



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 #: P22-00044 APN #:
[] STRUCTURAL [] AGRICULTURAL USGS QUAD:
[] 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: [X] County Consultant: ___ OR RCD:
FINAL APPROVAL: CDPD: [X] Date:

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Applicant's Name: Paul and Joyce Nikolau
Telephone #: (714) 747-2671 Fax #: () E-Mail: paulnikolau@gmail.com
Mailing Address: 3382 Huntington Beach Gold River CA 92649
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: 432 Dutch Henry Canyon Road Calistoga
No Street City
Assessor's Parcel #: 018-050-072 Existing Parcel Size: 60 +/- acres Development Area Size: 3.4 +/- acres
Slope Range: 17 % to 24 % Total Acreage >= 30%: 0.5 acres Estimated Total Amount of Cut & Fill: 2,000 cubic yards
Land or Aerial Survey Prepared By Albion Surveys Date: 2020

(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 onsite 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.

Paul Nikolau 2/15/2022 Signature of Applicant Date
Paul Nikolau 2/15/2022 Signature of Property Owner Date

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: 018-050-072
Develop new vineyard.
-
- Parcel size: 60 + acres Total land area disturbed: 3.4 +/- acres
 Agriculture: NEW plant acres: 2.5 Replant acres: 0
 Structures: residence building driveway road other _____
2. Project Phases: one two or _____
3. Anticipated date to start construction (month/year): April, 2022
4. Estimated date of completion of each phase: Phase 1: October 15, 2022
Phase 2: _____
Phase ___: _____
5. Total construction time estimated: 6-9 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 Yes
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 Depts. been notified? Yes No

Slope Information

9. Earth moving, grading or land clearing on slope(s) of: 17 % to 24 %
10. Total acreage with slopes greater than or equal to 30%: 0.5 +/- acres
11. Contour mapping source: Albion Surveys (2020)

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: Dutch Henry 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): Based on 2016 Baseline
 (a) Existing acres of tree canopy cover per parcel: 49.8 +/- acres
 Proposed acres of canopy cover to be removed: 2.9 +/- acres
 Percent of canopy cover to be retained per parcel: 94 %
 (b) Existing acres of shrub, brush, grass without tree canopy per parcel: 4.7 +/- acres
 Proposed acres of shrub, brush, grass cover to be removed: 0 +/- acres
 Percent of shrubs, brush, grass to be retained per parcel: 100 %
16. Is there a Water Rights permit associated with the project or parcel? Yes No
 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: No active landslides observed in near vicinity of project area.
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: See report by WRA.
Cite source/reference(s): See report by WRA
Specific study prepared: Yes by WRA date: 1/2021
21. Is any portion of the project located on or within 500' of an archeological or historic site? Yes No
Cite source: See report by ARS.
Specific study prepared: Yes by ARS date: 1/2021

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: 2,000
Cubic yards of cut: <1,000 fill: <1,000
Spoils location: on-site 100% off-site _____ None _____
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

Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File #: P22-0044 Owner: Nikolau Parcel #: 018 - 050 - 072

Vineyard Development Area Specifics

- | | |
|---|--|
| 1. Size of Area Disturbed: | <u>3.4 +</u> acres |
| 2. Size of Vineyard: | <u>3.3 +</u> acres |
| 3. Acres of Vines: | <u>2.5 +</u> acres |
| 4. Slopes of Area Disturbed: | <u>17</u> % to <u>24</u> % |
| 5. Amount of Total Acreage Equal to or Above 30% Slope: | <u>0.5 ±</u> acres |
| 6. Total Number of Trees Removed | <u>99*</u> trees * Est. 90% + damaged / deac |
| a) natives | <u>99</u> trees from 2020 Glass Fire. |
| b) non-natives | <u>0</u> 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: 4/2022 End Date: 10/2022 Duration: 180 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: 6/2022 End Date: 7/2023 Duration: 60 days

3. **Operational Stage:** (Planting may be pushed to 4/2023)
(maintenance and adjustment as needed of permanent erosion control practices, implementation of annual vineyard and erosion control measures, commencement of annual harvests)
 Start Date: 4/2026

Vineyard Operations Information

1. **Farming Equipment:**

| | |
|--|------------------------------|
| <input type="checkbox"/> Track-laying | Percent of Use <u> </u> % |
| <input checked="" type="checkbox"/> Rubber-tired | Percent of Use <u>100</u> % |
| <input type="checkbox"/> ATV | Percent of Use <u> </u> % |
| <input type="checkbox"/> Hand/Manual | Percent of Use <u> </u> % |
| <input type="checkbox"/> Other (describe) _____ | Percent of Use <u> </u> % |

2. **Annual Pruning:**
 Time of Year: March Number of days: 7-10 Number of Workers: 10-15

3. **Annual Sulfuring:**
 Time of Year: April-July 15 Estimated applications/year: 4-6

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>Mow 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 4</u> |
| Number of Workers: | <u>1 to 2</u> | <u>1 to 2</u> |

5. **Harvest (Crush):**
 Length 1-5 days Number of Workers: 20

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 type="checkbox"/> Wind Machines | _____ | _____ |
| <input checked="" type="checkbox"/> Late Pruning | 7 am - 5 pm | 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 | Aug-Oct | All Day | 90 |
| <input type="checkbox"/> Bird Cannons | | | |
| <input checked="" type="checkbox"/> Visual Distracters (Mylar strips, etc) | Aug-Oct | All Day | 90 |
| <input checked="" type="checkbox"/> Raptor Perches | Permanent | | |
| <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 | 1-5 |
| <input checked="" type="checkbox"/> Sulphur Application | 10 pm- 7 am | 4-6 |
| <input type="checkbox"/> Pesticide/Herbicide Application | | |
| <input type="checkbox"/> Other _____ | | |

10. Irrigation Methods

| | | |
|-------------------------------------|---|--------------------------------------|
| <input type="checkbox"/> Sprinklers | <input checked="" type="checkbox"/> Drip System | <input type="checkbox"/> Other _____ |
|-------------------------------------|---|--------------------------------------|

11. Other Proposed Activities:

Traffic Characteristics Information

- Estimated size of grape trucks/truck & trailers to be used: 2-10 tons
- Estimated number of truck/vehicle trips per day: Crush: 10 Vineyard Development: 50 Annually: 120
- Estimated number of farmworkers/vehicle: 2-3 Crush 2-3 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 | | | | | |
| Vesta | Drip | 10 gal | 3 | 30 gal | 75 gal |
| 12-26-26 | Drip | 200 # | 2 | 400 # | 1,000 # |
| _____ | _____ | _____ | _____ | _____ | _____ |
| _____ | _____ | _____ | _____ | _____ | _____ |

| | | | | | |
|-----------------------|-------|--------|---|------|--------|
| 2. Mildewcides | | | | | |
| Sulfur DF or eq. | Spray | 3 # | 2 | 6 # | 15 # |
| Ralley or eq. | Spray | 4 oz | 1 | 4 oz | 5 oz |
| Stylect Oil or eq. | Spray | 0.5 oz | 2 | 1 oz | 2.5 oz |
| 3. Herbicides | | | | | |
| Roundup or eq. | Spray | 1 qt | 2 | 2 qt | 5 qt |
| Cayuse or eq. | Spray | 1 pt | 2 | 2 pt | 5 pt |

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. Chemicals stored offsite.

Location of current or potential area(s) used for the mixing agricultural chemicals and the description of the facilities present thereat: New overhead fill station at entry to new vineyard block.
Location shown on C4.

Location of current or proposed area designated for the cleaning and washing of chemical application equipment: New overhead fill station at new vineyard block. Location shown on C4.

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-Ag

100 %
 _____ %
 _____ %
 _____ %
100%

2. Current and Future/Proposed Water Usage (acre-foot per year = AF/yr): N/A - SEE WAA BY O'Connor Environmental

| | <u>Current Usage:</u> | <u>Future Usage:</u> |
|--|-----------------------|----------------------|
| Vineyard & other Agricultural Uses: | _____ AF/yr | _____ AF/yr |
| Residential/Domestic Uses: | _____ AF/yr | _____ AF/yr |
| Other Uses: | _____ AF/yr | _____ AF/yr |
| Total Usage: | _____ AF/yr | _____ AF/yr |
| 3. Allowable Groundwater Allotment: | | _____ AF/yr |

Rock/Spoils/Debris Disposal Information

1. Use/Disposal of Rock Generated (brought to the surface during the vineyard preparation ripping and raking process):

| <u>Proposed Use/Disposal Method:</u> | <u>Percent of Total</u> | <u>Location</u> | |
|--|-------------------------|---|----------------|
| _____ Road Base (crushed to aggregate size) | _____ % | _____ on-site | _____ off-site |
| _____ "Rock Mulch" (crushed to fist size and returned to fields) | _____ % | _____ on-site | _____ off-site |
| _____ Decorative Rock | _____ % | _____ on-site | _____ off-site |
| <input checked="" type="checkbox"/> Fill (buried) | 75 % | <input checked="" type="checkbox"/> on-site | _____ off-site |
| <input checked="" type="checkbox"/> Stacked In Pile | 20 % | <input checked="" type="checkbox"/> on-site | _____ off-site |
| <input checked="" type="checkbox"/> Other <u>Erosion Control</u> | 5 % | <input checked="" type="checkbox"/> on-site | _____ off-site |

2. Estimated Amount of Cut & Fill: 2,000 +/- cubic yards (total)
 1,000 +/- cubic yards (cut) 1,000 +/- cubic yards (fill)

3. If rock/spoils material is to be disposed of off-site, where, what for and how much:

| <u>Location of Disposal Site</u> | <u>Use of Material</u> | <u>Quantity</u> |
|----------------------------------|------------------------|-------------------|
| _____ N/A | _____ | _____ cubic yards |
| _____ | _____ | _____ cubic yards |
| _____ | _____ | _____ cubic yards |

4. Debris Disposal (Location & Method): Organics: _____ Synthetics: _____
 On-site Chipping Off-site Landfill

Related Permits

1. Please indicate any other related or required permits associated with the proposed conversion plan:

County:

| | |
|---|---|
| Grading: Yes _____ No <input checked="" type="checkbox"/> | Groundwater/Well Permit: Yes _____ No <input checked="" type="checkbox"/> |
| Building: Yes _____ No <input checked="" type="checkbox"/> | Use Permit: Yes _____ No <input checked="" type="checkbox"/> |
| Structural ECP: Yes _____ No <input checked="" type="checkbox"/> | Variance: Yes _____ No <input checked="" type="checkbox"/> |
| Sewage Disposal: Yes _____ No <input checked="" type="checkbox"/> | Other Not Listed: _____ |

State Dept of Forestry:

| | |
|---|--|
| Timber Harvest Plan: Yes _____ No <input checked="" type="checkbox"/> | Timber Conversion Permit: Yes _____ No <input checked="" type="checkbox"/> _____ acres |
| Timber Conversion Exemption: Yes <input checked="" type="checkbox"/> No _____ | _____ acres |

State Dept of Fish & Game:

Streambed Alteration Permit: Yes _____ No

State Division of Water Rights:

Appropriate Water Rights Permit: Yes _____ No

State Environmental Protection Agency:

Chemical Application Permit(s): Yes _____ No

Other State & Federal Permits (please list):

2. Consultation with, or letter of agreement from:

| | |
|--|--|
| <u>Regional Water Quality Control Brd:</u> | Yes _____ No <input checked="" type="checkbox"/> |
| <u>National Marine Fisheries Service/NOAA:</u> | Yes _____ No <input checked="" type="checkbox"/> |
| <u>Army Corps of Engineers:</u> | Yes _____ No <input checked="" type="checkbox"/> |
| <u>U.S. Fish and Wildlife Service:</u> | Yes _____ No <input checked="" type="checkbox"/> |

EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

Project/Construction Phasing Information

1. Project Description: APN: 018-050-072
Develop new vineyard.
-
- Parcel size: 60 + acres Total land area disturbed: 3.4 +/- acres
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Phase 3: _____
5. Total construction time estimated: 6-9 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 Yes
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: 17 % to 24 %
10. Total acreage with slopes greater than or equal to 30%: 0.5 +/- acres
11. Contour mapping source: Albion Surveys (2020)

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: Dutch Henry 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): Based on 2016 Baseline
 (a) Existing acres of tree canopy cover per parcel: 49.8 +/- acres
 Proposed acres of canopy cover to be removed: 2.9 +/- acres
 Percent of canopy cover to be retained per parcel: 94 %
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 Proposed acres of shrub, brush, grass cover to be removed: 0 +/- acres
 Percent of shrubs, brush, grass to be retained per parcel: 100 %
16. Is there a Water Rights permit associated with the project or parcel? Yes No
 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: See separate letter regarding historic landslide.
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: See report by WRA.
Cite source/reference(s): See report by WRA
Specific study prepared: Yes by WRA date: 1/2021
21. Is any portion of the project located on or within 500' of an archeological or historic site? Yes No
Cite source: See report by ARS.
Specific study prepared: Yes by ARS date: 1/2021

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: 2,000
Cubic yards of cut: <1,000 fill: <1,000
Spoils location: on-site 100% off-site None
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.

DocuSigned by:

Paul Nikolau

Applicant

2/15/2022

Date

Property Owner (if other than Applicant)

Nikolau Vineyards

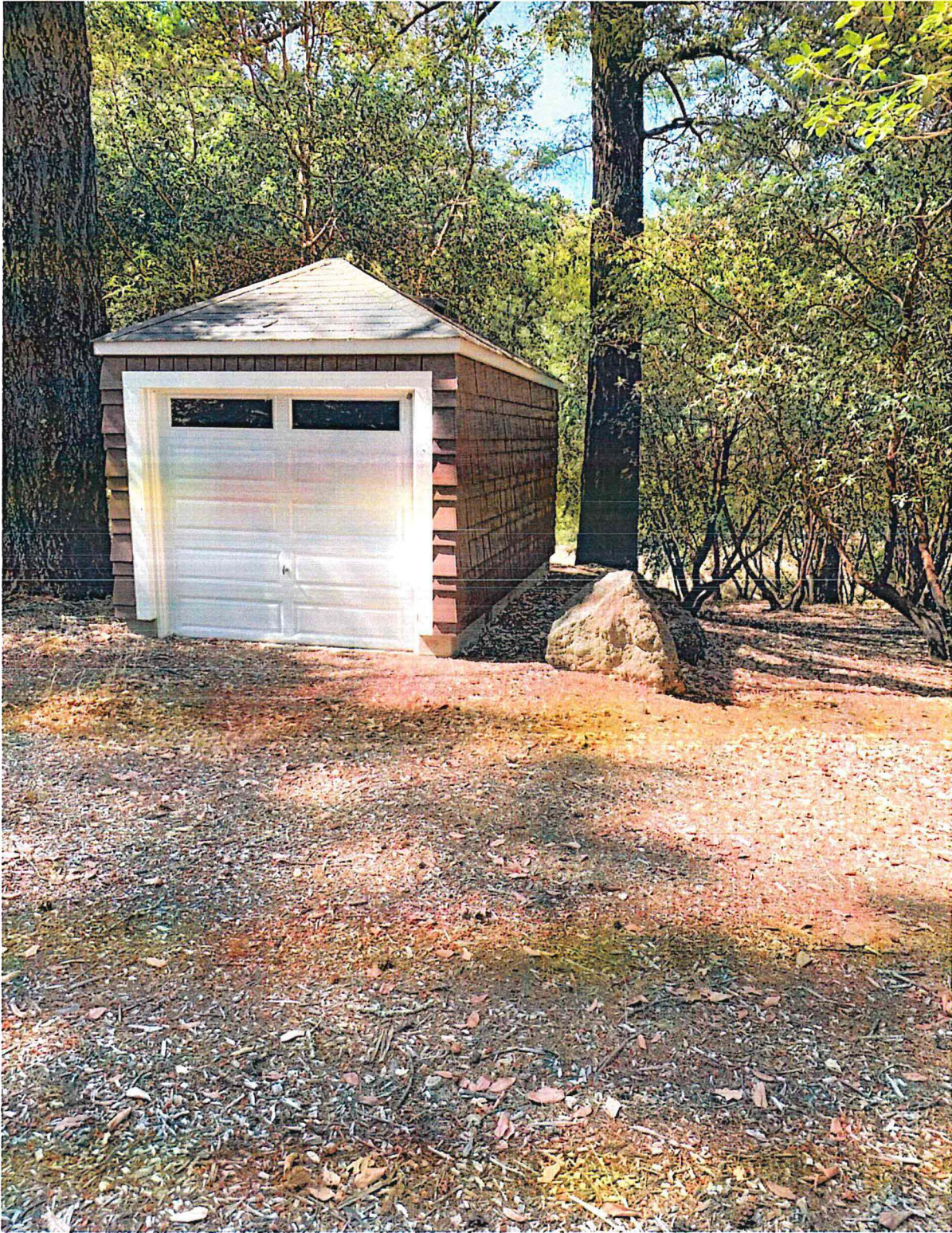
Project Identification

Fall 2020 Photographs

432 Dutch Henry Canyon Road, Calistoga

APN: 018-050-072





**PHOTOGRAPHIC DOCUMENTATION
OF EXISTING SITE CONDITIONS**

FOR THE

**NIKOLAU VINEYARDS
VINEYARD DEVELOPMENT EROSION CONTROL PLAN**

LOCATED AT:

432 Dutch Henry Canyon Road
Napa County, CA
Napa County APN 018-050-072

PREPARED FOR:

Paul and Joyce Nikolau
3382 Gilbert Drive
Huntington Beach, CA 92649

PREPARED BY:



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

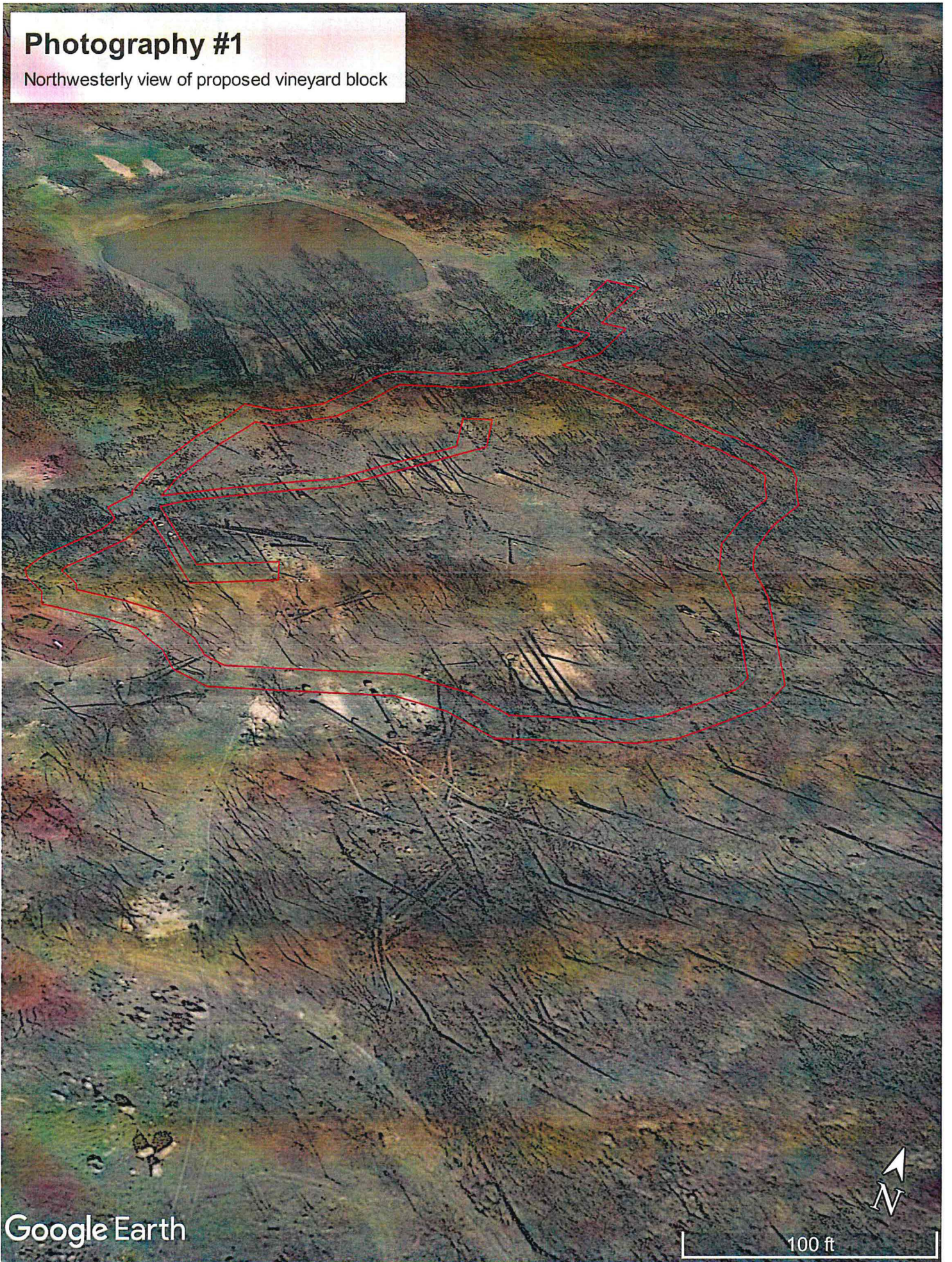
Job Number: 20-138

Photographs Obtained from Google Earth Imagery Dated September 10, 2021

See Nikolau Vineyards Vineyard Development Erosion Control Plan
For Photograph Locations

Photography #1

Northwesterly view of proposed vineyard block



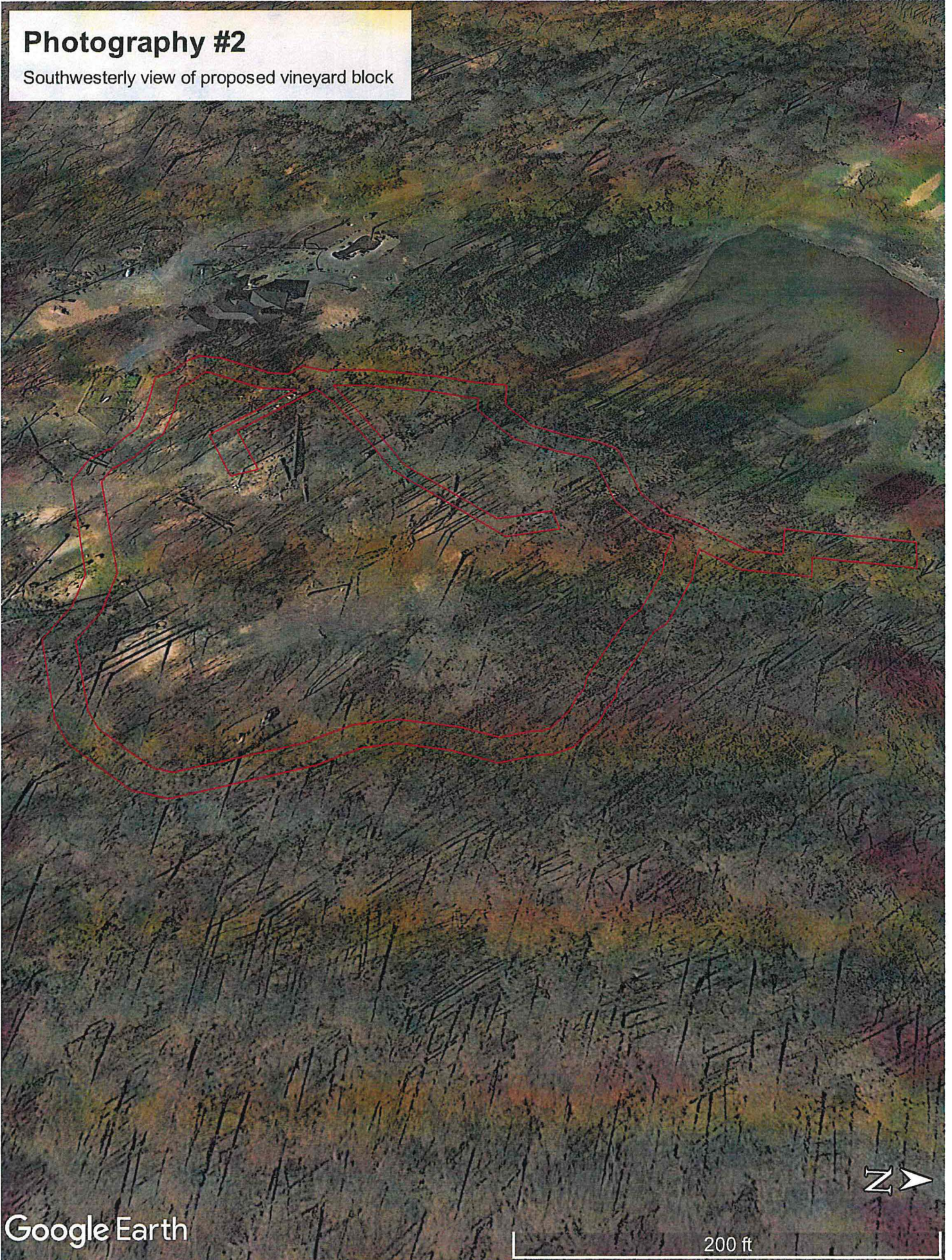
Google Earth

100 ft



Photography #2

Southwesterly view of proposed vineyard block



Google Earth



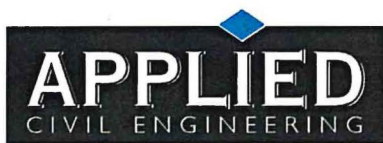
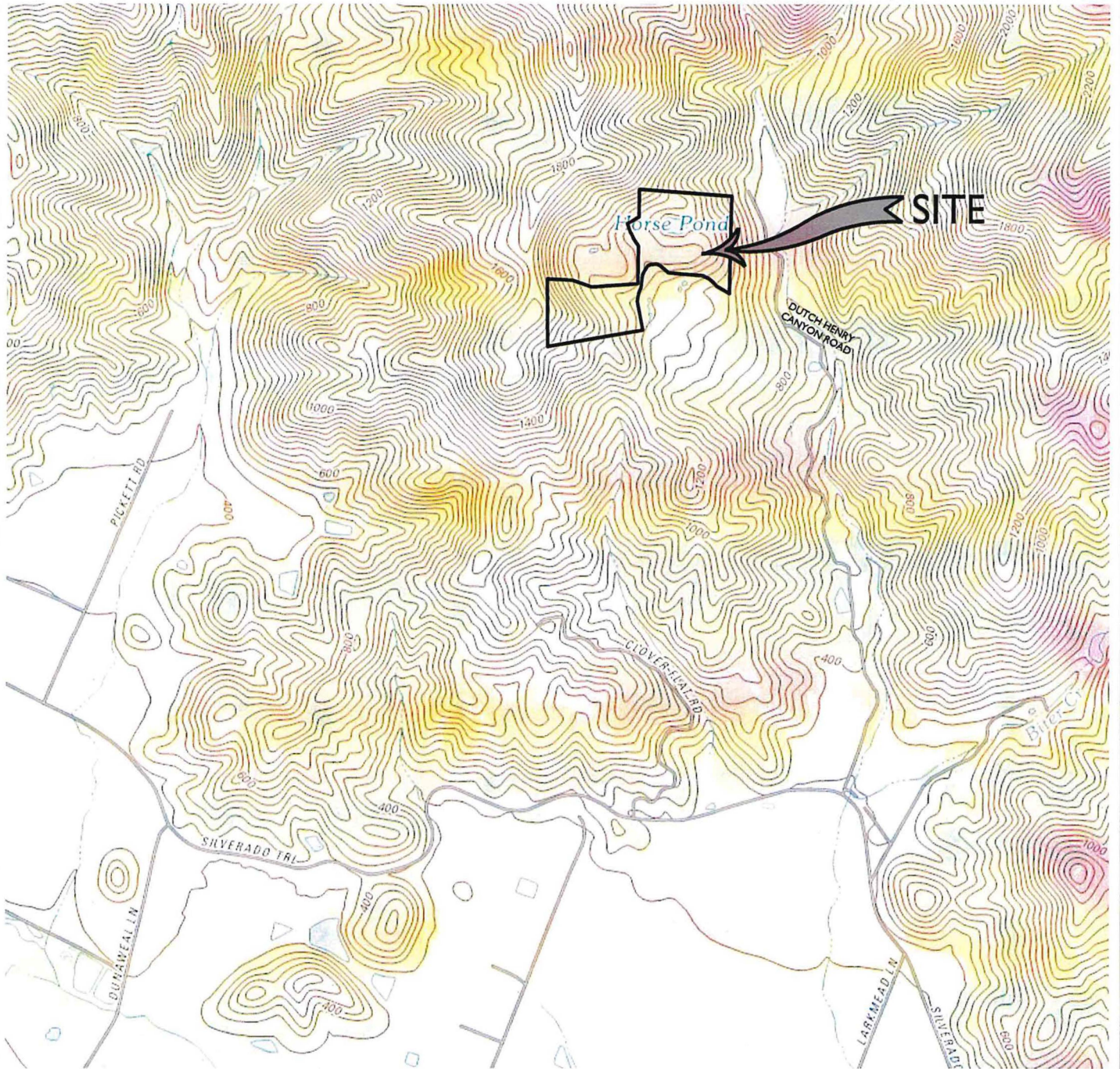
200 ft

SITE TOPOGRAPHY MAP

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



SCALE: 1" = 2,000'



INCORPORATED

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

NIKOLAU VINEYARDS
432 DUTCH HENRY CANYON ROAD
CALISTOGA, CA 94515
APN 018-050-072

JOB NO. 20-138

DECEMBER 2021



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

March 22, 2022

Via Email

Michael Muelrath
2160 Jefferson Street
Suite 230
Napa, Ca 94559

**RE: Application Completeness Determination – Nikolau Vineyard
File # P22-00044
432 Dutch Henry Canyon Road, St Helena; APN: 018-050-072**

Dear Mr. Muelrath,

Thank you for the February 22, 2022, submittal of the above referenced ECPA application and for accommodating the March 17, 2022 site inspection. 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. Because the subject property is proposed to be developed within an area that have slopes exceeding 15% it does not qualify for a Categorical Exemption (Cat Ex). Therefore, an Initial Study and Negative Declaration/Mitigated Negative Declaration will need to be prepared and circulated for the County to adequately review the project and comply with CEQA.

The ECPA is also under review by the Napa County Engineering Division for its technical adequacy in meeting no net increase soil loss and runoff requirements, and to verify project soil loss and hydrologic modeling assumptions. Any information or modifications to the Project's soil loss or hydrologic modeling 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. Engineering's review will be provided to you under a separate letter, this will be forwarded as soon as Engineering provides said letter to the Project Planner.

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 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. The information in Exhibit A 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).

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

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 in accordance with the direction of the Planning Commission and Board of Supervisors (<http://www.countyofnapa.org/PBES/CurrentProjects/>).

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 **July 20, 2022**), 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) 253-4437 or dana.morrison@countyofnapa.org to discuss your application or the requested information.

Sincerely,

Dana Morrison

Dana Morrison
Planner III

cc: Patrick Ryan, Supervising Planner, Conservation/Engineering Division (via email)
Daniel Hornett, Engineer, Engineering Division (via email)
Project files (without enclosures)

Enclosures: Exhibit A, Application Completeness Determination – Information Request: No. P22-00044-ECPA

EXHIBIT A
APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST
Nikolau Vineyard #P22-00044-ECPA, APN: 018-050-072-000

1. **Agricultural Erosion Control Plan Application Completeness Items:** This information is necessary to; define and describe the full extent of the proposed project; adequately disclose, assess, and minimize potential impacts of the project pursuant to CEQA; assess the project's compliance with applicable General Plan Goals and Policies and the County Conservation Regulations; and complete the ECPA application.
 - a. **ECPA Application Information:** Please clarify, confirm or provide the following information provided in the *ECPA Supplemental Information* and *Supplemental Project Information* forms:
 - i. Revise narrative to clarify that that stump/rock disposal area shall have the same pond turtle mitigations measures imposed as are being applied to the vineyard block installation.
 - b. **ECPA Plans and/or Narrative:** Please provide revised plans and/or narrative that include, show or clarifying the information below:
 - i. Please remove the 2nd barn noted as existing on the plans, page C3 and C4, which was lost in the fire.
 - ii. Please call out the location of where the chemical mixing would occur on site (as noted chemicals will be stored and cleaned off-site). Attachment A notes that the mixing location has been shown on pg. C4 of the plans, however, I do not see this called out on the plans we have on file.
 - iii. Please revise plans to include the retention of the two Live Oaks located at the western portion of the block near the existing single family residence, as noted during the site visit.
 - iv. Narrative + plans should clarify that the same protection measures and fencing requirements that are recommended for the vineyard installation will apply to the 0.1 acre stump and rock disposal area.
2. **Supplemental Environmental Information:** The following information is necessary for the County to; adequately disclose and evaluate potential impacts of the proposed project pursuant to CEQA; assess the project's compliance with applicable General Plan Goals and Policies and the County Conservation Regulations; and to complete the ECPA application to continue its review and processing.
 - a. **Biological Resource Information:** Provide an addendum or supplement to Biological Resource Assessment (May 2017 + October 2021) that includes and/or expands on the following information so that the project can be adequately described and potential impacts can be adequately assessed.
 - i. Please note that greenhouse gas (GHG) emissions need to be included as part of the environmental review, and potential GHG impacts associated with the project which include vehicular and construction equipment emissions associated with construction and ongoing operations, as well as emissions associated with vegetation removal and loss of sequestration of converted areas needs to be disclosed. Information to get at this generally comes from the vehicular and construction equipment and associated trips necessary to develop and maintain the project and the woodland/vegetation information within the biological report.
 - ii. Please include a discussion of mosses and lichens in the Bio Report.

3. Please include the information regarding the landslide in the project narrative.
4. Please provide a copy of the emergency authorization for tree removal from Cal Fire.
5. **Shapefiles:** Please provide the shapefiles so that the project plans can be digitized.
6. **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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David Morrison
Director

MEMORANDUM

| | |
|--|---|
| To: Dana Morrison Conservation Division | From: Daniel Hornett Engineering Service |
| Date: March 24, 2022 | Re: Permit No. P22-00044 Nikolau Vineyard APN: 018-050-072 Erosion Control Plan |

After review of the Nikolau Erosion Control Plan (ECP) request, the Engineering Division has determined the application to be **incomplete**. Please incorporate the following feedback into your plan set and report:

General

1. If possible, please provide pre-fire photos of the proposed vineyard area to help verify ground cover and hydrologic conditions.
2. Provide a supplemental memo from a licensed civil or geotechnical engineer or geologist verifying that the proposed development will not contribute to slope stability or other geotechnical hazards.

USLE

3. Please clarify why transect 2 does not extend to the top of the knoll as slope determination section D-D does on sheet C3. If the slope of the upper area exceeds 5%, please extend the transect to the top or provide additional information about why this transect position was chosen.
4. Please check the P factor for transect 4 segments 1 and 2; the vinerow orientation appears to deviate from the contour. Please revise or provide evidence that the farming practices meet the following criteria.
 - a. NRCS guidelines state that the maximum row grade for contour farming shall not exceed
 - i. One-half of the up-and-down hill slope percent; or
 - ii. 10 percent;
 - iii. Whichever is less.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Daniel Hornett from Napa County PBES Department Engineering Division at (707) 299.1358 or via e-mail at Daniel.Hornett@countyofnapa.org.



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Napa, CA 94559
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David Morrison
Director

MEMORANDUM

| | |
|--|---|
| To: Dana Morrison Conservation Division | From: Daniel Hornett Engineering Service |
| Date: May 9, 2022 | Re: Permit No. P22-00044 Nikolau ECP Erosion Control Plan – Track I |

The Engineering Division has reviewed the technical studies for the proposed Nikolau Vineyard Development – Erosion Control Plan (ECP) application, P22-00044, located on Assessor parcel number(s) 018-050-072-000. The proposed plan requests approximately 3.4 gross acres (2.5 net) of vineyard conversion of existing oak woodland.

The Engineering Division has determined the proposed project's Soil Loss Analysis (July 2021 and revisions from April 2022) and Hydrology Studies (July 2021) prepared by Applied Civil Engineering and David Steiner to be technically adequate with respect to Napa County's Conservation Regulation 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 Daniel Hornett from Napa County PBES Department Engineering Division at (707) 299.1358 or via e-mail at Daniel.Hornett@countyofnapa.org.

Morrison, Dana

From: Hornett, Daniel
Sent: Monday, June 6, 2022 10:00 AM
To: Morrison, Dana
Subject: RE: P22-00044 (Nikolau ECP) - USLE

Hi Dana,

Thanks for pointing this out. I think it's a rounding error, the plans and documents show both 3.3 and 3.4 acres in several locations. As the USLE is a comparative tool and the transect locations are the same, I don't think we need any changes.

Best,
Daniel

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Monday, June 6, 2022 9:28 AM
To: Hornett, Daniel <daniel.hornett@countyofnapa.org>
Subject: P22-00044 (Nikolau ECP) - USLE

Hey Daniel,

I am working on the Nikolau Initial Study, and when I was putting together the Geo and Soils Section (USLE section) I noticed that the acreage total for the USLE only add up to 3.3 acres (project proposes 3.4 acres of disturbance). I know it is a small difference (and could be due to rounding!) but wanted to make sure there were no additional changes needed. Thanks!

Dana E. Morrison

Planner III

County of Napa Planning, Building & Environmental Services

Planning Division + Engineering & Conservation Division

1195 Third Street, 2nd Floor

Napa, CA 94559

707.253-4417 main

707.253.4437 direct

707.299.4491 fax

dana.morrison@countyofnapa.org

<http://www.countyofnapa.org/>



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Morrison, Dana

From: Morrison, Dana
Sent: Tuesday, March 22, 2022 4:40 PM
To: Mike Muelrath; Hornett, Daniel
Cc: paulnikolau@gmail.com; joycenikolau@gmail.com; savannah@appliedcivil.com
Subject: P22-00044 (Nikolau completeness letter)
Attachments: AppCompDetermLtr1_Nikolau_P22-00044.pdf

Good afternoon Mike,

Please find the Planning Completeness Determination Letter for the Nikolau ECPA Track I vineyard project (P22-0004) attached to this email. Engineering comments should be following in the near future.

If you have any questions, please do not hesitate to reach out.

Regards,

Dana E. Morrison

Planner III

Planning, Building and Environmental Services

County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559

707.253.4437

dana.morrison@countyofnapa.org



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Morrison, Dana

From: Morrison, Dana
Sent: Thursday, May 12, 2022 9:20 AM
To: Mike Muelrath; Savannah Johnson
Cc: Hornett, Daniel
Subject: Re: P22-00044 Nikolau - 2nd Submittal Completeness Review
Attachments: Ordinance 1438_Section 17.pdf

Hey Mike,

It does look like the project would meet the requirements for section 17. For some reason I had thought the cut off was for slopes greater than 15%, but it looks like it is actually 30%. As such, this one time exemption should apply!

Cheers,

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Thursday, May 12, 2022 9:09 AM
To: Mike Muelrath <mike@appliedcivil.com>; Savannah Johnson <Savannah@appliedcivil.com>
Cc: Hornett, Daniel <daniel.hornett@countyofnapa.org>
Subject: Re: P22-00044 Nikolau - 2nd Submittal Completeness Review

Hi Mike,

I am sick and working from home, but let me see if I can rustle up Section 17 to see if the project meets the requirements and I will get back to you.

Cheers,

From: Mike Muelrath <mike@appliedcivil.com>
Sent: Thursday, May 12, 2022 8:08 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Savannah Johnson <Savannah@appliedcivil.com>
Cc: Hornett, Daniel <daniel.hornett@countyofnapa.org>
Subject: RE: P22-00044 Nikolau - 2nd Submittal Completeness Review

[External Email - Use Caution]

Hi Dana,

We are meeting with the Nikolau's Friday to review tree canopy preservation areas.

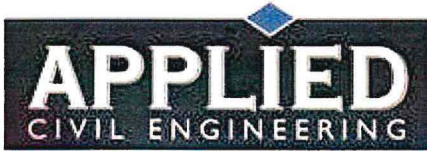
Do we have the option on this project for a Section 17 exemption? I think we fit the criteria but want to confirm with you first.

Just want to be able to layout all the options for Paul and Joyce.

Thank you!

Mike Muelrath, P.E.
Principal

Please note our new address:
2160 Jefferson Street, Suite 230
Napa, CA 94559



2160 Jefferson Street, Suite 230
Napa, CA 94559

(707) 320-4968 (Telephone)
(707) 320-2395 (Facsimile)
(707) 227-7166 (Mobile)
www.appliedcivil.com

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From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Tuesday, May 10, 2022 11:33 AM
To: Mike Muelrath <mike@appliedcivil.com>; Savannah Johnson <Savannah@appliedcivil.com>
Cc: Hornett, Daniel <daniel.hornett@countyofnapa.org>
Subject: P22-00044 Nikolau - 2nd Submittal Completeness Review

Mike,
Please find the completeness review for the Nikolau 2nd submittal attached to this email. Basically all Planning Comments have been addressed however, the 2.9 acres of trees removed will need to be mitigated through a perpetual easement consistent with the Conservation Regulations. This is not necessarily an incomplete item, as we can include this as a Condition of Approval within the IS and ECP approval. However, I wanted to give you plenty of time to be able to find the best portion of the parcel to select for said protective easement (see Section 18.108.010.D of the County Code). I will get started on drafting the IS and will let you know if I have any questions along the way. I should also be reaching out in the next few weeks with a draft Project Description for you to review as well. Engineering approval memo is attached as well.
Let me know if you have any questions.

Dana E. Morrison

Planner III
Planning, Building and Environmental Services
County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559

707.253.4437

dana.morrison@countyofnapa.org



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Napa, CA 94559
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David Morrison
Director

May 9, 2022

Via Email

Michael Muelrath
2160 Jefferson Street
Suite 230
Napa, Ca 94559

**RE: Application Completeness Determination 2ND Review– Nikolau Vineyard
File # P22-00044
432 Dutch Henry Canyon Road, St Helena; APN: 018-050-072**

Dear Mr. Muelrath,

Thank you for the April 8, 2022, resubmittal of the above referenced ECPA application. All planning comments have been addressed, however one additional item shall be required for the project which is noted in Exhibit A.

The ECPA resubmittal is also under review by the Napa County Engineering Division for its technical adequacy in meeting no net increase soil loss and runoff requirements, and to verify project soil loss and hydrologic modeling assumptions. Engineering's review will be provided to you under a separate attachment.

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 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.

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) 253-4437 or dana.morrison@countyofnapa.org to discuss your application or the requested information.

Sincerely,

Dana Morrison

Dana Morrison
Planner III

cc: Patrick Ryan, Supervising Planner, Conservation/Engineering Division (via email)
Daniel Hornett, Engineer, Engineering Division (via email)

Project files (without enclosures)

EXHIBIT A
APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST
Nikolau Vineyard #P22-00044-ECPA, APN: 018-050-072-000

1. **Agricultural Erosion Control Plan Application Completeness Items:** This information is necessary to; define and describe the full extent of the proposed project; adequately disclose, assess, and minimize potential impacts of the project pursuant to CEQA; assess the project's compliance with applicable General Plan Goals and Policies and the County Conservation Regulations; and complete the ECPA application.
 - a. Per 18.108.010(D, 1-6) the project will require the filing of a perpetual protective easement for the 2.9 acres of douglas fir forest proposed to be removed. Acreage would depend the proposed location of said preservation area based on #1-6 of 18.108.010.D. 2.9 acres at 3:1 ratio would be 8.7 acres.
 - b. **ECPA Application Information:** Please clarify, confirm or provide the following information provided in the *ECPA Supplemental Information and Supplemental Project Information* forms:
 - i. ~~Revise narrative to clarify that that stump/rock disposal area shall have the same pond turtle mitigations measures imposed as are being applied to the vineyard block installation. (addressed)~~
 - c. **ECPA Plans and/or Narrative:** Please provide revised plans and/or narrative that include, show or clarifying the information below:
 - i. ~~Please remove the 2nd barn noted as existing on the plans, page C3 and C4, which was lost in the fire.~~
 - ii. ~~Please call out the location of where the chemical mixing would occur on site (as noted chemicals will be stored and cleaned off site). Attachment A notes that the mixing location has been shown on pg. C4 of the plans, however, I do not see this called out on the plans we have on file.~~
 - iii. ~~Narrative + plans should clarify that the same protection measures and fencing requirements that are recommended for the vineyard installation will apply to the 0.1 acre stump and rock disposal area.~~
 - iv. ~~Show locations of proposed main irrigation lines. (addressed)~~
2. **Supplemental Environmental Information:** The following information is necessary for the County to; adequately disclose and evaluate potential impacts of the proposed project pursuant to CEQA; assess the project's compliance with applicable General Plan Goals and Policies and the County Conservation Regulations; and to complete the ECPA application to continue its review and processing.
 - a. **Biological Resource Information:** Provide an addendum or supplement to Biological Resource Assessment (May 2017 + October 2021) that includes and/or expands on the following information so that the project can be adequately described and potential impacts can be adequately assessed.
 - i. ~~Please include a discussion of mosses and lichens in the Bio Report. (addressed)~~
3. ~~Please note that greenhouse gas (GHG) emissions need to be included as part of the environmental review, and potential GHG impacts associated with the project which include vehicular and construction equipment emissions associated with construction and ongoing operations, as well as emissions associated with vegetation removal and loss of sequestration of converted areas needs to be disclosed. Information to get at this generally comes from the vehicular and construction equipment and associated trips necessary to develop and maintain the project and the woodland/vegetation information within the~~

biological report. If you could provide further details regarding truck trips (some information was provided in Attachment A) it will help to inform the GHG section of the Initial Study. In addition to the information provided in Attachment A please provide anticipated truck and vehicle trips, equipment necessary, and number of employees necessary for, land preparation (including rock and stump disposal), ECP installation, vineyard installation and ongoing vineyard operations. *(addressed)*

4. ~~Please revised Attachment A to note the existing landslide on site, but to see the Supplemental narrative for further details.~~ *(addressed)*
5. ~~Please provide a copy of the emergency authorization for tree removal from Cal Fire.~~ *(addressed)*
6. ~~Shapefiles:~~ Please provide the shapefiles so that the project plans can be digitized. *(addressed)*
7. **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. *(acknowledged by applicant)*



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David Morrison
Director

Certified Mail

January 19, 2022

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
Hagen Vineyard, Erosion Control Plan #P22-00044-ECPA
432 Dutch Henry Canyon Road; APN: 018-050-072**

Dear Mr. Simon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan request to convert 2.9 acres (of 42 total acres) of douglas fir forest, <0.3 acres of grassland (of 3.1 total acres) and 0.3 acres of developed are (of 3.1 total acres) to 3.4 gross acres (2.5 net vine acres) of vineyard located at 432 Dutch Henry Road, Napa. 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 707-253-4437 or via email at dana.morrison@countyofnapa.org.

Sincerely,

Dana Morrison
Planner III

Enclosures: Cultural Resources Survey
Project plans



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www.countyofnapa.org

David Morrison
Director

Certified Mail

January 19, 2022

Scott Gabaldon, Tribal Chair/Cultural Resources Manager
Mishewal Wappo Tribe of Alexander Valley
940 Larkfield Center
Santa Rosa, CA 95403

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Hagen Vineyard, Erosion Control Plan #P22-00044-ECPA
432 Dutch Henry Canyon Road; APN: 018-050-072**

Dear Mr. Gabaldon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan request to convert 2.9 acres (of 42 total acres) of douglas fir forest, <0.3 acres of grassland (of 3.1 total acres) and 0.3 acres of developed are (of 3.1 total acres) to 3.4 gross acres (2.5 net vine acres) of vineyard located at 432 Dutch Henry Road, Napa. 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 707-253-4437 or via email at dana.morrison@countyofnapa.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dana Morrison".

Dana Morrison
Planner III

Enclosures: Cultural Resources Survey
Project plans



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Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

Certified Mail

January 19, 2022

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
Hagen Vineyard, Erosion Control Plan #P22-00044-ECPA
432 Dutch Henry Canyon Road; APN: 018-050-072**

Dear Mr. Bill,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan request to convert 2.9 acres (of 42 total acres) of douglas fir forest, <0.3 acres of grassland (of 3.1 total acres) and 0.3 acres of developed are (of 3.1 total acres) to 3.4 gross acres (2.5 net vine acres) of vineyard located at 432 Dutch Henry Road, Napa. 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 707-253-4437 or via email at dana.morrison@countyofnapa.org.

Sincerely,


Dana Morrison
Planner III

Enclosures: Cultural Resources Survey
Project plans

