

BASIC APPLICATION FOR EROSION CONTROL PLAN REVIEW

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

\$ _____

Estimated Fee Receipt Number: Received By Date

EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

Project/Construction Phasing Information

1. Project Description: Track I ECP for vineyard APN: 021-352-036
-
- Parcel size: 23.9 acres Total land area disturbed: 5.0 acres
 Agriculture: NEW plant acres: 3.9 Replant acres: _____
 Structures: ☐ residence ☐ building ☐ driveway ☐ road ☐ other _____
2. Project Phases: ☒ one ☐ two or ☐ _____
3. Anticipated date to start construction (month/year): April, 2025
4. Estimated date of completion of each phase: Phase 1: October 2025
 Phase 2: _____
 Phase __: _____
5. Total construction time estimated: 200
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, silt fence, 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: 5 % to 24 %
10. Total acreage with slopes greater than or equal to 30%: 0.13 acres
11. Contour mapping source: Napa County GIS

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 Upper St. Helena Reach (Napa County GIS, drainages.shp); Parcel Report wrong.
 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: 22.5 acres
 Proposed acres of canopy cover to be removed: 4.9 acres
 Percent of canopy cover to be retained per parcel: 75 %
 (b) Existing acres of shrub, brush, grass without tree canopy per parcel: 0 acres
 Proposed acres of shrub, brush, grass cover to be removed: 0 acres
 Percent of shrubs, brush, grass to be retained per parcel: - %
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: _____
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: Potential for four special status species (bat and bird habitat)
- Cite source/reference(s): Biological Resources Reconnaissance Survey, 2 Swanston Road (Updated July 2024)
Specific study prepared: yes by WRA date: Dec 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 OF A PORTION OF 2 SWANSTON ROAD, SAINT HELENA
Specific study prepared: Yes by John W. Parker, Ph.D., RPA date: 1/27/2023

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: 60
Cubic yards of cut: 60 fill: 60
Spoils location: on-site x off-site _____
27. Has a grading permit been filed with the Co Public Works Dept? ☐ Yes ☒ No
28. Will the project involve repair of a landslide? ☐ Yes ☒ No
Location _____ Size _____ Report _____

TIMBER HARVEST/TIMBER CONVERSION PERMITS

29. Is there a Timber Harvest or Conversion permit associated with the project/parcel? ☒ Yes ☐ No
Number of Acres: 5.0
- 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: Charles Haas

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.

11/7/2024

 Date

DocuSigned by:

 20052F9E04F240B

 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.

DocuSigned by:

Chuck Haas

 Applicant

 11/7/2024

 Date

 Property Owner (if other than Applicant)

 Project Identification

Hourly Fee Agreement

PROJECT File: P23-00355; request for acknowledgement of hourly fee agreement for future payment
requests from Napa County Staff; \$10,000 deposit already paid at time of submittal Dec-2023. I, Charles Haas, the
undersigned, hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa
County Code. I am providing \$ - as a deposit to pay for County staff review, coordination and processing
costs related to my permit request based on actual staff time expended and other direct costs. **In making this deposit, I
acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff
time are based on hourly rates adopted by the Board of Supervisors in the most current Napa County fee schedule. I also
understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

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

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

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


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

Charles Haas

Mailing Address of the Applicant responsible for paying processing fees:

2 Swanston Rd.

St. Helena, CA 94574

Signature:  **chuckhaas@yahoo.com**

Email Address: **chuckhaas@yahoo.com**

Date: **11/7/2024**

Phone Number: **408-859-2293**

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

Supplemental Environmental Information (ECP)

To be provided by Property Owner

A. General Information

1. Owner: Charles Haas
2. Project site: 2 Swanston Rd, St Helena
3. APN: 021-352-036
4. Contact: chuckhaas@yahoo.com
5. Permit type/number: ECPA Track I
6. Related permits: Timber Harvest Plan
7. Zoning: AW
8. Proposed use: Vineyard

B. Project Description

9. Parcel size: 23.9 acres
10. Project size: 5.6 acres gross / 4.3 acres net
11. Plans attached.
12. Proposed schedule: Schedule may shift depending on permit approval process and owner timeline:

DATE	ACTIVITY
April 1, 2025	Clear and prepare planting area
To	Install erosion control BMPs, seed cover crop and straw mulch disturbed areas
Oct 15, 2025	Install drip, trellis system and plant

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 property is within the "St Helena" USGS quadrangle and is positioned on the western flank of Glass Mountain in the Napa River watershed. The NRCS web soil survey lists the soil types in the vineyard area as Boomer Gravelly Loam and Forward-Kidd Complex. The closest blueline (per Napa County GIS Bluelines_public.shp) stream is Canon Creek about 1600ft north of the closest vineyard block.
23. Surrounding properties: Surrounding parcels are rural residential with vacant lands to the northeast. Adjacent parcel sizes range from 5 to 42 acres in size.

Owner Signature

Date

Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File #: P _____ - _____ Owner: Chuck Haas Parcel #: 021 _____ - 352 _____ - 036 _____

Vineyard Development Area Specifics

1. Size of Area Disturbed: 5 _____ acres
2. Size of Vineyard: 5 _____ acres
3. Acres of Vines: 3.9 _____ acres
4. Slopes of Area Disturbed: 5 _____ % to 24 _____ %
5. Amount of Total Acreage Equal to or Above 30% Slope: 0.13 _____ acres
6. Total Number of Trees Removed
- a) natives 200 _____ trees
- b) non-natives 200 _____ trees

Vineyard Development Schedule

1. **Pre-Planting Stage:**
(i.e. land clearing, ripping, installation of drainage system., vineyard staking, installation of irrigation system., installation and maintenance of permanent and temporary erosion control measures, planting of cover crop, straw mulching)
Start Date: 4/1/2025 End Date: 10/15/2025 Duration: 200 _____ days
Temporary Cover Crop Planted ☒ Yes _____ No
2. **Planting Stage:**
(i.e. planting of vines, seeding permanent cover crop, apply straw mulch, maintenance of erosion control measures)
Start Date: 4/1/2026 End Date: 10/15/2026 Duration: 200 _____ 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: 10/15/2026

Vineyard Operations Information

1. **Farming Equipment:**
- | | |
|--|---------------------------|
| <input checked="" type="checkbox"/> Track-laying | Percent of Use 50 _____ % |
| <input type="checkbox"/> Rubber-tired | Percent of Use _____ % |
| <input checked="" type="checkbox"/> ATV | Percent of Use 25 _____ % |
| <input checked="" type="checkbox"/> Hand/Manual | Percent of Use 25 _____ % |
| <input type="checkbox"/> Other (describe) _____ | Percent of Use _____ % |
2. **Annual Pruning:**
Time of Year: Jan-Feb Number of days: 3 _____ 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 | atv | tractor |
| Months: | Mar-July | Jun-Aug |
| Applications/year: | 1 _____ | 1 _____ |
| Number of Workers: | 1 _____ | 1 _____ |
5. **Harvest (Crush):**
Length 2 _____ 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"/> Misters	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Wind Machines	<input type="text"/>	<input type="text"/>
<input checked="" type="checkbox"/> Late Pruning	<input type="text"/>	<input type="text"/>
<input type="checkbox"/> Other <input type="text"/>	<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: 5 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>
1. Fertilizers					
12-61-00	drip	2 gal	2	4 gal	16 gal
03-18-18	drip	2 gal	2	4 gal	16 gal
<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"/>

2. Mildewcides

sulpher	dust	5#	5	25#	100 #
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3. Herbicides

Roundup	spray	1 qt	2	2 qt	8 qt
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4. Rodenticides**5. Other Chemicals****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

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

<i>* Use Attachment D to calculate information requested*</i>

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) :

See WAA Analysis

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

3. Allowable Groundwater Allotment:

7.2 AF/yr

Rock/Spoils/Debris Disposal Information

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

<u>Proposed Use/Disposal Method :</u>	<u>Percent of Total</u>	<u>Location</u>
_____ Road Base (crushed to aggregate size)	_____ %	_____ on-site _____ off-site
_____ "Rock Mulch" (crushed to fist size and returned to fields)	_____ %	_____ on-site _____ off-site
X _____ Decorative Rock	50 %	X _____ on-site _____ off-site
X _____ Fill (buried)	25 %	X _____ on-site _____ off-site
_____ Stacked In Pile	_____ %	_____ on-site _____ off-site
X _____ Other Rock Benches	25 %	X _____ on-site _____ off-site

2. Estimated Amount of Cut & Fill: 60 cubic yards (total)
60 cubic yards (cut) 60 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 Chip / Burn _____ Off-site _____

Related Permits

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

County:

Grading: Yes _____ No X	Groundwater/Well Permit: Yes _____ No X
Building: Yes _____ No X	Use Permit: Yes _____ No X
Structural ECP: Yes _____ No X	Variance: Yes _____ No X
Sewage Disposal: Yes _____ No X	Other Not Listed: _____

State Dept of Forestry:

Timber Harvest Plan: Yes X No _____	Timber Conversion Permit: Yes X No _____ 5 acres
Timber Conversion Exemption: Yes _____ No X	_____ 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:

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



A Tradition of Stewardship
A Commitment to Service

January 17, 2024

Planning, Building & Environmental Services

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

Brian D. Bordona
Director

Charles Haas
2 Swanston Road
St. Helena, Ca 94574

Coda Rainsford
HD Vine
Santa Rosa, California

via email: chuckhaas@yahoo.com
coda@hdvine.com

**Re: P23-00355; 2 Swanston Rd
2 Swanston Rd, St Helena; APN 021-352-036-000
Application Status Letter**

Dear Mr. Haas:

Thank you for the December 11, 2023, 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 has had more than 5% of land converted to vineyard 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 has been provided to you under a separate letter, and should be attached to the email that was sent with this letter.

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.

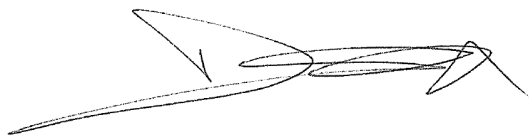
Thank you in advance for providing the above material in one re-submittal package with all revised plans, reports, or other resubmitted documents clearly marked "revised" and dated, and in an electronic format (.pdf, with plans converted directly from the CAD files), as well as hard copy, to facilitate 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 20, 2024**), the application will be deemed "abandoned" pursuant to Section 401(b)(2) of Napa County's Local CEQA Procedures, unless an extension is granted by the Director as provided in the Procedures. Should the application be deemed abandoned, any unused funds will be returned and no further work will be performed on the application.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Dana Morrison', with a long horizontal line extending to the left.

Dana Morrison
Supervising Planner

cc: Patrick Ryan, Deputy Director (via email)

Raulton Haye, Supervising Engineer, Engineering Division (via email)

EXHIBIT A
APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST
Swanston Haas ECP #P23-00355-ECPA, APN: 021-352-036-000

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

1) General

- a. Provide CalFire Emergency Timber Harvest Notice for the project record.
- b. Please be advised that conversion of Douglas fir forest would require a Timber Conversion Permit from CalFire pursuant to Forest Practice Rules.
- c. Some studies noted a parcel size of 23.95 acres, but our County GIS system and the application notes a 23.90 acre parcel, please clarify and confirm the parcel size and ensure that it is correctly referenced throughout ALL reports, studies, plan and application materials.

2) Application Materials

- a. Signature is missing from Page 7 of the Application Form (Supplemental Environmental Information. Please provide.
- b. Signature is also missing on the indemnification agreement. Please provide.
- c. Application appears to be missing the hourly fee agreement. Please provide.
 - i. For future submittals, please utilize the most recent ECP application which includes the hourly fee agreement. Link to application: [E \(countyofnapa.org\)](https://www.countyofnapa.org)
- d. Please fill out future water uses on Page 4 of Attachment based on the WAA provided.
- e. The narrative states that debris may be disposed off-site by a disposal service. Please identify the licensed facility authorized to receive these materials.
- f. Parcel size and project size is not consistent throughout plan, application and studies. Project size varies from 5.6 to 5.7, and acreage is either listed as 23.9 or 23.95; please confirm the property size and gross project size and ensure it is referenced accurately throughout the application, plans and studies.

3) Plans:

- a. Chemical mixing area: It is noted that chemical mixing will occur at the hose bib near vineyard backflow. Please provide the location of agricultural chemical mixing will occur on the plans, please also confirm where washing will occur. Chemical washing should take place at least 100 feet from streams; please confirm.
- b. Provide an exhibit on the plans or as a separate sheet showing the well location in relation to the project site.

- c. Adding up gross acreage of vineyard blocks on plans totals 5.7 acres, not 5.6; please ensure gross acreage is accurate and consistent throughout submittal materials

4) Vegetation Removal and Preservation:

a. Vegetation Canopy Cover

- i. Project is located in the AW zoning district so the project will be subject to 18.108.020.C + D and E. Currently, in this initial submittal I do not see a specific vegetation canopy mitigation area, or areas, proposed.
 - 1. Please provide a Vegetation Canopy Cover Analysis with exhibit and details that demonstrates project consistency with Napa County Code Section 18.108.020(C). Since parcel was impacted by fire it can use June 2018 aerial as baseline pursuant to Disaster Recovery Section 8.80.130.
 - 2. Please provide a Vegetation Canopy Cover Analysis with exhibit and details that demonstrates project consistency with Napa County Code Section 18.108.020(D). Since parcel was impacted by fire it can use June 2018 aerial as baseline pursuant to Disaster Recovery Section 8.80.130.
 - a. Areas proposed for conversion are noted as coniferous forest and Oak woodland is avoided so **no** Policy CON24 mitigation/retention is required.
 - b. Per 18.108.020.D project needs to preserve 16.66 (or 16.68) acres (or an additional 11.10 (or 11.12) acres on top of the 5.56 (or 5.64) GHG preservation area)). There are various options under 18.108.020.D for mitigation.
 - 3. Include in the exhibit showing the proposed Vegetation Canopy Cover Preservation Areas pursuant to 18.108.020(D)(1). To the extent that the proposed preservation areas do not meet the criteria found in (D)(1), demonstrate why this option is not viable before moving to the next option. For any preservation or mitigation proposed on slopes over 30% and/or within stream setbacks, the application must include a letter from a qualified Biologist or other Certified professional that demonstrates, through evidence and documentation, why the proposed mitigation provides the highest water quality and biological benefits.
- b. GHG vegetation cover mitigation. Project also needs to meet with the 1:1 greenhouse gas vegetation replacement.
 - i. Needs to identify a 5.56 (Bio report noted 5.54 acres of douglas-fir forest not 5.56) acres of like-for-like vegetation on slope less than 30% and outside stream/ephemeral setbacks. This preservation can count towards the AW vegetation canopy mitigation area.
- c. Please note that once approved the GHG and Vegetation Canopy Mitigation areas identified will need to be permanently preserved under a Deed Restriction per 18.108.020.E. These areas will be permanently preserved and cannot be utilized for future development.
 - i. Once the preserve areas have been finalized the County will require Shape File so that the preservation areas can be added

5) WAA:

- a. Based on our County GIS arials it does not appear a Tier III is required, however the existing WAA should specifically discuss and provide evidence (aerials showings distance of significant stream to project well/shared water system) confirming why no Tier III is required.
 - i. The WAA noted that there is one, unnamed dashed blue-line stream within 1500' of the project well. However, my County GIS system seems to indicate the shared well system is JUST outside the 1500' setback. However, please confirm the setback (our system is not 100% accurate), and if the project well is within 1500' then a Tier III WAA will be required for the project.
- b. The Tier I appears to imply that a Tier II is required as it notes that one electronic well record was identified for a well within the 500' radius of the proposed ECP water supply well.
 - i. Please provide a Tier II WAA analysis.
- c. Project should utilize the 0.75 residence water use level unless the property owner can provide evidence to support the lower 0.5 water use criteria (well data, if available, or information on the low water use landscaping that will be installed, or water saving appliances and faucets).
- d. Please be aware that once the WAA(s) is/are finalized they will need to be stamped and signed.

6) Bio Report

- a. Bio report notes 5.7 and 5.64 acres of disturbance but plans and application calls out 5.56, page 15 of the Bio report noted 5.54 acres of douglas fir forest being removed not 5.7 or 5.6. Bio report noted 20.89 acres of douglas fir and oak woodland canopy, what is the other canopy or vegetation type? Since the next sentence noted that study area supported 22.53 acres of canopy cover (is the remaining 1.64 acres another vegetation type). Or is all of the remaining 3.01 acres developed...but page 15 notes there are 3.06 acres of developed area? Please correctly clarify in the Bio report and make sure the acreages are consistent throughout the Bio Report, application and other studies as well. Also as noted earlier they noted a parcel size of 23.95 rather than 23.90 acres.
- b. Please ensure the Bio report includes a discussion of potential impacts to moss and lichens.

- 7) Notification Information/Listing: A listing of the current owners of all the properties located within 1,000 feet of the project site/holding will be necessary to circulate the Initial Study document for public review and comment, as well as for the public hearing, should the Owner decide to pursue a Use Permit Exception to the Conservation Regulations. The notification information shall include the property owner's names, their addresses, and the assessor's parcel numbers of the property owned. Also see the enclosed *Adjoining Property Owner List Requirements* instruction sheet. You will be advised when the notification information will need to be provided.

Cover letter for revised submission for Haas Vineyard (File No. P23-00355)

July 2, 2024

The included materials were prepared based on follow-up correspondence with Napa County planner Dana Morrison. An outline was prepared by Coda Rainsford, HDVine LLC, as a follow-up to the original plan submission (December 11, 2023). These revisions are in response to the Application Status letter from Dana Morrison (Napa County Planning Department) dated January 17, 2024. An engineering memo from Raulton Haye (January 11, 2024) determined that the Soil Loss and Hydrology studies are technically adequate. The subject site is located at 2 Swanston Road, St Helena, CA 94515.

Responses to Planning and Engineering Department comments are outlined as follows and revised permit materials are referenced, as applicable:

1. General:

- a. CalFire Emergency Timber Harvest Notice – Many trees were felled on-site for safety reasons, including by PGE around their power lines and by property owner around home and landscaping. The felled tree areas do qualify as timberland conversion because no stumps were removed and there were no timber sales.
- b. Timber Conversion Permit – Notice will be filed 1-2 mo before approval. Timber Harvest Plan will be filed after approval.
- c. A revision to the biology report was requested to round parcel area to 23.9 ac in report text and figures. Project acreage was also updated to 5 acres gross as presented in this revised ECP.

2. Application Materials:

- a. (Signature on Application pg 7; Supplemental Environmental Info)
- b. (Signature on Indemnification Agreement)
- c. (Use most current version of Application packet that includes hourly fee agreement (E countyofnapa.org))
- d. Attachment A (pg 4): Water use referenced to WAA Tier I
- e. Application and Narrative: All debris handling will occur via on-site chip and burn
- f. New VB size will be 5 ac throughout. Application materials were updated accordingly.

3. Plans:

- a. Site Plan: Noted location of hose bib and chemical mixing area and it is over 100 ft from the stream (about 500 ft).
- b. Site plan: Well location added to Site Plan – Aerial Map
- c. New VB size will be 5 ac throughout

4. Vegetation Removal and Preservation:

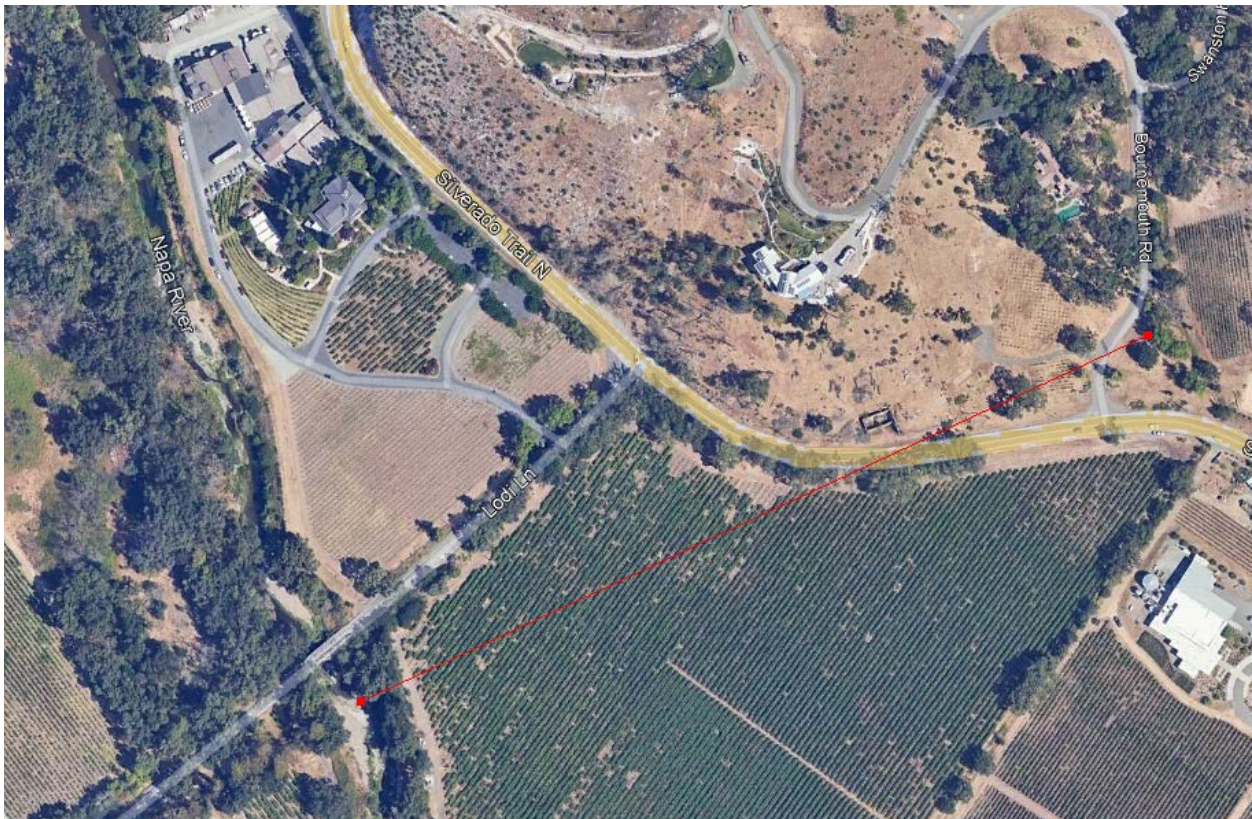
- a. Section 17 allows one-time exemption from Water Quality and Tree Protection Ordinance (WQTPO) for projects less than 5 ac and less than 30% slopes. Prior to

implementation of the WQTPO, specific canopy retention was required for municipal watersheds (NCC 18.108.027) and the General Plan requires 2:1 preservation for removal of oak woodland (CON-24). The vineyard ECP only proposed removal of Doug Fir Forest, therefore no specific canopy retention is applicable for this project. Note that the forest removal is a commercial timber species and a full Timber Harvest Plan will be processed concurrently with CalFire under the direction of a Registered Forestry Professional (RFP)

- b. A site-specific greenhouse gas (GHG) analysis was conducted to demonstrate that the vineyard development scenario has a greater carbon stock + carbon sequestration potential than a pre-development baseline scenario. HDVine prepared the analysis in cooperation with ASCENT staff who provided valuable feedback and endorsement of the final version.
- c. N/A

5. WAA:

- a. Evidence for well outside of 1500ft setback for no Tier III
 - i. Language in the WAA was updated to clarify that there are no impacts for any Napa County Significant Streams. The 1530 ft setback was confirmed with GPS data during original report preparation and data was shared with OEI Inc. for confirmation during their preparation of WAA Tier II. A screenshot of the 1530 ft measurement overlaid on Google Earth Aerial is shown below.



- b. Tier II
 - i. OEI finalizing draft Tier II report including a drawdown analysis and determined no significant impact to wells located in the vicinity of the project well.
 - c. Email Correspondence with Dana Morrison (2/2/24) acknowledged that WAA can utilize existing metrics as listed in Attachment D, Guidelines for Estimating Water Usage: residential water use (0.5 AF/yr/residence) and a separate landscaping water use metric (1.5 AF/ac/yr).
 - d. Tier II WAA prepared by OEI Inc. will be signed and stamped
6. Bio Report:
- a. The biology report listed figures for Land Cover (Figure A-3) and for Canopy (Figure A-4), which are not equivalent. For example, canopy can overhang a developed area and qualify as canopy, but not satisfy the biological definition of habitat. Similarly, an area can meet definition for a land cover designation of woodland habitat, but not have closed canopy in all areas. Nonetheless, the revised Biology Report removed the Canopy figures to avoid confusion on this project. A revision to the biology report was requested to round parcel area to 23.9 ac in report text and figures. Project acreage was also updated to 5 acres gross as presented in this revised ECP.
 - b. A revision to the Biology report was requested to discuss any potential impacts to moss and lichens.
7. Comment noted



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A Commitment to Service

September 26, 2024

Planning, Building & Environmental Services

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

Brian D. Bordona
Director

Charles Haas
2 Swanston Road
St. Helena, Ca 94574

Coda Rainsford
HD Vine
Santa Rosa, California

via email: chuckhaas@yahoo.com
coda@hdvine.com

**Re: P23-00355; 2 Swanston Rd
2 Swanston Rd, St Helena; APN 021-352-036-000
Application Status Letter – 2nd Submittal Review Letter**

Dear Mr. Haas:

Thank you for the July 2024 resubmittal of the above referenced ECPA application. The majority of planning comments have been addressed, however a few items still need to be addressed or clarified before the project can be deemed complete, see Exhibit A.

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

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.

A handwritten signature in black ink, appearing to read "Dana Morrison", with a long horizontal stroke extending to the left.

Dana Morrison
Supervising Planner

cc: Patrick Ryan, Deputy Director (via email)

Raulton Haye, Supervising Engineer, Engineering Division (via email)

EXHIBIT A
APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST
Swanston Haas ECP #P23-00355-ECPA, APN: 021-352-036-000

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

1) General

- a. ~~Provide CalFire Emergency Timber Harvest Notice for the project record~~ **Addressed.**
- b. ~~Please be advised that conversion of Douglas fir forest would require a Timber Conversion Permit from CalFire pursuant to Forest Practice Rules.~~ **Addressed.**
- c. ~~Some studies noted a parcel size of 23.95 acres, but our County GIS system and the application notes a 23.90 acre parcel, please clarify and confirm the parcel size and ensure that it is correctly referenced throughout ALL reports, studies, plans and application materials.~~ **Addressed.**

2) Application Materials

- a. Signature is missing from Page 7 of the Application Form (Supplemental Environmental Information). Please provide. **Resubmittal still does not contain signatures**
- b. Signature is also missing on the indemnification agreement. Please provide. **Resubmittal still does not contain signatures**
- c. Application appears to be missing the hourly fee agreement. Please provide. **Resubmittal still does not contain signatures**
 - i. ~~For future submittals, please utilize the most recent ECP application which includes the hourly fee agreement. Link to application: [E \(countyofnapa.org\)](https://www.countyofnapa.org)~~ **Addressed.**
- d. ~~Please fill out future water uses on Page 4 of Attachment based on the WAA provided.~~
- e. ~~The narrative states that debris may be disposed off site by a disposal service. Please identify the licensed facility authorized to receive these materials.~~ **Addressed.**
- f. ~~Parcel size and project size is not consistent throughout plan, application and studies. Project size varies from 5.6 to 5.7, and acreage is either listed as 23.9 or 23.95; please confirm the property size and gross project size and ensure it is referenced accurately throughout the application, plans and studies.~~ **Addressed.**

3) Plans:

- a. ~~Chemical mixing area: It is noted that chemical mixing will occur at the hose bib near vineyard backflow. Please provide the location of agricultural chemical mixing will occur on the plans, please also confirm where washing will occur. Chemical washing should take place at least 100 feet from streams; please confirm.~~ **Addressed.**

- b. ~~Provide an exhibit on the plans or as a separate sheet showing the well location in relation to the project site.~~ **Addressed.**
- c. ~~Adding up gross acreage of vineyard blocks on plans totals 5.7 acres, not 5.6; please ensure gross acreage is accurate and consistent throughout submittal materials~~ **Addressed.**

4) Vegetation Removal and Preservation:

- a. ~~Vegetation Canopy Cover~~ **Addressed -project revised to qualify for Section 17 – AW VCC no longer applicable.**
 - i. ~~Project is located in the AW zoning district so the project will be subject to 18.108.020.C + D and E. Currently, in this initial submittal I do not see a specific vegetation canopy mitigation area, or areas, proposed.~~
 - 1. ~~Please provide a Vegetation Canopy Cover Analysis with exhibit and details that demonstrates project consistency with Napa County Code Section 18.108.020(C). Since parcel was impacted by fire it can use June 2018 aerial as baseline pursuant to Disaster Recovery Section 8.80.130.~~
 - 2. ~~Please provide a Vegetation Canopy Cover Analysis with exhibit and details that demonstrates project consistency with Napa County Code Section 18.108.020(D). Since parcel was impacted by fire it can use June 2018 aerial as baseline pursuant to Disaster Recovery Section 8.80.130.~~
 - a. ~~Areas proposed for conversion are noted as coniferous forest and Oak woodland is avoided so **no** Policy CON24 mitigation/retention is required.~~
 - b. ~~Per 18.108.020.D project needs to preserve 16.66 (or 16.68) acres (or an additional 11.10 (or 11.12) acres on top of the 5.56 (or 5.64) GHG preservation area)). There are various options under 18.108.020.D for mitigation.~~
 - 3. ~~Include in the exhibit showing the proposed Vegetation Canopy Cover Preservation Areas pursuant to 18.108.020(D)(1). To the extent that the proposed preservation areas do not meet the criteria found in (D)(1), demonstrate why this option is not viable before moving to the next option. For any preservation or mitigation proposed on slopes over 30% and/or within stream setbacks, the application must include a letter from a qualified Biologist or other Certified professional that demonstrates, through evidence and documentation, why the proposed mitigation provides the highest water quality and biological benefits.~~
- b. **GHG vegetation cover mitigation.** ~~Project also needs to meet with the 1:1 greenhouse gas vegetation replacement.~~
 - i. ~~Needs to identify a 5.56 (Bio report noted 5.54 acres of douglas fir forest not 5.56) acres of like for like vegetation on slope less than 30% and outside stream/ephemeral setbacks. This preservation can count towards the AW vegetation canopy mitigation area.~~
 - ii. **NEW COMMENTS:** Project prepared a site specific GHG analysis, but did not appear to include the proposed change from off-hauling to chip and burn. Please ensure that the GHG analysis includes this proposed project element. The GHG

analysis notes a Reforestation Area. Please include the reforestation area in the plan set as well and the acreage of the area of restoration proposed.

- c. Please note that once approved the GHG and Vegetation Canopy Mitigation areas identified will need to be permanently preserved under a Deed Restriction per 18-108.020-E. These areas will be permanently preserved and cannot be utilized for future development to ensure the project complies with no net loss in GHG sequestration capabilities of the parcel.
 - i. Once the preserve area has been finalized the County will require Shape File so that the preservation areas can be added to our GIS layer.
- d. Please provide a reforestation plan that details how the reforestation will occur – how will the replanting be implemented (hand crews?), how will the area be monitored to ensure success, prevention of the establishment of invasives, will the plants need water during initial establishment (where will the water come from), how long will the area be monitored, etc.

5) WAA:

- a. ~~Based on our County GIS arials it does not appear a Tier III is required, however the existing WAA should specifically discuss and provide evidence (aerials showings distance of significant stream to project well/shared water system) confirming why no Tier III is required.~~ Addressed.
- i. ~~The WAA noted that there is one, unnamed dashed blue line stream within 1500' of the project well. However, my County GIS system seems to indicate the shared well system is JUST outside the 1500' setback. However, please confirm the setback (our system is not 100% accurate), and if the project well is within 1500' then a Tier III WAA will be required for the project.~~ Addressed.
- b. ~~The Tier I appears to imply that a Tier II is required as it notes that one electronic well record was identified for a well within the 500' radius of the proposed ECP water supply well.~~ Addressed.
- i. ~~Please provide a Tier II WAA analysis.~~ Addressed.
- c. ~~Project should utilize the 0.75 residence water use level unless the property owner can provide evidence to support the lower 0.5 water use criteria (well data, if available, or information on the low water use landscaping that will be installed, or water saving appliances and faucets.~~ Addressed.
- d. ~~Please be aware that once the WAA(s) is/are finalized they will need to be stamped and signed.~~
- e. NEW COMMENTS:
 - i. [lease edit the Tier I Conclusions to note that the Tier II was prepared by OEI and concluded that there would be no significant impact to the neighboring well within 500', and should specifically note that a there will be no impact to waterways (surface water) as the project is well is outside of 1500' significance threshold that would trigger a Tier III analysis.
 - ii. Additionally, if GW will be used for the reforestation area the WAAs (Tier I and Tier II) will need to be revised to reflect this additional water use. There is also the option to truck in water during the temporary establishment period, but then this will need to be reflected in the project narrative, and any additional truck trips will

need be included in the CEQA analysis (though it should still be well under the 100 trip per day significance threshold).

- iii. Once deemed finalized we will need a stamped and signed copy of the updated Tier I and Tier II WAAs, as applicable.

6) ~~Bio Report~~

- a. ~~Bio report notes 5.7 and 5.64 acres of disturbance but plans and application calls out 5.56, page 15 of the Bio report noted 5.54 acres of douglas fir forest being removed not 5.7 or 5.6. Bio report noted 20.89 acres of douglas fir and oak woodland canopy, what is the other canopy or vegetation type? Since the next sentence noted that study area supported 22.53 acres of canopy cover (is the remaining 1.64 acres another vegetation type). Or is all of the remaining 3.01 acres developed...but page 15 notes there are 3.06 acres of developed area? Please correctly clarify in the Bio report and make sure the acreages are consistent throughout the Bio Report, application and other studies as well. Also as noted earlier they noted a parcel size of 23.95 rather than 23.90 acres.~~ **Addressed.**
- b. ~~Please ensure the Bio report includes a discussion of potential impacts to moss and lichens.~~ **Addressed.**

- 7) ~~Notification Information/Listing:~~ A listing of the current owners of all the properties located within 1,000 feet of the project site/holding will be necessary to circulate the Initial Study document for public review and comment, as well as for the public hearing, should the Owner decide to pursue a Use Permit Exception to the Conservation Regulations. The notification information shall include the property owner's names, their addresses, and the assessor's parcel numbers of the property owned. Also see the enclosed *Adjoining Property Owner List Requirements* instruction sheet. You will be advised when the notification information will need to be provided. **Acknowledged.**

Cover letter for 2nd revised submission for Haas Vineyard (File No. P23-00355)

November 7, 2024

The included materials were prepared based on follow-up correspondence with Napa County planner Dana Morrison. Dana Morrison prepared an Application Status Letter 2nd Submittal Review (September 26, 2024), which included a marked up version of Exhibit A in her original Application Status letter dated January 17, 2024. Prior engineering memo from Raulton Haye (January 11, 2024) determined that the Soil Loss and Hydrology studies are technically adequate. The subject site is located at 2 Swanston Road, St Helena, CA 94515.

Responses to Planning and Engineering Department comments are outlined as follows and revised permit materials are referenced, as applicable:

1. General:
 - All items addressed
2. Application Materials:
 - Signed forms included
 - all other items addressed
3. Plans:
 - All items addressed
4. Vegetation Removal and Preservation:
 - a. Addressed
 - b. (ii. New Comments) The greenhouse gas (GHG) analysis assumes a transfer fraction of zero for the carbon stock that is within vineyard development blocks prior to development (i.e. all carbon stock released to atmosphere). Therefore regardless of mechanism to dispose of vegetative debris (ex. decomposition, burning, transport off-site), the analysis already assumes that all carbon is released from baseline condition.
 - c. The reforestation area was removed from the GHG analysis to minimize the scope of the analysis (vineyard and landscaping) to focus on project impacts. The analysis concluded that the project would sequester more carbon than the baseline scenario over the 40-yr time period. As such, the reforestation area (and subsequent deed restriction) is not required for this project. ASCENT was consulted and endorsed the revised analysis.
 - d. Reforestation plan was provided (USDA, January 11, 2024) and the reforestation area is depicted on the Site Plan, Aerial Map, for reference.
5. WAA:
 - a. - d. All items addressed
 - e. (New Comments)
 - i. Tier I WAA conclusions updated as noted
 - ii. No GW is planned for reforestation area (trees will be planted by seed)
 - iii. Tier I WAA REV2 is included; no updates to Tier II WAA were required.
6. Bio Report: All items addressed
7. Notification Information/Listing: Acknowledged



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Planning, Building & Environmental Services

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

Brian D. Bordona
Director

MEMORANDUM

To:	Dana Morrison Conservation	From:	Raulton Haye Engineering
Date:	December 5, 2024	Re:	Permit No. P23-00355 Haas Vineyard Track1 ECP WAA & ECP Technical Adequacy

The Engineering Division has reviewed the Tier I Water Availability Analysis (WAA) dated December 8 2023, by HDVine LLC and, the Tier II WAA dated February 16 2024, by O'Connor Environmental Inc. for Haas Vineyard – Track I ECP, P23-00355, located on Assessor parcel number 021-352-036 at 2 Swanson Road, St Helena. The proposed plan requests the installation of approximately 3.9 acres of vineyard.

The Engineering Division has evaluated the project based on information provided by the applicant, its location, and available geologic and hydrologic information and has determined the WAA to be complete and reasonable. Engineering concludes the WAA technically adequate as it relates to Napa County's water use criteria, well and spring interference, groundwater/surface water interaction pursuant to Napa County's WAA Guidelines, Governor's Executive Order N-7-22/N-3-23, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.

Erosion Control Plan

The Engineering Division has reviewed the technical studies for the proposed Haas Vineyards – Erosion Control Plan (ECP) application, P23-00355, located on assessor's parcel number 021-352-036. The proposed plan requests the planting of 3.9 acres of vineyard, within four vineyard blocks.

The Engineering Division has determined the proposed project's Soil Loss and Hydrology Studies prepared by HDVine, LLC 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 the Napa County PBES Department Engineering Division at (707) 253-4621 or via e-mail at raulton.haye@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

Brian D. Bordona
Director

February 16, 2024

Certified Mail
By email at mlrivera@middletownrancheria.com
thpo@middletownrancheria.com

THPO
Middletown Rancheria
P.O. Box 1035
Middletown CA, 95461

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Swantson-Haas Vineyard, Erosion Control Plan #P23-00355-ECPA
Address 2 Swanston Road; APN: 021-352-036-000**

Dear Mr. Rivera,

Track I ECPA for Swanston-Haas Vineyard (New Vineyard). Project is requesting to convert to vineyard of 5.6 gross acres of existing woodland/non-native grassland to vineyard; post project cumulative area of vineyard will be 4.3 new net vine acres. The Proposed vineyard blocks are located on gentle to moderate slopes consisting primarily of coast live oak woodland, douglas-fir forest and existing developed areas. The subject parcel is located within the Napa River-Upper St. Helena Reach watershed on an approximately 23.9-acre parcel (APN 021-352-036; 2 Swanston Road) located on the east side of Silverado Trail approximately 0.2 miles southeast of its intersection with Lodi Lane. Included with this letter is a copy of the ECP Plan Set and the Cultural Resource Study. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Dana Morrison", with a stylized flourish at the end.

Dana Morrison
Supervising Planner

Enclosures: Cultural Resources Survey and Project plans

Planning Division
(707) 253-4417

Building Division
(707) 253-4417

Engineering & Conservation
(707) 253-4417

Environmental Health
(707) 253-4471

Parks & Open Space
(707) 259-5933



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Planning, Building & Environmental Services

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

David Morrison
Director

Certified Mail

February 16, 2024

via email scott@g4firearms.com

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
Swantson-Haas Vineyard, Erosion Control Plan #P23-00355-ECPA
Address 2 Swanston Road; APN: 021-352-036-000**

Dear Mr. Gabaldon,

Track I ECPA for Swanston-Haas Vineyard (New Vineyard). Project is requesting to convert to vineyard of 5.6 gross acres of existing woodland/non-native grassland to vineyard; post project cumulative area of vineyard will be 4.3 new net vine acres. The Proposed vineyard blocks are located on gentle to moderate slopes consisting primarily of coast live oak woodland, douglas-fir forest and existing developed areas. The subject parcel is located within the Napa River-Upper St. Helena Reach watershed on an approximately 23.9-acre parcel (APN 021-352-036; 2 Swanston Road) located on the east side of Silverado Trail approximately 0.2 miles southeast of its intersection with Lodi Lane. Included with this letter is a copy of the ECP Plan Set and the Cultural Resource Study. 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 that is traditionally and culturally affiliated with the geographic area of the proposed project pursuant to Public Resources Code 21080.3.1 (Assembly Bill 52 [Gatto]). If your tribe wishes to consult on this project, please contact me in writing, within 30 days of receipt of this letter, to request consultation.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Dana Morrison", with a stylized flourish at the end.

Dana Morrison
Supervising Planner

Enclosures: Cultural Resources Survey and Project plans



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Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

Certified Mail

February 16, 2024

via email thpo@yochadehe.gov

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
Swantson-Haas Vineyard, Erosion Control Plan #P23-00355-ECPA
Address 2 Swanston Road; APN: 021-352-036-000**

Dear Mr. Bill

Track I ECPA for Swanston-Haas Vineyard (New Vineyard). Project is requesting to convert to vineyard of 5.6 gross acres of existing woodland/non-native grassland to vineyard; post project cumulative area of vineyard will be 4.3 new net vine acres. The Proposed vineyard blocks are located on gentle to moderate slopes consisting primarily of coast live oak woodland, douglas-fir forest and existing developed areas. The subject parcel is located within the Napa River-Upper St. Helena Reach watershed on an approximately 23.9-acre parcel (APN 021-352-036; 2 Swanston Road) located on the east side of Silverado Trail approximately 0.2 miles southeast of its intersection with Lodi Lane. Included with this letter is a copy of the ECP Plan Set and the Cultural Resource Study. 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 that is traditionally and culturally affiliated with the geographic area of the proposed project pursuant to Public Resources Code 21080.3.1 (Assembly Bill 52 [Gatto]). If your tribe wishes to consult on this project, please contact me in writing, within 30 days of receipt of this letter, to request consultation.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Dana Morrison".

Dana Morrison
Supervising Planner

Enclosures: Cultural Resources Survey and Project plans

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Engineering & Conservation
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Environmental Health
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YOCHA DEHE
CULTURAL RESOURCES

March 26, 2024

County of Napa Planning, Building & Environmental Services
Attn: Dana E. Morrison, Supervising Planner, Conservation
1195 Third Street, 2nd Floor
Napa, CA 94559

RE: Swantson-Haas Vineyard, Erosion Control Plan YD-02212024-01

Dear Ms. Morrison:

Thank you for your project notification letter regarding cultural information on or near the proposed Swantson-Haas Vineyard, Erosion Control Plan. 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

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

Please refer to identification number YD – 02212024-01 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:

8DD0BD089ED6438...

Tribal Historic Preservation Officer

cc: Mishewal Wappo Tribe of Alexander Valley

From: [Michael Rivera](#)
To: [Morrison, Dana](#)
Subject: Re: AB52 Consultation Invite for Middletown Rancheria - Swanston ECPA (P23-00055)
Date: Tuesday, May 14, 2024 10:14:52 AM
Attachments: [image001.png](#)

[External Email - Use Caution]

Good Afternoon Dana -

My apologies for my delayed response. I was out sick with COVID the past few weeks. Wednesday June 5th at 10:30 works for me. Once confirmed, can you please send me a calendar invite? Thank you! I look forward to meeting you on site.

Respectfully,

Michael Rivera Jr.

Middletown Rancheria

Tribal Historic Preservation Officer

PO Box 1035 Middletown, CA 95461

Office: (707) 987-1315

Cell: (707) 802-8893

Fax: (707) 987-9091

Email: mlrivera@middletownrancheria.com

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On Thu, May 9, 2024 at 12:38 PM Morrison, Dana <dana.morrison@countyofnapa.org> wrote:

Good afternoon Michael,

We have not heard back on any dates for a coordinated site visit with Middletown for the Swanston ECPA.

Here are some additional dates in May where I currently have availability, however, please be aware that my calendar can book up quickly and that these times may become unavailable:

- Thursday, May 16, 10:30 or 11:30 am,
- Tuesday, May 21, 10:30 or 11:30 am, or in the pm 1:30 or 2:00

Wednesday, May 22, 10:30 or 11:30 am

- Thursday May 23, 10:30 or 11:30 am
- Tuesday, May 28, 10:30 or 11:30 am, or in the pm 1:30 or 2:00
- Thursday, May 30, 10:30 or 11:30 am
- Wednesday, June 5, 10:30 or 11:30 am
- Thursday, June 6, 10:30 or 11:30 am

Please let me know if any of these times and dates work with your schedule.

Regards,

Dana E. Morrison (she|her|hers)

Supervising Planner, Conservation

County of Napa Planning, Building & Environmental Services

Engineering and 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/>



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A Commitment to Service

From: Morrison, Dana
Sent: Wednesday, April 17, 2024 12:07 PM
To: 'Michael Rivera' <mlrivera@middletownrancheria.com>
Cc: 'Coda Rainsford' <coda@hdvine.com>; 'Justin Loughner' <justin@hdvine.com>; 'Chuck Haas' <chuckhaas@yahoo.com>
Subject: RE: AB52 Consultation Invite for Middletown Rancheria - Swanston ECPA (P23-00055)

Good afternoon Michael,

I am just following up on the requested Middletown consultation for the Swanston ECPA; have you had a chance to review the potential site visit dates?

Regards,

Dana E. Morrison (she|her|hers)

Supervising Planner, Conservation

County of Napa Planning, Building & Environmental Services

Engineering and Conservation Division

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dana.morrison@countyofnapa.org

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



A Tradition of Stewardship
A Commitment to Service

From: Morrison, Dana
Sent: Thursday, April 4, 2024 3:14 PM
To: Michael Rivera <mlrivera@middletownrancheria.com>
Cc: Coda Rainsford <coda@hdvine.com>; Justin Loughner <justin@hdvine.com>; Chuck Haas <chuckhaas@yahoo.com>
Subject: RE: AB52 Consultation Invite for Middletown Rancheria - Swanston ECPA (P23-00055)

Good afternoon Michael,

I have had a chance to coordinate with the Plan Preparer and the property owner. Looking at my own calendar and their availability we have the following options.

Thursday, April 18, 2024 at 10:30 or 11:30 am

Thursday, April 25, 2024 at 10:30 or 11:30 am

Tuesday, April 30, 2024 at 1:30 or 2:30 pm

Wednesday, May 1, 2024 at 9:30, 10:30 or 11:30

Thursday, May 2, 2024 at 10:30 or 11:30 am

Tuesday, May 7, 2024 at 10:00 am, 11:00 am, or 1:30 pm

Hopefully one of these options is viable, however, if not, please let me know and I can provide some additional dates in May.

Regards,

Dana E. Morrison (she|her|hers)

Supervising Planner, Conservation

County of Napa Planning, Building & Environmental Services

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dana.morrison@countyofnapa.org

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



A Tradition of Stewardship
A Commitment to Service

From: Morrison, Dana

Sent: Friday, March 22, 2024 10:28 AM

To: Michael Rivera <mlrivera@middletownrancheria.com>

Subject: RE: AB52 Consultation Invite for Middletown Rancheria - Swanston ECPA (P23-00055)

Good morning Michael,

Let me reach out to the Plan Preparer and the property owner, and we will respond with some options for a site visit. I do know that the plan preparer is out on medical leave for a few weeks, so they may not be available until later in April or early May; however, they are still working on revising the project and it is not currently complete so there is time. I will follow up in the near-ish future.

Thank you.

Regards,

Dana E. Morrison (she|her|hers)

Supervising Planner, Conservation

County of Napa Planning, Building & Environmental Services

Engineering and Conservation Division

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A Tradition of Stewardship
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From: Michael Rivera <mlrivera@middletownrancheria.com>

Sent: Friday, March 22, 2024 10:24 AM

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

Cc: thpo@middletownrancheria.com

Subject: Re: AB52 Consultation Invite for Middletown Rancheria - Swanston ECPA (P23-00055)

[External Email - Use Caution]

Good Morning Dana,

Thank you for sending us this notification and Cultural Resource Evaluation Report.

After reviewing this proposed Project Plan and Report, it is determined to be within Middletown Rancheria's Area of Concern (AOC). Therefore, we kindly request consultation?

Can you please provide some dates and times of availability to further discuss?

We look forward to hearing from you. Have a great day!

Respectfully,

Michael Rivera Jr.

Middletown Rancheria

Tribal Historic Preservation Officer

PO Box 1035 Middletown, CA 95461

Office: (707) 987-1315

Cell: (707) 802-8893

Fax: (707) 987-9091

Email: mlrivera@middletownrancheria.com

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reader of this message is not the intended recipient, you are hereby notified that any dissemination, publication, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and destroy the original message. Thank you.

On Fri, Feb 16, 2024 at 2:53 PM Morrison, Dana <dana.morrison@countyofnapa.org> wrote:

Good afternoon,

Please find attached to this email a copy of the AB-52 Consultation Invite for P23-00055 ECP (vineyard conversion project). Additional details are provided in the attached letter, plan set, and Cultural Survey.

Hard copies were sent out in the mail this afternoon and should arrive via certified mail sometime next week.

Regards,

Dana E. Morrison (she|her|hers)

Supervising Planner, Conservation

County of Napa Planning, Building & Environmental Services

Engineering and Conservation Division

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Napa, CA 94559

707.253-4417 main

707.253.4437 direct

707.299.4491 fax

dana.morrison@countyofnapa.org

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

From: [Morrison, Dana](#)
To: [Michael Rivera](#)
Subject: RE: Hass Erosion Control Plan - Proposed Mitigation for Tribal Monitoring and Sensitivity Training
Date: Wednesday, January 22, 2025 11:41:00 AM
Attachments: [image001.png](#)

Good morning Mike,

I am just circling back around to the email I sent back at the end of November. Also, do you have a template monitoring agreement that you prefer to use. If not, I have one from a project I worked on with the Yocha Dehe...but if you have a standard template I would prefer to use that!

Cheers,



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A Commitment to Service

Dana Morrison (she | her | hers)

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

Phone: 707-253-4437

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org

From: Morrison, Dana
Sent: Monday, November 25, 2024 12:54 PM
To: Michael Rivera <mlrivera@middletownrancheria.com>
Subject: Hass Erosion Control Plan - Proposed Mitigation for Tribal Monitoring and Sensitivity Training

Good afternoon Michael,

The Hass ECP will be going out for Initial Study prep in the next few weeks and I wanted to reach out and follow up on the Tribal Consultation.

The project has been reduced slightly since we last met and project is now 5.0 acres in size rather than 5.6.

The known cultural site on the property is being completely avoided.

The project would included the following Mitigation and Condition of Approval in regarding to cultural resources to ensure there are no significant impacts:

Cult 1 – Tribal Monitoring - Cultural Resources Mitigation Measure: Compliance with Tribal Monitoring Agreement.

1. Project shall enter into and comply the Tribal Monitoring Agreement which requires tribal monitors on site during project development ground disturbance activities and additionally requires cultural sensitivity training for all project personnel.

Cult. 1 – Cultural Resources– Conditions of Approval: Discovery of cultural, historical or archaeological resources, or human remains during construction, grading, or other earth moving activities:

1. In accordance with CEQA Subsection 15064.5(f), should any previously unknown historic or prehistoric resources, including but not limited to charcoal, obsidian or chert flakes, grinding bowls, shell fragments, bone, pockets of dark, friable solids, glass, metal, ceramics, wood or similar debris, be discovered during grading, trenching or other onsite excavation(s), earth work within 100-feet of these materials shall be stopped until a professional archaeologist certified by the Registry of Professional Archaeologists (RPA) and a Middletown Rancheria Nation Tribal Cultural Monitor have had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), as determined necessary.
2. If human remains are encountered the Napa County Coroner shall be informed to determine if an investigation of the cause of death is required and/or if the remains are of Native American origin. Pursuant to Public Resources Code Section 5097.98, if such remains are of Native American origin the nearest tribal relatives as determined by the State Native American Heritage Commission shall be contacted to obtain recommendations for treating or removal of such remains, including grave goods, with appropriate dignity.
3. All persons working onsite shall be bound by contract and instructed in the field to adhere to these provisions and restrictions.

Please review and ensure that this meets your needs and if you would like to discuss further, please do not hesitate to reach out.

Regards,



A Tradition of Stewardship
A Commitment to Service

Dana Morrison (she | her | hers)

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