



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: 230 Long Ranch Road LLC Care of: Edward Bystrowski

Telephone #: (707) 968-4287 Fax #: () E-Mail: tbystrowski@mivinsurance.com

Mailing Address: 230 Long Ranch Road Saint Helena CA 94574
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: 230 Long Ranch Road Saint Helena
No Street City

Assessor's Parcel #: 032-560-027 Existing Parcel Size: 48.4 ± acres Development Area Size: 18.8 ± acres

Slope Range: 5 % to 19 % Total Acreage ≥ 30%: 0.4 ± acres Estimated Total Amount of Cut & Fill: <2,000 cubic yards

Land or Aerial Survey Prepared By Napa County GIS Date: 2018

(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: 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.

Edward J. Bystrowski Apr 25, 2024 Edward J. Bystrowski Apr 25, 2024
Signature of Applicant Date Signature of Property Owner Date

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

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

EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

Project/Construction Phasing Information

1. Project Description: New Vineyard Development. APN: 032-560-027
-
- Parcel size: 48.4 ± acres Total land area disturbed: 18.8 ± acres
 Agriculture: NEW plant acres: 15.8 ± Replant acres: 0
 Structures: ☐ residence ☐ building ☐ driveway ☐ road ☐ other _____
2. Project Phases: ☒ one ☐ two or ☐ _____
3. Anticipated date to start construction (month/year): April, 2025
4. Estimated date of completion of each phase: Phase 1: September 2025
 Phase 2: _____
 Phase ____: _____
5. Total construction time estimated: 4 months ±
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 Yes
8. Is a grading permit, a well permit, or a sewage disposal permit required? ☐ Yes ☒ No
 If yes has the Napa Co ☐ Public Works and/or ☐ Environmental Management Departs. been notified? ☐ Yes ☐ No

Slope Information

9. Earth moving, grading or land clearing on slope(s) of: 5 % to 19 %
10. Total acreage with slopes greater than or equal to 30%: 0.4 ± acres
11. Contour mapping source: Napa County GIS (2018)

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

12. Water-deficient area: ☐ Yes (applicant must contact Co Env Mgmt Dept) ☒ No
13. Sub-Watershed Name: Conn Creek, Napa River
 Municipal Reservoir Watershed: ☒ Yes ☐ No
 If yes: ☐ Bell Canyon ☐ Kimball ☐ Milliken ☒ Lake Hennessey ☐ Rector
14. Have any other erosion control plans effecting this parcel been approved since 1991? ☐ Yes ☒ No
15. Coverage information (required for projects in any watershed):
 (a) Existing acres of tree canopy cover per parcel: 0 acres
 Proposed acres of canopy cover to be removed: 0 acres
 Percent of canopy cover to be retained per parcel: N/A %
 (b) Existing acres of shrub, brush, grass without tree canopy per parcel: 42.0 acres
 Proposed acres of shrub, brush, grass cover to be removed: 17.2 acres
 Percent of shrubs, brush, grass to be retained per parcel: 59 %
16. Is there a Water Rights permit associated with the project or parcel? ☐ Yes ☒ No
 a) Copy of permit from the State Dept of Water Resources attached? ☐ Yes ☒ No OR
 b) Date application for necessary permit submitted to this board: _____
 c) Copy of associated CEQA document attached? ☐ Yes ☐ No acre/feet _____

Streams, Watercourses, & Streambed Alteration Agreements

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

Environmental Setting

19. Is any portion of the project located on or within 500' of a landslide? ☐ Yes ☒ No
Cite source: Landslide Hazard Evaluation from RGH Consultants revised March 29, 2024
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 Resources Assessment - Long Ranch Road Vineyard
Specific study prepared: Yes by Montrose Environmental date: March 2024
21. Is any portion of the project located on or within 500' of an archeological or historic site? ☐ Yes ☒ No
Cite source: Archaeological Resource Management Report for the Proposed Development on Long Ranch Road
Specific study prepared: Yes by Archaeological Resource Service date: March 23, 2023

Grading Information

22. Are any new roads/driveways associated with the project? ☐ Yes ☒ No
23. Are any new vineyard avenues associated with the project? ☒ Yes ☐ No
24. Will the project involve any recontouring of the land? ☒ Yes ☐ No
25. Will there be any excavation or fill deeper than 12 inches? ☐ Yes ☒ No
26. Total cubic yards of cut & fill: <2,000
Cubic yards of cut: <1,000 fill: <1,000
Spoils location: on-site 100% off-site None
27. Has a grading permit been filed with the Co Public Works Dept? ☐ Yes ☒ No
28. Will the project involve repair of a landslide? ☐ Yes ☒ No
Location _____ Size _____ Report _____

TIMBER HARVEST/TIMBER CONVERSION PERMITS

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

Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File #: P ____ - ____ - ____ Owner: 230 Long Ranch Road LLC Parcel #: 0 3 2 - 5 6 0 - 0 2 7

Vineyard Development Area Specifics

1. Size of Area Disturbed: 18.8 ± acres
2. Size of Vineyard: 18.8 ± acres
3. Acres of Vines: 15.8 ± acres
4. Slopes of Area Disturbed: 5 % to 19 %
5. Amount of Total Acreage Equal to or Above 30% Slope: 0.4 ± acres
6. Total Number of Trees Removed
 - a) natives TBD trees
 - b) non-natives _____ 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: April 2025 End Date: September 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: April 2026 End Date: May 2026 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: April 2029

Vineyard Operations Information

1. Farming Equipment:

<u> </u> Track-laying	Percent of Use <u> </u> %
<u>X</u> Rubber-tired	Percent of Use <u>50</u> %
<u> </u> ATV	Percent of Use <u> </u> %
<u>X</u> Hand/Manual	Percent of Use <u>50</u> %
<u> </u> Other (describe) _____	Percent of Use <u> </u> %
2. Annual Pruning:
Time of Year: February Number of days: 10-14 Number of Workers: 5-10
3. Annual Sulfuring:
Time of Year: Spring - Summer Estimated applications/year: 6-8
4. Weed Control:

	<u>Under Vines</u>	<u>Between Rows</u>
Type of control	<u>Mow / Shovel</u>	<u>Mow</u>
Method of application	<u>Mechanical / Hand</u>	<u>Mechanical / Hand</u>
Months:	<u>March / May / June</u>	<u>March / May / June</u>
Applications/year:	<u>2-3</u>	<u>2-3</u>
Number of Workers:	<u>1-2</u>	<u>1-2</u>
5. Harvest (Crush):
Length 3-5 days Number of Workers: 5-10

6. Frost Protection Method(s)

	<u>Hours of Operation</u>	<u>Frequency (times/year)</u>
☐ Return-stack heaters		
☐ Sprinklers		
☐ Mistlers		
☐ Wind Machines		
☒ Late Pruning	7 am - 4 pm	1
☐ 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	June - October	24 hrs	120 days
☐ Bird Cannons			
☒ Visual Distracters (Mylar strips, etc)	June - October	24 hrs	120 days
☐ Raptor Perches			
☐ Other _____			

9. Proposed Nighttime Activities:

	<u>Time of Night</u>	<u>Duration of Use (days per year)</u>
☒ Harvest	Midnight - 6 am	1-5
☒ Sulphur Application	Midnight - 6 am	4-5
☒ Pesticide/Herbicide Application	Midnight - 6 am	2-4
☐ Other _____		

10. Irrigation Methods

☐ Sprinklers ☒ Drip System ☐ Other _____

11. Other Proposed Activities:

Traffic Characteristics Information

- Estimated size of grape trucks/truck & trailers to be used: 1-2 tons
- Estimated number of truck/vehicle trips per day: Crush: 2 Vineyard Development: 20 Annually: 30
- Estimated number of farmworkers/vehicle: 2-3 Crush 2-3 Pruning
- Lunch provided on-site for farmworkers: ☐ Yes ☒ No
- Proposed primary access: Existing residential driveway
- Proposed secondary access, if any: None

Itemized Fertilizer and Pesticide Information

	<u>Application Method</u> (broadcast, spray, drip system, etc)	<u>Application Amount</u> (per acre)	<u>Number of Applications per Year</u>	<u>Annual Amount Used</u> (per acre)	<u>Total Annual Amount Used Overall</u>
1. Fertilizers					
Nitrogen-Organic	Drip	10-20 gal	1-2	20-40	32-64 gal
Compost	Broad Cast	3-6 tons	1	3-6	47-95 tons
Cover Crop-legumes	Seeded	100#	1	100#	1,600#

2. Mildewcides					
Sonata	Spray	4 qt	2-4	8-16 qt	126-253 qt
Wettable Sulfur	Spray	2-4 #	4-6	10-14 #	160-221 #
Regalia	Spray	4 qt	2-4	8-16 qt	126-253 qt
3. Herbicides					
Supress	Spray	60 oz	2	120 oz	1,896 oz
4. Rodenticides					
None					
5. Other Chemicals					
Mineral Oil		4 qt	2-4	8-16 qt	126-253 qt
Serenade		4 qt	2-4	8-16 qt	126-253 qt

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

Type of onsite chemical storage facility in use or proposed: None planned. Chemicals brought to site as needed by vineyard manager.

Location of current or potential area(s) used for the mixing agricultural chemicals and the description of the facilities present thereat: None planned. Chemicals brought to site as needed by vineyard manager.

Location of current or proposed area designated for the cleaning and washing of chemical application equipment: None planned. Equipment washed offsite. No overhead fill stations planned.

Water Source and Usage Information

** Use Attachment D to calculate information requested**

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

Agricultural Water Source(s) :

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

**Percent of Total
Agricultural Use:**

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

Residential and Non-Agricultural Water Source(s) :

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

**Percent of Total
Resid & Non-Ag**

100 %
_____%
_____%
_____%
100%

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

N/A
SEE WAA

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

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

3. Allowable Groundwater Allotment: N/A
SEE WAA

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
☒ Fill (buried)	75 %	☒ on-site	_____ off-site
_____ Stacked In Pile	_____ %	_____ on-site	_____ off-site
☒ Other Erosion Control	25 %	☒ on-site	_____ off-site

2. Estimated Amount of Cut & Fill: **4,000** cubic yards (total)
2,000 cubic yards (cut) **2,000** cubic yards(fill)

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

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

4. Debris Disposal (Location & Method):

_____ On-site _____ ☒ Off-site **Landfill**

Related Permits

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

County:

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

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

State Dept of Forestry:

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

Timber Conversion Permit: Yes _____ No _____ acres
_____ acres

State Dept of Fish & Game:

Streambed Alteration Permit: Yes _____ No ☒

State Division of Water Rights:

Appropriate Water Rights Permit: Yes _____ No ☒

State Environmental Protection Agency:

Chemical Application Permit(s): Yes _____ No ☒

Other State & Federal Permits (please list) :

None

2. Consultation with, or letter of agreement from:

Regional Water Quality Control Brd:

Yes _____ No ☒

National Marine Fisheries Service/NOAA:

Yes _____ No ☒

Army Corps of Engineers:

Yes _____ No ☒

U.S. Fish and Wildlife Service:

Yes _____ No ☒

INDEMNIFICATION AGREEMENT

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

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

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

Edward J. Bystrowski

Edward J. Bystrowski (Apr 22, 2024 16:19 PDT)

Applicant

Apr 22, 2024

Date

Property Owner (if other than Applicant)

230 Long Ranch Road LLC Vineyard Development ECP
Project Identification



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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

May 28, 2024

Joy Eldredge
City of Napa Water Division
1700 Second Street, Suite 100
Napa, CA 94559

**RE: 230 Long Ranch Road LLC Vineyard Conversion
Agricultural Erosion Control Plan (ECPA) File # P24-00114-ECPA
230 Long Ranch Road, St. Helena: APN 032-560-027**

Dear Ms. Eldredge,

Pursuant to Section 18.108.027(E) of the Napa County Code, Napa County provides notice to the owner of each public-serving water supply system of each agricultural erosion control plan application (ECPA) filed within the drainage of their reservoir(s). The application package and plans for the proposed ±18.8 acres of new vineyard, located as specified in the subject application materials, can be accessed at the following website for your review and comment: <https://pbes.cloud/index.php/s/lqb8wGo7B5pPGcq>

This letter commences a 21-day review period during which your agency has the opportunity to submit credible evidence that the proposed project will cause the overall delivery of sediment or other pollutants into your reservoir(s) to increase by more than one percent (1%) on an individual project basis or by more than ten percent (10%) on a cumulative basis. If your agency submits such evidence during this period, or any extension thereto granted in writing by the Planning Director, procurement of a use permit will be required before the subject erosion control plan can be approved. Procurement of a use permit requires a public hearing before the Planning Commission and a finding that the project will not adversely affect public health, safety, or welfare. Such a finding cannot be made for a project that by itself or cumulatively will significantly pollute a public drinking water supply.

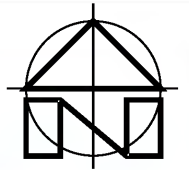
If you have any questions regarding this letter, the process to be followed, or the subject ECPA, please contact me at (707) 259-5934 or pamela.arifian@countyofnapa.org

Regards,

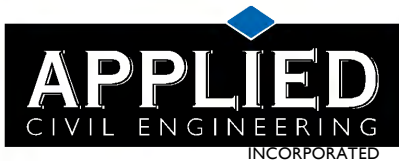
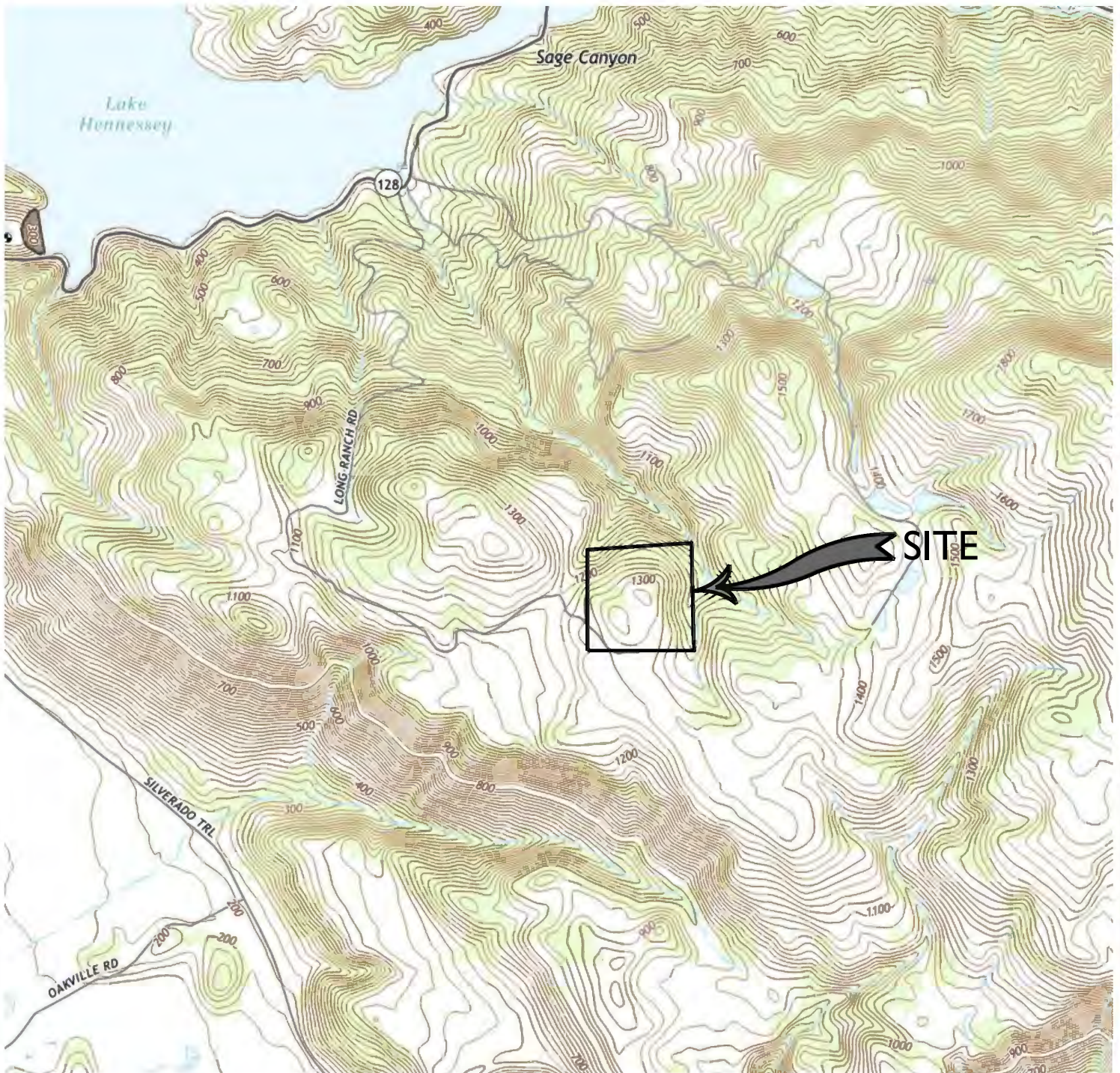
Pam Arifian
Planner III

SITE TOPOGRAPHY MAP

REPRESENTS A PORTION OF THE
UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE QUADRANGLE
"YOUNTVILLE, CA"



SCALE: 1" = 2,000'



2160 Jefferson Street, Suite 230
Napa, CA 94559
(707) 320-4968 | www.appliedcivil.com

230 LONG RANCH ROAD LLC

230 LONG RANCH ROAD
SAINT HELENA, CA 94574
APN 032-560-027

JOB NO. 23-105

APRIL 2024



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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

May 28, 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
230 Long Ranch Road LLC Vineyard Erosion Control Plan #P24-00114-ECPA
230 Long Ranch Rd, St. Helena; APN 032-560-027**

Dear Mr. Simon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 18.8 gross acre vineyard (15.8 net acres) in four blocks on one parcel totaling 48.4 acres located approximately 2.7 miles southwest of the intersection of Long Ranch Road and Sage Canyon Rd (CA-128) (230 Long Ranch Road, St. Helena). 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

CC: Middletown Rancheria via email (mlrivera@middletownrancheria.com and thpo@middletownrancheria.com)



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Planning, Building & Environmental Services

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

Brian D. Bordona
Director

Via Email and Certified Mail

May 28, 2024

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

Tek Tekh
7095 St. Helena Rd
Santa Rosa, CA 95404

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
230 Long Ranch Road LLC Vineyard Erosion Control Plan #P24-00114-ECPA
230 Long Ranch Rd, St. Helena; APN 032-560-027**

Dear Mr. Gabaldon and Ms. Tekh,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 18.8 gross acre vineyard (15.8 net acres) in four blocks on one parcel totaling 48.4 acres located approximately 2.7 miles southwest of the intersection of Long Ranch Road and Sage Canyon Rd (CA-128) (230 Long Ranch Road, St. Helena). 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 1Tektek@gmail.com)



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Brian D. Bordona
Director

Certified Mail

May 28, 2024

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

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
1510 Acquisition LLC Vineyard Erosion Control Plan #P24-00015-ECPA
1510 Diamond Mountain Rd, Calistoga; APN 020-400-013**

Dear Ms. Perkins,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 18.8 gross acre vineyard (15.8 net acres) in four blocks on one parcel totaling 48.4 acres located approximately 2.7 miles southwest of the intersection of Long Ranch Road and Sage Canyon Rd (CA-128) (230 Long Ranch Road, St. Helena). 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



YOCHA DEHE
CULTURAL RESOURCES

July 16, 2024

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

RE: 230 Long Ranch Road LLC Erosion Control Plan YD-06112024-02

Dear Ms. Arifian;

Thank you for your project notification letter dated May 28, 2024, regarding cultural information on or near the proposed 230 Long Ranch Road LLC Erosion Control Plan. We appreciate your effort to contact us.

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

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

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

Please refer to identification number YD – 06112024-02 in any future correspondence with Yocha Dehe Wintun Nation concerning this project.

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

Sincerely,

Signed by:

Yvonne Perkins

8DD0B0089ED6438...

Tribal Historic Preservation Officer

cc: Middletown Rancheria; Mishewal Wappo Tribe of Alexander Valley

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
(707) 253-4417

Brian D. Bordona
Director

October 28, 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
230 Long Ranch Road LLC Vineyard Erosion Control Plan #P24-00114-ECPA
230 Long Ranch Rd, St. Helena; APN 032-560-027**

Dear Mr. Simon,

On May 28, 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 to develop an approximate 18.8 gross acre vineyard (15.8 net acres) in four blocks on one parcel totaling 48.4 acres located approximately 2.7 miles southwest of the intersection of Long Ranch Road and Sage Canyon Rd (CA-128) (230 Long Ranch Road, St. Helena).

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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Brian D. Bordona
Director

Certified Mail

October 28, 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 1Tektek@gmail.com

**Re: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1
230 Long Ranch Road LLC Vineyard Erosion Control Plan #P24-00114-ECPA
230 Long Ranch Rd, St. Helena; APN 032-560-027**

Dear Mr. Gabaldon and Tek Tekh,

On May 28, 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 to develop an approximate 18.8 gross acre vineyard (15.8 net acres) in four blocks on one parcel totaling 48.4 acres located approximately 2.7 miles southwest of the intersection of Long Ranch Road and Sage Canyon Rd (CA-128) (230 Long Ranch Road, St. Helena).

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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(707) 253-4417

Brian D. Bordona
Director

October 28, 2024

Certified Mail

Yocha Dehe Wintun Nation Tribal Historic Preservation Office
c/o Yvonne Perkins
P.O. Box 18
Brooks, CA 95606
Also via email to thpo@yochadehe.gov

**Re: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1
230 Long Ranch Road LLC Vineyard Erosion Control Plan #P24-00114-ECPA
230 Long Ranch Rd, St. Helena; APN 032-560-027
YD-06112024-02**

Dear Ms. Perkins,

On May 28, 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 to develop an approximate 18.8 gross acre vineyard (15.8 net acres) in four blocks on one parcel totaling 48.4 acres located approximately 2.7 miles southwest of the intersection of Long Ranch Road and Sage Canyon Rd (CA-128) (230 Long Ranch Road, St. Helena).

Thank you for your Response Letter dated July 16, 2024. 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



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Brian D. Bordona
Director

March 31, 2024

CERTIFIED MAIL

230 Long Ranch Road LLC
c/o Edward Bystrowski
230 Long Ranch Road
St. Helena, CA 94574

**RE: Application Completeness Determination – 230 Long Ranch Road LLC
Agricultural Erosion Control Plan (ECPA) # P24-00114-ECPA
230 Long Ranch Rd, St. Helena; APN 032-560-027**

Dear Mr. Bystrowski,

Thank you for the May 3, 2024 submittal of the referenced ECPA application, and for accommodating the site visit with Applied Civil Engineering on May 20th. 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.

Because the project parcel is located within the Lake Hennessey Sensitive Domestic Water Supply Drainage, the ECPA is subject to review by the City of Napa as the Municipal Water Purveyor for this Water Supply Drainages pursuant to Napa County Code (NCC) Section 18.108.027(E). They will be reviewing the Project's potential to deliver sediments and pollutants to the Lake Hennessey. Notification of the application were sent to the City of Napa Water Division on May 28, 2024. Should they submit evidence that the proposed ECPA will cause the overall delivery of sediment or pollutants to either reservoir to increase by more than 1%, or by more than 10% on a cumulative basis, a use permit may also be necessary for the subject ECPA. Any information requested by the water purveyor to adequately review the proposed project may also be necessary to complete the ECPA application. Please be advised that implementation of projects within Domestic Water Supply Drainages are subject to the financial security requirements of NCC Section 18.108.140(A)(2). It is recommended that you prepare a preliminary cost estimate so you have a better idea of requisite financial securities moving forward.

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 revised 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 May 28, 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 **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 – Information Request: No. P24-00114-ECPA
Engineering Division Review Letter dated May 30, 2024
Hourly Fee Agreement

EXHIBIT A
APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST
230 Long Ranch Road LLC Vineyard Conversion #P24-00114-ECPA: APN 032-560-027

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) The ephemeral stream in the northwest corner of the parcel was inaccessible during the site visit due to heavy brush; please submit photos to confirm that this drainage feature does not meet the Napa County stream definition and that a 35-foot setback is the appropriate setback.

2) **Application Materials:**

- a) Indemnification Form: Please provide a completed indemnification form that includes the printed name and title of the signatory and signature and documentation from the LLC that the person signing the Indemnification Agreement has the ability to enjoin the LLC (such as a copy of the section of the bylaws designating who can bind the entity).
- b) Please provide a signed Hourly Fee Agreement for the project record (enclosed).
- c) Supplemental Information page states that the project proposes 15.5 net acres while the Narrative and Attachment A states 15.8 net acres. Please revise for consistency.

3) **ECPA Plans and/or Narrative:** Please provide revised plans and/or narrative that includes, shows, or clarifies the following:

- a) The Vineyard Block Cover Crop Specification Table in the Narrative shows blocks and cover densities that do not match Sheet 2 of the plans and USLE. Please revise for consistency.
- b) Please demonstrate that the project would be consistent with the County's practice of ensuring 1:1 tree canopy preservation or replacement ratio so that there is no net loss of carbon sequestration resulting from project tree removal, consistent with the State's long-term goals of being carbon neutral by 2045.
 - i) Identify the number of trees or approximate acreage of tree canopy to be removed by the project. Include a biologist's assessment of the quality of the habitat to be removed.
 - ii) Provide an exhibit that identifies the 1:1 preservation and/or replacement area located on land with slopes of less than 30% and outside of stream setbacks. Please demonstrate that the proposed preservation area is of like habitat to what is proposed for removal.

4) **Biological Resources Report** – At the site visit on May 20, 2024, the County observed what appeared to be repopulation of holly-leaf ceanothus in the area identified as "Disturbed/Managed" to the northeast of the residence (refer to enclosed picture). To accurately assess the potential impacts resulting from conversion to vineyard, please re-assess the Disturbed/Managed area proposed for removal, and provide an addendum with results of a current survey and revised removal/retention tables.

5) **Water Availability Analysis:** Remove "Draft"

6) **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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Brian D Bordona
Director

MEMORANDUM

To:	Pamela Arifian Conservation Division	From:	Ryan Kaplan Engineering Service
Date:	May 31, 2024	Re:	Permit No. P24-00114 230 Long Ranch Road LLC Vineyard Development ECP-Track I APN# 021-330-013

After review of the 230 Long Ranch Road LLC Vineyard Development – Erosion Control Plan (ECP) request, the Engineering Division has determined the application to be **incomplete**. Please incorporate the following feedback into your planset and report:

Soil Loss Analysis:

In the Soil Loss Analysis report:

1. On page 2, Block 4 West Transect Segment 1 C value appears to be off by a decimal place (C=0.24 instead of C=0.024). This appears to be only a data entry error, not a calculation error that reoccurs in the analysis.
2. On page 4, the pre-project tables are missing values for acre, slope length, slope percentage, C and K coefficients, and segment information, and are therefore not calculating pre-condition A values to which post-condition values may be compared.
3. On page 10, the total slope lengths in the Block 4 East and Block 4 West tables differ slightly from those shown for the same on Universal Soil Loss Equation Exhibit (p. 21 of Soil Loss Analysis report).

Water Availability Analysis:

Empirical data presented by the applicant in Figure 6A show historic static groundwater levels have decreased, and indicate that, as recharge levels will not change appreciably post-project, an increase in groundwater extraction would further lower the local groundwater table levels. However, the applicant has applied the Tiers 1, 2 and 3 analyses correctly according to the WAA Guidance Document (2015). Therefore, concerns about groundwater extraction are not sufficient to prevent this project from moving forward.

P24-00114 –230 LONG RANCH ROAD VINEYARD DEVELOPMENT LLC ECP – TRACK I

ENGINEERING SERVICE

TECHNICAL REVIEW

Page 2 of 2

Any changes in use or design may necessitate additional review and approval. If you have any questions regarding the above items please contact Ryan Kaplan from Napa County PBES Department Engineering Division at (707) 299-1358 or via e-mail at ryan.kaplan@countyofnapa.org.



September 6, 2024

Job No. 23-105

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

Re: 230 Long Ranch Road LLC Vineyard Development Erosion Control Plan
P24-00144-ECPA
230 Long Ranch Road, Saint Helena, CA 94574
APN: 032-560-027

Dear Ms. Arifian:

We are in receipt of your letter dated March 31, 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:

I. General:

- a) The ephemeral stream in the northwest corner of the parcel does not meet the definition of a stream as outlined in NCC 18.108.030 because:
 - The watercourse is not represented on the United States Geological Survey maps.
 - The watercourse does not have a well-defined channel with depth greater than four feet.
 - The watercourse is not listed in Resolution No. 94-19.

Therefore, the required setback for this drainage is 35 feet per NCC 18.108.025.

Please find photographs of the start and end of this section of ephemeral stream attached that support the definition of ephemeral stream.

2. Application Materials:
 - a) The Indemnification Form is included as an attachment to this resubmittal.
 - b) The Hourly Fee Agreement is included as an attachment to this resubmittal.
 - c) The Supplemental Information page has been revised to show the correct net acreage of 15.8 as shown in the Narrative and Attachment A.
3. ECPA Plans and/or Narrative
 - a) The Vineyard Block Cover Specification Table in the Narrative has been updated to match the Plans and Soil Loss Analysis.
 - b) See attached Scrub Interior Live Oak – Scrub Oak Vegetation Exhibit. The exhibit shows that the project will remove approximately 4.1 acres of scrub interior live oak – scrub oak vegetation. The exhibit also shows 4.1 acres of scrub interior live oak – scrub oak that will be preserved as part of the project to provide the required 1:1 retention ratio to comply with no-net-loss of carbon sequestration potential requirements. The preservation area is outside of stream setbacks and on slopes less than 30%. Furthermore, see attached report from California Biological Consulting which confirms that the scrub interior live oak being preserved is equal to or better than the area that is being removed.
4. Biological Resources Report

See attached report from California Biological Consulting for information related to resurveying the “Disturbed/Managed” areas.
5. Water Availability Analysis

See attached revised Water Availability Analysis
6. 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 May 31, 2024)

1. Page 2 of the Soil Loss analysis has been revised as requested.
2. The “pre-project” tables for the Block 1 Upper North and Lower North transects are not applicable since in the pre-project condition there is no cross slope diversion and thus the baseline transect is the Block 1 North, pre table which is fully calculated.
3. The slope lengths in the Block 4 East and Block 4 West transects have been coordinated with the values on the Universal Soil Loss Equation Exhibit. This did not affect the overall findings of the analysis.

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:

- Signed Water Availability Analysis
- Indemnification Form
- Hourly Fee Agreement
- Revised Supplemental Information
- Revised Narrative
- Revised Soil Loss Analysis
- Photographic Documentation of Existing Site Conditions
- California Biological Consulting Report
- Scrub Interior Live Oak – Scrub Oak Vegetation Exhibit

Copy:

- Ted Bystrowski (via email)
- Laura Long (via email)



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Brian D Bordona
Director

MEMORANDUM

To:	Pamela Arifian Conservation Division	From:	Raulton Haye Engineering Service
Date:	September 30, 2024	Re:	Permit No. P24-00114 230 Long Ranch Rd LLC- Track I ECPA APN: 032-560-027

The Engineering Division has reviewed the technical studies for the 230 Long Ranch Road LLC developement – Erosion Control Plan (ECP) application, P24-00114, located on assessor's parcel number 032-560-027 . The proposed plan requests the planting of approximately 18.8 acres of vineyard on an approximately 48.4 acre parcel, within four vineyard blocks.

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

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



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Brian D. Bordona
Director

MEMORANDUM

To:	Pamela Arifian Conservation	From:	Raulton Haye Engineering
Date:	October 1, 2024	Re:	Permit No. P24-00114 230 Long Ranch Road, Track I ECPA WAA Technical Adequacy

The Engineering Division has reviewed the Water Availability Analysis (WAA) dated March 25 2024, by RCS & Associates LLC for the 230 Long Ranch Road Vineyard – Erosion Control Plan, P24-00114, located on Assessor parcel number 032-560-027 at 230 Long Ranch Road, St Helena, CA. The proposed plan requests the development of approximately 15.8 acres of vineyard, within 4 vineyard blocks on a 48.4 acre parcel.

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

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