



WATER AUDIT CALIFORNIA

A PUBLIC BENEFIT CORPORATION

952 SCHOOL STREET #316 NAPA CA 94559
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December 17, 2024

County of Napa
Planning Commission

meetingclerk@countyofnapa.org

RE: General Comments

To the County of Napa Planning Commission:

Transmitted separately are comment letters for Bonny's Vineyard (Meyer's Family Winery) and George Hendry / Hendry Winery.

Neither of these Applications comply with County practices and policies.

The practice of inadequate and incomplete applications continues. The trustee agencies were given inadequate notice, and the applicant and County asserted trustee determinations beyond their jurisdiction. Had the trustee agencies been given proper notice, they may or may not have raised concerns. but it is not for the applicant or the County to circumvent or supplant the trustee agencies authority.

The individual project comment letters detail the numerous technical faults in the applications. Most, if not all, could be remedied by simply complying with established County practices. Not understanding why it is so difficult to put a USGS location map in as the Ordinance requires. The remainder could be addressed by reconciling internally inconsistent statements and providing missing data.

If the applications were complete and proper as ministerial duty requires, the Planning Commission could properly exercise its discretion on a sound foundation. Or alternatively, the deficiencies can be ignored, and the application approved for collegial reasons, leaving a legacy of future controversy.

Thank you for your service. All the best in the future.

Respectfully,

A handwritten signature in blue ink, appearing to read 'WB', with a horizontal line extending to the right.

William McKinnon
General Counsel
Water Audit California



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December 17, 2024

County of Napa
Planning Commission

meetingclerk@countyofnapa.org

RE: Hearing – December 18, 2024
Item 7B. BONNY'S VINEYARD (MEYER'S FAMILY WINERY) NEW WINERY USE PERMIT
NO. P22-00002-UP

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

Water Audit comments as follows:

RE: Option 2 - Deny Proposed Project

Water Audit recommends that Tier Analysis determinations to be conducted by the County's retained expert, Ludhorff Scallamini Consulting Engineers, per Water Availability Analysis (WAA) Guidance Requirements January 2024. (see Packet pdf page 672.)

Water Audit recommends that the Groundwater Sustainability Agency withdraw the water usage "No Net Increase in Groundwater use" exception, and to consider changing the approval process to a more robust, equitable and environmentally responsible outcome per WAA Guidance January 2024 footnote 3, "Where existing groundwater use exceeds the 0.3 ac-ft/ac, No Net Increase in Groundwater use is required (Subject to change by the GSA), and shall be demonstrated through a water demand analysis." (see Packet pdf page 672.)

Water Audit recommends that the Applicant/County solicit and incorporate the review and comments of the California Department of Fish & Wildlife (CDFW) and other designated trustee agencies.

RE: Process

Re: Wells

On its face, the new winery project will increase water usage. The vineyards and lane encroach in the stream setback. There is a concrete retaining wall (and berm) also sited within the setback (See Water Audit - Bonny's – Ex. 1.) **Is there a Lake and Streambed Alteration Agreement permit number?**

The Vineyard Block acreage is not consistent with County GIS Agriculture Layer. The WAA omits usage factors for the pool and pool house, and it uses alternative calculations for winery process water and off-site catering that are not supported by the 2015 WAA Guidance calculations.

The Use Permit Site Plan sites three wells on the Project parcel (Packet pdf page 387). The "Well #2" and "Well #3" supporting documents are not in the agenda packet, County Electronic Document Retrieval record, County Parcel Report, or State Department of Water Resources WCR Map (see <https://dwr.maps.arcgis.com/apps/webappviewer/index.html?id=181078580a214c0986e2da28f8623b37>.)

The Proposed Site Plan claims that "Vineyard operations can continue to operate within the stream setback per 18.108.025.E(1)(2)" (see Packet pdf page pdf389.)

Not in the agenda packet, but found on the County Electronic Document Retrieval database (EDR), Well Permit E11-00266 is sited adjacent to the 1555 Skellenger Residence (See Water Audit - Bonny's – Ex. 2.)

The County EDR also reveals a 1973 well proximate to the proposed new winery. However it appears that it was destroyed in 2013 Permit #E13-00023 (See Water Audit - Bonny's – Ex. 3.)

Not in the agenda packet but found online, the Department of Water Resources maps two Well Completion Reports, the assigned "Winery/Vineyard Well #1" Permit E11-00266, and a well destruction Permit E13-00023 (See Water Audit - Bonny's – Ex. 4.)

The "Off-site Well" Parcel Report records a 2015 E15-00144 Well Permit that was closed 9/5/2019.

A community water system using only groundwater shall have a minimum of two approved sources before being granted an initial permit. The system shall be capable of meeting minimum daily demand with the highest-capacity source off-line. However, the Application makes no reference to the two wells qualified to serve a public water system (see Health and Safety Code 116527 (c)(8).)

Not discussed in the Agenda Packet and according to a County January 5, 2005 Revised December 6, 2018 Division of Environmental Health Memorandum Re: Use Permits and Regulated Water Systems:

"There is a possibility that existing wells may not meet the construction requirements for a regulated water system." The Memorandum appends a Worksheet that requires the project wells to be screened with a 50-foot seal with a 3-inch annular space and supporting well log. There must also be a supply of "minimum three gallons per minute for at least 24 hours for each service connection served" (see <https://www.countyofnapa.org/DocumentCenter/View/10959/Water-System-Information-for-Use-Permit-Submittal-?bidId=>) (See Water Audit - Bonny's – Ex. 5.)

The WAA included one "2019 Water Well Test" that does not reference a Well Permit #, depth of well, year or site map (Packet pdf page 670.) That test was only 1.5 hour, with 160 gallons per minute produced at time of final test. There is a disclaimer "Results of above reported test not warranted beyond this date." That pump test is inadequate for the County's Tier 2 Well interference Analysis. That test is not recorded on County records, and it is unverifiable that this test is the New Winery Project "Well #1." That pump test fails to meet the State requirements for a community water system (see above.) There is no metering record, or annual reporting data, on any of the named parcel wells. There is no Drinking Water quality and testing.

Re: CEQA

The Notice of Intent has a publication date of November 16, 2024, but does not include an Invoice #, or an Affidavit that it was published. The Summary Form for Electronic Submission includes biological resources mitigation measures that have not been determined by the Responsible Agency CDFW. The Notice of Completion Review checklist includes Air Quality, Caltans, California Department of Fish & Wildlife, Department of Forestry, NAHC, Toxic, Regional, SWRCB. However, no Review Determination Letters are included in the agenda packet, under Current Projects, or posted on CEQA. Omitted from the Review Checklist are the Department of Water Resources, and "other" cities.

The CEQA State Clearing House has sixteen attachments. (see <https://ceqanet.opr.ca.gov/2024110514>.) It omits the following agenda packet attachments: Findings, Conditions of Approval, Water System Feasibility Report. It also omits the Winery Comparison Table that reveals the 30,000 gpy production wineries within 1 mile of proposed project. When these tables are cumulatively added together with all wineries in the County, the math would appear to result with over extractions. The injury to the public trust in water and fish is not being disclosed to the Responsible Agency when review is omitted from the Department of Water Resources (DWR),

Also not included on SCH, Agenda packet, Electronic Document Retrieval (EDR) or Current Project is a Cultural Study and Historical Study.

The Current Project folder P22-00002 provides no documents except the Notice of Intent. Instead, there are two linked files, to the Agenda and the Agenda Packet, that were posted December 6, 2024, ten days before the upcoming hearing.

Not in the agenda packet but found on the County EDR database are two documents related to this Project: Wastewater System Feasibility Report, and the Water System Feasibility Report. However, the Water System Feasibility Report has been omitted from the agenda packet, SCH, and Current Project. The pre-application P20-00308, per Parcel Report, also is not on the record.

RE: Review of Agenda Packet Documents

The Staff Report does not append CEQA Attachments: Notice of Intent, Summary Form for Electronic Submission, Notice of Completion.

Packet Attachment A. FINDINGS

Water Audit disagrees with Environmental Finding 3.

"The Mitigated Negative Declaration was prepared and considered in accordance with the requirements of the California Environmental Quality Act (CEQA)", in part because a CDFW determination was not included in the packet.

Water Audit disagrees with Environmental Finding 4.

"There is no substantial evidence in the record as a whole, that the project will have a significant effect on the environment provided that measures to mitigate potentially significant impacts to biological resources are incorporated into the project approval", in part because a CDFW determination was not included in the packet.

Water Audit also submits that there is insufficient evidence to support Environmental Finding 5. "There is no evidence, in considering the record as a whole that the proposed project will have a potential

adverse effect on wildlife resources or habitat upon which the wildlife depends", in part because a CDFW determination was not included in packet.

Water Audit disagrees with Use Permit Finding 9.

"The procedural requirements for a Use Permit set forth in Chapter 18.124 of the Napa County Code (zoning regulations) have been met", in part for the following reason:

The Analysis: "The New Winery Use Permit has been appropriately filed and notice and public hearing requirements have been met. The hearing notice and intent to adopt a Mitigated Negative Declaration were posted on November 15, 2024, and copies were forwarded to appropriate persons on the mailing list. The public comment period ran from November 15, 2024 to December 17, 2024" – Water Audit disagrees with the finding, in part, because there is no mailing list of Adjoining Properties, and a CDFW determination was not included in the packet.

Water Audit disagrees with Use Permit Finding 12.

"That the proposed use would not require a new water system or improvement causing significant adverse effects, either individually or cumulatively, on the affected groundwater basin in Napa County, unless that use would satisfy any of the other criteria specified for approval or waiver of a groundwater permit under Sections 13.15.070 or 13.15.080 of the County Code", in part because the New Winery will require a new water system, and a CDFW determination was not included in the packet.

RE: CONDITIONS OF APPROVAL

Packet Attachment B. CONDITIONS OF APPROVAL - WATER

The Conditions of Approval do not include a Public Works Groundwater Memorandum, or other Responsible Agency Letters. The Public Works Engineering Memorandum dated September 21, 2022 – updated October 24, 2024, evaluates the "adequacy" of the WAA. (see Packet pdf page 311 and 473.) That memorandum does not determine impact on groundwater. The Project is on the Valley Floor between Lake Hennessey and Rector Dam (See Water Audit - Bonny's – Ex. 6.)

The Environmental Health Services Memorandum dated October 30, 2024, states the "water supply and related components must comply with the California Sage Dining Water Act and Related Laws...The technical report must be completed by a licensed engineer with experience in designing water systems." (see Packet pdf page 330.) However, the agenda packet does not include the Water System Feasibility Report for the community system, nor its analysis during wet and dry years, and into the future. There is no Technical Worksheet.

The COA acknowledges that Well #3 has no yield data, yet regardless, it is conditioned "immediately upon approval the applicant shall monitor well #3 to establish the baseline pumping operations..." (see Packet pdf page 308):

"GROUND WATER MANAGEMENT - WELLS

Well Flow Regulation Devices

The CoA requires that the primary residential/agricultural well (well #3) shall be equipped with a flow regulation device limiting the pumping capacity to less than or equal to existing operations, however the Application does not include evidence of existing extractions as previously required. See below.

Since the yield for Well #3 is currently unknown, immediately upon approval the applicant shall monitor well #3 to establish the baseline pumping operations, and then coordinate with PBES Planning Staff to

determine the existing pumping capacity operations, once the existing baseline is established well #3 shall be equipped with a flow regulation device limiting the pumping capacity to the determined existing baseline.”

The COA mitigation measures have not been determined by CDFW, and do not include the Trustee Agency, Timing, Responsible Party (see Packet pdf page 317/19.)

OTHER CONDITIONS APPLICABLE TO THE PROJECT PERMITTING PROCESS

The COA mitigation measures have not been determined by CDFW, and therefore do not include Trustee Agency, Timing, Responsible Party (see Packet pdf page 322.)

Packet Attachment C. INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

The section “XXI. Biological Resources” considered three Mitigation Measures for “BR-1 Western Pond Turtle, BR-2 Nesting & Migrating Birds, BR-3 Swainson’s Hawk & White-tailed kite” (Packet pdf page 376.) An appended Mitigation Monitoring and Reporting Program matrix recognizes only the Permittee, and Conservation District. The Actions and Schedule only address “prior to project initiation”, or “prior to commencement of ground-disturbing activities”, but it does not address the timing continuing throughout the Project. It is probable and likely CDFW language for other special-status species, surveys, and foraging habitat mitigation will need to be included.

Packet Attachment D. PROJECT DESCRIPTION

The Project being described as a Winery Use Permit “Modification”, but it is a New Winery. (see Packet pdf page 382)

Packet Attachment E. PLAN SET AND EXTERIOR COLORS

Use Permit Site Plan Sheet 1 has no blueline or legend (see Packet pdf page 387.) It represents vineyard blocks totaling 17.06 acres. There are no block numbers or year developed on the Plan. Not in the agenda packet, but found on the County GIS Agriculture Layer, there are nine vineyard blocks, six developed in year 1993, and three without recorded acreage. The County record totals 18.38 acres. The WAA omits calculations for 1.32 acres of vineyards.

Packet Attachment F. USE PERMIT APPLICATION, SITE PHOTOS, CORRESPONDENCE

The nature of the project is misrepresented in the application. This is a New Winery Use Permit Application but the box “Major Modification” is checked. (see packet pdf page 402.)

The Application has no Permit #, no staff signature or date received stamp, no fees paid, no Adjoining Property Owner List, no copy of latest equalized assessment roll used to compile the property owners' list, no Title. There is no Hazardous Material Business Plan Form, and per checklist, no Cultural Study or Historic Resources study.

Included in this Attachment are email correspondence between County staff and Applicant consultants. Staff requests applicant to use the 2015 WAA Guidance. The Applicant felt that

the 2015 WAA calculations were unreasonable, and utilized another set of usage factors, resulting with a questionable "decrease" in water use. Staff sought a Tier review.

“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 $(30,000/100,000) * 2.15 = 0.65 \text{ AF/yr}$. 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.”

Packet Attachment G. BIOLOGICAL RESOURCES ASSESSMENT

The Biological Resources Assessment did not conduct an analysis of woodlands, bat habitat, or delineation of waters of the U.S. (see Packet pdf page 479.)

“A woodland analysis and bat habitat survey were not conducted due to the absence of woodlands within or adjacent to the proposed development area. A delineation of waters of the U.S. was not conducted. While Conn Creek is located along the southern property boundary, only a 60-foot segment passes through a southern corner of the parcel in an area that is not within the project footprint. The rest of the active channel is located approximately 50 feet west of the parcel”

Fisheries resources in Conn Creek are discounted to “very limited potential as salmonid habitat” from a 2005 Report by Jonathan Koehler (see Packet pdf page 502.): “Fisheries Resources: Conn Creek provides very limited potential as salmonid habitat due to its intermittent flows. The creek provides seasonal habitat for California roach (*Lavinia symmetricus*). 2005, Koehler, Jonathan et al. Central Napa River Watershed Restoration Plan Final Report.”

Reliance on this two-decade-old report fails to reflect subsequent changes in condition, including continuous bypass from Conn Dam. (See a 2014 Fish Species by Location - California Fish Website “Fish Species by Watersheds: Rector Creek-Conn Creek - 180500020103” including Central California Coast Winter Steelhead” at <https://calfish.ucdavis.edu/location/?ds=698&reportnumber=1293&catcol=4712&categorysearch=%27Rector%20Creek%2DConn%20Creek%2D180500020103%27#--text=Fish%20Species%20by%20Watersheds%20-%20'Rector%20Creek%2DConn%20Creek%2D180500020103'&text=Some%20species%2C%20such%20as%20salmon%20or%20steelhead%2C,longer%20be%20present%20upstream%20of%20dams%20that.>)

“Freshwater native and non-native fish species present currently and/or historically, determined from the PISCES database (Feb. 26, 2014). Some species, such as salmon or steelhead, may no longer be present upstream of dams that lack fish passage.”

The Assessment names three wildlife special status species, but no mitigation measures were included for the Western pond turtle, Nesting and Migratory Birds, Swainson's hawk or white-tailed kite (Packet pdf page 504.)

Packet Attachment K. WATER AVAILABILITY ANALYSIS

The proposed Water Use for the vineyards claims 17.06 acres, subtracting 0.63 acres from a partial vineyard being removed for the Winery Building site, reducing vineyards to 16.43 acres (see Packet pdf page 653/4.)

The WAA calculations use alternative usage factors, a 5:1 ratio process water, and an off-site catering usage factor 5 gallons per person. Those usage factors are not supported by WAA Guidance 2015 calculations. (see Packet pdf page 659.) It also omits usage factors for the pool and pool house.

Water Use Calculations make reference to a "PHASE I STUDY" (see packet pdf page 661/4.) **Is there a Phase II Study not disclosed?**

Not in the agenda packet, but found on County GIS Layer development:

The WAA included one "2019 Water Well Test" that does not reference a Well Permit #, depth of well, year or site (see Packet pdf page 670.) That test was only 1.5 hour with 160 gallons per minute produced at time of final test. There is also a disclaimer "Results of above reported test not warranted beyond this date." That pump test is inadequate for the County's Tier 2 Well interference Analysis. That test is not recorded on County records, and it is unverifiable that this test is the New Winery Project "Well #1." That pump test also fails to meet the County and State requirements for a community water system (see above.) There is no metering record, or annual reporting data.

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 *res* 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.](https://wildlife.ca.gov/Conservation/Environmental-Review/CEQA))

Respectfully,

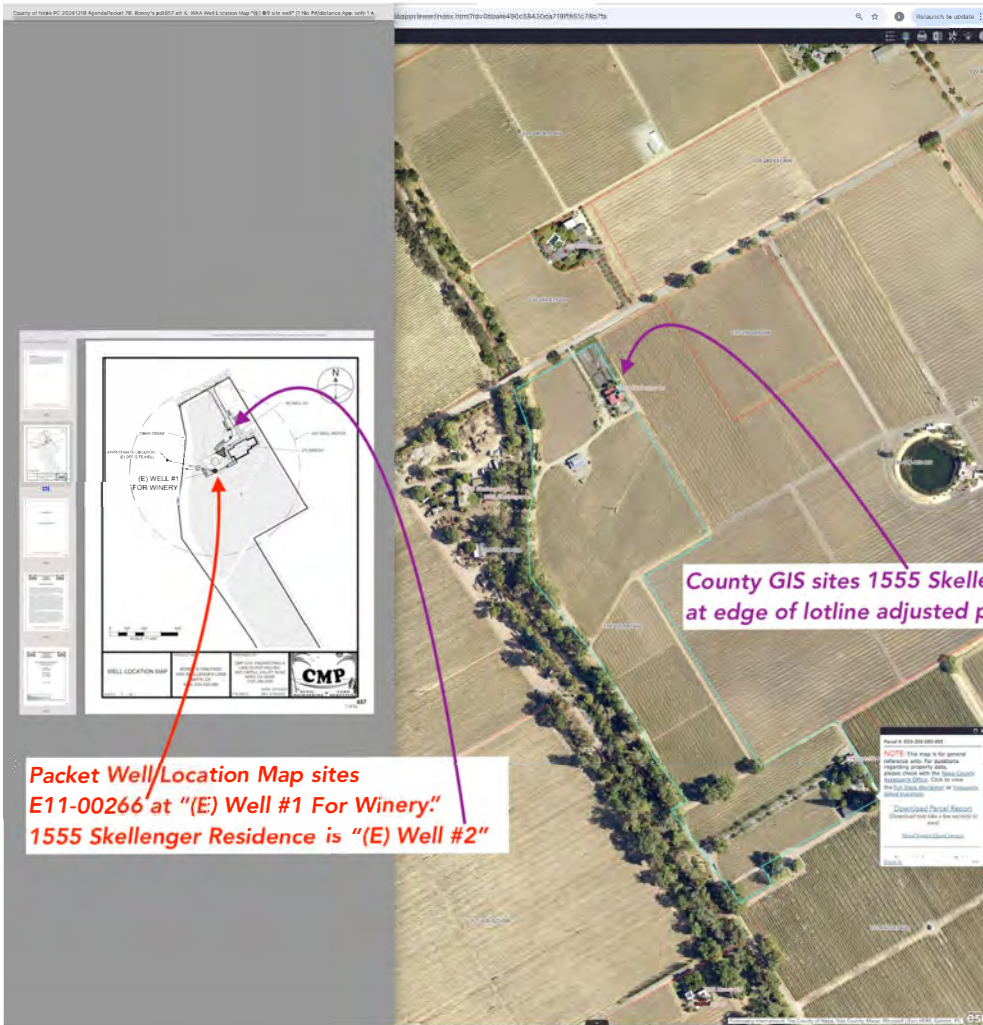


William McKinnon
General Counsel
Water Audit California

Attachments - Exs. 1-6 attached

GOOGLE Bonny's 1555 Skellenger w concrete retaining wall& berm w/ creek setback (3)





Parcel Information Summary

Page

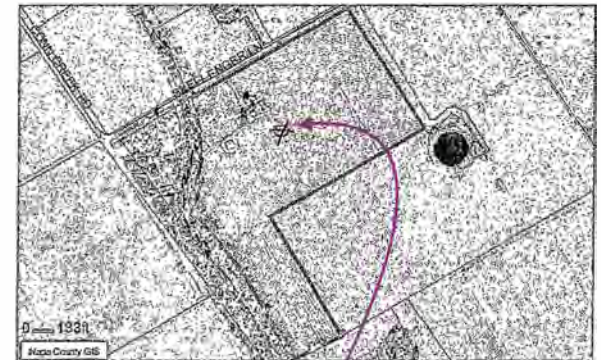
Geographic Information Systems

COUNTY HOME | LIVING IN NAPA | DOING BUSINESS | VISITING NAPA | GOVERN

Menu

- GIS Home
- GIS Data
- News & Info
- Resources
- Reports
- Mapping Applications

Parcel: 03020047000 1555 SKELLENGER LN NAP



County GIS sites 1555 Skellenger Residence at edge of lotline adjusted parcel boundary.

Packet Well/Location Map sites E11-00266 at "(E) Well #1 For Winery" 1555 Skellenger Residence is "(E) Well #2"

SD's SEM

Winks per Drew County EDR sites E11-00266 at 1555 Skellenger Residence.

New Search Disclaimer

Select tool and click location on map to activate.
 Zoom In Zoom Out Pan Identify

Print Help Legend

Environmental Data

Flood Zone:	Parcel falls within the FEMA Flood Zone
GW Ordinance:	Parcel not in Groundwater Deficient Area
	Hydrologic Region: San Francisco Bay
	Hydrologic Unit: San Pablo
	Hydrologic Area: Napa River
	Hydrologic Sub-Area: Napa River
	per Planning Watershed: Lower Napa River
	Planning Watershed: Mouth of Napa River
Soil Type:	Clear Lake clay, overwashed Riverwash
	Cole silt loam, 0 to 2 percent slopes
CalVeg:	AG
	NX

HEALTH DEPT. USE ONLY
 REF: 412 ea
 DATE: 7/13/13
 RECEIPT NO: 0498
 BY: AM

RECEIVED 30-200-49
NOV 16 1973

NAPA COUNTY HEALTH DEPARTMENT
 DIVISION OF ENVIRONMENTAL HEALTH

APPLICATION & PERMIT TO CONSTRUCTION SERVICES AGENCY
 A WATER WELL (ORDINANCE #) ENVIRONMENTAL QUALITY CONTROL

NAME: Harold Malaga ADDRESS: 66 CENTRO DATE: 7/13/13
 (Owner) (Job Location)
 NAME: Harold Malaga ADDRESS: 66 CENTRO
 (Well Driller)

TYPE OF WELL: NEW WELL RECONDITIONING DEEPENING
 TEST HOLES DESTROYING OTHER
 TYPE I PERMIT TYPE II PERMIT FEE

PROPOSED USE: DOMESTIC IRRIGATION INDUSTRIAL MUNICIPAL
 TEST WELL OTHER

Sewage Disposal On Site (Existing or Proposed) Public Individual Private
 Distance from well to any part of nearest sewage disposal system: 700 feet.
 (Sketch of site to accompany application.)

TYPE OF EQUIPMENT TO BE USED: Rotary Cable Hand Dug Other

CONSTRUCTION PROPOSED: Diameter of casing 8" Material: Steel Annular Space: Size 2 1/4"
 Sealed with: Concrete Grout Neat Cement Puddled Clay Other
 Conductor Casing: Yes No Material
 Chlorination By: Owner Pump Co. Driller

Harold Malaga 7/13/1973
 (SIGNATURE OF APPLICANT) (DATE)

NOTICE TO DRILLER: COMPLETE THIS PORTION AND PROVIDE OWNER WITH THIS COPY.

CASING

CONSTRUCTION
 Total Depth 150 Ft.
 Surface Seal to 20 Ft.
 Any Strates sealed: Yes No
 If yes, depth of Strates
 From 1 Ft. to 1 Feet
 From 1 Ft. to 1 Feet
 Perforations
 From 70 Ft. to 150 Feet
 From 1 Ft. to 1 Feet
 From 1 Ft. to 1 Feet

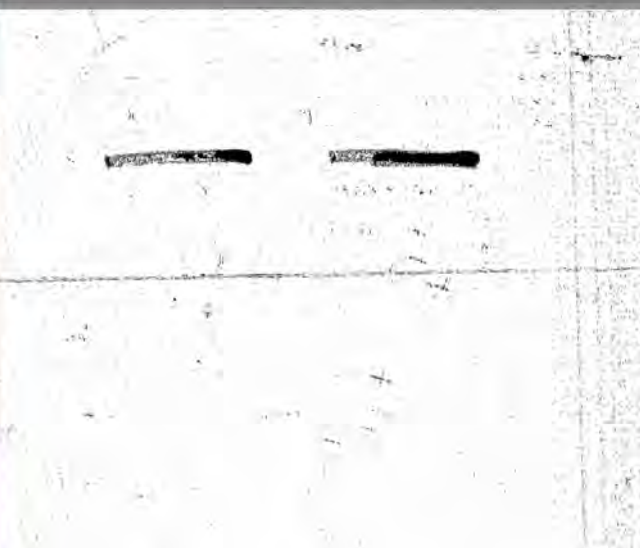
WATER LEVELS
 First water at 10 Feet
 Static level at 15 Feet

WELL TESTS
 How performed Air Jet
 Yield 300 GPM with 40 Feet
 Drawdown 20 Ft. after 4 Hrs.

WELL LOG
 (Formations, describe by color, size of material, structure)

	Ft.	to	Ft.
Top Soil	0	6	
Hardpan	6	10	
Brown Clay	10	25	
Gravel	25	27	
Some Sandstone	27	100	
Gravel	128	171	
Heavy Sandstone	171	182	
Gravel	182	187	

Signed: [Signature]
 License # 272321



E13-00023
 Environmental Management
 1195 Third St., Suite 101
 Napa, CA 94209
 www.co.napa.ca.us
 Steven Lederer
 Director

WELL DESTRUCTION EVALUATION REPORT FORM

PROPERTY OWNER INFORMATION: Name: Meyer Family Enterprises Company Name: Huckfeldt
 Address: 1555 Skellenger Lane, Oakville Contact person: Don
 APN: 030-200-047 80 Address: 2110 Penny Lane Napa
 Phone #: 603-6003 Phone #: 255-7923

WELL DRILLER INFORMATION: Name: Meyer Family Enterprises Company Name: Huckfeldt
 Address: 1555 Skellenger Lane, Oakville Contact person: Don
 APN: 030-200-047 80 Address: 2110 Penny Lane Napa
 Phone #: 603-6003 Phone #: 255-7923

TYPE OF WELL TO BE DESTROYED:
 CASED WELL HAND DUG WELL OTHER: _____

FOR CASED WELLS:
 Casing material: Steel PVC other: _____
 Total depth of well: 154 feet
 Well Screen interval(s): _____
 Sealed Depth: _____ feet. (For no seal - write "none", if you don't know, write "unknown")
 Casing Diameter: 8 inches.
 Annulus diameter: _____ inches (For no annulus, write "none". If you don't know, write "unknown")
 Well Pack Material: _____
 Static water level: 12 feet

FOR HAND DUG WELLS:
 Total depth of well: _____ feet
 Diameter of well: _____ feet
 Well construction material (brick, stone, etc.): _____

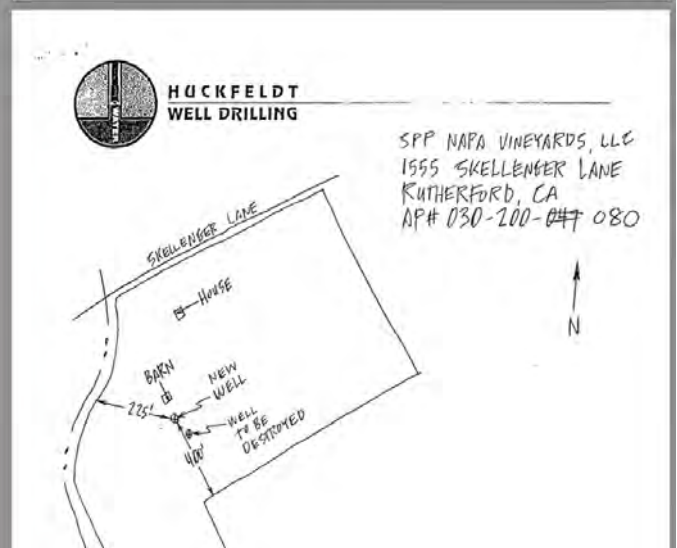
DESTRUCTION PROCEDURES:
 Describe method to be used to perforate the casing: dynamite

Type of filling material to be placed into the well: pea gravel
 Fill material to be placed to 50 feet below ground surface.

Sealing Material: Concrete Neat Cement Cement Grout
 Bentonite Grout (high solids) Other: _____

Driller's Comments: _____

C:\Documents and Settings\Don\Desktop\WELL DESTRUCTION EVALUATION REPORT FORM.doc1



Water Audit - Bonny's - Ex. 3

Well Completion Report Map Application Well Completion Report PDFs for Amador County are temporarily not available.

794 Oakville Cross Rd

Show search results for 794 Oa...

142 ft, 137 ft, 138 ft, 137 ft, 132 ft, 133 ft, 129 ft, 128 ft, 300ft

Stallenger Ln, Conroy Creek Rd, Conroy Creek, Villa Ragazzi

M07N05W14

Layer List

- Well Completion Reports
 - Location from PLSS Section
 - Recorded Location
- PLSS Sections
- Domestic Well Count
- Domestic Well Average Depth
- Domestic Well Minimum Depth
- Domestic Well Maximum Depth
- Production Well Count
- Production Well Average Depth
- Production Well Minimum Depth
- Production Well Maximum Depth
- Public Supply Well Count
- Public Well Average Depth
- Public Well Minimum Depth
- Public Well Maximum Depth
- Assessor's Parcels
 - i15_Parcels_Assessor_Lightbox
- Multipage WCR Links

Community Maps Contributors, County of Napa, Yolo County, California State Pa



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To:	All interested parties	From:	Division of Environmental Health
Date:	January 5, 2005 Revised December 6, 2018	Re:	Use Permits and Regulated Water Systems

The purpose of this memo is to provide information regarding requirements for regulated water system permitting. The Division of Environmental Health has a contract with the California State Water Resources Control Board (Water Board) to administer the small water system program. Public water systems are required to be permitted by Water Board or the local delegated agency.

In Napa County, the most commonly proposed small public water systems serve wineries. During the use permit process, the division reviews the number of anticipated visitors, employees and onsite residents and makes a determination if the proposed facility is required to be served by a regulated water system. A public water system is required if the project includes either (1) a combined number of users (visitors, employees, residents) greater than 24 daily for at least 60 days of the year, or (2) the total number of employees and residents is greater than 24 daily for 6 months or more of the year. If either threshold is met, the water system will be regulated. If you have questions on whether the proposed project will be regulated as a public water system, contact this division to discuss with the district inspector. If the project does not meet these thresholds but will have a regulated kitchen used for food service for food and wine pairings or marketing events, a different type of regulated water system is required.

If your project will be regulated as a small public water system, a water system feasibility report will be required as a completeness item at the time a Use Permit application is submitted. This report ensures that the proposed project can satisfy the technical, managerial and financial requirements set forth by the Water Board and must include the information listed on the attached worksheet. There is a possibility that existing wells may not meet the construction requirements for a regulated water system. If the source does not meet the requirements, a new water supply will have to be developed, which must be reflected in the feasibility report. Prior to issuance of a building permit, the new water supply must be developed and full plans for the water system must be submitted and approved by this division. In addition to the local requirements, the Water Board requires a water system to also submit a preliminary technical report demonstrating the water system is viable and ensuring the water system has evaluated whether consolidating with another water system is possible. The County must receive concurrence from the Water Board before any related building permits can be issued. Additional information regarding the preliminary technical report required by the Water Board can be found at:

https://www.waterboards.ca.gov/drinking_water/certlic/drinkingwater/Permits.html

Planning Division
(707) 253-4417

Building Division
(707) 253-4417

Engineering & Conservation
(707) 253-4417

Environmental Health
(707) 253-4471

Parks & Open Space
(707) 259-5933

New Community and Non-Community Water Systems Technical, Managerial and Financial Capacity Worksheet

(Use Permit Applications and Water System Feasibility Reports)

1. **Water system name**
2. **Name of person who prepared the report**
3. **Technical Capacity:**
 - ↑ System description-from source to point of use-what is expected (including treatment, etc).
 - ↑ One year projection for water demand and an analysis of the water system to meet the projected demand (project expansion and improvements for a ten year period).
 - ↑ Source adequacy:
 - Groundwater: Does the well have a 50-foot seal with a 3-inch annular space? Is a well log available?
 - Surface water treatment: Can the water system comply with the Surface Water Treatment Rule?
 - ↑ Water supply capacity. Can the water system (including all sources and storage facilities) supply a minimum of three gallons per minute for at least 24 hours for each service connection served?
 - ↑ Provide a characterization of the water quality (or expected water quality if a new source is required), including a comparison with established or proposed drinking water standards and the feasibility of meeting these standards.
 - ↑ An evaluation of the feasibility of consolidation with other (existing) water systems.
4. **Managerial:**
 - ↑ Description of the organization's ability to manage a water system (personnel to be hired and/or job descriptions for water system maintenance responsibilities). For systems that use land that is not owned by the water system, the terms for a long-term agreement for use of the land/facilities must be disclosed.
 - ↑ Document the system's water rights.
5. **Financial:**
 - ↑ Budget projection and description of system's financial capacity (your ability to financially support the operation of a water system).

Questions on this worksheet or the information required should be addressed to the water specialist in the Division of Environmental Health.

gis.countyofnapa.org/portal/apps/webappviewer/index.html?id=0bbafe490c58430da719f7851c78b77a

GIS Napa County Online Public Map

030-200-060-000

Show search results for 030-200-060-000

Parcel Information Table:

ASMT	030-200-060-000
Notes	WAS 03/05/2023 & PTN: 030200047
Description	WINEYARD - 5 AC W/2 SPKS
Landmark	302
TAX	080001
Acres	25.54

HazMat Buffer Reports

500 Ft 1500 Ft 1 Mile