



Napa County
CONSERVATION, DEVELOPMENT & PLANNING COMMISSION
 1195 Third Street, Room 210, Napa, California 94559
 (707) 253-4416

BASIC APPLICATION FOR EROSION CONTROL PLAN REVIEW

FOR OFFICE USE ONLY SUBMITTAL DATE: _____

FILE #: _____ APN #: _____ USGS QUAD: _____

[] STRUCTURAL [] AGRICULTURAL TOWNSHIP/RANGE: _____

REQUEST: _____

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

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

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

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

FINAL APPROVAL: CDPD: X Date: _____

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

Applicant's Name: 1510 Acquisition LLC Care Of: Aaron Harkin

Telephone #: (707) 332-8917 Fax #: () E-Mail: Aaron.Harkin@ctfdi.com

Mailing Address: 1155 Connecticut Ave, Suite 1200, Washington, DC 20036
No Street City State Zip

Status of Applicant's Interest in Property: Project Manager

Property Owner's Name: 1510 Acquisition LLC Care Of: Daniel Sedlmayer, Vice President

Telephone #: (202) 533-1206 Fax #: () E-Mail: DS@ctfdi.com

Mailing Address: Same as applicant.
No Street City State Zip

Site Address/Location: 1510 Diamond Mountain Road Calistoga
No Street City

Assessor's Parcel #: 020-400-013 Existing Parcel Size: 35.8 ± acres Development Area Size: 2.4 ± acres

Slope Range: 11 % to 18 % Total Acreage ≥ 30%: 0 ± acres Estimated Total Amount of Cut & Fill: <500 cubic yards

Land or Aerial Survey Prepared By BKF Engineers Date: 2022

(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: New 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.

Aaron Harkin Dec 22, 2023 Daniel Sedlmayer Dec 22, 2023
Aaron Harkin (Dec 22, 2023 08:40 PST) Daniel Sedlmayer (Dec 22, 2023 11:54 EST)
 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 _____

EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

Project/Construction Phasing Information

1. Project Description: New Vineyard Development. APN: 020-400-013
-
- Parcel size: 35.8 ± acres Total land area disturbed: 2.4 ± acres
 Agriculture: NEW plant acres: 1.9 ± Replant acres: _____
 Structures: residence building driveway road other _____
2. Project Phases: one two or _____
3. Anticipated date to start construction (month/year): April, 2024
4. Estimated date of completion of each phase: Phase 1: October 2024
 Phase 2: _____
 Phase ___: _____
5. Total construction time estimated: 6 months ±
6. Work scheduled between Oct. 1 and Apr. 1? Yes No **OR**
 between Sept. 1 and Apr. 1? Yes No (municipal watershed)
7. Winterization measures in the Erosion Control Plan Yes
8. Is a grading permit, a well permit, or a sewage disposal permit required? Yes No
 If yes has the Napa Co Public Works and/or Environmental Management Departs. been notified? Yes No

Slope Information

9. Earth moving, grading or land clearing on slope(s) of: 11 % to 18 %
10. Total acreage with slopes greater than or equal to 30%: 0 ± acres
11. Contour mapping source: BKF Engineers (2022)

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

12. Water-deficient area: Yes (*applicant must contact Co Env Mgmt Dept*) No
13. Sub-Watershed Name: Kortum Canyon Creek
 Municipal Reservoir Watershed: Yes No
 If yes: Bell Canyon Kimball Milliken Lake Hennessey Rector
14. Have any other erosion control plans effecting this parcel been approved since 1991? Yes No
15. Coverage information (required for projects in any watershed):
 (a) Existing acres of tree canopy cover per parcel: 16.8 ± acres
 Proposed acres of canopy cover to be removed: 2.4 acres
 Percent of canopy cover to be retained per parcel: 86 %
 (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: N/A %
16. Is there a Water Rights permit associated with the project or parcel? Yes No
 a) Copy of permit from the State Dept of Water Resources attached? Yes No **OR**
 b) Date application for necessary permit submitted to this board: _____
 c) Copy of associated CEQA document attached? Yes No acre/feet _____

Streams, Watercourses, & Streambed Alteration Agreements

17. All streams and watercourses in vicinity of project area(s) shown and the required setback(s) indicated with the distance and slope? Yes No
18. Is there a State Dept of Fish & Game Streambed Alteration (1603) Permit associated with the project or parcel? Yes No
- (a) Copy of State Dept of Fish & Game Permit attached? Yes **OR**
- (b) Date application for necessary permit submitted to this agency: _____
- (c) Copy of CEQA document prepared attached? Yes No

Environmental Setting

19. Is any portion of the project located on or within 500' of a landslide? Yes No
Cite source: Napa County GIS Database
20. Is any portion of the project located in the vicinity of rare/endangered species, species of special concern (plant, animal), wetland (type), riparian habitat, critical habitat, etc.? Yes No
If yes, list: See report by Salix Natural Resource Management
Cite source/reference(s): Salix Natural Resource Management
Specific study prepared: Yes by Salix Natural Resource Mgt date: 6/2023
21. Is any portion of the project located on or within 500' of an archeological or historic site? Yes No
Cite source: Archaeological Resource Service (ARS)
Specific study prepared: Yes by ARS date: 12/2022

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: <500
Cubic yards of cut: <250 fill: <250
Spoils location: on-site 100% off-site None
27. Has a grading permit been filed with the Co Public Works Dept? Yes No
28. Will the project involve repair of a landslide? Yes No
Location _____ Size _____ Report _____

TIMBER HARVEST/TIMBER CONVERSION PERMITS

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

Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File #: P _____ - _____ Owner: 1510 Acquisition LLC Parcel #: 0 2 0 - 4 0 0 - 0 1 3

Vineyard Development Area Specifics

1. Size of Area Disturbed: 2.4 acres
2. Size of Vineyard: 2.4 acres
3. Acres of Vines: 1.9 acres
4. Slopes of Area Disturbed: 11 % to 18 %
5. Amount of Total Acreage Equal to or Above 30% Slope: 0 acres
6. Total Number of Trees Removed 190 trees
a) natives 190 trees
b) non-natives _____ 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: 4/2024 End Date: 10/15/2024 Duration: 180 days
Temporary Cover Crop Planted Yes _____ No

2. **Planting Stage:**
(i.e. planting of vines, seeding permanent cover crop, apply straw mulch, maintenance of erosion control measures)
Start Date: 6/2024 End Date: 7/2024 Duration: 30 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: 2028

Vineyard Operations Information

1. **Farming Equipment:**
 Track-laying Percent of Use 70 %
 Rubber-tired Percent of Use 30 %
____ ATV Percent of Use _____ %
____ Hand/Manual Percent of Use _____ %
____ Other (describe) _____ Percent of Use _____ %

2. **Annual Pruning:**
Time of Year: February Number of days: 5 Number of Workers: 8-10

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

4. **Weed Control:**

	<u>Under Vines</u>	<u>Between Rows</u>
Type of control	<u>Mechanical</u>	<u>Mechanical</u>
Method of application	<u>Weed Eater, Spray</u>	<u>Mowing or Weed Eater</u>
Months:	<u>February - July</u>	<u>April - August</u>
Applications/year:	<u>2-4</u>	<u>2-3</u>
Number of Workers:	<u>2-4</u>	<u>3-4</u>

5. **Harvest (Crush):**
Length 4-5 days Number of Workers: 12-14

6. Frost Protection Method(s)

	<u>Hours of Operation</u>	<u>Frequency (times/year)</u>
<input type="checkbox"/> Return-stack heaters	_____	_____
<input type="checkbox"/> Sprinklers	_____	_____
<input type="checkbox"/> Misters	_____	_____
<input type="checkbox"/> Wind Machines	_____	_____
<input type="checkbox"/> Late Pruning	_____	_____
<input checked="" type="checkbox"/> Other <u>None</u>	_____	_____

7. Rodent Protection Method(s):

<input type="checkbox"/> Rodenticides	<input checked="" type="checkbox"/> Raptors
<input checked="" type="checkbox"/> Traps	<input type="checkbox"/> Other _____
<input type="checkbox"/> Fencing	

8. Bird Protection Method(s):

	<u>Time of Year (months)</u>	<u>Time of Day</u>	<u>Duration of Use (days per year)</u>
<input checked="" type="checkbox"/> Netting	September - October	24 hrs	60 days
<input type="checkbox"/> Bird Cannons			
<input type="checkbox"/> Visual Distracters (<i>Mylar strips, etc</i>)			
<input checked="" type="checkbox"/> Raptor Perches	All Year	24 hrs	365 days
<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	9 pm - 7 am	4-5
<input checked="" type="checkbox"/> Sulphur Application	9 pm - 7 am	12
<input checked="" type="checkbox"/> Pesticide/Herbicide Application	9 pm - 7 am	2-4
<input type="checkbox"/> Other _____		

10. Irrigation Methods

Sprinklers Drip System Other _____

11. Other Proposed Activities:

Traffic Characteristics Information

- Estimated size of grape trucks/truck & trailers to be used: 6-12 tons
- Estimated number of truck/vehicle trips per day: Crush: 10 Vineyard Development: 20 Annually: 120
- Estimated number of farmworkers/vehicle: 3-4 Crush 3-4 Pruning
- Lunch provided on-site for farmworkers: Yes No
- Proposed primary access: Existing private driveway
- Proposed secondary access, if any: _____

Itemized Fertilizer and Pesticide Information

	<u>Application Method</u> <small>(broadcast, spray, drip system, etc)</small>	<u>Application Amount</u> <small>(per acre)</small>	<u>Number of Applications per Year</u>	<u>Annual Amount Used</u> <small>(per acre)</small>	<u>Total Annual Amount Used Overall</u>
1. Fertilizers					
Nitrogen	Drip	2-4 #	1-2	2-8 #	3.8-15.2 #
Magnesium	Drip	2 qt	1-2	2-8 qt	3.8-15.2 c
Boron	Spray	2 qt	1	2 qt	3.8 qt
Zinc	Spray	2 qt	1	2 qt	3.8 qt

2. Mildewcides					
Wettable sulfur	Spray	3-4 #	6-8	18-32 #	34.2-60.8
Sonata	Spary	4 qt	2	8 qt	15.2 qt
3. Herbicides					
None					
4. Rodenticides					
None					
5. Other Chemicals					
None					

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

Type of onsite chemical storage facility in use or proposed: None.

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

Location of current or proposed area designated for the cleaning and washing of chemical application equipment: Existing overhead fill station.

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

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

<u>Agricultural Water Source(s) :</u>		<u>Percent of Total</u>
<input checked="" type="checkbox"/> Well		<u>Agricultural Use:</u>
<input type="checkbox"/> Spring		100 %
<input type="checkbox"/> Stream or Creek		%
<input type="checkbox"/> Reservoir(s)		%
<input type="checkbox"/> Other _____		%
		100%
<u>Residential and Non-Agricultural Water Source(s) :</u>		<u>Percent of Total</u>
<input checked="" type="checkbox"/> Well		<u>Resid & Non-Ag</u>
<input type="checkbox"/> Spring		100 %
<input type="checkbox"/> Stream or Creek		%
<input type="checkbox"/> Other _____		%
		100%

2. Current and Future/Proposed Water Usage (acre-foot per year = AF/yr) : N/A - See WAA

	<u>Current Usage</u>	<u>Future Usage</u>
Vineyard & other Agricultural Uses:	_____ AF/yr	_____ AF/yr
Residential/Domestic Uses:	_____ AF/yr	_____ AF/yr
Other Uses:	_____ AF/yr	_____ AF/yr
Total Usage:	_____ AF/yr	_____ AF/yr

3. Allowable Groundwater Allotment: _____ AF/yr

Rock/Spoils/Debris Disposal Information

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

<u>Proposed Use/Disposal Method</u>	<u>Percent of Total</u>	<u>Location</u>	
_____ Road Base (crushed to aggregate size)	_____ %	_____ on-site	_____ off-site
_____ "Rock Mulch" (crushed to fist size and returned to fields)	_____ %	_____ on-site	_____ off-site
_____ Decorative Rock	_____ %	_____ on-site	_____ off-site
<input checked="" type="checkbox"/> Fill (buried)	<u>75</u> %	_____ on-site	_____ off-site
_____ Stacked In Pile	_____ %	_____ on-site	_____ off-site
<input checked="" type="checkbox"/> Other <u>Erosion control measures</u>	<u>25</u> %	_____ on-site	_____ off-site

2. Estimated Amount of Cut & Fill: 500 cubic yards (total)
250 cubic yards (cut) 250 cubic yards(fill)

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

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

4. Debris Disposal (Location & Method):

On-site Organics - chip/burn Off-site Synthetics

Related Permits

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

County:

Grading: Yes _____ No <input checked="" type="checkbox"/>	Groundwater/Well Permit: Yes <input checked="" type="checkbox"/> No _____
Building: Yes _____ No <input checked="" type="checkbox"/>	Use Permit: Yes _____ No <input checked="" type="checkbox"/>
Structural ECP: Yes _____ No <input checked="" type="checkbox"/>	Variance: Yes _____ No <input checked="" type="checkbox"/>
Sewage Disposal: Yes _____ No <input checked="" type="checkbox"/>	Other Not Listed: <u>NONE</u>

State Dept of Forestry:

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

State Dept of Fish & Game:

Streambed Alteration Permit: Yes _____ No

State Division of Water Rights:

Appropriate Water Rights Permit: Yes _____ No

State Environmental Protection Agency:

Chemical Application Permit(s): Yes _____ No

Other State & Federal Permits (please list):

NONE

2. Consultation with, or letter of agreement from:

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

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

To be provided by Property Owner: 1510 Acquisition LLC

Attach response sheets to this page.

A. GENERAL INFORMATION

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

B. PROJECT DESCRIPTION

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

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

YES NO

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

C. ENVIRONMENTAL SETTING

22. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, wetlands (types), riparian habitat and any cultural, historical or scenic aspects. Describe any/all existing structures on the site, and the use of the structures. Attach photographs of the site, could include current aerial photo.
23. Describe the surrounding properties (approximately ¼ mile radius 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.

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.

Dec 22, 2023

Date


Daniel Sedlmayer (Dec 22, 2023 11:54 EST)

Signature of Property Owner

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

A. General Information

1. Property Owner Contact Information:
1510 Acquisition LLC
Care of: Daniel Sedlmayer, Vice President
1155 Connecticut Avenue, Suite 1200
Washington, DC 20036
2. Site Address:
1510 Diamond Mountain Road
Calistoga, CA 94515
3. Napa County Assessor's Parcel Number:
Napa County APN 020-400-013
4. Contact Person Contact Information:
Applied Civil Engineering Incorporated
Care Of: Mike Muelrath, President
2160 Jefferson Street, Suite 230
Napa, CA 94559
(707) 320-4968
5. Type of Permit
Agricultural Erosion Control Plan (ECPA)
6. Related Permits
No related permits are anticipated.
7. Existing Zoning District:
Agricultural Watershed (AW)
8. Proposed Use of Entire Parcel:
Residential
Agricultural
No additional uses are anticipated in the next 0 to 5 years

B. Project Description

9. Parcel Size:
35.8 ± acres
10. Project Size:
2.4 ± acres total (1.9 ± acres in vines)
11. Attach Plans:
See attached 1510 Acquisition LLC Vineyard Development Erosion Control Plan prepared by Applied Civil Engineering Incorporated.

12. Proposed Scheduling:

The proposed project will be completed in incremental phases. Initial land clearing and preparation is planned to begin in April 2024 pending approval of the erosion control plan. The disturbed area will be winterized and shutdown from October 15, 2024 to April 1, 2025. Installation of the vineyard trellis and irrigation systems and planting of vines for the first phase will occur in 2024 or Spring of 2025. Future phases will follow this same general schedule and timing will be dictated by financial, viticulture and other variables.

13. Anticipated Incremental or Phased Development:

See 12. above.

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

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

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

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

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

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

19. Yes. The site is on located on land with average slopes ranging from 11% to 18% with an overall average slope of 15%.

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

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

C. Environmental Setting

22. Describe the existing project site:

Topography

The project area is located in the Mayacamas Mountains on the west side of the Napa Valley, approximately 3.5 miles southwest of downtown Calistoga in Napa County, California (Latitude = 38.569° N & Longitude = 122.575° W). Topography is characterized by moderate to steep slopes averaging 11% to 18% throughout the project area. The topography across the entire parcel varies greatly with slopes ranging from flat to in excess of 50%.

Slopes were determined using topographic data prepared obtained from BKF Engineers and the slope transect method in several representative locations in the proposed development area. None of the proposed vineyard development area exceeds 30% natural ground slope.

Soil Stability

The United States Department of Agriculture Soil Conservation Service Soils Map for Napa County shows the majority of the project area located in Mapping Unit III, Boomer-Forward-Felta complex, 5-30% slopes. The approximate soil type boundaries based on data obtained from the Napa County Geographic Information System database are illustrated on Sheet C1 of the 1510 Acquisition LLC Vineyard Development Erosion Control Plan.

According to the Napa County Geographic Information System there are not any known landslides located in the vicinity of the property. Furthermore, representatives from Applied Civil Engineering Incorporated have visited the site several times to review the project area and have not observed any signs of gullies, landslides, slope instability or excessive erosion within the project area or in close proximity to the project area that would be affected by the proposed project.

Plants and Animals

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

Cultural and Historical Resources:

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

Existing Manmade Features:

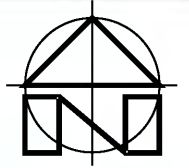
Existing manmade improvements on the subject parcel include a driveway, several dirt and gravel roads, a winery, a single family residence, two groundwater wells, water tanks and the related structural outbuildings and utility infrastructure that is typical of this type of rural residential and agricultural development. None of the existing manmade improvements will be affected by the proposed project.

23. Describe the surrounding properties:

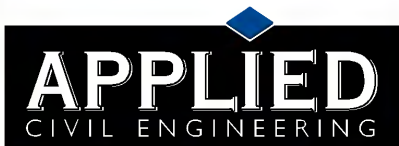
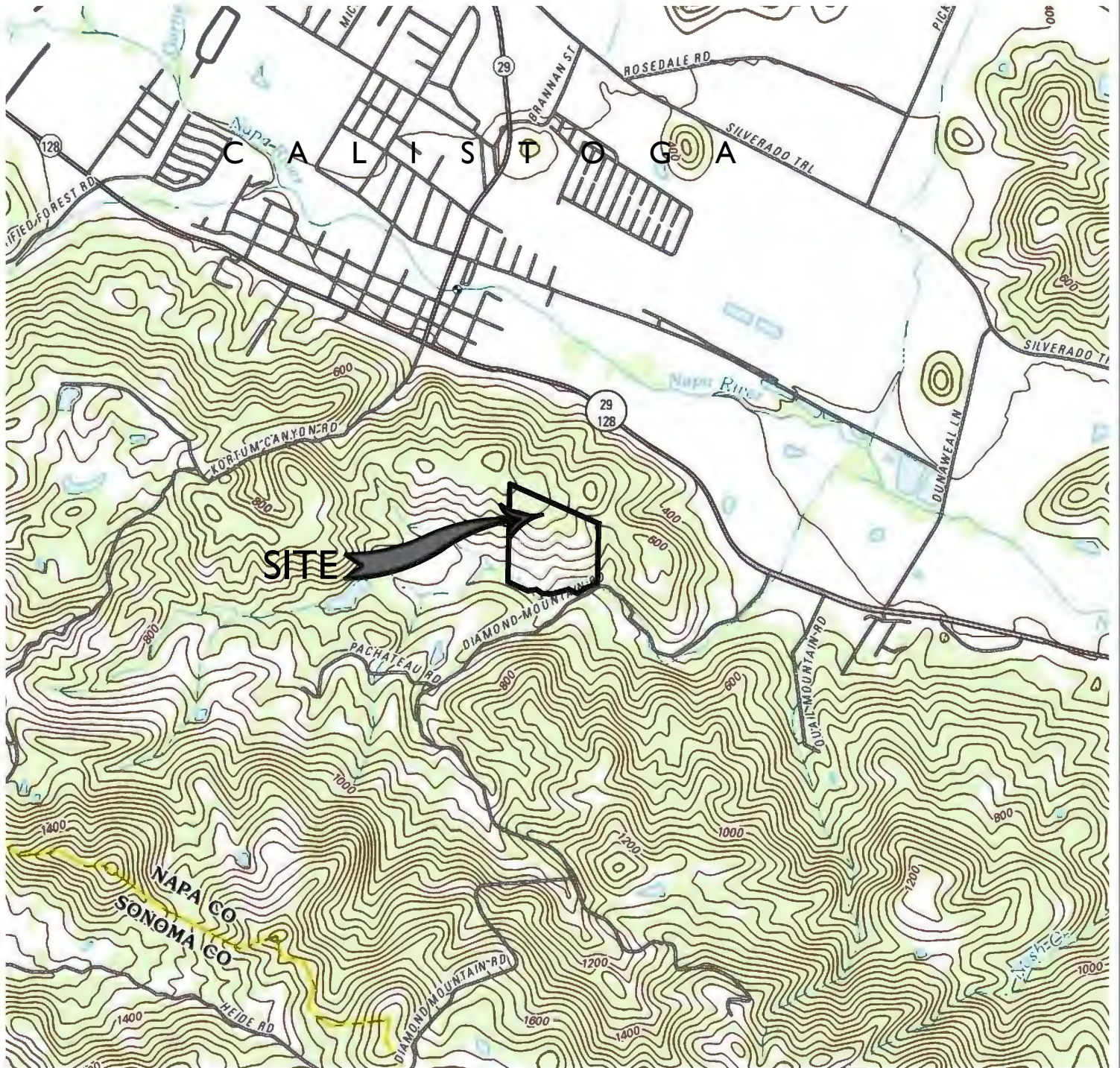
The surrounding properties are generally used for agricultural, residential, winery and watershed purposes. The density of use is generally consistent with land use zoning designations for the area. Residential development generally consists of single family residences.

SITE TOPOGRAPHY MAP

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



SCALE: 1" = 2,000'



INCORPORATED

2160 Jefferson Street, Suite 230

Napa, CA 94559

(707) 320-4968 | www.appliedcivil.com

1510 ACQUISITION LLC

1510 DIAMOND MOUNTAIN ROAD

CALISTOGA, CA 94515

APN 020-400-013

JOB NO. 22-118

OCTOBER 2022

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.

Aaron Harkin
Aaron Harkin (Dec 22, 2023 08:40 PST)
Applicant

Dec 22, 2023
Date

Daniel Sedlmayer Dec 22, 2023
Daniel Sedlmayer (Dec 22, 2023 11:54 EST) Dec 22, 2023
Property Owner (if other than Applicant)

I50 Acquisition LLC Vineyard Development ECP
Project Identification



A Tradition of Stewardship
A Commitment to Service

February 21, 2024

Planning, Building & Environmental Services

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

Brian D. Bordona
Director

CERTIFIED MAIL

1510 Acquisition LLC
c/o Aaron Harkin
1155 Connecticut Avenue, Suite 1200
Washington DC 20036

**RE: Application Completeness Determination – 1510 Acquisition LLC Vineyard
Agricultural Erosion Control Plan (ECPA) # P24-00015-ECPA
1510 Diamond Mountain Rd, Calistoga; APN 020-400-013**

Dear Mr. Harkin,

Thank you for the January 22, 2024 submittal of the referenced ECPA application and for accommodating a site visit on February 13th, 2024. The initial review of the subject ECPA application package has found that the information detailed in Exhibit A is 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 project is located within a drainage that is impacted (Kortum Canyon Creek, of which more than 5.5% has been converted to vineyard since 1993), the proposed project does not qualify for a Categorical Exemption pursuant to Section 504 of Napa County's Local CEQA Procedures. Therefore, an Initial Study and Negative Declaration/Mitigated Negative Declaration will need to be prepared and circulated for the County to adequately review the project and comply with CEQA.

The ECPA has been reviewed by the Napa County Engineering Division for its technical adequacy in meeting no net increase soil loss and runoff requirements, and to verify project soil loss and hydrologic modeling assumptions. Their comments are included in Exhibit A.

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), 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/>). When you are ready to resubmit, please contact me to request a secure PBES Cloud link for uploading the revised documents.

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 Wappo Tribe of Alexander Valley, and the Yocha Dehe Wintun Nation. The consultation invitations were mailed to these Tribes on February 21, 2024; you will be advised of any communications.

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 **June 21, 2024**), 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

Pam Arifian
Planner III

cc: Dana Morrison, Supervising Planner (via email)
Laura Anderson, Deputy County Counsel (via email)
Applied Civil Engineering (via email)

Enclosures:

Exhibit A, Application Completeness Determination – Information Request: No. P24-00015-ECPA
Engineering Division Review Letter dated February 21, 2024
Hourly Fee Agreement
Adjoining Property Owner List Requirements

EXHIBIT A
APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST
1510 Acquisition LLC Vineyard #P24-00015-ECPA: APN 020-400-013

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.

1) **General:**

- a) It is understood that the project will require a Less Than 3-Acre Timber Conversion Permit from CalFire pursuant to Forest Practice Rules.
- b) It is understood from the site visit that the Applicant intends to utilize the one-time exemption from the Water Quality and Tree Protection Ordinance (Section 17), which exempts the project from the vegetation canopy cover retention and mitigation requirements found in NCC Section 18.108.020. Please confirm.
- c) Please provide a signed Hourly Fee Agreement for the project record (enclosed).

2) **ECPA Plans and/or Narrative:** Please provide revised plans and/or narrative that includes, shows, or clarifies the following:

- a) The Narrative states that the project area is 2.7 gross acres – please revise for consistency.
- b) General Plan Policy CON-24 states that oak woodland habitat shall be maintained and improved to provide for slope stabilization, soil protection, species diversity, and wildlife habitat through appropriate measures including (a) “Preserve, to the extent feasible, oak trees and other significant vegetation that occur near the heads of drainages or depressions to maintain diversity of vegetation type and wildlife habitat as part of agricultural projects.” As such, please revise the project to remove Block 2 from the project.
- c) Chemical washing and staging areas: It is noted that no onsite storage of chemicals is proposed, and that mixing, cleaning and washing would occur at existing overhead fill station. Please provide the locations of washing and staging areas for the proposed project. Chemical washing should take place at least 100 feet from streams; please confirm.

Supplemental Environmental Information: The following information is necessary for the County to; adequately disclose and evaluate potential impacts of the proposed project pursuant to CEQA; assess the project’s compliance with applicable General Plan Goals and Policies and the County Conservation Regulations; and to complete the ECPA application to continue its review and processing.

3) **Biological Resources Report**

- a) Please provide the shape files from the biologist for the vegetation community mapping.
- b) On page 10, it is stated that the NSO surveys are valid until the beginning of the next breeding season (Feb 01) – please clarify whether they are valid through Feb 01, 2024 or 2025.

4) **Water Availability Analysis:**

- a) Please be advised that the WAA will need to be stamped and signed prior to public review.

5) **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 Initial Study document for public review

and comment, as well as for the public hearing, should the Owner decide to pursue a Use Permit Exception to the Conservation Regulations. The notification information shall include the property owner's names, their addresses, and the assessor's parcel numbers of the property owned. Also see the enclosed *Adjoining Property Owner List Requirements* instruction sheet. You will be advised when the notification information will need to be provided.



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Brian D. Bordona
Director

MEMORANDUM

AB 2/21/24

To: Pamela Arifian Conservation Division	From: Alexei Belov Engineering Division
Date: February 21, 2024	Re: Permit No. P24-00015 APN: 020-400-013 1510 Diamond Mountain Road Erosion Control Plan

After review of the proposed 1510 Acquisition LLC – Erosion Control Plan (ECP) application package the Engineering Division has determined the application to be **incomplete**. Please incorporate the following feedback into your plans and report:

Comments

1. Provide stamped and signed technical reports (USLE & Hydro). Provide final draft, stamped and signed, of the Water Availability Analysis (WAA).
2. WAA Tier 2 – Provide written documentation from the owner of the neighboring wells confirming that those wells are planned for destruction.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Alexei Belov from Napa County PBES Department Engineering Division at (707) 299.2177 or via e-mail at Alexei.Belov@countyofnapa.org.

Hourly Fee Agreement

PROJECT File: _____; request for _____
_____. I, _____

the undersigned, hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa County Code. I am providing \$ _____ as a deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Napa County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Hourly Fee Agreement:

1. Time spent by Napa County staff in processing my application and any direct costs will be billed against the available deposit. "Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, or responding to any legal challenges related to the application during the processing of your application. "Staff" includes any employee of the Planning, Building and Environmental Services Department (PBES), the Office of the County Counsel, or other County staff necessary for complete processing of the application. "Direct costs" include any consultant costs for the peer review of materials submitted with the application, preparation of California Environmental Quality Act (CEQA) documents, expanded technical studies, project management, and/or other outside professional assistance required by the County and agreed to by the applicant. The cost to manage consultant contracts by staff will also be billed against the available deposit.
2. Staff will review the application for completeness and provide me with a good faith estimate of the full cost of processing the permit. Any requested additional deposit shall be submitted to PBES to allow continued processing of the project.
3. I understand that the County desires to avoid incurring permit processing costs without having sufficient funds on deposit. If staff determines that inadequate funds are on deposit for continued processing, staff shall notify me in writing and request an additional deposit amount estimated necessary to complete processing of my application. I agree to submit sufficient funds as requested by staff to process the project through the hearing process within 30 days of the request.
4. I understand that if the amount on deposit falls below zero, staff will notify me and stop work on the application until sufficient additional funds are provided
5. If the final cost is less than the amount remaining on deposit, the unused portion of the deposit will be refunded to me. If the final cost is more than the available deposit, I agree to pay the amount due within 30 days of billing.
6. If I fail to pay any invoices or requests for additional deposits within 30 days, the County may either stop processing my permit application, or after conducting a hearing, may deny my permit application. If I fail to pay any amount due after my application is approved, I understand that my permit may not be exercised, or may be subject to revocation. I further agree that no building, grading, sewage, or other project related permits will be issued if my account is in arrears.

7. I may file a written request for a further explanation or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.

Name of Applicant responsible for payment of all County processing fees (Please Print):

Mailing Address of the Applicant responsible for paying processing fees:

Signature: * _____

Email Address: _____

Date: _____

Phone Number: _____

*ATTENTION - The applicant will be held responsible for all charges.

Adjoining Property Owner List Requirements

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

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

Instructions to the Title Company

Please prepare the property owners' list as follows:

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

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



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Brian D. Bordona
Director

Certified Mail

February 21, 2024

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
1510 Acquisition LLC Vineyard Erosion Control Plan #P24-00015-ECPA
1510 Diamond Mountain Rd, Calistoga; APN 020-400-013**

Dear Mr. Simon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 2.4 gross acre vineyard (1.9 net acres) in two blocks on one parcel totaling 35.8 acres located approximately 0.9-mile west of the intersection of Diamond Mountain Road and CA-128 and adjacent to southwest corner of the City of Calistoga (1510 Diamond Mountain Road, Calistoga). Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

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

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

Sincerely,

Pamela Arifian

Pam Arifian
Planner III

Enclosures: Cultural Resources Survey
Project plans

CC: Middletown Rancheria via email (mlrivera@middletownrancheria.com and thpo@middletownrancheria.com)



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Brian D. Bordona
Director

Certified Mail

February 21, 2024

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
1510 Acquisition LLC Vineyard Erosion Control Plan #P24-00015-ECPA
1510 Diamond Mountain Rd, Calistoga; APN 020-400-013**

Dear Mr. Bill,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 2.4 gross acre vineyard (1.9 net acres) in two blocks on one parcel totaling 35.8 acres located approximately 0.9-mile west of the intersection of Diamond Mountain Road and CA-128 and adjacent to southwest corner of the City of Calistoga (1510 Diamond Mountain Road, Calistoga). Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

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

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

Sincerely,

Pamela Arifian

Pam Arifian
Planner III

Enclosures: Archaeological Reconnaissance Survey
Project plans



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www.countyofnapa.org

Brian D. Bordona
Director

Certified Mail

February 21, 2024

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

Tek Tekh
7095 St. Helena Rd
Santa Rosa, CA 95404

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
1510 Acquisition LLC Vineyard Erosion Control Plan #P24-00015-ECPA
1510 Diamond Mountain Rd, Calistoga; APN 020-400-013**

Dear Mr. Gabaldon and Ms. Tekh,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 2.4 gross acre vineyard (1.9 net acres) in two blocks on one parcel totaling 35.8 acres located approximately 0.9-mile west of the intersection of Diamond Mountain Road and CA-128 and adjacent to southwest corner of the City of Calistoga (1510 Diamond Mountain Road, Calistoga). Additional information about the proposal can be viewed online at the Planning Division’s current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

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

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

Sincerely,
Pamela Arifian
Pam Arifian
Planner III

Enclosures: Cultural Resources Survey
Project plans

CC: Mishewal Wappo Tribe via email (Scott@G4firearms.com and 1Tektekh@gmail.com)



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Brian D. Bordona
Director

September 3, 2024

Certified Mail

Jose Simon III
Middletown Rancheria
P.O. Box 1035
Middletown CA 95461
Also via email to thpo@middletownrancheria.com

**Re: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1
1510 Acquisition LLC Vineyard Erosion Control Plan #P24-00015-ECPA
1510 Diamond Mountain Rd, Calistoga; APN 020-400-013**

Dear Mr. Simon,

On February 21, 2024, 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 to develop an approximate 2.4 gross acre vineyard (1.9 net acres) in two blocks on one parcel totaling 35.8 acres located approximately 0.9-mile west of the intersection of Diamond Mountain Road and CA-128 and adjacent to southwest corner of the City of Calistoga (1510 Diamond Mountain Road, Calistoga).

Thank you for your response requesting consultation, and then deferring to Mishewal Wappo (via email dated April 2, 2024). The Planning Division has concluded that consultation proceedings with your organization will not be initiated for this proposal.

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

Sincerely,
Pamela Arifian

Pamela Arifian
Planner III



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September 3, 2024

Planning, Building & Environmental Services

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

Brian D. Bordona
Director

Certified Mail

Yocha Dehe Wintun Nation Tribal Historic Preservation Office
c/o Yvonne Perkins
P.O. Box 18
Brooks, CA 95606

**Re: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1
1510 Acquisition LLC Vineyard Erosion Control Plan #P24-00015-ECPA
1510 Diamond Mountain Rd, Calistoga; APN 020-400-013**

Dear Ms. Perkins,

On February 21, 2024, 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 to develop an approximate 2.4 gross acre vineyard (1.9 net acres) in two blocks on one parcel totaling 35.8 acres located approximately 0.9-mile west of the intersection of Diamond Mountain Road and CA-128 and adjacent to southwest corner of the City of Calistoga (1510 Diamond Mountain Road, Calistoga).

Thank you for your Response Letter dated February 21, 2024. It is understood that the Tribe has concluded that the proposed project is not within the aboriginal territories of the Tribe, and, therefore, the invitation for consultation was declined.

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

Sincerely,

Pamela Arifian

Pamela Arifian
Planner III

From: [Christi Gabaldon](#)
To: [Arifian, Pamela](#)
Subject: Re: 1510 Diamond Mountain Road, Calistoga #P24-00015-ECPA
Date: Sunday, January 12, 2025 9:12:48 PM

[External Email - Use Caution]

Hello Pamela

The mitigation measure plan looks the same as the one for 301 Deer Park and is also acceptable.

Thank you,

Tektekx Gabaldon

Of the Mishewal Wappo tribe

Sent from my iPhone

On Dec 23, 2024, at 3:38 PM, Arifian, Pamela
<pamela.arifian@countyofnapa.org> wrote:

Hello Tektekx and Scott,

I made a mistake in the 301 Deer Park email I just sent; that environmental document is not currently being drafted, but the environmental document for this project on 1510 Diamond Mountain Rd is being prepared, and I expect to have it ready for public circulation by end of January. Can you please review and approve the language below or let me know if you have any edits? I will need this language ready to be incorporated into the environmental document by late January, please.

Thank you, and happy Holidays!

Pam

<image002.png>

Pam Arifian (she | her | hers)

Planner III - Conservation
Planning, Building, & Environmental Services
Napa County

Phone: 707-259-5934

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org

Please note: Napa County offices will be closed for a winter recess from

December 24, 2024, through January 1, 2025.

From: Arifian, Pamela

Sent: Tuesday, July 16, 2024 3:21 PM

To: tektekh@gmail.com; Scott@G4firearms.com

Subject: RE: FW: Notification of Proposed Vineyard Project PRC 21080.3.1 - 1510
Diamond Mountain Road, Calistoga #P24-00015-ECPA

Hello,

As I have not received input on a potential site visit for the subject project notification, I am attaching the language that Mr. Gabaldon approved for a separate project. If a site visit is still desired, please coordinate with me ASAP about available windows to schedule the visit.

Please review the language below, and provide any edits and/or confirmation that this language is acceptable to the Tribe. This language would be included in the environmental analysis and as a condition of approval, should the project be approved.

Mitigation Measure TR-1:

- a. The Project applicant must meet and confer with the Tribe, at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care, and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project applicant to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project applicant must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, collection, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.
- b. Prior to initial ground disturbance, the applicant shall retain a project Tribal Cultural Advisor designated by the Tribe, to direct all mitigation measures related to tribal cultural resources.
- c. All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or his or her authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified. The Project

applicant will coordinate with the Tribe on the cultural resource sensitivity training.

- d. Ground disturbing activities occurring in conjunction with the Project including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control, mulching, waddles, hydroseeding, etc., pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spotchecking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.
- e. The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be, at minimum, one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and applicant. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and applicant. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.

<image002.png>

Pam Arifian (she | her | hers)
Planner III - Conservation
Planning, Building, & Environmental Services
Napa County
Phone: 707-259-5934

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

From: Arifian, Pamela

Sent: Tuesday, July 2, 2024 9:43 AM

To: tektekh@gmail.com; Scott@G4firearms.com

Subject: RE: FW: Notification of Proposed Vineyard Project PRC 21080.3.1 - 1510
Diamond Mountain Road, Calistoga #P24-00015-ECPA

Hello,

As I have not received input on a potential site visit for the subject project notification, I am attaching the language that Mr. Gabaldon approved for a separate project. If a site visit is still desired, please coordinate with me ASAP about available windows to schedule the visit.

Please review the language below, and provide any edits and/or confirmation that this language is acceptable to the Tribe. This language would be included in the environmental analysis and as a condition of approval, should the project be approved.

Mitigation Measure TR-1:

- a. The Project applicant must meet and confer with the Tribe, at least 45 days prior to commencing ground disturbance activities on the Project to address notification, protection, treatment, care, and handling of tribal cultural resources potentially discovered or disturbed during ground disturbance activities of the Project. All potential cultural resources unearthed by Project activities shall be evaluated by the project Tribal Cultural Advisor. The Tribe must have an opportunity to inspect and determine the nature of the resource and the best course of action for avoidance, protection and/or treatment of tribal cultural resources to the extent permitted by law. If the resource is determined to be a tribal cultural resource of value to the Tribe, the Tribe will coordinate with the Project applicant to establish appropriate treatment and disposition of the resources with appropriate dignity which may include reburial or preservation of resources. The Project applicant must facilitate and ensure that the determination of treatment and disposition by the Tribe is followed to the extent permitted by law. No laboratory studies, scientific analysis, collection, curation, or video recording are permitted for tribal cultural resources without the prior written consent of the Tribe.
- b. Prior to initial ground disturbance, the applicant shall retain a project Tribal Cultural Advisor designated by the Tribe, to direct all mitigation measures related to tribal cultural resources.
- c. All on-site personnel of the Project shall receive adequate cultural resource sensitivity training approved by the project Tribal Cultural Advisor or his or her authorized designee prior to initiation of ground disturbance activities on the Project. The training must also address the potential for exposing subsurface resources and procedures if a potential resource is identified. The Project

applicant will coordinate with the Tribe on the cultural resource sensitivity training.

- d. Ground disturbing activities occurring in conjunction with the Project including surveys, testing, concrete pilings, debris removal, rescrapes, punch lists, erosion control, mulching, waddles, hydroseeding, etc., pot-holing or auguring, boring, grading, trenching, foundation work and other excavations or other ground disturbance involving the moving of dirt or rocks with heavy equipment or hand tools within the Project area shall be monitored on a full-time basis by qualified tribal monitor(s) approved by the Tribe. The tribal monitoring shall be supervised by the project Tribal Cultural Advisor. Tribal monitoring should be conducted by qualified tribal monitor(s) approved by the Tribe, who is defined as qualified individual(s) who has experience with identification, collection and treatment of tribal cultural resources of value to the Tribe. The duration and timing of the monitoring will be determined by the project Tribal Cultural Advisor. If the project Tribal Cultural Advisor determines that full-time monitoring is no longer warranted, he or she may recommend that tribal monitoring be reduced to periodic spotchecking or cease entirely. Tribal monitoring would be reinstated in the event of any new or unforeseen ground disturbances or discoveries.
- e. The project Tribal Cultural Advisor and tribal monitor(s) may halt ground disturbance activities in the immediate area of discovery when known or suspected tribal cultural resources are identified until further evaluation can be made in determining their significance and appropriate treatment or disposition. There must be, at minimum, one tribal monitor for every separate area of ground disturbance activity that is at least 30 meters or 100 feet apart unless otherwise agreed upon in writing between the Tribe and applicant. Depending on the scope and schedule of ground disturbance activities of the Project (e.g., discoveries of cultural resources or simultaneous activities in multiple locations that requires multiple tribal monitors, etc.) additional tribal monitors may be required on-site. If additional tribal monitors are needed, the Tribe shall be provided with a minimum of three (3) business days advance notice unless otherwise agreed upon between the Tribe and applicant. The on-site tribal monitoring shall end when the ground disturbance activities are completed, or when the project Tribal Cultural Advisor have indicated that the site has a low potential for tribal cultural resources.

Thank you,

<image002.png>

Pam Arifian (she | her | hers)

Planner III - Conservation
Planning, Building, & Environmental Services
Napa County

Phone: 707-259-5934

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org

From: Arifian, Pamela

Sent: Friday, May 17, 2024 4:52 PM

To: tektekh@gmail.com; Scott@G4firearms.com

Subject: RE: FW: Notification of Proposed Vineyard Project PRC 21080.3.1 - 1510
Diamond Mountain Road, Calistoga #P24-00015-ECPA

Hello,

I have revised the available windows – can you please let me know which of the following dates and times work for you, and then I will check with applicant team?

Tues Jun 4 from 9:45 to 2:00

Wed June 12 from 9:45 to 11:30

Thurs June 13 from 9:30 to 12

Fri June 14 from 9:30 to 2

Mon June 17 from 10:30 to 3

Tues June 18 from 10:30 to 3

Thurs Jun 20 from 9:30 to 11:30

Fri June 21 from 9:30 to 2

Thank you,

Pam Arifian (she|her)

Planner III, Conservation & Engineering Division

Napa County Planning, Building, & Environmental Services Department

1195 Third Street, 2nd Floor, Napa CA 94559

(707) 259-5934

www.countyofnapa.org



From: Arifian, Pamela

Sent: Friday, April 19, 2024 1:54 PM

To: tektekh@gmail.com; Scott@G4firearms.com

Subject: RE: FW: Notification of Proposed Vineyard Project PRC 21080.3.1 - 1510
Diamond Mountain Road, Calistoga #P24-00015-ECPA

Hello,

Following up on this so that we can get a visit scheduled, as I know calendars fill up quickly. Please see available windows below; please let me know if any of those work for you.

Thank you,

Pam Arifian (she|her)

Planner III, Conservation & Engineering Division

Napa County Planning, Building, & Environmental Services Department

1195 Third Street, 2nd Floor, Napa CA 94559

(707) 259-5934

www.countyofnapa.org



From: Arifian, Pamela

Sent: Tuesday, April 2, 2024 4:08 PM

To: tektekh@gmail.com; Scott@G4firearms.com

Subject: FW: FW: Notification of Proposed Vineyard Project PRC 21080.3.1 - 1510 Diamond Mountain Road, Calistoga #P24-00015-ECPA

Hello Tek Tekh,

Thank you for speaking with me last week regarding the proposed vineyard development located at 1510 Diamon Mountain Road (#P24-00015-ECPA). Upon hearing that the Mishewal Wappo wants to consult on this, Michael Rivera from Middletown Rancheria informed me that they defer to Mishewal Wappo on this project.

Please provide me with several of the following dates/times that work for you, and I will bring those dates to the Plan Preparer and Owner.

Tues 4/23 from 9:45 to 1:30

Wed 4/24 from 9:45 to 11

Thurs 4/25 from 9:30 to 12

~~Fri 4/26 from 9:30 to 1:30~~

Mon 4/29 from 9:30 to 11 ~~2~~

Tues 4/30 from 9:45 to 3

Wed 5/1 from 9:45 to 11

~~Thurs 5/2 from 9:30 to 12~~

Fri 5/3 from 9:30 to 3
Mon 5/6 from 9:30 to 2
Tues 5/7 from 9:45 to 3
Wed 5/8 from 9:45 to 12
Thurs 5/9 from 9:30 to 12
Fri 5/10 from 9:30 to 3
Tues 5/14 from 9:45 to 3
Wed 5/15 from 9:45 to 12
Thurs 5/16 from 9:30 to 12
Fri 5/17 from 9:30 to 3

Thank you,

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



From: Michael Rivera <mlrivera@middletownrancheria.com>
Sent: Tuesday, April 2, 2024 3:58 PM
To: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Subject: Re: FW: Notification of Proposed Vineyard Project PRC 21080.3.1 - 1510
Diamond Mountain Road, Calistoga #P24-00015-ECPA

[External Email - Use Caution]

Hi Pam,

If Mishewal Wappo is requesting consultation, we will defer to them.

Thank you,

Michael Rivera Jr.
Middletown Rancheria
Tribal Historic Preservation Officer

PO Box 1035 Middletown, CA 95461

Office: (707) 987-1315

Cell: (707) 802-8893

Fax: (707) 987-9091

Email: mlrivera@middletownrancheria.com

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On Tue, Apr 2, 2024 at 3:53 PM Arifian, Pamela <pamela.arifian@countyofnapa.org> wrote:

Hi Michael,

Bringing this back around to try to narrow down windows for this site visit. The Mishewal Wappo tribe has requested consultation on this as well, and Tek Tekh will be joining this site visit as well.

Mike Muelrath (plan preparer) is out 4/8 through 4/12.

As such, please send me (as soon as possible) a short list from the following dates/times that are available for you, and I will coordinate with Tek Tekh, Mike and the owner:

Tues 4/23 from 9:45 to 1:30

Wed 4/24 from 9:45 to 12

Thurs 4/25 from 9:30 to 12

Fri 4/26 from 9:30 to 1:30

Mon 4/29 from 9:30 to 2

Tues 4/30 from 9:45 to 3

Wed 5/1 from 9:45 to 12

Thurs 5/2 from 9:30 to 12

Fri 5/3 from 9:30 to 3

Mon 5/6 from 9:30 to 2

Tues 5/7 from 9:45 to 3

Wed 5/8 from 9:45 to 12

Thurs 5/9 from 9:30 to 12

Fri 5/10 from 9:30 to 3

Tues 5/14 from 9:45 to 3

Wed 5/15 from 9:45 to 12

Thurs 5/16 from 9:30 to 12

Fri 5/17 from 9:30 to 3

Thank you,
Pam

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

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<image003.jpg>

From: Arifian, Pamela

Sent: Tuesday, March 26, 2024 8:50 AM

To: Michael Rivera <mlrivera@middletownrancheria.com>

Subject: RE: FW: Notification of Proposed Vineyard Project PRC 21080.3.1 - [1510 Diamond Mountain Road, Calistoga #P24-00015-ECPA](#)

Hi Michael,

Thanks for being in touch about this. I'd like to get windows for the two of us to offer the applicant and plan preparer, since our schedules are likely a bit more challenging. Some available windows for me:

Tues 4/2 from 9:45 to 3

Weds 4/3 from 9:45 to 12

Fri 4/12 from 9:30 to 3

Tues 4/16 from 9:45 to 3

Weds 4/17 from 9:45 to 12

Tues 4/23 from 9:45 to 3

Let me know which of these might work for you and I'll send the short list to the applicant.

Thank you,
Pam

Pam Arifian (she|her)

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

<image003.jpg>

From: Michael Rivera <mlrivera@middletownrancheria.com>

Sent: Monday, March 25, 2024 2:50 PM

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

Subject: Re: FW: Notification of Proposed Vineyard Project PRC 21080.3.1 - [1510 Diamond Mountain Road, Calistoga #P24-00015-ECPA](#)

[External Email - Use Caution]

Hi Pam,

I'm reaching out to see if we can reschedule our site visit?
I can make myself available. Please provide some tentative dates and times?
I look forward to meeting you out on site.

Respectfully,

Michael Rivera Jr.

Middletown Rancheria

Tribal Historic Preservation Officer

PO Box 1035 Middletown, CA 95461

Office: (707) 987-1315

Cell: (707) 802-8893

Fax: (707) 987-9091

Email: mlrivera@middletownrancheria.com

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On Wed, Mar 13, 2024 at 8:18 AM Arifian, Pamela

<pamela.arifian@countyofnapa.org> wrote:

Thanks for letting me know, Michael. I hope all is well with your family. Please let me know some windows for rescheduling.

Thank you,
Pam

From: Michael Rivera <mlrivera@middletownrancheria.com>

Sent: Wednesday, March 13, 2024 6:59 AM

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

Subject: Re: FW: Notification of Proposed Vineyard Project PRC 21080.3.1 - [1510 Diamond Mountain Road, Calistoga #P24-00015-ECPA](#)

[External Email - Use Caution]

Good Morning Pam,

Unfortunately, I won't be able to make it to our site visit this morning. There has been a family emergency. Can we please reschedule?

Respectfully,

Michael Rivera Jr.

Middletown Rancheria

Tribal Historic Preservation Officer

PO Box 1035 Middletown, CA 95461

Office: (707) 987-1315

Cell: (707) 802-8893

Fax: (707) 987-9091

Email: mlrivera@middletownrancheria.com

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On Mon, Feb 26, 2024 at 10:25 AM Arifian, Pamela

<pamela.arifian@countyofnapa.org> wrote:

Good morning Michael,

th

The Applicant and Plan Preparer can host a site visit on March 13 at 10:30.
Please confirm if that works for you.

Thank you,

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

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<image003.jpg>

From: Mike Muelrath <mike@appliedcivil.com>
Sent: Monday, February 26, 2024 10:07 AM
To: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Subject: RE: Notification of Proposed Vineyard Project PRC 21080.3.1 - [1510 Diamond Mountain Road, Calistoga #P24-00015-ECPA](#)

[External Email - Use Caution]

Hi Pam,

I can make the 13th at 10:30.

Please confirm once finalized.

Thank you,

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

Applied Civil Engineering Incorporated
www.appliedcivil.com

From: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Sent: Friday, February 23, 2024 11:28 AM
To: Mike Muelrath <mike@appliedcivil.com>
Subject: FW: Notification of Proposed Vineyard Project PRC 21080.3.1 - [1510 Diamond Mountain Road, Calistoga #P24-00015-ECPA](#)

Hello Mike,

Middletown Rancheria requested consultation on this project. He requested a site visit; he and I are both available on March 12th from 9:30-3, or March 13th from 10-12. Please let me know what works on your end.

Thank you,

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

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<image003.jpg>

From: Michael Rivera <mlrivera@middletownrancheria.com>
Sent: Friday, February 23, 2024 11:02 AM
To: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Subject: Re: Notification of Proposed Vineyard Project PRC 21080.3.1 - [1510 Diamond Mountain Road, Calistoga #P24-00015-ECPA](#)

[External Email - Use Caution]

Good Morning Pam,

Thank you for sending us this notification.
After reviewing the proposed Project location and CRS report, Middletown Rancheria is kindly requesting consultation. Please provide some dates and times to further discuss?
I look forward to speaking with you soon.

Respectfully,

Michael Rivera Jr.
Middletown Rancheria
Tribal Historic Preservation Officer
PO Box 1035 Middletown, CA 95461
Office: (707) 987-1315
Cell: (707) 802-8893
Fax: (707) 987-9091
Email: mlrivera@middletownrancheria.com

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On Wed, Feb 21, 2024 at 11:01 AM Arifian, Pamela
<pamela.arifian@countyofnapa.org> wrote:

Hello Michael,

Hope all is well! The attached AB-52 Consultation invitation was placed in outgoing mail today.

Thank you,
Pam

Pam Arifian (she|her)
Planner III, Conservation & Engineering Division
Napa County Planning, Building, & Environmental Services Department
1195 Third Street, 2nd Floor, Napa CA 94559
(707) 259-5934
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Brian D. Bordona
Director

February 21, 2025

Certified Mail

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

Tek Tekh
7095 St. Helena Rd
Santa Rosa, CA 95404

**Re: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1
1510 Acquisition LLC Vineyard Erosion Control Plan #P24-00015-ECPA
1510 Diamond Mountain Rd, Calistoga; APN 020-400-013**

Dear Mr. Gabaldon and Ms. Tektekh,

On February 21, 2024, 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 to develop an approximate 2.4 gross acre vineyard (1.9 net acres) in two blocks on one parcel totaling 35.8 acres located approximately 0.9-mile west of the intersection of Diamond Mountain Road and CA-128 and adjacent to southwest corner of the City of Calistoga (1510 Diamond Mountain Road, Calistoga).

Thank you for your response requesting consultation, followed by confirmation via email on January 12, 2025 with instruction on mitigation language for inclusion in the Initial Study / Mitigated Negative Declaration for this project. The measures will be incorporated into project-specific mitigation measures, should the project be approved.

Since the Tribe and the County have reached agreement, the Conservation 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,

Pamela Arifian

Pamela Arifian
Planner III

CC: Mishewal Wappo Tribe via email (Scott@G4firearms.com and 1Tektekh@gmail.com)