



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

**BASIC APPLICATION FOR EROSION CONTROL PLAN REVIEW**

		<b>FOR OFFICE USE ONLY</b>	SUBMITTAL DATE: <u>6/14/2022</u>
FILE #:	<u>P22-00212</u>	APN #:	<u>021-010-077-000</u>
[ ] STRUCTURAL [x] AGRICULTURAL		USGS QUAD: _____	
TOWNSHIP/RANGE: _____			
REQUEST:	<u>Track I Erosion Control Plan Section 17 Exemption to covert 1.24 gross acres of oak woodland and non-native grassland to vineyard.</u>		
<hr/>			
PROJECT TYPE:	Agriculture: New _____ Vineyard Replant (Process I: <u>X</u> 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: <u>X</u> County Consultant: _____ OR RCD: _____		
FINAL APPROVAL:	CDPD: <u>X</u> Date: _____		
<hr/>			
<b>TO BE COMPLETED BY APPLICANT</b> (Please type or print legibly)			
Applicant's Name: <u>SEBASTIEN MARINEAU-MES</u>			
Telephone #:	<u>(408) 705-0076</u>	Fax #:	<u>( )</u>
E-Mail: <u>smarineau@rogers.com</u>			
Mailing Address:	<u>619 DIAMOND ST</u>	<u>SAN FRANCISCO</u>	<u>CA 94114</u>
	<small>No Street</small>	<small>City</small>	<small>State Zip</small>
Status of Applicant's Interest in Property: <u>OWNER</u>			
Property Owner's Name: <u>*same as above*</u>			
Telephone #:	<u>( )</u>	Fax #:	<u>( )</u>
E-Mail: _____			
Mailing Address:	_____		
	<small>No Street</small>	<small>City</small>	<small>State Zip</small>
Site Address/Location:	<u>4000 SILVERADO TRAIL N</u>	<u>CALISTOGA</u>	
	<small>No Street</small>	<small>City</small>	
Assessor's Parcel #:	<u>021-010-077</u>	Existing Parcel Size:	<u>5.67</u> acres
Development Area Size:	<u>1.24</u> acres		
Slope Range:	<u>22</u> % to <u>40</u> %	Total Acreage ≥ 30%:	<u>0.64</u> acres
Estimated Total Amount of Cut & Fill:	<u>10</u> cubic yards		
Land or Aerial Survey Prepared By <u>Adobe Associates, Inc.</u> Date: <u>2021</u>			
<small>(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.)</small>			
Source(s) of Water: <u>Well</u>			
Related Permits Filed: <input type="checkbox"/> Water Rights <input type="checkbox"/> Groundwater <input type="checkbox"/> Well <input type="checkbox"/> Sewage Disposal <input type="checkbox"/> Use Permit/Variance?			
<input type="checkbox"/> Timber Harvest <input type="checkbox"/> Stream Alteration <input checked="" type="checkbox"/> Others: <u>W21-00497 (LLA)</u>			
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.			
<b>*For signatures see original application submittal (size was reduced), which is attached to the end of this document</b>			
Signature of Applicant		Signature of Property Owner	
Date		Date	

<b>TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT</b>			
\$ <u>10,000</u>	Terri Abraham		6/14/2022
Estimated Fee	Receipt Number: _____	Received By	Date

## EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

### Project/Construction Phasing Information

1. Project Description: APN: 021-010-077  
Convert 1.24 acres gross to develop 1.09 acres of vines
- 
- Parcel size: 5.67 acres Total land area disturbed: 1.24 acres  
 Agriculture: NEW plant acres: 1.09 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: 180
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 Fiber Rolls, Straw Mulch, and cover crop
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: 22 % to 40 %
10. Total acreage with slopes greater than or equal to 30%: .64 acres
11. Contour mapping source: GPS Data 1-19-21

### 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: Napa River  
 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: 4.66 acres  
 Proposed acres of canopy cover to be removed: 1.17 acres  
 Percent of canopy cover to be retained per parcel: 75 %  
 (b) Existing acres of shrub, brush, grass without tree canopy per parcel: 0.20 acres  
 Proposed acres of shrub, brush, grass cover to be removed: 0.07 acres  
 Percent of shrubs, brush, grass to be retained per parcel: 65 %
16. Is there a Water Rights permit associated with the project or parcel? ☐ Yes ☒ No **OR**  
 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 Parcel Report
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: special status bats and birds
- Cite source/reference(s): Biological Reconnaissance Survey Report  
Specific study prepared: Yes by WRA date: AUG 2023
21. Is any portion of the project located on or within 500' of an archeological or historic site? ☐ Yes ☒ No  
Cite source: Cultural Resource Evaluation  
Specific study prepared: Yes by Wolf Creek Archaeology date: May 2, 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: 10  
Cubic yards of cut: 10 fill: 10  
Spoils location: on-site Yes off-site No
27. Has a grading permit been filed with the Co Public Works Dept? ☐ Yes ☒ No
28. Will the project involve repair of a landslide? ☐ Yes ☒ No  
Location \_\_\_\_\_ Size \_\_\_\_\_ Report \_\_\_\_\_

### TIMBER HARVEST/TIMBER CONVERSION PERMITS

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

## SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

To be provided by Property Owner: SEBASTIEN MARINEAU-MES

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.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner



## 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

\_\_\_\_\_  
Property Owner (if other than Applicant)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Identification

# Attachment A

## SUPPLEMENTAL PROJECT INFORMATION

File #: P\_\_\_\_ - \_\_\_\_\_ Owner: Sebastien Marineau-Mes Parcel #: 021\_\_\_\_ \_010\_\_\_\_ \_077\_\_\_\_

### Vineyard Development Area Specifics

1. Size of Area Disturbed: 1.24 acres
2. Size of Vineyard: 1.09 acres
3. Acres of Vines: 1.09 acres
4. Slopes of Area Disturbed: 22% to 40%
5. Amount of Total Acreage Equal to or Above 30% Slope: 0.64 acres
6. Total Number of Trees Removed
  - a) natives 45 trees
  - b) non-natives 0 trees

### Vineyard Development Schedule

1. **Pre-Planting Stage:**  
(i.e. land clearing, ripping, installation of drainage system., vineyard staking, installation of irrigation system., installation and maintenance of permanent and temporary erosion control measures, planting of cover crop, straw mulching)  
Start Date: 10/1/2023 End Date: 10/15/2023 Duration: 15 days  
Temporary Cover Crop Planted \_\_\_\_\_ Yes ☒ No
2. **Planting Stage:**  
(i.e. planting of vines, seeding permanent cover crop, apply straw mulch, maintenance of erosion control measures)  
Start Date: 04/01/2024 End Date: 10/15/2024 Duration: 167 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: 10/15/2024

### Vineyard Operations Information

1. **Farming Equipment:**

____ Track-laying	Percent of Use ____%
____ Rubber-tired	Percent of Use ____%
X ____ ATV	Percent of Use 20%
X ____ Hand/Manual	Percent of Use 80%
____ Other (describe) _____	Percent of Use ____%
2. **Annual Pruning:**  
Time of Year: Jan-Feb Number of days: 5 Number of Workers: 4
3. **Annual Sulfuring:**  
Time of Year: May-Aug Estimated applications/year: 5
4. **Weed Control:**

	<u>Under Vines</u>	<u>Between Rows</u>
Type of control	Contact spray	mow
Method of application	manual	manual
Months:	Mar-July	Jun-Aug
Applications/year:	1	1
Number of Workers:	1	1
5. **Harvest (Crush):**  
Length 4 days Number of Workers: 10

**6. Frost Protection Method(s)**

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

**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="text"/>
<input type="checkbox"/> Fencing	

**8. Bird Protection Method(s):**

	<u>Time of Year (months)</u>	<u>Time of Day</u>	<u>Duration of Use (days per year)</u>
<input type="checkbox"/> Netting	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Bird Cannons	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input checked="" type="checkbox"/> Visual Distracters (Mylar strips, etc)	Aug	<input type="text"/>	<input type="text"/>
<input checked="" type="checkbox"/> Raptor Perches	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Other <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

**9. Proposed Nighttime Activities:**

	<u>Time of Night</u>	<u>Duration of Use (days per year)</u>
<input type="checkbox"/> Harvest	<input type="text"/>	<input type="text"/>
<input checked="" type="checkbox"/> Sulphur Application	4AM-7AM	<input type="text"/>
<input checked="" type="checkbox"/> Pesticide/Herbicide Application	same	<input type="text"/>
<input type="checkbox"/> Other <input type="text"/>	<input type="text"/>	<input type="text"/>

**10. Irrigation Methods**

☐ Sprinklers ☒ Drip System ☐ Other

**11. Other Proposed Activities:**

**Traffic Characteristics Information**

- Estimated size of grape trucks/truck & trailers to be used: 2 ton tons
- Estimated number of truck/vehicle trips per day: Crush: 2 Vineyard Development: 2 Annually: 4
- Estimated number of farmworkers/vehicle: 4 Crush 1 Pruning
- Lunch provided on-site for farmworkers: ☐ Yes ☒ No
- Proposed primary access: Silverado Trail
- Proposed secondary access, if any: n/a

**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>
<b>1. Fertilizers</b>					
12-26-26	drip	100#	2	200#	220
0-0-30	drip	20 gal	2	4 gal	4.4
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

<b>2. Mildewcides</b>					
sulpher	dust	5#	5#	25#	27
<b>3. Herbicides</b>					
Glyphosate	spray	1 qt	2	2 qt	2.2
<b>4. Rodenticides</b>					
<b>5. Other Chemicals</b>					

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

Type of onsite chemical storage facility in use or proposed: No on site storage. Materials will be brought in as needed for the job

Location of current or potential area(s) used for the mixing agricultural chemicals and the description of the facilities present thereat: Hose bib near vineyard with backflow protection

Location of current or proposed area designated for the cleaning and washing of chemical application equipment: See staging area on site plan

**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%

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

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

See Attachment 8D: Water Availability Analysis

**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) :

**Proposed Use/Disposal Method :**

**Percent of Total**

**Location**

_____ Road Base (crushed to aggregate size)	_____ %	_____ on-site	_____ off-site
_____ "Rock Mulch" (crushed to fist size and returned to fields)	_____ %	_____ on-site	_____ off-site
X _____ Decorative Rock	50 %	X _____ on-site	_____ off-site
X _____ Fill (buried)	50 %	X _____ on-site	_____ off-site
_____ Stacked In Pile	_____ %	_____ on-site	_____ off-site
_____ Other	_____ %	_____ on-site	_____ off-site

**2. Estimated Amount of Cut & Fill:**

\_\_\_\_\_ cubic yards (total)

\_\_\_\_\_ cubic yards (cut)

\_\_\_\_\_ 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>
n/a		_____ cubic yards
_____	_____	_____ cubic yards
_____	_____	_____ cubic yards

**4. Debris Disposal (Location & Method):**

X \_\_\_\_\_ On-site burn/chip \_\_\_\_\_ Off-site \_\_\_\_\_

**Related Permits**

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

**County:**

Grading: Yes \_\_\_\_\_ No X \_\_\_\_\_  
 Building: Yes \_\_\_\_\_ No X \_\_\_\_\_  
 Structural ECP: Yes \_\_\_\_\_ No X \_\_\_\_\_  
 Sewage Disposal: Yes \_\_\_\_\_ No X \_\_\_\_\_

Groundwater/Well Permit: Yes \_\_\_\_\_ No X \_\_\_\_\_  
 Use Permit: Yes \_\_\_\_\_ No X \_\_\_\_\_  
 Variance: Yes \_\_\_\_\_ No X \_\_\_\_\_  
 Other Not Listed: \_\_\_\_\_

**State Dept of Forestry:**

Timber Harvest Plan: Yes \_\_\_\_\_ No X \_\_\_\_\_  
 Timber Conversion Exemption: Yes \_\_\_\_\_ No X \_\_\_\_\_

Timber Conversion Permit: Yes \_\_\_\_\_ No \_\_\_\_\_ acres  
 \_\_\_\_\_ acres

**State Dept of Fish & Game:**

Streambed Alteration Permit: Yes \_\_\_\_\_ No X \_\_\_\_\_

**State Division of Water Rights:**

Appropriate Water Rights Permit: Yes \_\_\_\_\_ No X \_\_\_\_\_

**State Environmental Protection Agency:**

Chemical Application Permit(s): Yes \_\_\_\_\_ No X \_\_\_\_\_

**Other State & Federal Permits (please list) :**

**2. Consultation with, or letter of agreement from:**

**Regional Water Quality Control Brd:**

Yes \_\_\_\_\_ No X \_\_\_\_\_

**National Marine Fisheries Service/NOAA:**

Yes \_\_\_\_\_ No X \_\_\_\_\_

**Army Corps of Engineers:**

Yes \_\_\_\_\_ No X \_\_\_\_\_

**U.S. Fish and Wildlife Service:**

Yes \_\_\_\_\_ No X \_\_\_\_\_

## **Supplemental Environmental Information (ECP)**

---

*To be provided by Property Owner*

### **A. General Information**

1. Owner: Sebastien Marineau-Mes,
2. Project site: 4000 Silverado Trail N, Calistoga, CA 94515
3. APN: 021-010-077
4. Contact: Sebastien Marineau-Mes, smarineau@rogers.com, 408-705-0076
5. Permit type/number: ECPA Track I
6. Related permits: W21-00497 (LLA)
7. Zoning: AW
8. Proposed use: Vineyard

### **B. Project Description**

9. Parcel size: 5.67 (Adobe Associates, Inc., *Lot Line Adjustment Map*, May 25, 2021)
10. Project size: 1.24 acres total (gross); 1.09 acres net
11. Plans attached.
12. Proposed schedule: Schedule to be accelerated as permit approval process allows:

DATE	ACTIVITY
April 1, 2024	Clear and prepare planting area
To	Install drip, trellis system and plant
Oct 15, 2024	Install erosion control BMPs, seed cover crop and straw mulch disturbed areas

13. Anticipated incremental or phased development: project will occur likely occur in one phase. Schedule may shift depending on permit approval process and owner timeline.
14. Napa County grading or use permits, variance or rezoning applications: none

### **C. Environmental Setting**

22. Existing project site: The subject site is located at 4000 Silverado Trail, Calistoga, CA, 94515, APN 021-010-077. The property is within the "Calistoga" USGS quadrangle and is positioned on the east side of Napa Valley. The parcel contains about ¾ ac of existing vineyard. The central portion of the parcel is planned for a residence. The upland portion of the site gets steepest at the top (eastern) end. Vegetation was heavily impacted by the 2020 Glass Fire. Soils in the project area are 109, Boomer gravelly loam, volcanic bedrock, which is described as well-drained soils on uplands derived from weathered mixed igneous rocks. Plant cover is typically Douglas-fir, ponderosa pine, black oak, manzanita, poison oak, and madrone. The closest blue line stream is Dutch Henry Creek, located about 650 ft west of the development area.
23. Surrounding properties: Adjacent parcels west of Silverado Trail are primarily valley floor vineyard developments. Adjacent parcels east of Silverado trail are a mix of residential properties and undeveloped woodland, all of which were heavily impacted by the 2020 Glass Fire. Adjacent parcel sizes range from 1 to 114 acres in size.

\_\_\_\_\_  
*Owner Signature*

\_\_\_\_\_  
*Date*





**Figure 1** Photo within the burn scar after the 2020 Glass Fire. Image taken at the top (east) side of the parcel, facing west. The foreground of the photo is a bare, steep section of damaged land that was stabilized in November 2020.



**Figure 2** Upper portion of vineyard block; facing west





**Figure 3** Upper portion of vineyard block; facing southwest towards the lower portion of the block.



**Figure 4** Lower portion of block.





**Figure 5** Groundcover on the upper portion (left) and lower portion (right)

General Notes

Property lines shown hereon are based upon a field survey performed by Adobe Associates, Inc., in 2021 and are based upon found iron pipe monuments and record information from that map titled "Record of Survey" recorded on February 5, 2008 in Book 38 of Maps at Pages 82-83, Napa County Records.

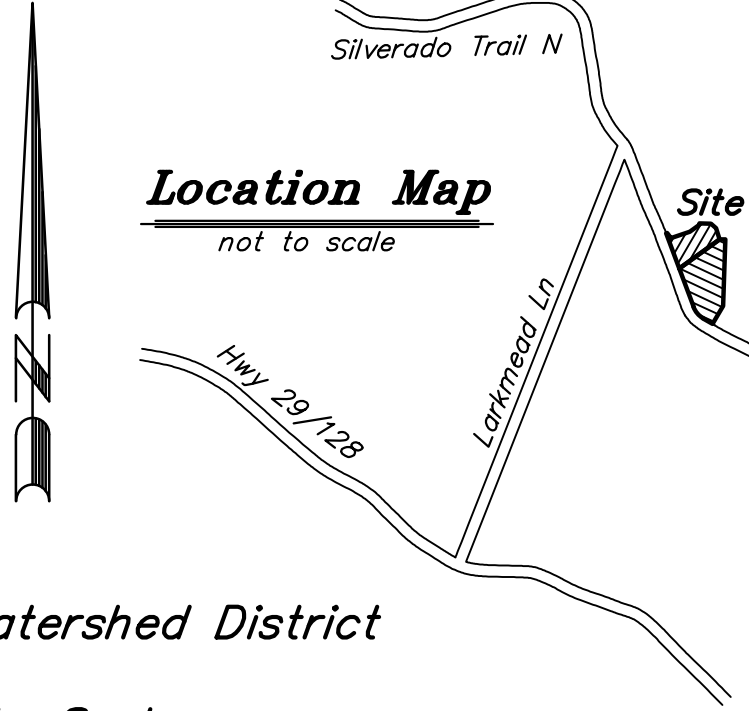
Utilities shown hereon are based upon physical features observed at the time of this survey, such as paint markings, overhead wiring, utility poles, and utility boxes. For the location of under ground utilities, a subsurface utility locating company should be contacted..

Lot Line Adjustment Site Map

Between the Lands of Sebastian Marineau-mes and the Lands of the Richard Alm Hoadley and Nancy Colvin Hoadley AB Living Trust

Silverado Trail North, Calistoga, Ca.

Assessor's Parcel Numbers 021-010-077 and 021-030-062



- EXISTING ZONING: - AW (Agricultural Watershed District)
- FIRE JURISDICTION: - Napa County Fire
- SEWAGE DISPOSAL: - Private Sewer Waste System
- WATER SUPPLY: - Private Well System
- UTILITY SERVICE: - Pacific Gas & Electric
- F.E.M.A. - Flood Zone X

OWNER/APPLICANT:

Sebastien Marineau-mes

619 Diamond Street

San Francisco, Ca. 94515

SURVEYOR/ENGINEER:

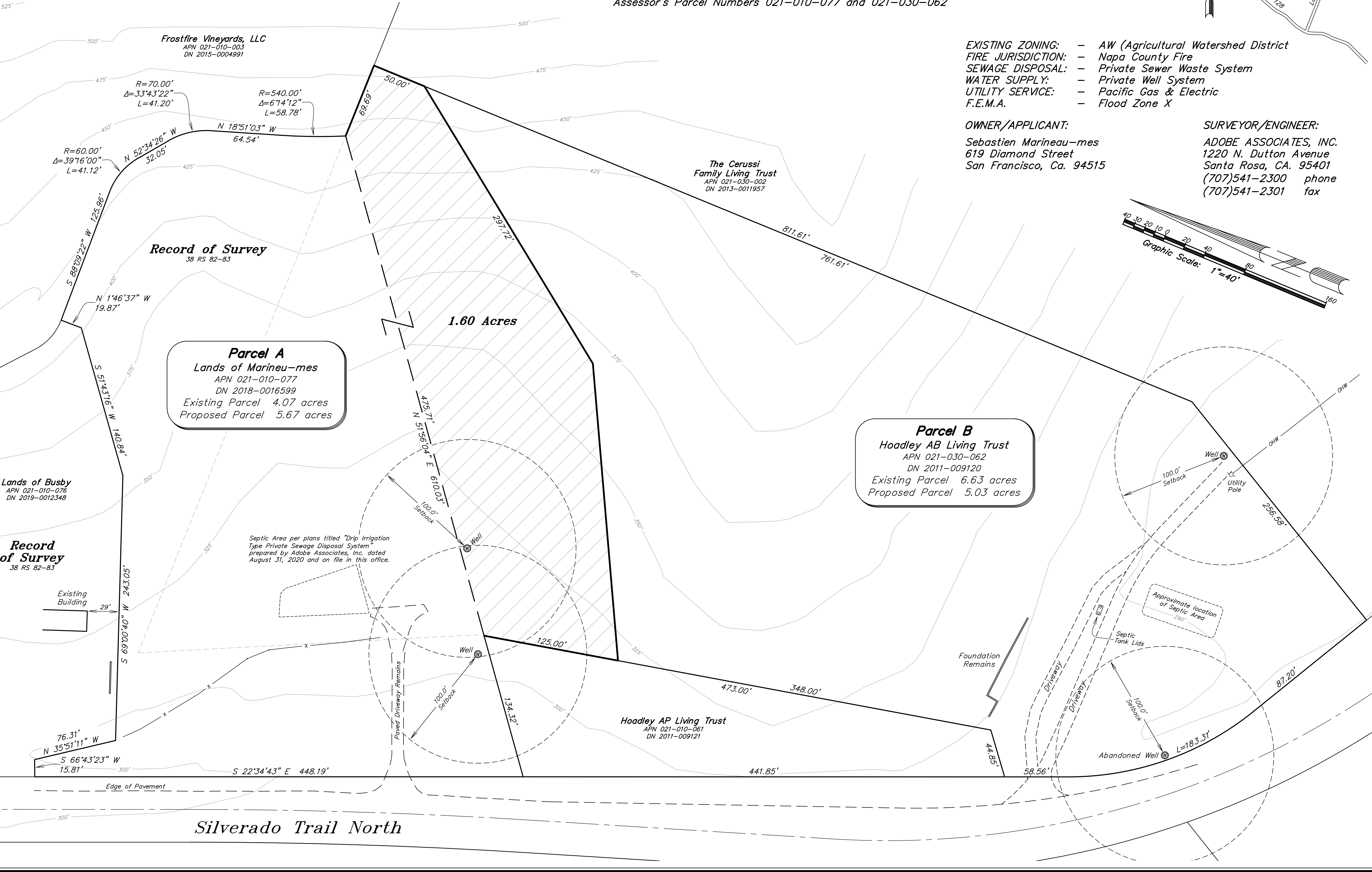
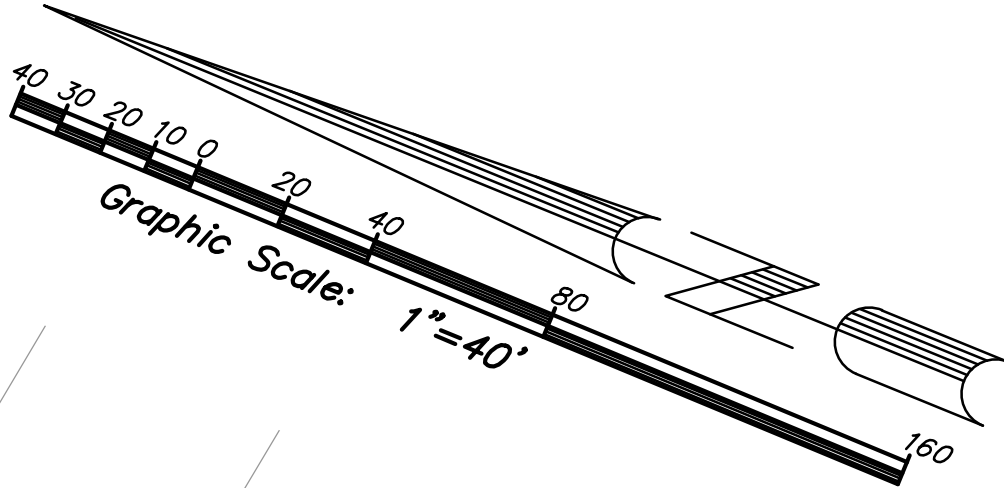
ADOBE ASSOCIATES, INC.

1220 N. Dutton Avenue

Santa Rosa, CA. 95401

(707)541-2300 phone

(707)541-2301 fax



Revisions	No.	Date	Description	Approved

adobe associates, inc.

civil engineering / land surveying / wastewater

1220 N. Dutton Ave., Santa Rosa, CA 95401

P. (707) 541-2300 F. (707) 541-2301

Website: www.adobeinc.com

"A Service You Can Count On!"

Aaron R. Smith, PLS 7901

PROFESSIONAL LAND SURVEYOR • WINNEBAGO COUNTY, IOWA

AARON R. SMITH

No. 1 7901

STATE OF CALIFORNIA

Site Map

Lot Line Adjustment

Scale: 1" = 40'

Date: May 25, 2021

Design by: JJJ

Drawn by: JJJ

Checked by: ARS

Sheet

1

of 1 sheet

Job No. 19275





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

**BASIC APPLICATION FOR EROSION CONTROL PLAN REVIEW**

<b>FOR OFFICE USE ONLY</b>				SUBMITTAL DATE: _____
FILE #: <u>P22-00212</u>	APN #: <u>021-010-077</u>	USGS QUAD: _____		
[ ] STRUCTURAL [X] AGRICULTURAL		TOWNSHIP/RANGE: _____		
REQUEST: _____ Track I _____				
PROJECT TYPE:	Agriculture: New <u>X</u> 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: <u>X</u> County Consultant: _____ OR RCD: _____			
FINAL APPROVAL:	CDPD: <u>X</u> Date: _____			
<b>TO BE COMPLETED BY APPLICANT</b> (Please type or print legibly)				
Applicant's Name: <u>SEBASTIEN MARINEAU-MES</u>				
Telephone #: <u>(408) 705-0076</u>		Fax #: <u>( )</u>		E-Mail: <u>smarineau@rogers.com</u>
Mailing Address: <u>619 DIAMOND ST</u> <u>SAN FRANCISCO</u> <u>CA</u> <u>94114</u>				
	<small>No</small>	<small>Street</small>	<small>City</small>	<small>State</small> <small>Zip</small>
Status of Applicant's Interest in Property: <u>OWNER</u>				
Property Owner's Name: <u>*same as above*</u>				
Telephone #: <u>( )</u>		Fax #: <u>( )</u>		E-Mail: _____
Mailing Address: _____				
	<small>No</small>	<small>Street</small>	<small>City</small>	<small>State</small> <small>Zip</small>
Site Address/Location: <u>4000 SILVERADO TRAIL N</u> <u>CALISTOGA</u>				
Assessor's Parcel #: <u>021-010-077</u> Existing Parcel Size: <u>5.67</u> acres Development Area Size: <u>1.44</u> acres				
Slope Range: <u>22</u> % to <u>40</u> % Total Acreage ≥ 30%: <u>0.65</u> acres Estimated Total Amount of Cut & Fill: <u>15</u> cubic yards				
Land or Aerial Survey Prepared By <u>Adobe Associates, Inc.</u> Date: <u>2021</u>				
<small>(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.)</small>				
Source(s) of Water: <u>Well</u>				
Related Permits Filed: <input type="checkbox"/> Water Rights <input type="checkbox"/> Groundwater <input type="checkbox"/> Well <input type="checkbox"/> Sewage Disposal <input type="checkbox"/> Use Permit/Variance? <input type="checkbox"/> Timber Harvest <input type="checkbox"/> Stream Alteration <input checked="" type="checkbox"/> Others: <u>W21-00497 (LLA)</u>				
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.				
DocuSigned by: <u>Sebastien Marineau</u> Signature of Applicant		DocuSigned by: <u>Sebastien Marineau</u> Signature of Property Owner		
Date: <u>6/13/2022</u>		Date: <u>6/13/2022</u>		

<b>TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT</b>			
\$ <u>10,000</u>	Terri Abraham	6/14/2022	
Estimated Fee	Receipt Number: _____	Received By	Date

## EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

### Project/Construction Phasing Information

1. Project Description: APN: 021-010-077  
Convert 1.44 acres gross to develop 1.29 acres of vines
- 
- Parcel size: 5.67 acres Total land area disturbed: 1.44 acres  
 Agriculture: NEW plant acres: 1.29 Replant acres: -  
 Structures: ☐ residence ☐ building ☐ driveway ☐ road ☐ other \_\_\_\_\_
2. Project Phases: ☒ one ☐ two or ☐ \_\_\_\_\_
3. Anticipated date to start construction (month/year): April, 2023
4. Estimated date of completion of each phase: Phase 1: October 2023  
Phase 2: \_\_\_\_\_  
Phase 3: \_\_\_\_\_
5. Total construction time estimated: 180
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 Fiber Rolls, Straw Mulch, and cover crop
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: 22 % to 40 %
10. Total acreage with slopes greater than or equal to 30%: .65 acres
11. Contour mapping source: GPS Data 1-19-21

### 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: Napa River  
 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: 4.66 acres  
 Proposed acres of canopy cover to be removed: 1.36 acres  
 Percent of canopy cover to be retained per parcel: 71 %  
 (b) Existing acres of shrub, brush, grass without tree canopy per parcel: 0.20 acres  
 Proposed acres of shrub, brush, grass cover to be removed: 0.08 acres  
 Percent of shrubs, brush, grass to be retained per parcel: 88 %
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 Parcel Report
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: special status bats and birds
- Cite source/reference(s): Biological Reconnaissance Survey Report  
Specific study prepared: Yes by WRA date: JUNE 2022
21. Is any portion of the project located on or within 500' of an archeological or historic site? ☐ Yes ☒ No  
Cite source: Cultural Resource Evaluation  
Specific study prepared: Yes by Wolf Creek Archaeology date: May 2, 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: 10  
Cubic yards of cut: 10 fill: 10  
Spoils location: on-site Yes off-site No
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



## 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.

DocuSigned by:  
Sebastien Marinneau  
8C0C3F6EA722481...

Applicant

6/13/2022

Date

Property Owner (if other than Applicant)

Project Identification



A Tradition of Stewardship  
A Commitment to Service

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

**David Morrison**  
Director

**Certified Mail**

June 21, 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  
Marineau Vineyard, Erosion Control Plan #P22-00212-ECPA  
Address 4000 Silverado Trail; APN: 021-010-077-000**

Dear Mr. Simon,

Track I ECPA for Marineau Vineyard (New Vineyard). Project is requesting to convert to vineyard of 1.44 gross acres of existing oak woodland/non-native grassland to vineyard; post project cumulative area of vineyard will be 0.96 net vine acres. The Proposed vineyard block is located on moderate to steep slopes consisting primarily of coast live oak woodland and annual non-native grassland/existing vineyard. The subject parcel is located within the Dutch Henry Creek sub-watershed on an approximately 5.67-acre parcel (APN 021-010-077; 4000 Silverado Trail) located on the east side of Silverado Trail approximately 0.3 miles south of its intersection with Larkmead Lane. 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](mailto:dana.morrison@countyofnapa.org).

Sincerely,

Dana Morrison  
Planner III

Enclosures: Cultural Resources Survey  
Project plans





A Tradition of Stewardship  
A Commitment to Service

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

**David Morrison**  
Director

**Certified Mail**

June 21, 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  
Marineau Vineyard, Erosion Control Plan #P22-00212-ECPA  
Address 4000 Silverado Trail; APN: 021-010-077-000**

Dear Mr. Gabaldon,

Track I ECPA for Marineau Vineyard (New Vineyard). Project is requesting to convert to vineyard of 1.44 gross acres of existing oak woodland/non-native grassland to vineyard; post project cumulative area of vineyard will be 0.96 net vine acres. The Proposed vineyard block is located on moderate to steep slopes consisting primarily of coast live oak woodland and annual non-native grassland/existing vineyard. The subject parcel is located within the Dutch Henry Creek sub-watershed on an approximately 5.67-acre parcel (APN 021-010-077; 4000 Silverado Trail) located on the east side of Silverado Trail approximately 0.3 miles south of its intersection with Larkmead Lane. 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](mailto:dana.morrison@countyofnapa.org).

Sincerely,

Dana Morrison  
Planner III

Enclosures: Cultural Resources Survey  
Project plans



A Tradition of Stewardship  
A Commitment to Service

**Planning, Building & Environmental Services**

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

**David Morrison**  
Director

**Certified Mail**

June 21, 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  
Marineau Vineyard, Erosion Control Plan #P22-00212-ECPA  
Address 4000 Silverado Trail; APN: 021-010-077-000**

Dear Mr. Bill,

Track I ECPA for Marineau Vineyard (New Vineyard). Project is requesting to convert to vineyard of 1.44 gross acres of existing oak woodland/non-native grassland to vineyard; post project cumulative area of vineyard will be 0.96 net vine acres. The Proposed vineyard block is located on moderate to steep slopes consisting primarily of coast live oak woodland and annual non-native grassland/existing vineyard. The subject parcel is located within the Dutch Henry Creek sub-watershed on an approximately 5.67-acre parcel (APN 021-010-077; 4000 Silverado Trail) located on the east side of Silverado Trail approximately 0.3 miles south of its intersection with Larkmead Lane. 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](mailto:dana.morrison@countyofnapa.org).

Sincerely,

Dana Morrison  
Planner III

Enclosures:      Cultural Resources Survey  
                         Project plans



YOCHA DEHE  
CULTURAL RESOURCES

Napa County  
Attn: Dana Morrison, Planner III  
1195 Third Street, Suite 210  
Napa, CA 94559

RE: Marineau Vineyard 4000 Silverado Trail N Calistoga YD-06282022-04

Dear Ms. Morrison:

Thank you for your project notification letter dated, June 21, 2022, regarding cultural information on or near the proposed Marineau Vineyard 4000 Silverado Trail N Calistoga. We appreciate your effort to contact us.

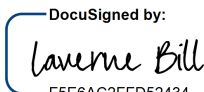
The Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we respectfully decline any comment on this project. However, based on the information provided, please defer correspondence to the following:

Mishewal Wappo Tribe of Alexander Valley  
Attn: Scott Gadaldon  
2275 Silk Road  
Windsor, CA 95492

Please refer to identification number YD - 06282022-04 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,

DocuSigned by:  
  
F5E6AC2EED52434...

Laverne Bill  
Director of Cultural Resources

cc: Mishewal Wappo Tribe of Alexander Valley



A Tradition of Stewardship  
A Commitment to Service

**Planning, Building & Environmental Services**

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

**David Morrison**  
Director

July 15, 2022

Via Email

Sarah Pistone  
2788 Royal Oak Place  
Santa Rosa, Ca 95403

**RE: Application Completeness Determination– Marineau Vineyard  
File # P22-00212  
4000 Silverado Trail, St Helena; APN: 021-010-077-000**

Dear Applicant,

Thank you for the June 14, 2022, submittal of the above referenced ECPA application. The initial review of the ECPA application package has found that the information in Exhibit A is necessary to adequately review the request and complete the application.

Exhibit A also identifies environmental information necessary to adequately describe project and evaluate the significance of any potential impacts the project may have on the environment pursuant to the California Environmental Quality Act (CEQA), and to prepare a technically adequate and legally defensible CEQA document and determination. 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 you under a separate letter, this has been attached to the email in which this Incomplete Letter was received.

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 **November 12, 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](mailto:dana.morrison@countyofnapa.org) to discuss your application or the requested information.

Sincerely,

*Dana Morrison*

Dana Morrison  
Planner III

cc: Patrick Ryan, Supervising Planner, Conservation/Engineering Division (via email)  
Alexei Belov, Engineer, Engineering Division (via email)

**EXHIBIT A**  
**APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST**  
**Marineau Vineyard #P22-00212-ECPA, APN: 021-010-077-000**

**1. Application:**

- a. Revise Application to indicate sub-watershed as Dutch Henry Creek, as noted in narrative.
- b. Revise narrative to note that existing vegetation is mix of coast live oak woodland and non-native grassland (as noted in the Bio Report); not mixed oak woodland.

**2. GHG Sequestration:**

- a. Per 18.108.020.D the removal of any vegetation canopy cover shall be mitigated by permanent replacement or preservation of comparable canopy cover. As the project is proposing to remove a total of 1.36 acres (per 2018 aerials) of oak woodland, the project will need to permanently preserve 4.08 acres. If the site does not contain enough existing comparable habitat, preserve as much as is feasible in addition to a replacement planting (or other noted mitigation under 18.108.020.D) as proposed. Then the entire preserve and replacement planting area would need to be placed under a protective easement to prevent it from future development per 18.108.020.E.
  - i. The math on the replant area does not appear to add up. Site contains 4.66 acres of canopy, 1.36 is proposed to be removed; as such, 4.08 acres of canopy needs to be preserved or replaced.  $4.66 - 1.36 = 3.3$  acres of canopy on post-project.  $3.3 + 0.57 = 3.87$  not 4.08. I believe to be consistent with the Conservation Regulations the project will require a replanting area which is 0.78 acres, not 0.57.
  - ii. A replanting plan will be needed for the proposed area and needs to show an 80% survival rate after 5 year. Replanting area will likely require irrigation...and would need to be included in the WAA and water use analysis for the project. Might be worth seeing if other mitigation options noted in 18.108.020.D are viable, given that water for the project appears tight.
- b. The project also needs to demonstrate compliance with the new BAAQMD requirement of no net loss in carbon sequestration. We have decided that projects demonstrating compliance with Sections 18.108.020 D + E, will be assume to have met this level. If we resolve the issues noted in a., above, then the project should comply with new requirement.

**3. ECP Plan Set:**

- a. Please show locations of the proposed/existing main irrigation lines in the ECP plans.

**4. Hydro Report –**

- a. Please edit the narrative to note that Dutch Henry Creek drains into the Napa River. According to our County GIS data, Dutch Henry Creek and the Napa River merge just north of the confluence of Ritchie Creek and the Napa River.

**5. WAA –**

- a. The WAA notes that the Napa Valley Floor water use criteria is 1.0 AF/ac/yr; however per a new BOS decision the Valley Floor area established by the WAA is no subject to a 0.3 AF/ac/yr water use. The WAA should be revised to reflect this.
- b. Based on this new water use criteria, the water allotment for the parcel would now be limited to 1.701 AF/yr (5.67 acres x 0.3 AF/ac/yr). The WAA will need to be revised to reflect this. Project



will also need to reduce water use to below 1.701 AF/yr of water; it looks like there is some room in the residential landscaping budget to allow for this.

- c. Proposed water use exceeds water recharge rates for dry years which is noted to be 1.3 AF/yr.
  - i. Given the prolonged drought and new GSA water requirements planning staff is working with Luhdorff and Scalmanin, as well as supervisors, to determine appropriate measures and requirements in relations to water use and drought projections. Additional changes to the project in regards to water may required once we establish a policy moving forward.

6. Bio Report

- a. Bio report notes Ritchie Creek as the Watershed, however, per the County GIS layers and ECP narrative, Dutch Henry Creek is the sub watershed for the project site. The confluence of Ritchie Creek and the Napa River is located ~3000 feet southwest of the project site, but is not part of the Dutch Henry Creek watershed. Bio report should be revised to reflect the accurate watershed (bottom of page 9).
- b. Section 5.2.2 Special Status Wildlife Species: notes 58 wildlife species document in Napa County with 4 having the potential to occur on site. As such, the following sentence should be revised to state that "The remaining 54 (not 56) species are unlikely or have no potential to occur due to one or more of the following reasons:"
- c. Please revise Bio report to include a discussion of any potential impacts to moss and lichen species.
- d. Please amended the Sensitive Natural Communities section to include the acres and percentage of said communities proposed for removal as part of the project.

7. Please note that greenhouse gas (GHG) emissions need to be included as part of the environmental review, and potential GHG impacts associated with the project which include vehicular and construction equipment emissions associated with construction and ongoing operations, as well as emissions associated with vegetation removal and loss of sequestration of converted areas needs to be disclosed. Information to get at this generally comes from the vehicular and construction equipment and associated trips necessary to develop and maintain the project and the woodland/vegetation information within the biological report. If you could provide further details regarding truck trips (some information was provided in Attachment A) it will help to inform the GHG section of the Initial Study. In addition to the information provided in Attachment A please provide anticipated truck and vehicle trips, equipment necessary, and number of employees necessary for, land preparation (including rock and stump disposal), ECP installation, vineyard installation and ongoing vineyard operations. Projects with less than 110 daily trips (trips are one-way) are considered to have a less than significant impact on transportation GHG levels.

8. **Shapefiles:** Please provide the shapefiles so that the project plans can be digitized. (*addressed*)

9. **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. (*acknowledged by applicant*).



A Tradition of Stewardship  
A Commitment to Service

Planning, Building & Environmental Services

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

David Morrison  
Director

## MEMORANDUM

To: Dana Morrison Conservation Division	From: Alexei Belov Engineering Division
Date: July 6, 2022	Re: Permit No. P22-00212 APN: 021-010-077 Marineau Vineyard Development Erosion Control Plan

After review of the proposed Marineau Vineyard – 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:

### Soil Loss

1. No comments

### Hydrology

2. Areas that are over 75% ground cover would be considered a 'good' hydrologic condition. Please revise for northern section of the block which uses a 80% ground cover for USLE calculations.

### WAA

3. Water allocation for all parcels in the County has been reduced to 0.3 AF/acre. Please revise the report using this value. For additional information see the June 7<sup>th</sup> Board of Supervisors meeting item 11.C and the Groundwater Sustainability page on the CountyofNapa.org website.
4. The proposed development will contain a Guest Unit – please include the guest unit with the future residential usage.
5. The prolonged drought currently being experienced combined with recent Executive Orders regarding groundwater present substantial evidence for higher level Tier 2/3 analysis. For this project the 'Upper Well' is located approximately 810' from Biter Creek. Hydraulic conductivity is likely in the .5-30 ft/day range (USGS, Faye, 1973). Utilizing Table 4 in the WAA Guidance Document yields an acceptable range of 1000'-1500' depending on the hydraulic conductivity.

The proposed project exceeds the screening criteria and requires further analysis. Please provide an analysis following the Tier 3 guidance in Appendix F of the WAA Guidance document.

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](mailto:Alexei.Belov@countyofnapa.org).



A Tradition of Stewardship  
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210  
Napa, CA 94559  
[www.countyofnapa.org](http://www.countyofnapa.org)

Brian D. Bordona  
Director

## MEMORANDUM

To: Dana Morrison  
Conservation Division

From: Alexei Belov *AB 8/10/23*  
Engineering Division

Date: August 10, 2023

Re: **Permit No. P22-00212**  
**APN: 021-010-077**  
**4000 Silverado Trail**  
Erosion Control Plan – Track I

The Engineering Division has reviewed the technical studies for the proposed 4000 Silverado Trail – Erosion Control Plan (ECP) application, P22-00212, located on Assessor parcel number 021-010-077. The proposed plan requests approximately 1.09 net acres of vineyard development.

The Engineering Division has determined the proposed project's Soil Loss Analysis dated June 2022, and Revised Hydrology Study dated May 2023, both prepared by HDVine, LLC, to be technically adequate with respect to Napa County's Conservation Regulation Chapter 18.108, including Policy CON-48 and Policy CON-50(c) of Napa County's General Plan.

The vineyard irrigation well ("Project Well") must be equipped with a flow regulation device limiting the pumping capacity to <10 gpm.

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 the Napa County PBES Department Engineering Division at (707) 299.2177 or via e-mail at [Alexei.Belov@countyofnapa.org](mailto:Alexei.Belov@countyofnapa.org).