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Project Description

Bonny's Vineyard Appeal P25-00020-APL

Board of Supervisors Hearing – May 6, 2025



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



Winery Use Permit Modification Report 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

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Project # 00212



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Owner Information	
Property Owner:	Meyer Family Enterprises
Owner Address:	794 Oakville Cross Road Napa, CA 94558
Owner Phone:	(707) 603-6003

EXISTING USES

Currently the subject property has two residences, several ag-structures and 17.06 acres of vineyard. The existing use of this property includes residential use related to the existing residences and agricultural use related to the farming operations associated with the 17.06 acres of vineyard.

PROPOSED ADDITIONAL USES

For many years the Meyer family has been growing grapes on this property and shipping them out to off-site wineries to be made into wine. In the past few years it has become apparent that it would be more efficient and environmentally friendly to produce their own wine on site where the grapes are grown. Thus a vision of a closed loop estate winery concept was born where the grapes are grown on-site, processed into wine on-site, stored in on-site barrels, bottled on-site and then sold to visitors visiting the proposed on-site winery. A future on-site solar system will provide much of the electricity required for the proposed operation. Further, an existing on-site well will provide the water necessary for the proposed processing of the grapes. That same process water will be treated and reused to irrigate the existing on-site vineyards. In order to achieve this environmentally friendly winery operation, the proposed changes in use are as follows: Build a winery with 9572 square feet of enclosed space at ground level and 1424 square feet of second floor enclosed space, along with 2681 square feet of covered exterior space. The winery will produce up to 30,000 gallons of wine per year and have a maximum of six full-time winery employees. Visitation will consist of tours and tastings for a maximum of 45 winery visitors per day. Marketing events will consist of two large events per year with a maximum of 150 attendees and nine smaller events per year with a maximum of 80 attendees. All food at the events will be prepared off-site by a catering company. During events, temporary portable restroom facilities will be utilized. Overflow event parking will be provided on-site as needed along the existing vineyard avenues.

IMPROVEMENTS

The proposed improvements associated with the above uses are as follows: Construct a winery with 9572 square feet of enclosed space at ground level and 1424 square feet of second floor enclosed space, along with 2681 square feet of covered exterior space. Improve the existing driveway to meet Napa County Road and Street Standards for access and parking. Install a domestic wastewater system to serve the winery. Install a process wastewater system to serve the winery and provide recycled water to irrigate the vineyard. Improve the existing water system to meet County and State requirements.

WASTEWATER SUMMARY

The proposed winery will be served by a proposed domestic and proposed process wastewater system. The winery process wastewater system will be designed to handle a minimum peak flow of 1500 gallons per day from the proposed winery, all of which will be recycled and used to irrigate the on-site vineyards. The proposed winery domestic wastewater system will be designed to handle the 225 gallons of peak daily flow from the proposed visitation and employees. Please see the project Wastewater Feasibility Study for further details.

WATER USE SUMMARY

Emergency fire protection water will come from the proposed water tanks shown on the proposed site plan. Said tanks will be filled from the existing on-site well shown on the said site plan. Said well has a capacity of 160 gallons per minute which is equivalent to 258 acre-feet per year. The domestic water will be supplied by one of the said tanks which is filled by the same said well. Between the existing residential use and the existing agricultural use, the existing total annual water use is calculated at 10.18 acre-feet. Looking at the proposed winery use, the expected total annual water use for this parcel once the winery is up and running is expected to decrease down to 10.16 acre-feet per year. This decrease is due to recycling of the winery process water, as well as the removal of a small portion of vineyard to accommodate the winery. For further details please see the project Water Availability Analysis.

TRAFFIC SUMMARY

Please refer to the project Traffic Impact Study prepared by WTrans.