

NARRATIVE SUPPLEMENT
TO THE TRACK I VINEYARD
EROSION CONTROL PLAN
FOR WINROD VINEYARDS
3465 STATE HIGHWAY 128
NAPA COUNTY, CA
APN 017-110-038

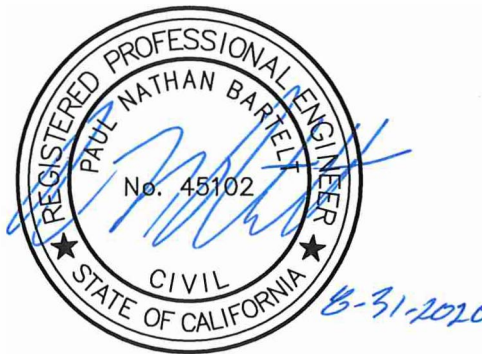
Prepared For:

Winrod Family Trust
c/o Michael A. Winrod
3465 State Highway 128
Calistoga, CA 94515

Prepared By:

Bartelt Engineering
1303 Jefferson Street, 200 B
Napa, CA 94559
(707) 258-1301

Paul N. Bartelt, P.E.
Principal Engineer



August 2020
Job No. 18-26

BARTELT
ENGINEERING

COUNTY OF NAPA
PLANNING, BUILDING & ENVIRONMENTAL SERVICES

EROSION CONTROL PLAN (ECP) REVIEW
APPLICATION PACKET

For
General Land Clearing &
Agricultural Projects

Section 18.108.070 of the Napa County Zoning Ordinance requires that prior to commencement of a project involving grading, earthmoving, or land disturbance of any kind on slopes greater than 5% an erosion control plan must be prepared by a qualified professional and approved by the County **UNLESS** the project is specifically exempt from review under Sections 18.108.070(A) or 18.108.050 of the Napa County Code.

This packet is provided to assist you with the process of preparing the necessary erosion control plan and obtaining the County approval required. It contains a:

- Checklist for a Complete Application
- Basic Application Form
- Supplemental Information Sheet
- Environmental Supplemental Information Sheet
- Indemnification Agreement
- County Agricultural Commissioner Requirements
- Erosion Control Plan Contents
- Slope Determination Methodologies for:
 Structures, Roads & Driveways
 Agriculture & General Land Clearing
- Review Procedures for:
 Structures, Roads & Driveways
 Agriculture & General Land Clearing

The intake planner will determine the processing fee(s) due at the pre-application submittal meeting required.

PRE-SUBMITTAL REQUIREMENTS

YOU MUST, PRIOR TO THE SUBMISSION OF YOUR APPLICATION PACKET, SCHEDULE AND ATTEND A PRE-SUBMITTAL APPLICATION REVIEW MEETING. THE PURPOSE OF THIS MEETING IS TO REVIEW YOUR SUBMITTAL TO ASSURE IT IS NOT OBVIOUSLY INCOMPLETE FOR PROCESSING.

PLEASE CALL THE PLANNING DIVISION @ 253-4417 TO OBTAIN AN APPOINTMENT. YOU MUST SUBMIT A CHECK IN THE AMOUNT OF \$_____ (PAYABLE TO THE *NAPA COUNTY*) THREE DAYS PRIOR TO APPOINTMENT, AND THE REQUIRED LOCATION MAP (IE, ITEM 4 ON THE CHECKLIST) ONE WEEK BEFORE YOUR SCHEDULED MEETING.



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A Commitment to Service

Staff Use

APN: _____ - _____ - _____

Owner: _____

PreApp Mtg. Date: _____ / _____ / _____






Planner(s): _____

**EROSION CONTROL PLAN
CHECKLIST FOR A COMPLETE APPLICATION**

{to be filled out during the required pre-submittal meeting by the pre-application planner}

1. **Completely Filled-Out and Signed Erosion Control Plan Application**
2. **Completely Filled-Out Supplemental Project Information Sheet (Attachment A)**
3. **Completely Filled-Out and Signed** [by the property owner(s)] **Environmental Information Sheet**
4. **Topographic Map** showing accurately the subject parcel(s) boundaries, all lands within a half mile thereof, and the boundaries of the area(s) actually to be disturbed. A recent aerial photo may in addition be provided.
5. **Erosion Control Plan Narrative (5 sets)** containing all the information specified in the "Erosion Control Plan Contents" portion of this application packet, including but not limited to, the following:
 - ____ description/discussion of existing site and/or environmental conditions, including but not limited to, ____ topography/slopes, ____ vegetation types and coverage, ____ trees species and coverage, ____ structures, ____ roads/access, and ____ date of site visit [include list of any references used]
 - ____ directions to the site (including contact person, maps, gate codes, etc.);
 - ____ soil types generated from project specific soil report;
 - ____ source and quantity of irrigation water required;
 - ____ location of any off-site spoils disposal site(s) to be utilized;
 - ____ 60/40 clearing retention analysis (for Municipal Watersheds only);
 - ____ associated projects or other projects on the same parcel(s);
 - ____ implementation schedule;
 - ____ estimated cost of the erosion measures undertaken
6. **Erosion Control Plans FOLDED to no larger than 8½" x 11" (5 sets).** The plan(s) shall include, but not be limited to, the following information:
 - ____ property owner's name, ____ contact person for site visits/inspections name & telephone number, ____ property address, ____ assessor's parcel number, ____ vicinity map, ____ north arrow, ____ map scale, ____ contour interval, ____ date plan last revised (*if applicable*), ____
 - ____ delineation of all Class I-IV watercourses and streams within 150 feet of the project area with applicable setbacks labeled from the top of the bank (tob) to the nearest point of earth disturbance;
 - ____ trees larger than **6"** DBH and/or groves of trees identified by number and specie of trees with an indication of those that are to be removed and are adjacent to the proposed development (± 150 feet);
 - ____ other existing vegetation with an indication of that which is to be removed;
 - ____ 60/40 clearing retention analysis for projects located within Municipal Watersheds (via use of aerial, survey or appropriate methodology accompanied by supporting data, i.e. table of survey results);
 - ____ slope determination including cross section locations (for Structural plans only);
 - ____ existing & proposed contours [roads/bldg plans must show all areas $\geq 100'$ from cut/fill edge];
 - ____ quantity of any cuts and fills, indicating on-site and/or off-site spoils disposal location(s);
 - ____ all improvements planned including but not limited to structures, roads, stream crossings, parking areas, swimming pools, wells, water tanks, septic systems, water and sewer lines, walls, etc;
 - ____ location of the temporary erosion control measures proposed and the details therein including temporary re-vegetation [seed mix (species & lbs/acre), ____ fertilizer (type & lbs/acre), and ____ mulch (type & lbs/acre)];

____ location of the permanent erosion control measures and the details therefore including, if applicable, ____ seed mix(species & lbs/acre), ____ fertilizer(type), and ____ mulch(type & lbs/acre)

- 7.  **Recent Photos** of the site (dated) documenting pre-project conditions
- 8.  **Complete** copies of the following project-specific surveys and reports (*as applicable*):
 - ____ Aerial/Ground Topographic Survey ____ Landslide Hazard Evaluation (**Attachment F**)
 - ____ Special Status Species Survey (**Attachments B & C**) ____ Archeological Survey (**Attachment E**)
 - ____ Wildlife Population Effect Evaluation ____ Historical Resources Evaluation
 - ____ Phase I Water Availability Analysis (**Attachment D**)
 - ____ Runoff/Sedimentation/Groundwater Studies (**Attachments G, H, & I**)
- 9. ____ **Complete** copies of the following permits and an associated environmental documents:
 - ____ Timber Harvest/Conversion ____ Permit issued or ____ Application filed (*if applicable*)
 - ____ Water Rights ____ Permit issued or ____ Application filed (*if applicable*)
 - ____ Fish & Game (1603) Permit issued or ____ Application filed (*if applicable*)
 - ____ Associated CEQA Document(s)
- 10. ____ Other necessary permits filed (*if applicable*):
 - ____ Use Permit/Variance ____ Septic System Permit
 - ____ Groundwater Permit ____ Grading Permit ____ Other (_____ Permit)
- 11.  **Pre-Submittal Application Review Meeting** With Planning Division Staff [date: 10/31/2019]
- 12.  **Signed** Indemnification Agreement Form
- 13.  **Correct Application Fees (including environment review fees)** in the amount of \$ _____
[please make check payable to "Napa County"]

Notes:

Missing Items:

Follow-Up/Action/Recommendation:

In Attendance During Pre-Application Mtg.:

Brian Bordona - Napa County Planning, Building, & Environmental Services
Paul Bartelt, Christina Nicholson, Kristen Klein - Bartelt Engineering



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A Commitment to Service

Napa County
PLANNING, BUILDING & ENVIRONMENTAL SERVICES
1195 Third Street, Suite 210, Napa, California 94559
(707) 253-4417

BASIC APPLICATION FOR EROSION CONTROL PLAN REVIEW

FOR OFFICE USE ONLY SUBMITTAL DATE: _____

FILE #: _____ APN #: _____ USGS QUAD: _____
 [] STRUCTURAL [] AGRICULTURAL TOWNSHIP/RANGE: _____
 REQUEST: _____

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

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

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

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

FINAL APPROVAL: CDPD: X Date: _____

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

Applicant's Name: Winrod Family Trust, c/o Michael A. Winrod
 Telephone #: (707) 942-6900 Fax #: () E-Mail: mkwinrod@aol.com
 Mailing Address: 3465 State Highway 128, Calistoga, CA 94515
No Street City State Zip

Status of Applicant's Interest in Property: Owner

Property Owner's Name: Winrod Family Trust, c/o Michael A. Winrod
 Telephone #: (707) 942-6900 Fax #: () E-Mail: mkwinrod@aol.com
 Mailing Address: 3465 State Highway 128, Calistoga, CA 94515
No Street City State Zip

Site Address/Location: 3465 State Highway 128, Calistoga, CA 94515
No Street City

Assessor's Parcel #: 017-110-038 Existing Parcel Size: 104.79 ± acres Development Area Size: 16.5 acres
 Slope Range: 9 % to 24 % Total Acreage ≥ 30%: 0.5 acres Estimated Total Amount of Cut & Fill: 0 cubic yards

Land or Aerial Survey Prepared By Terra Firma Surveys, Inc. Date: 02/29/2019

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

Source(s) of Water: Existing Well

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

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

[Signature] 8-14-20 [Signature] 8/14/20
 Signature of Applicant Date Signature of Property Owner Date

TO BE COMPLETED BY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPARTMENT

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

EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

Project/Construction Phasing Information

1. Project Description: APN: 017-110-038
Track I Vineyard Development consisting of three (3) new vineyard blocks –
See Narrative Supplement.
- Parcel size: 104.79 acres Total land area disturbed: 16.5 acres
 Agriculture: NEW plant acres: 13.0 Replant acres: _____
 Structures: residence building driveway road other _____
2. Project Phases: one two or three
3. Anticipated date to start construction (month/year): April, 2021
4. Estimated date of completion of each phase: Phase 1: October 2021
Phase 2: October 2024
Phase 3: October 2026
5. Total construction time estimated: 5-6 years
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 plans
8. Is a grading permit, a well permit, or a sewage disposal permit required? Yes No
 If yes has the Napa Co Engineering and/or Environmental Departments been notified? Yes No

Slope Information

9. Earth moving, grading or land clearing on slope(s) of: 9 % to 24 %
10. Total acreage with slopes greater than or equal to 30%: 0.5 acres
11. Contour mapping source: Topographic Survey prepared by Terra Firma Surveys, dated 02/29/2019

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

12. Water-deficient area: Yes (*applicant must contact Environmental Division*) No
13. Sub-Watershed Name: Blossom Creek
 Municipal Reservoir Watershed: Yes No
 If yes: Bell Canyon Kimball Milliken Lake Hennessey Rector
14. Have any other erosion control plans affecting 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: 98.3 acres
 Proposed acres of canopy cover to be removed: 12.8 acres
 Percent of canopy cover to be retained per parcel: 87 %
 (b) Existing acres of shrub, brush, grass without tree canopy per parcel: 0 acres
 Proposed acres of shrub, brush, grass cover to be removed: 0 acres
 Percent of shrubs, brush, grass to be retained per parcel: 0 %
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: N/A
 c) Copy of associated CEQA document attached? Yes No acre/feet _____

Streams, Watercourses, & Streambed Alteration Agreements

17. All streams and watercourses in vicinity of project area(s) shown and the required setback(s) indicated with the distance and slope? Yes No
18. Is there a State Dept of Fish & Game Streambed Alteration (1603) Permit associated with the project or parcel? Yes No
- (a) Copy of State Dept of Fish & Game Permit attached? Yes **OR**
- (b) Date application for necessary permit submitted to this agency: N/A
- (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 Sensitivity Maps/GIS
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): Biological Resource Assessment
Specific study prepared: (see above) by Northwest Biosurvey date: 09/08/2019
21. Is any portion of the project located on or within 500' of an archeological or historic site? Yes No
Cite source: Cultural Resource Evaluation
Specific study prepared: (see above) by Archaeological Resource Service date: 06/27/2019

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: 0 fill: 0
Spoils location: on-site Not Proposed off-site Not Proposed
27. Has a grading permit been filed with the Engineering Division? Yes No
28. Will the project involve repair of a landslide? Yes No
Location _____ Size _____ Report _____

TIMBER HARVEST/TIMBER CONVERSION PERMITS

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

INDEMNIFICATION AGREEMENT

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

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

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

Mike & Kelly Winrod
Applicant

Property Owner (if other than Applicant)

8/10/2020
Date

017-110-038
Assessor's Parcel Number

ATTACHMENT TO THE SUPPLEMENT ENVIRONMENTAL INFORMATION (ECP)

A. GENERAL INFORMATION

1. **Name, address, telephone number of property owner.**
Winrod Family Trust, c/o Michael A. Winrod
3465 State Highway 128
Calistoga, CA 94515
(707) 942-6900
2. **Address of project.**
3465 State Highway 128, Calistoga, CA 94515
3. **APN:**
017-110-038
4. **Name, address and telephone number of person to be contacted concerning this property, if different than owner.**
Same as above.
5. **Indicate type or number of the permit application for the project to which this form pertains.**
Agricultural Track I ECP (ECPA) #P19-00415.
6. **List and describe any other related permits and/or public approvals required for this project, including those required by city, regional, state and federal agencies.**
This project shall be submitted to:
Napa County Planning, Building and Environmental Services - Engineering and Conservation Division.
7. **Existing zoning district.**
AW: Agricultural Watershed
8. **Proposed use of entire site and/or parcel. List & describe any other projects or improvements with site locations anticipated within the next several years (1-3-5 years).**
None.

B. PROJECT DESCRIPTION

9. **Parcel(s) size(s), acres per parcel.**
APN 017-110-038 is 140.79± acres
10. **Project(s) sizes(s), acres per parcel.**
Project size is 16.5± acres (13.0 ± acres in vines).
11. **Attach plans.**
Refer to the Winrod Vineyards Track I Vineyard Development and Erosion Control Plan prepared by Bartelt Engineering.

12. **Proposed scheduling.**
This project will begin in April 2021 (pending project approval).
13. **Anticipated incremental or phased development.**
Refer to the project narrative for anticipated development schedule.
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.**
No other permits are required for this project at this time. A grading permit may be required to construct the proposed driveway improvements.

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

- | | YES | NO | |
|-----|-------------------------------------|-------------------------------------|---|
| 15. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Change in existing features of any watercourses, wetlands, tidelands, beaches, hill or alteration of ground contours.
Grading will include cuts and fills for land smoothing. |
| 16. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Change in scenic views or vistas from existing residential areas or public lands or roads. |
| 17. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Change in the pattern, scale or character of general area of project. |
| 18. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Change in bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. |
| 19. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Site on filled land or on slopes of 5% or more.
The proposed project will be constructed on natural slopes ranging from 9% to 24%. |
| 20. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial change in demand for Napa County services (police, fire, water, sewage, etc.) |
| 21. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Relationship to a larger project or series of projects. |

C. ENVIRONMENTAL SETTING

22. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, wetlands (types), riparian habitat and any cultural, historical or scenic aspects. Describe any/all existing structures on the site and the use of structures. Attach photographs of the site, could include current aerial photo.

Representatives from Bartelt Engineering visited the site at various times, most recently on May 8, 2019 to explore site features and to record photographic documentation of the site. The area in the vicinity of the proposed project has varying terrain. The subject parcel is located approximately four (4) miles west of the City of Calistoga, CA. The Sonoma County boundary line to the west borders the subject parcel. Slopes on the parcel range between zero (0) and 75 percent. The westerly portion of the subject parcel consists predominately of wooded areas and ground slopes greater than 50%. Refer to the Winrod Vineyards Slope Analysis prepared by Bartelt Engineering included with this ECPA application for additional information on site slopes. The easterly portion of the subject parcel consists of vineyards, a small orchard, and residential improvements. The subject parcel was heavily impacted by the 2017 Tubbs Lane fire and has been undergoing redevelopment of the residential structures. Several drainage courses are located throughout the subject parcel that drain to Blossom Creek which is located to the east of the subject parcel and tributary to the Napa River.

Permit records for the existing vineyard could not be found; it is our understanding that the existing vineyard was initially planted around 1997. The Track I Vineyard Development and Erosion Control Plan proposes replacement of the existing vineyard as well as proposes new vineyard. The total proposed vineyard area is 13± acres. Refer to the attached Track I Vineyard Development and Erosion Control Plan prepared by Bartelt Engineering for the existing and proposed vineyard development.

Existing vegetation within the project area consists of vineyard and wooded areas with grassy cover. Refer to Sheet EC7 of the above referenced Erosion Control Plan for Photographic Documentation of the site that further demonstrates the existing vegetation found at the site. According to the Archeological and Cultural Resource Survey prepared for the subject parcel, neither archeological nor cultural resource sites were discovered within the areas of proposed vineyard development. In addition, no biologically sensitive plant or animal species were found within the areas of the proposed vineyard development during the Biology Survey for the subject parcel. Refer to the attached reports for additional information.

August 2020
Job No. 18-26

23. Describe the surrounding properties (approximately 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, setbacks, yard, etc.). Attach photographs of the site, could include current aerial photo.

The surrounding properties are developed similarly to the subject parcel which includes vineyards, residential development, and agricultural structures.

August 2020
Job No. 18-26

ATTACHMENT TO THE SUPPLEMENT ENVIRONMENTAL INFORMATION (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.

8-10-2020
Date


Signature of Property Owner

8/10/2020
Date


Signature of Property Owner

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"/> Mistlers	_____	_____
<input type="checkbox"/> Wind Machines	_____	_____
<input type="checkbox"/> Late Pruning	_____	_____
<input type="checkbox"/> Other _____	_____	_____

7. Rodent Protection Method(s):

<input type="checkbox"/> Rodenticides	<input checked="" type="checkbox"/> Raptors
<input checked="" type="checkbox"/> Traps	<input type="checkbox"/> Other
<input checked="" 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 checked="" type="checkbox"/> Visual Distracters (Mylar strips, etc)	_____	Aug. - Nov.	_____
<input checked="" type="checkbox"/> Raptor Perches	_____	Year Round	_____
<input type="checkbox"/> Other _____	_____	_____	_____

9. Proposed Nighttime Activities:

	<u>Time of Night</u>	<u>Duration of Use (days per year)</u>
<input checked="" type="checkbox"/> Harvest	10pm - 7am	6-8 days
<input checked="" type="checkbox"/> Sulphur Application	10pm - 9am	10-12 applications
<input type="checkbox"/> Pesticide/Herbicide Application	_____	_____
<input type="checkbox"/> Other _____	_____	_____

10. Irrigation Methods

Sprinklers Drip System Other _____

11. Other Proposed Activities:

Traffic Characteristics Information

1. Estimated size of grape trucks/truck & trailers to be used: _____ 5 _____ tons
2. Estimated number of truck trips per day: during Crush: 3 Vineyard Development 8 annually:
3. Estimated number of farmworkers/vehicle: 2-3 Crush 2-3 Pruning
4. Lunch provided on-site for farmworkers: Yes No
5. Proposed primary access: Entrance to property.
6. Proposed secondary access, if any: None.

Itemized Fertilizer and Pesticide Information

	<u>Application Method</u> <small>(broadcast, spray, drip system, etc)</small>	<u>Application Amount</u> <small>(per acre)</small>	<u>Number of Applications per Year.</u>	<u>Annual Amount Used</u> <small>(per acre)</small>	<u>Total Annual Amount Used Overall.</u>
1. Fertilizers					
12-26-26	Drip	25 lbs	Two	50 lbs	650 lbs
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

2. Mildewcides

Sulfur	Spray	4 lbs	10-12	40-48 lbs	520-624 lbs
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3. Herbicides

Round Up	Spray	1 quart	2	2 quarts	26 quarts
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4. Rodenticides

N/A					
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5. Other Chemicals

N/A					
-----	--	--	--	--	--

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

Type of onsite chemical storage facility in use or proposed:

None. All chemicals are stored offsite and brought to the site.

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

All agricultural chemicals for vineyard use are mixed offsite.

Location of current or proposed area designated for the cleaning and washing of chemical application equipment: Cleaning and washing of chemical application equipment will occur offsite.

Water Source and Usage Information
** Use Attachment C to calculate information requested**

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

Agricultural Water Source(s) :

<input checked="" type="checkbox"/> Other	<u>100</u> %
<input type="checkbox"/> Spring	_____ %
<input type="checkbox"/> Stream or Creek	_____ %
<input type="checkbox"/> Reservoir(s)	_____ %
<input type="checkbox"/> Other	_____ %
	100%

Percent of Total Agricultural Use:

Residential and Non-Agricultural Water Source(s):

<input checked="" type="checkbox"/> Well	<u>100</u> %
<input type="checkbox"/> Spring	_____ %
<input type="checkbox"/> Stream or Creek	_____ %
<input type="checkbox"/> Other _____	_____ %
	100%

Percent of Total Resid & Non-Ag



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

October 29, 2020

CERTIFIED MAIL

Winrod Family Trust
c/o Michael A. Winrod
3465 State Highway 128
Calistoga, CA 94515

**RE: Application Completeness Determination – Winrod Vineyard Track I
Agricultural Erosion Control Plan (ECPA) # P20-00247-ECPA
3465 State Highway 128: APN 017-110-038**

Dear Mr. Winrod,

Thank you for the September 28, 2020 submittal of the referenced ECPA application. The initial review of the subject ECPA application package has found that the information detailed in Exhibit A, in addition to a site visit, are needed to effectively enable the County to continue with the review of the request and to declare your application complete.

Exhibit A also identifies environmental information necessary to adequately describe project and evaluate the significance of any potential impacts the project may have on the environment pursuant to the California Environmental Quality Act (CEQA), and to prepare a technically adequate and legally defensible CEQA document and determination. Because the proposed project is more than 5 acres and is located in an impacted watershed, it does not qualify for a CEQA exemption pursuant to Section 504 of Napa County’s Local CEQA Procedures. Therefore, an Initial Study will need to be prepared and circulated for the County to adequately assess the project and comply with CEQA.

The ECPA is also under review by the Napa County Engineering Division for its technical adequacy in meeting no net increase soil loss and runoff requirements, and to verify project soil loss and hydrologic modeling assumptions. Any information or modifications to the Project’s soil loss or hydrologic modeling requested by the Engineering Division to determine the adequacy of the ECPA will need to be provided to declare the application complete and continue its processing. The Engineering Division completeness review memorandum will follow the site visit.

This is a preliminary identification of information known to be necessary at this time to initiate the environmental impact analysis required by CEQA and continue processing of the application. Ongoing review of the project may require additional information, including the supplementing of reports that have not been prepared in a manner consistent with County protocol or are otherwise necessary to provide adequate CEQA disclosure and analysis, or complete application processing.

Thank you in advance for providing the above material with all revised plans, reports, or other resubmitted documents clearly marked “revised” and dated, and in an electronic format (.pdf, with plans converted directly from the CAD files), as well as hard copy, to facilitate uploading of the materials to the

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

Please be advised that if the information requested in Exhibit A is not provided within 120 days of the date of this letter (i.e. by **February 26, 2021**), the application will be deemed "abandoned" pursuant to Section 401(b)(2) of Napa County's Local CEQA Procedures, unless an extension is granted by the Director as provided in the Procedures. Should the application be deemed abandoned, any unused funds will be returned and no further work will be performed on the application.

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

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

Sincerely,

Pamela Arifian

Pamela Arifian
Planner II

cc: John McDowell, Supervising Planner, Conservation Division (via email)
Patrick Ryan, Engineering Manager, Engineering Division (via email)
Chris Apallas, Deputy County Counsel (via email)
Bartelt Engineering, 1303 Jefferson Street, 200B, Napa, CA 94559 (via email with enclosures)

Enclosures:
Exhibit A, Application Completeness Determination – Information Request: No. P20-00247-ECPA
Napa County Code Chapter 8.80, Disaster Recovery
Adjoining Property Owner List Requirements

EXHIBIT A
APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST
Winrod Vineyards Track I Vineyard #P20-00247-ECPA: APN 017-110-038

- 1. Agricultural Erosion Control Plan Application Completeness Items:** This information is necessary to clearly define and describe the full extent of the proposed project; adequately disclose, assess, and minimize potential impacts of the project pursuant to CEQA; assess the project's compliance with applicable General Plan Goals and Policies and the County Conservation Regulations; and complete the ECPA application.
 - a. The County understands that the fires and recovery activities presented challenges for scheduling the County site visit in advance of this Application Completeness Determination. On October 22, 2020, the Tribal Historic Preservation Office of Middletown Rancheria of Pomo Indians requested consultation on the proposed project pursuant to AB-52. Please arrange a site visit with Michael Rivera, Admin and Projects Coordinator, and the County within the next 60 days.
 - b. ECPA Site Plan:
 - i. Pursuant to NCC Chapter 8.80.130, Conservation Regulations for Fire Damaged Properties (enclosed for reference), the vegetation canopy cover shall be as configured on the parcel existing on June 19, 2018. Please revise Sheet EC12, 70% Vegetation Retention Exhibit accordingly.
 - ii. Provide details of the proposed revegetation area located between the driveway and the stream.
 - iii. Please explain the tree removal activities since early 2018 in the vicinity of proposed Block 3 and Block 2 as evident on Google Earth aerials.
 - iv. Napa County GIS shows a potential ephemeral stream connected to the definitional stream from which the relocated driveway is setback (85' and 65'). The potential drainage appears to originate possibly as drainage ditch on southern side of existing driveway within proposed Block 2, and connects to the identified definitional stream. This drainage will be assessed during the site visit and if determined to be an ephemeral drainage the plans will need to be revised accordingly to show the required setback pursuant to NCC Section 18.108.025.
- 2. Supplemental Environmental Information:** The following information is necessary for the County to adequately evaluate potentially significant impacts of the proposed project pursuant to CEQA, and to complete the ECPA application to continue its review and processing:
 - a. Biological Resource Information: Please clarify and confirm overall oak woodland acreage, and proposed removal and retention acreage. Please note that mapped oak woodland, despite having been burned, is still considered oak woodland cover by the County for removal and retention purposes.
- 3. Notification Information/Listing:** A listing of the current owners of all the properties located within 1,000 feet of the project site/holding will be necessary to circulate the CEQA document for public review and comment. The notification information shall include the property owner's names, their addresses, and the assessor's parcel numbers of the property owned. Also see the enclosed *Adjoining Property Owner List Requirements* instruction sheet. You will be advised when the notification information will need to be provided.



A Tradition of Stewardship
A Commitment to Service

David Morrison
Director

MEMORANDUM

To: Pamela Arifian Conservation Division	From: Raulton Haye Engineering Service
Date: February 18, 2021	Re: Permit No. P20-00247 Winrod Vineyards ECP-Track I APN# 017-110-038

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

USLE Calculations

- 1) For each transect, please delineate each segment, with its length and slope.
- 2) Transects/Sections A1-A1, A2-A2, B1-B1, B2-B2, E1-E1 and E2-E2 are called out in the report but not delineated on plans. Please revise transects on plans to be consistent with those presented in the report.
- 3) Curve number determination for pre-devolpment condition for all three blocks yielded values that were different than those presented in the report and less than post-development conditions.

- a. Example 1: The existing condition at block 1, transect B-B, is given as 75% tall grassy weed cover with 75% grass and 25% weeds. The percent ground cover is estimated at 75%. These parameters compute to a C value of 0.023; however, the report has 0.040.

$$(0.016 \times 0.75) + (0.046 \times 0.25) = 0.023$$

- b. Example 2: The existing condition at block 2, transect C-C, is given as 75% tall grassy weed cover with 75% grass and 25% weeds. The percent ground cover is estimated at 70%. These parameters compute to a C value of 0.03; however, the report has 0.058.

$$(0.022 \times 0.75) + (0.053 \times 0.25) = 0.03$$

- c. Example 3: The existing condition at block 3, transect F-F, is given as 75% wooded areas with trees that consist of 80% grass and 20% weeds. The percent ground cover is estimated at 75%. These parameters compute to a C value of 0.026; however, the report has 0.050.

$$(0.019 \times 0.8) + (0.052 \times 0.2) = 0.026$$

For all blocks, please provide sample calcs that justify pre-development C values.

Hydrology

- 4) Page 4 of the hydrology report states that the time of concentration will be the same for pre and post conditions. However, sub-catchments A2 and F have different flow paths in the post relative to the pre development condition. This would suggest that the time of concentration is not maintained in the transition from pre to post. Please explain or revise for consistency.

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.

June 17, 2021
Job No. 18-26



Pamela Arifian
Napa County Planning, Building
& Environmental Services Department
Conservation Division
1195 Third Street, Second Floor
Napa, CA 94558

Re: Winrod Vineyards Erosion Control Plan, 3465 State Highway 128, Napa County, CA 94558, APN 017-110-038, Permit No. P20-00247-ECPA

Dear Ms. Arifian:

We are in receipt of your Application Completeness Determination letter dated October 29, 2020 and the Memorandum from Raulton Hays dated February 18, 2021 and revised on March 1, 2021, regarding the above mentioned project located at 3465 State Highway 128, Calistoga, CA, APN 017-110-038 and offer the following responses to your comments (*in italics*):

Comments from Pam Arifian dated October 29, 2020.

1. Agricultural Erosion Control Plan Application Completeness Items: This information is necessary to clearly define and describe the full extent of the proposed project; adequately disclose, assess, and minimize potential impacts of the project pursuant to CEQA; assess the project's compliance with applicable General Plan Goals and Policies and the County Conservation Regulations; and complete the ECPA application.

a. The County understands that the fires and recovery activities presented challenges for scheduling the County site visit in advance of this Application Completeness Determination. On October 22, 2020, the Tribal Historic Preservation Office of Middletown Rancheria of Pomo Indians requested consultation on the proposed project pursuant to AB-52. Please arrange a site visit with Michael Rivera, Admin and Projects Coordinator, and the County within the next 60 days.

A site visit with Michael Rivera, Jr. from the Middletown Rancheria of Pomo Indians was conducted on February 10, 2021.

b. ECPA Site Plan:

i. Pursuant to NCC Chapter 8.80.130, Conservation Regulations for Fire Damaged Properties (enclosed for reference), the vegetation canopy shall be as configured on the parcel existing on June 19, 2018. Please revise sheet EC12, 70% Vegetation Retention Exhibit accordingly.

The photo on Sheet EC12 has been replaced with a photo image dated October 26, 2018. The photo image used was purchased from the Napa County GIS Department. The vegetation areas were obtained from Napa County GIS Mapping.

- ii. Provide details of the proposed revegetation area located between the driveway and the stream.

The proposed revegetation area previously shown on Sheet EC5 has been modified to include three (3) separate areas within the conservation setbacks as shown on Sheet EC5. A note regarding revegetation in these areas has been added to the sheet. A seed mix specification for native grasses has been added to Sheet EC2.

- iii. Please explain the tree removal activities since early 2018 in the vicinity of proposed Block 3 and Block 2 as evident on Google Earth aerials.

The owner has been removing dead trees on the parcel as a result of the 2017 Tubbs Fire.

- iv. Napa County GIS shows a potential ephemeral stream connected to the definitional stream from which the driveway is setback (85' and 65'). The potential drainage appears to originate possibly as drainage ditch on southern side of existing driveway within proposed Block 2, and connects to the identified definitional stream. This drainage will be assessed during the site visit and if determined to be an ephemeral drainage the plans will need to be revised accordingly to show the required setback pursuant to NCC Section 18-108-025

This drainage was assessed during the site visit on February 10, 2021. Per discussions held during the site visit no further action is required.

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

- a. **Biological Resource Information:** Please clarify and confirm overall oak woodland acreage, and proposed removal and retention acreage. Please note that mapped oak woodland, despite having been burned is still considered oak woodland cover by the County for removal and retention purposes.

An updated biological report dated September 8, 2020 has been included with this submittal.

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

A notification information list will be provided when requested.

Per Email from Pam Arifian dated March 1, 2021

Since our last communication, and upon further review with Engineering, we have additional comments for this project, focused on the post-'93 date of development of existing vineyard for which we were unable to locate any ECP records. Please see attached revised memo from Raulton.

Comment noted and addressed in other responses.

Regarding Planning comments, please add the following:
Revised the project description to include all project elements (pending whether covered by ECP), for example:

- i) Development of XX new vineyard
- ii) Continued operation of existing vineyard (installed without benefit of ECP)
- iii) Removal of vines and restoration of stream setback

The project narrative has been revised to address each of these comments. Sheets EC3 and EC5 have also been revised in response to item iii.

Comments from Raulton Haye dated March 1, 2021.

General Comments

- 1) The vineyard blocks proposed to be removed as part of the demolition plan, Sheet EC3, appear to have been developed between 1993 and 2009, on slopes greater than 5%. Napa County cannot find permit records for the development of these vineyards; please provide the ECP permit or any records pertaining to Napa County authorizing the vineyard development.
 - a. If it is determined that the vineyards were developed in violation to Napa County Code, the technical reports shall be revised to change the existing condition land uses, hydrologic condition, and soil loss conditions to the pre-developed and unmodified vegetative condition.

Google Earth imagery, based on an U.S. Geological Survey image dated 7/9/1993 does not show that any vineyard blocks had been developed. The next available image provided by USDA Farm Service Agency dated 6/3/2003 shows that two (2) vineyard blocks (Vineyard Block 1 and a portion of Vineyard Block 2) had been developed. It appears that the remainder of Vineyard Block 2 was developed in 2009 based on the Maxar Technologies image dated 7/8/2009. After reviewing the available imagery and research of Napa County files, it is clear that the existing vineyard blocks were developed and planted without an approved erosion control plan; therefore, the technical reports have been revised based on the

7/9/1993 pre-developed and unmodified vegetative condition. The photographic imagery listed above has been included with this submittal.

USLE Calculations

- 2) For each transect, please delineate each segment, with its length and slope.

The slope sections on sheet EC4 have been revised delineating each segment with length and slope.

- 3) The method used to segment transects does not follow the procedures outlined in UDSA Agriculture Handbook # 357, and 1991 Guide for Erosion and Sediment Control in California. As defined in the above resource documents the procedures for changes in slope, soil type or cover states that each segment must be divided into equal-length segments, and LS is calculated utilizing the total slope length. Please revise all segmented transect analysis accordingly (Transect A, B, & E).

Slope sections A-A, B-B, C-C, and E-E have been adjusted to account for changes in slope, soil type, and vegetative cover.

- 4) Revise Transect E to address number of segments and m-factor based on the two segments provided in the analysis and not three segment m-factor used in the submitted soil loss analysis.

Slope section E-E has been revised to include three (3) segments based on the change in soil type and change in slope.

- 5) C- Factor determination for pre-development condition for all three blocks yielded values that were different than those presented in the report and less than post-development conditions.

- a. Example 1: The existing condition at block 1, transect B-B, is given as 75% tall grassy weed cover with 75% grass and 25% weeds. The percent ground cover is estimated at 75%. These parameters compute to a C value of 0.023; however, the report has 0.040.

$$(0.016 \times 0.75) + (0.046 \times 0.25) = 0.023$$

- b. Example 2: The existing condition at block 2, transect C-C, is given as 75% tall grassy weed cover with 75% grass and 25% weeds. The percent ground cover is estimated at 70%. These parameters compute to a C value of 0.03; however, the report has 0.058.

$$(0.022 \times 0.75) + (0.053 \times 0.25) = 0.03$$

- c. Example 3: The existing condition at block 3, transect F-F, is given as 75% wooded areas with trees that consist of 80% grass and 20% weeds. The percent ground cover is estimated at 75%. These parameters compute to a C value of 0.026; however, the report has 0.050.

$$(0.019 \times 0.8) + (0.052 \times 0.2) = 0.026$$

For all blocks, please provide sample calcs that justify pre-development C values.

The C-Factor for all vineyard blocks have been revised based on the 1993 Google Earth imagery and the site characteristics for Forest/Woodland vegetation outlined in the Biological Resource Assessment prepared by Northwest Biosurvey. The following C-Factors were used for the USLE predevelopment condition.

C = 0.067; no appreciable canopy; 70% weed ground cover

C = 0.13; 75% trees, but no appreciable low brush. Average drop fall height of 13 feet; 40% weed ground cover.

C = 0.625; 75% trees, but no appreciable low brush. Average drop fall height of 13 feet; 70% weed ground cover.

Hydrology

- 6) Sub-catchments A2, D, E and F have different flow paths in the post relative to the pre-development condition. In order to justifiably quantify and compare flows between the pre and post development conditions, the flow paths for each sub-watershed must be consistent between both conditions. Please revise flow paths for the afore mentioned sub-catchments to maintain beginning, end and trajectory between pre and post development. Revise hydrologic analysis accordingly based on the revised flow paths and updated time of concentrations (Tc).

The hydraulic analysis has been revised to maintain beginning, end, and trajectory of flow path between pre & post development.

- 7) There seem to be an error in the computation of the Tc for post sub-watershed F. The Tc for the whole basin is less than that of just one of the sub-areas. Please review and revise.

The error in the computation of Tc for post sub-watershed F has been corrected.

If you require any additional information or have any questions regarding the information provided, please feel free to contact me at your earliest convenience at (707) 258-1301.

Sincerely,



Paul N. Bartelt, P.E.
Principal Engineer

PNB:dmb

enclosures

cc: Mike Winrod

From: [Paul Bartelt](#)
To: [Arifian, Pamela](#)
Cc: [Richard Paxton](#); [McDowell, John](#)
Subject: RE: Winrod P20-00247-ECPA Review #2 and Eng TA
Date: Wednesday, August 4, 2021 2:00:00 PM

[External Email - Use Caution]

Thanks Pam.

The WAA comments were expected. We are still trying to figure out a response on this, just as you are.

Paul N. Bartelt, P.E.
Principal Engineer
Bartelt Engineering
707.258.1301 telephone
paulb@barteltengineering.com

From: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Sent: Wednesday, August 4, 2021 12:10 PM
To: Paul Bartelt <paulb@Barteltengineering.com>
Cc: Richard Paxton <RichP@Barteltengineering.com>; McDowell, John <John.McDowell@countyofnapa.org>
Subject: Winrod P20-00247-ECPA Review #2 and Eng TA

Hi Paul and Rich,

Thanks for your patience on the review of the resubmittal for the Winrod ECP. I have attached for your records the Technical Adequacy memo from Engineering.

Regarding the WAA: as we discussed on the phone, this is a dynamic issue at the moment. To further support WAA assumptions and conclusions, please revise to include the following:

- Projected future water uses in dry years;
- Other references or sources that corroborate the average rainfall utilized in the WAA should be researched and cited (e.g., Napa One Rain site (www.napa.onerain.com)). If other data suggest average rainfall should be adjusted, it should be adjusted accordingly. There may be a new data set to be released this summer by PRISM (2000-2020) as well (according to their website).

Please let me know if you have any questions.

Thank you,

Pam Arifian

Planner III

Napa County Planning, Building, & Environmental Services Department

1195 Third Street, 2nd Floor, Napa CA 94559

(707) 259-5934

www.countyofnapa.org



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Planning, Building & Environmental Services

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

David Morrison
Director

MEMORANDUM

To: Pamela Arifian Conservation Division	From: Raulton Haye Engineering Service
Date: July 30, 2021	Re: Permit No. P21-00247 Winrod Vineyards ECP-Track I APN# 017-110-038

The Engineering Division has reviewed the technical studies for the proposed Winrod Vineyard Development – Erosion Control Plan (ECP) application, P20-00247, located on assessor’s parcel number 017-110-038. The proposed plan requests the development of approximately 8.4 acres of vineyard, within three vineyard blocks.

The Engineering Division has determined the proposed project’s Soil Loss and Hydrology Studies prepared by Bartelt 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.

September 1, 2021
Job No. 18-26



Pamela Arifian
Napa County Planning, Building
& Environmental Services Department
Conservation Division
1195 Third Street, Second Floor
Napa, CA 94558

Re: Winrod Vineyards Erosion Control Plan, 3465 State Highway 128, Napa County, CA 94558, APN 017-110-038, Permit No. P20-00247-ECPA

Dear Ms. Arifian:

We are in receipt of your email "Winrod P20-00247-ECPA Review #2 and Eng TA" dated August 4, 2021, regarding the above mentioned project located at 3465 State Highway 128, Calistoga, CA, APN 017-110-038 and offer the following responses to your comments (*in italics*):

Per Email Comments from Pam Arifian dated August 4, 2021.

Regarding the WAA: as we discussed on the phone, this is a dynamic issue at the moment. To further support WAA assumptions and conclusions, please revise to include the following:

- Projected future water uses in dry years;
- Other references or sources that corroborate the average rainfall utilized in the WAA should be researched and cited (e.g., Napa One Rain site (www.napa.onerain.com)). If other data suggest average rainfall should be adjusted, it should be adjusted accordingly. There may be a new data set to be released this summer by PRISM (2000-2020) as well (according to their website).

The WAA has been revised to include the estimated groundwater recharge rate for typical dry years, the estimated water use during typical dry years, and the water conservation efforts that could be taken during typical dry years.

The WAA has been revised to only include rainfall data from PRISM for a 30-year timespan from 1990 to 2020.

If you require any additional information or have any questions regarding the information provided, please **feel free to contact** me at your earliest convenience at (707) 258-1301.

Sincerely,



Paul N. Bartelt, P.E.
Principal Engineer

PNB: rp

enclosures

cc: Mike Winrod

From: [Arifian, Pamela](#)
To: [Richard Paxton](#); [Paul Bartelt](#)
Subject: RE: Winrod ECPA WAA Comments
Date: Tuesday, October 5, 2021 10:24:00 AM

Hi Rich, thanks for your patience with my reply.

Well meter readings would be great; lacking those, credible evidence that legitimizes the estimate given from the vineyard manager, either from this site or a nearby site (under same management) would suffice. If not, than please revise to include a conservative estimate per WAA Guidance.

Thanks,

Pam Arifian
Planner III
Napa County Planning, Building, & Environmental Services Department
1195 Third Street, 2nd Floor, Napa CA 94559
(707) 259-5934
www.countyofnapa.org

From: Richard Paxton <RichP@Barteltengineering.com>
Sent: Friday, October 1, 2021 10:43 AM
To: Arifian, Pamela <pamela.arifian@countyofnapa.org>; Paul Bartelt <paulb@Barteltengineering.com>
Cc: McDowell, John <John.McDowell@countyofnapa.org>
Subject: RE: Winrod ECPA WAA Comments

[External Email - Use Caution]

Hello Pam,
What kind of documentation of irrigation practices would you need to satisfy your requirements?

Rich Paxton, P.E.
Bartelt Engineering
707.258.1301 (p)
RichP@BarteltEngineering.com



From: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Sent: Friday, October 1, 2021 9:10 AM

To: Paul Bartelt <paulb@Barteltengineering.com>; Richard Paxton <RichP@Barteltengineering.com>
Cc: McDowell, John <John.McDowell@countyofnapa.org>
Subject: Winrod ECPA WAA Comments

Hello Paul and Rich,

Thank you for the 9/1 resubmittal of P20-00247-ECPA. Grounded in the latest guidance from the County on the dynamic nature of assessing groundwater impacts particularly in light of current and projected drought, I have reviewed the WAA for the Winrod project and have the following comment:

- 1) Existing Demand: It is noted that the estimated existing water use is 145 gal/vine as reported by the owner, without documentation. The annualized rate results in approximately 0.31 AF/y, which is the lower end of the range provided by the County's WAA Guidance Document (0.2-0.5 AF/y/vine). Lacking documentation of existing/historic use, please provide revised calculations based on a reasonable range of demand up to 0.5-AF/y.

Thank you,
Pam

Pam Arifian
Planner III
Napa County Planning, Building, & Environmental Services Department
1195 Third Street, 2nd Floor, Napa CA 94559
(707) 259-5934
www.countyofnapa.org

From: [Richard Paxton](#)
To: [Arifian, Pamela](#); [Paul Bartelt](#)
Subject: RE: Winrod ECPA WAA Comments
Date: Tuesday, October 12, 2021 12:25:46 PM
Attachments: [Scan_0458.pdf](#)

[External Email - Use Caution]

Pam,

We received the attached information from Mr. Winrod, is this sufficient documentation to act as support?

Thanks,

Rich Paxton, P.E.

Bartelt Engineering

707.258.1301 (p)

RichP@BarteltEngineering.com



From: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Sent: Tuesday, October 5, 2021 10:25 AM
To: Richard Paxton <RichP@Barteltengineering.com>; Paul Bartelt <paulb@Barteltengineering.com>
Subject: RE: Winrod ECPA WAA Comments

Hi Rich, thanks for your patience with my reply.

Well meter readings would be great; lacking those, credible evidence that legitimizes the estimate given from the vineyard manager, either from this site or a nearby site (under same management) would suffice. If not, than please revise to include a conservative estimate per WAA Guidance.

Thanks,

Pam Arifian

Planner III

Napa County Planning, Building, & Environmental Services Department

1195 Third Street, 2nd Floor, Napa CA 94559

(707) 259-5934

www.countyofnapa.org

From: Richard Paxton <RichP@Barteltengineering.com>
Sent: Friday, October 1, 2021 10:43 AM
To: Arifian, Pamela <pamela.arifian@countyofnapa.org>; Paul Bartelt

<paulb@Barteltengineering.com>

Cc: McDowell, John <John.McDowell@countyofnapa.org>

Subject: RE: Winrod ECPA WAA Comments

[External Email - Use Caution]

Hello Pam,

What kind of documentation of irrigation practices would you need to satisfy your requirements?

Rich Paxton, P.E.

Bartelt Engineering

707.258.1301 (p)

RichP@BarteltEngineering.com



From: Arifian, Pamela <pamela.arifian@countyofnapa.org>

Sent: Friday, October 1, 2021 9:10 AM

To: Paul Bartelt <paulb@Barteltengineering.com>; Richard Paxton <RichP@Barteltengineering.com>

Cc: McDowell, John <John.McDowell@countyofnapa.org>

Subject: Winrod ECPA WAA Comments

Hello Paul and Rich,

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1. Existing Demand: It is noted that the estimated existing water use is 145 gal/vine as reported by the owner, without documentation. The annualized rate results in approximately 0.31 AF/y, which is the lower end of the range provided by the County's WAA Guidance Document (0.2-0.5 AF/y/vine). Lacking documentation of existing/historic use, please provide revised calculations based on a reasonable range of demand up to 0.5-AF/y.

Thank you,

Pam

Pam Arifian

Planner III

Napa County Planning, Building, & Environmental Services Department

1195 Third Street, 2nd Floor, Napa CA 94559

(707) 259-5934

www.countyofnapa.org

Winrod Vineyards

8x10 Leach
1/2 gallon Emitter

BLOCK A
1.15

8x10 Leach
1/2 gallon Emitter

BLOCK C
1.05

3465 CA-128

BLOCK B
.37

8x10 Leach
1/2 gallon Emitter

BLOCK D
2.0

6x8 Leach
1/2 gallon Emitter



April 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 <i>Block 1</i> <i>6 am—12 pm</i>	6 <i>Block 2</i> <i>6 am—12 pm</i>	7 <i>Block 3</i> <i>6 am—12 pm</i>	8	9	10
11	12 <i>Block 1</i> <i>6 am—12 pm</i>	13 <i>Block 2</i> <i>6 am—12 pm</i>	14 <i>Block 3</i> <i>6 am—12 pm</i>	15	16	17
18	19 <i>Block 1</i> <i>6 am—12 pm</i>	20 <i>Block 2</i> <i>6 am—12 pm</i>	21 <i>Block 3</i> <i>6 am—12 pm</i>	22	23	24
25	26 <i>Block 1</i> <i>6 am—12 pm</i>	27 <i>Block 2</i> <i>6 am—12 pm</i>	28 <i>Block 3</i> <i>6 am—12 pm</i>	29	30	

May 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 <i>Block 1</i> <i>6 am—12 pm</i>	4 <i>Block 2</i> <i>6 am—12 pm</i>	5 <i>Block 3</i> <i>6 am—12 pm</i>	6	7	8
9	10 <i>Block 1</i> <i>6 am—12 pm</i>	11 <i>Block 2</i> <i>6 am—12 pm</i>	12 <i>Block 3</i> <i>6 am—12 pm</i>	13	14	15
16	17 <i>Block 1</i> <i>6 am—12 pm</i>	18 <i>Block 2</i> <i>6 am—12 pm</i>	19 <i>Block 3</i> <i>6 am—12 pm</i>	20	21	22
23	24 <i>Block 1</i> <i>6 am—12 pm</i>	25 <i>Block 2</i> <i>6 am—12 pm</i>	26 <i>Block 3</i> <i>6 am—12 pm</i>	27	28	29
30	31 <i>Block 1</i> <i>6 am—12 pm</i>					

June 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 <i>Block 2</i> 6 am—12 pm	2 <i>Block 3</i> 6 am—12 pm	3	4	5
6	7 <i>Block 1</i> 6 am—12 pm	8 <i>Block 2</i> 6 am—12 pm	9 <i>Block 3</i> 6 am—12 pm	10	11	12
13	14 <i>Block 1</i> 6 am—12 pm	15 <i>Block 2</i> 6 am—12 pm	16 <i>Block 3</i> 6 am—12 pm	17	18	19
20	21 <i>Block 1</i> 6 am—12 pm	22 <i>Block 2</i> 6 am—12 pm	23 <i>Block 3</i> 6 am—12 pm	24	25	26
27	28 <i>Block 1</i> 6 am—12 pm	29 <i>Block 2</i> 6 am—12 pm	30 <i>Block 3</i> 6 am—12 pm			

July 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5 <i>Block 1</i> <i>6 am—12 pm</i>	6 <i>Block 2</i> <i>6 am—12 pm</i>	7 <i>Block 3</i> <i>6 am—12 pm</i>	8	9	10
11	12 <i>Block 1</i> <i>6 am—12 pm</i>	13 <i>Block 2</i> <i>6 am—12 pm</i>	14 <i>Block 3</i> <i>6 am—12 pm</i>	15	16	17
18	19 <i>Block 1</i> <i>6 am—12 pm</i>	20 <i>Block 2</i> <i>6 am—12 pm</i>	21 <i>Block 3</i> <i>6 am—12 pm</i>	22	23	24
25	26 <i>Block 1</i> <i>6 am—12 pm</i>	27 <i>Block 2</i> <i>6 am—12 pm</i>	28 <i>Block 3</i> <i>6 am—12 pm</i>	29	30	31

August 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 <i>Block 1</i> <i>6 am—12 pm</i>	3 <i>Block 2</i> <i>6 am—12 pm</i>	4 <i>Block 3</i> <i>6 am—12 pm</i>	5	6	7
8	9 <i>Block 1</i> <i>6 am—12 pm</i>	10 <i>Block 2</i> <i>6 am—12 pm</i>	11 <i>Block 3</i> <i>6 am—12 pm</i>	12	13	14
15	16 <i>Block 1</i> <i>6 am—12 pm</i>	17 <i>Block 2</i> <i>6 am—12 pm</i>	18 <i>Block 3</i> <i>6 am—12 pm</i>	19	20	21
22	23 <i>Block 1</i> <i>6 am—12 pm</i>	24 <i>Block 2</i> <i>6 am—12 pm</i>	25 <i>Block 3</i> <i>6 am—12 pm</i>	26	27	28
29	30 <i>Block 1</i> <i>6 am—12 pm</i>	31 <i>Block 2</i> <i>6 am—12 pm</i>				

September 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			<i>1</i> <i>Block 3</i> <i>6 am—12 pm</i>	<i>2</i>	<i>3</i>	<i>4</i>
<i>5</i>	<i>6</i>	<i>7</i>	<i>8</i>	<i>9</i>	<i>10</i>	<i>11</i>
<i>12</i>	<i>13</i>	<i>14</i>	<i>15</i>	<i>16</i>	<i>17</i>	<i>18</i>
<i>19</i>	<i>20</i>	<i>21</i>	<i>22</i>	<i>23</i>	<i>24</i>	<i>25</i>
<i>26</i>	<i>27</i>	<i>28</i>	<i>29</i>	<i>30</i>		

From: [Richard Paxton](#)
To: [Arifian, Pamela](#)
Cc: [Paul Bartelt](#)
Subject: RE: Winrod ECPA WAA Comments
Date: Wednesday, October 13, 2021 7:33:34 AM

[External Email - Use Caution]

Hello Pam,

I will work on revising the WAA to correspond with the irrigation information that I forwarded to you. I saw that we are not in sync with the vineyard block naming convention...I will try to make it clear how VB(s) A, B, C, & D correlate to VB(s) 1, 2, & 3.

Thanks,

Rich Paxton, P.E.

Bartelt Engineering

707.258.1301 (p)

RichP@BarteltEngineering.com



From: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Sent: Tuesday, October 12, 2021 5:10 PM
To: Richard Paxton <RichP@Barteltengineering.com>; Paul Bartelt <paulb@Barteltengineering.com>
Subject: RE: Winrod ECPA WAA Comments

Hi Rich,

Thanks for sending this info along. This is a good start. The purpose of this info is for the sake of disclosure as much as it is an assessment of the existing/projected demand. What you provided is good information that needs to be tied to the 0.3 AF/y/vine to make it clear. Please also ensure that the units are clearly identified (e.g., acres/block) and references match each other (the attachment referenced blocks A, B, C and 1, 2, 3).

Thank you,

Pam Arifian

Planner III

Napa County Planning, Building, & Environmental Services Department

1195 Third Street, 2nd Floor, Napa CA 94559

(707) 259-5934

www.countyofnapa.org

From: Richard Paxton <RichP@Barteltengineering.com>
Sent: Tuesday, October 12, 2021 12:23 PM
To: Arifian, Pamela <pamela.arifian@countyofnapa.org>; Paul Bartelt <paulb@Barteltengineering.com>
Subject: RE: Winrod ECPA WAA Comments

[External Email - Use Caution]

Pam,

We received the attached information from Mr. Winrod, is this sufficient documentation to act as support?

Thanks,

Rich Paxton, P.E.

Bartelt Engineering

707.258.1301 (p)

RichP@BarteltEngineering.com



From: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Sent: Tuesday, October 5, 2021 10:25 AM
To: Richard Paxton <RichP@Barteltengineering.com>; Paul Bartelt <paulb@Barteltengineering.com>
Subject: RE: Winrod ECPA WAA Comments

Hi Rich, thanks for your patience with my reply.

Well meter readings would be great; lacking those, credible evidence that legitimizes the estimate given from the vineyard manager, either from this site or a nearby site (under same management) would suffice. If not, than please revise to include a conservative estimate per WAA Guidance.

Thanks,

Pam Arifian

Planner III

Napa County Planning, Building, & Environmental Services Department

1195 Third Street, 2nd Floor, Napa CA 94559

(707) 259-5934

www.countyofnapa.org

From: Richard Paxton <RichP@Barteltengineering.com>
Sent: Friday, October 1, 2021 10:43 AM
To: Arifian, Pamela <pamela.arifian@countyofnapa.org>; Paul Bartelt <paulb@Barteltengineering.com>
Cc: McDowell, John <John.McDowell@countyofnapa.org>
Subject: RE: Winrod ECPA WAA Comments

[External Email - Use Caution]

Hello Pam,
What kind of documentation of irrigation practices would you need to satisfy your requirements?

Rich Paxton, P.E.
Bartelt Engineering
707.258.1301 (p)
RichP@BarteltEngineering.com



From: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Sent: Friday, October 1, 2021 9:10 AM
To: Paul Bartelt <paulb@Barteltengineering.com>; Richard Paxton <RichP@Barteltengineering.com>
Cc: McDowell, John <John.McDowell@countyofnapa.org>
Subject: Winrod ECPA WAA Comments

Hello Paul and Rich,

Thank you for the 9/1 resubmittal of P20-00247-ECPA. Grounded in the latest guidance from the County on the dynamic nature of assessing groundwater impacts particularly in light of current and projected drought, I have reviewed the WAA for the Winrod project and have the following comment:

1. Existing Demand: It is noted that the estimated existing water use is 145 gal/vine as reported by the owner, without documentation. The annualized rate results in approximately 0.31 AF/y, which is the lower end of the range provided by the County's WAA Guidance Document (0.2-0.5 AF/y/vine). Lacking documentation of existing/historic use, please provide revised calculations based on a reasonable range of demand up to 0.5-AF/y.

Thank you,
Pam

Pam Arifian
Planner III

Napa County Planning, Building, & Environmental Services Department

1195 Third Street, 2nd Floor, Napa CA 94559

(707) 259-5934

www.countyofnapa.org

From: [Theresa Rettinghouse](#)
To: [Arifian, Pamela](#)
Subject: Status of P20-00247 Winrod project
Date: Wednesday, November 24, 2021 11:50:28 AM

[External Email - Use Caution]

Good morning Ms. Arifian,

What is the current status of the P20-00247 Winrod conversion of 16.5 acres to vineyard?

Best regards,
Theresa

Theresa Rettinghouse
(she/her/hers)
Urban Wildlands Paralegal
Center for Biological Diversity
trettinghouse@biologicaldiversity.org
Ph: 510-844-7100 ext 320
1212 Broadway St., Suite 800
Oakland, CA 94612



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David Morrison
Director

Certified Mail

October 12, 2020

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
Winrod Vineyard Development, Erosion Control Plan #P20-00247-ECPA
3465 State Highway 128, Calistoga: APN 017-110-038**

Dear Mr. Simon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 16.5-acre vineyard located at 3465 State Highway 128, approximately 0.5-mile southwest of State Highway 128 and approximately 800 feet northwest of its intersection with Bennett Lane near Calistoga. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/591/Current-Projects>.

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

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

Sincerely,

Pamela Arifian
Planner II

Enclosures: Cultural Resources Evaluation
Project plans



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David Morrison
Director

Certified Mail

October 12, 2020

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
Winrod Vineyard Development, Erosion Control Plan #P20-00247-ECPA
3465 State Highway 128, Calistoga: APN 017-110-038**

Dear Mr. Gabaldon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 16.5-acre vineyard located at 3465 State Highway 128, approximately 0.5-mile southwest of State Highway 128 and approximately 800 feet northwest of its intersection with Bennett Lane near Calistoga. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/591/Current-Projects>.

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

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

Sincerely,

Pamela Arifian
Planner II

Enclosures: Cultural Resources Evaluation
Project plans



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www.countyofnapa.org

David Morrison
Director

Certified Mail

October 12, 2020

Isaac Bojorquez
Yocha Dehe Wintun Nation
P.O. Box 18
Brooks, CA 95606

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Winrod Vineyard Development, Erosion Control Plan #P20-00247-ECPA
3465 State Highway 128, Calistoga: APN 017-110-038**

Dear Mr. Bojorquez,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 16.5-acre vineyard located at 3465 State Highway 128, approximately 0.5-mile southwest of State Highway 128 and approximately 800 feet northwest of its intersection with Bennett Lane near Calistoga. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/591/Current-Projects>.

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

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

Sincerely,

Pamela Arifian
Planner II

Enclosures: Cultural Resources Survey
Project plans

From: [Michael Rivera](#)
To: [Arifian, Pamela](#)
Cc: [Paul Bartelt](#); [Sally Peterson](#)
Subject: Re: Tribal Response to Proposed Project -THPD File # (20-05-10)
Date: Friday, October 23, 2020 4:15:55 PM

[External Email - Use Caution]

Good afternoon Pamela -

Thank you for the documents we requested. Our department was able to review the Cultural Resources Evaluation, and we would like to conduct a site visit. Please let me know your availability.

Thank you,

Michael Rivera Jr.

Admin & Projects Coordinator

Middletown Rancheria

Tribal Historic Preservation Department

PO Box 1035 Middletown, CA 95461

Phone: (707) 987-1315

Fax: (707) 987-9091

Email: mlrivera@middletownrancheria.com

On Fri, Oct 23, 2020 at 9:28 AM Arifian, Pamela <pamela.arifian@countyofnapa.org> wrote:

Good morning Michael,

Thanks for your communication. I have uploaded for your review the project documents, including site plan, Cultural Resources Report, and other technical studies as requested, to [this PBES Cloud link](#). Please let me know if you have any issues accessing the files.

I have CC'ed the Applicant's Engineer, Paul Bartelt of Bartelt Engineering. One of us will follow up soon to coordinate a meeting or site visit.

Thank you,

Pam Arifian

Planner II

Napa County Planning, Building, & Environmental Services Department

(707) 259-5934

www.countyofnapa.org

From: Michael Rivera <mlrivera@middletownrancheria.com>
Sent: Thursday, October 22, 2020 6:27 PM
To: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Cc: Sally Peterson <speterson@middletownrancheria.com>
Subject: Tribal Response to Proposed Project -THPD File # (20-05-10)

[External Email - Use Caution]

*Napa County - Planning Division
Attn: Pamela Arifian, Planner II
1195 Third Street, Suite 210
Napa, CA 94559*

Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Winrod Vineyard Development, Erosion Control Plan #P20-00247-ECPA
3465 State Highway 128, Calistoga: APN 017-110-038

Dear Pamela Arifian:

The Middletown Rancheria of Pomo Indians of California (“Tribe” or “Middletown Rancheria”) is in receipt of your notification letter dated October 12, 2020 and attached to this email regarding the referenced project in the subject line of this email correspondence. Middletown Rancheria is a Sovereign Tribal Nation comprised of several tribes, including Lake Miwok, Pomo, Wappo and Wintun. The natural ancestral boundaries of our aboriginal lands are determined by our Lake Miwok language.

Our Tribal Historic Preservation Office has reviewed the project notification and concluded that it is within the aboriginal territories of the Middletown Rancheria. Therefore, we respectfully request additional information regarding the project – details including, but not limited to, any surveys and reports, such as cultural resources reports and geotech reports,

grading plans, site plans, scope of work, dates and timelines of project activities, etc.

Furthermore, we would like to request a tribal consultation regarding this project.

This correspondence does not purport the entire position of the Tribe and is without prejudice to any rights and remedies of the Tribe, all of which are expressly reserved.

Please contact me at your earliest convenience to schedule a meeting and/or if you have questions and/or concerns. Please reference **THPD File Number {20-05-10}**.

Thank you,

Michael Rivera Jr.

Admin & Projects Coordinator

Middletown Rancheria

Tribal Historic Preservation Department

PO Box 1035 Middletown, CA 95461

Phone: (707) 987-1315

Fax: (707) 987-9091

Email: mlrivera@middletownrancheria.com

Signed on behalf of,
Sally Peterson, Tribal Council Vice-Chairwoman
and Tribal Historic Preservation Officer

From: [Michael Rivera](#)
To: [Arifian, Pamela](#)
Subject: Re: THPD File # 19-04-022
Date: Thursday, February 18, 2021 5:22:02 PM
Attachments: [MTR Draft SpotCheck Mitigation Measure \(MTR edits\).docx](#)

[External Email - Use Caution]

Good evening Pamela,

Sorry for the late response. Yes we would like our full monitoring Mitigations Measures implemented for the Winrod Project. Please see attached our Periodic Monitoring Mitigation Measures. Let me know if you have any questions and/or concerns.

Kind regards,

Michael Rivera Jr.
Admin & Projects Coordinator
Middletown Rancheria
Tribal Historic Preservation Department
PO Box 1035 Middletown, CA 95461
Phone: (707) 987-1315
Fax: (707) 987-9091
Email: mriviera@middletownrancheria.com

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On Wed, Feb 10, 2021 at 5:18 PM Arifian, Pamela <pamela.arifian@countyofnapa.org> wrote:

Hey Michael, great to spend the morning outside with you at the Winrod vineyard in Calistoga (P20-00247-ECPA; THPD 19-04-022). Thanks for being there. Regarding that project, I understand that the Tribe wants the full monitoring mitigation measures applied to that project, is that correct?

As we discussed today, I made the very minor edits to the standard mitigation measures that you sent a few weeks ago to reflect monitoring on a spot-check basis as determined by the Tribal

Cultural Advisor. I attached the draft edits with tracked changes for your review. Please let me know if I can forward these spot-check mitigation measures on to the project manager for the Chiles Pope bridge project.

Finally, circling back to that heads-up about the proposed fire sirens project that involves 50' monopoles and 10-20' of ground-mounted equipment mostly within County right of way (24 sites) and on private sites (8 sites): we are waiting for a some site maps and information from the Applicant, but hope to get those out to you in the mail by early next week at the latest. Thanks in advance for your attention to that one.

Thanks very much, Michael! Be well!

Pam

Pam Arifian

Planner II

Napa County Planning, Building, & Environmental Services Department

1195 Third Street, 2nd Floor, Napa CA 94559

(707) 259-5934

www.countyofnapa.org

 Please consider your responsibility to the environment before printing this e-mail.

From: Michael Rivera <mlrivera@middletownrancheria.com>

Sent: Tuesday, January 19, 2021 10:38 AM

To: Arifian, Pamela <pamela.arifian@countyofnapa.org>



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1195 Third Street, Suite 210
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David Morrison
Director

December 14, 2020

Scott Gabaldon, Tribal Chair/Cultural Resources Manager
Mishewal Wappo Tribe of Alexander Valley
P.O Box 1086
Santa Rosa, CA 95402

**Re: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1
Winrod Vineyard Development, Erosion Control Plan #P20-00247-ECPA
3465 State Highway 128, Calistoga: APN 017-110-038**

Dear Mr. Gabaldon,

On October 12, 2020, the Napa County Planning Division mailed to you, via certified delivery, notification of an invitation to consult on a pending request for an Agricultural Erosion Control Plan (P20-00247-ECPA) to develop an approximate 16.5-acre vineyard located at 3465 State Highway 128, approximately 0.5-mile southwest of State Highway 128 and approximately 800 feet northwest of its intersection with Bennett Lane near Calistoga.

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

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

Sincerely,

Pamela Arifian
Planner II



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December 14, 2020

Isaac Bojorquez
Yocha Dehe Wintun Nation
P.O. Box 18
Brooks, CA 95606

Planning, Building & Environmental Services

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

David Morrison
Director

**Re: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1
Winrod Vineyard Development, Erosion Control Plan #P20-00247-ECPA
3465 State Highway 128, Calistoga: APN 017-110-038**

Dear Mr. Bojorquez,

On October 12, 2020, the Napa County Planning Division mailed to you, via certified delivery, notification of an invitation to consult on a pending request for an Agricultural Erosion Control Plan (P20-00247-ECPA) to develop an approximate 16.5-acre vineyard located at 3465 State Highway 128, approximately 0.5-mile southwest of State Highway 128 and approximately 800 feet northwest of its intersection with Bennett Lane near Calistoga

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

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

Sincerely,

Pamela Arifian
Planner II



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

David Morrison
Director

May 11, 2022

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

**Re: Status of Tribal Consultation Invitation
Winrod Vineyard Development
Agricultural Erosion Control Plan (ECPA) File # P20-00247-ECPA
3465 State Highway 128, Calistoga: APN 017-110-038
THPD File #20-05-10**

Dear Mr. Simon,

On October 12, 2020, the Napa County Planning Division mailed to you, via certified delivery, notification of an invitation to consult on a pending request for an Agricultural Erosion Control Plan (#P20-00247-ECPA) to develop an approximate 16.5-acre vineyard, located at located 3465 State Highway 128 in Calistoga.

As you are aware, per the Tribes request via email dated October 23, 2020, a site inspection occurred on February 20, 2021 to address cultural concerns. The Tribe's request on February 18, 2021 to apply the Middletown Rancheria's Standard Monitoring Mitigation Measures was received, and those Mitigation Measures will be incorporated into project-specific mitigation measures on the referenced application, should the application be approved.

Since the Tribe and the County have reached agreement, the Planning Division has closed the consultation invitation; however, the County will continue to work with the Tribe to incorporate necessary measures to address cultural concerns associated with this development proposal.

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

Sincerely,

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

Pamela Arifian
Planner III

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

Memorandum

Project Name: Winrod Vineyards

Permit No.: P20-00247-ECPA

To: Pam Arifian, Planner III, (pamela.arifian@countyofnapa.org)
Napa County Planning, Building & Environmental Services Department

From: Richard Paxton, P.E.
Bartelt Engineering

Date: 6/3/2022

Subject: Winrod Vineyards – Project Description
Regarding Existing & Proposed Vineyard Development Numbers and equipment necessary for development and farming.

The following table outlines the existing and proposed vineyard development areas and a comparison for the proposed development.

Vineyard Block	Existing		Proposed		Increase	
	Disturbed (acres)	Planted (acres)	Disturbed (acres)	Planted (acres)	Disturbed (acres)	Planted (acres)
1	1.51	1.15	2.0	1.4	0.49	0.25
Block 2 subtotal	1.38	1.05	6.3	5.0	1.82	1.58
	0.48	0.37				
	2.62	2.00				
	(4.48)	(3.42)				
3	-0-	-0-	8.2	6.6	8.2	6.6
Totals	5.99 (6.0)	4.57 (4.6)	16.5	13.0	10.5	8.4

The following is an estimate of equipment necessary for vineyard development and vineyard operations:

Construction equipment for vineyard development is expected include a crawler tractor (D-8 or larger), tractor-trailers, backhoe/excavator, trencher, end-post driver, and pickup trucks, passenger vehicles, and other small to medium service vehicles. Equipment and vehicle trips during development will most likely be two (2) to four (4) trips per day with a peak day of eight (8) during material supply deliveries, staking, and planting operations.

Standard equipment for vineyard operations is expected to include tractor-trailers for equipment deliveries, farming tractors with grape hauling trailers or discing attachments, forklift, ATVs, passenger vehicles and/or light duty trucks. Equipment and vehicle trips during normal vineyard operations will most likely be one (1) to two (2) round trips per day for large equipment and six (6) to eight (8) passenger vehicles arriving and leaving the site per day. Equipment and vehicle trips during harvest will most likely be three (3) round trips per day for large equipment and eight (8) to ten (10) passenger vehicles arriving and leaving the site per day.

