, 266.) It has beneficiaries, the people of the state, and trustees, the agencies of the state entrusted with public trust duties. Fish and wildlife form a critical part of the public trust. In the limited circumstances of the alienation of components of the public trust into private hands, the private party becomes bound with trustee duties pursuant to Public Resources Code § 6009.1.

The essential idea of the public trust doctrine is that the government holds and protects certain natural resources in trust for the public benefit. (See *Illinois Central Railroad v. Illinois* (1892) 146 U.S. 387, 452, 456; *National Audubon Society v. Superior Court (Audubon)* (1983) 33 Cal.3d 419, 441; *Berkeley v. Superior Court* (1980) 26 Cal.3d 515, 521.)

Public trust theory has its roots in the Roman and common law (*United States v. 11.037 Acres of Land* (N.D. Cal. 1988) 685 F. Supp. 214, 215) and its principles underlie the entirety of the State of California. Upon its admission to the United States in 1850, California received the title to its tidelands, submerged lands, and lands underlying inland navigable waters as trustee for the benefit of the public. (*People v. California Fish Co. (California Fish)* (1913) 166 Cal. 576, 584; *Carstens v. California Coastal Com.* (1986) 182 Cal.App.3d 277, 288.) The People of California did not surrender their public trust rights; the state holds land in its sovereign capacity in trust for public purposes. (*California Fish*, *Ibid.*)

The courts have ruled that the public trust doctrine requires the state to administer, as a trustee, all public trust resources for current and future generations, specifically including the public trust in surface waters and the life that inhabits our watercourses. These trust duties preclude the state from alienating those resources into private ownership.

The beneficiaries of the public trust are the people of California, and it is to them that the trustee owes fiduciary duties. As Napa County is a legal subdivision of the state, it must deal with the trust property for the beneficiary's benefit. No trustee can properly act for only some of the beneficiaries – the trustee must represent them all, taking into account any differing interests of the beneficiaries, or the trustee cannot properly represent any of them.

(*Bowles v. Superior Court* (1955) 44 C2d 574.) This principle is in accord with the equal protection provisions of the Fourteenth Amendment to the US Constitution.

An agency of the State "may not approve of destructive activities without giving due regard to the preservation of those [public trust] resources." (*Center for Biological Diversity, Inc. v. FPL Group, Inc. (Bio Diversity)* (2008) 166 Cal.App.4th 1349, 1370, fn. 19, 83 Cal.Rptr.3d 588.)

Agencies of the state must not engage in unlawful conduct. "It is a fundamental principle of our constitutional scheme that government, like the individual, is bound by the law." (*Alderman v. United States* (1968) 394 U.S. 165, 202.) When lawless conduct occurs, the Government may not profit from its fruits. (*Weeks v. United States*, (1914) 232 U.S. 383.) The County's duty is to obey the law, which among other things requires that it not harm public trust resources by its decisions and requires the state to use its best efforts for the long-term preservation of public trust resources for the public benefit. (Audubon, *supra*, 33 Cal.3d 419, 440-441; *Surfrider Foundation v. Martins Beach 1, LLC* (2017) 14 Cal.App.5th 238, 249-251; Public Resources Code, § 6009.1.)

Common law imposes public trust considerations upon the County's decisions and actions pertaining to trust assets. (*Bio Diversity*, *supra*, 166 Cal.App.4th 1349; *Environmental Law Foundation v. State Water Resources Control Board* (ELF) (Cal. Ct. App. 2018) 26 Cal.App.5th 844.) The courts have recognized the State's responsibility to protect public trust uses whenever feasible. (See, e.g., *Audubon*, *supra*. 33 Cal.3d 419, 435; *California Trout, Inc. v. State Water Resources Control Bd.* (Cal. Trout I) (1989) 207 Cal.App.3d 585, 631; *California Trout, Inc. v. Superior Court* (Cal. Trout II) (1990) 218 Cal.App.3d 187, 289.) Napa County has an affirmative duty to administer the natural resources held by public trust solely in the interest of the people of California.

Napa County must manage its public trust resources so as to derive the maximum benefit for its citizenry. Article X of the California Constitution and the public trust doctrine hold that no water rights in California are truly "vested" in the traditional sense of property rights.

Regardless of the nature of the water right in question, no water user in the State "owns" any water. The owner of "legal title" to all water is the State in its capacity as a trustee for the benefit of the public. There can be no vested rights in water use that harm the public

trust. A "water right" grants the holder only the right to use water, an "usufructuary right." All water rights are usufructuary only and confer no right of private ownership in the water or the watercourse, which belongs to the State. (*People v. Shirokow* (1980) 26 Cal.3d 301 at 307.)

Fish & Game Code, section 1600 provides:

The Legislature finds and declares that the protection and conservation of the fish and wildlife resources of this state are of utmost public interest. Fish and wildlife are the property of the people and provide a major contribution to the economy of the state, as well as providing a significant part of the people's food supply; therefore their conservation is a proper responsibility of the state.

The California Department of Fish & Wildlife (CDFW):

... is California's Trustee Agency for the State's fish, wildlife, and plant resources. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitats necessary for biologically sustainable populations of those species. For the purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

(<https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA>.)

Respectfully,

A handwritten signature in blue ink, appearing to read "WB".

William McKinnon
General Counsel
Water Audit California

Attachments - Exs. 1-4 attached

Water Audit Exhibit 1

Notice of Completion & Environmental Document Transmittal

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

SCH #

Project Title: Promise WineryLead Agency: Napa CountyContact Person: Hannah SpencerMailing Address: 1195 Third Street, Suite 210Phone: 707-253-4018City: NapaZip: 94559County: Napa**Project Location:** County: NapaCity/Nearest Community: St. HelenaCross Streets: Chiles Pope Valley Road and State Route 128Zip Code: 94574Longitude/Latitude (degrees, minutes and seconds): 38 ° 29 ' 27.3 " N / 122 ° 20 ' 11.4 " W Total Acres: 62.56Assessor's Parcel No.: 032-520-009Section: 5 Twp.: 07N Range: 04W Base: MDMWithin 2 Miles: State Hwy #: 128Waterways: Sage Creek, Moore Creek, Clear CreekAirports: NARailways: NA Schools: NA**Document Type:**

CEQA: NOP Draft EIR
 Early Cons Supplement/Subsequent EIR
 Neg Dec (Prior SCH No.) _____
 Mit Neg Dec Other: _____

NEPA: NOI Other: Joint Document
 EA Final Document
 Draft EIS Other: _____
 FONSI

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input checked="" type="checkbox"/> Other: <u>Variance, NCRSS Exception</u>

Development Type:

<input type="checkbox"/> Residential: Units _____	Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____	Acres _____	<input type="checkbox"/> Mining: Mineral _____
<input checked="" type="checkbox"/> Commercial: Sq.ft. <u>14702</u>	Acres <u>.33</u>	<input type="checkbox"/> Power: Type _____ MW
<input type="checkbox"/> Industrial: Sq.ft. _____	Acres _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD
<input type="checkbox"/> Educational: _____		<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____		<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____	MGD _____	

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:**Residential and agricultural / Agricultural Watershed (AW) / Agriculture, Watershed and Open Space (AWOS)****Project Description:** (please use a separate page if necessary)

Request for a Use Permit to convert and expand an existing barn to a 2,794 sq. ft. winery, convert a 1,268 sq. ft. accessory dwelling unit to a tasting room, and to construct a 5,000 sq. ft. production cave, a 1,235 sq. ft. covered crush pad, a 1,040 sq. ft. mechanical enclosure, and a 900 sq. ft. unenclosed covered parking structure with an ADA restroom. The request includes a Variance to allow use of existing buildings and new buildings within Napa County winery road setbacks. Parking improvements include seven standard and two accessible spaces. Driveway improvements include widening and installation of intervisible turnouts along sub-standard segments of the road in areas outside of stream setbacks, as well as signage and management of vegetation to maintain line of sight. Two outdoor patios will be used for outdoor seating and onsite consumption of wine (Business & Professions Code §23358, 23390 and 23396.5). The winery would be constructed in two phases: Phase I includes the tasting room, winery barn, three employees, and production of 5,000 gallons per year; Phase II increases production to 30,000 gallons per year, five employees, and cave and crush pad construction. The project includes daily visitation, tours and tasting, and a marketing program with seven events.

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

Reviewing Agencies Checklist

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

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>4</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>2</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>3</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date December 18, 2025 Ending Date January 16, 2026

Lead Agency (Complete if applicable):

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

Applicant: Steve McPherson
Address: 2004 Sage Canyon Rd
City/State/Zip: St. Helena, CA 94574
Phone: 707-936-6053

Signature of Lead Agency Representative: Hannah Spencer

Digitally signed by Hannah Spencer
Date: 2025.12.09 16:54:15 -08'00'

Date: 12-9-25

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



E09-00531 - { Environmental / EM Permits / Water Wells / Class I }

Applied Date:	12/7/2009
Permit Status:	Finalized as of 12/7/2009
Assigned Staff:	Environmental Staff

Permit Activity

Task	Status	Date	Contact	Email Contact
Application Acceptance	No Outside Review Required	12/7/2009	Teri Price	environmental@countyofnapa.org
Closure	CLOSED	12/7/2009	Teri Price	environmental@countyofnapa.org
Final Approval	Approved	12/7/2009	Teri Price	environmental@countyofnapa.org

Permit Inspections

Task	Status	Date	Contact	Email Contact
Destruction Inspection	Approved	12/17/2009	Ray Franklin	environmental@countyofnapa.org
Construction Inspection	No Inspection	12/7/2009	Ray Franklin	environmental@countyofnapa.org

**This report may not contain all property or permit information. For active permits or recent updates, please check the [permit search tool](#) or contact [PBES](#) to learn more.*

**Note: Multiple results were found.

In some cases, multiple results could be valid; for example, Zoning.

In other cases, a parcel may cross over the boundary of more than one data area; for example, multiple Precincts.

Any information you would like added to the Parcel Report? [Submit an idea here!](#)

Water Audit Exhibit 2



A Tradition of Stewardship

Water Audit Exhibit 3

Environmental Management

1195 Third Street, Suite 101
Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

WELL PERMIT

Application Type: EM Permits-Water Wells-Class I

Permit Number: E09-00531

Applied Date: 12/07/2009

Parcel Number: 032-520-007-000

Issued Date: 12/07/2009

Permit Expires On: 12/7/2011

Situs Address: 2004 SAGE CANYON RD, ST HELENA, CA Mult Value

Owner: Lisa Thomas

Phone:

Address: CA

Applicant: Pulliam Well Exploration

Phone:

Business Name:

Project Type: EM Permits-Water Wells-Class I

Proposed Use:

Use: Private

Name of Public Water System:

Well To Service This Parcel Only?: Yes

Water Supply:

All Setbacks Required By Code?:

Hazmat Site Within 1500 feet?: No

Ground Water Permit Required?: No

Hazmat Site Number and Name:

Emergency Exemption Granted?:

Well Located in Flood Zone?: No

Reason For Emergency Exemption:

Specifications:

Casing Diameter (inches): 5

Method of Seal Placement: pour

Boring Diameter (inches): 10

Material: cement

Annular Seal (inches): 2

Minimum Seal Depth (feet): 20

TO PERMITTEE:

Any work performed or operations conducted under the auspices of this permit constitutes acceptance of all conditions, inspections and comments contained in this permit, and the incorporation of all requirements as set forth in the permit application.

Staff Signature:

Date: 12/7/09



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Environmental Management

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Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

CONDITIONS/INSPECTIONS/COMMENTS

Application Type: Class I

Permit Number: E09-00531

Applied Date: 12/07/2009

Parcel Number: 032-520-007-000

Issued Date: 12/07/2009

Owner: Lisa Thomas

Applicant: Pulliam Well Exploration

Conditions:

<u>Description</u>	<u>Comment</u>
EM-11	The applicant shall comply with the Department of Public Works "Conditions of Approval-National Pollution Discharge Elimination System Requirements", a copy of which was provided at the time of permit issuance. Failure to comply with the NPDES requirements will result in a stop-work order.
EM-2	A copy of the State of California Well Completion Report must be submitted within 60 days of well completion.

<u>Inspections:</u>	<u>Inspected By:</u>	<u>Date:</u>
	Construction Inspection <i>Defraction 60' fill w/ concrete - PFT</i>	

Comments:

Date	Comment
	Call 253-4135 at least 24 hours in advance during normal business hours to schedule inspection requests. Inspections are taken on a first-come-first-served basis so if you need a specific date and time be sure to call well in advance
	Environmental Management's inspection must be obtained prior to covering any portion of the system.
12/07/2009	Any deviation from these permit specifications without prior approval from the Department of Environmental Management will be cause for stopping work until the changes are fully justified and approved.
	Well permits are issued only to licensed well drillers. A copy of the well driller's license (C-57) must be on file with DEM.
	If a claim is to be submitted for a refund, per County Code, a 25% processing fee will be retained. Such claims must be made within one year of the date on the receipt.
	If this well will at any point serve a public water system, the siting, construction, capacity testing and additional requirements must comply with Title 22 California Code



A Tradition of Stewardship
A Commitment to Service

Environmental Management

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Napa, CA 94559
www.co.napa.ca.us

Main: (707) 253-4471
Fax: (707) 253-4545

Steven Lederer
Director

APPLICATION THIS IS NOT A PERMIT

Application Type: EM Permits-Water Wells-Class I

Permit Number: E09-00531

Parcel Number: 032-520-007-000

Situs Address: 2004 SAGE CANYON RD, ST HELENA, CA Mult Value

Applied Date: 12/07/2009

Owner: Lisa Thomas

Phone:

Applicant: Pulliam Well Exploration

Phone:

Worker's Compensation Coverage:

- () A Certificate of current Worker's Comp Insurance Coverage is on file with this office (or filed with this application)
() I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws of California.

I, the undersigned, hereby assume fully all risks associated with providing incorrect information as to the location of the septic systems. I acknowledge that the County of Napa will issue a well permit in reliance upon information contained in this application and, on behalf of myself, heirs, administrators and or assigns, I hereby fully release the County, its elected officials, officers and employees from any and all claims and liability whether actual or potential, known or unknown, that may arise in connection with the information provided in the application.

Owner or Authorized Agent Signature:

A handwritten signature in black ink, appearing to read "Lisa Thomas".

Date: 12-7-09



A Tradition of Stewardship
A Commitment to Service

Environmental Management

RECEIVED

198 Third St., Suite 101
Napa, CA 94559
www.co.napa.ca.us

DEC 07 2009

DEPT. OF
ENVIRONMENTAL MANAGEMENT

Steven Lederer
Director

WELL CONSTRUCTION APPLICATION

PROPERTY OWNER INFORMATION

Name: Lisa Thomas Company Name: Pallium Well Exploration
2004 Sage Canyon Rd STE

Address: 516 FIFTH ST BERKELEY Contact person: Aaron

APN: 032-520-007

WELL DRILLER INFORMATION

Address: 510 Hwy 128 Napa

Phone #: _____

Phone #: 287-2990

TYPE OF PERMIT (circle one): Class 1A Class 1B Class II Deepening
Reconstruction Other: _____

PROPOSED USE (circle one): Private Public

Well to serve this parcel only: Y / N Well Located in MST Groundwater Basin: Y / N
If no, list other APN(s): _____ Well Located in Floodplain: Y / N

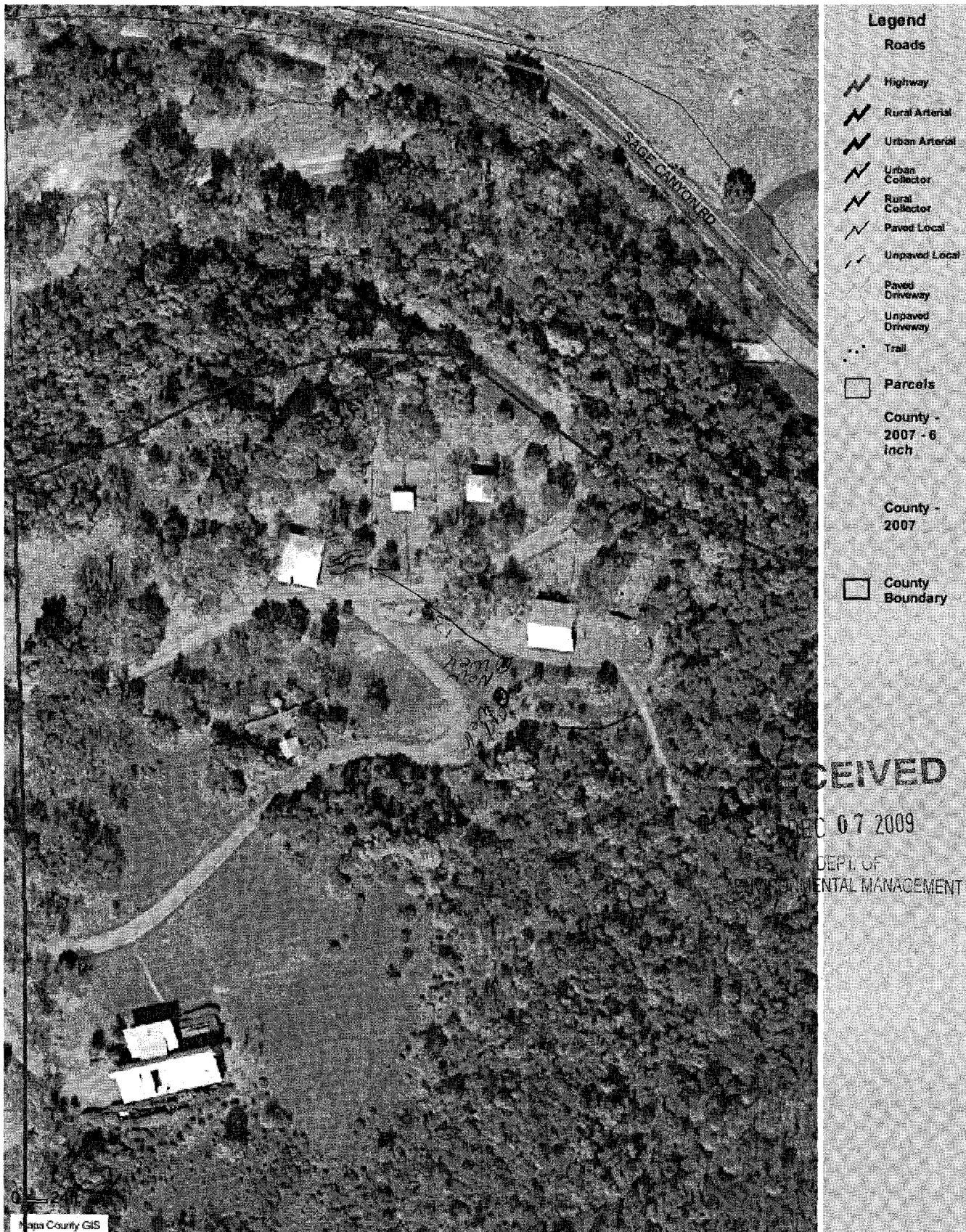
SETBACKS TO WELL:

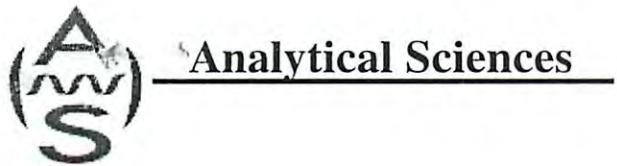
Sewer Line: 200 ft feet
Septic Tank: 200 ft feet
Disposal Field: 130 feet feet

WELL SPECIFICATIONS:

Casing Diameter: 5 inches Sealing Material: Cement
Boring Diameter: 10 inches Sealing Method: Pow
Annular Seal: 2 inches
Minimum Seal Depth: 20 feet

A MAP OF THE WELL LOCATION SHALL BE ATTACHED TO THIS APPLICATION.
THE MAP SHALL INCLUDE THE DISTANCE FROM THE WELL TO PROPERTY LINES,
SEWAGE DISPOSAL SYSTEMS, STRUCTURES, ETC AND SHALL INCLUDE ALL
OTHER PERTINENT INFORMATION SPECIFIC TO THIS WELL.





Analytical Sciences

~~B11-00470~~

032520-007

SD, COR

Water Audit Exhibit 4

Report Date: April 03, 2009

Laboratory Report

Nick Brasesco
Ray's Well Testing Service
12421 Bodega Highway
Sebastopol, CA 95473

Project Name: **2000, 2004 Sage Canyon** **Lisa Thomas**
Lab Project: **9032613**

This 3 page report of analytical data has been reviewed and approved for release.

A handwritten signature in cursive script that appears to read "Michele Peters".

Michele Peters
Laboratory Manager

RECEIVED

AUG 11 2016

Napa County Planning, Building
& Environmental Services



Total Coliform & E. Coli in Water

Lab#	Sample ID	Compound Name	Result (MPN/100 mL)	RDL (MPN/100 mL)
9032613-03	Main House	Total Coliform	390	1
		E. Coli	<1	QT

Date Sampled:	03/25/09	Date Analyzed:	03/27/09	QC Batch: B005676
Date Received:	03/26/09	Method:	SM 9223 B	

Graphite Furnace Metals in Water

Lab#	Sample ID	Compound Name	Result ($\mu\text{g/L}$)	RDL ($\mu\text{g/L}$)
9032613-01	Well #1	Arsenic (As)	6.4	2.0

Date Sampled:	03/25/09	Date Analyzed:	03/31/09	QC Batch: B005709
Date Received:	03/26/09	Method:	EPA 200.9	

Graphite Furnace Metals in Water

Lab#	Sample ID	Compound Name	Result ($\mu\text{g/L}$)	RDL ($\mu\text{g/L}$)
9032613-02	Well #2	Arsenic (As)	ND	2.0

Date Sampled:	03/25/09	Date Analyzed:	03/31/09	QC Batch: B005709
Date Received:	03/26/09	Method:	EPA 200.9	



Notes and Definitions

QT	The bacterial test utilized is a quantitative test. A result of less than 1 (<1) is indicating bacteria are "absent" in 100 milliliters of sample water.
RDL	Reporting Detection Limit
ND	Analyte NOT DETECTED at or above the reporting detection limit (RDL)
RPD	Relative Percent Difference
NR	Not Reported

Please Note: California Department of Health Services recommended drinking water standards are as follows:

Arsenic (10 ug/L)
Iron (300 ug/L)
Manganese (50 ug/L)
Nitrate (45 mg/L)
Lead (15 ug/L)
Total Coliform (<1 MPN/100 mL)



Analytical Sciences
P.O. Box 750336, Petaluma, CA 94975
110 Liberty Street, Petaluma, CA 94952
(707) 769-3128
Fax (707) 769-8093

CHAIN OF CUSTODY

Lab Project Number: 9032613

Project Name: LISA THOMAS

Project Number: 2000, 2004 SAGE CANYON

CLIENT INFORMATION	
Company Name:	RAY'S WELL TESTING SERVICE
Address:	12421 BODEGA HIGHWAY SEBASTOPOL, CA 95473
Contact:	NICK BRASESCO
Phone #:	707-823-3191
Fax #:	707-317-0057
e-mail:	RAYSWELLTESTING@GMAIL.COM

TURNAROUND TIME (check one)	
Same Day	<input type="checkbox"/>
48 Hours	<input type="checkbox"/>
5 Days	<input type="checkbox"/>
24 Hours	<input checked="" type="checkbox"/>
Normal	<input checked="" type="checkbox"/>

Geotracker EDF: Y N
Global ID: _____

Cooler Temperature
_____ °C

Page _____ of _____

Item	Client Sample ID	Date Sampled	Time	Matrix	# Cont.	Presv Y/N	ANALYSIS		Comments	Lab Sample #
							Bacteria	Arsenic		
1	WELL#1	3-25-09	1PM					✓		9032613 -01
2	WELL #2	3-25-09	1PM					✓		-02
3	MAIN HOUSE	3-25-09	130PM				✓			-03
4										
5										
6										
7										
8										
9										
10										

SIGNATURES											
Relinquished By:		Sampled By: NICK BRASESCO					Received By:				
Signature		Date	Time	Signature				Date	Time		
		3-26-09	9:30AM					3-26-09	1:30PM		