



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: 12/3/2021

FILE #: P21-00331 APN #: 025-390-009 + USGS QUAD: _____
 [] STRUCTURAL [] AGRICULTURAL 025-380-016 TOWNSHIP/RANGE: _____
 REQUEST: FCP Track 1 (New, removal + replant)

PROJECT TYPE: Agriculture: New ☒ Vineyard Replant (Process I: ☒ II: ☐ Other: removal 0.04 acres
 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: ☒ County Consultant: _____ OR RCD: _____
 FINAL APPROVAL: CDPD: ☒ Date: _____

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

Applicant's Name: Moshkelani Family Vineyards, LLC c/o Napa Valley Vineyard Engineering, Inc.
 Telephone #: (707) 963-4927 Fax #: () E-Mail: nvvedla@comcast.net
 Mailing Address: 176 Main St., Suite B St. Helena CA 94574
No Street City State Zip
 Status of Applicant's Interest in Property: Landowner
 Property Owner's Name: Moshkelani Family Vineyards, LLC c/o Azin Shahzamani
 Telephone #: () Fax #: () E-Mail: azinshahzamani@yahoo.com
 Mailing Address: 6601 Rialto Blvd, Apt 5202 Austin Texas 78735
No Street City State Zip
 Site Address/Location: 805 Greenfield Road St. Helena
025-390-009 No Street City
 Assessor's Parcel #: 025-380-016 Existing Parcel Size: 48.52 acres Development Area Size: 11.99 Gross acres
 Slope Range: 4 % to 45 % Total Acreage ≥ 30%: 1.11 acres Estimated Total Amount of Cut & Fill: 0 cubic yards
 Land or Aerial Survey Prepared By Napa County GIS Data Base Date: 2002

(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 Reservoirs

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

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

Signature of Applicant

Date

Signature of Property Owner

Date

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

\$ 10,000 152918 Dana Morrison 12/3/2021
 Estimated Fee Receipt Number: Received By Date

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.



Applicant

10-29-2021

Date



Property Owner (if other than Applicant)

P21-00331

Project Identification

MOSHKELANI FAMILY VINEYARDS, LLC
ATTACHMENT TO SUPPLEMENTAL ENVIRONMENTAL INFORMATION

A. General Information

1. Moshkelani Family Vineyards, LLC
6601 Rialto Blvd Apt 5202
Austin, TX 78735
000-000-0000
2. 805 Greenfield Road
3. 025-390-009 & 025-380-016
4. Drew L. Aspegren, P.E.
Napa Valley Vineyard Engineering, Inc.
(707) 963-4927
176 Main St. Suite B
St. Helena, CA 94574
5. Erosion Control Plan
6. none
7. Lake Hennessey Watershed – AW Zoning
8. The two parcels consist of three water storage reservoirs, access roads, existing vineyard, residence, 2 guest houses, outbuildings, water storage tanks, tennis court, approximately 23.62 acres of tree canopy, and resident grasses. This project is the development of ± 7.83 net acres of new vineyard and the replanting of 1.67 net acres of vineyard.

C. Environmental Setting

22. The project site consists of resident grasses, existing vineyard, and oak woodland. The ground slopes range from 4% to 45%. No special status species, or cultural sites will be impacted by this project. It is expected that soils within the proposed vineyard blocks are stable and will not be impacted by this project.
23. The project is surrounded by grasslands, woodlands, vineyard developments, and residences.

12/1/2021
Rev 1: 4/13/2022
Rev 2: 7/20/2022

Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File #: P21-00331 Owner: Moshkelani Family Vineyards, LLC Parcel #: 025.390.009
025-380-016

Vineyard Development Area Specifics

1. Size of Area Disturbed: 11.67 acres
2. Size of Vineyard: 11.63 acres
3. Acres of Vines: 9.31 acres
4. Slopes of Area Disturbed: 4 % to 45 %
5. Amount of Total Acreage Equal to or Above 30% Slope: 1.10 acres
6. Total Number of Trees Removed
 - a) natives 2.38ac trees
 - b) non-natives 2.38ac 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: 7/1/2022 End Date: 9/1/2022 Duration: 62 days
Temporary Cover Crop Planted X Yes No
2. Planting Stage:
(i.e. planting of vines, seeding permanent cover crop, apply straw mulch, maintenance of erosion control measures)
Start Date: 4/1/2023 End Date: 8/31/2023 Duration: 152 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: 9/1/2023

Vineyard Operations Information

1. Farming Equipment:

<u>X</u> Track-laying	Percent of Use <u>10</u> %
<u>X</u> Rubber-tired	Percent of Use <u>30</u> %
<u>X</u> ATV	Percent of Use <u>30</u> %
<u>X</u> Hand/Manual	Percent of Use <u>30</u> %
<u> </u> Other (describe) <u> </u>	Percent of Use <u> </u> %
2. Annual Pruning:
Time of Year: Jan Number of days: 3-5 Number of Workers: 10
3. Annual Sulfuring:
Time of Year: March - July Estimated applications/year: 8
4. Weed Control:

	<u>Under Vines</u>	<u>Between Rows</u>
Type of control	<u>Herbicide</u>	<u>mow</u>
Method of application	<u>ATV</u>	<u>Tractor</u>
Months:	<u>Dec, Jan</u>	<u>April - July</u>
Applications/year:	<u>2</u>	<u>3</u>
Number of Workers:	<u>2-3</u>	<u>1</u>
5. Harvest (Crush):
Length 2 days Number of Workers: 14

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Rev2: 7/20/2022

6. Frost Protection Method(s)

	<u>Hours of Operation</u>	<u>Frequency (times/year)</u>
☐ Return-stack heaters		
☐ Sprinklers		
☐ Mistlers		
☐ Wind Machines		
☐ Late Pruning		
☐ Other		

7. Rodent Protection Method(s):

☒ Rodenticides	☐ Raptors
☐ Traps	☐ Other
☐ 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>
☒ Netting	Sept - Nov	All Day	60
☐ Bird Cannons			
☒ Visual Distracters (Mylar strips, etc)	11 11	11	11
☒ Raptor Perches	11 11	11	11
☐ Other			

9. Proposed Nighttime Activities:

	<u>Time of Night</u>	<u>Duration of Use (days per year)</u>
☒ Harvest	10 pm - 6 am	
☒ Sulphur Application	11 11	6-8
☒ Pesticide/Herbicide Application	11 11	6-8
☒ Other Fungicide	11 11	6-8

10. Irrigation Methods

☐ Sprinklers	☒ Drip System	☐ Other
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11. Other Proposed Activities:

Traffic Characteristics Information

- Estimated size of grape trucks/truck & trailers to be used: 5 tons
- Estimated number of truck/vehicle trips per day: Crush: 2 Vineyard Development: 2 Annually: 52
- Estimated number of farmworkers/vehicle: 2 Crush 2 Pruning
- Lunch provided on-site for farmworkers: ☐ Yes ☒ No
- Proposed primary access: Vineyard Gates
- Proposed secondary access, if any: _____

Itemized Fertilizer and Pesticide Information

	<u>Application Method</u> (broadcast, spray, drip system, etc)	<u>Application Amount</u> (per acre)	<u>Number of Applications per Year</u>	<u>Annual Amount Used</u> (per acre)	<u>Total Annual Amount Used Overall</u>
1. Fertilizers					
<u>Organic Tea</u>	<u>Injection</u>	<u>5 gal</u>	<u>3-4</u>	<u>20 gal</u>	<u>190 gal</u>

12/1/2021
 Rev1: 4/13/2022
 Rev2: 7/20/2022

2. Mildewcides					
Dust		12 lbs	1-2	24 lbs	228 lbs
Systemic		4oz	2-4	16oz	152 lbs
3. Herbicides					
Contact	40% Volume/Ac	16 oz	1	16 oz	152 lbs
	16 oz				
4. Rodenticides					
Injection manual	granul	1 lbs	2-3	3 lbs	28.5 lbs
Probing	1 lbs/ac				
5. Other Chemicals					

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

Type of onsite chemical storage facility in use or proposed:

off site

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

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

Water Source and Usage Information

Use Attachment D to calculate information requested

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

Agricultural Water Source(s):

- ☐ Well
☐ Spring
☐ Stream or Creek
☒ Reservoir(s)
☐ Other _____

Percent of Total
Agricultural Use:

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

Residential and Non-Agricultural Water Source(s):

- ☒ Well
☐ Spring
☐ Stream or Creek
☐ Other _____

Percent of Total
Resid & Non-Ag

100 %
 _____ %
 _____ %
 _____ %
 100%

See Pre- and Post Water Use Analysis

12/1/2021
Rev1: 4/13/2022
Rev2: 7/20/2022

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

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

Future Usage:
_____ AF/yr
_____ AF/yr
_____ AF/yr
_____ AF/yr
_____ AF/yr

3. Allowable Groundwater Allotment:

Rock/Spills/Debris Disposal Information

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

Proposed Use/Disposal Method:

☒ Road Base (crushed to aggregate size)
☐ "Rock Mulch" (crushed to fist size and returned to fields)
☒ Decorative Rock
☐ Fill (buried)
☒ Stacked In Pile
☐ Other _____

Percent of Total

85 %
_____%
5 %
_____%
10 %
_____%

Location

☒ on-site _____ off-site
_____ on-site _____ off-site
☒ on-site _____ off-site
_____ on-site _____ off-site
☒ on-site _____ off-site
_____ on-site _____ off-site

2. Estimated Amount of Cut & Fill:

_____ cubic yards (total)

_____ cubic yards (cut)

_____ cubic yards (fill)

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

Location of Disposal Site

N/A

Use of Material

Quantity

_____ cubic yards
_____ cubic yards
_____ cubic yards

4. Debris Disposal (Location & Method):

☒ On-site Stacked

_____ Off-site _____

Related Permits

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

County:

Grading: Yes _____ No ☒
Building: Yes _____ No ☒
Structural ECP: Yes _____ No ☒
Sewage Disposal: Yes _____ No ☒

Groundwater/Well Permit: Yes _____ No _____
Use Permit: Yes _____ No _____
Variance: Yes _____ No _____
Other Not Listed: _____

State Dept of Forestry:

Timber Harvest Plan: Yes _____ No _____
Timber Conversion Exemption: Yes _____ No _____

Timber Conversion Permit: Yes _____ No _____ acres
_____ acres

State Dept of Fish & Game:

Streambed Alteration Permit: Yes _____ No ☒

State Division of Water Rights:

Appropriate Water Rights Permit: Yes _____ No _____

State Environmental Protection Agency:

Chemical Application Permit(s): Yes _____ No _____

Other State & Federal Permits (please list):

2. Consultation with, or letter of agreement from:

Regional Water Quality Control Bldg:

Yes _____ No _____

National Marine Fisheries Service/NOAA:

Yes _____ No _____

Army Corps of Engineers:

Yes _____ No _____

U.S. Fish and Wildlife Service:

Yes _____ No _____



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Planning, Building & Environmental Services

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

David Morrison
Director

January 6, 2022

Via Email

Napa Valley Vineyard Engineers
C/O Drew Aspegren
176 Main Street, Suite B
St. Helena Ca 94572

RE: Application Completeness Determination – Moshkelani Vineyard
File # P21-00331
805 Greenfield Road, St Helena; APN: 025-390-009 + 025-380-016

Dear Drew,

Thank you for the December 03, 2021, submittal of the above referenced ECPA application and for accommodating the December 17, 2021 site inspection. The initial review of the ECPA application package has found that the information in Exhibit A is necessary to adequately review the request and complete the application.

Exhibit A also identifies environmental information necessary to adequately describe project and evaluate the significance of any potential impacts the project may have on the environment pursuant to the California Environmental Quality Act (CEQA), and to prepare a technically adequate and legally defensible CEQA document and determination. Because the subject property is proposed to be developed within an area that have slopes exceeding 15% it does not qualify for a Categorical Exemption (Cat Ex). Therefore, an Initial Study and Negative Declaration/Mitigated Negative Declaration will need to be prepared and circulated for the County to adequately review the project and comply with CEQA.

The ECPA is also under review by the Napa County Engineering Division for its technical adequacy in meeting no net increase soil loss and runoff requirements, and to verify project soil loss and hydrologic modeling assumptions. Any information or modifications to the Project's soil loss or hydrologic modeling requested by the Engineering Division to determine the adequacy of the ECPA will need to be provided to declare the application complete and continue its processing. Engineering's review will be provided to your engineer under a separate letter, which is attached to the email in which this Completeness Determination was sent.

This is a preliminary identification of information known to be necessary at this time to initiate the environmental impact analysis required by CEQA and continue processing of the application. Ongoing review of the project may require additional information, including the supplementing of reports that have not been prepared in a manner consistent with County protocol or are otherwise necessary to provide adequate CEQA disclosure and analysis, or complete application processing. The information in Exhibit A will also be beneficial for compliance with the San Francisco Bay Regional Quality Control Board General Permit recently adopted for Vineyard Properties in the Napa River Watershed (Order #R2-2017-0033).

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

Thank you in advance for providing the above material in one re-submittal package with all revised plans, reports, or other resubmitted documents clearly marked "revised" and dated, and in an electronic format (.pdf, with plans converted directly from the CAD files), as well as hard copy, to facilitate uploading of the materials to the County's current projects website in accordance with the direction of the Planning Commission and Board of Supervisors (<http://www.countyofnapa.org/PBES/CurrentProjects/>).

Please be advised that if the information requested in Exhibit A is not provide within 120 days of the date of this letter (i.e. by **May 24, 2022**), the application will be deemed "abandoned" pursuant to Section 401(b)(2) of Napa County's Local CEQA Procedures, unless an extension is granted by the Director as provided in the Procedures. Should the application be deemed abandoned, any unused funds will be returned and no further work will be performed on the application.

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

Upon receipt and review of this letter, please feel free to contact me, if necessary, at (707) 253-4437 or dana.morrison@countyofnapa.org to discuss your application or the requested information.

Sincerely,

Dana Morrison

Dana Morrison
Planner III

cc: John McDowell, Supervising Planner, Conservation Division (via email)
Raulton Haye, Engineer, Engineering Division (via email)
Napa Valley Vineyard Engineering (via email)
Project files (without enclosures)

Enclosures: Exhibit A, Application Completeness Determination – Information Request: No. P21-00331-ECPA

EXHIBIT A
APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST
Moshkelani Vineyard #P21-00331-ECPA: APN 025-380-016 + 025-390-009

- 1. Agricultural Erosion Control Plan Application Completeness Items:** This information is necessary to; define and describe the full extent of the proposed project; adequately disclose, assess, and minimize potential impacts of the project pursuant to CEQA; assess the project's compliance with applicable General Plan Goals and Policies and the County Conservation Regulations; and complete the ECPA application.
 - a. ECPA Application Information:** Please clarify, confirm or provide the following information provided in the *ECPA Supplemental Information* and *Supplemental Project Information* forms:
 - i. Attachment A: Please complete the water source, rock spoils percentage, and vineyard development schedule information located in Attachment A.
- 2. Water:** Based on the materials submitted the project does not appear to require a full Water Availability Analysis (WAA) [unless other substantial evidence in the record indicated the need for further evaluation]. However, the Planning Department will require the submittal of a pre- and post-water use analysis (this must include any residential or agricultural structures proposed to go on the site in the near future).
- 3. Shapefiles:** Please provide the shapefiles so that the project plans can be digitized.
- 4. Notification Information/Listing:** A listing of the current owners of all the properties located within 1,000 feet of the project site/holding will be necessary to circulate the CEQA document for public review and comment. The notification information shall include the property owner's names, their addresses, and the assessor's parcel numbers of the property owned. Also see the enclosed *Adjoining Property Owner List Requirements* instruction sheet. You will be advised when the notification information will need to be provided.

From: [Morrison, Dana](#)
To: [Drew Aspegren](#)
Cc: [Ben Menzel](#)
Subject: RE: Application Completeness Determination Moshkelani Vineyard (P21-00331)
Date: Thursday, April 14, 2022 7:57:00 AM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Thank you Drew,
I will review and let you know if I will require any additional information.
Cheers,

Dana E. Morrison

Planner III

Planning, Building and Environmental Services

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

707.253.4437

dana.morrison@countyofnapa.org



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From: Drew Aspegren <nvvedla@comcast.net>
Sent: Wednesday, April 13, 2022 1:59 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Ben Menzel <nvvebpm@comcast.net>
Subject: Re: Application Completeness Determination Moshkelani Vineyard (P21-00331)

[External Email - Use Caution]

Dana-- Attached is our response to your completeness letter including the revised attachment A. We have also attached the shape files for the project. We will provide the neighbor 1000' property owner list when requested. Please advise if there is any else you require.

Drew L. Aspegren, P.E.

Napa Valley Vineyard Engineering, Inc.

O: (707) 963-4927

C: (707) 287-7700

From: "Morrison, Dana" <dana.morrison@countyofnapa.org>
Date: Thursday, January 6, 2022 at 1:26 PM

To: Drew Aspegren <nvvedla@comcast.net>

Cc: Ben Menzel <nvvebpm@comcast.net>

Subject: RE: Application Completeness Determination Moshkelani Vineyard (P21-00331)

You are correct in that. Please find the revised Completeness Letter attached.

Dana E. Morrison

Planner III

Planning, Building and Environmental Services

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

707.253.4437

dana.morrison@countyofnapa.org



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From: Drew Aspegren <nvvedla@comcast.net>

Sent: Thursday, January 6, 2022 1:21 PM

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

Cc: Ben Menzel <nvvebpm@comcast.net>

Subject: Re: Application Completeness Determination Moshkelani Vineyard (P21-00331)

[External Email - Use Caution]

Dana-- Thank you. I'm curious about the need for a WAA. The project is not using groundwater, but rather surface water captured in the reservoirs pursuant to Appropriative Permit 021024 (A03630) issued by Division of Water Rights. I believe a copy of the Permit was provided to you.

Drew L. Aspegren, P.E.

Napa Valley Vineyard Engineering, Inc.

O: (707) 963-4927

C: (707) 287-7700

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

Date: Thursday, January 6, 2022 at 11:35 AM

To: Drew Aspegren <nvvedla@comcast.net>

Subject: Application Completeness Determination Moshkelani Vineyard (P21-00331)

Good morning Drew,

Happy New Year! I hope you had an enjoyable Holiday Season and New Year's.

Please find the Application Completeness Determination Letter for Moshkelani Vineyard attached to this email. Also attached is the Engineering Approval Memo.

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

Regards,

Dana E. Morrison

Planner III

Planning, Building and Environmental Services

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

707.253.4437

dana.morrison@countyofnapa.org



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Moshkelani Family Vineyards LLC
805 Greenfield Road, St. Helena – APN: 025-380-016 & 025-390-009
Response to Email of June 10, 2022 & May 19, 2022

Draft Project Description (June 10, 2022):

We have read through the draft project description and have made edits/comments in red for your review. Below are responses to your questions that pertain to the draft project description.

1. Could not determine when the existing blocks went in, clearly before 1993...but if you happen to when approximately they were installed, please fill in.
 - In the approved Track II permit #03135, it stated it was developed in the 1980s.
2. There a slight discrepancies in the existing/approved/proposed gross and net acreages. I am hoping you can confirm the correct # so I can make note of studies which have minor discrepancies in the IS.
 - Corrections made to section 8 and clarification at end of section 10 explains differences in Bio and NVVE numbers presented in your draft project description.
3. The BAAQMD also has new GHG requirements whereby project must show no net loss is sequestration. As such the project will require replanting or a perpetual easement for the proposed canopy proposed for removal. Could you confirm the listed equipment proposed for use during construction and operations.
 - Perpetual easement listed in your project description states it would be 23.49 acres. Since we are only removing 2.38 acres of mixed woodland, with a 3:1 preservation ratio, the perpetual easement size should be 7.14. See revised mitigation analysis attached.
 - Listed equipment was review and looks good.
4. One item not discussed in the project description: For the surface water permit, could you provide the Point of Use Map which is noted in the approved permit?
 - See attached Point of Use Map

Quantified Diversion (May 19, 2022):

The total quantified diversion for the 3 reservoirs totals 54.63 acre-feet, see attached Water Diversion Analysis.

Other Changes to ECPA:

Block A:

- Block A's area was reduced to ensure that there would be sufficient remaining oak woodland for mitigation purposes. This change resulted in revisions to the following documents:
 - o ECP Plan Set
 - o 2018 Photo Map
 - o Vegetation Retention Analysis for northern parcel (APN: 025-390-009)
 - o Tree Mitigation Map for northern parcel (APN: 025-390-009)
 - o Attachment A (to incorporate change in total acres of trees to be removed).

Mitigation Maps:

- Updates to the northern parcel's (APN: 025-390-009) mitigation map were required as Block A's size changed, formatting of this sheet changed to more clearly show a breakdown of all vegetation types being removed and saved. Mitigation map for the southern parcel (APN: 025-380-016) was revised to incorporate the formatting change for consistency and clarity.

Moshkelani Family Vineyards LLC
805 Greenfield Road, St. Helena – APN: 025-380-016 & 025-390-009
Response to Comments of January 6, 2022 (Exhibit A)

Exhibit A

1. Agricultural Erosion Control Plan Application:

Water source, rock spoils percentages, and vineyard development schedule information updated on Attachment A.

2. Pre- and Post- Project Water Demand

The existing vineyard contains 3718 vines and irrigation has historically averaged 5 gallons per week for 20 weeks per year for a total average irrigation use of ± 1.14 acre-feet/year (afa). P08-00591 was approved with an estimated water use of ± 3.0 afa for a total pre-project irrigation demand of 4.14 afa. It is expected that the new vineyard, part of which will replace the area covered by P08-00591, will require the same amount of irrigation as the existing vineyard. Thus, $9.5 \text{ ac} \times 1815 \text{ vines/ac} \times 5 \text{ gal/vine} \times 20 \text{ weeks} = 5.30 \text{ afa}$. With pre-project agricultural use estimated at 4.14 afa and total post-project irrigation estimated at ± 6.44 afa, the net use is an increase of 2.30 afa. All vineyard irrigation water will be sourced from the existing reservoirs as allowed under Appropriative Permit 021024 (A03630) issued by the State Water Resources Control Board, Division of Water Rights.

There are two residences on the property and no additional residences are planned. The primary residence has minimal landscaping, a pool with a cover, and two residents. The secondary residence has minimal landscaping and two residents. Using Estimated Water Use from the Napa County Guidelines it is estimated that water use will be 0.80 afa at the main residence and 0.50 afa at the secondary residence, for a total of 1.30 afa. All water used at the residences is sourced from groundwater, and will continue to be. There are no new uses for groundwater expected in the near future.

3. Shapefiles:

Project shapefiles will be sent electronically.

4. Notification Listing:

When advised, we will provide the 1000 feet neighboring notification list.

From: [Drew Aspegren](#)
To: [Morrison, Dana](#)
Cc: [Azin Shahzamani](#)
Subject: Re: P21-00331 Moshkelani
Date: Monday, April 10, 2023 2:11:09 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[Moshkelani Oak Preservation.pdf](#)

[External Email - Use Caution]

Dana-- Attached is a letter from the biologist regarding the proposed vegetation mitigation plan, and why the proposed plan is better than a more fragmented approach.

Drew L. Aspegren, P.E.

Napa Valley Vineyard Engineering, Inc.

O: (707) 963-4927

C: (707) 287-7700

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

Date: Tuesday, February 21, 2023 at 5:30 PM

To: Drew Aspegren <nvedla@comcast.net>

Subject: RE: P21-00331 Moshkelani

Hi Drew,

Yes, I do have a vegetation mitigation and planting area proposed. However, certain portions of the proposed mitigation and planting areas are located on slopes greater than 30%. For those areas we will need a letter from a biologist or other appropriate professional demonstrating why what is currently proposed provides the best protections in regards to water quality and biological resources.

Please be aware I am in training tomorrow and Thursday and might not be as responsive as I usually am.

Cheers,

Dana E. Morrison (she|her|hers)

Planner III

County of Napa Planning, Building & Environmental Services

Planning Division + Engineering & Conservation Division

1195 Third Street, 2nd Floor

Napa, CA 94559

707.253-4417 main

707.253.4437 direct

707.299.4491 fax

dana.morrison@countyofnapa.org

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



A Tradition of Stewardship
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From: Drew Aspegren <nvvedla@comcast.net>
Sent: Tuesday, February 21, 2023 4:30 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Azin Shahzamani <azinshahzamani@yahoo.com>
Subject: Re: P21-00331 Moshkelani

[External Email - Use Caution]

Dana-- OK. Didn't we submit a vegetation analysis that demonstrated that we met the proper criteria?

Drew L. Aspegren, P.E.

Napa Valley Vineyard Engineering, Inc.

O: (707) 963-4927

C: (707) 287-7700

From: "Morrison, Dana" <dana.morrison@countyofnapa.org>
Date: Tuesday, February 21, 2023 at 3:00 PM
To: Azin Shahzamani <azinshahzamani@yahoo.com>
Cc: Drew Aspegren <nvvedla@comcast.net>
Subject: RE: P21-00331 Moshkelani

Good afternoon Azin (and Drew),

Following up on the additional information we will need in regards to the vegetation canopy cover mitigation and preservation areas, please see the information below. If you have any questions, or would like to follow up and discuss further, please do not hesitate to reach out.

Pursuant to Napa County Code Section 18.108.020(D) the removal of any vegetation canopy cover shall be mitigated by permanent replacement or preservation of comparable vegetation canopy cover, on an acreage basis at a minimum 3:1 ratio unless otherwise set forth below. The location for replacement or preservation may be prioritized as follows:

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

if it is within the same watershed and the habitat is of the same or better quality as determined by the director.

4. Replacement of vegetation canopy cover may occur within stream setbacks at a minimum 2:1 preservation ratio where a restoration plan prepared by a qualified professional biologist has been approved by the director, and where consistent with [Section 18.108.025](#) (D) as determined by the director.
5. Alternatively, the removal of any vegetation canopy cover may be mitigated by permanent replacement or preservation of comparable vegetation canopy cover, on an acreage basis at a minimum 2:1 ratio, where the project includes substantial public benefits as determined by the director.
6. Non-native species shall not be subject to the vegetation canopy cover replacement or preservation requirements under subsection (D) of this section.

To ensure Napa County is meeting the intent of the Conservation Regulations, staff will be requiring applicants to demonstrate in writing through the appropriate professional(s), as to why sufficient vegetation canopy cover replacement and/or preservation areas cannot first be reasonably accomplished on-site on lands with slopes of thirty percent (30%) or less and outside of stream and wetland setbacks and how the resulting/proposed preservation and/or replacement areas result in the highest biological and water quality protections (subsections D(1) and D(2)).

Regards,

Dana E. Morrison (she|her|hers)

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A Tradition of Stewardship
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From: Azin Shahzamani <azinshahzamani@yahoo.com>

Sent: Thursday, February 16, 2023 3:46 PM

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

Cc: Drew Aspegren <nvvedla@comcast.net>

Subject: Re: P21-00331 Moshkelani

[External Email - Use Caution]

Hi Dana,
Thank you so much for your response. We will eagerly wait to hear back from you.
Regards,
Azin

On Wednesday, February 15, 2023 at 06:16:04 PM CST, Morrison, Dana <dana.morrison@countyofnapa.org> wrote:

Hi Azin,

Thank you for checking in,

At this time the Initial Study is still being drafted. It is nearing completion, after which it will go to County Counsel for review, return to me for edits and get sent out for a 30-day public CEQA review period. However, due to comments received on other recently circulated CEQA reports from other vineyard development projects, it looks like the County is going to require bolstering/or additional information related to the Vegetation Cover Canopy Mitigation area. This was just discussed at our Engineering/Conservation meeting today, but does look like it will impact the Moskelani ECP, we will have further information regarding this later this week and next week.

Let me know if you have any other questions or would like to discuss.

Cheers,

Dana E. Morrison (she/her/hers)

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A Tradition of Stewardship
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From: Azin Shahzamani <azinshahzamani@yahoo.com>
Sent: Wednesday, February 15, 2023 2:02 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Drew Aspegren <nvvedla@comcast.net>
Subject: Re: P21-00331 Moshkelani

[External Email - Use Caution]

Hi Dana,

I am the owner of the property at Greenfield Road and Drew kindly forwarded the last exchange he had with you regarding the ECP. You had mentioned that you were writing the report over a month ago. Can you please share the status?

Regards,

Azin

On Friday, January 13, 2023 at 04:51:11 PM CST, Drew Aspegren <nvvedla@comcast.net> wrote:

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

C: (707) 287-7700

From: "Morrison, Dana" <dana.morrison@countyofnapa.org>
Date: Tuesday, January 10, 2023 at 9:50 AM
To: Drew Aspegren <nvvedla@comcast.net>

Cc: Azin Shahzamani <azinshahzamani@yahoo.com>, Ben Menzel <nvvebpm@comcast.net>
Subject: RE: P21-00331 Moshkelani

Hi Drew,

Thank you for the follow up and Happy 2023 to you as well!

I believe all of the planning comments were addressed in the resubmittal. I am in process of drafting the Initial Study. I may have additional clarifying questions as I prepare the CEQA, so please keep an eye out for emails from me.

Let me know if you have any additional questions.

Regards,

Dana E. Morrison

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A Tradition of Stewardship
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From: Drew Aspegren <nvvedla@comcast.net>

Sent: Tuesday, January 10, 2023 9:45 AM

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

Cc: Azin Shahzamani <azinshahzamani@yahoo.com>; Ben Menzel <nvvebpm@comcast.net>

Subject: P21-00331 Moshkelani

[External Email - Use Caution]

Hi Dana and Happy New Year. What is the status of the Moshkelani ECP? It has been since September that we last submitted information you requested.

Drew L. Aspegren, P.E.

Napa Valley Vineyard Engineering, Inc.

O: (707) 963-4927

C: (707) 287-7700

From: [Morrison, Dana](#)
To: [Anderson, Laura](#); [Ryan, Patrick C.](#)
Subject: Re: CEQA and Surface Water Rights
Date: Friday, May 20, 2022 1:20:33 PM

Excellent, good to know. I will reach out to the applicant.

Thank you both!

Cheers,

From: Anderson, Laura <Laura.Anderson@countyofnapa.org>
Sent: Friday, May 20, 2022 1:18 PM
To: Ryan, Patrick C. <Patrick.Ryan@countyofnapa.org>; Morrison, Dana <dana.morrison@countyofnapa.org>
Subject: RE: CEQA and Surface Water Rights

Thanks Patrick. I would also just add in response to Dana's question below regarding what kind of questions or information can we request in relation to Surface Water Rights? The answer is that you can ask for whatever information you need to determine that the project has an adequate and reliable water supply. ☺

Laura J. Anderson
Deputy County Counsel
Office of Napa County Counsel
1195 Third Street, Suite 301
Napa, CA 94559-3035
707.259.8252
laura.anderson@countyofnapa.org

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From: Ryan, Patrick C. <Patrick.Ryan@countyofnapa.org>
Sent: Thursday, May 19, 2022 2:20 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>; Anderson, Laura <Laura.Anderson@countyofnapa.org>
Subject: RE: CEQA and Surface Water Rights

Dana and Laura,

Brian and I had a chance to discuss this one. Below is our initial thought on how to address this:

- The project would need to demonstrate that under the current conditions the project has sufficient water supply
 - Assuming the Water right state provides a minimum base flow in the creek to avoid impacts to ecologic, biologic, hydrologic, etc.
 - Using the updated [PRISM](#) precipitation data, water uses, baseflows, etc. quantify the actual amount of diversion that can be achieved (AF/yr), based on time of year the water right allows for diversion.
 - If the use $\leq$ quantified diversion, there is no issue
 - If the use $\geq$ quantified diversion, they would need to reduce the project to the anticipated amount of water they can impound or reduce existing uses on site to get them to the no net threshold
 - If they propose an alternative water source to off-set, that alternative water source would have to be evaluated.

Hopefully, this makes sense and does not confuse the matter any further.

Happy to set a zoom meeting to discuss early next week.

Thanks
Patrick

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Wednesday, May 18, 2022 3:15 PM
To: Anderson, Laura <Laura.Anderson@countyofnapa.org>
Cc: Ryan, Patrick C. <Patrick.Ryan@countyofnapa.org>
Subject: CEQA and Surface Water Rights

Hi Laura,

We had a discussion today in our Conservation Division/Engineering Team meeting regarding CEQA and Surface Water Rights, and thought we should get some input from County Counsel.

I have an ECP project (P21-00331), proposing to increase the acreage of vineyard on their parcel which would result in an additional 2.3 af of water being used per year. Existing water use is 4.14 af/yr and post project water use would be 6.44 af/yr. The property has an existing Surface Water Rights permit (#21024), which allows for 25 af/yr to be drawn from an unnamed tributary and stored in 3 reservoirs onsite. As the project does utilize groundwater I did not require a WAA. However, given the drought I have concerns regarding how they will water the vines if there is not enough water available in the creek. I am definitely going to be asking what their contingency plan is, if this were to occur. But there were discussions about asking for irrigation and draw history for the parcel, etc. Which got us wondering, what kind of questions and information can we request in relation to Surface Water Rights, which are

not governed by us but rather by the Water Board?

Thanks,
Dana

From: [Morrison, Dana](#)
To: [Addison LeBlanc](#)
Subject: RE: Notice of new Erosion Control Plan for vineyard development in Lake Hennessey area (P21-00331)
Date: Friday, June 17, 2022 2:52:00 PM
Attachments: [SUB 2 - P21-00331 Response to County Exhibit A Comments.pdf](#)
[SUB 1 - P21-00331 ASM HYDRO REPORT.pdf](#)
[SUB 1 - P21-00331 ASM HYDRO - Post Block A Calcs.pdf](#)
[SUB 1 - P21-00331 ASM HYDRO - Post Block B, C, & D Calcs.pdf](#)
[SUB 1 - P21-00331 ASM HYDRO - Post Block A Map.pdf](#)
[SUB 1 - P21-00331 ASM HYDRO - Post Block B, C, & D Map.pdf](#)
[SUB 1 - P21-00331 ASM HYDRO - Pre Block A Calcs.pdf](#)
[SUB 1 - P21-00331 ASM HYDRO - Pre Block B, C, & D Calcs.pdf](#)
[SUB 1 - P21-00331 ASM HYDRO - Pre Block A Map.pdf](#)
[SUB 1 - P21-00331 ASM HYDRO - Pre Block B, C, & D Map.pdf](#)
[SUB 1 - P21-00331 ASM WATER LICENSE.pdf](#)
[image001.png](#)

Hi Addison,

The project is not actually proposing use of groundwater as there is an existing surface water permit for the parcel to fill the three reservoirs on sites, which is what will be used to water the vineyards; as such, we did not require a WAA as those are specifically related to ground water. However, the applicant did provide a pre and post water use analysis (attached, see Response to County Comments) and a Hydro study was done as well (the Report, and Calcs/Map pre- and- post are also attached). I have also attached the surface water permit for your reference.
Please let me know if you need any further information!

Dana E. Morrison

Planner III

County of Napa Planning, Building & Environmental Services

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From: Addison LeBlanc <aleblanc@cityofnapa.org>

Sent: Friday, June 17, 2022 1:30 PM

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

Subject: RE: Notice of new Erosion Control Plan for vineyard development in Lake Hennessey area

(P21-00331)

[External Email - Use Caution]

Hi Dana,

The plans state there was a Water Availability Analysis prepared by NVVE. I didn't find it on the county project site, and was wondering if you could send it to me? If a hydrology analysis was submitted that would also help in our analysis.

Sincerely,

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

Sent: Wednesday, June 8, 2022 9:50 AM

To: UTIL Development Services <UTILDevelopmentServices@cityofnapa.org>; Shannon Lemmon <slemmon@cityofnapa.org>; Joy Eldredge <jeldredge@cityofnapa.org>; Addison LeBlanc <aleblanc@cityofnapa.org>

Subject: Notice of new Erosion Control Plan for vineyard development in Lake Hennessey area (P21-00331)

Some people who received this message don't often get email from dana.morrison@countyofnapa.org. [Learn why this is important](#)

[EXTERNAL]

Good morning,

Please find attached to this email a Notice, Plan Set and Cultural Resource Study regarding a new Track I vineyard Erosion Control Plan (Moskelani Vineyards; P21-00331). A hard copy was also mailed out today. If you have any questions, or require any further information, please do not hesitate to reach out.

Regards,

Dana E. Morrison

Planner III

County of Napa Planning, Building & Environmental Services

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David Morrison
Director

MEMORANDUM

To:	Dana Morrison Conservation Division	From:	Raulton Haye Engineering Service
Date:	December 23, 2021	Re:	Permit No. P21-00331 Moshkelani Family Vineyards APN# 025-390-009

The Engineering Division has reviewed the technical studies for the proposed Moshkelani Family Vineyard Development – Erosion Control Plan (ECP) application, P21-00331, located on assessor's parcel numbers 025-390-009 and 025-380-016. The proposed plan requests the planting of approximately twelve acres of vineyard, within four vineyard blocks, across two parcels.

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

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



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David Morrison
Director

Certified Mail

January 19, 2022

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

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Moshkelani Vineyard, Erosion Control Plan #P21-00331-ECPA
805 Greenfield Road; APN 025-390-009 + 025-380-016**

Dear Mr. Simon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 11.99-acre vineyard (9.5 vine acres) located at 805 Greenfield Road, Napa. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

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

If you should have any questions, please feel free to contact by telephone at 707-253-4437 or via email at dana.morrison@countyofnapa.org.

Sincerely,

Dana Morrison
Planner III

Enclosures: Cultural Resources Survey
Project plans



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

David Morrison
Director

Certified Mail

January 19, 2022

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

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Moshkelani Vineyard, Erosion Control Plan #P21-00331-ECPA
805 Greenfield Road; APNs 025-390-009 and 025-380-016**

Dear Mr. Gabaldon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 11.99-acre vineyard (9.5 vine acres) located at 805 Greenfield Road, Napa. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

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

If you should have any questions, please feel free to contact by telephone at 707-253-4437 or via email at dana.morrison@countyofnapa.org.

Sincerely,

Dana Morrison
Planner III

Enclosures: Cultural Resources Survey
Project plans



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Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

Certified Mail

January 19, 2022

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

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Moshkelani Vineyard, Erosion Control Plan #P21-00331-ECPA
805 Greenfield Road; APN 025-390-009 and 025-380-016**

Dear Mr. Bill,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 11.99-acre vineyard (9.5 vine acres) located at 1373 Soda Canyon Road, Napa. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

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

If you should have any questions, please feel free to contact by telephone at 707-253-4437 or via email at dana.morrison@countyofnapa.org.

Sincerely,

Dana Morrison
Planner III

Enclosures: Cultural Resources Survey
Project plans



YOCHA DEHE
CULTURAL RESOURCES

February 4, 2022

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

RE: Moshkelani Vineyard 805 Greenfield Rd Napa YD-01252022-02

Dear Ms. Morrison:

Thank you for your project notification letter dated, January 21, 2022, regarding cultural information on or near the proposed Moshkelani Vineyard 805 Greenfield Rd Napa. We appreciate your effort to contact us.

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

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

Please refer to identification number YD - 01252022-02 in any future correspondence with Yocha Dehe Wintun Nation concerning this project.

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

Sincerely,

Laverne Bill
Director of Cultural Resources

cc: Middletown Rancheria