

Bonny's Winery

NEW WINERY USE PERMIT NO. P22-00002-
UP and Mitigated Negative Declaration

"M"
Preliminary Water System
Technical Report

Bonny's Vineyard Appeal P25-00020-APL
Board of Supervisors Hearing - May 6, 2025

1

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**Preliminary Water System Technical
Report pertaining to Section 116527 of
the Health and Safety Code
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.
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Date: 12/15/2021
Project # 00212

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25-665 Version: 1

Public Hearing	Status:	Agenda Ready
4/8/2025	In control:	Board of Supervisors
5/6/2025	Final action:	

Conduct a public hearing to consider an appeal filed by Appellant Water Audit California (WAC or Appellant) concerning the Napa County Planning Commission's decision on December 18, 2024, to approve the Bonny's Vineyard New Winery Use Permit No. P22-00002-UP submitted by Barbara Meyer/BJ Meyer Properties, LLC). (No fiscal impact.) (CONTINUED FROM APRIL 8, 2025)

[Board of Supervisors](#)

1. [Attachment A Notice of Intent to Appeal and Appeal Packet](#), 2. [Attachment B Staff Responses to Grounds of Appeal](#), 3. [Attachment C Appellant WAC Testimony and WAC's witnesses list Testimony](#), 4. [Attachment D Applicant Testimony and Applicant witnesses list Testimony](#), 5. [Attachment E Project Approval Letter and Final Conditions of Approval](#), 6. [Attachment F Appellant Good Cause Request](#), 7. [Attachment G Chair Denial of Appellant Good Cause Request](#), 8. [Attachment H Appellant WAC Supplemental Information](#), 9. [Attachment I Applicant Supplemental Information](#), 10. [Attachment J Planning Commission Public Hearing Notice](#), 11. [Attachment K Planning Commission Staff Report](#), 12. [Attachment L Environmental Well Permit E11-00266](#), 13. [Attachment M Preliminary Water System Technical Report](#), 14. [Attachment N Existing and Historic Conditions Aerial Images](#), 15. [Attachment O Mitigated Negative Declaration and Mitigation, Monitoring and Reporting Plan](#), 16. [Attachment P Project Description](#), 17. [Attachment Q Water Availability Analysis \(WAA\)](#), 18. [Attachment R Interim Well Permit Standards-WAA Requirements](#), 19. [Attachment S Plan Set and Exterior Color Elevations](#), 20. [Attachment T Waterwater System Feasibility Report](#), 21. [Attachment U Building Plan set for B11-01347](#), 22. [Attachment V Building Plan set for B16-01016](#), 23. [Attachment W Use Permit-Major Modification Application \(Winery Uses\)](#)

24-2000 Version: 1

Public Hearing	Status:	Agenda Ready
11/15/2024	In control:	Planning Commission
12/18/2024	Final action:	

BONNY'S VINEYARD (MEYER'S FAMILY WINERY) NEW WINERY USE PERMIT NO. P22-00002-UP
CEQA STATUS: Consideration and possible adoption of a Mitigated Negative Declaration.
According to the Mitigated Negative Declaration, the proposed project would not have any potentially significant environmental impacts with incorporated Mitigation Measures. Mitigation Measures are proposed for the following areas: Biological Resources. In accordance with Section 15073 of the California Environmental Quality Act (CEQA) Guidelines, Napa County submitted the proposed Initial Study/Negative Declaration to the State Clearinghouse for a 30-day review period beginning on November 15, 2024 and running through December 17, 2024 (State Clearinghouse No 2024110514). The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. REQUEST: Approval of a Use Permit to allow a new winery with an annual production of 30,000 gallons with the following character...

[Board of Supervisors](#)

1. [Exhibit A Recommended Findings](#), 2. [Exhibit B Recommended COA and Final Agency Approval Memos](#), 3. [Exhibit C Initial Study - Mitigated Negative Declaration](#), 4. [Exhibit D Project Description](#), 5. [Exhibit E Plan Set and Exterior Color Elevations](#), 6. [Exhibit F Use Permit Application, Site Photos, Correspondence](#), 7. [Exhibit G Biological Study](#), 8. [Exhibit H Final Transportation Impact Study](#), 9. [Exhibit I Noise Study](#), 10. [Exhibit J Waterwater System Feasibility Report](#), 11. [Exhibit K Water Availability Analysis](#), 12. [Exhibit L Stormwater Control Plan Report](#), 13. [Exhibit M Winery Comparison Tables](#), 14. [Exhibit N Project Revision Statement](#), 15. [Exhibit O Graphics](#), 16. [Exhibit P Public Comment](#), 17. [Public Comment \(added after initial agenda posting\).pdf](#)

1.0 PROJECT SCOPE

This permit encompasses and shall be limited to:

- 1.1 Approval of a Use Permit, for a 30,000 gallons per year winery with the following characteristics:
- a. Construction of a 10,996 square foot (sf) winery building with a 1,426 sf covered crush pad, a 392 sf uncovered mechanical yard and 1,255 sf of covered loggia (patio space);
 - b. Six (6) full-time employees;
 - c. By appointment tours and tastings for a maximum of 45 visitor per day with catering provided; catering will be prepared off-site, including outdoors tastings as set forth in Conditions of Approval (COAs) No. 4.1 and 4.2;
 - d. A marketing program consisting of two (2) large events per year with a maximum of 150 visitors and nine (9) smaller events per year with a maximum of 80 visitors, including on-premises consumption of wine (as set forth in COA No. 4.3 and 4.4);
 - e. Hours of operation: production days and hours 9:00 AM to 5:00 PM, seven (7) days per week, visitation days and hours 10:00 AM to 5:00 PM, seven (7) days per week;

Recommended Conditions of Approval
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- f. Parking for 20 cars with overflow event parking occurring on-site, and as needed along the existing vineyard avenues for events (but not within required stream setbacks);
- g. Installation of on-site landscaping;
- h. On-site domestic wastewater treatment system and drip dispersal system with a 3,616 sf dispersal area;
- i. Widening existing driveway to Napa County Road and Street Standards (NCRSS);
- j. Three (3) 10,000-gallon water storage tanks for fire suppression and water storage, and;
- k. Use of existing site well #1 for winery uses (with monitoring of all 3 parcel wells).



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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countynapa.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
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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.

Paragraph 3:

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.

Use Permits and Regulated Water Systems (20050

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Use Permit Checklist

- ☐ 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/.
 7. Cave setback plan if a cave is proposed. See handout provided by Environmental Services.

From Environmental Health Dept.

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4. The water supply and related components must comply with the California Safe Drinking Water Act and Related Laws. This will require plan review and approval prior to approval of building permits. The technical report must be completed by a licensed engineer with experience in designing water systems. The preliminary technical report must be submitted to the Regional Water Quality Control Board staff a minimum of six (6) months prior to beginning any water-related improvement in accordance with the California Health and Safety Code, Section 116527. Prior to occupancy, the owner must apply for and obtain an annual operating permit for the water system from this Division. The applicant must comply with all required monitoring and reporting.

Attachments

Draft Environmental Document
(Draft EA, NE, NEA, Public
Notice, SPR Summary Form,
App.)

[SPR_Stage II and FID 00001 COA](#)   [Exhibit A_Protect Description](#)  

[Exhibit B_Plan Set and Exterior Color Elevations](#)  

[Exhibit F_Use Permit Application, Site Photos, Correspondence COA](#)  

[Exhibit G_Biological Study](#)   [Exhibit H_Final Transportation Impact Study](#)  

[Exhibit I_Noise Study](#)   [Exhibit J_Wastewater System Feasibility Report](#)  

[Exhibit K_Water Availability Analysis](#)   [Exhibit L_Wastewater Control Plan Report](#)  

[Exhibit N_Project Revision Statement](#)   [Exhibit O_Graphics](#)  

[SPR_Berry's Vineyard_FID 00001](#)   [SPR Summary Form_COA](#)  

[PE Hearing Notice_FID 00001](#)  

Notice of Completion (NOC)
Transmittal form

[NOC_FID 00001_SPR COA](#)  

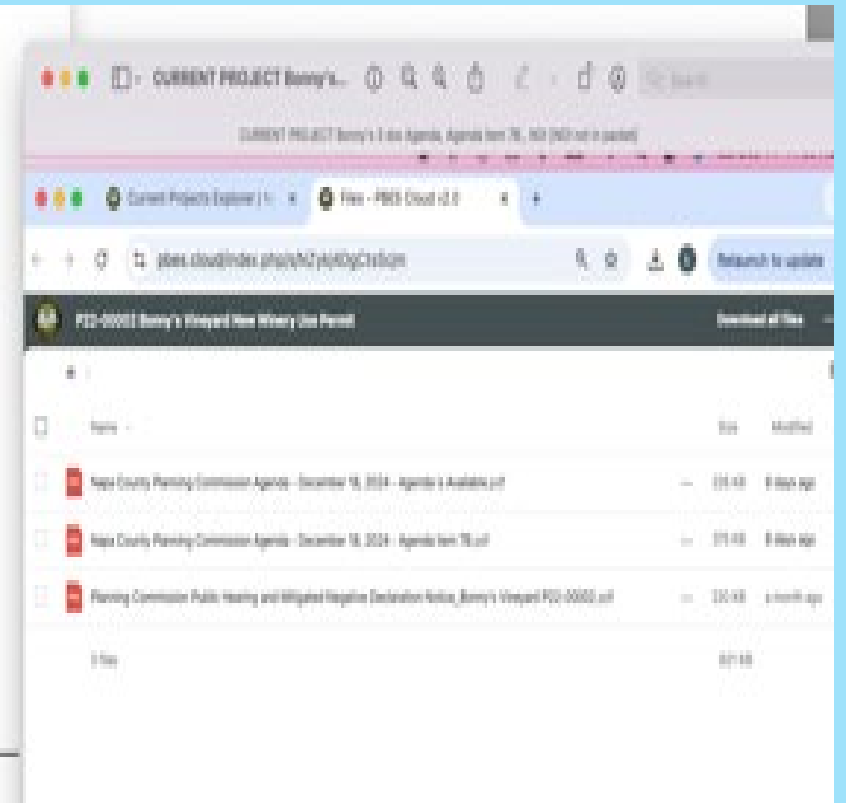
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Attachments

[Exhibit A_Recommended Findings](#)
[Exhibit B_Recommended COA and Final Agency Approval Memo](#)
[Exhibit C_Initial Study - Mitigated Negative Declaration](#)
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[Exhibit H_Final Transportation Impact Study](#)
[Exhibit I_Noise Study](#)
[Exhibit J_Wastewater System Feasibility Report](#)
[Exhibit K_Water Availability Analysis](#)
[Exhibit L_Wastewater Control Plan Report](#)
[Exhibit M_Winery Comparison Tables](#)
[Exhibit N_Project Revision Statement](#)
[Exhibit O_Graphics](#)
[Exhibit P_Public Comment](#)





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Prepared By:

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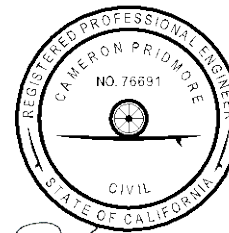
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