

NOTICE OF DETERMINATION

NAPA COUNTY PLANNING, BUILDING & ENVIRONMENTAL SERVICES
1195 THIRD STREET; SUITE 210 NAPA CA 94559

(Filed in compliance with Section 21108 or 21152 of the Public Resources Code)

To: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Napa County Clerk
900 Coombs St
Napa, CA 94559

LEAD AGENCY: Napa County Planning, Building, & Environmental Services

CONTACT PERSON: Dana Morrison, Supervising Planner PHONE: (707) 253-4437

STATE CLEARING HOUSE NUMBER: 2024110514

PROJECT TITLE: Bonny's Vineyard – Meyer's Family Winery, New Winery #P22-00002

PROJECT LOCATION: Located in Conn Creek – Lower Creek watershed, on one parcel that comprises approximately 25.54 acres which is accessed from Skellenger Lane approximately 0.75 miles south of the intersection of Skellenger Lane and Silverado Trail, and approximately 3.39 miles north of the City of St. Helena: 1555 Skellenger Lane, APN: 030-200-080-000 (Zoning: Agricultural Preserve).

PROJECT LOCATION – CITY (NEAREST): St. Helena

PROJECT LOCATION - COUNTY: Napa

PROJECT DESCRIPTION: Approval of a Use Permit, for a 30,000 gallons per year winery with the following characteristics:

- 1 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);
- 2 Six (6) full-time employees;
- 3 By appointment tours and tastings for a maximum of 45 visitor per day with catering provided; catering will be prepared offsite, including outdoors tastings as set forth in Conditions of Approval (COAs) No. 4.1 and 4.2;
- 4 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 8- visitors, including on-premises consumption of wine as set forth in COA No. 4.3;
- 5 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;
- 6 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);
- 7 Installation of on-site landscaping;
- 8 On-site domestic wastewater treatment system and drip dispersal system with a 3,616 sf dispersal area;
- 9 Widening existing driveway to Napa County Road and Street Standards (NCRSS);
- 10 Three (3) 10,000-gallon water storage tanks for fire suppression and water storage, and;
- 11 Use of existing site well #1 for winery uses (with monitoring of all 3 parcel wells).

COUNTY PERMIT (S): Use Permit #P22-00002-UP

APPLICANT NAME: Bonny Meyer

ADDRESS: 794 Oakville Cross Road, Napa, Ca 94558

PHONE: 707-603-6003

REPRESENTATIVE: CMP Civil Engineering and Land Surveying Inc.

ADDRESS: 1607 Capell Valley, Napa, Ca 94558

PHONE: 707-266-2559


This is to advise that the Napa County Conservation, Development and Planning Department as Lead Agency Responsible Agency has approved the above-described project on December 18, 2024 and made the following determinations:

1. The project will will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were were not made a condition of the approval of this project.
4. A mitigation reporting or monitoring plan was was not adopted for this project.
5. A statement of Overriding Considerations was was not adopted for this project.
6. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at:

Napa County Planning, Building, & Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

SIGNATURE:



D. Morrison for: Brian D Bordonha, Director

DATE: December 18, 2024

TITLE: Supervising Planner