Napa County
CONSERVATION, DEVELOPMENT & PLANNING COMMISSION

1195 Third Street, Room 210, Napa, California 94559
(707) 253-4416

BASIC APPLICATION FOR EROSION CONTROL PLAN REVIEW

FOR OFFICE USE ONLY **SUBMITTAL DATE:** _____

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

[ ] STRUCTURAL [ ] AGRICULTURAL **TOWNSHIP/RANGE:** _____

REQUEST: _____

_____

_____

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

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

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

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

REVIEW AGENCIES: CDPD: _X_ County Consultant: ____ **OR** RCD: ____

FINAL APPROVAL: CDPD: _X_ Date: _____

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

Applicant's Name: Schramsberg Vineyards Company Care of: Hugh Davies

Telephone #: (800) 877-3623 **Fax #:** (___)_____ **E-Mail:** hdavies@schramsberg.com

Mailing Address: 1400 Schramsberg Road Calistoga CA 94515
No Street City State Zip

Status of Applicant's Interest in Property: Property owner

Property Owner's Name: Same as applicant.

Telephone #: (___)_____ **Fax #:** (___)_____ **E-Mail:** _____

Mailing Address: _____
No Street City State Zip

Site Address/Location: Schramsberg Road Calistoga
No Street City

Assessor's Parcel #: 020-300-015 020-390-007, -008, & -017 **Existing Parcel Size:** 40.0 ±, 73.5 ±, 40.0 ± & 9.0 ± acres **Development Area Size:** 14.1 ± acres

Slope Range: 4 % to 27 % **Total Acreage ≥ 30%:** 1.1 ± acres **Estimated Total Amount of Cut & Fill:** <2,000 cubic yards

Land or Aerial Survey Prepared By Napa County GIS **Date:** 2002

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

Source(s) of Water: Groundwater

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

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.

Hugh Davies — Hugh Davies (Dec 15, 2023 10:27 PST) — Dec 15, 2023
Signature of Applicant *Date*

Hugh Davies — Hugh Davies (Dec 15, 2023 10:27 PST) — Dec 15, 2023
Signature of Property Owner *Date*

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

$_____ _____ _____
Estimated Fee *Receipt Number:* *Received By* *Date*

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

Hugh Davies
Hugh Davies (Dec 15, 2023 10:27 PST)

Applicant

Property Owner (if other than Applicant)

Dec 15, 2023

Date

Schramsberg Vineyards Co - Vineyard Development ECP

Project Identification

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

To be provided by Property Owner: Schramsberg Vineyards Co

Attach response sheets to this page.

A. GENERAL INFORMATION

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

B. PROJECT DESCRIPTION

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

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

	YES	NO	
15.	☑	☐	Change in existing features of any watercourses, wetlands, tidelands, beaches, hills or alteration of ground contours.
16.	☐	☑	Change in scenic views or vistas from existing residential areas or public lands or roads.
17.	☐	☑	Change in the pattern, scale or character of general area of project.
18.	☐	☑	Change in bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
19.	☑	☐	Site on filled land or on slopes of 5% or more.
20.	☐	☑	Substantial change in demand for Napa County services (police, fire, water, sewage, etc.)
21.	☐	☑	Relationship to a larger project or series of projects.

C. ENVIRONMENTAL SETTING

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

23. Describe the surrounding properties (approximately ¼ mile radius form parcel boundary), including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (agriculture, residential, commercial, etc.), intensity of land use (vineyards, winery, one-family, multi-family, industry, etc.), and scale of development (acres, height, setback, yard, etc.). Attach photographs of the vicinity, could include current aerial photo.

D. CERTIFICATION

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

Dec 15, 2023
Date

Hugh Davies
Hugh Davies (Dec 15, 2023 10:27 PST)
Signature of Property Owner

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

A. General Information

1. Property Owner Contact Information:
   Schramsberg Vineyards Co
   Care of: Hugh Davies
   1400 Schramsberg Road
   Calistoga, CA 94515
2. Site Address:
   No Situs
   Calistoga, CA 94515
3. Napa County Assessor's Parcel Numbers:
   Napa County APN 020-300-015, 020-390-007, 020-390-008 & 020-390-017
4. Contact Person Contact Information:
   Applied Civil Engineering Incorporated
   Care Of: Mike Muelrath, President
   2160 Jefferson Street, Suite 230
   Napa, CA 94559
   (707) 320-4968
5. Type of Permit
   Agricultural Erosion Control Plan (ECPA)
6. Related Permits
   Timber Harvest / Timber Conversion
7. Existing Zoning District:
   Agricultural Watershed (AW)
8. Proposed Use of Entire Parcels:
   Agricultural
   No additional uses are anticipated in the next 0 to 5 years

B. Project Description

9. Parcel Sizes:
   40.0 ±, 73.5 ±, 40.0 ± & 9.0 ± acres
10. Project Size:
    15 ± acres total disturbance (11.0 ± acres in vines)
11. Attach Plans:
    See attached Schramsberg Vineyards Co Vineyard Development Erosion Control Plan prepared by Applied Civil Engineering Incorporated.

12. Proposed Scheduling:

    The proposed project will be completed in incremental phases. Initial land clearing and preparation is planned to begin in April 2025 pending approval of the erosion control plan. The disturbed area will be winterized and shutdown from October 15, 2025 to April 1, 2026. Installation of the vineyard trellis and irrigation systems and planting of vines for the first phase will occur in 2025 or Spring of 2026. Future phases will follow this same general schedule and timing will be dictated by financial, viticultural and other variables.

13. Anticipated Incremental or Phased Development:

    See 12. above.

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

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

15. Yes. Although the project will not change the features of any known wetlands, tidelands or beaches, existing ground contours will be altered to smooth out any irregular topography and promote sheet flow of runoff through the project area and to facilitate installation of the erosion control measures. Overall drainage patterns will not be changed.
16. No. The project will involve removal of the native and non-native vegetation and planting new vines. This will cause a change in the appearance of the immediate project area but will not result in a substantial change to the view from existing public roads that is not consistent with other land uses in the general area.
17. No. The proposed project will not result in a change to the pattern, scale or character of the general area.
18. No. The proposed project will not result in a change to bay, lake, stream or ground water quality or alteration of existing drainage patterns.
19. Yes. The site is on located on land with average slopes ranging from 4% to 27% with an overall average slope of 15%.
20. No. The project will not result in a substantial change in demand for Napa County services.
21. No. As previously noted, no additional projects are planned at this time.

C. Environmental Setting

22. Describe the existing project site:

<u>Topography</u>

The project area is located on a moderately sloping hillside in Napa County southeast of the City of Calistoga (Latitude = 38.5524 ° N & Longitude = 122.5437° W). Topography on the property varies and is characterized by gentle to steep slopes ranging from less than 5% to in excess of 30%.

Average slopes within the proposed vineyard development area are moderate and range from 4% to 27% with an overall average slope of 15%. Slopes were determined using topographic data obtained from the Napa County Geographic Information System database and the slope transect method in several representative locations in the proposed development area. Isolated areas within the project area, totaling 1.1 acres have slopes slightly in excess of 30%. There are no contiguous areas with slopes exceeding 30% that exceed one acre in size.

Soil Stability

The United States Department of Agriculture Soil Conservation Service Soils Map for Napa County shows several soil types mapped on the subject property including:

138 Forward gravelly loam, 2 to 9 percent slopes
139 Forward gravelly loam, 9 to 30 percent slopes
140 Forward gravelly loam, 30 to 75 percent slopes
156 Kidd loam, 30 to 75 percent slopes

Nearly all of the project areas is mapped as Forward gravelly loam with the exception of Block 5 and a small portion of Block 4 which are mapped as Kidd loam. The approximate soil type boundaries based on data obtained from the Napa County Geographic Information System database are illustrated on Sheet C1 of the Schramsberg Vineyards Co Vineyard Development Erosion Control Plan.

No landslides are noted on the Napa County GIS Parcel Summary Reports for the subject properties.

Furthermore, representatives from Applied Civil Engineering Incorporated have visited the site several times to review the project area and have not observed any signs of gullies, landslides, slope instability or excessive erosion within the project area or in close proximity to the project area that would affect, or be affected by, the proposed project.

Plants and Animals

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

Cultural and Historical Resources:

A site-specific report by Tom Origer & Associates is included with this application. Additional study is recommended with regard to the stone alignments located in Block 1.

Existing Manmade Features:

Existing manmade improvements on the subject parcels include a winery, residence, vineyards wells, tanks, ponds, roads and the related access and utility infrastructure typical of this type of winery, residential and agricultural development. None of the existing manmade improvements will be affected by the proposed project.

23. Describe the surrounding properties:

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

Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File #: P__ __-__ __ __ __ Owner: Schramsberg Vineyards Co Parcel #: 020-300-015
020 390 007
020 390 008
020 390 017

Vineyard Development Area Specifics

1. **Size of Area Disturbed:**	15.0 ±	acres
2. **Size of Vineyard:**	11.0 ±	acres
3. **Acres of Vines:**	11.0 ±	acres
4. **Slopes of Area Disturbed:**	4 % to 27	%
5. **Amount of Total Acreage Equal to or Above 30% Slope:**	1.1 ±	acres
6. **Total Number of Trees Removed**	163	trees
a) natives	163	trees
b) non-natives	Ø	trees

Vineyard Development Schedule

1. **Pre-Planting Stage:**
(i.e. land clearing, ripping, installation of drainage system., vineyard staking, installation of irrigation system., installation and maintenance of permanent and temporary erosion control measures, planting of cover crop, straw mulching)
Start Date: 4/2025 End Date: 10/2025 Duration: 180 days
Temporary Cover Crop Planted X Yes _____No

2. **Planting Stage:**
(i.e planting of vines, seeding permanent cover crop, apply straw mulch, maintenance of erosion control measures)
Start Date: 6/2025 End Date: 7/2025 Duration: 60 days

3. **Operational Stage:**
(maintenance and adjustment as needed of permanent erosion control practices, implementation of annual vineyard and erosion control measures, commencement of annual harvests)
Start Date: 4/2029

Vineyard Operations Information

1. **Farming Equipment:**

____ Track-laying	Percent of Use ____%	
_X_ Rubber-tired	Percent of Use 99 %	
_X_ ATV	Percent of Use 1 %	
____Hand/Manual	Percent of Use ____%	
____Other (describe) _____	Percent of Use ____%	

2. **Annual Pruning:**
Time of Year: February Number of days: 10-15 Number of Workers: 8-10

3. **Annual Sulfuring:**
Time of Year: April - July 15 Estimated applications/year: 3-4

4. **Weed Control:**

	Under Vines	***Between Rows***
Type of control	Mechanical or Herbicide	Mechanical
Method of application	Mow / Cultivator or Spray	Mower or Weedeater
Months:	January - July	April - August
Applications/year:	2 to 3	2 to 3
Number of Workers:	1 to 2	2 to 3

5. **Harvest (Crush):**
Length 6-10 days Number of Workers: 12-14

6. Frost Protection Method(s)

	Hours of Operation	Frequency (times/year)
____ Return-stack heaters		
____ Sprinklers		
____ Misters		
____ Wind Machines		
____ Late Pruning		
____ Other _____		

7. Rodent Protection Method(s):

____ Rodenticides
_X_ Traps
____ Fencing
_X_ Raptors
____ Other _____

8. Bird Protection Method(s):

	Time of Year (months)	Time of Day	Duration of Use (days per year)
_X_ Netting	July - October	All Day	120
____ Bird Cannons			
____ Visual Distracters *(Mylar strips, etc)*			
____ Raptor Perches			
____ Other _____			

9. Proposed Nighttime Activities:

	Time of Night	Duration of Use (days per year)
_X_ Harvest	8:00 pm - 6:00 am	6-10
_X_ Sulphur Application	8:00 pm - 6:00 am	6-10
____ Pesticide/Herbicide Application		
____ Other _____		

10. Irrigation Methods

____ Sprinklers _X_ Drip System ____ Other _____

11. Other Proposed Activities:

_____

_____

_____

Traffic Characteristics Information

1. **Estimated size of grape trucks/truck & trailers to be used:** 1 to 7 tons
2. **Estimated number of truck/vehicle trips per day:** Crush: 10 Vineyard Development: 30 Annually: 150
3. **Estimated number of farmworkers/vehicle:** 3-4 Crush 3-4 Pruning
4. **Lunch provided on-site for farmworkers:** ____ Yes _X_ No
5. **Proposed primary access:** Existing private driveway
6. **Proposed secondary access, if any:** None

Itemized Fertilizer and Pesticide Information

	Application Method (broadcast, spray, drip system, etc)	Application Amount (per acre)	Number of Applications per Year.	Annual Amount Used (per acre)	Total Annual Amount Used Overall.
1. Fertilizers					
Nitrogen	Drip	2-5 #	1-3	2-15 #	22-165 #
Magnesium	Drip	2 qt	1-3	2-6 qt	22-66 qt
Boron	Foliar	2 qt	1	2 qt	22 qt
Zinc	Foliar	2 qt	1	2 qt	22 qt

2. Mildewcides

Quintec	Spray	6 oz	1	6 oz	66 oz
Mettle	Spray	5 oz	1	5 oz	55 oz
Inspire	Spray	16 oz	1	16 oz	176 oz
Torino	Spray	4 oz	1	4 oz	44 oz
Wetable Sulfur	Spray	2-4 #	4-5	8-20 #	88-220 #

3. Herbicides

Fusilade	Spray	22 oz	2	44 oz	484 oz
Lifeline	Spray	48 oz	2	96 oz	1,056 oz

4. Rodenticides

None					

5. Other Chemicals

None					

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

Type of onsite chemical storage facility in use or proposed: Locked building near Block 1A. Location shown on sheet C1.

Location of current or potential area(s) used for the mixing agricultural chemicals and the description of the facilities present thereat: Overhead fill stations in existing vineyards. Locations shown on C1.

Location of current or proposed area designated for the cleaning and washing of chemical application equipment: Overhead fill stations in existing vineyards. Locations shown on C1.

Water Source and Usage Information

** Use Attachment D to calculate information requested**

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

Agricultural Water Source(s) :	***Percent of Total Agricultural Use:***
X Well	100 %
____ Spring	_____%
____ Stream or Creek	_____%
____ Reservoir(s)	_____%
____ Other _____	_____%
	100%

Residential and Non-Agricultural Water Source(s) :	***Percent of Total Resid & Non-Ag***
X Well	100 %
____ Spring	_____%
____ Stream or Creek	_____%
____ Other _____	_____%
	100%

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

	Current Usage :	***Future Usage*** :
Vineyard & other Agricultural. Uses:	_____AF/yr	_____AF/yr
Residential/Domestic Uses:	_____AF/yr	_____AF/yr
Other Uses:	_____AF/yr	_____AF/yr
Total Usage:	_____AF/yr	_____AF/yr

3. Allowable Groundwater Allotment: _____AF/yr

Rock/Spoils/Debris Disposal Information

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

Proposed Use/Disposal Method :	***Percent of Total***	***Location***	
____Road Base (crushed to aggregate size)	_____%	_____ on-site	_____ off-site
____"Rock Mulch" (crushed to fist size and returned to fields)	_____%	_____ on-site	_____ off-site
____Decorative Rock	_____%	_____ on-site	_____ off-site
_X_ Fill (buried)	95 %	_X_ on-site	_____ off-site
____Stacked In Pile	_____%	_____ on-site	_____ off-site
_X_ Other Erosion Control	5 %	_X_ on-site	_____ off-site

2. Estimated Amount of Cut & Fill: 2,000 ± cubic yards (total)
1,000 ± cubic yards (cut) 1,000 ± cubic yards(fill)

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

Location of Disposal Site	***Use of Material***	***Quantity***
N/A		_____ cubic yards
		_____ cubic yards
		_____ cubic yards

4. Debris Disposal (Location & Method): Organics: _X_ On-site Chipping / Burning Synthetics: _X_ Off-site Landfill

Related Permits

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

County:

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

State Dept of Forestry:

Timber Harvest Plan: Yes _X_ No _____ **Timber Conversion Permit:** Yes _X_ No _____ _____ acres
Timber Conversion Exemption: Yes _____ No _X_ _____ acres

State Dept of Fish & Game:

Streambed Alteration Permit: Yes _____ No _X_

State Division of Water Rights:

Appropriate Water Rights Permit: Yes _____ No _X_

State Environmental Protection Agency:

Chemical Application Permit(s): Yes _____ No _X_

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

2. Consultation with, or letter of agreement from:

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

A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

Brian D. Bordona
Director

January 22, 2024

CERTIFIED MAIL

Schramsberg Vineyards Company
c/o Hugh Davies
1400 Schramsberg Road
Calistoga, CA 94515

RE: Application Completeness Determination – Schramsberg Vineyard
Agricultural Erosion Control Plan (ECPA) # P23-00360-ECPA
1400 Schramsberg Road, Calistoga; APNs 020-300-015, 020-390-007, -008, -011, -014, and -017

Dear Mr. Davies,

Thank you for the December 19, 2023 submittal of the referenced ECPA application and for accommodating a site visit on January 17, 2024. The initial review of the subject ECPA application package has found that the information detailed in Exhibit A is needed to effectively enable the County to continue with the review of the request and to declare your application complete.

Exhibit A also identifies environmental information necessary to adequately describe project and evaluate the significance of any potential impacts the project may have on the environment pursuant to the California Environmental Quality Act (CEQA), and to prepare a technically adequate and legally defensible CEQA document and determination. Because the project would develop more than 5.5 acres of vineyard, the proposed project does not qualify for a Categorical Exemption pursuant to Section 504 of Napa County's Local CEQA Procedures. Therefore, an Initial Study and Negative Declaration/Mitigated Negative Declaration will need to be prepared and circulated for the County to adequately review the project and comply with CEQA.

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

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

Thank you in advance for providing the above material with all revised plans, reports, or other resubmitted documents clearly marked "revised" and dated, and in an electronic format (.pdf, with plans converted directly from the CAD files), to facilitate uploading of the materials to the County's current projects website in accordance with the direction of the Planning Commission and Board of Supervisors

(http://www.countyofnapa.org/PBES/CurrentProjects/). When you are ready to resubmit, please contact me to request a secure PBES Cloud link for uploading the documents.

Pursuant to Public Resources Code (PRC) Section 21080.3.1 (AB-52 - Gatto), consultation invitations of the proposed project are required to be sent to the Middletown Rancheria, the Mishewal Wappo Tribe of Alexander Valley, and the Yocha Dehe Wintun Nation. The consultation invitations were mailed to these Tribes on January 11, 2024; you will be advised of any communications.

Please be advised that if the information requested in Exhibit A is not provided within 120 days of the date of this letter (i.e. by **May 21, 2024**), the application will be deemed "abandoned" pursuant to Section 401(b)(2) of Napa County's Local CEQA Procedures, unless an extension is granted by the Director as provided in the Procedures. Should the application be deemed abandoned, any unused funds will be returned and no further work will be performed on the application.

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

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

Sincerely,

Pamela Arifian

Pam Arifian
Planner III

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

Enclosures:
Exhibit A, Application Completeness Determination – Information Request: No. P23-00360-ECPA
Engineering Division Review Letter dated January 22, 2024
Adjoining Property Owner List Requirements

EXHIBIT A
APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST
Schramsberg Vineyard #P23-00360-ECPA: APNs 020-300-015, 020-390-007, -008, -011, -014, and -017

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

1) **General:**
   a) Provide CalFire Emergency Timber Harvest Notice for the project record.
   b) Please be advised that the proposed conversion of Douglas fir forest would require a Timber Harvest Plan and Timber Conversion Permit from CalFire pursuant to Forest Practice Rules.

2) **ECPA Plans and/or Narrative:** Please provide revised plans and/or narrative that includes, shows, or clarifies the following:
   a) Please clarify project acreage. The application proposes 15 gross acres, but the acreage of individual blocks as depicted on Sheets C5-7 totals 14.1 acres (refer to table in Item 4, below).
   b) Identify and label the area already subject to deed/use restrictions, including those associated with #BC23-00481 on APN 020-390-007, and ensure that these areas are avoided by the proposed project, including for proposed vegetation preservation.
   c) Show all wells on the plans.
   d) Redesign Block 1 to avoid the stone alignments identified in the Cultural Resources Report and protect them from development pursuant to the archaeologist's recommendation.
   e) Fencing: Provide a detail for the proposed wildlife exclusion fencing. Fencing should use a design that has 6-inch square gaps at the base instead of the typical 3" by 6" rectangular openings to allow small mammals to move through the fence. The fence should be topped with smooth wire, not barbed wire, and shall include exit gates at the corners to allow larger animals to escape.
   f) Chemical washing and staging areas: It is noted that chemical storage occurs in the barn adjacent to proposed Block 1A. Please provide the locations of agricultural chemical washing areas, as well as staging areas for the proposed project. Chemical storage and washing should take place at least 100 feet from streams; please confirm.

3) Vegetation Removal and Preservation
   a) Vegetation Canopy Cover:
      i) Please provide a Vegetation Canopy Cover Analysis with exhibit and details that demonstrates project consistency with Napa County Code Section 18.108.020(C) and (D) (use June 2018 aerial as baseline pursuant to Disaster Recovery Section 8.80.130).
      ii) Include in the exhibit the proposed Vegetation Canopy Cover Preservation Areas pursuant to 18.108.020(D)(1). To the extent that the proposed preservation areas do not meet the criteria found in (D)(1), demonstrate why this option is not viable before moving to the next option. For any preservation or mitigation proposed on slopes over 30% and/or within stream setbacks, the application must include a letter from a qualified Biologist or other Certified professional that demonstrates, through evidence and documentation, why the proposed mitigation provides the highest water quality and biological benefits.

b) General Plan Policy CON-24:
   i) An infeasibility justification is required regarding oak woodland retention as pertains to General Plan Policy CON-24. The County is developing information and guidance on this item; details forthcoming soon.
   ii) Provide an analysis with exhibit that identifies the proposed oak woodland removal and requisite preservation areas. Please ensure that the 2:1 preservation areas must be located on developable land (i.e., outside of stream setbacks and on land with slopes less than 30%). Ideally, each parcel would stand on its own in demonstrating consistency with General Plan Policy CON-24.

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.

4) Biological Resources Report
   a) The report analyzes a slightly different project area, which makes it difficult to adequately assess and disclose the potential project impacts, and any requisite preservation/mitigation required to comply with relevant requirements in County Code, General Plan and CEQA. Please revise report, and specifically Table 2 to reflect the project as proposed.

	Proposed ECP (gross acres)	Biological Resources Report (gross acres)
Block 1	4.5	4.2
Block 1A	0.7	0.48 (identified as Blocks 1B)
Block 2	0.3	0.4
Block 3	1.0	1.3
Block 4	1.0	0.93 (identified as Blocks 4 & 4b)
Block 5	4.3	3.96
Block 6	2.3	1.9
Total Gross Acres:	**14.1**	**13.17**

   b) The Report references a separate Northern spotted owl survey; please provide.
   c) The Report identifies that the proposed project would remove populations of Coast range triplet lily. Please clarify recommendations on page 43 regarding avoidance/mitigation of Coast range triplet lily removal.
5) Water Availability Analysis:
   a) Please be advised that the WAA will need to be stamped and signed prior to public review.
6) Cultural Resources Report:
   a) It appears from the map on page 4 that the Analysis did not include Block 6 or Block 1A. Please revise to include these blocks in the analysis.
7) Notification Information/Listing**:** A listing of the current owners of all the properties located within 1,000 feet of the project site/holding will be necessary to circulate the Initial Study document for public review and comment, as well as for the public hearing, should the Owner decide to pursue a Use Permit

Exception to the Conservation Regulations. The notification information shall include the property owner's names, their addresses, and the assessor's parcel numbers of the property owned. Also see the enclosed *Adjoining Property Owner List Requirements* instruction sheet. You will be advised when the notification information will need to be provided.

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

Brian D. Bordona
Director

MEMORANDUM

1/22/24

To:	Pamela Arifian Conservation Division	From:	Alexei Belov Engineering Division
Date:	January 22, 2024	Re:	**Permit No. P23-00360** **APN: 020-300-015** **1400 Schramsberg Rd.** **Erosion Control Plan**

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

Comments

1. For proposed blocks that are being legalized, revise pre-project cover conditions to best represent the ground cover present prior to installation of the vineyard. Block 1A & portions of Block 4.

2. Provide stamped and signed technical reports (USLE & Hydro). Provide final draft, stamped and signed, of the Water Availability Analysis.

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.

Adjoining Property Owner List Requirements

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

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

Instructions to the Title Company

Please prepare the property owners' list as follows:

1. Type the property owners' names, parcel numbers and mailing addresses on an 8½" by 11" sheet of Avery #5160 Laser Labels so that this information can be readily used in mailing by the Planning, Building & Environmental Services Department.

2. Submit a full page copy of the assessors' parcel book page(s) and a copy of the latest equalized assessment roll used to compile the property owners' list. Please indicate the location of all parcels listed, by check mark or colored parcel number circled on the pages.

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

APPLIED
CIVIL ENGINEERING
INCORPORATED

June 6, 2024

Job No. 16-152

Pam Arifian
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

Re: Schramsberg Vineyard Development Erosion Control Plan
P23-00360-ECPA
1400 Schramsberg Road, Calistoga, CA 94515
APNs: 020-300-015, 020-390-007, -008, -011, -014, and -017

Dear Ms. Arifian:

We are in receipt of your letter dated January 22, 2024 which outlines several items needing to be addressed to have the above referenced application be determined to be complete.

Below you will find responses to each of the comments:

Exhibit A Comments:

Agricultural Erosion Control Plan Application Completeness Items:

1. General:
   a. A copy of the CalFire Emergency Timber Harvest Notice is included with this resubmittal package.
   b. It is acknowledged that a Timber Harvest Plan and Timber Conversion Permit from CalFire are required for this project. Scott Buttler, RPF, will prepare the required documents for CalFire once the erosion control plan is closer to an approval stage.

2. ECPA Plans and/or Narrative:
   a. The total project acreage is in fact 14.1 acres. It was rounded up to 15 in the original project application form. The updated plans, narrative, and application form all now reflect 14.1 acres.
   b. The area subject to deed/use restriction relative to building permit BC23-00481 on APN 020-390-007 has been added to sheet C1 as requested.

c. Sheet C1 has been updated to include the location of all existing wells as requested.
d. Further investigation was performed by Tom Oringer and Associates, it was determined that the stone alignments within the footprints of Block 1 do not need to be preserved. Therefore, no changes to Block 1 have been made. Please see attached Addendum by Tom Oringer and Associates addressing this item.
e. A fencing detail has been added to sheet C8.
f. The location of all existing overhead fill stations or chemical washing are shown on sheet C1 of the erosion control plan. No staging areas outside of the project limits are proposed. All staging for project construction as well as long term operation will occur within the proposed project limits.

3. Vegetation Removal and Preservation

a.i. A Vegetation Canopy Cover Exhibit has been prepared. This exhibit provides an analysis of vegetation canopy cover based on 2018 conditions, identifies areas where vegetation canopy cover will be removed and identifies vegetation canopy retention areas at a 3:1 ratio as required.

a.ii. See item 3.a.i above.

b.i. An infeasibility statement has been prepared and is included in this resubmittal.

b.ii. The Vegetation Canopy Cover exhibit referenced in item 3.b.i above includes areas of impact and preservation for oak woodland and documents retention in excess of the 2:1 requirement of General Plan Policy Con-24.

Supplemental Environmental Information:

4. Biological Resources Report
   a. Please see attached Addendum by Forest Ecosystem Management
   b. Please see attached Addendum by Forest Ecosystem Management
   c. Please see attached Addendum by Forest Ecosystem Management

5. Water Availability Analysis
   a. A signed copy of the water availability analysis is included in this resubmittal package.

6. Cultural Resources Report
   a. Please see attached Addendum by Tom Origer and Associated dated April 12, 2024 for an assessment of Block 1A. Block 6 was reviewed during previous efforts performed by Tom Origer and Associates to support the CalFire Emergency Notice. Please see the Confidential Archaeological Letter by Tom Origer & Associates dated 8/25/2021 attached. These two documents, along with the originally submitted report by Tom Origer and Associates dated 2019 provide coverage for the entire project area.

7. Notification Information/Listing
   We will provide the listing of neighboring properties within 1,000 feet of the subject property upon request.

Engineering Division Comments (Memo Dated 1/22/2024)

1. The Hydrology Study and Soil Loss Analysis have been revised to reflect the best estimate of pre-vineyard ground cover conditions. Please refer to the revised Hydrology Study and Soil Loss Analysis, attached.

2. Signed and stamped copies of the Hydrology Study, Soil Loss Analysis and Water Availability Analysis are included with this resubmittal.

We trust that these responses and the attached documents provide the information that is required to complete processing of the pending Erosion Control Plan Permit. If you have any questions, please feel free to contact me at (707) 320-4968.

Sincerely,

Applied Civil Engineering Incorporated

By:



Michael R. Muelrath

Michael R. Muelrath RCE 67435
Principal

Enclosures:

- CalFire Emergency Timber Harvest Notice
- Revised Erosion Control Plan
- Revised Narrative
- Revised ECP Application
- Addendum Report to Two Cultural Resources Studies
- Confidential Archaeological Review Letter
- Vegetation Canopy Cover Exhibit
- Oak Woodland Avoidance Infeasibility Analysis
- Addendum by Forest Ecosystem Management
- Signed Hydrology Study
- Signed Soil Loss Analysis
- Signed Water Availability Analysis

Copy:

- Hugh Davies & Samantha Rubanowitz, Schramsberg Vineyards Co

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www.countyofnapa.org

Brian D. Bordona
Director

July 2, 2024

CERTIFIED MAIL

Schramsberg Vineyards Company
c/o Hugh Davies
1400 Schramsberg Road
Calistoga, CA 94515

RE: Application Completeness Determination #2 – Schramsberg Vineyard
Agricultural Erosion Control Plan (ECPA) # P23-00360-ECPA
1400 Schramsberg Road, Calistoga; APNs 020-300-015, 020-390-007, -008, -011, -014, and -017

Dear Mr. Davies,

Thank you for the June 7, 2024 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. Because the project would develop more than 5.5 acres of vineyard, the proposed project does not qualify for a Categorical Exemption pursuant to Section 504 of Napa County's Local CEQA Procedures. Therefore, an Initial Study and Negative Declaration/Mitigated Negative Declaration will need to be prepared and circulated for the County to adequately review the project and comply with CEQA.

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

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

Thank you in advance for providing the above material with all revised plans, reports, or other resubmitted documents clearly marked "revised" and dated, and in an electronic format (.pdf, with plans converted directly from the CAD files), to facilitate uploading of the materials to the County's current projects website in accordance with the direction of the Planning Commission and Board of Supervisors (http://www.countyofnapa.org/PBES/CurrentProjects/). When you are ready to resubmit, please contact me to request a secure PBES Cloud link for uploading the documents.

Pursuant to Public Resources Code (PRC) Section 21080.3.1 (AB-52 - Gatto), consultation invitations of the proposed project are required to be sent to the Middletown Rancheria, the Mishewal Wappo Tribe of Alexander Valley, and the Yocha Dehe Wintun Nation. The consultation invitations were mailed to these Tribes on January 11, 2024; you will be advised of any communications.

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 30, 2024**), the application will be deemed "abandoned" pursuant to Section 401(b)(2) of Napa County's Local CEQA Procedures, unless an extension is granted by the Director as provided in the Procedures. Should the application be deemed abandoned, any unused funds will be returned and no further work will be performed on the application.

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

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

Sincerely,

Pamela Arifian

Pam Arifian
Planner III

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

Enclosures:
Exhibit A, Application Completeness Determination #2 – Information Request: No. P23-00360-ECPA
Engineering Division Review Memo dated July 2, 2024

EXHIBIT A
APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST
Schramsberg Vineyard #P23-00360-ECPA: APNs 020-300-015, 020-390-007, -008, -011, -014, and -017

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 and Preservation

a) Vegetation Canopy Cover:

i) Thank you for providing the Vegetation Canopy Cover Analysis. Please revise to demonstrate consistency with the entirety of NCC Section 18.108.020(C) specifically as it relates to 70% preservation on each parcel as related to contiguous parcels under same ownership.

ii) Please also revise the project information section on the exhibit to reflect all parcels that would be included in the project, including for preservation.

iii) Please revise the legend to distinguish the Douglas Fir Alliance located on less than 30% from that on slopes over 30%.

b) General Plan Policy CON-24: Thank you for providing the oak woodland avoidance infeasibility justifications pursuant to General Plan Policy CON-24. On page 2 of the justification letter, it states that "approximately 6.5 of the 40 acres are oak woodland;" whereas on page 3 it states that the owner is willing to commit to permanent preservation of "6.9 acres of oak woodland on slopes under 30% and outside of stream setbacks." Please clarify the total acreage of oak woodland on the parcel available for preservation, including how much of that acreage is located on "developable" land (i.e., on less than 30% slopes and outside of stream setbacks).

APPLIED
CIVIL ENGINEERING
INCORPORATED

August 30, 2024

Job No. 16-152

Pam Arifian
Napa County Planning, Building and Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

Re: Schramsberg Vineyards Co Vineyard Development Erosion Control Plan
P23-00360-ECPA
1400 Schramsberg Road, Calistoga, CA 94515
APNs: 020-300-015, 020-390-007, -008, -011, -014, and -017

Dear Ms. Arifian:

We are in receipt of your letter dated July 2, 2024 which outlines several items needing to be addressed to have the above referenced application be determined to be complete.

Below you will find responses to each of the comments:

Exhibit A Comments:

Agricultural Erosion Control Plan Application Completeness Items:

1. Vegetation Removal and Preservation
   a) Vegetation Canopy Cover:
      i) The Vegetation Canopy Cover Analysis Exhibit has been updated to demonstrate consistency with the entirety of NCC Section 18.108.020(C) specifically as it relates to 70% preservation on each parcel as related to contiguous parcels under same ownership. Each parcel complies with the 70% VCC retention requirement. Since the project proposes that some of the Vegetation Removal Mitigation per NCC Section 18.108.020(D) will be located on parcels other than the parcel in which the vegetation canopy cover removal occurs we have provided the biologist's opinion which indicates that preserving larger tracts of contiguous areas is superior from an environmental standpoint as it minimizes "edge" effect and that the area proposed for preservation is equal or better quality compared to the project area in accordance with NCC 18.108.020(D)3.

ii) The Vegetation Canopy Cover Exhibit has been revised in the project information section to reflect all parcels that would be included in the project, including for preservation.
iii) The Vegetation Canopy Cover Exhibit has been revised so the legend distinguishes between the Douglas Fir Alliance located on less than 30% from that on slopes over 30%.

2. General Plan Policy CON-24
The reference on page 2 referring to approximately 6.5 of the 40 acres is specific to the parcel where oak woodland is proposed for removal (APN 020-300-015).

On page 3 of the oak woodland avoidance infeasibility justification the reference to 6.9 acres is inclusive of oak woodlands on other parcels that are part of the contiguous Schramsberg holdings that will be committed to preservation to meet the oak woodland and VCC removal mitigation requirements.

With respect to the APN 020-300-015 parcel there are 6.5 total acres of oak woodland. 1.5 acres are proposed to be removed. 5 acres will remain on the property. There will remain 1.8 acres of "developable" oak woodland on the -015 parcel. The owner prefers to permanently protect via deed restriction other areas on the contiguous holdings though to maintain flexibility for potential future uses on the property that may include fire breaks or possible fire access infrastructure. There is also some uncertainty of the exact location of the property line bordering the State of California on this parcel so they want to make sure to leave a buffer along that edge to avoid any potential conflicts.

Please also see opinion from biologist which indicates that preservation of larger contiguous areas is superior to smaller spread out preservation areas.

Engineering Division Comments (Memo Dated July 2, 2024)

1. Please find the signed technical reports included as attachments to this resubmittal. The Hydrology Report has been revised to include stamp and signature of the licensed Civil Engineer.

We trust that these responses and the attached documents provide the information that is required to complete processing of the pending Erosion Control Plan Permit. If you have any questions, please feel free to contact me at (707) 320-4968.

Sincerely,

Applied Civil Engineering Incorporated

By:



Michael R. Muelrath

Michael R. Muelrath RCE 67435
Principal

Enclosures:

- Salix Natural Resource Management Biological Opinion Letter
- Signed Water Availability Analysis
- Signed Soil Loss Analysis
- Signed Hydrology Analysis
- Schramsberg Vineyard Co Vegetation Canopy Cover Exhibit

Copy:

Hugh Davies, Sean Thompson & Samantha Rubanowitz,
Schramsberg Vineyards Co (via email)

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Brian D. Bordona
Director

MEMORANDUM

7/2/24

To:	Pamela Arifian Conservation Division	From:	Alexei Belov Engineering Division
Date:	July 2, 2024	Re:	**Permit No. P23-00360** **APN: 020-300-015** **1400 Schramsberg Rd.** **Erosion Control Plan**

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

Comments

1. Provide stamped and signed technical reports (USLE & Hydro). Provide final draft, stamped and signed, of the Water Availability Analysis.

    a. **PC2 7.2.24** - Hydrology Report needs to be stamped and signed by a Licensed Civil Engineer since the design of drainage infrastructure is outside the scope of the CPESC Certification.

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.

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Brian D. Bordona
Director

MEMORANDUM

AB 9/16/24

To:	Pamela Arifian Conservation Division	From:	Alexei Belov Engineering Division
Date:	September 16, 2024	Re:	**Permit No. P23-00360** **APN: 020-300-015; 020-390-007; 008; 017** **1400 Schramsberg Road** Erosion Control Plan – Track I

The Engineering Division has reviewed the technical studies for the proposed 1400 Schramsberg Road (Schramsberg Vineyards Company) – Erosion Control Plan (ECP) application, P23-00360, located on Assessor parcel number(s) 020-300-015, 020-390-007, 020-390-008, and 020-390-017. The proposed plan requests to replant approximately 11.0 net acres of vineyard.

The Engineering Division has determined the following technical studies to be technically adequate with respect to Napa County's Conservation Regulations Chapter 18.108, Napa County's General Plan Policies CON-48 and CON-50(c), and Napa County's Interim Well Permit Standards and WAA Requirements dated January 2024:

1. Revised Soil Loss Analysis, May 2024, prepared by David Steiner, CPESC, CPSWQ.
2. Revised Hydrologic Analysis, May 2024, prepared by David Steiner, CPESC, CPSWQ, and under the responsible charge of Michael Muelrath, PE, of Applied Civil Engineering Incorporated.
3. Water Availability Analysis, September 2023, prepared by Matthew O'Connor, PhD, CEG, and Michael Sherwood, PG, of O'Connor Environmental, Inc.

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

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Brian D. Bordona
Director

MEMORANDUM

10/4/24

To:	Pamela Arifian Conservation Division	From:	Alexei Belov Engineering Division
Date:	October 4, 2024	Re:	**Permit No. P23-00360** **APN: 020-300-015; 020-390-007; 008; 017** **1400 Schramsberg Road** Erosion Control Plan – Track I

The Engineering Division has reviewed the technical studies for the proposed 1400 Schramsberg Road (Schramsberg Vineyards Company) – Erosion Control Plan (ECP) application, P23-00360, located on Assessor parcel number(s) 020-300-015, 020-390-007, 020-390-008, and 020-390-017. The proposed plan requests to plant approximately 11.0 net acres of vineyard.

The Engineering Division has determined the following technical studies to be technically adequate with respect to Napa County's Conservation Regulations Chapter 18.108, Napa County's General Plan Policies CON-48 and CON-50(c), and Napa County's Interim Well Permit Standards and WAA Requirements dated January 2024:

1. Revised Soil Loss Analysis, May 2024, prepared by David Steiner, CPESC, CPSWQ.
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3. Water Availability Analysis, September 2023, prepared by Matthew O'Connor, PhD, CEG, and Michael Sherwood, PG, of O'Connor Environmental, Inc.

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

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Brian D. Bordona
Director

Certified Mail

January 11, 2024

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

Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Schramsberg Vineyard Erosion Control Plan #P23-00360-ECPA
1400 Schramsberg Road, Calistoga; APNs 020-300-015, 020-390-007, -008, -011, -014, and -017

Dear Mr. Gabaldon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 15 gross acre vineyard (11 net acres) in seven blocks on four parcels totaling 169.5 acres located approximately 0.5-mile southwest of the intersection of Schramsberg Road and CA 29/128, approximately 0.4-mile northwest of its intersection with Larkmead Lane and approximately 3 miles southeast of the City of Calistoga (1400 Schramsberg Road, Calistoga). Additional information about the proposal can be viewed online at the Planning Division's current projects webpage https://www.countyofnapa.org/2876/Current-Projects-Explorer.

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

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

Sincerely,

Pamela Arifian

Pam Arifian
Planner III

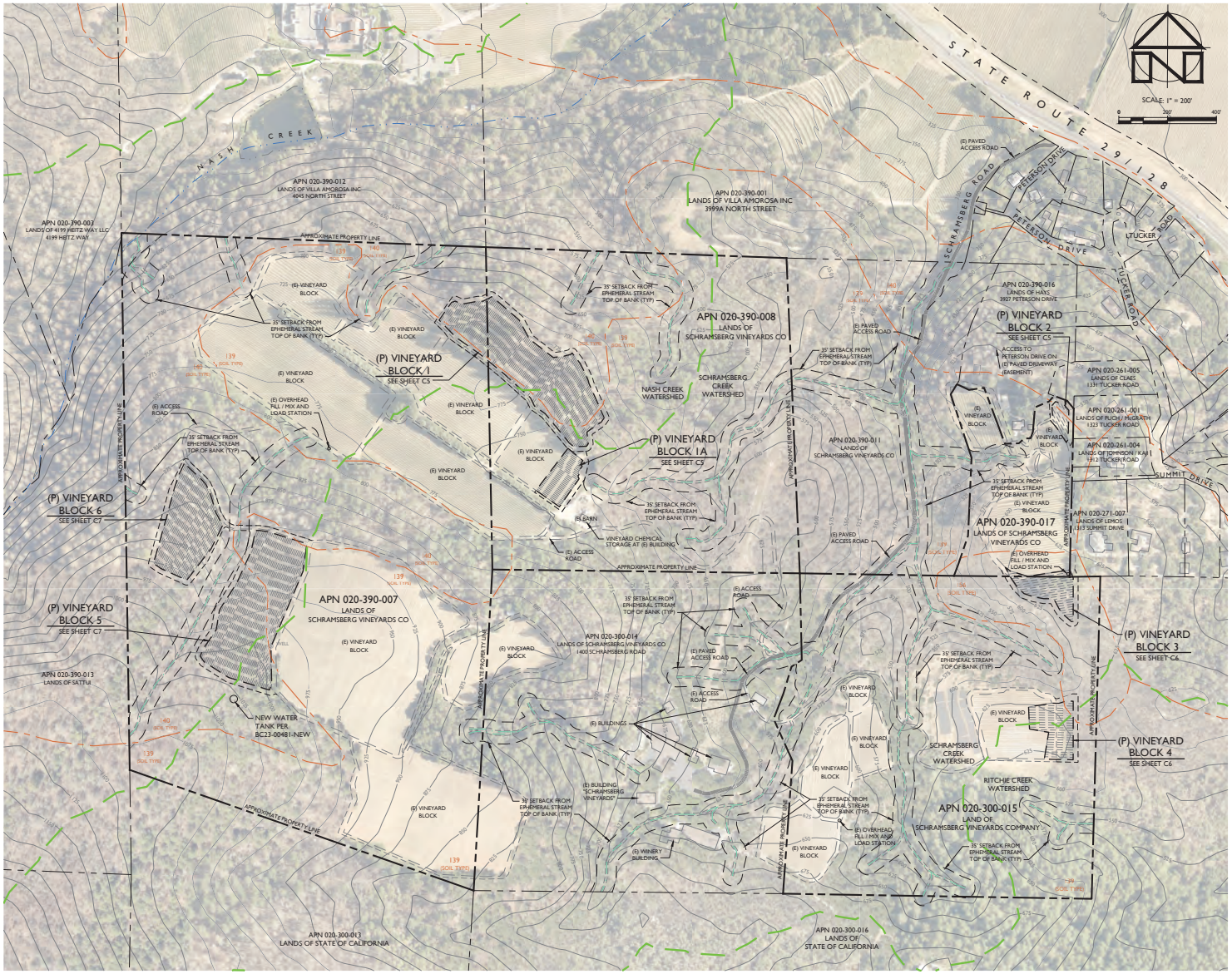
Enclosures: Cultural Resources Survey
Project plans

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

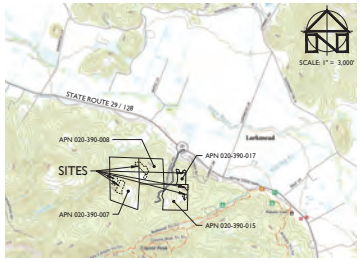
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SCHRAMSBERG VINEYARDS CO

VINEYARD DEVELOPMENT EROSION CONTROL PLANS



OVERALL SITE PLAN
SCALE: 1" = 200'



LOCATION MAP
SCALE: 1" = 3,000'

PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:
SCHRAMSBERG VINEYARDS COMPANY
1400 SCHRAMSBERG ROAD
CALISTOGA, CA 94515

SITE ADDRESS:
NO SITUS
CALISTOGA, CA 94515

ASSESSOR'S PARCEL NUMBERS:
020-300-015, 020-390-007, 020-390-008, & 020-390-017

PARCEL SIZES:
40.0 ±, 73.5 ±, 40.0 ± & 9.0 ± ACRES

PROJECT SIZE:
15.0 ± ACRES DISTURBED AREA
11.0 ± ACRES PLANTED

ZONING:
AGRICULTURAL WATERSHED (AW)

SHEET INDEX

C1	OVERALL SITE PLAN
C2	NOTES AND ABBREVIATIONS
C3	VINEYARD SLOPE DETERMINATION PLAN
C4	VINEYARD SLOPE DETERMINATION SECTIONS
C5	EROSION CONTROL PLAN - BLOCKS 1, 1A & 2
C6	EROSION CONTROL PLAN - BLOCKS 3 & 4
C7	EROSION CONTROL PLAN - BLOCKS 5 & 6
C8	FENCING EXHIBIT
C9	DETAILS

PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS TO PROVIDE THE DETAILS ASSOCIATED WITH DEVELOPMENT OF NEW VINEYARDS ON THE PROPERTIES.

FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0410E, EFFECTIVE SEPTEMBER 26, 2008, THE PROJECT SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

- APPROXIMATE PROPERTY LINE (SUBJECT PARCEL)
- APPROXIMATE PROPERTY LINE (ADJACENT PARCEL)
- SOIL TYPE BOUNDARY
- COUNTY DEFINED WATERSHED BOUNDARY
- BLUELINE STREAM
- EPHEMERAL STREAM
- EXISTING VINEYARD BLOCK
- EXISTING VINEYARD AVENUE
- PROPOSED LIMIT OF VINEYARD BLOCK
- PROPOSED VINEYARD CLEARING LIMITS / VINEYARD AVENUE

SOIL TYPE LEGEND:

138	FORWARD GRAVELLY LOAM, 2 TO 9 PERCENT SLOPES
139	FORWARD GRAVELLY LOAM, 9 TO 30 PERCENT SLOPES
140	FORWARD GRAVELLY LOAM, 30 TO 75 PERCENT SLOPES
156	KIDD LOAM, 30 TO 75 PERCENT SLOPES

SOIL TYPE BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE NAPA COUNTY GEOGRAPHIC INFORMATION SYSTEM DATA AND SHOULD BE CONSIDERED APPROXIMATE.

APPLIED
CIVIL ENGINEERING INCORPORATED
2160 Jefferson Street, Suite 230
Napa, CA 94559
(707) 320-4988 | www.appliedcivil.com

SCHRAMSBERG VINEYARDS CO
VINEYARD DEVELOPMENT EROSION CONTROL PLANS
OVERALL SITE PLAN

PREPARED UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER
MICHAEL R. MURATORE
NO. 67435
Exp. 12/31/2024
12/8/2023
CIVIL
STATE OF CALIFORNIA

DRAWN BY:	PowerCAD LLC
CHECKED BY:	MRM
DATE:	DECEMBER 8, 2023

REVISIONS:	BY:
12/8/2023	YMS
PERMIT SUBMITTAL	

JOB NUMBER: 16-152
FILE: 16-152ECP-OSP.DWG
ORIGINAL SIZE: 24" X 36"
SHEET NUMBER: C1
OF 9

Cultural Resources Study for the Schramsberg Vineyards Development Project Calistoga, Napa County, California

Rachel Hennessy, B.A.
and
Thomas M. Origer, M.A.
Registered Professional Archaeologist (#10333)

July 17, 2019

A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

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

Brian D. Bordona
Director

Certified Mail

January 11, 2024

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

Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Schramsberg Vineyard Erosion Control Plan #P23-00360-ECPA
1400 Schramsberg Road, Calistoga; APNs 020-300-015, 020-390-007, -008, -011, -014, and -017

Dear Mr. Simon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 15 gross acre vineyard (11 net acres) in seven blocks on four parcels totaling 169.5 acres located approximately 0.5-mile southwest of the intersection of Schramsberg Road and CA 29/128, approximately 0.4-mile northwest of its intersection with Larkmead Lane and approximately 3 miles southeast of the City of Calistoga (1400 Schramsberg Road, Calistoga). Additional information about the proposal can be viewed online at the Planning Division's current projects webpage https://www.countyofnapa.org/2876/Current-Projects-Explorer.

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

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

Sincerely,

Pamela Arifian

Pam Arifian
Planner III

Enclosures: Archaeological Reconnaissance Survey
Project plans

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Planning, Building & Environmental Services

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

Brian D. Bordona
Director

Certified Mail

January 11, 2024

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

Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Schramsberg Vineyard Erosion Control Plan #P23-00360-ECPA
1400 Schramsberg Road, Calistoga; APNs 020-300-015, 020-390-007, -008, -011, -014, and -017

Dear Mr. Simon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 15 gross acre vineyard (11 net acres) in seven blocks on four parcels totaling 169.5 acres located approximately 0.5-mile southwest of the intersection of Schramsberg Road and CA 29/128, approximately 0.4-mile northwest of its intersection with Larkmead Lane and approximately 3 miles southeast of the City of Calistoga (1400 Schramsberg Road, Calistoga). Additional information about the proposal can be viewed online at the Planning Division's current projects webpage https://www.countyofnapa.org/2876/Current-Projects-Explorer.

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

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

Sincerely,

Pamela Arifian

Pam Arifian
Planner III

Enclosures: Cultural Resources Survey

Project plans

A Tradition of Stewardship
A Commitment to Service

Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org
(707)253-4417

Brian D. Bordona
Director

March 25, 2025

Scott Gabaldon, Tribal Chair/Cultural Resources Manager
Mishewal Wappo Tribe of Alexander Valley
640 Larkfield Center
Santa Rosa, CA 94503

Tektekh C. Gabaldon
7095 St. Helena Rd
Santa Rosa, CA 95404

Re: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1
Schramsberg Vineyard Erosion Control Plan #P23-00360-ECPA
1400 Schramsberg Road, Calistoga; APNs 020-300-015, 020-390-007, -008, -011, -014, and -017

Dear Mr. Gabaldon and Ms. Gabaldon,

On January 11, 2024, the Napa County Planning Division mailed to you, via certified delivery, notification of an invitation to consult on a pending request for an Agricultural Erosion Control Plan (#P23-00360-ECPA) to develop an approximate 15 gross acre vineyard (11 net acres) in seven blocks on four parcels totaling 169.5 acres located approximately 0.5-mile southwest of the intersection of Schramsberg Road and CA 29/128, approximately 0.4-mile northwest of its intersection with Larkmead Lane and approximately 3 miles southeast of the City of Calistoga (1400 Schramsberg Road, Calistoga).

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

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

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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org
(707) 253-4417

Brian D. Bordona
Director

March 25, 2025

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

Re: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1
Schramsberg Vineyard Erosion Control Plan #P23-00360-ECPA
1400 Schramsberg Road, Calistoga; APNs 020-300-015, 020-390-007, -008, -011, -014, and -017

Dear Mr. Simon,

On January 11, 2024, the Napa County Planning Division mailed to you, via certified delivery, notification of an invitation to consult on a pending request for an Agricultural Erosion Control Plan (#P23-00360-ECPA) to develop an approximate 15 gross acre vineyard (11 net acres) in seven blocks on four parcels totaling 169.5 acres located approximately 0.5-mile southwest of the intersection of Schramsberg Road and CA 29/128, approximately 0.4-mile northwest of its intersection with Larkmead Lane and approximately 3 miles southeast of the City of Calistoga (1400 Schramsberg Road, Calistoga).

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

CC: Michael Rivera, Middletown Rancheria Tribal Historic Preservation Office
(via email thpo@middletownrancheria.com and mlrivera@middletownrancheria.com)

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Planning, Building & Environmental Services

1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org
(707) 253-4417

Brian D. Bordona
Director

March 25, 2025

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
Schramsberg Vineyard Erosion Control Plan #P23-00360-ECPA
1400 Schramsberg Road, Calistoga; APNs 020-300-015, 020-390-007, -008, -011, -014, and -017

Dear Ms. Perkins,

On January 11, 2024, the Napa County Planning Division mailed to you, via certified delivery, notification of an invitation to consult on a pending request for an Agricultural Erosion Control Plan (#P23-00360-ECPA) to develop an approximate 15 gross acre vineyard (11 net acres) in seven blocks on four parcels totaling 169.5 acres located approximately 0.5-mile southwest of the intersection of Schramsberg Road and CA 29/128, approximately 0.4-mile northwest of its intersection with Larkmead Lane and approximately 3 miles southeast of the City of Calistoga (1400 Schramsberg Road, Calistoga).

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

CC: via email to thpo@yochadehe.gov

From:	Magnuson, Nicholas@Wildlife
To:	Arifian, Pamela; Morrison, Dana
Subject:	RE: Early Review Requested: Biology Reports for Schramsberg Vineyard Conversion Erosion Control Plan #P23-00360-ECPA
Date:	Friday, August 8, 2025 6:08:36 PM
Attachments:	image001.png

[External Email - Use Caution]

Pam and Dana,

Thanks for reaching out to CDFW for input on this project, and my apologies for the delays. After reviewing the Biological Resource Reconnaissance Survey (BRRS), I'm offering the following on an informal basis as CDFW may have additional comments during the CEQA commenting period.

Streams

If any project activities would impact a stream or riparian area onsite, please include the following measure. Also, Pages 46 and 47 of the BRRS states that the "ephemeral stream can be restored"; while restoration of a stream can be beneficial, please ensure that no restoration activities will commence within the stream or riparian without first notifying CDFW pursuant to Fish and Game Code 1602 et seq.

> Streambed Alteration*:* If the bed, bank, channel, or riparian habitat of any streams, including but not limited to ephemeral streams, will be impacted, the Project shall submit a Lake or Streambed Alteration Notification to CDFW and comply with the Streambed Alteration Agreement, if issued (see: https://epims.wildlife.ca.gov/index.do). The Project shall also obtain any necessary authorization from the Regional Water Quality Control Board pursuant to the Clean Water Act and Porter Cologne Water Quality Control Act.

Nesting birds/raptors, Vaux's Swift, Purple Martine, Olive-sided flycatcher nesting habitat

I recommend including the below measure which I've used on similar projects. If any listed raptors including Swainson's hawk would be impacted, I would suggest including a protocol survey measure which I can provide.

> Nesting Bird Surveys: If construction, grading, vegetation removal, or other Project-related activities are scheduled during the avian nesting season, January 1 to September 15, a qualified biologist shall conduct a survey for active bird nests within 7 days prior to the beginning of Project related activities. The survey shall cover the entire Project site and a minimum 500- foot buffer around the Project site. If a lapse in Project-related work of seven days or longer occurs,

another survey shall be conducted before Project work can be reinitiated. If an active nest is found during surveys, the qualified biologist shall immediately notify the CDFW contact below, or if unavailable another CDFW representative, and establish site- and species-specific no-work buffers to ensure the nest is not disturbed. The buffer distances shall be specified to protect the bird's normal behavior to prevent nesting failure or abandonment and comply with Fish and Game Code section 3500 et seq. and the federal MBTA. Abnormal nesting behaviors which may cause reproductive harm include, but are not limited to, defensive flights/vocalizations directed towards Project personnel, standing up from a brooding position, and flying away from the nest. The qualified biologist shall have authority to order the cessation of all nearby Project activities if the nesting birds exhibit abnormal behavior which may cause reproductive failure (nest abandonment and loss of eggs and/or young) until an appropriate buffer is established.

The qualified biologist shall monitor the behavior of the birds (adults and young, when present) at the nest site to ensure that they are not disturbed by Project work. Nest monitoring shall continue during Project work until the young have fully fledged (have completely left the nest site and are no longer being fed by the parents), as determined by the qualified biologist, unless otherwise approved in writing by CDFW.

Western bumblebee

If the project could impact western bumblebees. I recommend the below measure:

Western bumble bee Assessment, Survey, and Avoidance:

Habitat Assessment

In accordance with *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* (CDFW 2023) (see Survey Considerations for CESA Candidate Bumble Bees (PDF) https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=213150&inline at https://wildlife.ca.gov/Conservation/CESA), a western bumble bee habitat assessment shall be conducted, results of the assessment should be discussed in the MND, and mitigation measures (if habitat is present) shall be developed and included in the MND to avoid or minimize impacts of the proposed Project to western bumble bee.

The habitat assessment shall be conducted by a qualified entomologist knowledgeable with the life history and ecological requirements of western

bumblebee. The habitat assessment should include all suitable nesting, overwintering, and foraging habitats within the Project site and surrounding areas. Potential nest habitat (February through October) could include that of other *Bombus* species such as bare ground, thatched grasses, abandoned rodent burrows or bird nests, brush piles, rock piles, and fallen logs. Overwintering habitat (November through January) could include that of other *Bombus* species such as soft and disturbed soil or under leaf litter or other debris. The habitat assessment should be conducted during peak bloom period for floral resources on which western bumble bee feed.

Survey
If western bumble bee habitat is present within the Project site, the Project shall conduct a pre-construction survey consistent with *Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species* (CDFW 2023). The survey plan should be submitted to CDFW for review. Surveys shall be conducted by a qualified entomologist familiar with the behavior and life history of westerns bumble bee.

Surveys shall be conducted during the colony active period (i.e., April through August) and when floral resources are in peak bloom. Bumble bees move nests sites each year, therefore, surveys shall be conducted each year that Project work activities occur.

Avoidance or Take Authorization
If western bumble bee are detected during pre-construction surveys, a western bumble bee avoidance plan should be developed and provided to CDFW for review prior to work activities involving ground disturbance or vegetation removal. The Project shall incorporate CDFW's comments into the avoidance plan. If take of western bumble bee cannot be avoided, the Project shall consult with CDFW pursuant to CESA and obtain an ITP before Project activities may commence.

Northern spotted owl

If the project could impact NSO within 0.25 miles of the Project through auditory of visual disturbance, I recommend the following:

Northern Spotted Owl Avoidance*:* A qualified biologist shall provide an assessment of potential NSO nesting habitat within the Project area and a 0.25 mile radius and obtain CDFW's written acceptance of the assessment. Alternatively, if the assessment is not completed, or if it concludes that NSO

nesting habitat is present, then no Project activities within 0.25 miles of potential NSO nesting habitat shall occur between March 15 and July 31 unless a qualified biologist approved in writing by CDFW conducts NSO surveys following the U.S. Fish and Wildlife Service (USFWS) *Protocol for Surveying Proposed Management Activities That May Impact Northern Spotted Owls*, dated (revised) January 9, 2012. Surveys shall be conducted in accordance with Section 9 of the survey protocol, *Surveys for Disturbance-Only Projects*. If breeding NSO are detected during surveys, a 0.25 mile no-disturbance buffer zone shall be implemented around the nest until the end of the breeding season, or a qualified biologist determines that the nest is no longer active, unless otherwise approved in writing by CDFW. The Project shall obtain CDFW's written acceptance of the qualified biologist and survey report prior to Project construction occurring between March 15 and July 31 each year.

Alternate buffer zones may be proposed to CDFW after conducting an auditory and visual disturbance analysis following the USFWS guidance, *Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern California*, dated October 1, 2020. Alternative buffers must be approved in writing by CDFW.

Coast range triplet lily

If avoidance cannot be achieved, I recommend including a requirement that the project will develop a replacement/preservation plan with at least 3:1 replacement/preservation and long-term monitoring and/or proof of preservation in perpetuity. I also appreciate the invasive broom management component and think that would be an excellent component of a restoration plan.

Rocky outcrop

No comments at the moment unless special status plants or animals could be impacted.

Happy to discuss further.
Thanks,
Nick

Nicholas Magnuson
Environmental Scientist
California Department of Fish and Wildlife
Bay Delta Region (R3)
(707) 815-4166

From: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Sent: Tuesday, August 5, 2025 12:52 PM
To: Magnuson, Nicholas@Wildlife <Nicholas.Magnuson@Wildlife.ca.gov>; Morrison, Dana <dana.morrison@countyofnapa.org>
Subject: RE: Early Review Requested: Biology Reports for Schramsberg Vineyard Conversion Erosion Control Plan #P23-00360-ECPA

WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Thanks Nick, much appreciated.

A Tradition of Stewardship
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

From: Magnuson, Nicholas@Wildlife <Nicholas.Magnuson@Wildlife.ca.gov>
Sent: Tuesday, August 5, 2025 12:42 PM
To: Morrison, Dana <dana.morrison@countyofnapa.org>
Cc: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Subject: RE: Early Review Requested: Biology Reports for Schramsberg Vineyard Conversion Erosion Control Plan #P23-00360-ECPA

[External Email - Use Caution]

Hi Dana,

My apologies for the delay, it's still very busy over here. I'll block out some time to finish reviewing this and aim to respond by this Friday.

Thanks,
Nick

Nicholas Magnuson
Environmental Scientist

California Department of Fish and Wildlife
Bay Delta Region (R3)
(707) 815-4166

From: Morrison, Dana <dana.morrison@countyofnapa.org>
Sent: Tuesday, August 5, 2025 12:07 PM
To: Magnuson, Nicholas@Wildlife <Nicholas.Magnuson@Wildlife.ca.gov>
Cc: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Subject: RE: Early Review Requested: Biology Reports for Schramsberg Vineyard Conversion Erosion Control Plan #P23-00360-ECPA

WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Hey Nick,
I hope you are well.
I wanted to reach out and follow up on this request from Pam. She is looking to get this IS/MND circulated soon but we wanted to ensure that the proposed NSO and coast triplet lily mitigations are adequate to ensure we are mitigating appropriately.
Do you know when you might be able to confirm no amendments to the proposed MMs are needed?
Do not hesitate to reach out if you have questions or require any additional information.
Cheers,

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A Commitment to Service

Dana Morrison (she | her | hers)
Supervising Planner - Conservation
Planning, Building, & Environmental Services
Napa County

Phone: 707-253-4437

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

From: Arifian, Pamela
Sent: Thursday, July 31, 2025 9:26 AM
To: Magnuson, Nicholas@Wildlife <Nicholas.Magnuson@Wildlife.ca.gov>
Subject: RE: Early Review Requested: Biology Reports for Schramsberg Vineyard Conversion Erosion

Control Plan #P23-00360-ECPA

Hi Nick,

Hope all is well. I am back on the IS/MND for this project and would appreciate your input. Can you please let me know when to expect your comments?

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
www.countyofnapa.org

From: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Sent: Thursday, July 10, 2025 7:20 AM
To: Magnuson, Nicholas@Wildlife <Nicholas.Magnuson@Wildlife.ca.gov>
Subject: Re: Early Review Requested: Biology Reports for Schramsberg Vineyard Conversion Erosion Control Plan #P23-00360-ECPA

Thanks for getting back to me, Nick. Would 2 weeks work for you, please?

Good luck with your workload! I appreciate your attention to this one.

Have a good day,
Pam

A Tradition of Stewardship
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

From: Magnuson, Nicholas@Wildlife <Nicholas.Magnuson@Wildlife.ca.gov>
Sent: Wednesday, July 9, 2025 5:47 PM
To: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Subject: RE: Early Review Requested: Biology Reports for Schramsberg Vineyard Conversion Erosion Control Plan #P23-00360-ECPA

[External Email - Use Caution]

Hi Pam,

Thanks for checking in. Could we perhaps arrange a deadline for providing my informal comments? Workload is high and a deadline will help me in the scheduling department.

I appreciate the coordination with CDFW.

-Nick

Nicholas Magnuson
Environmental Scientist
California Department of Fish and Wildlife
Bay Delta Region (R3)
(707) 815-4166

From: Arifian, Pamela <pamela.arifian@countyofnapa.org>
Sent: Tuesday, July 8, 2025 11:32 AM
To: Magnuson, Nicholas@Wildlife <Nicholas.Magnuson@Wildlife.ca.gov>
Subject: Re: Early Review Requested: Biology Reports for Schramsberg Vineyard Conversion Erosion Control Plan #P23-00360-ECPA

WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Hi Nick, checking in to see if you might have an opportunity to weigh in on the items highlighted below in the biological resources report for the subject project before I complete the IS/MND. At this point, the IS/MND might be ready for public review by early August. Given that the project proposes removal of Coast range triplet lily with a restoration plan to eradicate invasive French broom to support the remaining community within the vicinity of an ephemeral stream, and that is within NSO habitat area (though the project area was already cleared of trees following the Glass Fire and thus does not contain NSO habitat), I want to make sure we are treating these potential concerns appropriately prior to public review. Thank you, in advance, for any input you can provide.

Thank you,
Pam



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

Phone: 707-259-5934

1195 Third Street, Suite 210
Napa, CA 94559

www.countyofnapa.org

From: Arifian, Pamela
Sent: Wednesday, June 11, 2025 10:20 AM
To: Magnuson, Nicholas@Wildlife <nicholas.magnuson@wildlife.ca.gov>
Subject: RE: Early Review Requested: Biology Reports for Schramsberg Vineyard Conversion Erosion Control Plan #P23-00360-ECPA

Hello Nick,

I am preparing the IS/MND for the Schramsberg Vineyard Conversion ECP and would appreciate CDFW input on any concerns from the Bio Report so that I can incorporate into the document prior to public review, if possible. I anticipate that this IS/MND may be ready for public review in July.

The previous link I provided for document access expired. Please find the reports from the project biologist located in this Cloud folder:
https://pbes.cloud/index.php/s/grMosejPje4BZwZ

Thank you, in advance.
Pam

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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

From: Arifian, Pamela
Sent: Wednesday, April 9, 2025 11:55 AM
To: Magnuson, Nicholas@Wildlife <Nicholas.Magnuson@Wildlife.ca.gov>
Subject: Early Review Requested: Biology Reports for Schramsberg Vineyard Conversion Erosion Control Plan #P23-00360-ECPA

Hello Nick,

The biological resources report was submitted for the proposed conversion to vineyard of approximately 14.1 gross acres, including approximately 11.4 acres of Douglas fir forest and 1.5 acres of coast live oak woodland at the Schramsberg property immediately adjacent to the northern boundary of Bothe state park. Following County comment letters, an Addendum and Opinion letter were subsequently submitted.

Of note, on page 30 of the Biology Report (Feb 8, 2023) identified Coast range triplet lily near proposed Block 4, and the project would remove 5% of the population, with a recommendation to mitigate this impact via a 5 year French broom removal project (see recommendations starting on p. 43).

Other potential impacts: nesting birds/raptors, Vaux's Swift, Purple Martine, Olive-sided flycatcher nesting habitat, Western bumblebee, nesting northern spotted owls. Rocky outcrop.

I am currently in the early preparation stage for the Initial Study / Mitigated Negative Declaration for this project. Can you please provide comments or recommendations based on the biologist reports as follows?

- Biological Resources Reconnaissance Survey, Feb 8, 2023 (Forest Ecosystem Management and Salix Natural Resource Management)
- Addendum to Biological Resources Reconnaissance Survey, Jan 30, 2024 (Forest Ecosystem Management)
- Biological Opinion, Review Letter #2, August 27, 2024 (Salix Natural Resource Management(
- County comment letter #1, January 22, 2024
- County comment letter #2, July 2, 2024
- Erosion Control Plan and Narrative, revised 5/17/24 for project details.

Due to the total size of the documents, I have saved these files in a secure Cloud folder, which can be accessed through this link.

Thank you, in advance, for providing input on the proposed recommendations by the biologist team. This will be helpful in thoroughly analyzing and mitigating for any potentially significant impacts according to CDFW standards. I expect to have an administrative draft IS/MND ready within 5-6 weeks.

Thanks!

Pam

A Tradition of Stewardship
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