



A Tradition of Stewardship
A Commitment to Service

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

BASIC APPLICATION FOR EROSION CONTROL PLAN REVIEW

FOR OFFICE USE ONLY

SUBMITTAL DATE: _____

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

[] STRUCTURAL [] AGRICULTURAL TOWNSHIP/RANGE: _____

REQUEST: _____

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

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

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

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

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

FINAL APPROVAL: CDPD: X Date: _____

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

Applicant's Name: Parkway Plaza Venture c/o Dirk Fulton

Telephone #: (707) 315-0512 **Fax #:** () **E-Mail:** dirk.fulton707@gmail.com

Mailing Address: 2158 Columbus Parkway Benica Ca. 94510
No Street City State Zip

Status of Applicant's Interest in Property: Owner

Property Owner's Name: Diamond Mountain Investors & Parkway Plaza Venture c/o Dirk Fulton

Telephone #: (707) 315-0512 **Fax #:** () **E-Mail:** dirk.fulton707@gmail.com

Mailing Address: 2158 Columbus Parkway Benica Ca. 94510
No Street City State Zip

Site Address/Location: 263 Petrified Forest Road Calistoga
No Street City

Assessor's Parcel #: 020-430-018, -019, -027⁰⁰⁵₀₀₆ **Existing Parcel Size:** 1.02.78 acres **Development Area Size:** 14.91 gross acres

Slope Range: 12 % to 35 % **Total Acreage ≥ 30%:** 0.21 acres **Estimated Total Amount of Cut & Fill:** 0.0 cubic yards

Land or Aerial Survey Prepared By Napa County GIS Data Base and Tetra Tech **Date:** 2002 & 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: Wells (existing)

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

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

Signature of Applicant _____ Date 11-8-23

Signature of Property Owner _____ Date 11-8-23

TO BE COMPLETED BY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPARTMENT

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

EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

Project/Construction Phasing Information

1. Project Description: APN: 020-430-005, -006, -018, -19, -027
 Track 1 New Vineyard on five parcels
-
- Parcel size: 182.78 acres Total land area disturbed: 4.91 gross acres
 Agriculture: NEW plant acres: 3.83 net AC. Replant acres: _____
 Structures: ☐ residence ☐ building ☐ driveway ☐ road ☐ other _____
2. Project Phases: ☐ one ☐ two or ☐ _____
3. Anticipated date to start construction (month/year): April 2024, 20__
4. Estimated date of completion of each phase: Phase 1: _____
 Phase 2: _____
 Phase 3: _____
5. Total construction time estimated _____
6. Work scheduled between Oct. 1 and Apr. 1? ☐ Yes ☒ No OR ☒ No
 between Sept. 1 and Apr. 1? ☐ Yes ☒ No (municipal watershed)
7. Winterization measures in the Erosion Control Plan See Title Sheet
8. Is a grading permit, a well permit, or a sewage disposal permit required? ☐ Yes ☒ No
 If yes has the Napa Co Engineering and/or Environmental Departments been notified? Yes ☐ No ☐

Slope Information

9. Earth moving, grading or land clearing on slope(s) of: 12 % to 35 %
10. Total acreage with slopes greater than or equal to 30%: 0.21 acres
11. Contour mapping source: Napa County GIS Data Base (2002) Tetra Tech (2018)

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

12. Water-deficient area: ☐ Yes (applicant must contact Environmental Division) ☒ No
13. Sub-Watershed Name: Cyrus Creek
 Municipal Reservoir Watershed: ☐ Yes ☒ No
 If yes: ☐ Bell Canyon ☐ Kimball ☐ Milliken ☐ Lake Hennessey ☐ Rector
14. Have any other erosion control plans affecting this parcel been approved since 1991? ☒ Yes ☐ No
15. Coverage information (required for projects in any watershed):
 (a) Existing acres of tree canopy cover per parcel: 82.89 acres
 Proposed acres of canopy cover to be removed: 4.60 acres
 Percent of canopy cover to be retained per parcel: 95 %
 (b) Existing acres of shrub, brush, grass without tree canopy per parcel: 10 acres
 Proposed acres of shrub, brush, grass cover to be removed: 0.36 acres
 Percent of shrubs, brush, grass to be retained per parcel: 96 %
16. Is there a Water Rights permit associated with the project or parcel? ☐ Yes ☒ No
 a) Copy of permit from the State Dept of Water Resources attached? ☐ Yes ☒ No OR
 b) Date application for necessary permit submitted to this board: _____
 c) Copy of associated CEQA document attached? ☐ Yes ☐ No acre/feet _____

Streams, Watercourses, & Streambed Alteration Agreements

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

Environmental Setting

19. Is any portion of the project located on or within 500' of a landslide? ☒ Yes ☒ No
Cite source Napa County GIS Data Base
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 with in the parcels, not with in blocks
Cite source/reference(s): _____
Specific study prepared: yes by Northwest Biosurvey date: July 9, 2023
21. Is any portion of the project located on or within 500' of an archeological or historic site? Yes ☐ No ☒
Cite source _____
Specific study prepared: yes by Tom Origer & Associates date: Oct. 13, 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: none
Cubic yards of cut: _____ fill: _____
Spoils location: on-site _____ off-site _____
27. Has a grading permit been filed with the Engineering Division? ☐ Yes ☒ No
28. Will the project involve repair of a landslide? ☐ Yes ☒ No
Location _____ Size _____ Report _____

TIMBER HARVEST/TIMBER CONVERSION PERMITS

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

Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File #: P 23-00326 Owner: PARILWAY PLAZA VENTURE Parcel #: 020-430-005
" " 006
" " 018
" " 019
" " 027

Vineyard Development Area Specifics

1. Size of Area Disturbed: 4.91 ⁶²⁰³ acres
2. Size of Vineyard: 3.83 ^{NOT} acres
3. Acres of Vines: 3.83 ^{NOT} acres
4. Slopes of Area Disturbed: 12 % to 35 %
5. Amount of Total Acreage Equal to or Above 30% Slope: 0.21 acres
6. Total Number of Trees Removed
a) natives _____ 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 2024 End Date: _____ Duration: _____ days
Temporary Cover Crop Planted _____ Yes _____ No
2. Planting Stage:
(i.e. planting of vines, seeding permanent cover crop, apply straw mulch, maintenance of erosion control measures)
Start Date: 2024 End Date: _____ Duration: _____ 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: 2024

Vineyard Operations Information

1. Farming Equipment:

- | | |
|--|----------------------------|
| ☒ Track-laying | Percent of Use <u>60 %</u> |
| ☐ Rubber-tired | Percent of Use _____ % |
| ☒ ATV | Percent of Use <u>30 %</u> |
| ☒ Hand/Manual | Percent of Use <u>10 %</u> |
| Other (describe) _____ | Percent of Use _____ % |

2. Annual Pruning:

Time of Year: March Number of days: 10 Number of Workers: 12

3. Annual Sulfuring:

Time of Year: May-July Estimated applications/year: 8

4. Weed Control:

Under Vines
Type of control: Undervine Mower, Weedeater
Method of application: Tractor, By Hand
Months: April-September
Applications/year: 2-3
Number of Workers: 1-10

Between Rows

Tractor and Mower/Chopper
Tractor
April-September
2-3
1

5. Harvest (Crush):

Length: 10 days Number of Workers: 14

6. Frost Protection Method(s)

	<u>Hours of Operation</u>	<u>Frequency (times/year)</u>
☐ Return-stack heaters		
☐ Sprinklers		
☐ Mistors		
☐ Wind Machines		
☒ Late Pruning	8hrs. per day	Once/ Yr.
☐ 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	Aug. - Oct. only if needed	All Day	90 days
☐ Bird Cannons			
☒ Visual Distracters (Mylar strips, etc)	Aug. - Oct. only if needed	All Day	90 days
☒ Raptor Perches	All Year	All Day	365 days
☐ Other			

9. Proposed Nighttime Activities:

	<u>Time of Night</u>	<u>Duration of Use (days per year)</u>
☒ Harvest	9:00 pm -10:00am	10
☒ Sulphur Application	9:00 pm -10:00am	8
☐ Pesticide/Herbicide Application		
☐ Other		

10. Irrigation Methods

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

Vineyard Hand Work-Canopy lifting, tucking, suckering, topping, fruit dropping, erosion control

Traffic Characteristics Information

- Estimated size of grape trucks/truck & trailers to be used: Fruit stays onsite tons
- Estimated number of truck/vehicle trips per day: Crush: 10 Vineyard Development: 10 Annually: 80
- Estimated number of farmworkers/vehicle: 6 Crush 4 Pruning
- Lunch provided on-site for farmworkers: ☐ Yes ☒ No
- Proposed primary access: Existing Driveway
- Proposed secondary access, if any: None

Itemized Fertilizer and Pesticide Information

	<u>Application Method (broadcast, spray, drip system, etc)</u>	<u>Application Amount (per acre)</u>	<u>Number of Applications per Year.</u>	<u>Annual Amount Used (per acre)</u>	<u>Total Annual Amount Used Overall.</u>
Fertilizers					
Benviro 8-0-0	Drip	18 gpa	2	36 gl.	36 gpa
True 1-7-0	Drip	12 gpa	2	24 gl.	24 gpa
Epson Salt MgSO4	Drip	300 lb/acre	1	300 pounds	300 lb/acre
Cal Organics 4-2-0	Drip	40 gpa	2	80 gl.	80 gpa

2. Mildewcides	SulfurDF	Spray	4 lbs.	4	16 lbs/acre	16 lbs/acre
	Sennade	Spray	1gal.	2	2 gal/acre	2 gal/acre
	Sonata	Spray	1 gal.	2	2 gal/acre	2 gal/acre
3. Herbicides	None Used					
4. Rodenticides	None Used					
5. Other Chemicals	None Used					

6. Proposed Storage, Mixing/Handling and Safety Measures:
 Type of onsite chemical storage facility in use or proposed: All Materials brought in for individual applications

Location of current or potential area(s) used for the mixing agricultural chemicals and the description of the facilities present thereat: Mixing and Loading will be at current location or another location that meets the requirements of a legal mixing and loading area.

Location of current or proposed area designated for the cleaning and washing of chemical application equipment: Wash down will be in current location designated for this activity

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(s)
☐ Spring
☐ Stream or Creek
☐ Reservoir(s)
☐ Other _____

Percent of Total
Agricultural Use:

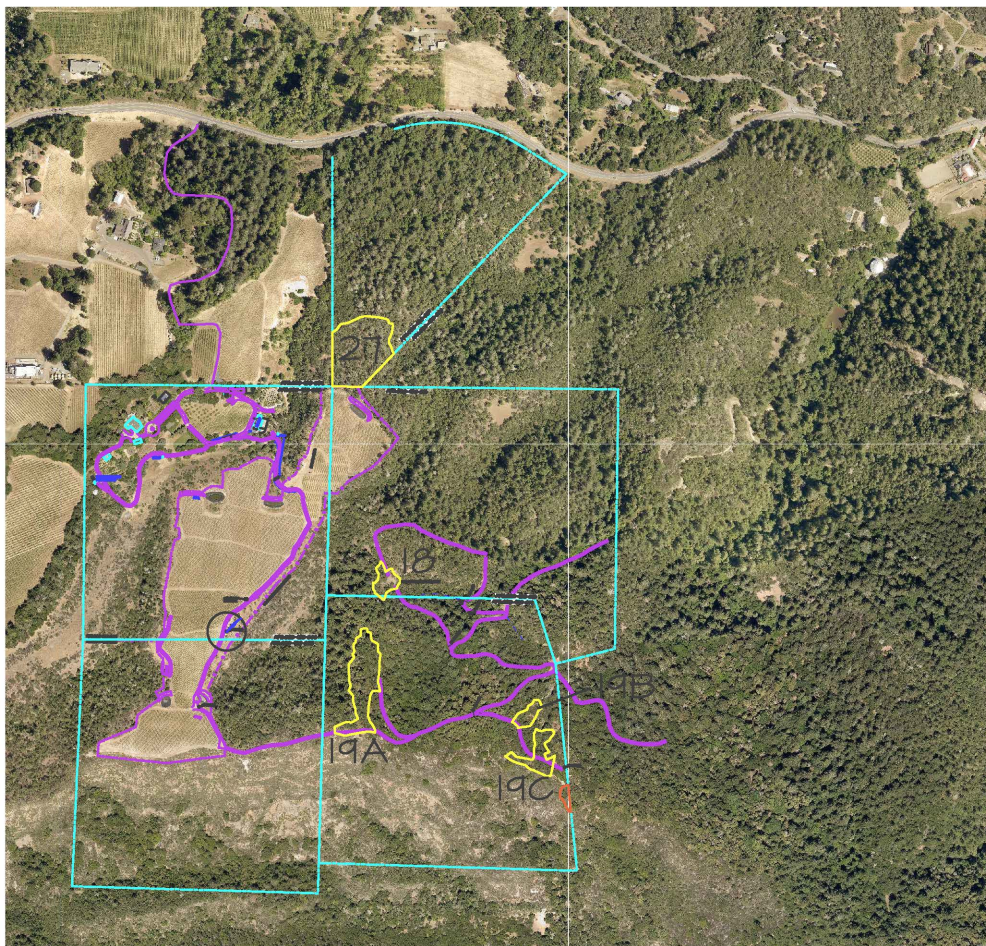
100 %
 _____ %
 _____ %
 _____ %
 _____ %
 100%

Residential and Non-Agricultural Water Source(s):

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

Percent of Total
Resid & Non-Ag

_____%
 _____ %
 _____ %
 _____ %
 100%



SCALE: 1"=1000'

NAPA COUNTY GIS DATA BASE

PHOTO DATE (2021)

FULTON RANCH VINEYARD 268 PETRIFIED FOREST ROAD PHOTO MAP

EROSION CONTROL PLAN
TRACK 1

NVVE 10-1-24 REV. 2

FULTON RANCH VINEYARD
ATTACHMENT TO SUPPLEMENTAL ENVIRONMENTAL INFORMATION

A. General Information

1. Parkway Plaza Venture c/o Dirk Fulton
2158 Columbus Pkwy
Benicia, Ca. 94510

Diamond Mountain Investors 1031 LLC c/o Dirk Fulton, Beckey J Kukkola
2158 Columbus Pkwy
Benicia, Ca. 94510

Parkway Plaza Venture c/o Dirk Fulton
768 West H Street
Benicia, Ca. 94510
2. 263 Petrified Forest Road, Calistoga
3. 020-430-005, 020-430-006, 020-430-018, 024-430-019 and 020-430-027
4. Drew L. Aspegren, P.E.
Napa Valley Vineyard Engineering, Inc.
(707) 963-4927
176 Main St. Suite B
St. Helena, CA 94574
5. Erosion Control Plan
6. none
7. Cyrus Creek – Upper Reach Watershed
8. Within the parcel boundaries are residences, outbuildings, winery, water storage tanks and access roads, ± 14.9 acres of existing vineyard and ± 165.0 acres of tree canopy, brush, and resident grasses. The project is the development of ± 3.83 net acres of vineyard.

C. Environmental Setting

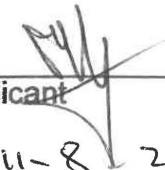
22. The project site consists of resident grasses, trees and brush. The ground slopes range from 12% to 35% with about ± 0.21 ac. $>30\%$ slopes. No special status species, or cultural sites will be impacted by this project. It is expected that soils within the proposed vineyard blocks are stable and will not be impacted by this project.
23. The project is surrounded by wooded and grassy hillsides, small vineyard developments, wineries and rural residences.

INDEMNIFICATION AGREEMENT

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

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

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

✓ 

Applicant
11-8-23

Date

✓ 

Property Owner (if other than Applicant)

Project Identification

Hourly Fee Agreement

PROJECT File: _____; request for _____

I, _____, the undersigned, hereby authorize the County of Napa to process the above referenced permit request in accordance with the Napa County Code. I am providing \$ _____ as a deposit to pay for County staff review, coordination and processing costs related to my permit request based on actual staff time expended and other direct costs. In making this deposit, I acknowledge and understand that the deposit may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current Napa County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.

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

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

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

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

Parlour Plaza Venture
aka The Vineyardist Winery

Mailing Address of the Applicant responsible for paying processing fees:

2158 Columbus Hwy
Beverly CA
94920

Signature:*

[Signature]

Email Address:

derek.fulton707@gmail.com

Date:

4/2/24

Phone Number:

707-355-0512

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



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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

December 12, 2023

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
Fulton Ranch Vineyard Erosion Control Plan #P23-00326-ECPA
268 Petrified Forest Road, Calistoga; APNs 020-430-018, -019 & -027**

Dear Mr. Simon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 4.91 gross acre vineyard (3.83 net acres) in five blocks on three parcels totaling 10.278 acres located approximate 0.75-mile west of the City of Calistoga at 263 Petrified Forest Road. 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



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

Brian D. Bordona
Director

Certified Mail

December 12, 2023

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

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Fulton Ranch Vineyard Erosion Control Plan #P23-00326-ECPA
268 Petrified Forest Road, Calistoga; APNs 020-430-018, -019 & -027**

Dear Mr. Gabaldon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 4.91 gross acre vineyard (3.83 net acres) in five blocks on three parcels totaling 10.278 acres located approximate 0.75-mile west of the City of Calistoga at 263 Petrified Forest Road. 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



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Brian D. Bordona
Director

Certified Mail

December 12, 2023

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
Fulton Ranch Vineyard Erosion Control Plan #P23-00326-ECPA
268 Petrified Forest Road, Calistoga; APNs 020-430-018, -019 & -027**

Dear Mr. Bill,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 4.91 gross acre vineyard (3.83 net acres) in five blocks on three parcels totaling 10.278 acres located approximate 0.75-mile west of the City of Calistoga at 263 Petrified Forest Road. 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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1195 Third Street, Suite 210
Napa, CA 94559
www.countyofnapa.org

Brian D. Bordona
Director

Via Email and Standard Mail

May 28, 2024

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
Fulton Ranch Vineyard Erosion Control Plan #P23-00326-ECPA
268 Petrified Forest Road, Calistoga; APNs 020-430-018, -019 & -027**

Dear Mr. Simon,

On December 12, 2023, the Napa County Planning Division mailed to you, via certified delivery, notification of request for an Agricultural Erosion Control Plan to develop an approximate 4.91 gross acre vineyard (3.83 net acres) in five blocks on three parcels totaling 10.2.78 acres located approximate 0.75-mile west of the City of Calistoga at 263 Petrified Forest Road.

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

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

Sincerely,

Pamela Arifian

Pamela Arifian
Planner III

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



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

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: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1
Fulton Ranch Vineyard Erosion Control Plan #P23-00326-ECPA
268 Petrified Forest Road, Calistoga; APNs 020-430-018, -019 & -027**

Dear Mr. Gabaldon and Ms. Tekh,

On December 12, 2023, the Napa County Planning Division mailed to you, via certified delivery, notification of request for an Agricultural Erosion Control Plan to develop an approximate 4.91 gross acre vineyard (3.83 net acres) in five blocks on three parcels totaling 10.278 acres located approximate 0.75-mile west of the City of Calistoga at 263 Petrified Forest Road.

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

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

Sincerely,

Pamela Arifian

Pamela Arifian
Planner III

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



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Napa, CA 94559
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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: Closed Status of Tribal Consultation Invitation
Pursuant to Public Resources Code 21080.3.1
Fulton Ranch Vineyard Erosion Control Plan #P23-00326-ECPA
268 Petrified Forest Road, Calistoga; APNs 020-430-018, -019 & -027-000
YD – 12202023-04**

Dear Ms. Perkins,

On December 12, 2023, the Napa County Planning Division mailed to you, via certified delivery, notification of request for an Agricultural Erosion Control Plan to develop an approximate 4.91 gross acre vineyard (3.83 net acres) in five blocks on three parcels totaling 10.2.78 acres located approximate 0.75-mile west of the City of Calistoga at 263 Petrified Forest Road.

Thank you for your letter dated January 18, 2024 that stated that the project is not within the aboriginal territories of the Yocha Dehe Wintun Nation, and that the Tribe declines to comment on this project. Because consultation was not requested, the Conservation Division has closed the consultation invitation.

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

Sincerely,

Pamela Arifian

Pamela Arifian
Planner III



YOCHA DEHE
CULTURAL RESOURCES

January 18, 2024

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

RE: Erosion Control Plan Vineyard 263 Petrified Forest Rd YD-12202023-04

Dear Ms. Arifian:

Thank you for your project notification letter dated December 12, 2023, regarding cultural information on or near the proposed Erosion Control Plan Vineyard 263 Petrified Forest Rd. We appreciate your effort to contact us.

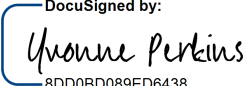
The Cultural Resources Department has reviewed the project and concluded that it is not within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we respectfully decline any comment on this project. However, based on the information provided, please defer correspondence to the following:

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

Please refer to identification number YD – 12202023-04 in any future correspondence with Yocha Dehe Wintun Nation concerning this project.

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

Sincerely,

DocuSigned by:

8DD0BD089ED6438...
Tribal Historic Preservation Officer

cc: Mishewal Wappo Tribe of Alexander Valley



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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

Via Email and Certified Mail

December 10, 2025

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

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
Fulton Ranch Vineyard Erosion Control Plan #P23-00326-ECPA
268 Petrified Forest Road, Calistoga; APNs 020-430-018, -019 & -027**

Dear Mr. Gabaldon and Ms. TekTekh,

On December 12, 2023, the Napa County Planning Division mailed to you, via certified delivery, notification of request for an Agricultural Erosion Control Plan to develop an approximate 4.91 gross acre vineyard (3.83 net acres) in five blocks on three parcels totaling 10.278 acres located approximately 0.75-mile west of the City of Calistoga at 263 Petrified Forest Road.

As the County did not receive a response with a request for consultation within the 30 day window, on May 28, 2024, the County emailed the Consultation Invitation Closure letter to the Tribe and placed a hard copy in outgoing mail. On May 28, 2024, the County received telephone correspondence from the Tribe (Scott Gabaldon) requesting consultation, including tribal monitoring of all earthmoving activities and cultural sensitivity training for all workers. This request will be incorporated into the project as a mitigation measure, if approved. Having reached agreement with the Tribe on mitigation for the project, the Conservation Division has determined that consultation proceedings with your organization have concluded.

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@C4firearms.com and 1Tektek@gmail.com)