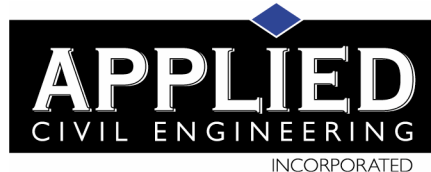


KENZO ESTATE – PHASE 9 VINEYARD DEVELOPMENT EROSION CONTROL PLAN

LOCATED AT:
8999 Wild Horse Valley Road
Napa County, CA
Napa County APNs 033-190-014, -015 & 033-130-046

PREPARED FOR:
Kenzo Estate Inc.
Care Of: Marc Nanes
3200 Monticello Road
Napa, CA 94558

PREPARED BY:



2074 West Lincoln Avenue
Napa, California 94558
Telephone: (707) 320-4968
www.appliedcivil.com

Job Number: 17-147

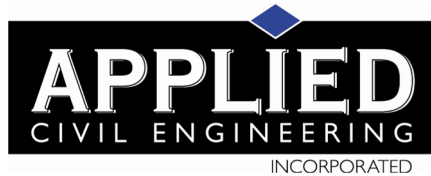


Michael R. Muelrath

Michael R. Muelrath R.C.E. 67435

1/15/2021

Date



January 15, 2021

Job No. 17-147

David Morrison, Director
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94558

Re: Kenzo Estate Phase 9 Vineyard Development Erosion Control Plan
8999 Wild Horse Valley Road, Napa, CA 94558 Napa County APNs 033-190-014, -015
& 033-130-046

Dear Mr. Morrison:

Enclosed with this letter please find the above referenced application for a vineyard development erosion control plan.

The project consists of the planting of $11 \pm$ acres of vineyard within a $13.5 \pm$ acre development area. This letter is to provide supplemental information that is not allotted for in the application forms but is generally applicable to the project and will likely be required for environmental review.

Deer Fencing:

Deer fencing is shown on the Erosion Control Plan.

Water Infrastructure:

The existing well located adjacent to the project area will provide all water required for the new vineyard. New water lines to bring water to the vineyard area are shown on the ECP and are included in the project area size estimates.

Vegetation Canopy Cover and Tree Removal:

Napa County Code Section 183.108.20.C requires that projects on parcels with Agriculture Watershed zoning maintain 70% of the vegetation canopy cover as it existed on June 16, 2016 (1993 for municipal watersheds such as Lake Madigan). Vegetation canopy cover is defined in 18.108.30 as "the biotic communities classified as oak woodland, riparian oak woodland, or coniferous forest based on the current Manual of California Vegetation (MCV) and as described in the Napa County Baseline Data Report (2005 or as amended)." This project does propose to remove some oak woodland but will still fully comply given the project's relatively small size

in relationship to the large parcel sizes. Please see the project narrative for additional information and vegetation retention ratios.

We also counted the trees to be removed as part of this project. The trees consist primarily of coast live oaks consistent with the coast live oak woodland described in the biology report by WRA. Sizes of the trees to be removed range between 6 and 70 inches DBH with the majority of trees being in the 12 to 30 inch DBH range. The total number of trees to be removed is to remove 121.

Vineyard Development and Operations Traffic and Practice:

Below is a summary of the estimated vineyard development and operations traffic and practice information:

Employee Statistics*:

Employees – Operations (Average Day)	0-10
Employees – Operations (Peak Day**)	15-20
Employees – During Development	
Land Prep, Room Removal, etc.	20-30
Erosion Control Installation	10-20
Vineyard Installation	20-30

*All vineyard employees work for vineyard manager and only come to property when needed and thus there will be many days with no employees onsite.

**Peak periods include pruning, weed and pest control, and harvest

Employee Vehicle Trip Statistics***

Vehicle Trips – Operations (Average Day)	8-12
Vehicle Trips – Operations (Peak Day)	10-20
Vehicle Trips – During Development	
Land Prep, Vegetation Removal, etc.	14-30
Erosion Control Installation	7-20
Vineyard Installation	14-30

***Assumes an average of 2-3 employees per vehicle.

Typical equipment to be used onsite will include track driven tractors with ripping shanks, excavators, rock hammers, backhoes, dump trucks, water trucks and typical track and rubber wheel farming tractors and equipment.

The project is an extension of existing vineyard operations on nearby properties and will not significantly alter employee and traffic levels relative to current conditions for existing ongoing vineyard operations.

Ag Equipment and Chemical Storage:

All agricultural chemicals and equipment will be stored offsite at the vineyard manager's headquarters and will be brought onsite when needed for immediate use. No agricultural chemicals are planned to be stored onsite. This is how the existing vineyards are currently farmed.

We look forward to hearing from a representative from your department once you have had a chance to review this application. If you have any questions, please feel free to contact me at (707) 320-4968.

Sincerely,

Applied Civil Engineering Incorporated

By:

Michael R. Muelrath

Michael R. Muelrath RCE 67435
Principal





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: Kenzo Estate Inc. Care Of: Marc Nanes, Estate Winemaker

Telephone #: (707) 256-1541 Fax #: () _____ E-Mail: marc@kenzoestate.com

Mailing Address: 3200 Monticello Road Napa CA 94558
No Street City State Zip

Status of Applicant's Interest in Property: Property Owner

Property Owner's Name: Same as applicant

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

Mailing Address: _____
No Street City State Zip

Site Address/Location: 8999 Wild Horse Valley Road Napa
No Street City

Assessor's Parcel #: 033-190-014, -015 & Existing Parcel Size: 160 + acres Development Area Size: 13.5 ± acres
033-130-046

Slope Range: <5% to 35% Total Acreage ≥ 30%: 0.99 acres Estimated Total Amount of Cut & Fill: 2,000 cubic yards

Land or Aerial Survey Prepared By Napa County GIS Date: 2002

(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: Existing well.

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 4/10/01
Date Kenzo Tsujimoto
Signature of Property Owner 4/10/01
Date

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

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

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

To be provided by Property Owner: Kenzo Estate Inc

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)

YES NO

15. Change in existing features of any watercourses, wetlands, tidelands, beaches, hills or alteration of ground contours.
16. Change in scenic views or vistas from existing residential areas or public lands or roads.
17. Change in the pattern, scale or character of general area of project.
18. Change in bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
19. Site on filled land or on slopes of 5% or more.
20. Substantial change in demand for Napa County services (police, fire, water, sewage, etc.)
21. 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 form 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.

4/12/01
Date

Kenzo Tsujimoto
Signature of Property Owner

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

A. General Information

1. Property Owner Contact Information:
 - Kenzo Estate Inc
 - Care Of: Marc Nanes, Estate Winemaker
 - 3200 Monticello Road
 - Napa, CA 94558
2. Site Address:
 - 8999 Wild Horse Valley Road
 - Napa, CA 94558
3. Napa County Assessor's Parcel Numbers:
 - Napa County APNs 033-190-014, -015 & 033-130-046
4. Contact Person Contact Information:
 - Applied Civil Engineering Incorporated
 - Care Of: Mike Muelrath, President
 - 2074 West Lincoln Avenue
 - Napa, CA 94558
 - (707) 320-4968
5. Type of Permit
 - Agricultural Erosion Control Plan (ECPA)
6. Related Permits
 - No related permits are anticipated.
7. Existing Zoning District:
 - Agricultural Watershed (AW)
8. Proposed Use of Entire Parcel:
 - Agricultural
 - No additional uses are anticipated in the next 0 to 5 years

B. Project Description

9. Parcel Sizes:

40 ±, 159 ± & 160 ± acres

10. Project Size:

13.5 ± acres total disturbance (11 ± acres in vines)

11. Attach Plans:

See attached Kenzo Estate Phase 9 Vineyard Development Erosion Control Plan prepared by Applied Civil Engineering Incorporated.

12. Proposed Scheduling:

The proposed project will be completed in one phase. Phase I land clearing and preparation is planned to begin in August 2021 pending approval of the erosion control plan. The disturbed area will be winterized and shutdown from September 15, 2021 to April 1, 2022. Installation of the vineyard trellis and irrigation systems and planting of vines will occur in 2021 or in the Spring of 2022. Note – all dates subject to change.

13. Anticipated Incremental or Phased Development:

The project will be developed one phase. Exact timing to be determined by Owner at a future date.

14. Related Napa County Grading Permit, Use Permit, Variance or Rezoning Application

No grading permit, use permit, variance or rezoning application is required for this vineyard development project.

15. Yes. Although the project will not change the features of any known wetlands, tidelands or beaches, existing ground contours will be altered to smooth out any irregular topography and promote sheet flow of runoff through the project area and to facilitate installation of the erosion control measures. Overall drainage patterns will not be changed.

16. No. The project will involve removal of the existing grass, shrub and tree vegetation and planting new vines. This will cause a slight change in the appearance of the immediate project area but will not result in a substantial change to the view from existing public roads that is not consistent with other land uses in the general area.

17. No. The proposed project will not result in a change to the pattern, scale or character of the general area.

18. No. The proposed project will not result in a change to bay, lake, stream or ground water quality or alteration of existing drainage patterns.

19. Yes. The site is located on land with average slopes ranging from 9% to 18% (with min and max slopes of <5% and 35%, respectively).

20. No. The project will not result in a substantial change in demand for Napa County services.

21. No. As previously noted, no additional projects are planned at this time.

C. Environmental Setting

22. Describe the existing project site:

Topography

The project area is located on mild to moderately sloping hillside slopes in Napa County northeast of the City of Napa (Latitude = 38.329690° N & Longitude = 122.192726° W). Topography on the property varies widely and is characterized by gentle to steep slopes ranging from less than 5% to in excess of 30%.

Average slopes within the proposed vineyard development area are gentle to moderate and range from 9% to 18% within the proposed vineyard block areas with an overall average slope of 12% (min and max slopes within the project area range between <5% and 35%, respectively). Slopes were determined using topographic data obtained from the Napa County Geographic Information System database and the slope transect method in several representative locations in the proposed development area. Isolated areas within the project area, totaling approximately 0.99 acres have slopes slightly in excess of 30%.

Soil Stability

The United States Department of Agriculture Soil Conservation Service Soils Map for Napa County shows several soil types mapped on the subject properties including:

- 152 Hambright rock-outcrop complex, 30 to 50 percent slopes
- 169 Perkins gravelly loam, 5 to 9 percent slopes
- 179 Sobrante loam, 30 to 50 percent slopes

The approximate soil type boundaries based on data obtained from the Napa County Geographic Information System database are illustrated on Sheet C3 of the Kenzo Estate Phase 9 Vineyard Development Erosion Control Plan.

Representatives from Applied Civil Engineering Incorporated have visited the site several times to review the project area and have not observed any signs of gullies, landslides, slope instability or excessive erosion within the project area or in close proximity to the project area that would affect, or be affected by, the proposed project.

Furthermore, a landslide hazard evaluation was prepared by O'Connor Environmental to evaluate the effect of the proposed project on slope stability. The report concludes that the proposed project is not expected to cause any significant decrease in slope stability nor any increase in erosion associated with landslide processes.

Plants and Animals

Please refer to the site-specific biological analysis and report prepared by WRA for detailed information regarding plants and wildlife in the vicinity of the project area.

Cultural and Historical Resources:

There are not any known archeological resources located within the project area. A site-specific report by Archaeological Resource Service confirmed that no cultural or historical resources will be affected by this project.

Existing Manmade Features:

Existing manmade improvements on the subject parcels include paved, gravel and dirt roads, groundwater wells, two residences, a barn, a pool, a tennis court, water tanks and the related access and utility infrastructure serving the existing agricultural and residential uses. None of the existing manmade improvements will be affected by the proposed project.

23. Describe the surrounding properties:

The surrounding properties are generally used for agricultural, residential, winery and watershed purposes. The density of use is generally consistent with land use zoning designations for the area. Residential development generally consists of single-family residences.

Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File #: P___-___-___-___ Owner: Kenzo Estate Inc. Parcel #: 033 - 190 - 014 & -015 & 033-130-046

Vineyard Development Area Specifics

1. Size of Area Disturbed: 13.5 ± acres
2. Size of Vineyard: 13 ± acres
3. Acres of Vines: 11 ± acres
4. Slopes of Area Disturbed: <5 % to 35 %
5. Amount of Total Acreage Equal to or Above 30% Slope: 0.99 acres
6. Total Number of Trees Removed
a) natives 121 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: 8/2021 End Date: 9/2021 Duration: 45 days
Temporary Cover Crop Planted X Yes No

2. Planting Stage:
(i.e. planting of vines, seeding permanent cover crop, apply straw mulch, maintenance of erosion control measures)
Start Date: 4/2022 End Date: 6/2022 Duration: 60 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: 4/2025

Vineyard Operations Information

1. Farming Equipment:
 Track-laying Percent of Use %
X Rubber-tired Percent of Use 40 %
X ATV Percent of Use 20 %
X Hand/Manual Percent of Use 40 %
 Other (describe) Percent of Use %

2. Annual Pruning:
Time of Year: February Number of days: 10-15 Number of Workers: 8-10

3. Annual Sulfuring:
Time of Year: April-July 15 Estimated applications/year: 12

4. Weed Control:

	<u>Under Vines</u>	<u>Between Rows</u>
Type of control	<u>Mechanical or Herbicide</u>	<u>Mechanical</u>
Method of application	<u>Weedwacker or Spray</u>	<u>Mower or Weedeater</u>
Months:	<u>January - July</u>	<u>April - August</u>
Applications/year:	<u>2 to 4</u>	<u>2 to 3</u>
Number of Workers:	<u>3 to 4</u>	<u>3 to 4</u>

5. Harvest (Crush):
Length 6-8 days Number of Workers: 12-14

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	11 pm-8am	2-8
<input type="checkbox"/> Late Pruning	_____	_____
<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): None .

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

9. Proposed Nighttime Activities:

	<u>Time of Night</u>	<u>Duration of Use (days per year)</u>
<input checked="" type="checkbox"/> Harvest	2 am- 10 am	6-8
<input checked="" type="checkbox"/> Sulphur Application	10 pm- 7 am	12
<input checked="" type="checkbox"/> Pesticide/Herbicide Application	10 pm- 7 am	2
<input type="checkbox"/> Other _____	_____	_____

10. Irrigation Methods

Sprinklers Drip System Other _____

11. Other Proposed Activities:

Traffic Characteristics Information

- Estimated size of grape trucks/truck & trailers to be used: 2 tons
- Estimated number of truck/vehicle trips per day: Crush: 10 Vineyard Development: 30 Annually: 150
- Estimated number of farmworkers/vehicle: 3-4 Crush 3-4 Pruning
- Lunch provided on-site for farmworkers: Yes No
- Proposed primary access: Existing private driveway
- Proposed secondary access, if any: None

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					
Nitrogen	Drip	2-5 #	1-3	2-15 #	22-165 #
Magnesium	Drip	2 qt	1-3	2-6 qt	22-66 qt
Boron	Foliar	2 qt	1	2 qt	22 qt
Zinc	Foliar	2 qt	1	2 qt	22 qt

2. Mildewcides

Sonata	Spray	4 qt	4-6	16-24 qt	176-264 qt
Parafinic Oil	Spray	6 qt	2	12 qt	132 qt
Wettable Sulfure	Spray	2-4 #	2-3	4-12 #	44-132 #
Sulfur Dust	Spray	10-12 #	2-3	20-36 #	220-396 #

3. Herbicides

Weed Slayer or eq.	Spray	6-10 gal	2	12-20 gal	132-220 gal
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4. Rodenticides

None					
------	--	--	--	--	--

5. Other Chemicals

None					
------	--	--	--	--	--

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

Type of onsite chemical storage facility in use or proposed: None. All chemicals brought to site for immediate use by vineyard manager.

Location of current or potential area(s) used for the mixing agricultural chemicals and the description of the facilities present thereat: Two proposed mix/load sites proposed (see sheet C3 for location).

Location of current or proposed area designated for the cleaning and washing of chemical application equipment: See location of mix/load areas above. Rinse water will be applied to vineyards.

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 % (for new vineyard)
- _____ %
- _____ %
- _____ %
- _____ %
- 100%**

Residential and Non-Agricultural Water Source(s):

- Well
- Spring
- Stream or Creek
- Other _____

Percent of Total Resid & Non-Ag

- 100 %
- _____ %
- _____ %
- _____ %
- 100%**

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

4/18/21

Date

Kenzo Tsujimoto

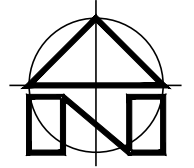
Property Owner (if other than Applicant)

Kenzo Estate Phase 9 Vineyard Development ECP

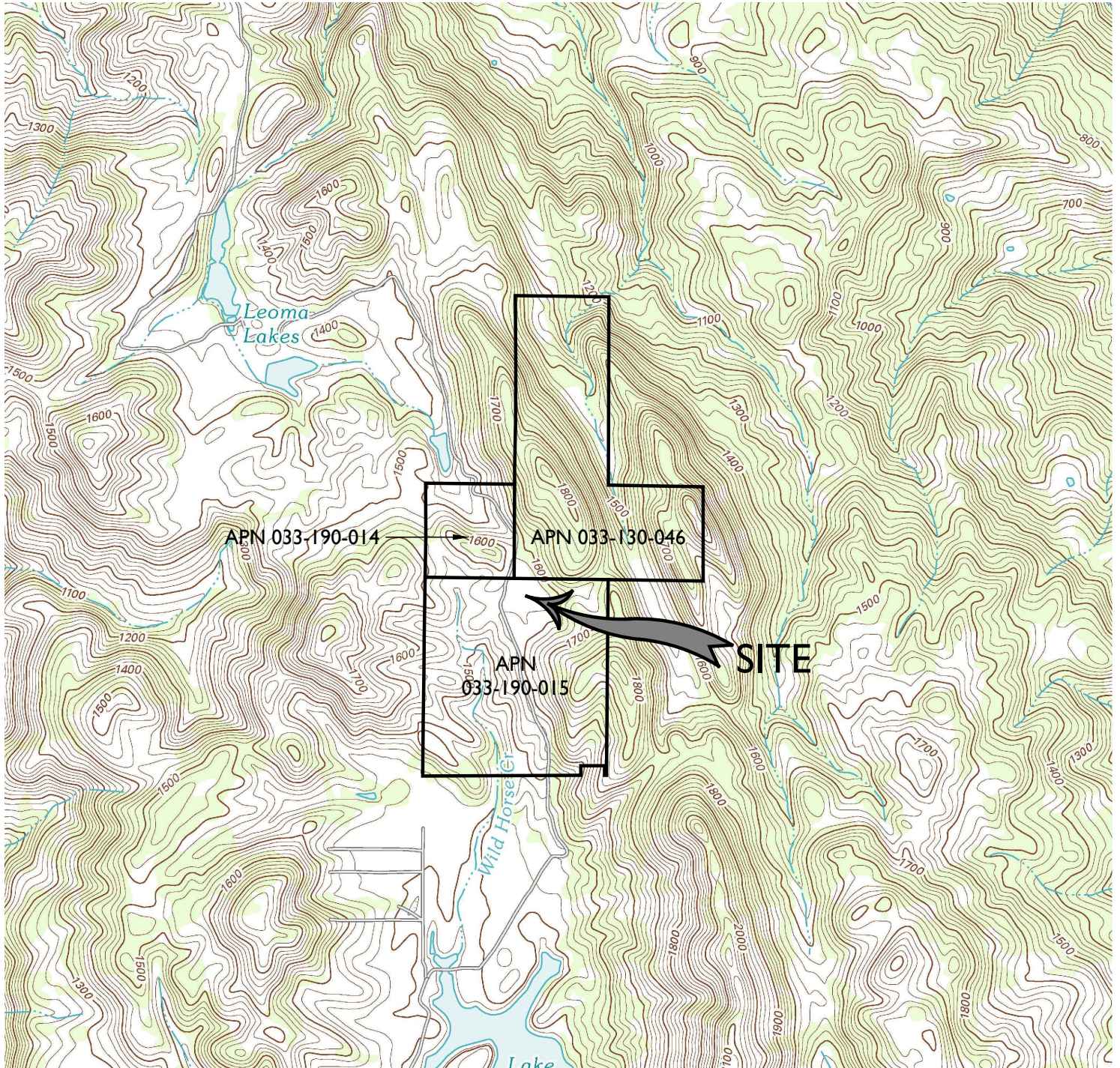
Project Identification

SITE TOPOGRAPHY MAP

REPRESENTS A PORTION OF THE
UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE QUADRANGLE
"MOUNT GEORGE, CA"



SCALE: 1" = 2,000'



INCORPORATED

2074 West Lincoln Avenue
Napa, CA 94558
(707) 320-4968 (707) 320-2395 Fax
www.appliedcivil.com

KENZO ESTATE - PHASE 9

8999 WILD HORSE VALLEY ROAD
NAPA, CA 94558

APN 033-190-014, -015 & 033-130-046

PHOTOGRAPHIC DOCUMENTATION
OF EXISTING SITE CONDITIONS

FOR THE

KENZO ESTATE – PHASE 9
VINEYARD DEVELOPMENT EROSION CONTROL PLAN

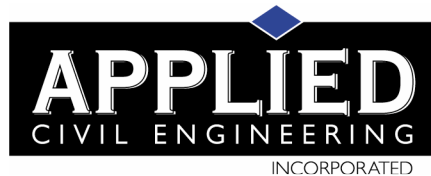
LOCATED AT:

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Napa County APNs 033-190-015, -015 & 033-130-046

PREPARED FOR:

Kenzo Estate Inc.
Care Of: Marc Nanes
3200 Monticello Road
Napa, CA 94558

PREPARED BY:



2074 West Lincoln Avenue
Napa, California 94558
Telephone: (707) 320-4968
www.appliedcivil.com

Job Number: 17-147

Photographs Taken April 26, 2019
See Kenzo Estate Phase 9 Vineyard Development
Erosion Control Plan for Photograph Locations



Photograph #1
Southeasterly view of Vineyard Block 2



Photograph #2
Easterly view of Vineyard Blocks 1 & 2



Photograph #3
Northeasterly view of Vineyard Block I



Photograph #4
Northwesterly view of Vineyard Blocks I & 2



Photograph #5
Southwesterly view of Vineyard Block 2



Photograph #6
Southwesterly view of Vineyard Block 1



Photograph #7
Southeasterly view of Vineyard Blocks 1 & 2



Photograph #8
Easterly view of Vineyard Block 1



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

June 8, 2021

Kenzo Estate, Inc.
c/o Marc Nanes
3200 Monticello Road
Napa, CA 94558

**RE: Application Completeness Determination
Kenzo Estate Vineyard
Agricultural Erosion Control Plan (ECPA) File # P21-00086-ECPA
8999 Wild Horse Valley Road: APNss 033-190-014, 033-190-015 & 033-130-046**

Dear Mr. Nanes,

Thank you for the May 7, 2021, submittal of the referenced ECPA application, and accommodating the site inspection on May 19, 2021. The initial review of the ECPA application package has found that the information in Exhibit A is necessary to adequately review the request and complete the application.

Exhibit A also identifies environmental information necessary to adequately describe project and 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.

The ECPA is also under review by the Napa County Engineering Division to determine its technical adequacy in meeting no net increase soil loss and runoff requirements, and to verify project soil loss, hydrologic, and Water Availability Analysis modeling assumptions and results. Any information or modifications to the Project's modeling reports requested by the Engineering Division to determine the adequacy of the ECPA will need to be provided to declare the application complete and continue its processing. Please find the Engineering Division review memo, enclosed.

This is a preliminary identification of information known to be necessary at this time to initiate the environmental impact analysis required by CEQA and continue processing of the application. Ongoing review of the project, including site inspections, 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.

Pursuant to Public Resources Code (PRC) Section 21080.3.1 (AB-52 - Gatto), on April 16, 2021, the Middletown Rancheria, the Mishewal Wappo Tribe of Alexander Valley, and the Yocha Dehe Wintun Nation were sent consultation invitations. You will be advised of any communications the County receives from the aforementioned Tribes on this matter.

Because the project site is located within the Lake Madigan Domestic Water Supply Drainage, this ECPA will also be reviewed by the City of Vallejo, the Municipal Water Purveyor for Lake Madigan. They will be reviewing the project's potential sediment and pollutant delivery to Lake Madigan Reservoir. Notification of the application was sent to the City of Vallejo on June 1, 2021. Should they submit evidence that the project will cause the overall delivery of sediment or pollutants to Lake Madigan 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.

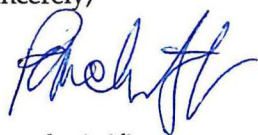
Thank you in advance for providing the above material in one re-submittal package with all revised plans, reports, or other resubmitted documents clearly marked "revised" and dated, and in an electronic format (.pdf, with plans converted directly from the CAD files), as well as hard copy, to facilitate uploading of the materials to the County's current projects website (<http://www.countyofnapa.org/PBES/CurrentProjects/>) in accordance with the direction of the Planning Commission and Board of Supervisors.

Please be advised that if the information requested in Exhibit A is not provide within 120 days of the date of this letter (i.e. by **October 6, 2021**), the application will be deemed "abandoned" pursuant to Section 401(b)(2) of Napa County's Local CEQA Procedures, unless an extension is granted by the Director as provided in the Procedures. Should the application be deemed abandoned, any unused funds will be returned and no further work will be performed on the application.

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 III

cc: John McDowell, Supervising Planner, Conservation Division (via email)
Raulton Haye, Assistant Engineer Engineering Division (via email)
Laura Anderson, Deputy County Counsel (via email)
Applied Civil Engineering, Inc. 2074 West Lincoln Avenue, Napa CA 94558 (certified mail with enclosure)

Enclosure:

Exhibit A - Application Completeness Determination – Information Request: No. P21-00086-ECPA
Exhibit B – Engineering Division Review Memo P21-00086-ECPA dated June 1, 2021
Archived Assessors Parcel pages
Napa County Code Section 18.108.140(A) and Section 8.80.130, Disaster Recovery
Adjoining Property Owner List Requirements

EXHIBIT A
APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST
Kenzo Estate Vineyard Conversion #P21-00086-ECPA: 033-190-014, 033-190-015 & 033-130-046

1) Agricultural Erosion Control Plan Application Completeness Items: This information is necessary to and to complete the ECPA application for continued review and processing, describe the full extent of the proposed project, and adequately disclose and assess potential impacts of the project pursuant to CEQA.

a) Vegetation Canopy Cover in Sensitive Domestic Water Supply Drainage:

- i. While it is evident that the proposed project would comply with the 70% canopy cover and 40% of the shrub, brush and associated annual and perennial herbaceous vegetation retention requirement based on 1993 configurations for projects within a sensitive domestic water supply drainage (pursuant to Napa County Code Section 18.108.027), it appears that the proposed project parcels are included on historic parcels 033-190-001, 033-130-001 and 033-130-003 (see enclosed archival Assessor's Parcel pages). Please revise the proposed conditions vs. 1993 conditions table and the combined parcels table and narrative accordingly.
- ii. Provide an exhibit based on the 2018 aerial (pursuant to NCC 8.80.130, attached) accompanied by a table indicating the amount of vegetation canopy cover on each of the three project parcels, the amount proposed for removal on each parcel, and the proposed 3:1 mitigation area pursuant to NCC 18.108.020(D) for each parcel.

b) ECPA Plans and/or Narrative: Please provide revised plans or narrative (or addendums thereto) that include, show and/or clarify the following:

- i. Sheet C3 shows slope transects that extend into in the wetland, outside of the project boundaries. Please revise transects A-A and D-D to include the project area only, and revise narrative and project details as appropriate.

2) Supplemental Environmental Information: The following information is necessary for the County to adequately describe the project and evaluate potentially significant impacts of the proposed project pursuant to CEQA, and to complete the ECPA application to continue its review and processing:

a) Biological Resource Information: Please provide documentation that includes and/or expands on the following information so that the environmental setting and potential impacts of the proposed project can adequately be disclosed and assessed:

- i. Figure A-7 does not include APN 033-190-014 (refer to 1(a)(i), above). While it is understood that oak woodland is not proposed for removal on this parcel, the parcel is still subject to the vegetation retention requirements found in Napa County Code 18.108.027(B) and General Plan Policy CON-18, which require that projects in sensitive domestic water supply drainages maintain a minimum of 70% tree canopy cover and 40% of the shrub, brush and associated annual and perennial herbaceous vegetation on the project parcels as configured on June 16, 1993. Please revise aerial baseline and Section 6.1.1 regarding vegetation removal and retention accordingly.
- ii. Please provide details of oak woodland acreage and proposed removal on each parcel to evaluate the requirements for retention and mitigation pursuant to Conservation Regulations 18.108.020(D) and 18.108.027(B) for each parcel.
- iii. Provide additional information and details on any significant trees (i.e. Trees with Unique Wildlife Value such as bat habitat, etc.) within the project area and ecological benefits they may provide.

b. Water Availability Analysis (WAA): The WAA analysis is based on 10.5 acres of proposed vines. Please revise the analysis to be consistent with the proposed 11 net vine acres.

3. **Notification Information/Listing**: 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.



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A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Pamela Arifian Conservation Division	From: Raulton Haye Engineering Service
Date: June 1, 2021	Re: Permit No. P21-00086 Kenzo Estate ECP APN# 033-190-015

After review of the Kenzo Estate– Erosion Control Plan (ECP) request the Engineering Division has determined the application to be **incomplete**. Please incorporate the following feedback into your planset and report:

USLE Calculations

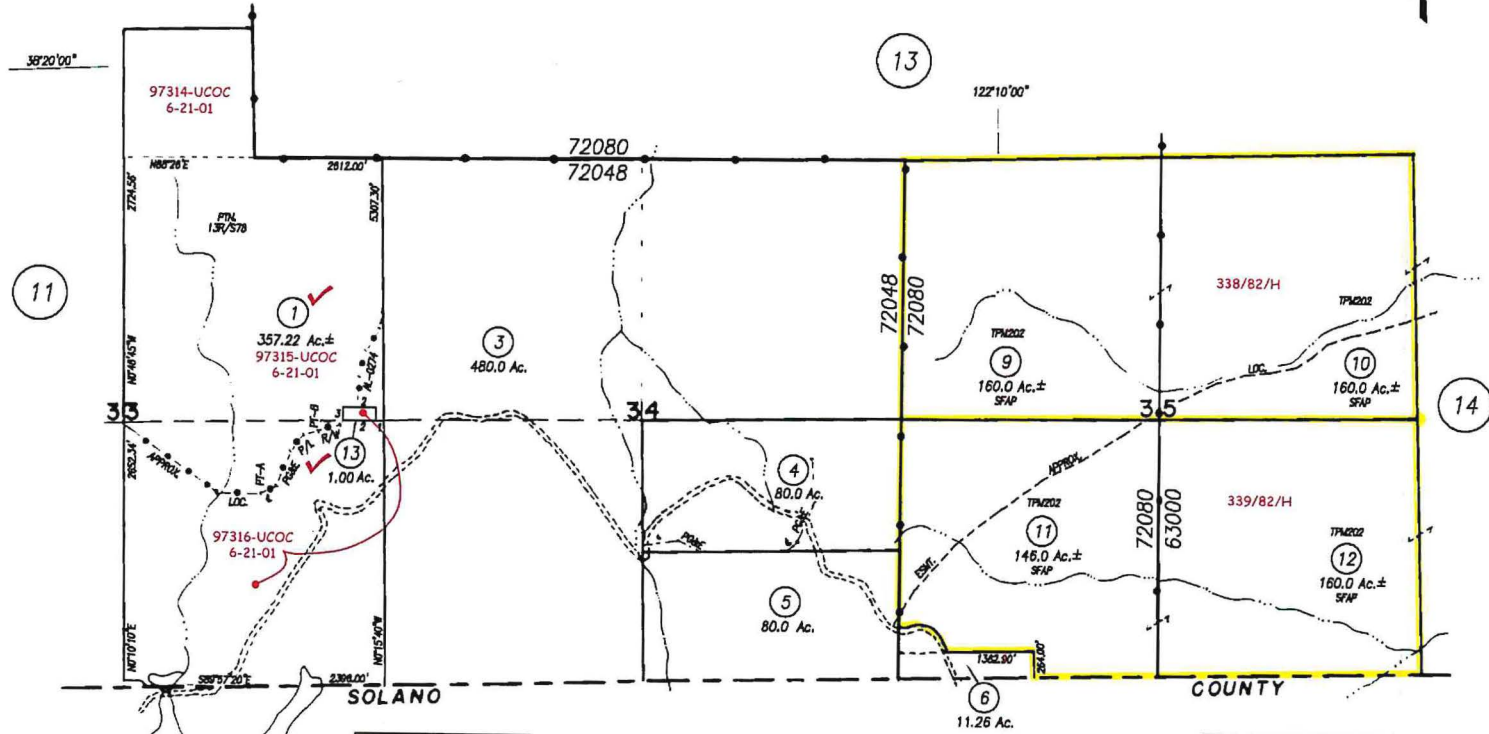
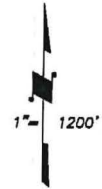
- 1) The transect for vineyard block 1 shows four slope segments, however, the analysis for the cover (C) and LS, seemingly consolidated four segments to two. Similarly, the transect for block 2 east has three slope segments but consolidated again to two for the LS computation. Please revise USLE analysis to have the number of segmented USLE parameters to be consistent with the number of slope segments for each corresponding transect.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Raulton Haye from Napa County PBES Department Engineering Division at (707) 253-4621 or via e-mail at raulton.haye@countyofnapa.org.

T.6N., R.3W., M.D.B.&M.

33-19

Tax Area Code
63000
72048, 72080
AW



NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

S.C.
BK.25
01

1. WEST	66.00
2. WEST	330.00
3. NORTH	132.00

CBD 755 BZG 100.00, 10.11 APE to AW 10.11-83

S.C.
BK.25
02

	8-1-95
REVISION	DATE

Assessor's Map Bk. 33 Pg. 19
County of Napa, Calif.

S.F.A.P. = Separated for Assessment Purposes Only

1956 - 62

5E
06-28-90

T.6N., R.3W., M.D.B.8M.

Tax Area Code
63000
72080

AW

33-13

1	N34-02-44W	17.28
2	N34-02-44W	17.28
3	N34-02-44W	17.28
4	N34-02-44W	17.28
5	N34-02-44W	17.28
6	N34-02-44W	17.28
7	N34-02-44W	17.28
8	N34-02-44W	17.28
9	N34-02-44W	17.28
10	N34-02-44W	17.28
11	N34-02-44W	17.28
12	N34-02-44W	17.28
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22	N34-02-44W	17.28
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24	N34-02-44W	17.28
25	N34-02-44W	17.28
26	N34-02-44W	17.28
27	N34-02-44W	17.28
28	N34-02-44W	17.28
29	N34-02-44W	17.28
30	N34-02-44W	17.28
31	N34-02-44W	17.28
32	N34-02-44W	17.28
33	N34-02-44W	17.28
34	N34-02-44W	17.28
35	N34-02-44W	17.28
36	N34-02-44W	17.28
37	N34-02-44W	17.28
38	N34-02-44W	17.28

1	N34-02-44W	17.28
2	N34-02-44W	17.28
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14	N34-02-44W	17.28
15	N34-02-44W	17.28
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19	N34-02-44W	17.28
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23	N34-02-44W	17.28
24	N34-02-44W	17.28
25	N34-02-44W	17.28
26	N34-02-44W	17.28
27	N34-02-44W	17.28
28	N34-02-44W	17.28
29	N34-02-44W	17.28
30	N34-02-44W	17.28
31	N34-02-44W	17.28
32	N34-02-44W	17.28
33	N34-02-44W	17.28
34	N34-02-44W	17.28
35	N34-02-44W	17.28
36	N34-02-44W	17.28
37	N34-02-44W	17.28
38	N34-02-44W	17.28

38	R-450	5.36	66	R-450	13.94
39	G11-08-95W	107.05	67	N47-57-01W	123.10
40	R-350	75.56	68	R1150	60.50
41	R-350	66.91	69	N48-54-14W	41.90
42	R-150	124.49	70	R-450	117.63
43	M44-09-11W	71.0	71	N42-21-10E	164.49
44	R-200	156.10	72	N48-07-10W	126.72
45	N49-42-15W	175.83	73	N48-54-16E	158.16
46	R-600	27.83	74	N41-31-10E	15.98
47	N49-07-59W	90.83	75	N48-00-18E	134.43
48	R-150	60.14	76	N44-20-E	238.05
49	N47-04-34W	76.51	77	N47-07-08E	116.45
50	R-350	144.07	78	N48-22-21E	124.05
51	N43-21-43W	75.85	79	N48-18-E	158.16
52	R-400	105.19	80	N48-53-19W	263.18
53	N48-00-08W	48.46	81	N48-47-15E	100.34
54	R-400	26.31	82	N41-10-38E	114.34
55	N40-54-31W	36.58	83	N48-53-35E	49.25

10	S77-12-48E	56.09
15	S48-17-03E	40.71
16	S40-10-35E	147.97
11	N47-50-41E	176.06
12	S34-03-18E	110.78
17	S47-18-18E	154.40

60	S20-23-20W	109.46	88	S47-50-42E	74.88
61	S29-17-44W	164.79	89	S41-14-09E	123.09
62	S77-31-24E	134.09	90	S73-50-51E	71.11
63	S4-04-10W	227.18	91	S38-29-06E	114.20
64	S23-22-33E	124.14	92	S4-57-31W	91.11
65	S1-08-64W	97.41	93	S43-34-36W	165.80
66	S23-23-09W	76.97	94	S70-10-04E	134.55
67	S4-54-16W	47.92	95	S1-52-80E	148.08
68	S77-35-53W	169.76	96	S18-20-91W	91.13
69	N48-23-18E	223.58	97	S5-08-44E	288.65
70	N48-42-11E	243.50	98	S48-51-14W	164.83
71	S29-55-04E	393.31	99	S31-01-14E	221.0
72	N41-50-01E	219.62	100	S4-20-33W	124.68
73	S4-54-16W	109.0	101	S0-39-38W	72.64
74	S38-01-21E	115.08	102	S43-01-44E	200.23
75	S15-10-40W	71.58	103	S42-31-34E	58.54
76	N48-47-44E	81.46	104	N49-44-13E	139.24
77	S45-20-08E	174.31			

NOTE: This map was prepared for Assessment Purpose Only. No Liability is Assumed for the Accuracy of the Data Delimited Hereon.

DETAIL - A
WOODEN VALLEY ROAD

1	S7-53-40E	23.32
2	S10-11-17E	62.50
3	S18-54-25W	29.0
4	S1-38-24E	184.15
5	S18-25-18E	116.08
6	S7-05-30E	68.88
7	S20-58-23E	60.28
8	S23-08-17E	184.82
9	S1-30-10E	112.88
10	S24-47-22E	34.51
11	S43-35E	86.12
12	S13-21-08E	110.25
13	S12-04-46E	68.41
14	S43-21-26E	103.97
15	S7-51-31E	125.74
16	S18-56-18E	176.02
17	S42-40-33E	83.32
18	S41-04-10E	112.88
19	S1-50	125.88
20	S1-38-24E	134.15
21	S1-34-08E	112.88
22	S17-16-32E	70.78
23	S23-24-08E	100.0
24	S7-53-40E	23.32

On Jan. 11, 1924, by Official Action of the Board of Supervisors, the following map was made on the Official zoning map 33-13
History of Change ORD: 1027
DATE: 20 23 23 25 AP/W
By: A.M.S. DC 24 AP/W AW
Order # 02

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 33 - Pg. 13
County of Napa, Calif.

1956-62

1-26-55

1"=1200'

18.108.140 - Security, violations, and penalties.

A. Security.

1. No earthmoving activity, grading, improvement, or construction of a structure for which an erosion control plan is required or for which compliance with the NPDES program is required by this chapter shall commence until the property owner has filed security in the form, specified in subsection (A)(2) of this section if any of the proposed earth moving activities:
 - a. May pose a significant safety or public health risk;
 - b. May result in a potential water quality impairment;
 - c. Is located in an area determined to have a severe soil erosion hazard as determined by the director based on the Napa County Soil Survey prepared by the NRCS, incorporated herein by reference;
 - d. Is located in a sensitive domestic water supply drainage;
 - e. Involves a failure or potential failure of existing erosion control measures; or
 - f. Is otherwise deemed warranted by the director.
2. The security required by subsection (A)(1) of this section shall be submitted within ten days of approval of an erosion control plan, approval of the activity subject to the NPDES program or prior to earthmoving, whichever comes first, and shall be comprised of both of the following:
 - a. Security in the amount of the estimated cost of original installation of the required erosion control measures, which shall be posted with the director in one or more of the forms specified by subsections (A)(1) through (4) of Section 17.38.030.
 - b. Security in the amount of twenty-five percent of the estimated costs of original installation of the required erosion control measures, which shall be posted with the director in one or more of the forms specified by subsections (A)(1) through (4) of Section 17.38.030 for the purpose of ensuring ongoing maintenance of the required erosion control measures in the manner specified in the erosion control plan.
3. The security required under subsection (A)(2)(a) of this section shall not be released by the director until:
 - a. All required measures have been installed/implemented; and
 - b. The director has made a final inspection and confirmed the installation of required erosion control measures.
4. The security required under subsection (A)(2)(b) of this section shall not be released by the director until:
 - a. Three winters after subsections (3)(a) and (3)(b) of this section have passed without any substantial problem;
 - b. In the case of a substantial problem or failure, any needed cleanup has been completed, erosion control measures have been corrected, and three winters have passed without

any substantial problem; and

c. The director has made a final inspection and confirmed ongoing maintenance of the erosion control measures.

B. Violations. Whenever the director determines that a violation of this chapter has occurred, the director shall notify the violator in writing of the violation and require that certain conditions be implemented or adhered to in a reasonable amount of time to correct the erosion problem. Conditions may include applying for approval of an erosion control plan, implementation of remedial erosion control actions, removal of agricultural crops and related infrastructure planted without an approved erosion control plan or use permit, removal of structures constructed in violation of the NPDES program, and/or revegetation of disturbed areas. Each failure to comply with the director's notice or meet the deadlines specified therein shall constitute a separate and distinct violation, punishable as set forth in subsection (C) of this section. Moreover, the county and its agents may with the property owner's consent, with a warrant, or in an emergency enter the property and make necessary repairs or corrections, or perform needed maintenance. The property owner shall fully and completely reimburse the county for the costs associated with this remedial work.

C. Penalties. It is unlawful and a public nuisance for any person to violate any of the provisions of this chapter for any purpose or to cause any other person to do so. Such a violation shall be enforceable as a misdemeanor pursuant to Napa County Code Sections 1.20.150 and 1.20.160. Such a violation may also be abated as a public nuisance by judicial action or by administrative enforcement in accordance with the procedures set forth in Chapter 1.20, commencing with Section 1.20.010, including those pertaining to treble damages for multiple judgments. In addition administrative penalties may be imposed in the manner specified in Chapter 1.28 (Administrative Penalty) of the Napa County Code. In addition, the director may issue a stop work order, report the violator to the appropriate licensing agencies (such as the State Contractor's Licensing Board), report the violator to applicable responsible and trustee agencies, require that the violator apply for and obtain all required permits, refer the matter to the district attorney's office for civil or criminal prosecution and any such other remedies the director deems appropriate.

(Ord. 1300 § 7, 2007; Ord. 1269 § 4, 2005; Ord. 1219 § 5, 2003; Ord. 991 § 1 (part), 1991; prior code § 12462)

(Ord. No. 1438, § 16, 4-9-2019)

8.80.130 - Conservation regulations for fire-damaged properties and fire-damaged vineyards.

- A. Unless otherwise exempt under County Code Section 18.108.050 (V), Chapter 18.108 (Conservation Regulations) shall apply to a fire-damaged property, except that the zoning administrator shall be authorized to hear and decide requests for exceptions to the conservation regulations in the form of a use permit pursuant to Section 18.108.040 (Exceptions.).
- B. For purposes of calculating the Vegetation Retention Requirements contained in subsection (C) of County Code Section 18.108.020 (Vegetation Retention Requirements.) for any earthmoving activity as defined in Section 18.108.030 (Definitions.) occurring on fire-damaged property in the Agricultural Watershed zoning district and outside of a sensitive domestic water supply drainage as defined in Section 18.108.030 (Definitions.), the vegetation canopy cover shall be as configured on the parcel existing on June 19, 2018.
- C. Except as provided herein, Chapter 18.108 (Conservation Regulations) shall apply to fire-damaged vineyards.
- D. Fire-damaged vineyards with an existing approved erosion control plan may replant the vineyard in accordance with the previously approved erosion control plan without the requirement of a Track II application.
- E. Fire-damaged vineyards that have been legally established without an erosion control plan may replant the vineyard without the requirement of a Track II application provided that there is no expansion of the vineyard footprint, there is no change in vineyard row direction, and no new subsurface drainage is installed unless necessary to correct an existing erosion or water quality problem.
- F. Fire-damaged vineyards involving replants under one acre and under five percent are allowed without a Track II application.

(Ord. No. 1424, § 3(Exh. A), 11-21-2017; Ord. No. 1441, § 5, 6-11-2019; Ord. No. 1463, § 3(Exh. A, § 5), 11-10-2020)

Adjoining Property Owner List Requirements

All applications shall include a list of the current owners of all the properties whose outer perimeters are within **1,000 feet** of the property boundary of the project site. The list shall include the property owner's names, their addresses, and the assessor's parcel numbers of the property owned. The list may be expanded to include other affected property owners at the discretion of the Planning Director as well as individuals having a request for notice on file with the Commission Clerk.

Preparation, verification and submission of this list of property owners is the responsibility of the applicant. Lists of the property owners appearing on County tax rolls in the form required are available from all local title insurance companies. Each such list must be certified by a title insurance company as reflecting the most recent County tax roll information. While the mailing list is not necessarily required at initial project submittal, the project cannot be noticed for hearing without it.

Instructions to the Title Company

Please prepare the property owners' list as follows:

1. Type the property owners' names, parcel numbers and mailing addresses on an 8½" by 11" sheet of Avery #5160 Laser Labels so that this information can be readily used in mailing by the Planning, Building & Environmental Services Department.
2. Submit a full page copy of the assessors' parcel book page(s) and a copy of the latest equalized assessment roll used to compile the property owners' list. Please indicate the location of all parcels listed, by check mark or colored parcel number circled on the pages.

If you have any questions, please contact the Planning, Building & Environmental Services Department at (707) 253-4417.



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Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Pamela Arifian Conservation Division	From: Raulton Haye Engineering Service
Date: October 8, 2021	Re: Permit No. P21-00086 Kenzo Estate ECP APN# 033-190-015

The Engineering Division has reviewed the technical studies for the proposed Kenzo Estate Vineyard Development – Erosion Control Plan (ECP) application, P21-00086, located on assessor’s parcel number 033-190-015. The proposed plan requests the planting of approximately 11 acres of vineyard, within 2 vineyard blocks.

The Engineering Division has determined the proposed project’s Soil Loss and Hydrology Studies prepared by Applied Engineering to be technically adequate with respect to Napa County’s Conservation Regulations Chapter 18.108, including Policy CON-48 and Policy CON-50(c) of Napa County’s General Plan.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Raulton Haye from Napa County PBES Department Engineering Division at (707) 253-4621 or via e-mail at raulton.haye@countyofnapa.org.



October 5, 2021

Job No. 17-147

Pam Arifian
Engineering & Conservation Division
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94558

Re: Kenzo Estate Vineyard Development Erosion Control Plan (P21-00086)
8999 Wild Horse Valley Road, Napa, CA 94558
Napa County APNs 033-190-014, 033-190-015 & 033-130-046

Dear Ms. Arifian:

We are in receipt of your letter dated June 8, 2021 which outlines several items needing to be addressed to have the above referenced application be determined to be complete. We have prepared a response to each comment to further the review of this project.

Below you will find responses to each of the comments:

Exhibit A Comments:

I. Agricultural Erosion Control Plan Application Completeness Items

- a) Vegetation Canopy Cover in Sensitive Domestic Water Supply Drainage:
 - i. Analysis for tree canopy and shrub/brush and grass are provided for APN's 033-190-001 & 033-130-001. The analysis shows compliance with the requisite retention requirements. The project does not propose removal of vegetation in any portion of the 1993 parcel 033-130-003 and therefore this parcel is not included in the analysis (the retention ratios on that parcel are not changed by this project). Furthermore, the 033-130-003 parcel is not in a Sensitive Domestic Water Supply Drainage.
 - ii. Please see attached exhibit based on 2018 parcel configurations and aerial photography showing vegetation canopy baseline, canopy removal and 3:1 canopy retention mitigation areas in accordance with NCC 18-108.020(D) for each parcel.

- b) ECPA Plans and/or Narrative
 - i. Sheet C3 on the ECPA plans has been updated to show the revised locations for Sections A-A and D-D. The revised slope sections are also reflected in Section 2 of the revised narrative.

2. Supplemental Environmental Information

- 2.a.i. Please see attached response to comments letter by WRA.
- 2.a.ii. Please see attached response to comments letter by WRA.
- 2.a.iii. Please see attached response to comments letter by WRA.
- 2.b. Please see attached updated report by O'Connor Environmental.

3. Notification Information / Listing

We will provide the listing of neighboring properties within 1,000 of the subject property when you request it.

Engineering Division Comments (received in separate memo dated June 1, 2021).

- 1) The USLE calculations were revised as requested. The changes did not result in any significant change to the findings of the Soil Loss Analysis.

We trust that these responses and the attached documents provide the information that is required to complete processing of the pending Erosion Control Plan Permit. We look forward if you have any questions please feel free to contact me at (707) 320-4968.

Sincerely,

Applied Civil Engineering Incorporated

By:

Michael R. Muelrath

Michael R. Muelrath RCE 67435
Principal



Enclosures:

Response to Comments Letter by WRA
Revised Water Availability Analysis by O'Connor Environmental
Revised Soil Loss Analysis by Dave Steiner
Kenzo Estate Phase 9 Vineyard Development Erosion Control Plan, Delta I
Kenzo Estate Phase 9 Vineyard Development Erosion Control Plan Narrative, Delta I

Copy:

Marc Nanes, Kenzo Estate (via email)
Sebastian Maldonado, David Abreu Vineyard Management (via email)
Abel Pantoja, Stadelhofer Construction (via email)



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www.countyofnapa.org

David Morrison
Director

CERTIFIED MAIL

June 1, 2021

Joe Abitong, Water Operations Superintendent
City of Vallejo
202 Fleming Hill Road
Vallejo, CA 94589-2337

**RE: Kenzo Estate Vineyards, Vineyard Conversion
Agricultural Erosion Control Plan #P21-00086-ECPA
8999 Wild Horse Valley Road: APNs 033-190-014, 033-190-015 & 033-130-046**

Dear Mr. Abitong,

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 ±13.5-acres of new vineyard located 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

Thank you,

A handwritten signature in blue ink, appearing to read "P. Arifian".

Pamela Arifian
Planner III

Enclosures: Erosion Control Plan #P21-00086-ECPA

From: [Joe Abitong](#)
To: [Arifian, Pamela](#)
Cc: [Matthew Brown](#)
Subject: FW: Erosion Control Plan for Vineyard Conversion in Lake Madigan Domestic Water Supply
Date: Wednesday, June 2, 2021 9:41:56 AM
Attachments: [VallejoWaterNotice_P21-00086-ECPA Kenzo Estate.pdf](#)
[P21-00086-ECPA.pdf](#)

[External Email - Use Caution]

Hi Pam,

This is to acknowledge receipt of your email. Our Eng'g Division will reply with their comments. In the future, please send correspondence of this nature to

Matt Brown, Senior Civil Engineer
Water Engineering Division
City of Vallejo Water Dep't
matt.brown@cityofvallejo.net

Thank you.

Joe Abitong
Water Operations Supt.
City of Vallejo | Water Department
(707) 648-4039 | joe.abitong@cityofvallejo.net
(707)333-0111

From: Arifian, Pamela [<mailto:pamela.arifian@countyofnapa.org>]
Sent: Tuesday, June 1, 2021 5:18 PM
To: Brooke OLeary <Brooke.OLeary@cityofvallejo.net>; Rosalia Navarro <Rosalia.Navarro@cityofvallejo.net>
Subject: Erosion Control Plan for Vineyard Conversion in Lake Madigan Domestic Water Supply

Hello,

The attached letter was sent via certified mail today pursuant to Napa County Code Section 18.108.027(E). Please forward to the appropriate person if it is mis-addressed, and please let me know if we need to update our contact for the Water Operations Superintendent.

Thank you,

Pam Arifian

Planner III

Napa County Planning, Building, & Environmental Services Department

1195 Third Street, 2nd Floor, Napa CA 94559

(707) 259-5934

www.countyofnapa.org

***** This is an EXTERNAL EMAIL. Stop and think before clicking links or opening attachments. *****

From: [Mike Muelrath](#)
To: [Arifian, Pamela](#)
Cc: [Haye, Raulton](#); [Dave Steiner](#)
Subject: RE: Kenzo Hydro P21-00086
Date: Monday, November 28, 2022 8:25:46 AM
Attachments: [Addendum Narrative Complete 112422.pdf](#)

[External Email - Use Caution]

Hi Pam and Raulton,

Hope you both had a great Thanksgiving holiday.

Please see attached Addendum to the hydrologic analysis which outlines the peak flow reduction provided by the proposed retention structure.

Note that the report states the detention volume was to increase from 875 cf to 925 cf. This was due to some rounding that was discovered in the re-evaluation effort. However, the actual structure sizes per the detail on sheet C4 provides 1,102.25 cf, well in excess of the minimum 925 cf needed so no change to the ECP is needed.

I think this Addendum should clarify the outstanding items we discussed. Please let me or Dave (copied) know if there are any further questions.

Thank you,

Mike Muelrath
Office: (707) 320-4968
Mobile: (707) 227-7166

Applied Civil Engineering Incorporated
www.appliedcivil.com

From: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Sent: Monday, November 21, 2022 2:36 PM
To: Mike Muelrath <mike@appliedcivil.com>
Cc: Haye, Raulton <raulton.haye@countyofnapa.org>
Subject: Kenzo Hydro P21-00086

Hi Mike –

Thanks for the conversation, and for providing more information to explain how the proposed rock-filled bench results in no net increase in runoff based on the modeled conditions in the following table (taken from the data in Steiner’s analysis, pages 5, 9, 18, and 22 of the PDF):

Table 10 –USDA Technical Release 55 (WinTR-55) Results: Runoff Rates

	Runoff (cfs)			
	2-year	10-year	50-year	100-year
Main Watershed - Peak Flow				
Pre-project conditions	15.23	32.29	50.84	58.77
Post-project conditions	15.95	33.23	51.82	59.76

Change (cfs)	0.72	0.94	0.98	0.99
Change (%)	4.7%	2.9%	1.9%	1.7%
Sub-Area 1-A - Peak Flow – Tc Extended				
Post-project conditions Tc extended for 2 year storm	15.23	31.77	49.57	57.24
Change (cfs)	0.00	-0.52	-1.27	-1.53
Change (%)	0	-1.6%	-2.5%	-2.6%
Post-project conditions Tc extended for 100 year storm	15.67	32.65	50.91	58.76
Change (cfs)	0.44	0.36	0.07	-0.01
Change (%)	2.9%	1.11%	0.14%	-0.0001%

Source: Steiner, January 2020 (Exhibit F)

Thanks,

Pam

Pam Arifian (she|her)

Planner III, Conservation & Engineering Division

Napa County Planning, Building, & Environmental Services Department

1195 Third Street, 2nd Floor, Napa CA 94559

(707) 259-5934

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David Morrison
Director

Certified Mail

May 27, 2021

Jose Simon III, Chairperson
Middletown Rancheria
P.O. Box 1035
Middletown CA 95461

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Kenzo Vineyards, Erosion Control Plan #P21-00086-ECPA
8999 Wild Horse Valley Road: APNs 033-190-014, 033-190-015 & 033-130-046**

Dear Mr. Simon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 13.5-acre vineyard located at 8999 Wild Horse Valley Road, Napa (APNs 033-190-014, 033-190-015 & 033-130-046). Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

This letter serves as notification to the Middletown Rancheria that is traditionally and culturally affiliated with the geographic area of the proposed project pursuant to Public Resources Code 21080.3.1 (Assembly Bill 52 [Gatto]). If your tribe wishes to consult on this project, please contact me in writing, within 30 days of receipt of this letter, to request consultation.

If you should have any questions, please feel free to contact by telephone at 707-259-5934 or via email at pamela.arifian@countyofnapa.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. Arifian".

Pamela Arifian
Planner III

Enclosures: Cultural Resources Survey
Project plans



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David Morrison
Director

Certified Mail

May 27, 2021

Scott Gabaldon
Mishewal Wappo Tribe of Alexander Valley
P.O. Box 1086
Santa Rosa, CA 95402

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Kenzo Vineyards, Erosion Control Plan #P21-00086-ECPA
8999 Wild Horse Valley Road: APNs 033-190-014, 033-190-015 & 033-130-046**

Dear Mr. Gabaldon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 13.5-acre vineyard located at 8999 Wild Horse Valley Road, Napa (APNs 033-190-014, 033-190-015 & 033-130-046). Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

This letter serves as notification to the Mishewal Wappo Tribe of Alexander Valley that is traditionally and culturally affiliated with the geographic area of the proposed project pursuant to Public Resources Code 21080.3.1 (Assembly Bill 52 [Gatto]). If your tribe wishes to consult on this project, please contact me in writing, within 30 days of receipt of this letter, to request consultation.

If you should have any questions, please feel free to contact by telephone at 707-259-5934 or via email at pamela.arifian@countyofnapa.org.

Sincerely,

Pamela Arifian
Planner III

Enclosures: Cultural Resources Survey
Project plans



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David Morrison
Director

Certified Mail

May 27, 2021

Laverne Bill, Interim Director of Cultural Resources
Yocha Dehe Wintun Nation
P.O. Box 18
Brooks, CA 95606

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Kenzo Vineyards, Erosion Control Plan #P21-00086-ECPA
8999 Wild Horse Valley Road: APNs 033-190-014, 033-190-015 & 033-130-046**

Dear Mr. Bill,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 13.5-acre vineyard located at 8999 Wild Horse Valley Road, Napa (APNs 033-190-014, 033-190-015 & 033-130-046). Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

This letter serves as notification to the Yocha Dehe Wintun Nation that is traditionally and culturally affiliated with the geographic area of the proposed project pursuant to Public Resources Code 21080.3.1 (Assembly Bill 52 [Gatto]). If your tribe wishes to consult on this project, please contact me in writing, within 30 days of receipt of this letter, to request consultation.

If you should have any questions, please feel free to contact by telephone at 707-259-5934 or via email at pamela.arifian@countyofnapa.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Pamela Arifian".

Pamela Arifian
Planner III

Enclosures: Cultural Resources Survey
Project plans



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David Morrison
Director

June 13, 2022

Laverne Bill, Interim Director of Cultural Resources
Yocha Dehe Wintun Nation
P.O. Box 18
Brooks, CA 95606

**Re: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1
Kenzo Vineyards, Erosion Control Plan #P21-00086-ECPA
8999 Wild Horse Valley Road: APNs 033-190-014, 033-190-015 & 033-130-046**

Dear Mr. Bill,

On May 27, 2021, the Napa County Planning Division mailed to you, via certified delivery, notification of an invitation to consult on a pending request for an Agricultural Erosion Control Plan (#P21-00064-ECPA) to develop an approximate 4.3-acre vineyard located at 20 Mt. Carmel Drive, Napa.

Thank you for your letter dated June 11, 2021 that stated the project is within the aboriginal territories of the Tribe, and that the Tribe wishes to see the Cultural Resources study for the project and all plans for ground disturbance. The Conservation Division forwarded the requested materials following receipt of that letter, and received a reply from the Tribe on June 16, 2021, which stated that the project could impact known cultural resources, and that the Tribe recommends including cultural monitors during initial ground disturbance, as well as cultural sensitivity training for all project personnel prior to any work being initiated. The Conservation Division has incorporated the recommendations into the project conditions of approval, should it be approved, and has concluded that further consultation proceedings with your organization will not be initiated for this proposal.

Thank you for your ongoing interest in development projects in Napa County. If you have any questions, please feel free to contact me by telephone at 707-259-5934 or via email at pamela.arifian@countyofnapa.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "P. Arifian".

Pamela Arifian, Planner III



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David Morrison
Director

June 13, 2022

Scott Gabaldon, Tribal Chair/Cultural Resources Manager
Mishewal Wappo Tribe of Alexander Valley
640 Larkfield Center
Santa Rosa, CA 94503

**Re: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1
Kenzo Vineyards, Erosion Control Plan #P21-00086-ECPA
8999 Wild Horse Valley Road: APNs 033-190-014, 033-190-015 & 033-130-046**

Dear Mr. Gabaldon,

On May 27, 2021, the Napa County Planning Division mailed to you, via certified delivery, notification of an invitation to consult on a pending request for an Agricultural Erosion Control Plan (#P21-00086-ECPA) to develop an approximate 13.5-acre vineyard located at 8999 Wild Horse Valley Road, Napa.

More than 30 days have elapsed since your confirmed receipt of the Planning Division's letter of invitation to consult on this proposed project, and staff has not received from you a written response with a request for consultation. Therefore, the Planning Division has concluded that consultation proceedings with your organization will not be initiated for this proposal.

Thank you for your ongoing interest in development projects in Napa County. If you have any questions, please feel free to contact me by telephone at 707-259-5934 or via email at pamela.arifian@countyofnapa.org.

Sincerely,

Pamela Arifian

Pamela Arifian
Planner III



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David Morrison
Director

June 13, 2022

Jose Simon III, Chairperson
Middletown Rancheria
P.O. Box 1035
Middletown CA 95461

**Re: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1
Kenzo Vineyards, Erosion Control Plan #P21-00086-ECPA
8999 Wild Horse Valley Road: APNs 033-190-014, 033-190-015 & 033-130-046**

Dear Mr. Simon,

On May 27, 2021, the Napa County Planning Division mailed to you, via certified delivery, notification of an invitation to consult on a pending request for an Agricultural Erosion Control Plan (#P21-00084-ECPA) to develop an approximate 13.5-acre vineyard located at 8999 Wild Horse Valley Road, Napa.

More than 30 days have elapsed since your confirmed receipt of the Planning Division's letter of invitation to consult on this proposed project, and staff has not received from you a written response with a request for consultation. Therefore, the Planning Division has concluded that consultation proceedings with your organization will not be initiated for this proposal.

Thank you for your ongoing interest in development projects in Napa County. If you have any questions, please feel free to contact me by telephone at 707-259-5934 or via email at pamela.arifian@countyofnapa.org.

Sincerely,

Pamela Arifian
Planner III



YOCHA DEHE
CULTURAL RESOURCES

June 11, 2021

Napa County - Planning, Building, & Environmental Services
Attn: Pamela Arifian, Planner III
1195 Third Street, Suite 210
Napa, CA 94559

RE: 8999 Wild Horse Valley Rd Kenzo Vineyards Project YD-06032021-04

Dear Ms. Arifian:

Thank you for your project notification letter dated, May 27, 2021, regarding cultural information on or near the proposed 8999 Wild Horse Valley Rd Kenzo Vineyards Project, Napa County. We appreciate your effort to contact us and wish to respond.

The Cultural Resources Department has reviewed the project and concluded that it is within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we have a cultural interest and authority in the proposed project area.

Based on the information provided, the Tribe has concerns that the project could impact known cultural resources. Please send us the cultural resource study for this project. In addition, please send us detailed project information, including any plans for ground disturbance.

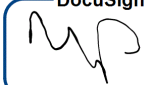
Should you have any questions, please contact the following individual:

Victoria Delgado, CRD Administrative Assistant
Yocha Dehe Wintun Nation
Office: (530) 796-0118
Email: vdelgado@yochadehe-nsn.gov

Please refer to identification number YD - 06032021-04 in any correspondence concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

DocuSigned by:

5ED632FDB9C34EA...

Tribal Historic Preservation Officer

Yocha Dehe Wintun Nation

PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org



YOCHA DEHE
CULTURAL RESOURCES

June 16, 2021

Napa County – Planning, Building & Environmental Services
Attn: Pamela Arifian, Planner III
1195 Third St, Suite 210
Napa, CA 94559

RE: 8999 Wild Horse Valley Rd Kenzo Vineyards Project YD-06032021-04

Dear Ms. Arifian:

Thank you for your project notification dated, June 15, 2021, regarding cultural information on or near the proposed 8999 Wild Horse Valley Rd Kenzo Vineyards Project, Napa County. We appreciate your effort to contact us and wish to respond.

The Cultural Resources Department has reviewed the project and concluded it is within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we have a cultural interest and authority in the proposed project area.

Based on the information provided, the Tribe has concerns that the project could impact known cultural resources. Yocha Dehe Wintun Nation highly recommends including cultural monitors during initial ground disturbance. In addition, we recommend cultural sensitivity training for any all project personnel prior to any work be completed.

To schedule cultural sensitivity training, please contact the following individual:

Laverne Bill, Interim Director of Cultural Resources
Yocha Dehe Wintun Nation
Office: (530) 723-3891
Email: lbill@yochadehe-nsn.gov

Please refer to identification number YD-06032021-04 in any correspondence concerning this project.

Thank you for providing us the opportunity to comment.

Sincerely,

DocuSigned by:

5ED632FDB9C34EA...
Tribal Historic Preservation Officer

Yocha Dehe Wintun Nation

PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org