



Napa County
CONSERVATION, DEVELOPMENT & PLANNING COMMISSION
 1195 Third Street, Room 210, Napa, California 94559
 (707) 253-4416

BASIC APPLICATION FOR EROSION CONTROL PLAN REVIEW

FOR OFFICE USE ONLY

SUBMITTAL DATE: _____

FILE #: _____ APN #: _____ USGS QUAD: _____

[] STRUCTURAL [] AGRICULTURAL TOWNSHIP/RANGE: _____

REQUEST: _____

PROJECT TYPE: Agriculture: New ___ Vineyard Replant (Process I: ___ II: ___) Other: _____

Non-Agriculture: Structure ___ Driveway ___ Road ___ Reservoir ___ Other _____

PERCENT SLOPE: Cropland: _____ Structure: _____ Pad: _____ Driveway: _____ Road: _____

OTHER PERMITS: Grading Permit ___ Use Permit: ___ Variance: ___ Septic System Permit: ___ Groundwater Permit: ___

REVIEW AGENCIES: CDPD: County Consultant: ___ OR RCD: ___

FINAL APPROVAL: CDPD: Date: _____

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

Applicant's Name: Pacific Union College

Telephone #: (____) _____ Fax #: (____) _____ E-Mail: _____

Mailing Address: 1 Angwin Avenue Angwin CA 94508
No Street City State Zip

Status of Applicant's Interest in Property: Owner

Property Owner's Name: Pacific Union College

Telephone #: (____) _____ Fax #: (____) _____ E-Mail: _____

Mailing Address: 1 Angwin Avenue Angwin CA 94508
No Street City State Zip

Site Address/Location: 1 Angwin Avenue Angwin
No Street City

Assessor's Parcel #: See page 2 Existing Parcel Size: 485.16 acres Development Area Size: 42.2 acres

Slope Range: 5 % to 18 % Total Acreage ≥ 30%: 0 acres Estimated Total Amount of Cut & Fill: N/A cubic yards

Land or Aerial Survey Prepared By Terra Firma Date: 2007

(NOTE: Contour map/survey is required for all development areas with an estimated slope of 15% or greater and for all road/driveway projects, Contour map must include all areas within 100' of the cut and fill edges. Percent slope shall be calculated and presented as whole numbers.)

Source(s) of Water: Groundwater

Related Permits Filed: Water Rights Groundwater Well Sewage Disposal Use Permit/Variance?
 Timber Harvest Stream Alteration Others: _____

I hereby certify that all the information contained in this application, including but not limited to, this application form, the supplemental information sheets, site plan, plot plan, cross sections/elevations, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for evaluation of this application and preparation of reports related thereto, including the right of access to the property involved.

 Signature of Applicant Date: 11/30/2020

 Signature of Property Owner Date: 11/30/2020

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

\$ _____
 Estimated Fee Receipt Number: _____ Received By _____ Date _____

EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

Project/Construction Phasing Information

1. Project Description: APN: 024-080-040, -044, -048 & -049
To plant approximately 35.9 acres of vineyard.
-
- Parcel size: 485.16 acres Total land area disturbed: 42.2 acres
 Agriculture: NEW plant acres: 35.9 Replant acres: 0
 Structures: residence building driveway road other _____
2. Project Phases: one two or _____
3. Anticipated date to start construction (month/year): April 1, 2021
4. Estimated date of completion of each phase: Phase 1: September 15
Phase 2: _____
Phase ___: _____
5. Total construction time estimated: 5 months
6. Work scheduled between Oct. 1 and Apr. 1? Yes No **OR**
 between Sept. 1 and Apr. 1? Yes No (municipal watershed)
7. Winterization measures in the Erosion Control Plan See Narrative.
8. Is a grading permit, a well permit, or a sewage disposal permit required? Yes No
 If yes has the Napa Co Public Works and/or Environmental Management Departs. been notified? Yes No

Slope Information

9. Earth moving, grading or land clearing on slope(s) of: 5 % to 18 %
10. Total acreage with slopes greater than or equal to 30%: 0 acres
11. Contour mapping source: Terra Firma, 2007

Water Deficient Area, Watershed Area, & Water Rights Diversion Permits

12. Water-deficient area: Yes (*applicant must contact Co Env Mgmt Dept*) No
13. Sub-Watershed Name: Conn Creek - Upper Reach, Moore Creek
 Municipal Reservoir Watershed: Yes No
 If yes: Bell Canyon Kimball Milliken Lake Hennessey Rector
14. Have any other erosion control plans effecting this parcel been approved since 1991? Yes No
15. Coverage information (required for projects in any watershed):
 (a) Existing acres of tree canopy cover per parcel: 316.5 acres
 Proposed acres of canopy cover to be removed: 5.5 acres
 Percent of canopy cover to be retained per parcel: 98 %
 (b) Existing acres of shrub, brush, grass without tree canopy per parcel: 68.4 acres
 Proposed acres of shrub, brush, grass cover to be removed: 15.9 acres
 Percent of shrubs, brush, grass to be retained per parcel: 77 %
16. Is there a Water Rights permit associated with the project or parcel? Yes No **OR**
 a) Copy of permit from the State Dept of Water Resources attached? Yes No **OR**
 b) Date application for necessary permit submitted to this board: _____
 c) Copy of associated CEQA document attached? Yes No acre/feet _____

Streams, Watercourses, & Streambed Alteration Agreements

17. All streams and watercourses in vicinity of project area(s) shown and the required setback(s) indicated with the distance and slope? Yes No
18. Is there a State Dept of Fish & Game Streambed Alteration (1603) Permit associated with the project or parcel? Yes No
(a) Copy of State Dept of Fish & Game Permit attached? Yes **OR**
(b) Date application for necessary permit submitted to this agency: _____
(c) Copy of CEQA document prepared attached? Yes No

Environmental Setting

19. Is any portion of the project located on or within 500' of a landslide? Yes No
Cite source: Gilpin Geosciences
20. Is any portion of the project located in the vicinity of rare/endangered species, species of special concern (plant, animal), wetland (type), riparian habitat, critical habitat, etc.? Yes No
If yes, list: _____
Cite source/reference(s): _____
Specific study prepared: Biological Resource Survey by Aimee Wyrick date: Nov. 2020
21. Is any portion of the project located on or within 500' of an archeological or historic site? Yes No
Cite source: _____
Specific study prepared: Cultural Resources Survey by Flaherty date: Feb. 27, 2020

Grading Information

22. Are any new roads/driveways associated with the project? Yes No
23. Are any new vineyard avenues associated with the project? Yes No
24. Will the project involve any recontouring of the land? Yes No
25. Will there be any excavation or fill deeper than 12 inches? Yes No
26. Total cubic yards of cut & fill: N/A
Cubic yards of cut: _____ fill: _____
Spoils location: on-site _____ off-site _____
27. Has a grading permit been filed with the Co Public Works Dept? Yes No
28. Will the project involve repair of a landslide? Yes No
Location _____ Size _____ Report _____

TIMBER HARVEST/TIMBER CONVERSION PERMITS

29. Is there a Timber Harvest or Conversion permit associated with the project/parcel? Yes No
Number of Acres: _____
a) Copy of State Dept of Forestry Permit attached? Yes **OR**
b) Date application for necessary permit submitted to this agency: _____
c) Copy of associated CEQA document attached? Yes No
d) Date other County erosion control plan(s) submitted if different than the application date for this plan: _____
30. Is there a Timberland Conversion Exception associated with the project or parcel? Yes No

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.



Applicant

Property Owner (if other than Applicant)

11/30/2020

Date

Project Identification

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

To be provided by Property Owner: **Pacific Union College**

Attach response sheets to this page.

A. GENERAL INFORMATION

1. Name, address, telephone number of property owner.
2. Address of project.
3. APN.
4. Name, Address and telephone number of person to be contacted concerning this project, if different than owner.
5. Indicate type or number of the permit application for the project to which this form pertains.
6. List and describe any other related permits and/or other public approvals required for this project or parcel, including those required by city, regional, state and federal agencies.
7. Existing zoning district.
8. Proposed use of entire site and/or parcel. List and describe any other projects or improvements with site locations anticipated within the next several years (1-3-5 years).

B. PROJECT DESCRIPTION

9. Parcel(s) size(s), acres per parcel.
10. Project(s) size(s), acres per project.
11. Attach plans.
12. Proposed scheduling.
13. Anticipated incremental or phased development.
14. If the project involves Napa County grading permit, use permit, variance or rezoning application, state this and indicate clearly why the application is required.

Discuss and check yes the following items which are applicable to your project or its effects (attach additional sheets)

- | | <u>YES</u> | <u>NO</u> | |
|-----|-------------------------------------|-------------------------------------|--|
| 15. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Change in existing features of any watercourses, wetlands, tidelands, beaches, hills or alteration of ground contours. |
| 16. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Change in scenic views or vistas from existing residential areas or public lands or roads. |
| 17. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Change in the pattern, scale or character of general area of project. |
| 18. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Change in bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Site on filled land or on slopes of 5% or more. |
| 20. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial change in demand for Napa County services (police, fire, water, sewage, etc.) |
| 21. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Relationship to a larger project or series of projects. |

C. ENVIRONMENTAL SETTING

22. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, wetlands (types), riparian habitat and any cultural, historical or scenic aspects. Describe any/all existing structures on the site, and the use of the structures. Attach photographs of the site, could include current aerial photo.
23. Describe the surrounding properties (approximately ¼ mile radius from parcel boundary), including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (agriculture, residential, commercial, etc.), intensity of land use (vineyards, winery, one-family, multi-family, industry, etc.), and scale of development (acres, height, setback, yard, etc.). Attach photographs of the vicinity, could include current aerial photo.

D. CERTIFICATION

I hereby certify that the statements furnished responding to the above and in the attached sheets present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

12/15/2020
Date


Signature of Property Owner

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

A. General Information

1. **Owner:**
Pacific Union College
1 Angwin Avenue
Angwin, CA 94508
(707) 965-6699
2. **Project Address:** Same as above
3. **APN'S:** 024-080-040, 024-080-044, 024-080-048, and 024-080-049
4. **Project Contact:**
Brandon Parker
Vice President for Financial Administration
1 Angwin Avenue, Angwin, CA 94508
(707) 965-6699
5. **Type of Project:**
Application for an Erosion Control Plan (ECP)
6. **Related Permits:** Please refer to ECP application
7. **Existing Zoning Districts:**
024-280-040:
AW:AC
AV:AC
Multiple results found.

024-280-044:
AW:AC
AV:AC

024-280-048:
PD:AH:AC
PD:AC
AW:AC
AV:AC

024-080-049:
PD:AC
AW:AC
AV:AC

8. **Proposed Use:** Vineyard/Grape growing. No other projects or improvements are anticipated in the next several years (1-3-5 years)

B. Project Description

9. **Parcel Sizes:**

APN#	Acres
024-080-040	73.84
024-080-044	131.43
024-080-048	76.14
024-080-049	103.78

10. **Project Sizes:** Conversion of 42.2 gross acres (36.8 net) of existing farmland to vineyard
11. **Plans:** Please refer to ECP application
12. **Proposed Scheduling:** Please refer to ECP application
13. **Anticipated Incremental or Phased Development:** None
14. **Why is the application required:** Involved the installation of vineyard on lands on slope greater than 5%

C. ENVIRONMENTAL SETTING

22. **Describe the project site as it exists before the project:** Please see #2 in ECP Application narrative
23. **Describe Surrounding Properties:** The surrounding properties are a combination of residential, vacant rural parcels, vineyard land, water storage, parcels farmed for hay, airport operation, and covered storage shed.

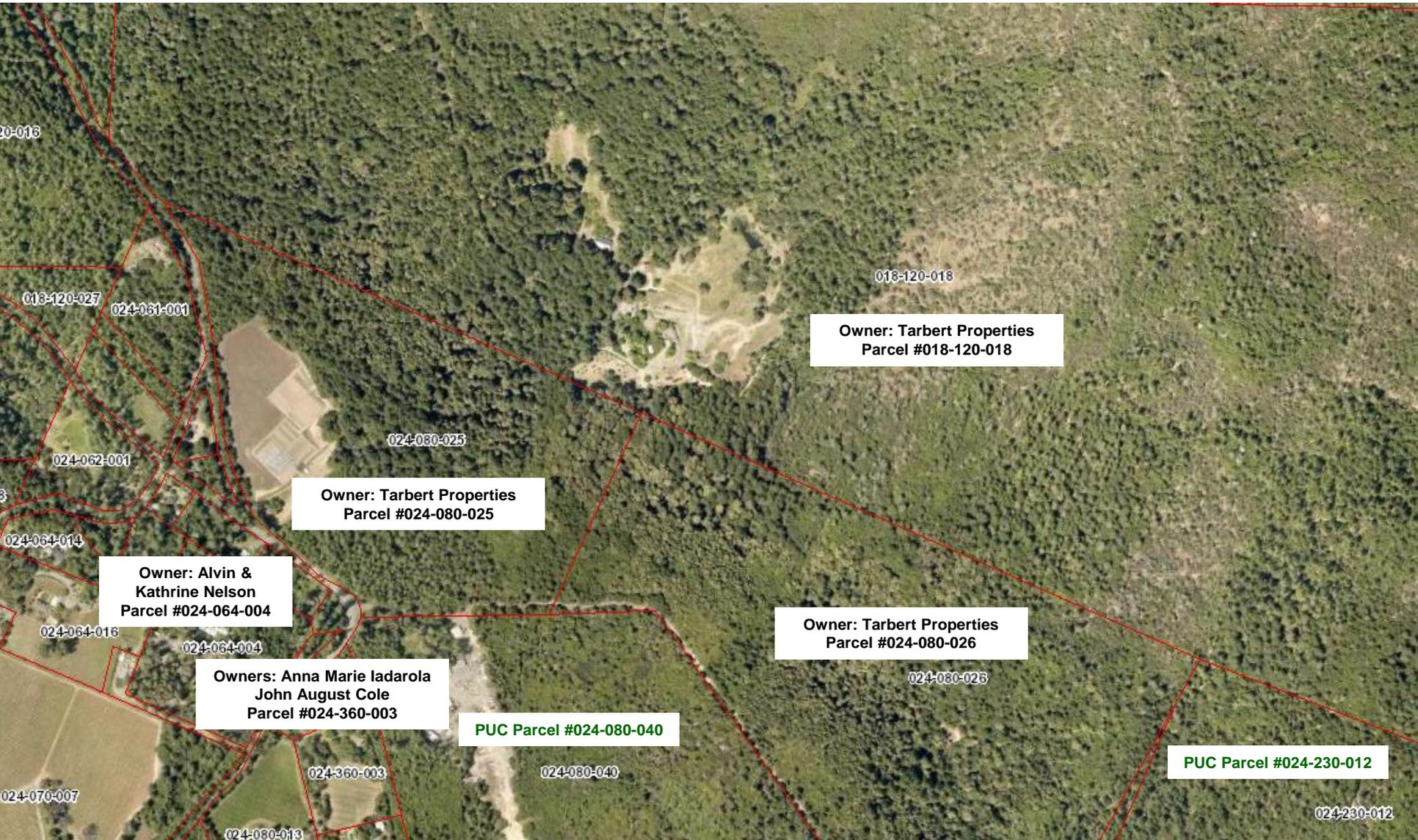


Addendum to Supplemental Environmental Information (ECP)

PACIFIC UNION COLLEGE Project PIONEER

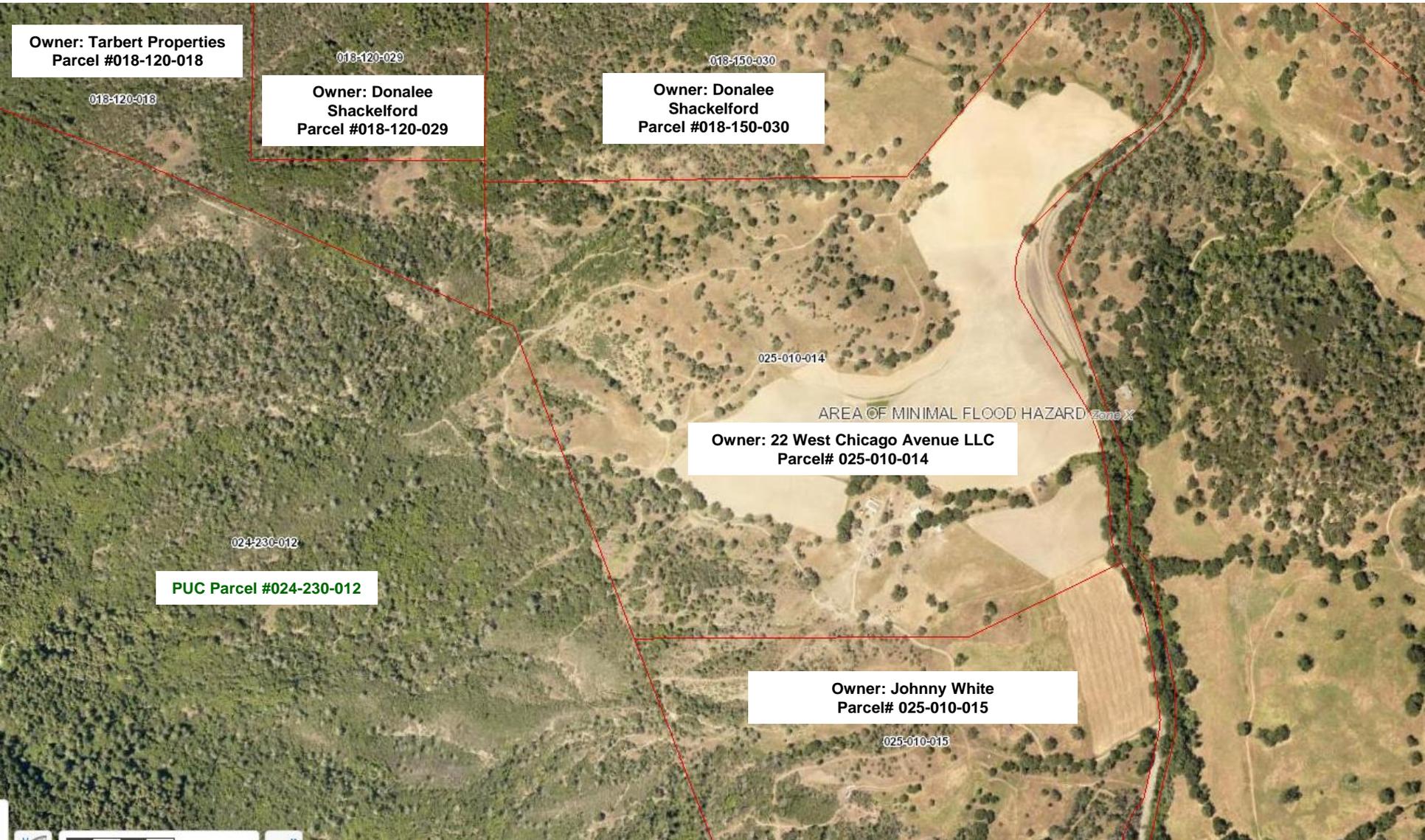
December 16, 2020

Project PIONEER Surrounding Parcel Owners

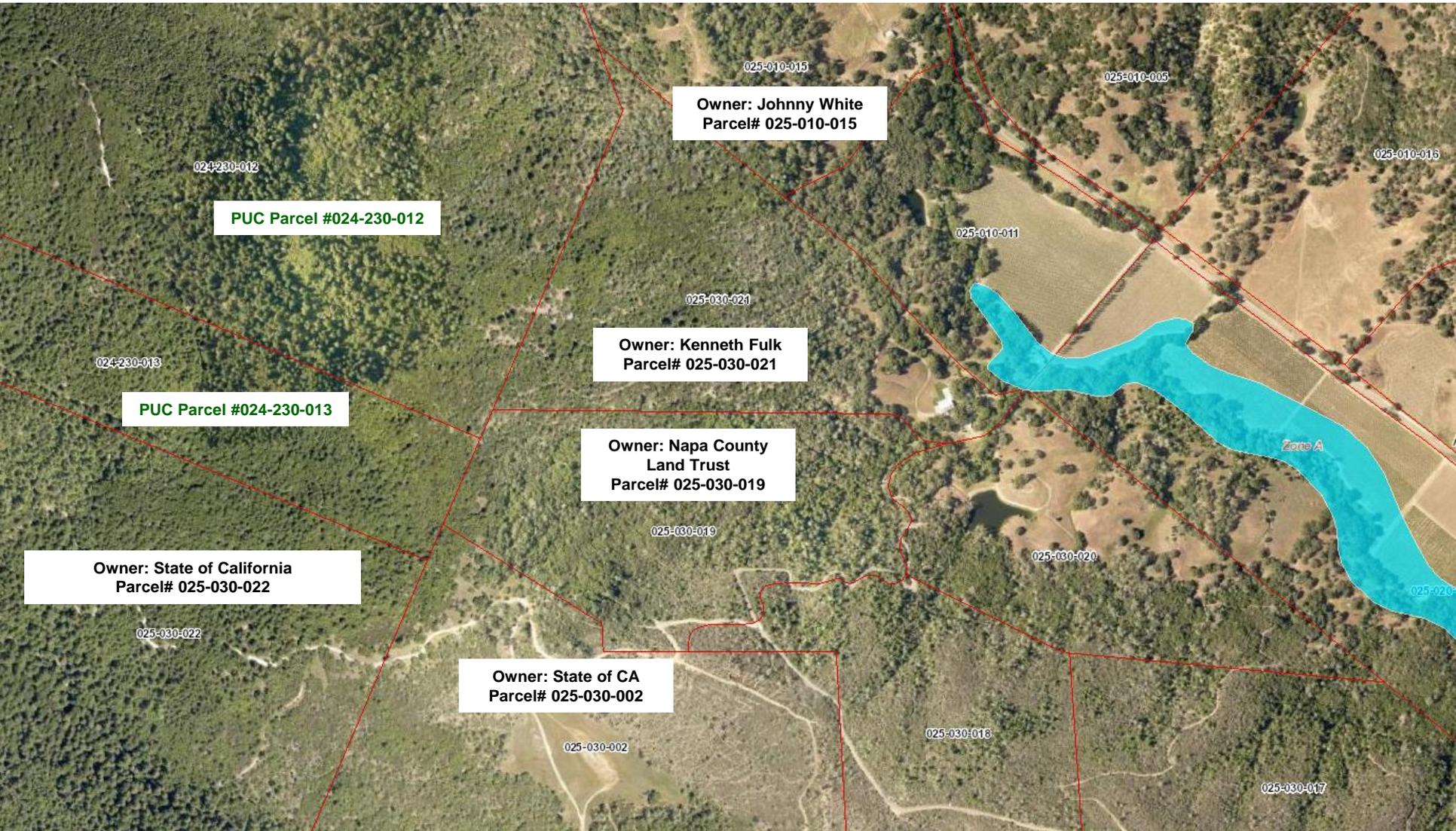


Project PIONEER

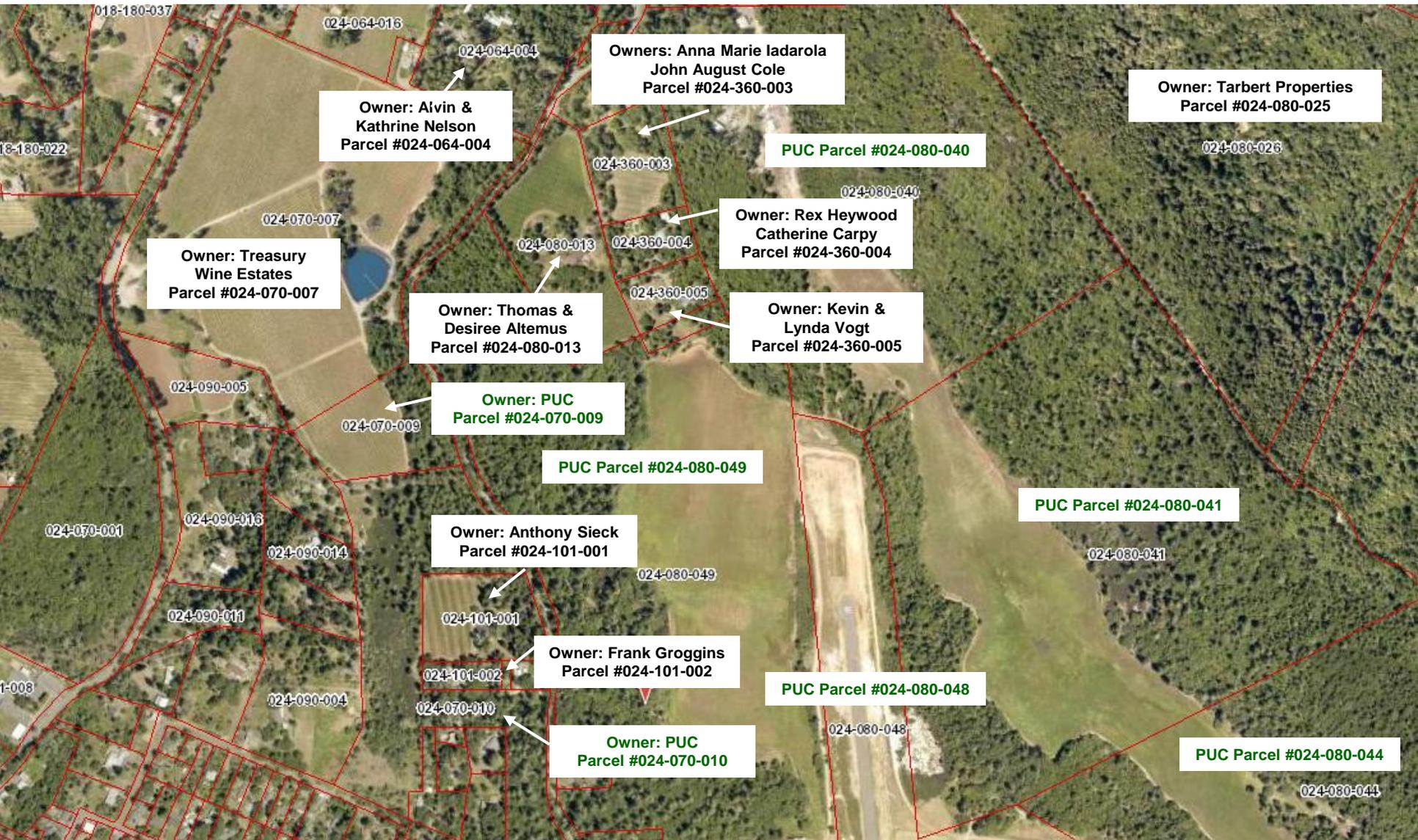
Surrounding Parcel Owners



Project PIONEER Surrounding Parcel Owners



Project PIONEER Surrounding Parcel Owners

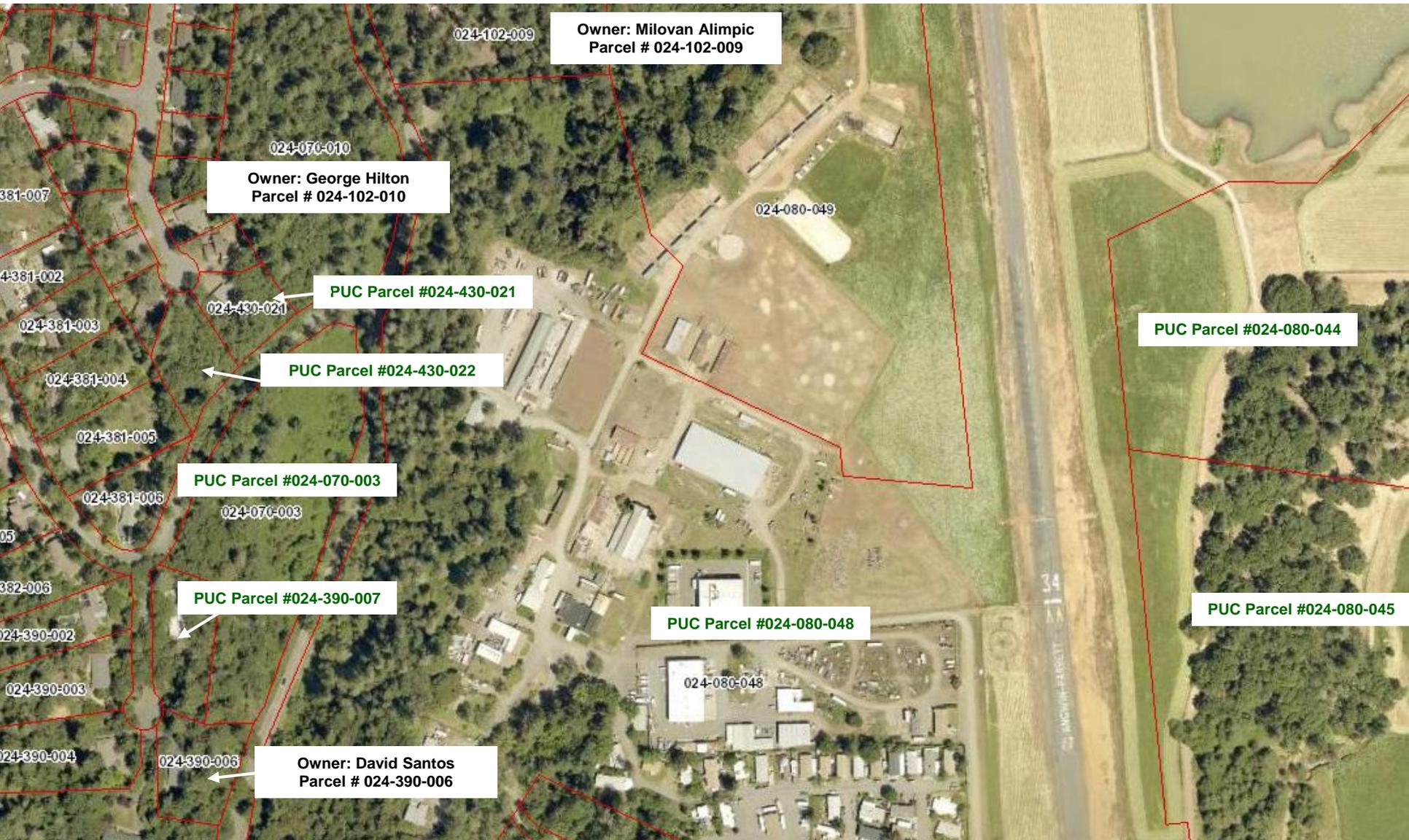


Project PIONEER Surrounding Parcel Owners

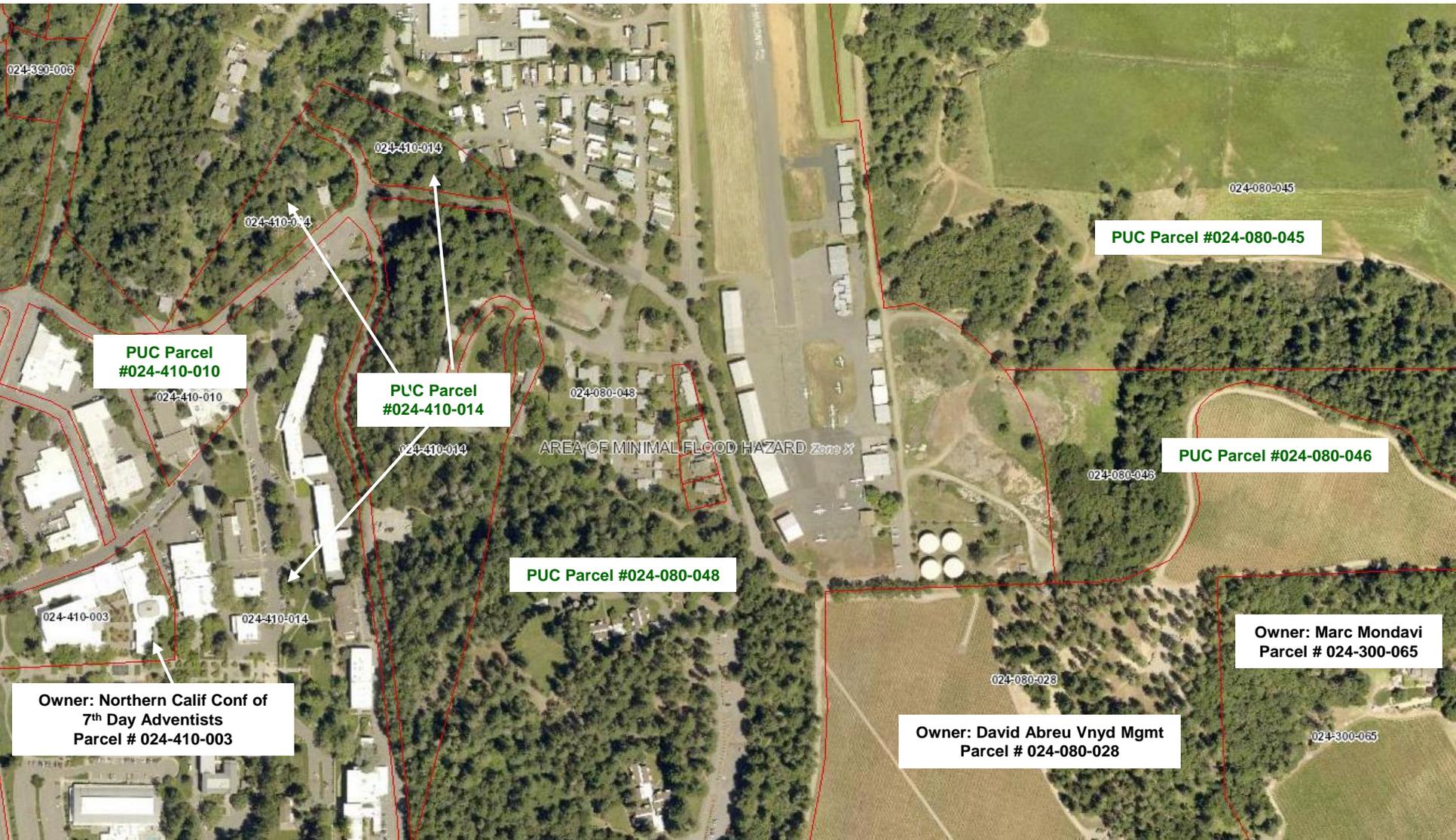


Project PIONEER

Surrounding Parcel Owners



Project PIONEER Surrounding Parcel Owners



Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File #: _____ - _____ - _____ Owner: Pacific Union College Parcel #: 024-080-040, _____
 -044, -048, & -049

Vineyard Development Area Specifics

1. Size of Area Disturbed:	42.2	acres
2. Size of Vineyard:	35.9	acres
3. Acres of Vines:	35.9	acres
4. Slopes of Area Disturbed:	5	% to 18 %
5. Amount of Total Acreage Equal to or Above 30% Slope:	0	acres
6. Total Number of Trees Removed	0	trees
a) natives	0	trees
b) non-natives	0	trees

Vineyard Development Schedule

1. Pre-Planting Stage:
(i.e. land clearing, ripping, installation of drainage system., vineyard staking, installation of irrigation system., installation and maintenance of permanent and temporary erosion control measures, planting of cover crop, straw mulching)
 Start Date: 4-1 End Date: 9-15 Duration: 167 days
 Temporary Cover Crop Planted _____ Yes _____ No

2. Planting Stage:
(i.e. planting of vines, seeding permanent cover crop, apply straw mulch, maintenance of erosion control measures)
 Start Date: 4-1 End Date: 9-15 Duration: 167 days

3. Operational Stage:
(maintenance and adjustment as needed of permanent erosion control practices, implementation of annual vineyard and erosion control measures, commencement of annual harvests)
 Start Date: 4-1

Vineyard Operations Information

1. Farming Equipment:

<input checked="" type="checkbox"/> Track-laying	Percent of Use <u>40</u> %	
<input checked="" type="checkbox"/> Rubber-tired	Percent of Use <u>30</u> %	
<input checked="" type="checkbox"/> ATV	Percent of Use <u>15</u> %	
<input checked="" type="checkbox"/> Hand/Manual	Percent of Use <u>15</u> %	
____ Other (describe) _____	Percent of Use _____ %	

2. Annual Pruning:
 Time of Year: March Number of days: 7 Number of Workers: 6-8

3. Annual Sulfuring:
 Time of Year: April-July Estimated applications/year: 8

4. Weed Control:

	<u>Under Vines</u>	<u>Between Rows</u>
Type of control	Contact herbicide/Shovel	Mowing
Method of application	ATV/Shovel	Tractor, Power crawler
Months:	February, July	May, July
Applications/year:	2	2
Number of Workers:	6-8	1

5. Harvest (Crush):
 Length 10 days Number of Workers: 10-12

6. Frost Protection Method(s)

	<u>Hours of Operation</u>	<u>Frequency (times/year)</u>
<input type="checkbox"/> Return-stack heaters	_____	_____
<input type="checkbox"/> Sprinklers	_____	_____
<input type="checkbox"/> Misters	_____	_____
<input checked="" type="checkbox"/> Wind Machines	_____	as needed
<input checked="" type="checkbox"/> Late Pruning	_____	1
<input type="checkbox"/> Other _____	_____	_____

7. Rodent Protection Method(s):

<input type="checkbox"/> Rodenticides	<input checked="" type="checkbox"/> Raptors
<input checked="" type="checkbox"/> Traps	<input type="checkbox"/> Other _____
<input type="checkbox"/> Fencing	

8. Bird Protection Method(s):

	<u>Time of Year (months)</u>	<u>Time of Day</u>	<u>Duration of Use (days per year)</u>
<input checked="" type="checkbox"/> Netting	if warranted		90
<input type="checkbox"/> Bird Cannons			
<input checked="" type="checkbox"/> Visual Distracters (Mylar strips, etc)	if warranted		90
<input checked="" type="checkbox"/> Raptor Perches	year-round		365
<input type="checkbox"/> Other _____	_____		_____

9. Proposed Nighttime Activities:

	<u>Time of Night</u>	<u>Duration of Use (days per year)</u>
<input type="checkbox"/> Harvest		
<input checked="" type="checkbox"/> Sulphur Application	10pm	8
<input type="checkbox"/> Pesticide/Herbicide Application		
<input type="checkbox"/> Other _____		

10. Irrigation Methods

Sprinklers Drip System Other _____

11. Other Proposed Activities:

Traffic Characteristics Information

1. Estimated size of grape trucks/truck & trailers to be used: 6-8 _____ tons
2. Estimated number of truck trips per day: during Crush: 2 _____ annually: 15 _____
3. Estimated number of farmworkers/vehicle: 4 _____ Crush 4 _____ Pruning
4. Lunch provided on-site for farmworkers: Yes No
5. Proposed primary access: Howell Mountain Road _____
6. Proposed secondary access, if any: _____

Itemized Fertilizer and Pesticide Information

	<u>Application Method</u> <small>(broadcast, spray, drip system, etc)</small>	<u>Application Amount</u> <small>(per acre)</small>	<u>Number of Applications per Year</u>	<u>Annual Amount Used</u> <small>(per acre)</small>	<u>Total Annual Amount Used Overall</u>
1. Fertilizers					
CCOF Magnesium	drip	350 lbs	1	350	8,680
CAN03 (non-producing only)	drip	200 lbs	2	400	11,360
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

2. Mildewcides					
Sulfur	Spray	4 lbs	4	16 lbs	454 lbs
Pristine	Spray	12 oz	1	12 oz	340 oz
Rally	Spray	4 oz	1	4 oz	114 oz
3. Herbicides					
Roundup	Spray	48oz	2	96	21.3 gal
4. Rodenticides					
N/A					
5. Other Chemicals					
N/A					

6. Proposed Storage, Mixing/Handling and Safety Measures:

Type of onsite chemical storage facility in use or proposed: Will be stored at/by vineyard management company off-site

Location of current or potential area(s) used for the mixing agricultural chemicals and the description of the facilities present thereat: Existing barn. See Figure 3 in ECP.

Location of current or proposed area designated for the cleaning and washing of chemical application equipment: Existing barn. See Figure 3 in ECP.

Water Source and Usage Information

** Use Attachment D to calculate information requested**

1. Current and/or Proposed Water Supply Source(s):

Agricultural Water Source(s) :

- Well
 Spring
 Stream or Creek
 Reservoir(s)
 Other _____

**Percent of Total
Agricultural Use:**

100 %
 _____ %
 _____ %
 _____ %
 _____ %
 100%

Residential and Non-Agricultural Water Source(s) :

- ____ Well
 ____ Spring
 ____ Stream or Creek
 ____ Other _____

**Percent of Total
Resid & Non-Aq**

____ %
 _____ %
 _____ %
 _____ %
 100%



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

CERTIFIED MAIL

January 21, 2021

Pacific Union College
c/o Brandon Parker
1 Angwin Avenue
Angwin, CA 94508

**RE: Application Completeness Determination – Project Pioneer Vineyard
Agricultural Erosion Control Plan (ECPA) File # P20-00304-ECPA
1 Angwin Avenue: APNs 024-080-040, -044, -048 & -049**

Dear Mr. Parker,

Thank you for the December 22, 2020, submittal of the referenced ECPA application, and for accommodating the site visit on January 8, 2021. After the initial review of the ECPA application package, the County finds the application complete.

The County finds that the application includes the information necessary to evaluate the significance of any potential impacts the project may have on the environment pursuant to the California Environmental Quality Act (CEQA), and to prepare a technically adequate and legally defensible CEQA document and determination: either a Negative Declaration or Environmental Impact Report. This information will also be beneficial for compliance with the San Francisco Bay Regional Quality Control Board General Permit recently adopted for Vineyard Properties in the Napa River Watershed (Order #R2-2017-0033).

The Napa County Engineering Division reviewed the ECPA for its technical adequacy in meeting no net increase soil loss and runoff requirements, and to verify project soil loss and hydrologic modeling assumptions. In a memorandum (enclosed) dated January 12, 2021, the County Engineering Division determined that the soil loss and hydrology technical studies are technically adequate. Please refer to the enclosed memorandum, and note that any changes to the use or design of the project may necessitate additional review and approval.

Because the project site is located within the Lake Hennessey Reservoir Domestic Water Supply Drainage, this ECPA will also be reviewed by the City of Napa, the Municipal Water Purveyor for Lake Hennessey. They will be reviewing the project's potential sediment and pollutant delivery to Lake Hennessey Reservoir. Notification of the application was sent to the City of Napa on January 4, 2021 (enclosed). Should they submit evidence that the project will cause the overall delivery of sediment or pollutants to Lake Hennessey Reservoir to increase by more than 1%, or by more than 10% on a cumulative basis, a use permit may also be necessary for the subject ECPA. Should they need any additional information to adequately review the proposed project, such information may be necessary to deem the application complete. Please note that implementation of projects that are located in Domestic Water Supply Drainage are subject to the financial security requirements of Napa County Code Section 18.108.140(A) (enclosed). It is recommended that this provision be taken into consideration as part of the development proposal as it has potential financial and implementation implications on the proposed project.

Pursuant to Public Resources Code (PRC) Section 21080.3.1 (AB-52 - Gatto), on January 4, 2021, the Middletown Rancheria, the Mishewal Wappo Tribe of Alexander Valley, and the Yocha Dehe Wintun Nation were sent consultation invitations (enclosed). You will be advised of any communications the County receives from the aforementioned Tribes on this matter.

On January 6, 2021, a project referral letter was submitted to the Napa County Airport Land Use Commission (ALUC) staff for review and comment, due to the project's proximity to the airport runway. You will be advised of any communications.

At this time, the application materials are adequate for initiation of the environmental impact analysis required by CEQA and continued processing of the application. Ongoing review of the project may require additional information, including the supplementing of reports that have not been prepared in a manner consistent with County protocol or are otherwise necessary to provide adequate CEQA disclosure and analysis, or complete application processing.

A listing of the current owners of all the properties located within 1,000 feet of the project site/holding will be necessary to circulate the CEQA document for public review and comment. The notification information shall include the property owner's names, their addresses, and the assessor's parcel numbers of the property owned. Also see the enclosed *Adjoining Property Owner List Requirements* instruction sheet. You will be advised when the notification information will need to be provided.

I would also like to take this opportunity to remind you that processing of this application is billed on a time and materials basis: the original application fee paid is a deposit into the project account that is drawn against when work is performed. Generally, once the account balance reaches \$1500.00 additional funds will be requested to cover costs associated with continue processing.

Upon receipt and review of this letter, please feel free to contact me, if necessary, at (707) 259-5934 or pamela.arifian@countyofnapa.org to discuss your application or the requested information.

Sincerely,



Pamela Arifian
Planner II

cc: John McDowell, Supervising Planner, Conservation Division (via email)
Alexei Belov, Assistant Engineer, Engineering Division (via email)
Chris Apallas, Deputy County Counsel (via email)
PPI Engineering, 2800 Jefferson Street, Napa CA 94558 (certified mail with enclosures)

Enclosures:

Adjoining Property Owner List Requirements
Engineering Division Technical Adequacy Memorandum, dated January 12, 2021
City of Napa Public Works Department Water Division Application Notification Letter dated January 4, 2021
AB-52 Consultation Invitation Letters to Middletown Rancheria, Mishewal Wappo and Yocha Dehe Wintun Nation, dated January 4, 2021



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David Morrison
Director

CERTIFIED MAIL

January 4, 2021

Joy Eldredge
City of Napa Public Works Department
Water Division
1700 Second Street, Suite 100
Napa, CA 94559

**RE: Pacific Union College Project Pioneer Vineyard Development
Agricultural Erosion Control Plan File #P20-00304-ECPA
1 Angwin Avenue: APNs 024-080-040, -044, -048 & -049**

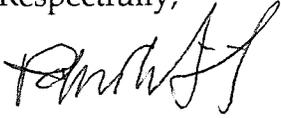
Dear Ms. Eldredge,

Pursuant to Section 18.108.027(E) of the Napa County Code, Napa County provides notice to the owner of each public-serving water supply system of each agricultural erosion control plan application (ECPA) filed within the drainage of their reservoir(s). Enclosed for your review and comment is a copy of such plan for ±42.2 gross acres of new vineyard located within the Lake Hennessey Domestic Water Supply Drainage, as specified in the enclosed application materials.

This letter commences a 21-day review period during which your agency has the opportunity to submit credible evidence that the proposed project will cause the overall delivery of sediment or other pollutants into your reservoir(s) to increase by more than one percent (1%) on an individual project basis or by more than ten percent (10%) on a cumulative basis. If your agency submits such evidence during this period, or any extension thereto granted in writing by the Planning Director, procurement of a use permit will be required before the subject erosion control plan can be approved. Procurement of a use permit requires a public hearing before the Planning Commission and a finding that the project will not adversely affect public health, safety, or welfare. Such a finding cannot be made for a project that by itself or cumulatively will significantly pollute a public drinking water supply.

If you have any questions regarding this letter, the process to be followed, or the subject ECPA, please contact me at (707) 259-5934 or pamela.arifian@countyofnapa.org

Respectfully,

A handwritten signature in black ink, appearing to read 'Pamela Arifian', written in a cursive style.

Pamela Arifian
Planner II

cc: Pacific Union College, 1 Angwin Avenue, Angwin, CA 94508 (Std. mail w/o enclosure)
PPI Engineering, Inc, 2800 Jefferson Street, Napa CA 94558 (Std. mail w/o enclosure)

Enclosure:
Agricultural Erosion Control Plan #P20-00304-ECPA site plan



UTILITIES DEPARTMENT
WATER | ENGINEERING | SOLID WASTE

January 29, 2021

Ms. Pamela Arifian
County of Napa
Planning, Building & Environmental Sciences
1195 Third Street, Room 210
Napa, CA 94559-3092

Subject: Pacific Union College Project Pioneer Vineyard Development (P20-00304-ECPA)
Assessor's Parcel: 024-080-040, -044, -048, & -049

Dear Ms. Arifian:

The City of Napa Utilities Water Division has reviewed the above mentioned project and has determined that the proposed erosion control protection measures are sufficient to safeguard against an increase (by no more than one percent individually or ten percent cumulatively) of sediment or other pollutants into the City's reservoir (Lake Hennessey). As State water quality compliance policies stiffen, the City continues to monitor the lake's water quality and consider the ten percent cumulative impacts amidst continual data collection, analysis and reporting.

We appreciate the standard of care by the owner, as indicated in the Erosion Control Plan Application to use best management practices to ensure that erosion control measures remain intact and minimize erosion during and after storm events. The runoff from winter storm events recharges Lake Hennessey and contributes to the local drinking water supply storage.

Please contact me at 257-9266 if you have any questions or require additional information.

Respectfully,

Shannon Lemmon, P.E.
Associate Civil Engineer

cc: Joy Eldredge, P.E., Deputy Utilities Director