

Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File # P21-00274 Owner 1228 Hagen LLC Parcel # 049-200-003

Vineyard Development Area Specifics

1. Size of Area Disturbed: 1.35 acres
 2. Size of Vineyard: 1.25 acres
 3. Acres of Vines: 0.88 acres
 4. Slopes of Area Disturbed: 2 % to 15 %
 5. Amount of Total Acreage Equal to or Above 30% Slope: 0 acres
 6. Total Number of Trees Removed
 a) natives 0 trees
 b) non-natives 8 trees

Vineyard Development Schedule

1. Pro-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 05/21 End Date 05/21 Duration 15 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 05/22 End Date 05/22 Duration 10 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 09/21

Vineyard Operations Information

1. Farming Equipment:
 Track-laying Percent of Use %
 Rubber-tired Percent of Use %
 ATV Percent of Use 10 %
 Hand/Manual Percent of Use 90 %
 Other (describe) Percent of Use %

2. Annual Pruning:
 Time of Year FEB Number of days 2 Number of Workers 8

3. Annual Sulfuring:
 Time of Year MAY - AUG Estimated applications/year 5

4. Weed Control:

	<u>Under Vines</u>	<u>Between Rows</u>
Type of control	<u>MOW / SUPPRESS</u>	<u>MOW / SUPPRESS</u>
Method of application	<u>HAND / EQUIPMENT</u>	<u>ATV</u>
Months	<u>APR / MAY</u>	<u>APR / MAY</u>
Applications/year	<u>1-2</u>	<u>1-2</u>
Number of Workers	<u>3</u>	<u>2</u>

5. Harvest (Crush):
 Length 2 days Number of Workers 10

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 type="checkbox"/> Late Pruning		
<input checked="" type="checkbox"/> Other <u>NONE</u>		

7. Rodent Protection Method(s):

<input type="checkbox"/> Rodenticides	<input 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 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 <u>NONE</u>			

9. Proposed Nighttime Activities:

	<u>Time of Night</u>	<u>Duration of Use (days per year)</u>
<input checked="" type="checkbox"/> Harvest	<u>12 AM - 4 AM</u>	<u>7</u>
<input checked="" type="checkbox"/> Sulphur Application	<u>12 AM - 6 AM</u>	<u>1</u>
<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
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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 2 Vineyard Development: 4 Annually 20
- Estimated number of farmworkers/vehicle: 4 Crush 4 Pruning
- Lunch provided on-site for farmworkers: Yes No
- Proposed primary access: ONLY DRIVEWAY
- Proposed secondary access, if any: NONE

Fertilizer and Pesticide Information

	<u>Application Method</u> (broadcast, spray, drip system, etc)	<u>Application Amount</u> (per acre)	<u>Number of Applications per Year</u>	<u>Annual Amount Used</u> (per acre)	<u>Total Annual Amount Used</u> (Overall)
1. Fertilizers					
<u>MISC</u>	<u>Drip</u>	<u>1 qt/acre</u>	<u>1-2</u>	<u>2 qt</u>	<u>1 gal.</u>
<u>MISC</u>	<u>Spray</u>	<u>1 qt/acre</u>	<u>1-2</u>	<u>2 qt</u>	<u>1 gal.</u>

MMA

MMA

2. Miticides

OIL
WETTABLE

<u>SPRAY</u>	<u>1qt/A</u>	<u>1-2</u>	<u>2qt.</u>	<u>1gal.</u>
<u>SPRAY</u>	<u>3/16 AC</u>	<u>1-2</u>	<u>6/162</u>	<u>12/162</u>

3. Herbicides

SUPPRESS

<u>HAND SPRAY</u>	<u>1/2 gal/AC</u>	<u>1-2</u>	<u>1gal/AC</u>	<u>2 gal</u>
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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: NO ON SITE STORAGE

Location of current or potential area(s) used for the mixing agricultural chemicals and the description of the facilities present thereat: OFF SITE

Location of current or proposed area designated for the cleaning and washing of chemical application equipment: OFF SITE

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 RECYCLED H₂O DELIVERED

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

10 %
100%

2. Current and Future/Proposed Water Usage (acre foot per year = AF/yr):

	<u>Current Usage</u>	<u>Future Usage</u>
Vineyard & other Agricultural Uses	0.31 AF/yr	0.38 AF/yr
Residential/Domestic Uses	0.15 AF/yr	0.15 AF/yr
Other Uses:	AF/yr	AF/yr
Total Usage:	0.46 AF/yr	0.53 AF/yr

3. Allowable Groundwater Allotment:

_____ AF/yr

Rock/Spills/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 1st size and returned to fields)	_____ %	_____ on-site _____ off-site
_____ Decorative Rock	_____ %	_____ on-site _____ off-site
_____ Fill (buried)	_____ %	_____ on-site _____ off-site
_____ Stacked in Pile	_____ %	_____ on-site _____ off-site
_____ Other	_____ %	_____ on-site _____ off-site

N/A

2. Estimated Amount of Cut & Fill:

_____ cubic yards (total)
 _____ cubic yards (cut) _____ cubic yards (fill)

3. If rock/spills 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>
_____	_____	_____ cubic yards
_____	_____	_____ cubic yards
_____	_____	_____ cubic yards

4. Debris Disposal (Location & Method):

_____ On-site _____ Off-site

Related Permits

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

County:

Grading: Yes _____ No <u>X</u>	Groundwater/Well Permit: Yes _____ No <u>X</u>
Building: Yes _____ No <u>X</u>	Use Permit: Yes _____ No <u>X</u>
Structural ECP: Yes _____ No <u>X</u>	Variance: Yes _____ No <u>X</u>
Sewage Disposal: Yes _____ No <u>X</u>	Other Not Listed: _____

State Dept of Forestry:

Timber Harvest Plan: Yes _____ No X Timber Conversion Permit: Yes _____ No X _____ acres
 Timber Conversion Exemption: Yes _____ No X _____ acres

State Dept of Fish & Game:

Streambed Alteration Permit: Yes _____ No X

State Division of Water Rights:

Appropriate Water Rights Permit Yes _____ No X

State Environmental Protection Agency:

Chemical Application Permit(s): Yes X No _____

Other State & Federal Permits (please list):

2. Consultation with, or letter of agreement from:

Regional Water Quality Control Bd: Yes _____ No _____
National Marine Fisheries Service/NOAA: Yes _____ No _____
Army Corps of Engineers: Yes _____ No _____
U.S. Fish and Wildlife Service: Yes _____ No _____

P21-00274



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: 10/11/2021

FILE #: P21-00274 APN #: 049-200-003 USGS QUAD: _____
 [] STRUCTURAL [] AGRICULTURAL TOWNSHIP/RANGE: _____
 REQUEST: Track 1 - ECP

PROJECT TYPE: Agriculture: New ___ Vineyard Replant (Process I: X 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: 1228 Hagen LLC c/o Rudy Zuidema
 Telephone #: (707) 310-4925 Fax #: () E-Mail: rudyzuidema@gmail.com
 Mailing Address: 4334 East 3rd Avenue Napa CA 94558
No Street City State Zip
 Status of Applicant's Interest in Property: Landowner
 Property Owner's Name: 1228 Hagen LLC c/o Abe Marapao
 Telephone #: (626) 864-1935 Fax #: () E-Mail: info@napadevo.com
 Mailing Address: 3435 Wilshire Boulevard Suite 1050 Los Angeles CA 90010
No Street City State Zip
 Site Address/Location: 1228 Hagen Road Napa
No Street City
 Assessor's Parcel #: 049-200-003 Existing Parcel Size: 6.10 acres Development Area Size: ±1.25 Gross acres
 Slope Range: 2 % to 15 % Total Acreage ≥ 30%: 0 acres Estimated Total Amount of Cut & Fill: 0 cubic yards
 Land or Aerial Survey Prepared By Terra Firma Surveys Inc. Date: 9-21-20
 (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: Trucked In Recycled Water
 Related Permits Filed: Water Rights Groundwater Well Sewage Disposal Use Permit/Variance?
 Timber Harvest Stream Alteration Others: _____

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

Signature of Applicant

Date

Signature of Property Owner

Date 9/15/2021

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: Track 1 New Vineyard Development APN: 049-200-003

Parcel size: 6.10 acres Total land area disturbed: 1.35 gross acres
 Agriculture: NEW plant acres: 1.25 gross Replant acres: _____
 Structures: residence building driveway road other _____

2. Project Phases: one two or _____

3. Anticipated date to start construction (month/year): _____, 20____

4. Estimated date of completion of each phase: Phase 1: _____
 Phase 2: _____
 Phase ____: _____

5. Total construction time estimated: _____

6. Work scheduled between Oct. 1 and Apr. 1? Yes No OR
 between Sept. 1 and Apr. 1? Yes No (municipal watershed)

7. Winterization measures in the Erosion Control Plan: See TIME Sheet

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: 2 % to 15 %
 10. Total acreage with slopes greater than or equal to 30%: 0 acres
 11. Contour mapping source: Terra Firma Surveys Inc. (9-21-20)

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: Sarco Creek
 Municipal Reservoir Watershed: Yes No
 If yes: Bell Canyon Kimball Milliken Lake Hennessey Rector

14. Have any other erosion control plans effecting this parcel been approved since 1991? Yes No

15. Coverage information (required for projects in any watershed):
 (a) Existing acres of tree canopy cover per parcel: 3.00 acres
 Proposed acres of canopy cover to be removed: 0.18 acres
 Percent of canopy cover to be retained per parcel: 83 %
 (b) Existing acres of shrub, brush, grass without tree canopy per parcel: 1.03 acres
 Proposed acres of shrub, brush, grass cover to be removed: .63 acres
 Percent of shrubs, brush, grass to be retained per parcel: 61 %

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

- 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 Settings

19. Is any portion of the project located on or within 500' of a landslide? Yes No
Cite source: Napa County GIS Database
20. Is any portion of the project located in the vicinity of rare/endangered species, species of special concern (plant, animal), wetland (type), riparian habitat, critical habitat, etc.? Yes No
If yes, list: _____
Cite source/reference(s): _____
Specific study prepared: Biological Resource Survey by Kjeldsen Biological Consulting date: June 2021
21. Is any portion of the project located on or within 500' of an archeological or historic site? Yes No
Cite source: Napa County GIS Data Base
Specific study prepared: Cultural Resources Study by Tom Origer & Associates date: Revised 10-16-2020

Grading Information

22. Are any new roads/driveways associated with the project? Yes No
23. Are any new vineyard avenues associated with the project? Yes No
24. Will the project involve any recontouring of the land? Yes No
25. Will there be any excavation or fill deeper than 12 inches? Yes No
26. Total cubic yards of cut & fill: 0
Cubic yards of cut: _____ fill: _____
Spoils location: on-site _____ off-site _____
27. Has a grading permit been filed with the Co Public Works Dept? Yes No
28. Will the project involve repair of a landslide? Yes No
Location _____ Size _____ Report _____

TIMBER HARVEST/TIMBER CONVERSION PERMITS

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

Napa de Oro Vineyard - 1228 Hagen LLC
 Vineyard Development and Operations Traffic

9/6/2022

Vehicles	Equipment	Purpose	# of People	# of Trips
Year 1 - Development				
2	Farm Tractor	Ground Prep	2	2
3	Vineyard Employees	Ground Prep	4	3
3	Forklift	Material Delivery	4	1
4	Ditcher	Irrigation Install	5	6
4	Farm Tractor	Vineyard Install	6	6
5	Vineyard Employees	Planting	8	6
2	Straw Bales/Wattles	Erosion Control	2	2
3	Vineyard Employees	Erosion Control	4	2
2	Vineyard Employees	Weekly Irrigation	2	25
2	Tanker Truck	Water Delivery	2	25
Forward - Yearly Operations				
4	Vineyard Employees	Pruning	6	3
3	Dump Truck	Removing Canes	4	4
3	Vineyard Employees	Tieing Vines	4	3
2	Vineyard Employees	Irrigation Flushing	2	1
4	Tractor	Mowing/Weed Control	4	3
3	Tractor	Spray	2	7
5	Vineyard Employees	Suckering	6	3
5	Vineyard Employees	Tucking/Tieing	6	3
5	Vineyard Employees	Lateral/Leafing	6	4
4	Vineyard Employees	Leafing/Thinning	6	1
4	Vineyard Employees	Green Drop	6	1
2	Vineyard Employees	Weekly Irrigation	2	25
2	Tanker Truck	Water Delivery	2	25
3	Flatbed/Forklift/Tractor	Harvest	3	2
5	Vineyard Employees	Harvest	8	2



SCALE: 1"=100'
 CONTOUR INTERVAL: 1'

NAPA DE ORO
 1228 HAGEN RD
 APN: 049-200-003
 2020 PHOTO MAP

NVVE 9-2-21

GOOGLE PHOTO (2020)
 TOPO SURVEY BY TERRA FIRMA SURVEYS INC. (9-21-20)



Legend

	BLOCK BOUNDARY
	AVENUE/TURNSPACE
	VINEYARD BOUNDARY (APPROX.)
(E)	EXISTING
	FENCE (E)
	PROPERTY LINE APPROXIMATE LOCATION
	PROPOSED IRRIGATION MAIN
	ROAD NOT DRAINING TO STREAM SYSTEM
	WILDLIFE EXCLUSION FENCE
	VINEYARD ACCESS ROAD



SCALE: 1"=100'
CONTOUR INTERVAL: 1'

Notes

- Existing road and avenue improvements as shown on plan. The unpaved avenues are not delivering sediment to stream systems.
- Proposed avenues and roads leading to proposed vineyard blocks will conform with vineyard operations.
- All avenues which are not gravel or paved shall be seeded and mulched every year before October 15th.
- Any new roads built for vineyard operations will need to be reviewed by NCRCD for conformance with Water Board standards.

NAPA DE ORO
1228 HAGEN RD
APN:049-200-003
ROAD AND IRRIGATION PLAN



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

E MAIL

November 10, 2021

Drew Apeegren
176 Main Street, Suite B
St Helena, Ca 95474

**RE: Application Completeness Determination – Hagen LLC
Agricultural Erosion Control Plan (ECPA) File # P21-00274-ECPA
1228 Hagen Road, Napa - APN 049-200-003**

Dear Drew,

Thank you for the October 11, 2021, submittal of the referenced ECPA application. 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 Categorical Exemption, Negative Declaration or Environmental Impact Report. The proposed project is located within the Sarco Creek sub-watershed. Based on the size and average slope of the project, the proposed project would normally qualify for a Categorical Exemption pursuant to the Napa County CEQA guidelines; however, the project is located within an area where drainages are more than 5.5 converted which triggers the need for an Initial Study, potential use of the State CEQA guidelines is discussed further in Exhibit A.

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 your engineer under a separate correspondence.

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.

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

EXHIBIT A
APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST
HAGEN LLC ECP #P21-00274-ECPA: APN 049-200-003-000

1. **Agricultural Erosion Control Plan Application Completeness Items:** This information is necessary to clearly describe and understand the full extent of the proposed conversion project and adequately disclose and assess potential impacts of the project pursuant to CEQA.
 - a. **Water Availability:** The proposed project is located in an area designate as the Napa Valley Floor;
 1. Provide a will serve letter from NSD regarding the water that will be trucked in to irrigate the vineyards.
 2. Provide details on how trucked in water will be allocated as the water truck contract serves multiple parcels. Provide details regarding the number of truck trips anticipated and any other relevant information, etc.
 3. Please provide Water Use Criteria for the proposed project. Provide pre- and post- water use for the project
 4. Note: irrigation for the vineyard will need to be purple pipe (identified as recycled water) and separated from the existing water uses on site.
2. **CEQA:** Please note, that while the project would normally qualify for a Categorical Exemption (based on the size and slope of the parcel), due to it being located in a drainage which is more than 5.5% converted it will require an Initial Study per County CEQA guidelines.
 - a. It should be noted that it would be possible to utilize the state CEQA guidelines which allow for Categorical Exemptions for projects with a slope less than 10%. However, this will require a revised plan which include the removal of some of the proposed vineyards to get the slopes to less than 10%.
3. **Shapefiles:** Please provide the shapefiles so that the project plans can be digitized.
4. **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.

Note regarding different regulations which were discussed in the Pre-App meeting: I spoke with John and he recalled that you are probably referring to the following: exempt earthmoving activities associated with an agricultural project of five acres or less on slopes of less than thirty percent from the new requirements of this ordinance. The project does involve a vineyard development of five acres or less which has slopes less than 30%. However, this type of project is still subject to CEQA and must comply with the Conservation Regulations in effect as of May 9, the day prior to the effective date of Ordinance No. 1438.



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

E MAIL

March 22, 2022

Drew Aspegren
176 Main Street, Suite B
St Helena, Ca 95474

**RE: Application Completeness Determination 2nd Submittal – Hagen LLC
Agricultural Erosion Control Plan (ECPA) File # P21-00274-ECPA
1228 Hagen Road, Napa - APN 049-200-003**

Dear Drew,

Thank you for the February 15, 2021, resubmittal of the material requested as part of the first application completeness determination for the above referenced ECPA application. The review of the resubmittal has found that general the information requested has been provided. However, Planning has a few additional questions we would request be clarified for the record before the application is deemed complete. As you aware we will also be conducting a site visit with a representative of the Yocha Dehe tribe to asses any potential cultural resource issues; this meeting will occur on Friday, March 25 at 10:00 am and might trigger the need for additional corrections or alterations to the proposed ECPA.

The resubmittal has been reviewed 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 have approved the resubmittal materials and provided an approval memo which is attached to the email sent with this completeness letter.

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,

EXHIBIT A

APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST

HAGEN LLC ECP #P21-00274-ECPA: APN 049-200-003-000

1. **Agricultural Erosion Control Plan Application Completeness Items (Sub 2):** This information is necessary to clearly describe and understand the full extent of the proposed conversion project and adequately disclose and assess potential impacts of the project pursuant to CEQA.

a. Water

1. Please provide additional clarification on where water will be sourced during the establishment of the new vines (when water needs are typically higher), especially in the case of when the Napa Sanitation District is unable to provide trucked in water, which was indicated in their letter could be possible. Provide alternative sources which can be utilized, this should NOT include ground water from the project site.
2. Please provide further information on the frequency of truck trips for recycled water, will a truck be coming to the site to once a week, twice a week, etc.? Will the vineyard be watered directly from the truck or will the water be stored in existing or new water tanks on site? If new tanks, please call out where on the site the water tank(s) would be located (please be aware a new tank will require a building permit). If one of the existing tanks, please provide details and specs on how this tank will be connected to the recycled water irrigation system and would no longer be connected to the ground water source used to irrigate the house and associated landscaping.
3. Please provide clarification regarding the water source for Block A1 and A2. Are Block A1 and A2 currently watered from the onsite groundwater well? Will Block A1 continue to be watered from this source or will the Block be switched over to the recycled water system? The same question applies to Block A2.
 - a. The water use criteria numbers provided in the Response to Comments letter do not match the Water Use Criteria listed in the ECPA. Response letter lists the current Block A1 water use as 0.31 af, but the application lists the water use for Agriculture/Landscaping as 0.25 af. However, perhaps this is just for the site's landscaping and does not include Block A + A2? Numbers should match and if needed the Application Submittal Document will need to be corrected and resubmitted.
 - b. If Block A2 will be watered with groundwater, I will need to confer with the Environmental Health Department to confirm whether a groundwater permit will be required due to the project site being located in the MST groundwater deficient area.
 - c. Please provide irrigation specs to clearly demonstrate how Block A2 (and Block A1, if applicable) will be tied into the recycle water purple pipe irrigation system and will NOT be watered from the well source on-site.

ii. Plans:

Morrison, Dana

From: Morrison, Dana
Sent: Friday, February 25, 2022 2:10 PM
To: 'Drew Aspegren'; nvvebpm@comcast.net
Subject: FW: 1228 Hagen Rd Napa Project YD-11302020-01
Attachments: 1228 Hagen Rd Napa Project YD-11302020-01- Site Visit Requested.pdf

Hi Drew,
Tribal notifications went out and we have had a response from the Yocha Dehe, who would like to arrange a site visit. I am working on a deadline right now, so I will not respond to Marisela next week, but I wanted to give you a heads up. I will CC you the email I send next week so we can try to arrange time for a site visit. Let me know if you have any key dates or time when you will be unavailable in the next coming weeks.

Cheers,

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



A Tradition of Stewardship
A Commitment to Service

From: Marisela Hernandez <MHernandez@yochadehe-nsn.gov>
Sent: Friday, February 25, 2022 1:59 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Rebekah Canavesio <RCanavesio@yochadehe-nsn.gov>; Victoria Delgado <VDelgado@yochadehe-nsn.gov>
Subject: 1228 Hagen Rd Napa Project YD-11302020-01

[External Email - Use Caution]

Hello,

Attached is our response to your project notification we received in regards to the project listed above.

You will also receive a copy of our response via Mail.

Thank you,
Marisela Hernandez
Administrative Assistant

Morrison, Dana

From: Marisela Hernandez <MHernandez@yochadehe-nsn.gov>
Sent: Friday, May 13, 2022 10:10 AM
To: Morrison, Dana
Cc: Rebekah Canavesio; Victoria Delgado
Subject: 1228 Hagen Rd Napa Project YD-11302020-01 - SVFU Monitors Needed
Attachments: 1228 Hagen Rd Napa Project YD-11302020-01 - SVFU Monitors Needed.pdf

[External Email - Use Caution]

Hello,

Please see the attached site visit follow-up letter in regards to the project listed above. If you have any questions, please let us know.

You will also receive a copy of our response via mail.

Thank you,

Marisela Hernandez

Administrative Assistant

Yocha Dehe Wintun Nation

PO Box 18 | Brooks, CA 95606

p 530.796.0105 | f 530.796.2143

mhernandez@yochadehe-nsn.gov

Morrison, Dana

From: Morrison, Dana
Sent: Friday, May 13, 2022 10:31 AM
To: Drew Aspegren
Subject: Fw: 1228 Hagen Rd Napa Project YD-11302020-01 - SVFU Monitors Needed
Attachments: 1228 Hagen Rd Napa Project YD-11302020-01 - SVFU Monitors Needed.pdf

Hi Drew,

I just received the Yocha Dehe letter regarding the Hagen ECP (though it does mention the housing element, but I think that is a mistake; I will reach out and ask for edit version with the correct project referenced). They are recommending a cultural monitor to be onsite during the development phase of the project and sensitivity training as well.

Let me know if you have any questions.

Regards,

Dana

From: Marisela Hernandez <MHernandez@yochadehe-nsn.gov>
Sent: Friday, May 13, 2022 10:10 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Rebekah Canavesio <RCanavesio@yochadehe-nsn.gov>; Victoria Delgado <VDelgado@yochadehe-nsn.gov>
Subject: 1228 Hagen Rd Napa Project YD-11302020-01 - SVFU Monitors Needed

[External Email - Use Caution]

Hello,

Please see the attached site visit follow-up letter in regards to the project listed above. If you have any questions, please let us know.

You will also receive a copy of our response via mail.

Thank you,

Marisela Hernandez

Administrative Assistant

Yocha Dehe Wintun Nation

PO Box 18 | Brooks, CA 95606

p 530.796.0105 | f 530.796.2143

mhernandez@yochadehe-nsn.gov

Morrison, Dana

From: nvvebpm@comcast.net
Sent: Monday, February 7, 2022 3:39 PM
To: Morrison, Dana
Cc: 'Drew Aspegren'
Subject: RE: 1228 Hagen LLC (Napa De Oro)

Follow Up Flag: Follow up
Flag Status: Completed

[External Email - Use Caution]

Hi Dana,
We are ready to submit revisions in response to comments of 11/10/2021 & 11/16/2021 for 1228 Hagen LLC (Napa De Oro) #P21-00274. If you will provide a link, we will submit all materials requested.
Thanks

Ben Menzel
Napa Valley Vineyard Engineering, Inc.
(707) 963-4927

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, February 4, 2022 4:29 PM
To: nvvebpm@comcast.net
Cc: Drew Aspegren <nvvedla@comcast.net>
Subject: RE: 1228 Hagen LLC (Napa De Oro)

Hi Ben,
Good question, basically, the State Cat Ex says the land must be less than 10% (by this we have interpreted to be within the project area, not overall site). While we can support an average slope (of less than 10%), my understanding from other Con Div staff is that that project area itself really shouldn't have much, if any areas over, 10%. Minor slope undulations can probably be overlooked, but larger sections of land shouldn't be included. I hope that provides adequate clarification, if not let me know and we can touch base next week.
Cheers ,

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

Morrison, Dana

From: Morrison, Dana
Sent: Tuesday, September 13, 2022 9:18 AM
To: nvvebpm@comcast.net; 'Drew Aspegren'
Subject: Re: 1228 Hagen #P21-00274

Hey Ben,
Sorry about that, should work now.

<https://www.pbcs.cloud/index.php/s/oH2YELbo98bf6Ja>



Hagen 3rd Submittal P21-00274

PBES Cloud v2.0 - Napa Co. Planning, Building, and Environmental Services Dept. cloud sharing platform

www.pbcs.cloud

Cheers,
Dana

From: nvvebpm@comcast.net <nvvebpm@comcast.net>
Sent: Tuesday, September 13, 2022 8:03 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; 'Drew Aspegren' <nvvedla@comcast.net>
Subject: RE: 1228 Hagen #P21-00274

[External Email - Use Caution]

Hi Dana,
Yesterday I tried to use the link you provided to upload our documents but it would not let me upload them, it said I do not have permission to upload. I think this happened in the past and you were able to provide a new link.
Thanks

Ben Menzel
Napa Valley Vineyard Engineering, Inc.
(707) 963-4927

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Monday, September 12, 2022 11:57 AM
To: nvvebpm@comcast.net; 'Drew Aspegren' <nvvedla@comcast.net>
Subject: Re: 1228 Hagen #P21-00274

Hi Ben,
Lets do a Cloud link drop, please see link below:



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A Commitment to Service

From: Drew Aspegren <nvvedla@comcast.net>
Sent: Wednesday, July 20, 2022 10:11 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Ben Menzel <nvvebpm@comcast.net>
Subject: 1228 Hagen #P21-00274

[External Email - Use Caution]

Hi Dana-- We are working on the Restoration Plan and incorporating the GHG element, and we received the plan showing the separation of groundwater from recycled water. However, given the new mandates regarding air quality, we request a 60 day extension of time to respond to your completeness letter. We will be contacting you regarding our proposal for mitigation; hopefully the county will have firmed up policy regarding this matter.

Thank you for your consideration and you efforts in this matter.

Drew L. Aspegren, P.E.
Napa Valley Vineyard Engineering, Inc.
O: (707) 963-4927
C: (707) 287-7700



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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

Certified Mail

January 24, 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 #P21-00274-ECPA
1228 Hagen Road; APN: 049-200-003**

Dear Mr. Simon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan request to abandon 0.35 acres of existing vineyard, legalize 0.29 gross acres (0.20 net acres) of existing vineyard and install 0.96 gross acres (0.68 net vine acres) of vineyard [resulting in a final total of 0.88 net vine acres on site] located at 1228 Hagen 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



A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison
Director

Certified Mail

January 24, 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 #P21-00274-ECPA
1228 Hagen Road; APN 049-200-003**

Dear Mr. Gabaldon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan request to abandon 0.35 acres of existing vineyard, legalize 0.29 gross acres (0.20 net acres) of existing vineyard and install 0.96 gross acres (0.68 net vine acres) of vineyard [resulting in a final total of 0.88 net vine acres on site] located at 1228 Hagen 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 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 707-253-4437 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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Planning, Building & Environmental Services

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

David Morrison
Director

Certified Mail

January 24, 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 #P21-00274-ECPA
1228 Hagen Road; APN 049-0200-003**

Dear Mr. Bill,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan request to abandon 0.35 acres of existing vineyard, legalize 0.29 gross acres (0.20 net acres) of existing vineyard and install 0.96 gross acres (0.68 net vine acres) of vineyard [resulting in a final total of 0.88 net vine acres on site] located at 1228 Hagen 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 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 707-253-4437 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



YOCHA DEHE
CULTURAL RESOURCES

February 22, 2022

Napa County
Planning, Building & Environmental Services
Attn: Dana Morrison, Planner III
1195 Third Street, Suite 210
Napa, CA 94559

RE: 1228 Hagen Rd Napa Project YD-11302020-01

Dear Ms. Morrison:

Thank you for your project notification dated, January 24, 2022, regarding cultural information on or near the proposed 1228 Hagen Rd Napa Project. 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 unknown cultural resources. Additionally, Yocha Dehe Wintun Nation requests a site visit to the project area to evaluate our cultural concerns.

To coordinate a date and time for the site visit, please contact:

CRD Administrative Staff
Yocha Dehe Wintun Nation
Office: (530) 796-3400
Email: THPO@yochadehe-nsn.gov

Please refer to identification number YD - 11302020-01 in any correspondence concerning this project.

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

Sincerely,

DocuSigned by:

A handwritten signature in black ink, appearing to be 'MP', is written over a white rectangular background.

5ED632FDB9C34EA...
Tribal Historic Preservation Officer

Yocha Dehe Wintun Nation

PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2148 www.yochadehe.org



May 11, 2022

Napa County
Attn: Dana Morrison, Planner III
1195 Third Street, Suite 305
Napa, CA 94559

RE: 1228 Hagen Rd Napa Project YD-11302020-01

Dear Ms. Morrison:

Thank you for the site visit on, April 14, 2022, regarding the proposed 1228 Hagen Rd Napa Project. We appreciate you taking the time to show us the project area.

Based on the information provided during our site visit, as well as supporting documents provided by your organization; the Tribe has concerns that the project could impact known cultural resources. Yocha Dehe Wintun Nation highly recommends including cultural monitors during development and ground disturbance, including backhoe trenching and excavations. In addition, we recommend cultural sensitivity training for all project personnel

To setup a monitoring agreement, please contact:

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

Please refer to identification number YD-11302020-01 in any correspondence concerning this project.

Thank you for providing us the opportunity to comment.

Sincerely,

DocuSigned by:

5E0632FDB9C34EA
Tribal Historic Preservation Officer