



A Tradition of Stewardship
A Commitment to Service

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

BASIC APPLICATION FOR EROSION CONTROL PLAN REVIEW

FOR OFFICE USE ONLY

SUBMITTAL DATE: _____

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

[] STRUCTURAL [] AGRICULTURAL TOWNSHIP/RANGE: _____

REQUEST: _____

PROJECT TYPE: Agriculture: New _____ Vineyard Replant (Process I: _____ II: _____) Other: _____

Non-Agriculture: Structure _____ Driveway _____ Road _____ Reservoir _____ Other _____

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

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

REVIEW AGENCIES: CDPD: ☒ County Consultant: _____ OR RCD: _____

FINAL APPROVAL: CDPD: ☒ Date: _____

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

Applicant's Name: Leigh Matthes

Telephone #: (415) 517-6060 Fax #: () E-Mail: leigh@matthesgroup.com

Mailing Address: 1508 Spring Street St. Helena CA 94574

No Street City State Zip

Status of Applicant's Interest in Property: Owner

Property Owner's Name: William and Leigh Matthes

Telephone #: (415) 517-6060 Fax #: () E-Mail: leigh@matthesgroup.com

Mailing Address: 1508 Spring Street, St. Helena, CA 94574

No Street City State Zip

Site Address/Location: Meadowood Lane, St. Helena, CA 94574 (to be assigned)

No Street City

Assessor's Parcel #: 025-070-043 Existing Parcel Size: 40.0 ± acres Development Area Size: 15.5 acres

Slope Range: 15 % to 28 % Total Acreage ≥ 30%: 1.0 acres Estimated Total Amount of Cut & Fill: 0 cubic yards

Land or Aerial Survey Prepared By Albion Surveys, Inc. Date: 12/02/2005

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

Source(s) of Water: Existing Well

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

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

[Signature]
Signature of Applicant

3/14/2012
Date

[Signature]
Signature of Property Owner

2/12/2012
Date

TO BE COMPLETED BY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPARTMENT

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

EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

Project/Construction Phasing Information

1. Project Description: APN: 025-070-043
Track I Vineyard Development consisting of three (3) new vineyard blocks –
See Narrative Supplement.
- Parcel size: 40.0 acres Total land area disturbed: 13.2+/- acres
 Agriculture: NEW plant acres: 11.1+/- 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: 1-2 years
6. Work scheduled between Oct. 1 and Apr. 1? ☐ Yes ☒ No **OR**
 between Sept. 1 and Apr. 1? ☐ Yes ☒ No (municipal watershed)
7. Winterization measures in the Erosion Control Plan See plans
8. Is a grading permit, a well permit, or a sewage disposal permit required? ☐ Yes ☒ No
 If yes has the Napa Co ☐ Engineering and/or ☐ Environmental Departments been notified? ☐ Yes ☒ No

Slope Information

9. Earth moving, grading or land clearing on slope(s) of: 15 % to 28 %
10. Total acreage with slopes greater than or equal to 30%: 1.0+/- acres
11. Contour mapping source: Topographic Survey prepared by Albion Surveys, dated 12/02/2005

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

12. Water-deficient area: ☐ Yes (*applicant must contact Environmental Division*) ☒ No
13. Sub-Watershed Name: Meadowood Creek
 Municipal Reservoir Watershed: ☐ Yes ☒ No
 If yes: ☐ Bell Canyon ☐ Kimball ☐ Milliken ☐ Lake Hennessey ☐ Rector
14. Have any other erosion control plans affecting this parcel been approved since 1991? ☒ Yes ☐ No
15. Coverage information (required for projects in any watershed):
 (a) Existing acres of tree canopy cover per parcel: 20.75 acres
 Proposed acres of canopy cover to be removed: 2.43 acres
 Percent of canopy cover to be retained per parcel: 88.28%
 (b) Existing acres of shrub, brush, grass without tree canopy per parcel: 18.87 acres
 Proposed acres of shrub, brush, grass cover to be removed: 10.73 acres
 Percent of shrubs, brush, grass to be retained per parcel: 43.13%
16. Is there a Water Rights permit associated with the project or parcel? ☐ Yes ☒ No
 a) Copy of permit from the State Dept of Water Resources attached? ☐ Yes ☐ No **OR**
 b) Date application for necessary permit submitted to this board: N/A
 c) Copy of associated CEQA document attached? ☐ Yes ☒ No acre/feet _____

Streams, Watercourses, & Streambed Alteration Agreements

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

Environmental Setting

19. Is any portion of the project located on or within 500' of a landslide? ☐ Yes ☒ No
Cite source: Napa County Sensitivity Maps/GIS
20. Is any portion of the project located in the vicinity of rare/endangered species, species of special concern (plant, animal), wetland (type), riparian habitat, critical habitat, etc.? ☐ Yes ☒ No
If yes, list: _____
Cite source/reference(s): Biological Resource Assessment
Specific study prepared: (see above) by Northwest Biosurvey date: 12/05/2022
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: (see above) by Archaeological Resource date: 07/02/2020
Service

Grading Information

22. Are any new roads/driveways associated with the project? ☒ Yes ☐ No
23. Are any new vineyard avenues associated with the project? ☒ Yes ☐ No
24. Will the project involve any recontouring of the land? ☒ Yes ☐ No
25. Will there be any excavation or fill deeper than 12 inches? ☐ Yes ☒ No
26. Total cubic yards of cut & fill: 0
Cubic yards of cut: 0 fill: 0
Spoils location: on-site Not Proposed off-site Not Proposed
27. Has a grading permit been filed with the Engineering Division? ☐ Yes ☒ No
28. Will the project involve repair of a landslide? ☐ Yes ☒ No
Location _____ Size _____ Report _____

TIMBER HARVEST/TIMBER CONVERSION PERMITS

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

ATTACHMENT TO THE SUPPLEMENT ENVIRONMENTAL INFORMATION (ECP)

A. GENERAL INFORMATION

- 1. Name, address, telephone number of property owner.**
William & Leigh Matthes
1508 Spring Street
St. Helena, CA 94574
(415) 517-6060
leigh@matthesgroup.com
- 2. Address of project.**
Meadowood Lane, St. Helena, CA 94574 (address to be assigned at the time of Building Permit submittal).
- 3. APN:**
025-070-043
- 4. Name, address and telephone number of person to be contacted concerning this property, if different than owner.**
Same as above.
- 5. Indicate type or number of the permit application for the project to which this form pertains.**
Agricultural Track I ECP (ECPA).
- 6. List and describe any other related permits and/or public approvals required for this project, including those required by city, regional, state and federal agencies.**
This project shall be submitted to:
Napa County Planning, Building and Environmental Services - Engineering and Conservation Division.
- 7. Existing zoning district.**
AW: Agricultural Watershed
- 8. Proposed use of entire site and/or parcel. List & describe any other projects or improvements with site locations anticipated within the next several years (1-3-5 years).**
The location of a primary residence was approved under use permit P07-00370. No other projects or improvements not associated with the vineyard development and erosion control plan are being proposed nor planned for the subject parcel.

B. PROJECT DESCRIPTION

- 9. Parcel(s) size(s), acres per parcel.**
APN 025-070-043 is 40.0± acres

10. Project(s) sizes(s), acres per parcel.

Project size is 13.2± acres (11.1 ± acres in vines).

11. Attach plans.

Refer to Matthes Vineyards Track I Vineyard Development and Erosion Control Plan prepared by Bartelt Engineering.

12. Proposed scheduling.

This project will begin in Spring 2023 (pending project approval).

13. Anticipated incremental or phased development.

Refer to the project narrative for anticipated development schedule.

14. If the project involves Napa County grading permit, use permit, variance or rezoning application, state this and indicate clearly why the application is required.

No other permits are required for this project at this time.

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, hill or alteration of ground contours.
Grading will include land smoothing only. |
| 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.
The proposed project will be constructed on natural slopes ranging from 18% to 28% with an overall average slope of 23%. |
| 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 structures. Attach photographs of the site, could include current aerial photo.**

Representatives from Bartelt Engineering have visited the parcel at various times since January 2020 and most recently on April 12, 2021 to explore site features. The area in the vicinity of the proposed project has varying terrain. The parcel sits northeast of the City of St. Helena, CA with natural slopes ranging from approximately 5% to 75%. A drainage course is located on the easterly side of the subject parcel and runs in a north to south direction toward the Napa River. The proposed vineyard areas are situated west of the drainage course on slopes between 18% to 28% with an overall average slope of 23% as shown on the Matthes Vineyards Track I Vineyard Development and Erosion Control Plan (Plan) prepared by Bartelt Engineering.

The recent 2020 Glass Wildfire destroyed much of the vegetation on the parcel; however, this application will consider pre-fire conditions as “existing” conditions. The pre-Glass Wildfire vegetation within the project area consisted of mixed chaparral and grass, scattered trees, and invasive weeds cover. There are portions of two (2) vineyard blocks that are on the project parcel east of the drainage course which were constructed by the neighboring parcel owner (APN 025-072-029). A portion of the existing vineyard block in the northeast corner of the parcel was approved by Napa County in 1999 under Permit #98278-ECPA and a portion of the other vineyard block in the east portion of the project parcel was planted pre-Conservation Regulations.

The vegetation and topography found on the parcel is shown on the Plan. No biologically sensitive plant or animal species were found within the areas of the proposed vineyard development during the Biological Resource Assessment for the subject parcel. Furthermore, no significant artifacts or potentially significant cultural features were found within the areas of the proposed vineyard development during the Cultural Resources Evaluation for the subject parcel. Refer to the attached reports for additional information. Finally, there are two (2) existing wells on the parcel as well as two (2) overhead high-voltage PG&E power poles.

- 23. Describe the surrounding properties (approximately 0.25 mile radius from parcel boundary), including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (agriculture, residential, commercial, etc.), intensity of land use (vineyards, winery, one-family, multi-family, industry, etc.) And scale of development (acres, height, setbacks, yard, etc.). Attach photographs of the site, could include current aerial photo.**

The subject parcel is mostly undeveloped except as noted previously. Surrounding properties contain undeveloped areas, vineyards, agricultural structures, residential and winery structures. The proposed development for the subject parcel is consistent with land uses and development located on the surrounding parcels.

March 2021
Job No. 20-01

ATTACHMENT TO THE SUPPLEMENT ENVIRONMENTAL INFORMATION (ECP)

D. CERTIFICATION

I hereby certify that the statements furnished responding to the above and in the attached sheets present the data and information required for this initial evaluation to the best of my ability and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

3/12/2021 ²⁰²¹
Date
3/12/2021
Date

[Signature]
Signature of Property Owner
[Signature]
Signature of Property Owner

Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File No.: P21-00047-ECPA Owner: William & Leigh Matthes Parcel No.: 025-070-043

Vineyard Development Area Specifics

1. Size of Area Disturbed: 13.2 ± acres
2. Size of Vineyard: 11.1 ± acres
3. Acres of Vines: 11.1 ± acres
4. Slopes of Area Disturbed: 15% to 28%
5. Amount of Total Acreage Equal to or Above 30% Slope: 1.0 ± acres
6. Total Number of Trees Removed 0.49 ± acres
 - a) natives 0.49 ± acres
 - b) non-natives 0 ± acres

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: April 2025 End Date: October 2025 Duration: 6 months
Temporary Cover Crop Planted X Yes No
2. Planting Stage:
(i.e. planting of vines, seeding permanent cover crop, apply straw mulch, maintenance of erosion control measures)
Start Date: April 2026 End Date: October 2026 Duration: 6 months
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: 2027

Vineyard Operations Information

1. Farming Equipment:

<u> X </u> Track-laying	Percent of Use <u> 50 </u> %
<u> </u> Rubber-tired	Percent of Use <u> </u> %
<u> X </u> ATV	Percent of Use <u> 50 </u> %
<u> </u> Hand/Manual	Percent of Use <u> </u> %
<u> </u> Other (describe) <u> </u>	Percent of Use <u> </u> %
2. Annual Pruning:
Time of Year: Jan - Feb Number of days: 5 Number of Workers: 10
3. Annual Sulfuring:
Time of Year: April - July Estimated applications/year: 8
4. Weed Control:

	<u>Under Vines</u>	<u>Between Rows</u>
Type of control	herbicide manual	mow
Method of application	spray by-hand	
Months:	February - May	April - June
Applications/year:	2 as needed	3 - 4
Number of Workers:	1 1	1
5. Harvest (Crush):
Length 5 days Number of Workers: 10

6. Frost Protection Method(s)

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

7. Rodent Protection Method(s):

☐ Rodenticides	☒ Raptors
☒ Traps	☐ Other
☒ Fencing	

8. Bird Protection Method(s):

	<u>Time of Year (months)</u>	<u>Time of Day</u>	<u>Duration of Use (days per year)</u>
☐ Netting			
☐ Bird Cannons			
☒ Visual Distracters (Mylar strips, etc)	Aug - Nov		
☒ Raptor Perches	Year Round		
☐ Other			

9. Proposed Nighttime Activities:

	<u>Time of Night</u>	<u>Duration of Use (days per year)</u>
☒ Harvest	2am - 7am	5 days
☒ Sulphur Application	4am - 9am	8 applications
☐ Pesticide/Herbicide Application		
☐ Other		

10. Irrigation Methods

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

Traffic Characteristics Information

- Estimated size of grape trucks/truck & trailers to be used: 5 tons
- Estimated number of truck trips per day: during Crush: 4 Vineyard Development 10 annually: 1
- Estimated number of farmworkers/vehicle: 2 Crush 3 Pruning
- Lunch provided on-site for farmworkers: ☐ Yes ☒ No
- Proposed primary access: Entrance from neighboring parcel APN 025-420-003.
- Proposed secondary access, if any: None.

Itemized Fertilizer and Pesticide Information

	<u>Application Method</u> (broadcast, spray, drip system, etc)	<u>Application Amount (lbs)</u> (per acre)	<u>Number of Applications per Year</u>	<u>Annual Amount Used (lbs)</u> (per acre)	<u>Total Annual Amount Used Overall (lbs)</u>
1. Fertilizers					
12-26-26	Drip	25	2	50	555

2. Mildewcides

Sulfur	Spray	4	8	32	356
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3. Herbicides

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

N/A					

5. Other Chemicals

N/A					

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

Type of onsite chemical storage facility in use or proposed:
None. All chemicals are stored offsite and brought to the site.

Location of current or potential area(s) used for the mixing agricultural chemicals and the description of the facilities present thereat:
All agricultural chemicals for vineyard use are mixed offsite.

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

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

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

Agricultural Water Source(s) :

- X Well
- Spring
- Stream or Creek
- Reservoir(s)
- Other

Percent of Total Agricultural Use:
100 %
%
%
%
%
100%

Residential and Non-Agricultural Water Source(s) :

- X Well
- Spring
- Stream or Creek
- Other

Percent of Total Resid & Non-Ag
N/A %
%
%
%

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

	<u>Current Usage :</u>	<u>Future Usage :</u>
Vineyard & other Agricultural. Uses:	<u>Refer to WAA</u>	<u>Refer to WAA</u>
Residential/Domestic Uses:	<u>Refer to WAA</u>	<u>Refer to WAA</u>
Other Uses:	<u>Refer to WAA</u>	<u>Refer to WAA</u>
Total Usage:	<u>Refer to WAA</u>	<u>Refer to WAA</u>
3. Allowable Groundwater Allotment:		<u>Refer to WAA</u>

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>
<u>X</u> Road Base (crushed to aggregate size)	<u>35</u> %	<u>X</u> on-site <u>-0-</u> off-site
<u>X</u> "Rock Mulch" (crushed to fist size and returned to fields)	<u>35</u> %	<u>X</u> on-site <u>-0-</u> off-site
<u> </u> Decorative Rock	<u> </u> %	<u> </u> on-site <u>-0-</u> off-site
<u> </u> Fill (buried)	<u> </u> %	<u> </u> on-site <u>-0-</u> off-site
<u> </u> Stacked In Pile	<u> </u> %	<u> </u> on-site <u>-0-</u> off-site
<u>X</u> Other <u>Erosion Control Measures</u>	<u>30</u> %	<u>X</u> on-site <u>-0-</u> off-site

2. Estimated Amount of Cut & Fill: -0- cubic yards (total)
-0- cubic yards (cut) -0- cubic yards (fill)

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

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

4. Debris Disposal (Location & Method):

X On-site Burn Piles Off-site

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

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

State Dept of Forestry:

Timber Harvest Plan: Yes <u> </u> No <u>X</u>	Timber Conversion Permit: Yes <u> </u> No <u>X</u>
Timber Conversion Exemption: Yes <u> </u> No <u>X</u>	<u> </u> 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:**

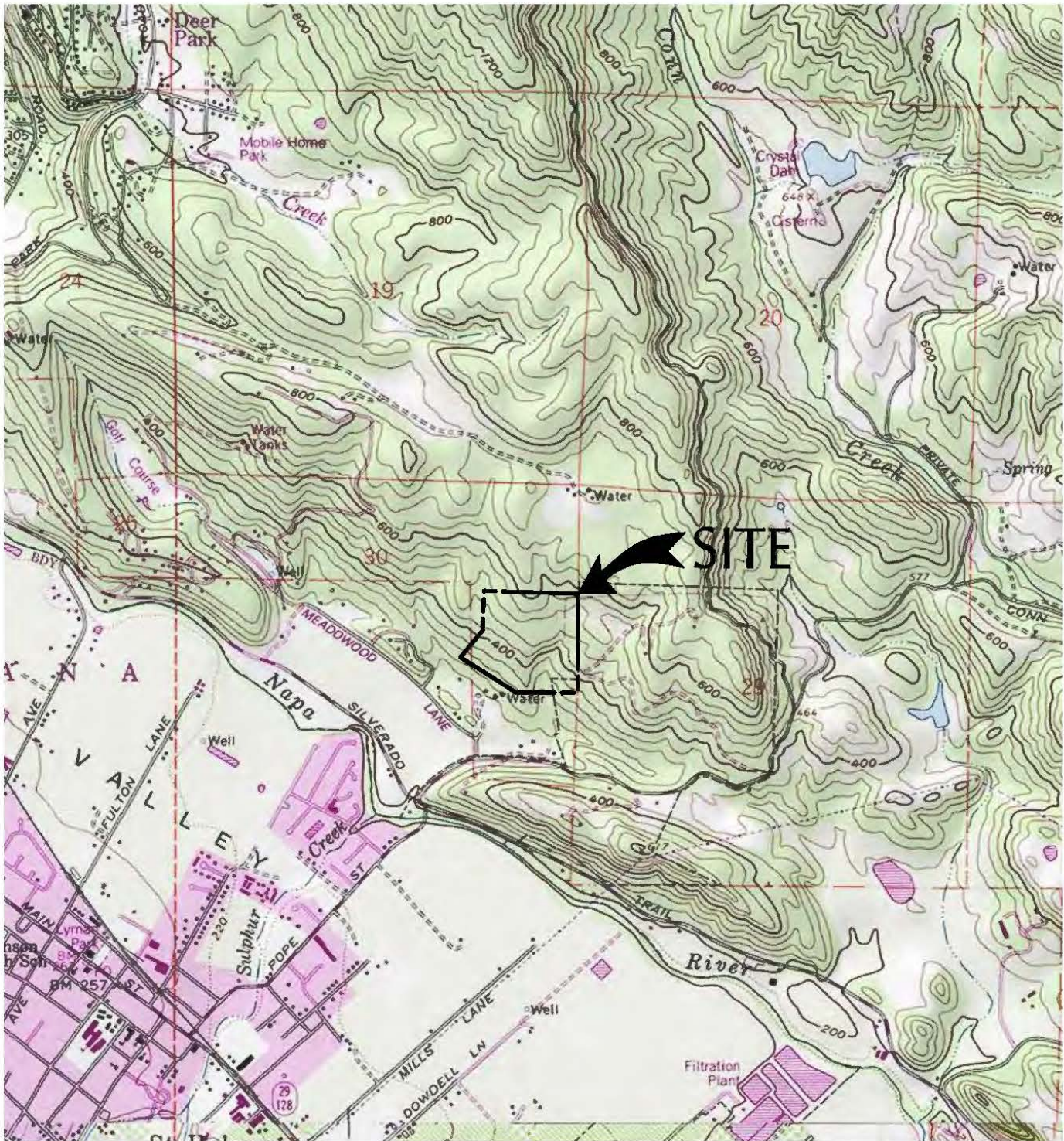
<u>Regional Water Quality Control Brd:</u>	Yes <u> </u> No <u>X</u>
<u>National Marine Fisheries Service/NOAA:</u>	Yes <u> </u> No <u>X</u>
<u>Army Corps of Engineers:</u>	Yes <u> </u> No <u>X</u>
<u>U.S. Fish and Wildlife Service:</u>	Yes <u> </u> No <u>X</u>

TOPOGRAPHIC SITE LOCATION INFORMATION



USGS 7.5 MINUTE QUADRANGLE "SAINT HELENA"

Scale: 1" = 2000'



T. 8 N.

R. 5 W.

BARTELT
ENGINEERING

CIVIL ENGINEERING - LAND PLANNING
1303 Jefferson Street, 200 B, Napa, CA 94559
www.barteltengineering.com
Telephone: 707-258-1301

Matthes Vineyards
No Situs
Saint Helena, CA 94574
APN 025-070-043

Job No. 20-01



A Tradition of Stewardship
A Commitment to Service

Staff Use

APN: _____ - _____ - _____

Owner: _____

PreApp Mtg. Date: _____ / _____ / _____

Planner(s): _____

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

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

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

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

7.  **Recent Photos** of the site (dated) documenting pre-project conditions
8.  **Complete** copies of the following project-specific surveys and reports *(as applicable)*:
____ Aerial/Ground Topographic Survey ____ Landslide Hazard Evaluation (**Attachment F**)
____ Special Status Species Survey (**Attachments B & C**) ____ Archeological Survey (**Attachment E**)
____ Wildlife Population Effect Evaluation ____ Historical Resources Evaluation
____ Phase I Water Availability Analysis (**Attachment D**)
____ Runoff/Sedimentation/Groundwater Studies (**Attachments G, H, & I**)
9. ____ **Complete** copies of the following permits and an associated environmental documents:
____ Timber Harvest/Conversion ____ Permit issued or ____ Application filed *(if applicable)*
____ Water Rights ____ Permit issued or ____ Application filed *(if applicable)*
____ Fish & Game (1603) Permit issued or ____ Application filed *(if applicable)*
____ Associated CEQA Document(s)
10. ____ Other necessary permits filed *(if applicable)*:
____ Use Permit/Variance ____ Septic System Permit
____ Groundwater Permit ____ Grading Permit ____ Other (____ Permit)
11. ____ **Pre-Submittal Application Review Meeting** With Planning Division Staff [date: _____]
12.  **Signed** Indemnification Agreement Form
13.  **Correct Application Fees (including environment review fees)** in the amount of \$ 10,000
[please make check payable to "Napa County"]

Notes:

Missing Items:

Follow-Up/Action/Recommendation:

In Attendance During Pre-Application Mtg.:

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.



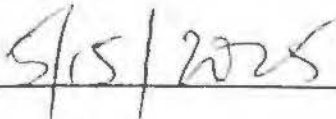
Applicant (Signature)

Property Owner (if other than Applicant) (Signature)

Leigh Sherwood Matthes
Applicant (Printed)

William Merrill and Leigh Sherwood Matthes
Property Owner (if other than Applicant) (Printed)

Date



025-070-043

Assessor's Parcel Numbers

Hourly Fee Agreement

PROJECT File: P21-00047-ECPA; request for Matthes Vineyard Track I Vineyard Development and Erosion Control Plan. I, Leigh Matthes, 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 \$ 10,000.00 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):

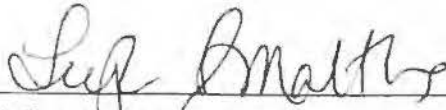
Leigh Matthes

Mailing Address of the Applicant responsible for paying processing fees:

301 Mission Street Ph 6

San Francisco, CA 94105

Signature:*



Email Address:

leigh@matthesgroup.com

Date:

5/15/2025

Phone Number:

(415) 517-6060

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



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Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

April 19, 2021

CERTIFIED MAIL

William and Leigh Matthes
1508 Spring Street
St. Helena, CA 94574

**RE: Application Completeness Determination – Matthes Vineyard
Agricultural Erosion Control Plan (ECPA) # P21-00047-ECPA
Meadowood Lane, St. Helena: APN 025-070-043**

Dear Mr. and Mrs. Matthes,

Thank you for the March 17, 2021 submittal of the referenced ECPA application, and for accommodating the site visit with Bartelt Engineering on April 12th. The initial review of the subject ECPA application package has found that the information detailed in Exhibit A is needed to effectively enable the County to continue with the review of the request and to declare your application complete.

Exhibit A also identifies environmental information necessary to adequately describe project and evaluate the significance of any potential impacts the project may have on the environment pursuant to the California Environmental Quality Act (CEQA), and to prepare a technically adequate and legally defensible CEQA document and determination: either a Negative Declaration or Environmental Impact Report. This information 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).

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

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, including the re-scheduled site visit with PPI Engineering (date to be determined), 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.

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 other 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 provided within 120 days of the date of this letter (i.e. by **August 17, 2021**), the application will be deemed "abandoned" pursuant to Section 401(b)(2) of Napa County's Local CEQA Procedures, unless an extension is granted by the Director as provided in the Procedures. Should the application be deemed abandoned, any unused funds will be returned and no further work will be performed on the application.

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

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

Sincerely,

Pamela Arifian

Pam Arifian
Planner III

cc: Brian Bordona, Deputy Director, Planning Building and Environmental Services (via email)
Patrick Ryan, Engineering Manager, Engineering Division (via email)
Bartelt Engineering, 1303 Jefferson Street, Suite 200B, Napa, CA 94559 (Certified Mail)
Project files (without enclosures)

Enclosures: Exhibit A, Application Completeness Determination – Information Request: No. P21-00047-ECPA
Exhibit B, GIS Extrapolated channels and ECP layers
Engineering Memo dated April 16, 2021
Water Availability Analysis Guidance Document

EXHIBIT A
APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST
Matthes Vineyard P21-00047-ECPA: APN 025-070-043

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

- a. Vegetation Canopy Cover Retention and Removal Mitigation:
 - i. The Vegetation Canopy Cover analysis provided is based on the 2016 aerial. Per NCC 8.80.130B, Conservation Regulations for fire-damaged properties, the vegetation retention analysis should utilize the aerial from June 19, 2018; please update accordingly.
 - ii. Conservation Regulations 18.108.020D obligates the County to mitigate vegetation canopy cover removal on a 3:1 ratio (unless otherwise noted in that section) through preservation of comparable cover or replacement. Further, it obligates the County to prioritize mitigation on lands with slopes of 30% or less and outside of stream setbacks (18.108.020D1) and, if not feasible, on land with slopes up to 50% in areas that result in the highest biological and water quality protections as determined by the Director. As shown, a majority of the proposed oak woodland preservation area is located on land with slopes over 30%, and within the PG&E easement area. Please revise the proposed preservation area to meet these priorities (refer also to 2, Biological Resources Assessment items a-b, below).
- b. ECPA plans and/or narrative: Please provide revised plans and/or narrative that include, show or clarifying the information below:
 - i. The stream course as shown on the plans appears different than that identified in the wetland delineation found in the Biological Resources Report. Please confirm top-of-bank and setbacks for A2, B2.
 - ii. The location(s) for chemical mixing, cleaning, and storage.
 - iii. The location(s) and limits of proposed staging, rock stockpiles and/or crushing activities, and/or material and equipment storage area(s).
 - iv. The Water Availability Analysis states that water would be pumped from the well to an irrigation storage tank prior to entering the irrigation system. Please include proposed water tank location on the site plan.
 - v. Refer to 2, Biological Resources Assessment item c, below. Pending response to that item, revise the block boundaries to provide appropriate setbacks from the identified feature.

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

Biological Resources Assessment:

- a. The Biological Resources Assessment prepared by Northwest Biosurvey (dated June 23, 2020) assesses the impacts of a project area that does not include proposed Blocks A2 and B2. Given the location of these blocks adjacent to stream setbacks and within the oak woodland community, please provide an

addendum to the report, including a floristic survey and identifying impacts related to the currently proposed project area (including A2 and B2) and any potential additional mitigation.

- b. As observed on the site visit, the steep slopes and rocky substrate through much of the proposed oak woodland preservation area (in addition to the PG&E easement that bisects it) may not result in the “highest biological and water quality protections” as required by the vegetation removal mitigation requirements found in NCC 18.108.020D and D.1 Please include an opinion of the quality of oak woodland habitat in the proposed preservation area in relation to that on the rest of the parcel and the habitat proposed for removal.
- c. County GIS shows a potential ephemeral drainage on the western side of the parcel, near the vineyard on the adjacent parcel (APN 025-110-062 – refer to Exhibit B). While the contours for that potential drainage were reasonably visible despite the boulders on the site visit and thanks to the lack of vegetation post-fire, no water was present anywhere on site. County observations from previous work on the neighboring parcel ECP include reports of water observed flowing under and between the rocks in that drainage, and it was determined to be an ephemeral stream, although there is no obvious bed and bank due to the water traveling through the boulders. Please confirm that this area was considered and included in the biologist’s delineation and survey, and update as necessary.

Cultural Resources Report

- d. The Cultural Resources Evaluation prepared by ARS (dated July 2, 2020) assesses the impacts of a project area that does not include proposed Blocks A2 and B2, and references a potential prehistoric resource in the vicinity that was not located during their site visit due to thick vegetation. Please re-assess post-fire, confirm that any potential sites are located outside of vineyard block boundaries and have been recorded appropriately. Please include any potential project-related impacts and recommendations for mitigation.

Water Availability Analysis

- e. The Forman well is a non-project well located within 500’ of the proposed project well; as such, please perform a Tier II analysis to ensure per Napa County WAA Guidance Document (enclosed).

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



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David Morrison
Director

MEMORANDUM

To: Pamela Arifian Conservation Division	From: Daniel Hornett Engineering Service	
Date: April 16, 2021	Re: Permit No. P21-00047 Matthes Vineyards APN 025-070-043 Erosion Control Plan	

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

USLE

1. Transect A is calculated with a slope of 21% however the slope sections on sheet EC3 list transect A as having 20% slope. Please revise for consistency.
2. Please clarify why USLE calculations account for 4 transect Cs and 2 transect Gs. If these are intended to be transect segments to model an irregular slope, please revise analysis to follow the procedure described on page 16 of USDA Ag Handbook 537.
3. According to the 1978 Napa County Soil Survey, Kidd Complex and Kidd part of Rock outcrops have T=1 and no K value.
 - a. Please provide the reference material for the K value used.
4. Repeating the LS calculation using the same slope and section lengths does not yield the same results as provided in the USLE report. Please check the calculation for consistency with LS calculation on page 12 of Ag Handbook 537
 - a. Provided LS values for transects B, I, and J are higher than calculated
 - b. Provided LS values for transects A, D, E, F, G1, H are lower than calculated
 - c. Transect G2 is significantly different than calculated. Calculations result in LS=3.76, not 6.2
 - d. LS for transect K appears to be accurate.
5. Please clarify why LS for transect G1 increases between existing and proposed conditions with no change in slope or transect section length.
6. Please revise cover descriptions for each transect and clearly state each component:
 - a. Height of canopy
 - b. Percentage of canopy cover
 - c. Percentage of ground cover (independent of canopy)
 - i. Constitution of ground cover
 1. Percentage of grassy material comprising the total ground cover

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

2. Percentage of broadleafed/weedy material comprising the ground cover
3. Decaying ground litter greater than 2 inches deep should be accounted in the G (grassy) cover factor.

Hydrology

1. Based on the site visit on 4/12/21, the vegetation exhibit on sheet EC9, and the biologist's report, the majority of Watershed A appears to be a mixed chaparral type vegetation.
 - a. Please revise curve numbers to use a more appropriate land use selection than Woods and Grass Combination, such as Mixed Brush.
2. Please remove the run-off factor sheets. The Rational Method as provided in the Napa County Road and Street Standards is intended for design of roadways and roadway culverts.
 - a. It appears these factors are inputted into the analysis as Manning's n for sheet flow. Please justify these values in terms of other comparable Manning's n values instead.
3. Explain how the pre-project analysis for watersheds A and C accounts for the linear outlet/point of interest to provide an accurate peak flow across the entire outlet.
4. The time of concentration flow path for Watershed B only reaches the entrance of the channel. Please revise pre-project Watershed B analysis to calculate for peak runoff where flows concentrate at the bottom of the sub-watershed.
5. Please provide a hydraulic analysis exhibit demonstrating all drainage infrastructure including subbasins, nodes, links, pipes and channels using the same naming conventions as in the proposed condition summaries (pages 70-72 and 113-116 of the drainage report), in order to verify the routing

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Daniel Hornett from Napa County PBES Department Engineering Division at (707) 299.1358 or via e-mail at Daniel.Hornett@countyofnapa.org.

Pam Arifian
Napa County Planning, Building
& Environmental Health Services
Planning Division
1195 Third Street, Suite 210
Napa, CA 94559

Re: Matthes Vineyards Erosion Control Plan, Meadowood Lane, Napa County, CA, APN
025-070-043, Permit #P21-00047-ECPA

Dear Mrs. Arifian:

We are in receipt of your Memorandum dated April 19, 2021 and the Memorandum from Daniel Hornett at Napa County Engineering Division dated April 16, 2021 regarding the above referenced project and offer the following responses (in italics).

Exhibit A:

1.a. Vegetation Canopy Cover Retention and Removal Mitigation

- i. The Vegetation Canopy Cover analysis provided is based on the 2016 aerial. Per NCC 8.80.130B, Conservation Regulations for fire-damaged properties, the vegetation retention analysis should utilize the aerial from June 19, 2018; please update accordingly.

The aerial image shown on the plans is the 2018 image provided by the Napa County GIS department. The note on the plans has been corrected.

- ii. Conservation Regulations 18.108.020D obligates the County to mitigate vegetation canopy cover removal on a 3:1 ratio (unless otherwise noted in that section) through preservation of comparable cover or replacement. Further, it obligates the County to prioritize mitigation on lands with slopes of 30% or less and outside of stream setbacks (18.108.020D1) and, if not feasible, on land with slopes up to 50% in areas that result in the highest biological and water quality protections as determined by the Director. As shown, a majority of the proposed oak woodland preservation area is located on land with slopes over 30%, and within the PG&E easement area. Please revise the proposed preservation area to meet these priorities (refer also to 2, Biological Resources Assessment items a-b, below).

The Oak Woodland Preservation Area identified on the plans has been revised to exclude the PG&E easement and expanded to include the area previously marked for vineyard Block A2 as recommended by the biologist. The unique shape of this area raises concerns about how it will be described/identified by a land surveyor during the easement creation process.

1.b. ECPA plans and/or narrative:

- i. The stream course as shown on the plans appears different than that identified in the wetland delineation found in the Biological Resources Report. Please confirm top-of-bank and setbacks for A2, B2.

The stream course shown on the plans was determined using the aerial survey provided by Albion Surveys, dated January 10, 2006. The alignment of the stream has been coordinated with the biologist and archeologist and their respective reports have been updated. The top-of-bank and setback near vineyard block B2 has been confirmed as shown on the plans.

- ii. The location(s) for chemical mixing, cleaning, and storage.

There is no proposed onsite chemical mixing, cleaning, and storage for this project. These tasks will be performed offsite as noted in our response to Item #6 in section "Itemized Fertilizer and Pesticide Information" of the "Attachment A, Supplemental Project Information".

- iii. The location(s) and limits of proposed staging, rock stockpiles and/or crushing activities, and/or material and equipment storage area(s).

The proposed staging, material, and equipment storage area will be temporary and will be near the existing well. Rock stockpiles and/or crushing activities will follow the construction of the vineyard blocks as they are developed. Per the Narrative Supplement, rock spoils generated as a result of land disturbing activity will be used onsite as part of the erosion control measures.

- iv. The Water Availability Analysis states that water would be pumped from the well to an irrigation storage tank prior to entering the irrigation system. Please include proposed water tank location on the site plan.

Two (2) 10,000 gallon irrigation storage tanks are shown on the plans north of Block B1 near the property line.

- v. Refer to 2, Biological Resources Assessment item c, below. Pending response to that item, revise the block boundaries to provide appropriate setbacks from the identified feature.

A revised Biological Resources Assessment prepared by Northwest Biosurvey is included with this resubmittal which addresses any potential ephemeral drainage on the parcel.

2. Biological Resources Assessment

- a. The Biological Resources Assessment prepared by Northwest Biosurvey (dated June 23, 2020) assesses the impacts of a project area that does not include proposed Blocks A2 and B2. Given the location of these blocks adjacent to stream setbacks and within the oak woodland community, please provide an addendum to the report, including a floristic survey and identifying impacts related to the currently proposed project area (including A2 and B2) and any potential additional mitigation.

A revised Biological Resources Assessment prepared by Northwest Biosurvey is included in this resubmittal that addresses the entire parcel and all proposed vineyard blocks.

- b. As observed on the site visit, the steep slopes and rocky substrate through much of

the proposed oak woodland preservation area (in addition to the PG&E easement that bisects it) may not result in the “highest biological and water quality protections” as required by the vegetation removal mitigation requirements found in NCC 18.108.020D and D.1 Please include an opinion of the quality of oak woodland habitat in the proposed preservation area in relation to that on the rest of the parcel and the habitat proposed for removal.

A revised Biological Resources Assessment prepared by Northwest Biosurvey is included with this resubmittal which addresses the entire parcel, all proposed vineyard blocks, and the quality of the existing oak woodland habitat now being preserved in the area where Block A2 was previously identified to be developed. Block A2 is no longer proposed under this application.

- c. County GIS shows a potential ephemeral drainage on the western side of the parcel, near the vineyard on the adjacent parcel (APN 025-110-062 – refer to Exhibit B). While the contours for that potential drainage were reasonably visible despite the boulders on the site visit and thanks to the lack of vegetation post-fire, no water was present anywhere on site. County observations from previous work on the neighboring parcel ECP include reports of water observed flowing under and between the rocks in that drainage, and it was determined to be an ephemeral stream, although there is no obvious bed and bank due to the water traveling through the boulders. Please confirm that this area was considered and included in the biologist’s delineation and survey, and update as necessary.

A revised Biological Resources Assessment prepared by Northwest Biosurvey is included with this resubmittal which addresses any potential ephemeral drainage on the parcel.

- d. The Cultural Resources Evaluation prepared by ARS (dated July 2, 2020) assesses the impacts of a project area that does not include proposed Blocks A2 and B2, and references a potential prehistoric resource in the vicinity that was not located during their site visit due to thick vegetation. Please re-assess post-fire, confirm that any potential sites are located outside of vineyard block boundaries and have been recorded appropriately. Please include any potential project-related impacts and recommendations for mitigation.

A revised Cultural Resources Evaluation prepared by ARS is included with this resubmittal which addresses the entire parcel, all proposed vineyard blocks, any potential sites, and provides mitigation recommendations which have been incorporated into the proposed project.

- e. The Forman well is a non-project well located within 500’ of the proposed project well; as such, please perform a Tier II analysis to ensure per Napa County WAA Guidance Document (enclosed).

The Water Availability Analysis (WAA) has been updated to address the non-project (Forman) well using the Tier II criteria. Additionally, the WAA has been updated to consider the recent Board of Supervisors Executive Order regarding limits on groundwater extraction (0.3 acre-feet per acre annually).

USLE:

1. Transect A is calculated with a slope of 21% however the slope sections on sheet EC3 list transect A as having 20% slope. Please revise for inconsistency.

The slope shown on the plans for the Transect A for Vineyard Block A has been updated to 21% so that it is now consistent with the USLE worksheet.

2. Please clarify why USLE calculations account for 4 transect Cs and 2 transect Gs. If these are intended to be transect segments to model an irregular slope, please revise analysis to follow the procedure described on page 16 of USDA AG Handbook 537.

Transect C for Block A1 has been revised into three (3) segments which account for a soil change and a concave slope. Transect G for Block B1 has two (2) segments which account for a change in soil type. Both transects analysis follow the USDA AG Handbook 537 procedure.

3. According to the 1978 Napa County Soil Survey, Kidd Complex, and Kidd part of Rock outcrops have T=1 and no K value.
 - a. Please provide the reference material for the K value used.

Included in this resubmittal is the RUSLE2 Related Attributes provided by Kelly Gin of the USDA NRCS which show corresponding K-values used for the Rock outcrop-Kidd complex, 50 to 75% slopes, soil type (177).

4. Repeating the LS Calculation using the same slope and section lengths does not yield the same results as provided in the USLE report. Please check the calculation for consistency with LS calculation on page 12 of Ag Handbook 537.
 - a. Provided LS values for transects B, I, and J are higher than calculated.
 - b. Provided LS values for transects A, D, E, F, G1, H are lower than calculated.
 - c. Transect G2 is significantly different than calculated. Calculations result in LS=3.76, not 6.2

USLE calculations have been revised and verified. Small discrepancies may occur due to calculation rounding. Transect G has been relabeled as E for Block B1. Transect E has two (2) segments of approximately the same length but a different soil type. Following the procedure for Irregular Slopes in the USDA Ag Handbook 537, the total slope length of 180 +/- feet is considered when determining the LS; therefore, the segment LS values are equal to 4.98 and 6.89 for the 21% and 27% portions, respectively.

- d. LS for transect K appears to be accurate.

Transect K in Block C has been removed and now only transect H remains.

5. Please clarify why LS for transect G1 increases between existing and proposed conditions with no change in slope or transect section length.

Transect G1 has been relabeled as E1 for Block B1. The LS and corresponding LSs calculation for E1 has been corrected so there is no change between existing and proposed conditions.

6. Please revise cover descriptions for each transect and clearly state each component;
 - a. Height of canopy
 - b. Percentage of canopy cover
 - c. Percentage of ground cover (independent of canopy)
 - i. Constitution of ground cover
 1. Percentage of grassy material comprising the total ground cover
 2. Percentage of broadleafed/weedy material comprising the ground cover.
 3. Decaying ground litter greater than 2 inches deep should be accounted in the G (grassy) cover factor.

The requested information can be found in the "Existing Condition", "Cover", and "% Ground Cover" sections of the worksheets. Only those characteristics being considered that apply to the condition are provided (ie. if there is no "decaying ground litter" then a description is omitted rather than providing a "0%" notation).

Hydrology:

7. Based on the site visit on 4/12/21, the vegetation exhibit on sheet EC9, and the biologist's report, the majority of Watershed A appears to be a mixed chaparral type vegetation.
 - a. Please revise curve numbers to use a more appropriate land use selection than Woods and Grass Combination, such as Mixed Brush.

The Curve Numbers used in the Drainage Report have been revised based on the biologist's report and field visits by Bartelt Engineering staff. A CN representing the mixed chaparral, grass, and rock outcrops has been implemented where applicable.

8. Please remove the run-off factor sheets. The Rational Method as provided in the Napa County Road and Street Standards is intended for design of roadways and roadway culverts.
 - a. It appears these factors are inputted into the analysis as Mannings's for sheet flow. Please justify these values in terms of other comparable Manning's n values instead.

Manning's values have been updated based on the TR-55 manual and not the NCR&SS run-off factor sheets.

9. Explain how the pre-project analysis for watersheds A and C accounts for the linear outlet/point of interest to provide an accurate peak flow across the entire outlet.

The Drainage Report discusses why Watersheds A & C can be considered linear points of concentration rather than your typical singular point. Based on the topographic contours and field visits, a discrete single point of concentration was not identified for the existing (pre-development) condition. Furthermore, the proposed tee-spreaders and rock energy dissipator and level spreader provide the means that force the discharge to return linear or parallel, overland sheet flow rather than concentrated flow.

10. The time of concentration flow path for Watershed B only reaches the entrance of the channel. Please revise the pre-project Watershed B analysis to calculate for peak runoff where flows concentrate at the bottom of the sub-watershed.

The Point of Concentration location for Watershed B has been revised to include an analysis of channel flow within the existing drainage course just prior to the existing gravel access road.

11. Please provide a hydraulic analysis exhibit demonstrating all drainage infrastructure including subbasins, nodes, links, pipes, and channels using the same naming conventions as in the proposed condition summaries (pages 70-72 and 113-116 of the drainage report), in order to verify the routing.

As we discussed on the phone, all the drop inlets (DI) shown on the plans have labels that correspond to the calculation worksheets. Catchment areas (subbasins), diversion swales (DV/channels/links), and drop inlets (DI/junctions/nodes) are associated with each other by similar naming convention (ie. DV-23 intercepts flow from catchment Sub-A_23 and conveys it to DI 23).

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

Sincerely,



Michael G. Grimes, P.E.
Project Engineer

Enclosures

cc: Greg Desmond, Desmond Land Use Consulting



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Planning, Building & Environmental Services

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

David Morrison
Director

October 12, 2022

CERTIFIED MAIL

William and Leigh Matthes
1508 Spring Street
St. Helena, CA 94574

**RE: Application Completeness Determination #2– Matthes Vineyard
Agricultural Erosion Control Plan (ECPA) # P21-00047-ECPA
Meadowood Lane, St. Helena: APN 025-070-043**

Dear Mr. and Mrs. Matthes,

Thank you for the September 12, 2022 resubmittal of the referenced ECPA application. The initial review of the subject ECPA application package has found that the information detailed in Exhibit A is needed to effectively enable the County to continue with the review of the request and to declare your application complete.

Exhibit A also identifies environmental information necessary to adequately describe project and evaluate the significance of any potential impacts the project may have on the environment pursuant to the California Environmental Quality Act (CEQA), and to prepare a technically adequate and legally defensible CEQA document and determination: either a Negative Declaration or Environmental Impact Report.

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

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

Thank you in advance for providing the requested 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 provided within 90 days of the date of this letter (i.e. by **January 10, 2023**), the application will be deemed "abandoned" pursuant to Section 401(b)(2) of Napa County's Local CEQA Procedures, unless an extension is granted by the Director as provided in the Procedures. Should the application be deemed abandoned, any unused funds will be returned and no further work will be performed on the application.

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

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

Sincerely,



Pam Arifian
Planner III

cc: Patrick Ryan, Deputy Director, PBES (via email)
Bartelt Engineering, 1303 Jefferson Street, Suite 200B, Napa, CA 94559 (via email with enclosures)
Project files (without enclosures)

Enclosures: Exhibit A, Application Completeness Determination #2 – Information Request: No. P21-00047-ECPA

EXHIBIT A
APPLICATION COMPLETENESS DETERMINATION #2 – INFORMATION REQUEST
Matthes Vineyard P21-00047-ECPA: APN 025-070-043

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

a. Vegetation Removal & Mitigation:

- i. Thank you for the revised vegetation canopy cover removal mitigation preservation area details. Sheet EC9 indicates that 0.2-acre of coniferous forest and 2.3 acres of oak woodland would be removed by the proposed project for a total of 2.5 acres of vegetation canopy cover removal. However, the 3:1 removal mitigation ratio is based on the oak woodland canopy removal only, for a total 3:1 mitigation ratio of 6.9 acres. Per NCC Section 18.108.030, the vegetation canopy cover includes both oak woodland and coniferous forest; therefore, the 3:1 removal mitigation ratio should include a total of 7.5 acres (2.5 acres x 3). Please revise Sheet EC9 and EC1 preservation area accordingly. Also confirm whether the vineyard road between Block A and C is included in the canopy cover removal and mitigation analysis; revise as necessary.
- ii. As shown, the proposed vegetation preservation area (EC1) encroaches into the easement area, in which the Grantee is allowed to clear trees, as detailed on page 3 item 4(a) of the Grant of Easement 1995-026964 that was attached to the WAA (thank you for providing the recorded easement). Please revise the preservation area on Sheet EC1 to exclude vegetation canopy cover within the easement area.
- iii. As proposed, the project would remove 60% of the total 0.1-acre blue oak woodland found on the parcel, as identified in the biological resources report. Revise plans to exclude from development all of the identified blue oak woodland pursuant to General Plan Policy CON-24, which requires maintenance and improvement of species diversity and mixture of species to the maximum extent feasible.

b. ECPA:

- i. Please indicate whether the irrigation tanks are included in total disturbed area for Block B-1.
- ii. It is noted from the response letter for item 1.b.iii that the staging, material and equipment storage area will be temporary and near the existing well, although it is unclear whether that is within Block A1 or outside of that block. If outside of the proposed development areas, the area will need to be disclosed in the environmental document; please indicate on the plans and include total area for that temporary disturbance, as well as restoration plans (if not included in footprint of Block A1).
- iii. Remove Mitigation Measure 2.
- iv. Revise Mitigation Measure 5 to read "All mapped drainages and required setbacks (pursuant to Napa County Code Section 18.108.025) shall be avoided." Remove Mitigation Measure 6, which alludes to work in or near the ephemeral drainage.
- v. Remove section entitled "Recommended Measures" as discussed.

2. Supplemental Environmental Information: The following information is necessary for the County to; adequately disclose and evaluate potential impacts of the proposed project pursuant to CEQA; assess the

project's compliance with applicable General Plan Goals and Policies and the County Conservation Regulations; and to complete the ECPA application to continue its review and processing.

Water Availability Analysis

- a. The groundwater demand analysis accurately assesses the proposed vineyard development as well as the primary residence entitled under viewshed permit #P07-00370. However, the recharge area includes the approximate 0.25-acre development area of the residence, which would not be available for recharge at full buildout. Please revise the WAA to exclude the residential development area from the recharge analysis to more accurately and conservatively assess the groundwater recharge and water availability for the proposed project.
- b. Due to ongoing and projected continued drought, the County practice is to use the most conservative recharge precipitation and recharge volumes, and has moved away from the dry / wet year analysis based on the 30 year PRISM data to utilization of the PRISM data from the 10 most recent available years, which more accurately represents the current condition. The Track 1 WAA utilized the 30-year PRISM data and identified a dry year (1994) recharge rate of 7.9 acre feet. As proposed, proposed demand for the vineyard and entitled residence is above the dry-year recharge rate at 9.33 acre-feet per year. To be consistent with current County practice, please either revise the Track 1 recharge analysis utilizing the most recent 10 year PRISM data, or leave as-is, recognizing that the County will be obligated to cap groundwater use at that dry year recharge amount and mitigate the project size accordingly.



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David Morrison
Director

MEMORANDUM

To: Pamela Arifian Conservation Division	From: Daniel Hornett Engineering Service
Date: October 14, 2022	Re: Permit No. P21-00047 Matthes Vineyards APN 025-070-043 Erosion Control Plan

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

USLE

1. Please provide a spot spray exhibit for areas requiring 90% percent coverage in Block A1
2. The USLE evaluation of transects C and E does not appear to follow the Ag Handbook 537 guidance for irregular slopes. The irregular slope methodology requires equilength segments that are evaluated for LS, then multiplied by the M factors provided in Table 4 of Ag Handbook 537 which weights the soil loss along the segments of the irregular transect.
 - a. The proposed conditions may not require an irregular slope analysis as the diversion ditches break up the flow paths. Therefore, the relevant proposed-condition to compare to the pre-project condition is the section between diversion ditches with the highest soil loss value.

Hydrology

1. Please provide a source or calculations for the "run-off factors" used as Manning's n values.
2. The "bare and untilled" surface type is used for modeling vineyard conditions and pre-project chapparal/grassland. Please choose more representative surface coverage types that depicts the vegetation growth. "Cultivated straight rows" or "short grass pasture" may be accurate for the vineyard conditions. The pre-project chapparal conditions may be more accurately modeled as "short grass pasture" or "woodland surface."
3. The drainage report demonstrates an increase in peakflow runoff in watershed B in the 50 and 100 year storms
 - a. The results in Table 8 for watershed B are not consistent with the values in other tables
4. Watershed B is primarily located in a conifer and oak forest, however the pre-project curve number is modeled as Woods & Grass Combo (Fair). Please revise the land use types to more accurately reflect the pre-project conditions.

5. In watershed B the pre-project surface type for shallow concentrated flow is modeled as "Forest", and the post-project is modeled as "woodland", however there is no apparent change in the flowpath. Please revise for consistency.
6. The time of concentration flow path for Watershed B only reaches the entrance of the channel. Please revise pre-project Watershed B analysis to calculate for peak runoff where flows concentrate at the bottom of the sub-watershed.
7. Please revise the pre-project flowpath in watershed C to be more consistent with the location of the post-project flowpath through the chapparal/grassy area.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Daniel Hornett from Napa County PBES Department Engineering Division at (707) 299.1358 or via e-mail at Daniel.Hornett@countyofnapa.org.

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

Re: Matthes Vineyard Agricultural Erosion Control Plan, Meadowood Lane, St. Helena, CA
APN 025-070-043, #P21-00047-ECPA

Dear Mrs. Arifian:

We are in receipt of your letter dated October 12, 2022 and the Memorandum prepared by Daniel Hornett of the Engineering Division dated October 14, 2022 regarding the above mentioned project located at the APN referenced above and offer the following responses to your comments (*in italics*):

**AGRICULTURAL EROSION CONTROL PLAN APPLICATION COMPLETENESS
ITEMS: VEGETATION REMOVAL & MITIGATION**

1. Thank you for the revised vegetation canopy cover removal mitigation preservation area details. Sheet EC9 indicates that 0.2-acre of coniferous forest and 2.3 acres of oak woodland would be removed by the proposed project for a total of 2.5 acres of vegetation canopy cover removal. However, the 3:1 removal mitigation ratio is based on the oak woodland canopy removal only, for a total 3:1 mitigation ratio of 6.9 acres. Per NCC Section 18.108.030, the vegetation canopy cover includes both oak woodland and coniferous forest; therefore, the 3:1 removal mitigation ratio should include a total of 7.5 acres (2.5 acres x 3). Please revise Sheet EC9 and EC1 preservation area accordingly. Also confirm whether the vineyard road between Block A and C is included in the canopy cover removal and mitigation analysis; revise as necessary.

The plans and calculations have been revised to include both the proposed coniferous forest and oak woodland canopy removal and associated mitigation area.

2. As shown, the proposed vegetation preservation area (EC1) encroaches into the easement area, in which the Grantee is allowed to clear trees, as detailed on page 3 item 4(a) of the Grant of Easement 1995-026964 that was attached to the WAA (thank you for providing the recorded easement). Please revise the preservation area on Sheet EC1 to exclude vegetation canopy cover within the easement area.

The plans have been revised to exclude the easement area but still satisfy the preservation area requirement.

3. As proposed, the project would remove 60% of the total 0.1-acre blue oak woodland found on the parcel, as identified in the biological resources report. Revise plans to exclude from development all of the identified blue oak woodland pursuant to

General Plan Policy CON-24, which requires maintenance and improvement of species diversity and mixture of species to the maximum extent feasible.

The plans have been revised so that none of the blue oak woodland habitat is removed as a result of the proposed project.

AGRICULTURAL EROSION CONTROL PLAN APPLICATION COMPLETENESS ITEMS: ECPA

1. Please indicate whether the irrigation tanks are included in total disturbed area for Block B-1.

The proposed irrigation tank pads are included in the Disturbed Acreage calculation shown on sheet EC3 of the plans.

2. It is noted from the response letter for item 1.b.iii that the staging, material and equipment storage area will be temporary and near the existing well, although it is unclear whether that is within Block A1 or outside of that block. If outside of the proposed development areas, the area will need to be disclosed in the environmental document; please indicate on the plans and include total area for that temporary disturbance, as well as restoration plans (if not included in footprint of Block A1).

The staging, material, and equipment storage area shown on the plans will be temporary during the vineyard development phase(s); however, this area will permanently remain available during agricultural vineyard operations (harvest, annual erosion control implementation, etc.) and therefore the proposed deer fencing, BMPs, and the Disturbed Acreage value has been revised to include this area.

3. Remove Mitigation Measure 2.

Mitigation Measure #2 has been removed.

4. Revise Mitigation Measure 5 to read "All mapped drainages and required setbacks (pursuant to Napa County Code Section 18.108.025) shall be avoided." Remove Mitigation Measure 6, which alludes to work in or near the ephemeral drainage.

Mitigation Measure #5 has been updated.

5. Remove section entitled "Recommended Measures" as discussed.

All Recommended Measures have been removed.

SUPPLEMENTAL ENVIRONMENTAL INFORMATION: WATER AVAILABILITY ANALYSIS

1. The groundwater demand analysis accurately assesses the proposed vineyard development as well as the primary residence entitled under viewshed permit #P07-00370. However, the recharge area includes the approximate 0.25-acre development area of the residence, which would not be available for recharge at full buildout. Please revise the WAA to exclude the residential development area from

the recharge analysis to more accurately and conservatively assess the groundwater recharge and water availability for the proposed project.

The Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual requires compliance with the California's State Water Resources Control Board issued Phase II Stormwater National Pollutant Discharge Elimination System (NPDES) Permit for small Municipal Separate Storm Sewer System (MS4). Provision E.12 of the permit requires projects of a certain size, similar to the approved residential project, to control stormwater runoff rates and volumes; therefore, stormwater runoff from the impervious areas will be captured and allowed to infiltrate into the ground and considered as infiltration under the ultimate build-out of the parcel with no reduction required.

2. Due to ongoing and projected continued drought, the County practice is to use the most conservative recharge precipitation and recharge volumes, and has moved away from the dry / wet year analysis based on the 30 year PRISM data to utilization of the PRISM data from the 10 most recent available years, which more accurately represents the current condition. The Track 1 WAA utilized the 30-year PRISM data and identified a dry year (1994) recharge rate of 7.9 acre feet. As proposed, proposed demand for the vineyard and entitled residence is above the dry-year recharge rate at 9.33 acre-feet per year. To be consistent with current County practice, please either revise the Track 1 recharge analysis utilizing the most recent 10 year PRISM data, or leave as-is, recognizing that the County will be obligated to cap groundwater use at that dry year recharge amount and mitigate the project size accordingly.

The WAA has been revised to reflect Napa County's current practice of using the most recent 10-year PRISM data and the removal of Block C.

ENGINEERING DIVISION COMMENTS: USLE

1. Please provide a spot spray exhibit for areas requiring 90% percent coverage in Block A1.

Weeds control in Block 'A1' is not by spot spray or spray strip but proposed to be by manual or mechanical methods only. Please note that the label for this block has changed from 'A1' to just 'A'.

2. The USLE evaluation of transects C and E does not appear to follow the Ag Handbook 537 guidance for irregular slopes. The irregular slope methodology requires equilength segments that are evaluated for LS, then multiplied by the M factors provided in Table 4 of Ag Handbook 537 which weights the soil loss along the segments of the irregular transect.
 - a. The proposed conditions may not require an irregular slope analysis as the diversion ditches break up the flow paths. Therefore, the relevant proposed-condition to compare to the pre-project condition is the section between diversion ditches with the highest soil loss value.

The transects C and E have been revised so that they are no longer analyzed as irregular slopes.

ENGINEERING DIVISION COMMENTS: HYDROLOGY

1. Please provide a source or calculations for the "run-off factors" used as Manning's n values.

The Manning's roughness 'n' values used in the SCS TR-55 Time of Concentration calculations for Sheet Flow and Shallow Concentrated Flow are taken from the USACE, 1998, HEC-1 Flood Hydrograph Package User's Manual, Hydrologic Engineering Center, Davis, CA and Soil Conservation Service, 1986, Urban Hydrology for Small Watersheds, Technical Release 55, U.S. These tables are built into the Autodesk Storm and Sanitary Analysis 2023 software.

2. The "bare and untilled" surface type is used for modeling vineyard conditions and pre-project area/grassland. Please choose more representative surface coverage types that depicts the vegetation growth. "Cultivated straight rows" or "short grass pasture" may be accurate for the vineyard conditions. The pre-project chapparral conditions may be more accurately modeled as "short grass pasture" or "woodland surface."

The analysis has been revised as requested.

3. The drainage report demonstrates an increase in peakflow runoff in watershed B in the 50 and 100 year storms.

The model has been revised due to the previous comments and removal of Block 'C' from the project. Post-Development results show no increase in stormwater runoff or volume under any storm event and duration.

- a. The results in Table 8 for watershed B are not consistent with the values in other tables.

The values in Table 8 were not representative of any one single output sheet but were a result of the summation of values found in the output files. Please note that the label for this table has changed from 'Table 8' to 'Table 7'.

4. Watershed B is primarily located in a conifer and oak forest, however the pre-project curve number is modeled as Woods & Grass Combo (Fair). Please revise the land use types to more accurately reflect the pre-project conditions.

The analysis has been revised as requested.

5. In watershed B the pre-project surface type for shallow concentrated flow is modeled as "Forest", and the post-project is modeled as "woodland", however there is no apparent change in the flowpath. Please revise for consistency.

The analysis has been revised as requested.

6. The time of concentration flow path for Watershed B only reaches the entrance of the channel. Please revise pre-project Watershed B analysis to calculate for peak runoff where flows concentrate at the bottom of the sub-watershed.

The model has been revised as requested.

7. Please revise the pre-project flowpath in watershed C to be more consistent with the location of the post-project flowpath through the chapparal/grassy area.

Block 'C' has been removed from the proposed project.

If you require any additional information or have any questions regarding the information provided, please feel free to contact me at your earliest convenience at (707) 492-1183.

Sincerely,



Michael Grimes, P.E.
Project Engineer

enclosures

cc: Leigh Matthes, parcel owner and applicant
Greg Desmond, Desmond Land Use Consulting



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

Brian Bordona
Interim Director

January 4, 2023

CERTIFIED MAIL

William and Leigh Matthes
1508 Spring Street
St. Helena, CA 94574

**RE: Application Completeness Determination #3– Matthes Vineyard
Agricultural Erosion Control Plan (ECPA) # P21-00047-ECPA
Meadowood Lane, St. Helena: APN 025-070-043**

Dear Mr. and Mrs. Matthes,

Thank you for the December 5, 2022 resubmittal of the referenced ECPA application. The initial review of the subject ECPA application package has found that the information detailed in Exhibit A is needed to effectively enable the County to continue with the review of the request and to declare your application complete.

Exhibit A also identifies environmental information necessary to adequately describe project and evaluate the significance of any potential impacts the project may have on the environment pursuant to the California Environmental Quality Act (CEQA), and to prepare a technically adequate and legally defensible CEQA document and determination: either a Negative Declaration or Environmental Impact Report.

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

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

Thank you in advance for providing the requested 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 provided within 90 days of the date of this letter (i.e. by **April 4, 2023**), the application will be deemed "abandoned" pursuant to Section 401(b)(2) of Napa County's Local CEQA Procedures, unless an extension is granted by the Director as provided in the Procedures. Should the application be deemed abandoned, any unused funds will be returned and no further work will be performed on the application.

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

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

Sincerely,



Pam Arifian
Planner III

cc: Patrick Ryan, Deputy Director, PBES (via email)
Daniel Hornett, Assistant Engineer (via email)
Barielt Engineering, 1303 Jefferson Street, Suite 200B, Napa, CA 94559 (via email with enclosures)
Project files (without enclosures)

Enclosures: Exhibit A, Application Completeness Determination #3 – Information Request: No. P21-00047-ECPA
Viewshed Protection Program Application

EXHIBIT A
APPLICATION COMPLETENESS DETERMINATION #3 – INFORMATION REQUEST
Matthes Vineyard P21-00047-ECPA: APN 025-070-043

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

a. Vegetation Removal & Mitigation:

- i. Confirm that vegetation canopy cover removal associated with the water storage tanks is included in the vegetation canopy cover removal and mitigation analysis. Please identify the total area required for tanks.
- ii. The Project Coverage Summary Table (Sheet EC-10) shows that the proposed condition includes 13.9 acres of vineyard, but the narrative and title sheet shows 13.1 gross acres. Please revise for consistency.
- iii. The Biological Resources report indicates that the project would remove 2.17 acres of coast live oak and 0.26-acre of Douglas fir forest, which results in a total of 2.43 acres removal, thus 7.29 acres of preservation mitigation is required. The ECPA identifies a total of 0.2-acre coniferous forest and 2.1 acres of oak woodland for a total of 2.3 acres vegetation canopy cover removal and thus 6.9 acres of preservation mitigation required. Please reconcile the difference and revise either the Biological Resources report or the ECP documents for consistency.

- b. Viewshed:** Due to their location on slopes over 15% and visibility from a designated viewshed road (Silverado Trail), the two irrigation tanks are subject to the Viewshed Protection Program. Please submit a Viewshed Application (enclosed) for the tanks – since they are part of the proposed ECPA, the Viewshed permit (and time spent reviewing and processing) will be associated with the account for this ECPA, and therefore no additional deposit is needed. In your resubmittal, please demonstrate compliance with the administrative criteria found in NCC Section 18.106.040(C) in order to clear the tanks from further processing under the Viewshed Protection Program.

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

Biological Resources Report:

- a. Refer to Item 1(a)(iii) and revise if necessary.
- b. The Biological Resources report makes reference to blue oaks occurring in the "southernmost vineyard block" (Block C) – please revise to remove references to any blocks other than the currently proposed Blocks A, B1 and B2.



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David Morrison
Director

MEMORANDUM

To:	Pamela Arifian Conservation Division	From:	Daniel Hornett Engineering Service
Date:	January 5, 2023	Re:	Permit No. P21-00047 Matthes Vineyards APN 025-070-043 Erosion Control Plan

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

1. Provide a note on the plans as to the manual and mechanical methods that shall be used to ensure 90% coverage is maintained in block A.
 - a. Lesser coverage may be sufficient to maintain or reduce soil loss from the pre-development conditions. It is recommended to reevaluate the required ground cover in the post-development condition.

USLE

1. K factors are inconsistent in the calculations for soil type 177. 0.49 is the value used in sections A, B, C1 and 0.29 is used for D, and E1. Please revise for consistency.
2. The calculations for existing transects C and E incorrectly use the factors for irregular slope analysis. The two existing section lengths should be equivalent and equal to the total slope length. The modification factors of 0.35 and 0.65 then reduce the total soil loss to attribute soil loss per transect segment.
 - a. Change in soil type should be included in the irregular slope analysis.
3. Please clarify how the existing condition cover values are calculated. For example, existing condition "Cover" is described identically for sections A and C, however use different "% Ground Cover values" and using these values I am unable to reproduce these calculations.
 - a. Please revise cover descriptions for each transect and clearly state each component:
 - i. Height of canopy
 - ii. Percentage of canopy cover
 - iii. Percentage of ground cover (independent of canopy)
 - iv. Constitution of ground cover
 1. Percentage of grassy material comprising the total ground cover
 2. Percentage of broadleafed/weedy material comprising the ground cover

Hydrology

1. The time of concentration flow path for Watershed B only reaches the entrance of the channel. Please revise pre-project Watershed B analysis to calculate for peak runoff where flows concentrate at the bottom of the sub-watershed.
 - a. *This comment was not addressed.*

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Daniel Hornett from Napa County PBES Department Engineering Division at (707) 299.1358 or via e-mail at Daniel.Hornett@countyofnapa.org.

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

Re: Matthes Vineyard Agricultural Erosion Control Plan, Meadowood Lane, St. Helena, CA
APN 025-070-043, #P21-00047-ECPA

Dear Mrs. Arifian:

We are in receipt of your letter dated January 4, 2023 and the Memorandum prepared by Daniel Hornett of the Engineering Division dated January 5, 2023 regarding the above mentioned project located at the APN referenced above and offer the following responses to your comments (*in italics*):

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. Vegetation Removal & Mitigation:

- a. Confirm that vegetation canopy cover removal associated with the water storage tanks is included in the vegetation canopy cover removal and mitigation analysis. Please identify the total area required for tanks.

The project has been revised and the vineyard irrigation tanks are no longer proposed; however, the area where the tanks could be erected in the future is included in the vegetation canopy cover removal area and mitigation analysis since it is part of the vineyard development's "disturbed area".

- b. The Project Coverage Summary Table (Sheet EC-10) shows that the proposed condition includes 13.9 acres of vineyard, but the narrative and title sheet shows 13.1 gross acres. Please revise for consistency.

The discrepancy between the value shown in the table on Sheet EC10 and the narrative and title sheet has been corrected. The disturbed area shown on the plans and reports is 13.2±. The table shows more than what the project proposes because it includes the existing vineyard (not planted by the applicant).

- c. The Biological Resources report indicates that the project would remove 2.17 acres of coast live oak and 0.26-acre of Douglas fir forest, which results in a total of 2.43 acres removal, thus 7.29 acres of preservation mitigation is required. The ECP A identifies a total of 0.2-acre coniferous forest and 2.1 acres of oak woodland for a total of 2.3 acres vegetation canopy cover removal and thus 6.9 acres of preservation

mitigation required. Please reconcile the difference and revise either the Biological Resources report or the ECP documents for consistency.

The project has been revised so that the Vegetation Canopy Mitigation area is 7.30± acres which is slightly more than the 7.29± acres required.

2. Viewshed:

Due to their location on slopes over 15% and visibility from a designated viewshed road (Silverado Trail), the two irrigation tanks are subject to the Viewshed Protection Program. Please submit a Viewshed Application (enclosed) for the tanks - since they are part of the proposed ECPA, the Viewshed permit (and time spent reviewing and processing) will be associated with the account for this ECP A, and therefore no additional deposit is needed. In your resubmittal, please demonstrate compliance with the administrative criteria found in NCC Section 18.106.040(C) in order to clear the tanks from further processing under the Viewshed Protection Program.,

The project has been revised and the vineyard irrigation tanks are no longer proposed therefore no Viewshed Application is necessary.

SUPPLEMENTAL ENVIRONMENTAL INFORMATION:

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

1. Biological Resources Report:

- a. Refer to Item I(a)(iii) [1.a.c] and revise if necessary.

The project has been revised so that the Vegetation Canopy Mitigation area is 7.30± acres which is slightly more than the 7.29± acres required.

- b. The Biological Resources report makes reference to blue oaks occurring in the "southernmost vineyard block" (Block C) - please revise to remove references to any blocks other than the currently proposed Blocks A, B1 and B2.

The report has been revised removing any reference to a "southernmost vineyard block".

ENGINEERING DIVISION COMMENTS:

Provide a note on the plans as to the manual and mechanical methods that shall be used to ensure 90% coverage is maintained in block A.

1. Lesser coverage may be sufficient to maintain or reduce soil loss from the predevelopment conditions. It is recommended to reevaluate the required ground cover in the post-development condition.

Farming Practices Notes #4 on EC3 states that "Block A will implement manual or mechanical weed control only." While proposing a lesser coverage for Block A may

satisfy the USLE Technical Adequacy requirements, it is also an objective our our plan to meet the State's General Waste Discharge Requirements (WDR) for Vineyard Properties.

USLE

1. K factors are inconsistent in the calculations for soil type 177. 0.49 is the value used in sections A, B, C1 and 0.29 is used for D, and E1. Please revise for consistency.

The K factors have been revised for consistency.

2. The calculations for existing transects C and E incorrectly use the factors for irregular slope analysis. The two existing section lengths should be equivalent and equal to the total slope length. The modification factors of 0.35 and 0.65 then reduce the total soil loss to attribute soil loss per transect segment.

Existing transect C has been broken into four (4) segments of approximately equal length while Transect E is broken into two (2) transects of approximately equal length.

3. Please clarify how the existing condition cover values are calculated. For example, existing condition "Cover" is described identically for sections A and C, however use different "% Ground Cover values" and using these values I am unable to reproduce these calculations.
 - a. Please revise cover descriptions for each transect and clearly state each component:
 - i. Height of canopy
 - ii. Percentage of canopy cover
 - iii. Percentage of ground cover (independent of canopy)
 - iv. Constitution of ground cover
 1. Percentage of grassy material comprising the total ground cover
 2. Percentage of broadleafed/weedy material comprising the ground cover

The USLE worksheets provide the "Existing Condition" and the "Cover" descriptions. Additional clarity has been added to the table cells.

ENGINEERING DIVISION COMMENTS: HYDROLOGY

1. The time of concentration flow path for Watershed B only reaches the entrance of the channel. Please revise pre-project Watershed B analysis to calculate for peak runoff where flows concentrate at the bottom of the sub-watershed.

Refer to element "DC-B" listed in the Channel Input and Channel Results sections of the model output sheets for Watershed B's flow through the drainage course. To obtain the total T_c, you will need to sum the T_c of the Watershed and the Travel Time through the channel.

February 10, 2023
Job No. 20-01



If you require any additional information or have any questions regarding the information provided, please feel free to contact me at your earliest convenience at (707) 492-1183.

Sincerely,

A handwritten signature in black ink that reads "Michael S. Grimes".

Michael Grimes, P.E.
Project Engineer

enclosures



cc: Leigh Matthes, parcel owner and applicant
Greg Desmond, Desmond Land Use Consulting



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Brian Bordona
Interim Director

March 22, 2023

CERTIFIED MAIL

William and Leigh Matthes
1508 Spring Street
St. Helena, CA 94574

**RE: Application Completeness Determination #4– Matthes Vineyard Conversion
Agricultural Erosion Control Plan (ECPA) # P21-00047-ECPA
Meadowood Lane, St. Helena: APN 025-070-043**

Dear Mr. and Mrs. Matthes,

Thank you for the March 10, 2023 resubmittal of the referenced ECPA application. The ECPA was reviewed by the Napa County Engineering Division for its technical adequacy in meeting no net increase soil loss and runoff requirements, and to verify project soil loss and hydrologic modeling assumptions. Any information or modifications to the Project's soil loss or hydrologic modeling requested by the Engineering Division to determine the adequacy of the ECPA will need to be provided to declare the application complete and continue its processing. The Engineering Review Memo is attached to 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.

Thank you in advance for providing the requested 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 provided within 90 days of the date of this letter (i.e. by **June 20, 2023**), the application will be deemed "abandoned" pursuant to Section 401(b)(2) of Napa County's Local CEQA Procedures, unless an extension is granted by the Director as provided in the Procedures. Should the application be deemed abandoned, any unused funds will be returned and no further work will be performed on the application.

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

Upon receipt and review of this letter, please feel free to contact me, if necessary, at (707) 259-5934 or pamela.arifian@countyofnapa.org or Daniel Hornett for USLE/Hydrologic analysis questions at (707) 299-1358 or daniel.hornett@countyofnapa.org to discuss your application or the requested information.

Sincerely,



Pam Arifian
Planner III

cc. Patrick Ryan, Deputy Director, PBES (via email)
Daniel Hornett, Assistant Engineer (via email)
Bartelt Engineering, 1303 Jefferson Street, Suite 200B, Napa, CA 94559 (via email with enclosures)
Project files (without enclosures)

Enclosures: Engineering Division Memo, dated March 21, 2023



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www.countyofnapa.org

David Morrison
Director

MEMORANDUM

To: Pamela Arifian Conservation Division	From: Daniel Hornett Engineering Service
Date: March 21, 2023	Re: Permit No. P21-00047 Matthes Vineyards APN 025-070-043 Erosion Control Plan

After review of the Matthes Erosion Control Plan (ECP) request the Engineering Division has determined the application to be incomplete. Please incorporate the following feedback into your plan set and report:

USLE

1. The "Proposed Cover" descriptions in the USLE calculations calls for a 16" wide strip spray, which does not match the proposed 15" spot spray demonstrated in the spot spray exhibit. Please revise for consistency.
2. Calculations for transects A-A, B-B, and C2-C2 propose ground cover values greater than demonstrated in the spot spray exhibit. How will 88% and 90% cover be achieved?
3. The cover value used in calculations for transect C4 matches the value for 40% grass instead of 60%
4. Please revise the analysis for transects C and E to follow the irregular slope methodology per Ag Handbook 537.
5. For blocks with variable cover crop requirements between and within transects (Blocks A and B1), please clearly demonstrate the areas of each cover value, or revise for consistency in the transects/blocks.

Hydrology

1. The drainage results in Table 3 demonstrate an increase in peak runoff in watershed B in a 2-year storm event. The value for existing and proposed are higher than in the model tables for channel results and the data confirms that there is an increase in peak flow in the 2-year event.

2. The values for watershed B peak flows in tables 3-6 have discrepancies with the calculated peakflows at DC-B in the S&S results. Please clarify why the discrepancies exist or revise for consistency. The values in table 7 also contain some discrepancies but are closer to the model results.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Daniel Hornett from Napa County PBES Department Engineering Division at (707) 299.1358 or via e-mail at Daniel.Hornett@countyofnapa.org.

Pam Arifian (pamela.arifian@countyofnapa.org)
Napa County Planning, Building & Environmental Services Department
Engineering and Conservation Division
1195 Third Street, Second Floor
Napa, CA 94558

Re: Matthes Vineyard Agricultural Erosion Control Plan, Meadowood Lane, St. Helena, CA
APN 025-070-043, #P21-00047-ECPA

Dear Mrs. Arifian:

We are in receipt of your letter dated March 22, 2023, and the Memorandum prepared by Daniel Hornett of the Engineering Division dated March 21, 2023 regarding the above mentioned project located at the APN referenced above and offer the following responses to your comments (*in italics*):

ENGINEERING DIVISION COMMENTS:

USLE

1. The "Proposed Cover" descriptions in the USLE calculations calls for a 16" wide strip spray, which does not match the proposed 15" spot spray demonstrated in the spot spray exhibit. Please revise for consistency.

Refer to the revised USLE Calculations for Vineyard Blocks B1 and B2 for the updated calculations with the removal of the spot spray condition and exhibit.

2. Calculations for transects A-A, B-B, and C2-C2 propose ground cover values greater than demonstrated in the spot spray exhibit. How will 88% and 90% cover be achieved?

Vineyard Block A containing transects A-A, B-B and C-C are being proposed with NO spot spray or strip spray. Weed control for Vineyard Block A is proposed by manual or mechanical methods.

3. The cover value used in calculations for transect C4 matches the value for 40% grass instead of 60%.

Refer to the revised USLE for the corrected predevelopment grass cover value of 40% for transect C-C.

4. Please revise the analysis for transects C and E to follow the irregular slope methodology per Ag Handbook 537.

Refer to the revised USLE for use of the irregular slope calculation methodology per Ag Handbook 537 for transects C and E.

5. For blocks with variable cover crop requirements between and within transects (Blocks A and B1), please clearly demonstrate the areas of each cover value, or revise for consistency in the transects/blocks.

Vineyard Block A is proposed with a 90% vegetative cover crop. Vineyard Block B1 is proposed with an 88% vegetative cover crop. Vineyard Block B2 is proposed with an 83% vegetative cover crop. Refer to the revised USLE Calculations for consistent cover crop requirements within each vineyard block.

HYDROLOGY

1. The drainage results in Table 3 demonstrate an increase in peak runoff in watershed B in a 2-year storm event. The value for existing and proposed are higher than in the model tables for channel results and the data confirms that there is an increase in peak flow in the 2-year event.

Refer to revised Drainage Analysis for Matthes Vineyards for the updated calculation for the peak runoff in Watershed A and Watershed B. Revisions were made to the proposed Curve Numbers based on a more appropriate definition for the vineyard blocks. The revised calculations show there is no increase in peak runoff.

2. The values for watershed B peak flows in tables 3-6 have discrepancies with the calculated peakflows at DCB in the S&S results. Please clarify why the discrepancies exist or revise for consistency. The values in table 7 also contain some discrepancies but are closer to the model results.

Refer to revised Drainage Analysis for Matthes Vineyards for the updated calculation for the peak runoff in Watershed A and Watershed B. Revisions were made to the proposed Curve Numbers based on a more appropriate definition for the vineyard blocks. All discrepancies have been corrected based on the revised calculations. The revised calculations show there is no increase in peak runoff.

If you require any additional information or have any questions regarding the information provided, please feel free to contact me at your earliest convenience at (707) 492-1180.

Sincerely,



Paul N. Bartelt, P.E.
Principal Engineer

enclosures

cc: Leigh Matthes, parcel owner and applicant
Greg Desmond, Desmond Land Use Consulting



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David Morrison
Director

MEMORANDUM

To: Pamela Arifian Conservation Division	From: Daniel Hornett Engineering Service
Date: March 21, 2023	Re: Permit No. P21-00047 Matthes Vineyards APN 025-070-043 Erosion Control Plan

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

USLE

1. The "Proposed Cover" descriptions in the USLE calculations calls for a 16" wide strip spray, which does not match the proposed 15" spot spray demonstrated in the spot spray exhibit. Please revise for consistency.
2. Calculations for transects A-A, B-B, and C2-C2 propose ground cover values greater than demonstrated in the spot spray exhibit. How will 88% and 90% cover be achieved?
3. The cover value used in calculations for transect C4 matches the value for 40% grass instead of 60%
4. Please revise the analysis for transects C and E to follow the irregular slope methodology per Ag Handbook 537.
5. For blocks with variable cover crop requirements between and within transects (Blocks A and B1), please clearly demonstrate the areas of each cover value, or revise for consistency in the transects/blocks.

Hydrology

1. The drainage results in Table 3 demonstrate an increase in peak runoff in watershed B in a 2-year storm event. The value for existing and proposed are higher than in the model tables for channel results and the data confirms that there is an increase in peak flow in the 2-year event.

2. The values for watershed B peak flows in tables 3-6 have discrepancies with the calculated peakflows at DC-B in the S&S results. Please clarify why the discrepancies exist or revise for consistency. The values in table 7 also contain some discrepancies but are closer to the model results.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Daniel Hornett from Napa County PBES Department Engineering Division at (707) 299.1358 or via e-mail at Daniel.Hornett@countyofnapa.org.



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June 6, 2023

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Brian D. Bordona
Interim Director

CERTIFIED MAIL

William and Leigh Matthes
1508 Spring Street
St. Helena, CA 94574

**RE: Application Completeness Determination #5– Matthes Vineyard Conversion
Agricultural Erosion Control Plan (ECPA) # P21-00047-ECPA
Meadowood Lane, St. Helena: APN 025-070-043**

Dear Mr. and Mrs. Matthes,

Thank you for the May 9, 2023 resubmittal of the referenced ECPA application. The ECPA was reviewed by the Napa County Engineering Division for its technical adequacy in meeting no net increase soil loss and runoff requirements, and to verify project soil loss and hydrologic modeling assumptions. Any information or modifications to the Project's soil loss or hydrologic modeling requested by the Engineering Division to determine the adequacy of the ECPA will need to be provided to declare the application complete and continue its processing. The Engineering Review Memo is attached to 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.

Thank you in advance for providing the requested 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 provided within 90 days of the date of this letter (i.e. by September 4, 2023), the application will be deemed "abandoned" pursuant to Section 401(b)(2) of Napa County's Local CEQA Procedures, unless an extension is granted by the Director as provided in the Procedures. Should the application be deemed abandoned, any unused funds will be returned and no further work will be performed on the application.

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

Upon receipt and review of this letter, please feel free to contact me, if necessary, at (707) 259-5934 or pamela.arifian@countyofnapa.org or Daniel Hornett for USLE/Hydrologic analysis questions at (707) 299-1358 or daniel.hornett@countyofnapa.org to discuss your application or the requested information.

Sincerely,



Pam Arifian
Planner III

cc: Patrick Ryan, Deputy Director, PBES (via email)
Daniel Hornett, Assistant Engineer (via email)
Bartelt Engineering, 1303 Jefferson Street, Suite 200B, Napa, CA 94559 (via email with enclosures)
Project files (without enclosures)

Enclosures: Engineering Division Memo, dated June 5, 2023



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David Morrison
Director

MEMORANDUM

To: Pamela Arifian Conservation Division	From: Daniel Hornett Engineering Service
Date: June 5, 2023	Re: Permit No. P21-00047 Matthes Vineyards APN 025-070-043 Erosion Control Plan

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

USLE

1. Transect C is calculated as two regular transects in pre-condition and one irregular transect in post-condition.
 - a. Pre-project should be calculated as irregular (using segmented method to account for soil type change)
 - b. Post-project can be evaluated as separate individual regular transects as the proposed diversion ditches break up the slope.
2. Transects E1 and E2 are listed as regular slopes in pre- and post- conditions, however the post-conditions appear to be evaluated as irregular slopes. The same comment as for transect C applies. The pre-project slope is one irregular transect broken by the change in soil type, and the post-project slope can be evaluated as several separate regular slopes due to the deposition zones at the diversion ditches.

Hydrology

1. The results in tables 3, 4, 5, 6 for proposed conditions do not match the values in the summary table (table 7).
2. Table 7 demonstrates an increase in peak flow in the 10-year event in Watershed B.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Daniel Hornett from Napa County PBES Department Engineering Division at (707) 299.1358 or via e-mail at Daniel.Hornett@countyofnapa.org.



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David Morrison
Director

MEMORANDUM

To: Pamela Arifian Conservation Division	From: Daniel Hornett Engineering Service 
Date: June 5, 2023	Re: Permit No. P21-00047 Matthes Vineyards APN 025-070-043 Erosion Control Plan

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

USLE

1. Transect C is calculated as two regular transects in pre-condition and one irregular transect in post-condition.
 - a. Pre-project should be calculated as irregular (using segmented method to account for soil type change)
 - b. Post-project can be evaluated as separate individual regular transects as the proposed diversion ditches break up the slope.
2. Transects E1 and E2 are listed as regular slopes in pre- and post- conditions, however the post-conditions appear to be evaluated as irregular slopes. The same comment as for transect C applies. The pre-project slope is one irregular transect broken by the change in soil type, and the post-project slope can be evaluated as several separate regular slopes due to the deposition zones at the diversion ditches.

Hydrology

1. The results in tables 3, 4, 5, 6 for proposed conditions do not match the values in the summary table (table 7).
2. Table 7 demonstrates an increase in peak flow in the 10-year event in Watershed B.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Daniel Hornett from Napa County PBES Department Engineering Division at (707) 299.1358 or via e-mail at Daniel.Hornett@countyofnapa.org.

Pam Arifian (pamela.arifian@countyofnapa.org)
Napa County Planning, Building & Environmental Services Department
Engineering and Conservation Division
1195 Third Street, Second Floor
Napa, CA 94558

Re: Matthes Vineyard Agricultural Erosion Control Plan, Meadowood Lane, St. Helena, CA
APN 025-070-043, #P21-00047-ECPA

Dear Mrs. Arifian:

We are in receipt of your letter dated June 6, 2023, and the Memorandum prepared by Daniel Hornett of the Engineering Division dated June 5, 2023 regarding the above mentioned project located at the APN referenced above and offer the following responses to your comments (*in italics*):

ENGINEERING DIVISION COMMENTS:

USLE

1. Transect C is calculated as two regular transects in pre-condition and on irregular transect in post condition.
 - a. Pre-project should be calculated as irregular (using segmented method to account for soil type change).
 - b. Post project can be evaluated as separate individual regular transects as the proposed diversion ditches break up the slope.

Refer to the revised USLE Calculations for Vineyard Block C for the updated calculations with the pre-project soil loss calculated using irregular methodology and post-project conditions using regular soil loss calculations with diversion ditches to break up the slope.

2. Transect E1 and E2 are listed as regular slopes in pre- and post- conditions, however the post conditions appear to be evaluated as irregular slopes. The same comment as for transect C applies. The pre-project slope is one irregular transect broken by the change in soil type, and the post-project slope can be evaluated as several separate regular slopes due to the deposition zones at the diversion ditches.

Refer to the revised USLE Calculations for Vineyard Block E for the updated calculations with the pre-project soil loss calculated using irregular methodology and post-project conditions using regular soil loss calculations with diversion ditches to break up the slope.

HYDROLOGY

1. The results in Tables 3, 4, 5, 6 for proposed conditions do not match the values in summary table (Table 7).

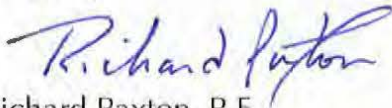
Refer to revised Drainage Analysis for Matthes Vineyards for the updated summary table (Table 7) for the peak runoff in Watershed A and Watershed B. The revised calculations show there is no increase in peak runoff.

2. Table 7 demonstrates an increase in peak flow in the 10-year event in Watershed B

Refer to revised Drainage Analysis for Matthes Vineyards for the updated summary table (Table 7) for the peak runoff in Watershed A and Watershed B. The revised calculations show there is no increase in peak runoff.

If you require any additional information or have any questions regarding the information provided, please feel free to contact me at your earliest convenience at (707) 492-1180.

Sincerely,



Richard Paxton, P.E.
Project Engineer

enclosures

cc: Leigh Matthes, parcel owner and applicant
Greg Desmond, Desmond Land Use Consulting



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David Morrison
Director

MEMORANDUM

To: Pamela Arifian Conservation Division	From: Daniel Hornett Engineering Service
Date: June 23, 2023	Re: Permit No. P21-00047 Matthes Vineyard ECP Erosion Control Plan – Track I

The Engineering Division has reviewed the technical studies for the proposed Matthes Vineyard Development – Erosion Control Plan (ECP) application, P21-00047, located on Assessor parcel number(s) 025-070-043-000. The proposed plan requests approximately 13.2 acres (11.1 net acres) of vineyard conversion of mixed chaparral, rock outcrops, and grass woodlands.

The Engineering Division has determined the proposed project's Soil Loss Analysis (June 2023) and Hydrology Studies (June 2023 report, May 2023 Analysis) prepared by Bartelt Engineering 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.

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Daniel Hornett from Napa County PBES Department Engineering Division at (707) 299.1358 or via e-mail at Daniel.Hornett@countyofnapa.org.



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Brian D. Bordona
Director

MEMORANDUM

To: Dana Morrison Planning Division	From: Alexei Belov, PE Engineering Division
Date: May 1, 2025	Re: P21-00047 Matthes Vineyard WAA Technical Adequacy APN: 025-070-043-000

The Engineering Division ("Engineering") has reviewed the Erosion Control Plan Application, P21-00047, for Matthes Vineyard located on assessor's parcel number 025-070-043. Based upon the information provided in the application, Engineering finds the following:

TECHNICAL ADEQUACY

1. The Engineering Division has reviewed the reissued Water Availability Analysis (WAA) dated May, 2023, prepared by Paul Bartelt, PE, of Bartelt Engineering. The analysis has been evaluated based on information provided by the applicant, project 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, and groundwater/surface water interaction pursuant to Napa County's WAA Guidelines, Napa Valley Subbasin Groundwater Sustainability Plan, and the Public Trust Doctrine.

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.

From: [Richard Paxton](#)
To: [Arifian, Pamela](#)
Cc: [Steven Carter](#)
Subject: RE: Matthes GHG (P21-00047-ECPA)
Date: Thursday, June 12, 2025 9:48:16 AM
Attachments: [image003.png](#)

[External Email - Use Caution]

Hi Pam,

Here is a breakdown of the post-fire acreage numbers you requested.

- Coast Live Oak (CLO): 2.24± acres
- Mixed Chapparal:
 - Standing deadwood/wild oat grassland/mixed chapparal: 5.03± acres
 - Wild oat grassland/recovering mixed chaparral: 0.02± acres
 - Wild oat grassland: 0.01± acres
- Douglas Fir: zero acres

Sum of preservation acreage (outside of stream setback): 7.30± acres

Thanks,

Rich Paxton, P.E.

Bartelt Engineering

707.492.1182 (d)

707.258.1301 (o)

RichP@BarteltEngineering.com



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

Sent: Tuesday, June 10, 2025 12:17 PM

To: Steven Carter <StevenC@barteltengineering.com>

Cc: Richard Paxton <RichP@Barteltengineering.com>

Subject: RE: Matthes GHG (P21-00047-ECPA)

Almost there. For the purpose of the GHG analysis, please provide the acreage of the existing/post-fire vegetation types within the preservation area (not including habitat within the stream setback):

CLO:

Mixed Chapparal (including wild oat grass/recovering mixed chaparral, standing deadwood/wild oat grassland/chapparal per Bio Addendum):

Doug Fir:

Thank you



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A Commitment to Service

Pam Arifian (she | her | hers)

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

Phone: 707-259-5934

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org



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David Morrison
Director

Certified Mail

April 19, 2021

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
Matthes Vineyard Track I Agricultural Erosion Control Plan (ECPA) # P21-00047-ECPA
Meadowood Lane, St. Helena: APN 025-070-043**

Dear Mr. Simon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 15.5-acre vineyard located on a 40-acre parcel located approximately 1.5 miles northeast of the City of St. Helena, approximately 0.6-miles northwest of the intersection of Howell Mountain Road and Big Rock Road. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/591/Current-Projects>.

The Cultural Resources Report (Roop/ARS July 2020 – enclosed) identified a record (Nap-275 Beard 1976a), a prehistoric Native American hunting blind near the eastern parcel boundary, which was not identified during the archaeologist's environmental investigation. Since the Glass Fire burned all of the brush on the site, a potential resource that may match the description was discovered in that vicinity during the County's recent site visit with the Applicant. Pictures of the potential resource are also enclosed, including an estimated location on an aerial photograph.

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

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

Sincerely,

Pamela Arifian

Pamela Arifian
Planner III

Enclosures: Cultural Resources Evaluation
Project site plan
Exhibit A – Aerial with Observed Potential Resource Location



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David Morrison
Director

Certified Mail

April 19, 2021

Scott Gabaldon
Mishewal Wappo Tribe of Alexander Valley
P.O. Box 1086
Santa Rosa, CA 95402

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Matthes Vineyard Track I Agricultural Erosion Control Plan (ECPA) # P21-00047-ECPA
Meadowood Lane, St. Helena: APN 025-070-043**

Dear Mr. Gabaldon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 15.5-acre vineyard located on a 40-acre parcel located approximately 1.5 miles northeast of the City of St. Helena, approximately 0.6-miles northwest of the intersection of Howell Mountain Road and Big Rock Road. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/591/Current-Projects>.

The Cultural Resources Report (Roop/ARS July 2020 – enclosed) identified a record (Nap-275 Beard 1976a), a prehistoric Native American hunting blind near the eastern parcel boundary, which was not identified during the archaeologist's environmental investigation. Since the Glass Fire burned all of the brush on the site, a potential resource that may match the description was discovered in that vicinity during the County's recent site visit with the Applicant. Pictures of the potential resource are also enclosed, including an estimated location on an aerial photograph.

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

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

Sincerely,

Pamela Arifian

Pamela Arifian
Planner III

Enclosures: Cultural Resources Evaluation
Project site plan
Exhibit A – Aerial with Observed Potential Resource Location



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David Morrison
Director

Certified Mail

April 19, 2021

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

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Matthes Vineyard Track I Agricultural Erosion Control Plan (ECPA) # P21-00047-ECPA
Meadowood Lane, St. Helena: APN 025-070-043**

Dear Mr. Bojorquez,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 15.5-acre vineyard located on a 40-acre parcel located approximately 1.5 miles northeast of the City of St. Helena, approximately 0.6-miles northwest of the intersection of Howell Mountain Road and Big Rock Road. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/591/Current-Projects>.

The Cultural Resources Report (Roop/ARS July 2020 – enclosed) identified a record (Nap-275 Beard 1976a), a prehistoric Native American hunting blind near the eastern parcel boundary, which was not identified during the archaeologist's environmental investigation. Since the Glass Fire burned all of the brush on the site, a potential resource that may match the description was discovered in that vicinity during the County's recent site visit with the Applicant. Pictures of the potential resource are also enclosed, including an estimated location on an aerial photograph.

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

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

Sincerely,

Pamela Arifian

Pamela Arifian
Planner III

Enclosures: Cultural Resources Evaluation
Project site plan
Exhibit A – Aerial with Observed Potential Resource Location



YOCHA DEHE
CULTURAL RESOURCES

May 4, 2021

Napa County – Planning, Building & Environmental Services
Attn: Pamela Arifian, Planner III
1195 Third Street, Suite 210
Napa, CA 94559

RE: Matthes Vineyard Meadowood Ln St. Helena YD-04232021-01

Dear Ms. Arifian:

Thank you for your project notification letter dated, April 19, 2021, regarding cultural information on or near the proposed Matthes Vineyard Meadowood Ln St., Napa County. We appreciate your effort to contact us.

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

Middletown Rancheria
Attn: THPO
PO Box 1035
Middletown, CA 95461

Please refer to identification number YD – 04232021-01 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:


F5E6AC2FFD52434...

Laverne Bill

Interim Director of Cultural Resources

cc: Middletown Rancheria

Yocha Dehe Wintun Nation

PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org



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Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

Certified Mail

October 11, 2022

Scott Gabaldon
Mishewal Wappo Tribe of Alexander Valley
P.O. Box 1086
Santa Rosa, CA 95402

**Re: Reported Cultural Resource Finding – Second Invitation to Consult Pursuant to PRC 21080.3.1
Matthes Vineyard Track I Agricultural Erosion Control Plan (ECPA) # P21-00047-ECPA
Meadowood Lane, St. Helena: APN 025-070-043**

Dear Mr. Gabaldon,

On April 19, 2021, the Napa County Conservation Division sent a notification letter pursuant to Public Resources Code 21080.3.1 for a proposed Agricultural Erosion Control Plan to develop an approximate 15.5-acre vineyard located on a 40-acre parcel located approximately 1.5 miles northeast of the City of St. Helena, approximately 0.6-miles northwest of the intersection of Howell Mountain Road and Big Rock Road.

Subsequent to the 2020 fires, which removed a majority of vegetation on the parcel, the site was revisited by the project archaeologist, William Roop of Archaeological Resource Services. In his revised Cultural Resources Evaluation (dated April 6, 2022), Mr. Roop detailed a positive finding of a unique cultural resource, that he was in touch with you (Mr. Gabaldon) regarding the finding, and that you expressed a "strong interest in its preservation." The report recommended that the County contact the Tribe to seek consultation on the reported sacred place. A copy of the revised Cultural Resource Evaluation is enclosed, in addition to the revised project plans. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/591/Current-Projects>.

If your Tribe wishes to consult on this project, please contact me in writing, within 30 days of receipt of this letter, to request consultation. If you should have any questions, please feel free to contact by telephone at 707-259-5934 or via email at pamela.arifian@countyofnapa.org.

Sincerely,

Pamela Arifian

Pamela Arifian
Planner III
Engineering and Conservation Division

Enclosures: Cultural Resources Evaluation (revised April 2022)
Project site plan (revised April 2022)



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Napa, CA 94559
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Brian D. Bordona
Director

July 25, 2024

Certified Mail

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

**Re: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1**
Matthes Vineyard Track I Erosion Control Plan #P21-00047-ECPA
Meadowood Lane, St. Helena: APN 025-070-043

Dear Mr. Simon,

On April 19, 2021, the Napa County Planning Division mailed to you, via certified delivery, notification of an invitation to consult on a pending request for an Agricultural Erosion Control Plan to develop an approximate 15.5-acre vineyard on a 40-acre parcel located approximately 1.5 miles northeast of the City of St. Helena, approximately 0.6-miles northwest of the intersection of Howell Mountain Road and Big Rock Road.

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

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

Sincerely,
Pamela Arifian

Pamela Arifian
Planner III



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

Brian D. Bordona
Director

Certified Mail

July 25, 2024

Scott Gabaldon, Tribal Chair/Cultural Resources Manager
Mishewal Wappo Tribe of Alexander Valley
940 Larkfield Center
Santa Rosa, CA 95403
Also via email to Scott@G4Firearms.com

Tek Tekh
7095 St. Helena Rd
Santa Rosa, CA 95404
Also via email to 1Tektekh@gmail.com

Re: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1
Matthes Vineyard Track I Erosion Control Plan #P21-00047-ECPA
Meadowood Lane, St. Helena: APN 025-070-043

Dear Mr. Gabaldon and Tek Tekh,

On April 29, 2021, the Napa County Planning Division mailed to you, via certified delivery, notification of an invitation to consult on a pending request for an Agricultural Erosion Control Plan to develop an approximate 15.5-acre vineyard on a 40-acre parcel located approximately 1.5 miles northeast of the City of St. Helena, approximately 0.6-miles northwest of the intersection of Howell Mountain Road and Big Rock Road.

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

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

Sincerely,

Pamela Arifian

Pamela Arifian
Planner III



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July 25, 2024

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1195 Third Street, Suite 210
Napa, CA 94559
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Brian D. Bordona
Director

Certified Mail

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

Re: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1
Matthes Vineyard Track I Erosion Control Plan #P21-00047-ECPA
Meadowood Lane, St. Helena: APN 025-070-043

Dear Ms. Perkins,

On April 19, 2021, the Napa County Planning Division mailed to you, via certified delivery, notification of an invitation to consult on a pending request for an Agricultural Erosion Control Plan to develop an approximate 15.5-acre vineyard on a 40-acre parcel located approximately 1.5 miles northeast of the City of St. Helena, approximately 0.6-miles northwest of the intersection of Howell Mountain Road and Big Rock Road.

Thank you for your Response Letter dated May 4, 2021. It is understood that the Tribe has concluded that the proposed project is not within the aboriginal territories of the Tribe, and, therefore, the invitation for consultation was declined.

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

Sincerely,

Pamela Arifian

Pamela Arifian
Planner III



YOCHA DEHE
CULTURAL RESOURCES

May 4, 2021

Napa County – Planning, Building & Environmental Services
Attn: Pamela Arifian, Planner III
1195 Third Street, Suite 210
Napa, CA 94559

RE: Matthes Vineyard Meadowood Ln St. Helena YD-04232021-01

Dear Ms. Arifian:

Thank you for your project notification letter dated, April 19, 2021, regarding cultural information on or near the proposed Matthes Vineyard Meadowood Ln St., Napa County. We appreciate your effort to contact us.

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

Middletown Rancheria
Attn: THPO
PO Box 1035
Middletown, CA 95461

Please refer to identification number YD – 04232021-01 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:


F5E6AC2FFD52434...

Laverne Bill

Interim Director of Cultural Resources

cc: Middletown Rancheria

Yocha Dehe Wintun Nation

PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org

From: [Lena Murphy](#)
To: [Arifian, Pamela](#)
Cc: thpo@middletownrancheria.com; [Michael Rivera](#)
Subject: Re: Tribal Consultation Closure Letter - Matthes Vineyard Conversion #P21-00047-ECPA
Date: Tuesday, August 20, 2024 3:47:34 PM
Attachments: [image001.png](#)

[External Email - Use Caution]

Due to the cultural sensitivity of the area. We should implement the Standard Monitoring Procedures.

Lena Murphy
Administration and Projects Coordinator
Middletown Rancheria Tribal Historic Preservation Department
(707) 987-1301
lmurphy@middletownrancheria.com

On Tue, Aug 20, 2024 at 11:23 AM Arifian, Pamela <pamela.arifian@countyofnapa.org> wrote:

Thank you for the follow up, Lena.

Would the Tribe like to incorporate the full monitoring mitigation measures (“standard”) or the partial-monitoring mitigation measures (“periodic/spot-check), or different language? Please refer to attached, provided to me by Michael Rivera a few years ago.

Thanks,

Pam



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Pam Arifian (she | her | hers)

Planner III - Conservation

Planning, Building, & Environmental Services

Napa County

Phone: 707-259-5934

1195 Third Street, Suite 210

Napa, CA 94559

www.countyofnapa.org

From: Lena Murphy <lmurphy@middletownrancheria.com>

Sent: Tuesday, August 20, 2024 10:56 AM

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

Cc: thpo@middletownrancheria.com; Michael Rivera <mlrivera@middletownrancheria.com>

Subject: Re: Tribal Consultation Closure Letter - Matthes Vineyard Conversion #P21-00047-ECPA

[External Email - Use Caution]

Good Morning Pamela,

Thank you for the project information. Yes, MTR would like to consult regarding this project as well. MTR has cultural resources within the project area, and would be happy to share monitoring responsibilities with the Mishewal Wappo.

We look forward to hearing from you soon.

Thank you!

Lena Murphy

Administration and Projects Coordinator

Middletown Rancheria Tribal Historic Preservation Department

(707) 987-1301

lmurphy@middletownrancheria.com

On Thu, Aug 1, 2024 at 2:55 PM Arifian, Pamela <pamela.arifian@countyofnapa.org> wrote:

Hi Lena,

Good to meet you today at the site on Pritchard Hill.

Thank you for your response to the Matthes Vineyard Conversion Project. I have attached the site plan and the cultural resources report. Please advise if you would like to visit the site, and/or if there are specific conditions/mitigation measures you wish to have applied to the project.

For your knowledge, the Mishewal Wappo is also consulting on this project, and requested monitoring for development activities.

I look forward to hearing from you.

Thank you,

Pam



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Pam Arifian (she | her | hers)

Planner III - Conservation

Planning, Building, & Environmental Services

Napa County

Phone: 707-259-5934

1195 Third Street, Suite 210

Napa, CA 94559

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From: Lena Murphy <lmurphy@middletownrancheria.com>
Sent: Thursday, August 1, 2024 2:40 PM
To: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Cc: thpo@middletownrancheria.com; Michael Rivera
<mlrivera@middletownrancheria.com>
Subject: Re: Tribal Consultation Closure Letter - Matthes Vineyard Conversion #P21-00047-ECPA

[External Email - Use Caution]

Good Afternoon Pamela,

Sorry for the late reply. The past few weeks the Middletown Rancheria Tribal Historic Preservation Department has undergone some staffing changes. The notification letter that was initially sent by County of Napa in April 2024 for this project must have gone unnoticed.

This email and attached letter are to notify your agency that Middletown Rancheria Tribal Historic Preservation Department (MTR THPD) has received a notification letter for Matthes Vineyard Conversion and Erosion Control Plan, Napa County. The MTR THPD has determined that this project is within Middletown Rancheria's Area of Concern (AOC) and if possible requests the opportunity to consult regarding this project. Please see the attached response letter for MTR's response to your letter dated July 25, 2024.

We look forward to hearing from your agency.

Thank you for your time.

Lena Murphy

Administration and Projects Coordinator

Middletown Rancheria Tribal Historic Preservation Department

(707) 987-1301

lmurphy@middletownrancheria.com

On Wed, Jul 31, 2024 at 4:32 PM 'Arifian, Pamela' via THPO
<THPO@middletownrancheria.com> wrote:

Hello Michael,

Please find attached the AB-52 consultation closure letter; a hard copy was place in outgoing mail last week for the subject project, which is located near Meadowood Lane in St Helena (APN 025-070-043).

Please let me know if you have any questions.

Thank you,

Pam



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Pam Arifian (she | her | hers)

Planner III - Conservation

Planning, Building, & Environmental Services

Napa County

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|



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NAPA COUNTY
H. KATHLEEN BONDS

Recorded at the request of and

When Recorded Return To:

Susan J. Passovoy
Coblentz, Cahen, McCabe & Breyer
222 Kearny Street, 7th Floor
San Francisco, CA 94108

AT REQUEST OF:

FIRST AMERICAN TITLE
12/01/1995 08:00 AM
Fee: \$ 55.00 Pgs: 17
TT: \$.00

GRANT OF EASEMENT

THIS GRANT OF EASEMENT AND AGREEMENT is made as of the 1st day of December, 1995, by and between Susan J. Passovoy, Michael F. Doyle and Juli Betwee (aka Julimarie Betwee) (hereinafter collectively the "Grantor"), on the one hand, and Richard W. Forman (hereinafter the "Grantee"), on the other hand.

R E C I T A L S:

A. Grantor is the owner in fee of that certain parcel of real property located in the unincorporated area of Napa County, State of California, identified as Assessor's Parcel Number 025-07-43 and more particularly described in Exhibit "A" (hereinafter the "Servient Tenement").

B. Grantee is the owner in fee of that certain parcel of real property adjacent to the Servient Tenement located in the City of St. Helena, Napa County, State of California, identified as Assessor's Parcel Number 025-070-029 and more particularly described in Exhibit "B" (hereinafter the "Dominant Tenement").

C. Grantee desires to acquire certain rights in the Servient Tenement and Grantor is willing to grant those rights to Grantee in favor of the Dominant Tenement on the terms and conditions set forth herein.

NOW, THEREFORE, for valuable consideration, the receipt of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Grant of Easement. The Grantor hereby grants to Grantee, his heirs, successors and assigns, an easement in favor of and appurtenant to the Dominant Tenement as hereinafter described.

2. Character of Easement. The easement granted herein is:

- (a) Perpetual;
- (b) Non-exclusive as between Grantor and Grantee solely in the manner described in Section 5 below; and
- (c) Exclusive as to all third parties.

3. Location of Easement. The easement granted herein is generally located in a portion of the northeast quarter of the Servient Tenement, the northern portion of which is adjacent to the entire western boundary of the Dominant Tenement, and more particularly described in Exhibit C attached hereto and shown on the surveyor's map attached hereto as Exhibit D, and is hereinafter referred to as the "Easement Area."

4. Description of Easement.

(a) The easement granted herein is for use of the Easement Area by Grantee, his heirs, successors and assigns, and his and their visitors, business invitees and workers (whether employees or independent contractors) for all purposes including, but not limited to, (1) clearing of land, planting and cultivating vineyards and harvesting grapes, (2) ingress and egress at any and all points along the boundary which separates the Dominant Tenement from the Easement Area, (3) drilling one or more wells for water (but only if, and to the extent that the well and its use do not materially adversely impact the water supplies available to the Servient Tenement), (4) bringing in electrical lines from the Dominant Tenement, (5) creating pathways and roadways, clearing trees and shrubbery and (6) otherwise maintaining the Easement Area.

(b) In addition, Grantee may have ingress and egress on the existing easement running with the Servient Tenement by which Grantor now enters and exits the Servient Tenement from Howell Mountain Road, but only to the extent that Grantor has the right to grant such permission to Grantee and without jeopardizing Grantor's rights under the existing easement, and provided further that Grantor may, in Grantor's sole and absolute discretion, modify, relocate or terminate all or any portion of the existing easement at any time without Grantee's consent. Grantor agrees that, if possible, Grantee should have use of any

1

alternate access to the Easement Area without additional consideration, and Grantor shall use best efforts (but at no expense to Grantor) to have Grantee included as a beneficiary of such alternate access to the Easement Area through the property of third parties, but Grantor shall not be in default if Grantor is not successful.

(c) The foregoing notwithstanding, Grantee shall not (1) build, install or place any structure in the Easement Area without Grantor's prior written consent, or (2) make alterations in the vicinity of the existing road without Grantor's consent, which consent, in either case, shall not be unreasonably withheld.

5. Grantor's Use of a Portion of the Easement Area.

Grantee acknowledges that the portion of the Easement Area through which the existing road passes is the approach to that portion of the Servient Tenement where Grantor intends to construct a home. Grantor shall have the right to use that portion of the Easement Area located in the vicinity of the existing road to locate or relocate the access road, for a leach field for a septic sewer system, for utility lines (including power, sewer and/or water), for landscaping, for a well and water storage, and for other purposes limited to the protection, maintenance and enjoyment of Grantor's residence; provided, however, that none of the otherwise permitted uses may materially adversely impact the vineyard and vineyard-related activities in

and on the Easement Area or be visible from Grantee's existing residence.

6. Indemnification. Grantor acknowledges that in the cultivation and operation of Grantee's vineyard, Grantee may use Hazardous Materials in such manner and such amounts as are legally and customarily used by vineyard owners in the Napa Valley, and that such use does not, in and of itself, cause a diminution in the value of the Servient Tenement. Grantee and Grantor shall indemnify, protect, defend (with counsel reasonably acceptable to the other) and hold the other, and each of them, their respective heirs, successors and assigns, harmless of and from any and all (a) loss, cost, damage, injury and/or expense arising out of or in any way related to the other's use of the Easement Area, including attorneys' or other experts' fees and costs, and (b) loss, cost, damage, injury and/or expense, including diminution in the value of the Servient Tenement, as a result of the use or presence of Hazardous Materials or the violation of any laws by the other. "Hazardous Materials" means any hazardous or toxic materials or waste which is or becomes regulated by any governmental authority. This indemnification shall not apply to the extent of the gross negligence or willful misconduct of the indemnified party, or any of them.

7. Transfer of Interest. This grant of easement shall be binding on, and to inure to the benefit of the heirs, executors, administrators, successors and assigns of Grantor and Grantee.

The parties declare that the subject matter hereof concerns real estate and the parties intend to create covenants running with the land, binding upon, inuring to the benefit of, and constituting appurtenances to their respective properties. The terms, covenants and conditions herein contained shall be so binding and shall inure to the benefit of the parties hereto, and their heirs, successors and assigns as to title to their respective properties and every part thereof and interest therein.

8. Alternative Dispute Resolution.

(a) In the event of any disagreement or dispute which arises with respect to the enforcement or interpretation of any provision of this Grant of Easement and the parties are unable to reach agreement by direct negotiation, the parties shall promptly submit any such disagreement or dispute to mediation in accordance with the procedures set forth in this Agreement.

(b) If the parties are unable to resolve such disagreement or dispute through mediation, then such disagreement or dispute shall be submitted to binding arbitration by a single arbitrator in accordance with the procedures and subject to the conditions contained in this Agreement.

(c) The obligation to resolve disputes or disagreements related to the enforcement of this Agreement shall be applicable notwithstanding the amount of money, if any, involved in the dispute or disagreement.

(d) The arbitrator shall have the discretion to allocate in the award the costs of arbitration, the arbitrator's fees and the respective attorneys' fees and costs of each party between or among the parties as the arbitrator sees fit. In the event that any party shall fail to pay the amount due or otherwise to comply with the determination of the arbitrator and legal action is commenced for enforcement of the award or determination, the prevailing party or parties shall be entitled to receive a reasonable attorneys' fee and costs incurred in such action, including any fees and costs on appeal and to enforce any award or judgment. The arbitrator shall have no authority to award punitive damages of any kind.

(e) Judgment on the award of the arbitration may be entered in any court having jurisdiction thereof. An action to enforce the judgment on the award shall not be subject to mediation or arbitration as provided herein.

(f) (1) "Mediation" as used in this Section shall mean and refer to the intercession of a person or persons for purposes of attempting to persuade or assist two or more parties in dispute or disagreement to adjust or settle their dispute or disagreement.

(2) "Arbitration" as used in this Section shall mean and refer to the intercession of a person or persons to decide or resolve a dispute or disagreement involving two or more parties.

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(g) THE PARTIES ACKNOWLEDGE THAT BY AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE ENFORCEMENT OR INTERPRETATION OF THE GOVERNING DOCUMENTS RESOLVED BY BINDING NEUTRAL ARBITRATION, THEY ARE GIVING UP (i) ANY RIGHT THEY MAY POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR BY JURY TRIAL, AND (ii) JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT. IF ANY PARTY REFUSES TO SUBMIT SUCH A DISPUTE TO ARBITRATION, SUCH PARTY MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE.

9. Entire Agreement. This Grant of Easement contains the entire agreement between the parties hereto relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect, and any subsequent modifications must be in writing, signed by the parties hereto.

10. Cooperation. The parties agree to cooperate in good faith to preserve and enhance the value and enjoyment of their respective properties and the Easement Area.

11. Exhibits. The following Exhibits are attached hereto and incorporated herein by reference:

Exhibit A:	Legal Description of Servient Tenement
Exhibit B:	Legal Description of Dominant Tenement
Exhibit C:	Legal Description of Easement Area
Exhibit D:	Surveyor's Map of Easement Area

12. Counterparts. This Grant of Easement may be executed in any number of counterparts, each of which shall be entitled to be the original and all of which shall constitute one and the same document.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have duly executed
this grant of easement on the date first above written.

GRANTOR:



Susan J. Passovey

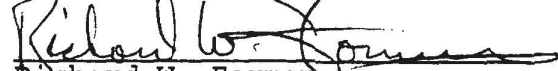


Michael K. Boyle



Juli Betwee

GRANTEE:



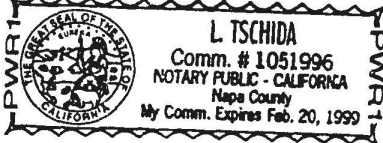
Richard W. Forman

ACKNOWLEDGEMENT OF NOTARY PUBLIC

State of California)
)
County of Napa)

On this 30th November day of October in the year 1995, before me, a Notary Public, personally appeared Richard W. Forman personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument. I declare under penalty of perjury that the persons whose names are subscribed to this instrument appear to be of sound mind and under no duress, fraud or undue influence.

NOTARY SEAL



L. Tschida
Notary Public

CERTIFICATE OF ACKNOWLEDGEMENT
OF NOTARY PUBLIC

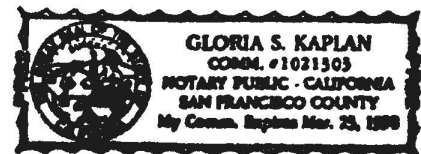
STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN FRANCISCO)

On October 31, 1995, before me, GLORIA S. KAPLAN, personally appeared Susan J. Passovoy, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Gloria S. Kaplan
Signature

(Seal)



CERTIFICATE OF ACKNOWLEDGEMENT
OF NOTARY PUBLIC

STATE OF CALIFORNIA)

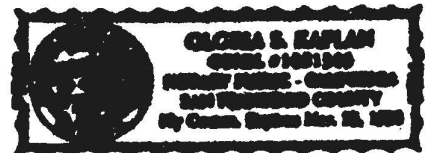
) ss.

COUNTY OF SAN FRANCISCO)

On May 6, 1995, before me, GLORIA J. KAPLAN, personally appeared Michael K. Doyle, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Gloria J. Kaplan (Seal)
Signature



CERTIFICATE OF ACKNOWLEDGEMENT
OF NOTARY PUBLIC

STATE OF CALIFORNIA)

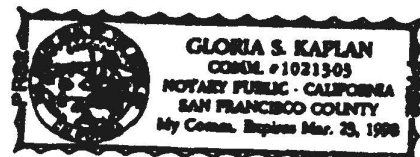
) ss.

COUNTY OF SAN FRANCISCO)

On May 6, 1995, before me, GLORIA J. KAPLAN, personally appeared Juli Betwee, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Gloria J. Kaplan (Seal)
Signature



"Illegible Notary Seal Declaration"
(Govenment Code 27361.7)

I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary GLORIA S. KAPLAN

Date Commission Expires 3 - 23 - 98

Place of Execution SAN FRANCISCO Date Nov. 6, 1995

Commission Number 1021303

FATCO MT
Signature and firm name if any



Order No: 91812

The land referred to herein is situated in the State of California, County of Napa, and is described as follows:

PARCEL ONE:

Beginning at the Northwest corner of the Southeast quarter of the Northeast quarter of Section 30, Township 8 North, Range 5 West, Mount Diablo Base and Meridian; thence East along the North line of said quarter-quarter section to the Northeast corner thereof; thence South along the East line of said quarter-quarter section to the Southeast corner thereof; thence West along the South line of said quarter-quarter section 835 feet, more or less, to the Northeast corner of the parcel of land described in the Deed to Markal Smith, recorded February 21, 1905 in Book 82 of Deeds at page 44, in the office of the County Recorder of said Napa County; thence leaving said South line, North 59° 59' West 865 feet, more or less, to a point on the Northwest line of the parcel of land described in the Deed to Henry A. Meyer, et ux, recorded May 4, 1967 in Book 765 at page 315 in the office of the County Recorder of said Napa County, at a point distant thereon 466.16 feet from the most Northerly corner of said Meyer parcel; thence along said Northwest line, North 36° 30' East 466.16 feet to said Northerly corner, said corner is further described as being a point on the West line of the hereinabove described quarter-quarter section; thence North along said West line 531.6 feet to the point of beginning.

PARCEL TWO:

A Right of Way, 40 feet in width, for road purposes, the centerline of which is the centerline of the existing roadway commencing on the Eastern line of the 2.43 acre tract of land conveyed to Markal Smith by Deed of record in Book 80 of Deeds, at page 46, Napa County Records, at a point approximately 60 feet North of the centerline of Howell Mountain Road; proceeding thence in a Northerly direction to a point on the North line of the Southeast quarter of Section 30, Township 8 North, Range 5 West, Mount Diablo Base and Meridian, approximately 150 feet West of the quarter Section corner between Sections 29 and 30, Township 8 North, Range 5 West, Mount Diablo Base and Meridian.

PARCEL THREE:

A Right of Way, 40 feet in width, for road purposes described as follows:

COMMENCING on the East line of Section 30 at a point approximately 200 feet North of the above mentioned quarter Section corner between Sections 29 and 30; proceeding thence about 650.00 feet in a generally Northeasterly direction and proceeding thence in a generally Westerly direction about 550.00 feet to a point on the East line of Section 30 about 650 feet North of the above mentioned quarter Section corner between Sections 29 and 30.

EXHIBIT A TO GRANT OF EASEMENT



Exhibit "B"

That certain real property located in St. Helena, County of Napa, State of California, described as:

PARCEL 1, as shown on Parcel Map filed June 28, 1978 in Book 9 of Parcel Maps at page 96 & 97 of Official Records of Napa County.

SUBJECT TO the included portion of the 60 foot roadway and utility easement described in the deed to the heirs or devisees of C. Fred Holmes, Jr., deceased recorded under Series No. CF 6072.

TOGETHER WITH an easement 60 feet and 30 feet in width being the referenced "Parcel A - Proposed 60' right of way" in said deed recorded under Recorder's Serial No. CF 6072, the 60 foot width extending from Howell Mountain Road to the southeastern corner of said Parcel 1 herein conveyed and the 30 feet width being that portion thereof lying easterly of the easterly line of Parcel 1 herein.

Easement Description

All that real property situate in the County of Napa, State of California and being a portion of Parcel One conveyed by Adam Bronfman, et. ux., to Richard Forman by Deed recorded August 2, 1995 as Document Series Number 1995 016537, in the Office of the Napa County Recorder, and more particularly described as follows:

Beginning at a point on the Westerly line of Parcel 2 as shown on that certain Map Number 3054 entitled, "Parcel Map of the Lands of Charles B. See", recorded June 28, 1978 and filed in Book 9 of Parcel Maps, at Page 96, Napa County Records, said point also being on the East line of said Parcel One conveyed to Forman and lying North 0° 22' 34" West 582.43 feet along said Westerly line from the Southwest corner of said Parcel 2 and running thence North 87° 02' 30" West 295.95 feet to a 3/4 inch iron pipe & tag, PLS 6709; thence North 3° 46' 13" West 277.20 feet to a 3/4 inch iron pipe & tag, PLS 6709; thence North 32° 27' 34" West 139.89 feet to a 3/4 inch iron pipe & tag, PLS 6709; thence North 222.13 feet, more or less, to the intersection with the North line of said lands of Forman; thence along said North line, East 384.71 feet, more or less, to the Northeast corner of said Parcel One; thence along said East line, South 0° 22' 34" East 632.05 feet to the Point of Beginning.



G:\W7DOC\DESC\144\FOR.EAS
November 14, 1995

EXHIBIT "C"

NOV 14 '95 02:34PM GILBON SURVEYS, INC.

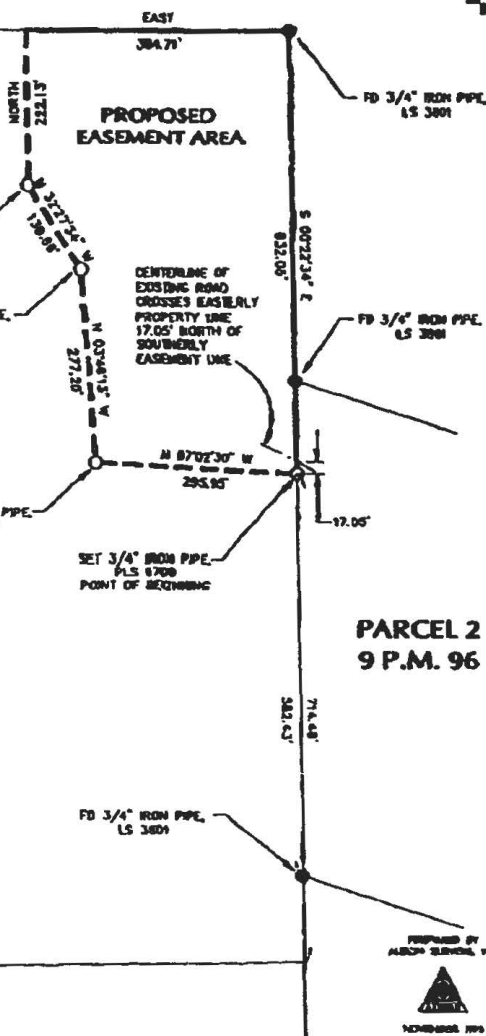
1" = 400'
 BASIS OF BEARING:
 WEST LINE OF
 PARCEL 2, 9 P.M. 96, N.C.R.

LANDS OF FORMAN
 1995-016537,
 NAPA COUNTY RECORDS

PLAT OF EASEMENT
LANDS OF FORMAN
 N.C.A.P.N. 25-070-043

PREPARED AT THE REQUEST OF EDWARD FORMAN.

SIGNED: *J. M. Webb*
 JON M. WEBB PLS 6709
 Exp: 6.30.96



PARCEL 2
 9 P.M. 96

PREPARED BY
 ALBION SURVEYS, INC.
 NOVEMBER 1995
 SHEET 1 OF 1
 SPEC. NO. 9011-PLA
 JOB NO. 9444

EXHIBIT "D"