



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

FILE #: P21-00307 APN #: _____ SUBMITTAL DATE: _____
 [] STRUCTURAL [] AGRICULTURAL USGS QUAD: _____
 TOWNSHIP/RANGE: _____
 REQUEST: _____

PROJECT TYPE: Agriculture: New ___ Vineyard Replant (Process I: ___ II: ___) Other: _____
 Non-Agriculture: Structure ___ Driveway ___ Road ___ Reservoir ___ Other _____

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

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

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

FINAL APPROVAL: CDPD: X Date: _____

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

Applicant's Name: Red Boat LLC

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

Mailing Address: 1200 Zephyr Avenue Hayward CA 94544
No Street City State Zip

Status of Applicant's Interest in Property: Owner

Property Owner's Name: Red Boat LLC

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

Mailing Address: 1200 Zephyr Avenue Hayward CA 94544
No Street City State Zip

Site Address/Location: 1373 Soda Canyon Road Napa
No Street City

Assessor's Parcel #: 039-380-037 Existing Parcel Size: 18.34 acres Development Area Size: 9.0 acres

Slope Range: 9 % to 26 % Total Acreage ≥ 30%: 0.8 acres Estimated Total Amount of Cut & Fill: 0 cubic yards

Land or Aerial Survey Prepared By American Aerial Mapping, Inc Date: 04/2021

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

Source(s) of Water: Existing well

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

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

Quonk Pham 10/27/2021 *Quonk Pham* 10/27/2021
 Signature of Applicant Date Signature of Property Owner Date

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

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

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: Napa County Landslide shapefile
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): WRA Environmental Consultants
Specific study prepared: Biological Resources Recon by WRA Environmental Consultants date: Sept. 2021
21. Is any portion of the project located on or within 500' of an archeological or historic site? Yes No
Cite source: Flaherty Cultural Resource Services (FCRS)
Specific study prepared: Cultural Resource Recon Survey by FCRS date: Sept. 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: 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

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

To be provided by Property Owner: _____

Attach response sheets to this page.

A. GENERAL INFORMATION

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

B. PROJECT DESCRIPTION

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

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

YES NO

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

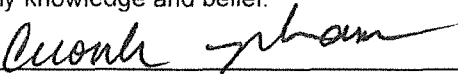
C. ENVIRONMENTAL SETTING

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

D. CERTIFICATION

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

10/27/2021
Date


Signature of Property Owner

Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File #: _____ - _____ Owner: Viet Phu Inc Parcel #: 039-380-037

Vineyard Development Area Specifics

1. Size of Area Disturbed:	9.0	acres
2. Size of Vineyard:	9.0	acres
3. Acres of Vines:	7.0	acres
4. Slopes of Area Disturbed:	9	% to 26 %
5. Amount of Total Acreage Equal to or Above 30% Slope:	0.8	acres
6. Total Number of Trees Removed	138	trees
a) natives	138	trees
b) non-natives	0	trees

Vineyard Development Schedule

- 1. Pre-Planting Stage:**
(i.e. land clearing, ripping, installation of drainage system., vineyard staking, installation of irrigation system., installation and maintenance of permanent and temporary erosion control measures, planting of cover crop, straw mulching)
 Start Date: 4/1 End Date: 10/15 Duration: 198 days
 Temporary Cover Crop Planted Yes No

- 2. Planting Stage:**
(i.e. planting of vines, seeding permanent cover crop, apply straw mulch, maintenance of erosion control measures)
 Start Date: 4/1 End Date: 10/15 Duration: 198 days

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

Vineyard Operations Information

- 1. Farming Equipment:**

<input type="checkbox"/> Track-laying	Percent of Use _____ %	
<input checked="" type="checkbox"/> Rubber-tired	Percent of Use <u>75</u> %	
<input checked="" type="checkbox"/> ATV	Percent of Use <u>10</u> %	
<input checked="" type="checkbox"/> Hand/Manual	Percent of Use <u>15</u> %	
<input type="checkbox"/> Other (describe) _____	Percent of Use _____ %	

- 2. Annual Pruning:**
 Time of Year: February Number of days: 3 Number of Workers: 10

- 3. Annual Sulfuring:**
 Time of Year: April -June Estimated applications/year: 5

- 4. Weed Control:**

	<u>Under Vines</u>	<u>Between Rows</u>
Type of control	Chemical	Mowing
Method of application	ATV	Tractor
Months:	April, June	April June
Applications/year:	2	2
Number of Workers:	1	1

- 5. Harvest (Crush):**
 Length 3 days Number of Workers: 10

2. Mildewcides					
Sulfur DF	Tractor	3 lbs	4	12 lbs	84 lbs
Inspire Super	Tractor	16 oz	5	80 oz	560 oz
3. Herbicides					
Glyphosate	ATV	96 oz	2	192 oz	1,344 oz
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 onsite storage is proposed.

Location of current or potential area(s) used for the mixing agricultural chemicals and the description of the facilities present thereat: The chemical mixing location is shown in Figure 4 of the ECP.

Location of current or proposed area designated for the cleaning and washing of chemical application equipment: Chemical mixing location as shown in Figure 4 of the ECP

Water Source and Usage Information

** Use Attachment D to calculate information requested**

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

Agricultural Water Source(s) :

- Well
 Spring
 Stream or Creek
 Reservoir(s)
 Other

**Percent of Total
Agricultural Use:**

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

Residential and Non-Agricultural Water Source(s) :

- Well
 Spring
 Stream or Creek
 Other

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

100 %
 _____ %
 _____ %
 _____ %
 100%



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David Morrison
Director

December 14, 2021

Via Email

PPI Engineering, Inc.
C/O Annalee Sandborn
2800 Jefferson Street
Napa, Ca 94558

**RE: Application Completeness Determination – Red Boat LLC. Vineyard
File # P21-00307
1373 Soda Canyon Road, NAPA; APN: 039-380-037**

Annalee,

Thank you for the November 12, 2021 submittal of the referenced ECPA application, and for accommodating the site visit with PPI Engineering on December 9th. The initial review of the ECPA application package by both Planning and Engineering Divisions has found that the application contains adequate information to describe the project and existing setting; evaluate conformity of the application with applicable regulations and policies; evaluate the significance of any potential impacts the proposed project may have on the environment pursuant to the California Environmental Quality Act (CEQA) to prepare a technically adequate and legally defensible CEQA document and determination, and to continue review and processing (also see the enclosed Engineering Division's review memo).

Pursuant to *Napa County's Local Procedures for Implementing CEQA Chapter 1 Section 102 [State CEQA Guidelines Section 15004]*, no application for a permit shall be approved nor shall any permit be issued or approval given by any County official or body until all procedures required by *State and County CEQA Guidelines* have been completed. This is a preliminary determination that the application contains adequate information known to be necessary at this time to initiate the environmental impact analysis required by CEQA. 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. Please note that any changes to the use or design of the project may necessitate additional review and approval.

Because the proposed project includes an average slope over 15%, which exceeds the threshold for a Class 4 Categorical Exemption pursuant to *Napa County's Local CEQA Guidelines*, an Initial Study will need to be prepared and circulated pursuant to CEQA.

Pursuant to Public Resources Code (PRC) Section 21080.3.1 (AB-52 - Gatto), consultation invitations of the proposed project are required to be sent to the Middletown Rancheria, the Mishewal



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David Morrison
Director

MEMORANDUM

To: Dana Morrison Conservation Division	From: Raulton Haye Engineering Service
Date: December 9, 2021	Re: Permit No. P21-00307 Red Boat LLC Vineyard Development ECP APN# 039-380-037

The Engineering Division has reviewed the technical studies for the proposed Red Boat, LLC Vineyard Development – Erosion Control Plan (ECP) application, P21-00307, located on assessor’s parcel number 039-380-037. The proposed plan requests the planting of approximately 9 acres of vineyard, within three vineyard blocks.

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

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



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Napa, CA 94559
www.countyofnapa.org

Brian Bordona
Interim Director

March 1, 2023

via email

PPI Engineering, Inc.
C/O Annalee Sandborn
2800 Jefferson Street
Napa, Ca 94558

**Re: P21-00307; Red Boat Erosion Control Plan
1373 Soda Canyon Road; APN 039-380-037-000
Request for Deposit**

Dear Applicant,

This letter is to inform you of the status of the permit account balance for the above referenced ECPA, and to request additional funds. Please find the attached statement showing that the account balance for the P21-00307 has dropped below \$0. The Fee and Payment Summary showing the overall project fund status and a detailed Payment Statement are attached.

As a reminder, and as indicated in the hourly fee agreement, the project is billed on a time and materials basis: the original fee paid is a deposit into the project account that is drawn against when work is performed. Please find the attached statements (Summary and Detailed) showing the current project balance.

The following tasks still need to be completed before the project can be finalized:

- Final Edits to IS based on revised WAA and preservation area
- Project Revision Statement
- Preparation of Notice of Intent, distribution of Initial Study
- Responding to comments
- Notice of Decision and preparation of Approval Letter, Findings, Proof of Mailing, and Mitigation Monitoring Plan
- Inspections and monitoring, (standard \$5,000 monitoring fee);
- Filing Fees for California Department of Fish and Wildlife (\$2,814); and,
- Closing of project file, file cleaning and organization.

Consequently, at this time we request an additional deposit of \$10,000 to continue processing this permit. This is the estimated amount required to complete the application, though, please be aware, that additional funds may need to be requested to ensure that the full \$5,000



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David Morrison
Director

Certified Mail

December 20, 2021

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

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Red Boat Vineyard, Erosion Control Plan #P21-00307-ECPA
1373 Soda Canyon Road; APN 039-380-037**

Dear Mr. Simon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 9.0-acre vineyard (7.0 vine acres) located at 1737 Soda Canyon 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 black ink, appearing to read "Dana Morrison".

Dana Morrison
Planner III

Enclosures: Cultural Resources Survey
Project plans

Planning Division
(707) 253-4417

Building Division
(707) 253-4417

Engineering & Conservation
(707) 253-4417

Environmental Health
(707) 253-4471

Parks & Open Space
(707) 259-5933



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David Morrison
Director

Certified Mail

December 20, 2021

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

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Red Boat Vineyard, Erosion Control Plan #P21-00307-ECPA
1373 Soda Canyon Road; APN 039-380-037**

Dear Mr. Gabaldon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 9.0-acre vineyard (7.0 vine acres) located at 1373 Soda Canyon 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 black ink, appearing to read "Dana Morrison".

Dana Morrison
Planner III

Enclosures: Cultural Resources Survey
Project plans

Planning Division
(707) 253-4417

Building Division
(707) 253-4417

Engineering & Conservation
(707) 253-4417

Environmental Health
(707) 253-4471

Parks & Open Space
(707) 259-5933



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David Morrison
Director

Certified Mail

December 20, 2021

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

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Red Boat Vineyard, Erosion Control Plan #P21-00307-ECPA
1373 Soda Canyon Road; APN 039-380-037**

Dear Mr. Bill,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 9.0-acre vineyard (7.0 vine acres) located at 1373 Soda Canyon 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 black ink, appearing to read "Dana Morrison".

Dana Morrison
Planner III

Enclosures: Cultural Resources Survey
Project plans

Planning Division
(707) 253-4417

Building Division
(707) 253-4417

Engineering & Conservation
(707) 253-4417

Environmental Health
(707) 253-4471

Parks & Open Space
(707) 259-5933



YOCHA DEHE
CULTURAL RESOURCES

February 4, 2022

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

RE: Red Boat Vineyard 1373 Soda Canyon Rd Napa YD-01252022-03

Dear Ms. Morrison:

Thank you for your project notification letter dated, January 19, 2022, regarding cultural information on or near the proposed Red Boat Vineyard 1373 Soda Canyon Rd Napa. We appreciate your effort to contact us.

The Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we respectfully decline any comment on this project. However, based on the information provided, please defer correspondence to the following:

Middletown Rancheria
Attn: Michael Riviera
PO Box 1035
Middletown, CA 95461

Please refer to identification number YD - 01252022-03 in any future correspondence with Yocha Dehe Wintun Nation concerning this project.

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

Sincerely,

Laverne Bill
Director of Cultural Resources

cc: Middletown Rancheria

Morrison, Dana

From: Annalee Sanborn <ASanborn@PPIEngineering.com>
Sent: Friday, June 10, 2022 3:58 PM
To: Morrison, Dana
Cc: Matt Bueno; Ryan, Patrick C.
Subject: RE: Red Boat #P21-00307 follow-up
Attachments: IMG_5523.JPG

[External Email - Use Caution]

Thanks for the quick reply! If we need to update anything per the new guidance, please let me know and I can coordinate with the groundwater folks (or others) as necessary. And yes, this property did burn in the 2017 fires, hence the oak tree mortality we saw on our site visit. The owner has been grazing the property ever since for fire protection – see attached for my favorite site photo!

Annalee Sanborn
asanborn@ppiengineering.com
Senior Project Manager | PPI Engineering, Inc.
2800 Jefferson Street
Napa, CA 94558
(707) 253-1806
www.ppiengineering.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, June 10, 2022 3:17 PM
To: Annalee Sanborn <ASanborn@PPIEngineering.com>
Cc: Matt Bueno <MBueno@PPIEngineering.com>; Ryan, Patrick C. <Patrick.Ryan@countyofnapa.org>
Subject: RE: Red Boat #P21-00307 follow-up

Hi Annalee,
Yes, it is a scorcher out there today! No melting...yet. I hope you are staying cool as well.

Thanks for checking in regarding the Red Boat ECPA. I completed the draft IS and it has been sent out to County Counsel for review. Hopefully I should receive comments back in the next few weeks.

Just as a head up, the County and BAAQMD have recently adopted new WAA requirements and GHG Air Quality CEQA thresholds which might trigger additional information or changes to the project. All projects not yet approved will be subject these changes. These are new regulations and County Managers/Staff are still working through how to implement these changes into our project review and approval process. I should have more information in the coming weeks. Stay tuned.

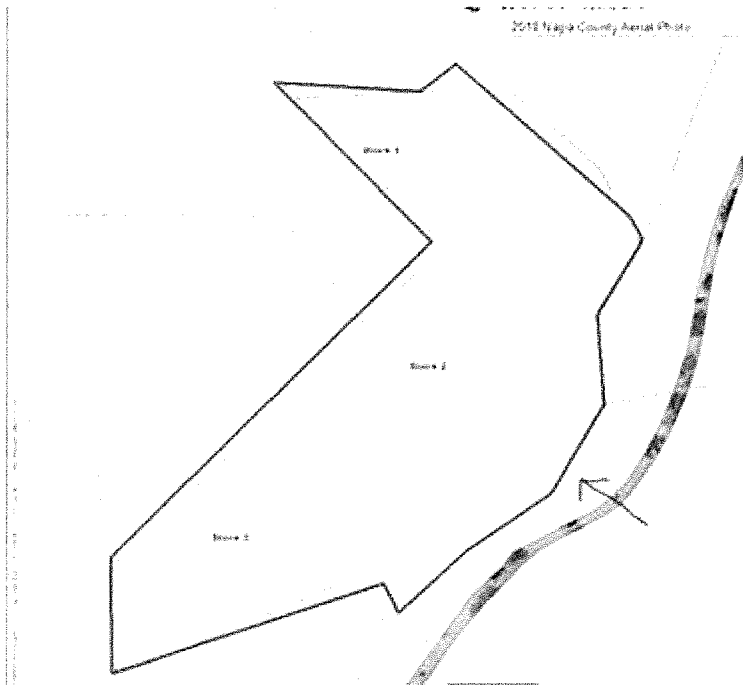
Was the property impacted at all by the Old's Fire? Fire season is definitely upon us.

Cheers,

Dana E. Morrison
Planner III

screenshots below (please note we did send you the GIS data as part of the November 2021 submittal so you can fact check any of this yourself). To recap for the benefit of those I've added to this thread, you called me last week to request updated habitat mapping from WRA because you noted that the Assessor's Office lists the parcel acreage as 18.34 acres but the Biological Report prepared by WRA only shows the property as 16.3 acres. When we spoke I said it should be easy enough to get updated mapping because I know they surveyed beyond the property line and then trimmed their GIS data down to the property line. After further investigation, I realized this is not a simple ask because their data is correct and matches PPI's data – the Assessor's Office is likely wrong. There are two related issues here, the first is the property line configuration and the second is the property acreage.

Property Line Configuration: The property line shown in the ECP was derived from a Record of Survey Map from RSA (49RS7). They surveyed every side of the property except the boundary along Soda Creek. The ECP shows the surveyed line for all boundaries except the missing boundary, which we clipped to the County parcel line shapefile, which as you know is not guaranteed for accuracy. In the snip below, the red property line is from our ECP and the teal is the County shapefile. You can see where the red surveyed line deviates for all boundaries because it was surveyed, except the one along Soda Creek where it aligns with the County shapefile. The biologists' mapping was also clipped to the same red parcel line, so you can rest assured that their data is inclusive of the entire 16.3-acre area reflected in the ECP.



Property Acreage: PPI always defaults to citing the Assessor's Office acreage in the ECP unless we have a current boundary survey of the parcel from a Licensed Land Surveyor. Most of the time, the landowner does not have a boundary survey and we have to use the County-provided public parcels. To further complicate matters, the County's public parcel shapefile (snip below of the GIS data attribute table) lists the acreage as 18.34 acres to match the Assessor's Office but if you actually calculate the acreage using the GIS software, the County GIS data is only 15.7 acres. We do not know what is correct, but we believe that either: 1) the Assessor's Office acreage is wrong and overstates the property by between 2.0 – 2.64 acres, or 2) the "missing" acreage is along Soda Creek.

Morrison, Dana

From: Annalee Sanborn <ASanborn@PPIEngineering.com>
Sent: Tuesday, October 11, 2022 2:34 PM
To: Morrison, Dana
Cc: Matt Bueno
Subject: RE: Red Boat P21-00307 - Project Status Update.
Attachments: Red Boat Tier 3 WAA - DRAFT for Submittal 20221010.pdf

[External Email - Use Caution]

Hi Dana,

As requested, attached please find the Tier 3 Analysis for the Red Boat project. Note that RCS has been instructed by County counsel on past projects to submit their reports in draft format in the event that changes are requested. If no updates are needed, let me know and I can have them remove the 'draft' watermark before it is attached to the IS/MND. Once you have a chance to review this, please let me know if you need anything else.

Thanks,

Annalee Sanborn
asanborn@ppiengineering.com
Senior Project Manager | PPI Engineering, Inc.
2800 Jefferson Street
Napa, CA 94558
(707) 253-1806
www.ppiengineering.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Wednesday, October 05, 2022 1:38 PM
To: Annalee Sanborn <ASanborn@PPIEngineering.com>
Cc: Matt Bueno <MBueno@PPIEngineering.com>
Subject: Re: Red Boat P21-00307 - Project Status Update.

Hey Annalee,

Duly noted, and all good points; what is proposed meets our requirements for GHG and canopy mitigation so I believe that incomplete item has been addressed. So, it looks like we just need to get the water wrapped up and I then I can get the IS finalized and out for public review. I will forward anything I get from LSCE, and I will keep an eye out for the updated WAA from your team.

Regards,

Dana M.
Planner III

From: Annalee Sanborn <ASanborn@PPIEngineering.com>
Sent: Tuesday, October 4, 2022 3:59 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Matt Bueno <MBueno@PPIEngineering.com>
Subject: RE: Red Boat P21-00307 - Project Status Update.



A Tradition of Stewardship
A Commitment to Service

From: Annalee Sanborn <ASanborn@PPIEngineering.com>
Sent: Wednesday, September 7, 2022 1:13 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Matt Bueno <MBueno@PPIEngineering.com>
Subject: RE: Red Boat P21-00307 - Project Status Update.

[External Email - Use Caution]

Hi Dana,

As requested in your email below, attached please find a figure showing a 2.1 acre Preservation Area of potentially developable tree canopy that is available to set aside to mitigate for impacts to greenhouse gases and to demonstrate compliance with the 3:1 ratio required in the County's Conservation Regulations. The groundwater experts at RCS are working on the additional documentation you'd requested and should have something back to us in the near future. Have you received anything from LSCE about their review of the Tier 1 WAA, or at least when they expect to send us something?

Thanks,

Annalee Sanborn
asanborn@ppiengineering.com
Senior Project Manager | PPI Engineering, Inc.
2800 Jefferson Street
Napa, CA 94558
(707) 253-1806
www.ppiengineering.com

Please note that I will be out of the country from mid-Friday 9/9 and returning 9/19.

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Wednesday, August 10, 2022 3:59 PM
To: Annalee Sanborn <ASanborn@PPIEngineering.com>; Matt Bueno <MBueno@PPIEngineering.com>
Subject: RE: Red Boat P21-00307 - Project Status Update.

Hey Annalee,

Thank you for the response. I think you are correct, and would be more appropriate to revise the ECP as a result of the CEQA document, and (once we get to that point in the project process) I will be sending out a Project Revision Statement. I just wanted to ensure you were aware of all the items which initial County Counsel review of the Draft IS had noted as needed revision or follow up.

Once you have had a chance to digest and discuss the other information, please do not hesitate to reach out.

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From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Tuesday, August 09, 2022 12:06 PM
To: Annalee Sanborn <ASanborn@PPIEngineering.com>; Matt Bueno <MBueno@PPIEngineering.com>
Subject: Red Boat P21-00307 - Project Status Update.

Good morning Matt and Annalee,

I have received comments back from County Counsel on the Red Boat Initial Study, generally they did not have many comments...except for the Hydro and Air Quality Section.

It appears, given the recent updates in regards to water, that we will require an update to the WAA. Given the proximity to what has been identified as a "Stream of Concern" (Soda Creek) the WAA will need to discuss the applicability of a Tier III analysis for the proposed winery. I believe, given that the project wells are located within a separate watershed than the watershed which drains to Soda Creek it should be possible to demonstrate (with applicable discussion and evidence) that there would be no interference between the well and the creek. If this cannot be demonstrated then the project would require a full Tier III analysis. County Counsel have also requested the WAA be reviewed by Luhdorff and Scalmanini to confirm the Slate assumptions (regarding the below ground water source) are defensible, given how close to limit the project's water use is during potential drought situations. I will get the WAA routed to L&S for their review.

Following the new procedures resulting from the Walt Ranch appeal and the new GHG standards, the project will need to show a 1:1 mitigation area to demonstrate no net increase in GHG emissions. This GHG mitigation area will need to be located on developable lands (areas on slopes less than 30% and outside creek setbacks). I believe there is adequate vegetation on the parcel to meet this requirement. However, I would need the proposed mitigation area which clearly demonstrates that it located in (a) potentially developable area(s). Permeant preservation of this area in the form of a protective easement or perpetual deed restriction will also be required.

Finally, the project will need to show consistency with Section 18.108.020(D+E), Vegetation Canopy Cover mitigation and designation of a Permanent Preservation Area. The project did demonstrate compliance with the 70/30 ratio but did not call a specific area identified to mitigate the 0.7 acres of canopy cover removed. Since the project is removing 0.7 acres of canopy cover 2.1 acres of developable area will need to be designated as a preserve area consistent with Section 18.108.020(D) – code section copied below. The area identified for the GHG preservation area can be used to meet part of this required Vegetation Canopy Cover mitigation, but as the GHG mitigation area is only a 1:1 ratio additional area will need to be preserved to meet the canopy cover requirement. The mitigation options under 18.108.020.D are listed in order of preference, you can only propose a lower down option if you can demonstrate that the prior options are not viable;

1. Replacement or preservation shall first be accomplished on-site on lands with slopes of thirty percent or less and outside of stream and wetland setbacks.
2. If sufficient vegetation canopy cover cannot be reasonably accomplished under subsection (D)(1) of this section, on-site preservation or replacement may occur on slopes greater than thirty percent and up to fifty percent in areas that result in the highest biological and water quality protections as determined by the director.
3. If sufficient vegetation canopy cover cannot be reasonably accomplished under subsection (D)(1) or under subsection (D)(2) of this section, off-site replacement or preservation may occur if it is within the same watershed and the habitat is of the same or better quality as determined by the director.
4. Replacement of vegetation canopy cover may occur within stream setbacks at a minimum 2:1 preservation ratio where a restoration plan prepared by a qualified professional biologist has been

Once you have had a chance to review this email, please do not hesitate to reach out if you have any questions or would like to discuss!

Cheers,

Dana E. Morrison

Planner III

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A Tradition of Stewardship
A Commitment to Service

Morrison, Dana

From: Annalee Sanborn <ASanborn@PPIEngineering.com>
Sent: Wednesday, October 26, 2022 11:46 AM
To: Morrison, Dana
Cc: Matt Bueno; Haye, Raulton; Jim Bushey; Anthony Hicke
Subject: RE: Red Boat P21-00307 - Project Status Update.

[External Email - Use Caution]

Hi Dana,

We've coordinated with Tony, who I've added to this thread, and would like to schedule a call with you and Raulton to discuss your comments and how to proceed. Are you and Raulton available during any of the following windows: Wednesday 11/2 10:30 – 12:00, Thursday 11/3 8:30 – 10:00 or 1:00 – 3:00. If none of these work for you, please suggest some alternate dates/times. Once we decide on the time, I'll send out a calendar invite.

Thanks,

Annalee Sanborn
asanborn@ppiengineering.com
Senior Project Manager | PPI Engineering, Inc.
2800 Jefferson Street
Napa, CA 94558
(707) 253-1806
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From: Annalee Sanborn
Sent: Thursday, October 20, 2022 9:48 AM
To: 'Morrison, Dana' <dana.morrison@countyofnapa.org>
Cc: Matt Bueno <MBueno@PPIEngineering.com>; Haye, Raulton <raulton.haye@countyofnapa.org>; Jim Bushey <JBushey@PPIEngineering.com>
Subject: RE: Red Boat P21-00307 - Project Status Update.

Hi Dana,

We've received your comments below and have passed them onto Tony Hicke at RCS. We're still digesting them but anticipate we'll need a call with you and Raulton to discuss before he goes too much further. I'll be in touch soon with some possible dates/times.

Thanks,

Annalee Sanborn
asanborn@ppiengineering.com
Senior Project Manager | PPI Engineering, Inc.
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Napa, CA 94558
(707) 253-1806
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A Tradition of Stewardship
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From: Annalee Sanborn <ASanborn@PPIEngineering.com>
Sent: Tuesday, October 11, 2022 2:34 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Matt Bueno <MBueno@PPIEngineering.com>
Subject: RE: Red Boat P21-00307 - Project Status Update.

[External Email - Use Caution]

Hi Dana,

As requested, attached please find the Tier 3 Analysis for the Red Boat project. Note that RCS has been instructed by County counsel on past projects to submit their reports in draft format in the event that changes are requested. If no updates are needed, let me know and I can have them remove the 'draft' watermark before it is attached to the IS/MND. Once you have a chance to review this, please let me know if you need anything else.

Thanks,

Annalee Sanborn
asanborn@ppiengineering.com
Senior Project Manager | PPI Engineering, Inc.
2800 Jefferson Street
Napa, CA 94558
(707) 253-1806
www.ppiengineering.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Wednesday, October 05, 2022 1:38 PM
To: Annalee Sanborn <ASanborn@PPIEngineering.com>
Cc: Matt Bueno <MBueno@PPIEngineering.com>
Subject: Re: Red Boat P21-00307 - Project Status Update.

Hey Annalee,

Duly noted, and all good points; what is proposed meets our requirements for GHG and canopy mitigation so I believe that incomplete item has been addressed. So, it looks like we just need to get the water wrapped up and I then I can get the IS finalized and out for public review. I will forward anything I get from LSCE, and I will keep an eye out for the updated WAA from your team.

Regards,
Dana M.
Planner III

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From: Annalee Sanborn <ASanborn@PPIEngineering.com>
Sent: Wednesday, September 7, 2022 1:13 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Matt Bueno <MBueno@PPIEngineering.com>
Subject: RE: Red Boat P21-00307 - Project Status Update.

[External Email - Use Caution]

Hi Dana,

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Please note that I will be out of the country from mid-Friday 9/9 and returning 9/19.

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Wednesday, August 10, 2022 3:59 PM
To: Annalee Sanborn <ASanborn@PPIEngineering.com>; Matt Bueno <MBueno@PPIEngineering.com>
Subject: RE: Red Boat P21-00307 - Project Status Update.

Thank you,

Annalee Sanborn
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From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Tuesday, August 09, 2022 12:06 PM
To: Annalee Sanborn <ASanborn@PPIEngineering.com>; Matt Bueno <MBueno@PPIEngineering.com>
Subject: Red Boat P21-00307 - Project Status Update.

Good morning Matt and Annalee,

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It appears, given the recent updates in regards to water, that we will require an update to the WAA. Given the proximity to what has been identified as a "Stream of Concern"(Soda Creek) the WAA will need to discuss the applicability of a Tier III analysis for the proposed winery. I believe, given that the project wells are located within a separate watershed than the watershed which drains to Soda Creek it should be possible to demonstrate (with applicable discussion and evidence) that there would be no interference between the well and the creek. If this cannot be demonstrated then the project would require a full Tier III analysis. County Counsel have also requested the WAA be reviewed by Luhdorff and Scalmanini to confirm the Slate assumptions (regarding the below ground water source) are defensible, given how close to limit the project's water use is during potential drought situations. I will get the WAA routed to L&S for their review.

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2. If sufficient vegetation canopy cover cannot be reasonably accomplished under subsection (D)(1) of this section, on-site preservation or replacement may occur on slopes greater than thirty percent and up to fifty percent in areas that result in the highest biological and water quality protections as determined by the director.

activities resuming. In this event, construction activities shall not resume without CDFW's written approval.

- e. Alternative methods aimed at flushing out nesting birds prior to pre-construction surveys, whether physical (i.e., removing or disturbing nests by physically disturbing trees with construction equipment), audible (i.e., utilizing sirens or bird cannons), or chemical (i.e., spraying nesting birds or their habitats) shall be prohibited.

Once you have had a chance to review this email, please do not hesitate to reach out if you have any questions or would like to discuss!

Cheers,

Dana E. Morrison

Planner III

County of Napa Planning, Building & Environmental Services

Planning Division + Engineering & Conservation Division

1195 Third Street, 2nd Floor

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



A Tradition of Stewardship
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Morrison, Dana

From: Annalee Sanborn <ASanborn@PPIEngineering.com>
Sent: Monday, March 6, 2023 8:44 AM
To: Morrison, Dana
Cc: Jim Bushey; Matt Bueno
Subject: RE: Red Boat P21-00307 - Project Status Update.
Attachments: FINAL Red Boat Tier 3 WAA 20230223.pdf; FINAL Red Boat Vineyards REVISED WAA 20230223.pdf

[External Email - Use Caution]

Good morning Dana,

As requested, attached please find the two final WAA memos for the Red Boat project. The Applicant sent in payment on Friday so you should be receiving that soon. We're still working on getting the documentation for the tree preservation in the 30-50% range, and will send that over as soon as it's ready. Thanks!

Annalee Sanborn
asanborn@ppiengineering.com
Senior Project Manager | PPI Engineering, Inc.
2800 Jefferson Street
Napa, CA 94558
(707) 253-1806
www.ppiengineering.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Wednesday, March 01, 2023 9:33 AM
To: Annalee Sanborn <ASanborn@PPIEngineering.com>
Cc: Jim Bushey <JBushey@PPIEngineering.com>; Matt Bueno <MBueno@PPIEngineering.com>
Subject: RE: Red Boat P21-00307 - Project Status Update.

Hi Annalee,
Thank you for the update. I do not have an example for the vegetation canopy cover yet, but I will ask if anyone else on the Conservation has received one at our weekly meeting today (along with the combined parcel question).
I will let you know what I hear.
Cheers,

Dana E. Morrison (she|her|hers)
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<http://www.countyofnapa.org/>

Hey Annalee,

I was able to review the Red Boat Vegetation Canopy Cover Preservation Area. It does appear that portions are located on areas with slopes between 30-50%. As such, please provide a revised Exhibit/Figure which calls out the areas under 30% and those areas with slopes between 30-50% (with the total acreage of each provided). As noted in my email from yesterday, we will also need a letter from qualified professional detailing why the mitigation area, as proposed, provides the best water quality and biological resource protections.

I have also reviewed the WAA Tier III and the Revised WAA, it looks like the PBES comments have been addressed with the revisions. As such, we can get final PDFs for the project file.

Just as a heads up, that the project funds have dropped below \$0.00, so I will be sending out a funds request letter later this week as well.

Let me know if you have any additional questions in the meantime.

Cheers,

Dana E. Morrison (she|her|hers)

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dana.morrison@countyofnapa.org

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



A Tradition of Stewardship
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From: Morrison, Dana

Sent: Monday, February 27, 2023 9:12 AM

To: Annalee Sanborn <ASanborn@PPIEngineering.com>

Subject: RE: Red Boat P21-00307 - Project Status Update.

Thanks Annalee,

No worries, it is a Monday; so, I totally get it. I had a good (though wet) weekend and hope yours was enjoyable as well. I will review the WAAs and check in to make sure that there is nothing further we will need before I get the Project Revision statement put together and start getting everything ready for going for public review of the IS. I have a priority project I am working on today but should be able to start diving into it tomorrow and this week. I will need to check that the Vegetation Canopy replacement is consistent with our new requirements. Per the email that Patrick sent out on Friday, if any of the proposed mitigation areas are located on slopes greater than 30% then we will need a letter from a qualified professional support why the preservation areas selected provide the best water quality and biological resources protections.

Good morning Dana,

First off, I hope you had a nice weekend! Attached please find two updated WAA Reports as previously requested. The Tier 3 has been updated to include some of the stronger language we discussed a few months ago and the Tier 1 now includes the 10-year PRISM data. We believe this addresses all of your concerns, so please let us know ASAP if you need any additional clarification. We assume that we're still on track for the administrative draft IS/MND back from ESA by late-March, but please let me know if that timeline has changed.

Thanks!

Annalee Sanborn
asanborn@ppiengineering.com
Senior Project Manager | PPI Engineering, Inc.
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From: Annalee Sanborn
Sent: Friday, January 20, 2023 4:39 PM
To: 'Morrison, Dana' <dana.morrison@countyofnapa.org>
Cc: Matt Bueno <MBueno@PPIEngineering.com>
Subject: RE: Peterson Track I ECP (P22-00289)

Perfect, thank you for the update! Have a great weekend.

Annalee Sanborn
asanborn@ppiengineering.com
Senior Project Manager | PPI Engineering, Inc.
2800 Jefferson Street
Napa, CA 94558
(707) 253-1806
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From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, January 20, 2023 11:27 AM
To: Annalee Sanborn <ASanborn@PPIEngineering.com>
Cc: Matt Bueno <MBueno@PPIEngineering.com>
Subject: RE: Peterson Track I ECP (P22-00289)

Hi Annalee,

Yes, an addendum with the 10-year prism should be acceptable. I heard back from ESA and they said the IS prep should take 6-8 weeks. I just sent the materials off to them this morning, so that should put us around late March for the completed project. From there I will review and then send up to County Counsel.

Let me know if you have questions.

Cheers,

Dana E. Morrison
Planner III
County of Napa Planning, Building & Environmental Services
Planning Division + Engineering & Conservation Division

Annalee Sanborn
asanborn@ppiengineering.com
Senior Project Manager | PPI Engineering, Inc.
2800 Jefferson Street
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(707) 253-1806
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From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Tuesday, January 10, 2023 1:08 PM
To: Annalee Sanborn <ASanborn@PPIEngineering.com>; Matt Bueno <MBueno@PPIEngineering.com>
Subject: Peterson Track I ECP (P22-00289)

Good morning Annalee,
Engineering and myself have had a chance to review the resubmittal materials for the Peterson ECPA. The Engineering Approval Memo is attached. Planning comments have essentially been addressed, however, if we could get a revised WAA utilizing the 10-year prism data (which is going to our standard for WAAs moving forward) rather than the 30 year Prism Data; we did some quick calculations and I believe the recharge still exceeds demand with the 10-year.

I am currently working on a number of Initial Studies for other projects which are deemed complete, so it might be while for preparation of the Initial Study. I checked with Don and it looks like we have some availability with our outside consultants to assist in the IS prep. Do you know if this is something you would be interested in pursuing? If yes, let me know and I will reach out to our consulting firm.

Cheers,

Dana E. Morrison
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County of Napa Planning, Building & Environmental Services
Planning Division + Engineering & Conservation Division
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dana.morrison@countyofnapa.org
<http://www.countyofnapa.org/>



A Tradition of Stewardship
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Morrison, Dana

From: Morrison, Dana
Sent: Wednesday, March 1, 2023 10:05 AM
To: Annalee Sanborn; Matt Bueno
Subject: P21-00307 Funds Request Letter
Attachments: Fund Request Letter P21-00307_3.1.2023.pdf; Fee And Payment Summary (P21-00307).pdf; Statement (P21-00307).pdf

Good morning,

As I noted in my earlier emails the project funds for the Red Boat LLC have dropped below \$0. Please find attached to this email a Funds Request Letter, as well as a Fee Summary and a Detailed Statement.

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

Cheers,

Dana E. Morrison (she|her|hers)

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A Tradition of Stewardship
A Commitment to Service

Morrison, Dana

From: Annalee Sanborn <ASanborn@PPIEngineering.com>
Sent: Thursday, April 13, 2023 1:21 PM
To: Morrison, Dana
Cc: Jim Bushey; Matt Bueno
Subject: RE: Red Boat P21-00307 - Project Status Update.
Attachments: 2023-04-12 Red Board Vineyard_Canopy Mitigation Letter_WRA.pdf

[External Email - Use Caution]

Hi Dana,

As requested, attached please find an updated memo from the project biologists. We hope this documentation will be sufficient, but please let me know if you require anything else. Thanks!

Annalee Sanborn
asanborn@ppiengineering.com
Senior Project Manager | PPI Engineering, Inc.
2800 Jefferson Street
Napa, CA 94558
(707) 253-1806
www.ppiengineering.com

From: Annalee Sanborn
Sent: Wednesday, March 29, 2023 11:42 AM
To: 'Morrison, Dana' <dana.morrison@countyofnapa.org>
Cc: Jim Bushey <JBushey@PPIEngineering.com>; Matt Bueno <MBueno@PPIEngineering.com>
Subject: RE: Red Boat P21-00307 - Project Status Update.

Hi Dana,

We've already passed this onto the biological consultant and they're going to jump right on this. Thank you for taking the time to write up so much example verbiage, this guidance is very helpful! We'll get back to you if the biologists have any questions, otherwise hopefully we'll be sending a revised memo in the not-too-distant future.

Thanks again,

Annalee Sanborn
asanborn@ppiengineering.com
Senior Project Manager | PPI Engineering, Inc.
2800 Jefferson Street
Napa, CA 94558
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www.ppiengineering.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Tuesday, March 28, 2023 1:49 PM
To: Annalee Sanborn <ASanborn@PPIEngineering.com>

The document has been received. I will review and get back you next week and provide a timeline update for you at that time as well.

Cheers,

Dana E. Morrison (she|her|hers)

Planner III

County of Napa Planning, Building & Environmental Services

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A Tradition of Stewardship
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From: Annalee Sanborn <ASanborn@PPIEngineering.com>

Sent: Friday, March 17, 2023 8:47 AM

To: Morrison, Dana <dana.morrison@countyofnapa.org>

Cc: Jim Bushey <JBushey@PPIEngineering.com>; Matt Bueno <MBueno@PPIEngineering.com>

Subject: RE: Red Boat P21-00307 - Project Status Update.

[External Email - Use Caution]

Good morning Dana,

Attached please find the tree canopy preservation letter from the biologists at WRA, Inc. Please let us know if you have any questions about the attached documentation. Once you've had an opportunity to review this, please let us know the timing of next steps as I owe the landowner an update. Thank you and Happy Friday!

Annalee Sanborn

asanborn@ppiengineering.com

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Napa, CA 94558

(707) 253-1806

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From: Morrison, Dana <dana.morrison@countyofnapa.org>

Sent: Wednesday, March 08, 2023 9:38 AM

To: Annalee Sanborn <ASanborn@PPIEngineering.com>

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Wednesday, March 01, 2023 9:33 AM
To: Annalee Sanborn <ASanborn@PPIEngineering.com>
Cc: Jim Bushey <JBushey@PPIEngineering.com>; Matt Bueno <MBueno@PPIEngineering.com>
Subject: RE: Red Boat P21-00307 - Project Status Update.

Hi Annalee,
Thank you for the update. I do not have an example for the vegetation canopy cover yet, but I will ask if anyone else on the Conservation has received one at our weekly meeting today (along with the combined parcel question).
I will let you know what I hear.
Cheers,

Dana E. Morrison (she|her|hers)
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
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A Tradition of Stewardship
A Commitment to Service

From: Annalee Sanborn <ASanborn@PPIEngineering.com>
Sent: Tuesday, February 28, 2023 4:50 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Jim Bushey <JBushey@PPIEngineering.com>; Matt Bueno <MBueno@PPIEngineering.com>
Subject: RE: Red Boat P21-00307 - Project Status Update.

[External Email - Use Caution]

Hi Dana,

Yes we just arrived at that conclusion as well! We're in the process of updating our current template for veg calcs to show the two slope ranges, <30% and 30-50% slopes, see attached for what we've come up with for Red Boat. As you can see in the table and figure, 1.1 acres of trees would be preserved on slopes less than 30% and outside setbacks and 1.1 acres of trees would be preserved on slopes between 30-50% outside setbacks. We will ask the project biologist to assess the areas and provide the documentation you've requested, but I was wondering if you'd gotten a memo from another biologist or engineering firm that you could send to us as a template? We've never requested anything like this

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A Tradition of Stewardship
A Commitment to Service

From: Morrison, Dana
Sent: Monday, February 27, 2023 9:12 AM
To: Annalee Sanborn <ASanborn@PPIEngineering.com>
Subject: RE: Red Boat P21-00307 - Project Status Update.

Thanks Annalee,

No worries, it is a Monday; so, I totally get it. I had a good (though wet) weekend and hope yours was enjoyable as well. I will review the WAAs and check in to make sure that there is nothing further we will need before I get the Project Revision statement put together and start getting everything ready for going for public review of the IS. I have a priority project I am working on today but should be able to start diving into it tomorrow and this week. I will need to check that the Vegetation Canopy replacement is consistent with our new requirements. Per the email that Patrick sent out on Friday, if any of the proposed mitigation areas are located on slopes greater than 30% then we will need a letter from a qualified professional support why the preservation areas selected provide the best water quality and biological resources protections.

I will be in touch.

Stay dry out there!

Cheers,

Dana E. Morrison (she|her|hers)

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A Tradition of Stewardship
A Commitment to Service

From: Annalee Sanborn <ASanborn@PPIEngineering.com>
Sent: Monday, February 27, 2023 8:49 AM

Senior Project Manager | PPI Engineering, Inc.
2800 Jefferson Street
Napa, CA 94558
(707) 253-1806
www.ppiengineering.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, January 20, 2023 11:27 AM
To: Annalee Sanborn <ASanborn@PPIEngineering.com>
Cc: Matt Bueno <MBueno@PPIEngineering.com>
Subject: RE: Peterson Track I ECP (P22-00289)

Hi Annalee,

Yes, an addendum with the 10-year prism should be acceptable. I heard back from ESA and they said the IS prep should take 6-8 weeks. I just sent the materials off to them this morning, so that should put us around late March for the completed project. From there I will review and then send up to County Counsel.

Let me know if you have questions.

Cheers,

Dana E. Morrison

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A Tradition of Stewardship
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From: Annalee Sanborn <ASanborn@PPIEngineering.com>
Sent: Friday, January 20, 2023 11:24 AM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Matt Bueno <MBueno@PPIEngineering.com>
Subject: RE: Peterson Track I ECP (P22-00289)

[External Email - Use Caution]

Hello again Dana,

Planner III

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A Tradition of Stewardship
A Commitment to Service

Morrison, Dana

From: Annalee Sanborn <ASanborn@PPIEngineering.com>
Sent: Tuesday, May 2, 2023 9:57 AM
To: Morrison, Dana
Cc: Matt Bueno
Subject: RE: Project Revision Statement for P21-00307
Attachments: Signed Project Revision Statement_ Red Boat P21-00307.pdf

[External Email - Use Caution]

Good morning Dana,

Attached please find the signed Project Revision Statement for the Red Boat ECP #P21-00307. Let us know if you need anything else, thanks!

Annalee Sanborn
asanborn@ppiengineering.com
Senior Project Manager | PPI Engineering, Inc.
2800 Jefferson Street
Napa, CA 94558
(707) 253-1806
www.ppiengineering.com

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Friday, April 28, 2023 10:29 AM
To: Annalee Sanborn <ASanborn@PPIEngineering.com>; Matt Bueno <MBueno@PPIEngineering.com>
Subject: Project Revision Statement for P21-00307

Hi Annalee,

Per your voicemail, yes, there is a Project Revision Statement for P21-00307. Please find it attached. There is only 1 Mitigation proposed, though (as I am sure you are aware) there are COAs that will need to be met as well and which will be released with the final approval letter.

Please return a signed copy of the Project Revision Statement to be included in the IS/MND OPR submittal.

Let me know if you have any question in the meantime.

Regards,

Dana E. Morrison (she|her|hers)

Planner III

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