



**Napa County**  
**CONSERVATION, DEVELOPMENT & PLANNING COMMISSION**  
1195 Third Street, Room 210, Napa, California 94559  
(707) 253-4416

**BASIC APPLICATION FOR EROSION CONTROL PLAN REVIEW**

<b>FOR OFFICE USE ONLY</b>				SUBMITTAL DATE: _____	
FILE #: _____		APN #: _____		USGS QUAD: _____	
[ ] STRUCTURAL [ ] AGRICULTURAL		TOWNSHIP/RANGE: _____			
REQUEST: _____					
<b>PROJECT TYPE:</b> Agriculture: New ____ Vineyard Replant (Process I: ____ II: ____) Other: _____					
Non-Agriculture: Structure ____ Driveway ____ Road ____ Reservoir ____ Other _____					
<b>PERCENT SLOPE:</b> Cropland: ____ Structure: ____ Pad: ____ Driveway: ____ Road: ____					
<b>OTHER PERMITS:</b> Grading Permit ____ Use Permit: ____ Variance: ____ Septic System Permit: ____ Groundwater Permit: ____					
<b>REVIEW AGENCIES:</b> CDPD: <input checked="" type="checkbox"/> County Consultant: ____ OR RCD: ____					
<b>FINAL APPROVAL:</b> CDPD: <input checked="" type="checkbox"/> Date: _____					
<b>TO BE COMPLETED BY APPLICANT</b> (Please type or print legibly)					
<b>Applicant's Name:</b> Silver Oak Cellars					
<b>Telephone #:</b> (707) 225-1695		<b>Fax #:</b> (707) 944-2817		<b>E-Mail:</b> DShein@silveroak.com	
<b>Mailing Address:</b> PO Box 414		Oakville		CA	94562-0347
No Street		City		State	Zip
<b>Status of Applicant's Interest in Property:</b> Lessee					
<b>Property Owner's Name:</b> Discalced Carmelite Fathers Oakville Inc					
<b>Telephone #:</b> (707) 944-2454		<b>Fax #:</b> ( )		<b>E-Mail:</b> OCDOakville@gmail.com	
<b>Mailing Address:</b> PO Box 347		Oakville		CA	94562-0347
No Street		City		State	Zip
<b>Site Address/Location:</b> 20 Mt. Carmel Drive		Napa			
No Street		City			
<b>Assessor's Parcel #:</b> 027-280-006		<b>Existing Parcel Size:</b> 28.17 acres		<b>Development Area Size:</b> 4.3 acres	
<b>Slope Range:</b> 12 % to 21 %		<b>Total Acreage ≥ 30%:</b> 0.5 acres		<b>Estimated Total Amount of Cut &amp; Fill:</b> 0 cubic yards	
<b>Land or Aerial Survey Prepared By</b> PPI Engineering Inc.				<b>Date:</b> March 2020	
<small>(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.)</small>					
<b>Source(s) of Water:</b> Existing well					
<b>Related Permits Filed:</b> <input type="checkbox"/> Water Rights <input type="checkbox"/> Groundwater <input type="checkbox"/> Well <input type="checkbox"/> Sewage Disposal <input type="checkbox"/> Use Permit/Variance?					
<input type="checkbox"/> Timber Harvest <input type="checkbox"/> Stream Alteration <input type="checkbox"/> 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		3-24-21 Date		 Signature of Property Owner	
		3-24-21 Date			

**TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT**

\$ _____	Estimated Fee	Receipt Number: _____	Received By _____	Date _____
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## EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

### Project/Construction Phasing Information

1. Project Description: APN: 027-280-006  
 To plant approximately 3.0 acres of vineyard.
- 
- Parcel size: 28.17 acres Total land area disturbed: 4.3 acres  
 Agriculture: NEW plant acres: 3.0 Replant acres: 0  
 Structures: ☐ residence ☐ building ☐ driveway ☐ road ☐ other \_\_\_\_\_
2. Project Phases: ☒ one ☐ two or ☐ \_\_\_\_\_
3. Anticipated date to start construction (month/year): April 1, 2021
4. Estimated date of completion of each phase: Phase 1: October 15  
Phase 2: \_\_\_\_\_  
Phase \_\_\_\_: \_\_\_\_\_
5. Total construction time estimated: 5.5 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 See Narrative.
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 Depts. been notified? ☐ Yes ☐ No

### Slope Information

9. Earth moving, grading or land clearing on slope(s) of: 12 % to 21 %
10. Total acreage with slopes greater than or equal to 30%: 0.5 acres
11. Contour mapping source: PPI Engineering

### 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: To Kalon Creek  
 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: 10.6 acres  
 Proposed acres of canopy cover to be removed: 1.6 acres  
 Percent of canopy cover to be retained per parcel: 83 %  
 (b) Existing acres of shrub, brush, grass without tree canopy per parcel: \_\_\_\_\_ acres  
 Proposed acres of shrub, brush, grass cover to be removed: \_\_\_\_\_ acres  
 Percent of shrubs, brush, grass to be retained per parcel: \_\_\_\_\_ %
16. Is there a Water Rights permit associated with the project or parcel? ☐ Yes ☒ No  
 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 landslide shapefile
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): \_\_\_\_\_  
Specific study prepared: Biological Resources Reconn. by WRA date: Dec. 2020
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: Cultural Resource Reconn. by Flaherty Cultural Resource Serv. date: Sept. 7, 2020

### Grading Information

22. Are any new roads/driveways associated with the project? ☐ Yes ☒ No
23. Are any new vineyard avenues associated with the project? ☒ Yes ☐ No
24. Will the project involve any recontouring of the land? ☐ Yes ☒ No
25. Will there be any excavation or fill deeper than 12 inches? ☐ Yes ☒ No
26. Total cubic yards of cut & fill: 0  
Cubic yards of cut: \_\_\_\_\_ fill: \_\_\_\_\_  
Spoils location: on-site \_\_\_\_\_ off-site \_\_\_\_\_
27. Has a grading permit been filed with the Co Public Works Dept? ☐ Yes ☒ No
28. Will the project involve repair of a landslide? ☐ Yes ☒ No  
Location \_\_\_\_\_ Size \_\_\_\_\_ Report \_\_\_\_\_

### TIMBER HARVEST/TIMBER CONVERSION PERMITS

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

## 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

3-24-2021  
Date

  
Property Owner (if other than Applicant)  
APN 027-280-006  
Project Identification

## SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

To be provided by Property Owner: \_\_\_\_\_

Attach response sheets to this page.

### A. GENERAL INFORMATION

1. Name, address, telephone number of property owner.  
The Discalced Carmelite Fathers, Oakville Incorporated  
PO Box 347  
Oakville, CA 94562  
707-944-2454
2. Address of project.  
20 Mt. Carmel Drive  
Oakville, Ca 94562
3. APN is 027-280-006
4. Name, Address and telephone number of person to be contacted concerning this project, if different than owner.  
Dave Shein, Rawah Vineyards  
1100 Soda Canyon Road  
Napa, CA 94558  
707-225-1695
5. Indicate type or number of the permit application for the project to which this form pertains.  
Erosion Control Plan
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.  
None
7. Existing zoning district.  
Ag Watershed
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).  
**See ECP**

### B. PROJECT DESCRIPTION

9. Parcel(s) size(s), acres per parcel – 28.17 acres
10. Project(s) size(s), acres per project – 4.1 acres
11. Attach plans.
12. Proposed scheduling – **See ECP**
13. Anticipated incremental or phased development – **See ECP**
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 – **See ECP**

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 – **See ECP**
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 – **See ECP**

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

#### D. CERTIFICATION

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

3-24-21

Date



Signature of Property Owner



# Attachment A

## SUPPLEMENTAL PROJECT INFORMATION

File #: \_\_\_\_\_ - \_\_\_\_\_ Owner: Discalced Carmelite Fathers Oakville Inc Parcel #: 027-280-006

### Vineyard Development Area Specifics

- |   |                            |
|---|----------------------------|
| 1. Size of Area Disturbed:                              | <u>4.3</u> acres           |
| 2. Size of Vineyard:                                    | <u>3.0</u> acres           |
| 3. Acres of Vines:                                      | <u>3.0</u> acres           |
| 4. Slopes of Area Disturbed:                            | <u>12</u> % to <u>21</u> % |
| 5. Amount of Total Acreage Equal to or Above 30% Slope: | <u>0.5</u> acres           |
| 6. Total Number of Trees Removed                        | <u>120</u> trees           |
| a) natives  | <u>48</u> trees            |
| b) non-natives  | <u>72</u> trees            |

### Vineyard Development Schedule

- 1. Pre-Planting Stage:**  
*(i.e. land clearing, ripping, installation of drainage system., vineyard staking, installation of irrigation system., installation and maintenance of permanent and temporary erosion control measures, planting of cover crop, straw mulching)*  
Start Date: 4-1 End Date: 10-15 Duration: 198 days  
Temporary Cover Crop Planted \_\_\_\_\_ Yes \_\_\_\_\_ No
- 2. Planting Stage:**  
*(i.e. planting of vines, seeding permanent cover crop, apply straw mulch, maintenance of erosion control measures)*  
Start Date: 4-1 End Date: 10-15 Duration: 198 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: 4-1

### Vineyard Operations Information

- 1. Farming Equipment:**
- |                             |                            |
|-----------------------------|----------------------------|
| <u>X</u> Track-laying       | Percent of Use <u>10</u> % |
| <u>X</u> Rubber-tired       | Percent of Use <u>50</u> % |
| <u>X</u> ATV                | Percent of Use <u>30</u> % |
| <u>X</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: 8
- 3. Annual Sulfuring:**  
Time of Year: April-July Estimated applications/year: 5
- 4. Weed Control:**
- |                       | <u>Under Vines</u>       | <u>Between Rows</u> |
|-----------------------|--------------------------|---------------------|
| Type of control       | <u>Contact Herbicide</u> | <u>Mowing</u>       |
| Method of application | <u>4-Wheeler</u>         | <u>Tractor</u>      |
| Months:               | <u>Spring-Fall</u>       | <u>Spring</u>       |
| Applications/year:    | <u>3</u>                 | <u>2-3</u>          |
| Number of Workers:    | <u>1</u>                 | _____               |
- 5. Harvest (Crush):**  
Length 2-3 days Number of Workers: 24

## 6. Frost Protection Method(s)

	<u>Hours of Operation</u>	<u>Frequency (times/year)</u>
<input type="checkbox"/> Return-stack heaters		
<input type="checkbox"/> Sprinklers		
<input type="checkbox"/> Mistlers		
<input type="checkbox"/> Wind Machines		
<input checked="" type="checkbox"/> Late Pruning		1x
<input type="checkbox"/> Other _____		

## 7. Rodent Protection Method(s):

<input type="checkbox"/> Rodenticides	<input checked="" type="checkbox"/> Raptors
<input checked="" type="checkbox"/> Traps	<input type="checkbox"/> Other _____
<input type="checkbox"/> Fencing	

## 8. Bird Protection Method(s):

	<u>Time of Year (months)</u>	<u>Time of Day</u>	<u>Duration of Use (days per year)</u>
<input checked="" type="checkbox"/> Netting	If needed, from August-September		
<input type="checkbox"/> Bird Cannons			
<input type="checkbox"/> Visual Distracters (Mylar strips, etc)			
<input checked="" type="checkbox"/> Raptor Perches	Year round		365
<input type="checkbox"/> Other _____			

## 9. Proposed Nighttime Activities:

	<u>Time of Night</u>	<u>Duration of Use (days per year)</u>
<input checked="" type="checkbox"/> Harvest	4am start	3x
<input checked="" type="checkbox"/> Sulphur Application	10pm-6am	3x
<input checked="" type="checkbox"/> Pesticide/Herbicide Application	10pm-6am	3x
<input type="checkbox"/> Other _____		

## 10. Irrigation Methods

<input type="checkbox"/> Sprinklers	<input checked="" type="checkbox"/> Drip System	<input type="checkbox"/> Other _____
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## 11. Other Proposed Activities:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Traffic Characteristics Information

- Estimated size of grape trucks/truck & trailers to be used: 7 tons
- Estimated number of truck trips per day: during Crush: 2 annually: 4
- Estimated number of farmworkers/vehicle: 2 Crush 2 Pruning
- Lunch provided on-site for farmworkers: ☐ Yes ☒ No
- Proposed primary access: Doak Road
- Proposed secondary access, if any: \_\_\_\_\_

## 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>
<b>1. Fertilizers</b>					
8 8 8 Liquid	Drip	10-15 Gal	1	15 Gal	45G
4-10-10 Liquid	Drip	10-15 Gal	1	15 Gal	45G
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____



**2. Mildewcides**

Sulfur	Tractor	5 lbs	2	10 lbs	30 lbs
Synthetic Fungicide	Tractor	8 oz	2	16 oz	32 oz
Organic Fungicide	Tractor	16 oz	1	16 oz	16 oz

**3. Herbicides**

Suppress	ATV	70 oz	1	210 oz	
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**4. Rodenticides**

None

**5. Other Chemicals****6. Proposed Storage, Mixing/Handling and Safety Measures:**

Type of onsite chemical storage facility in use or proposed: Lockable storage box containing material for a single application.

Location of current or potential area(s) used for the mixing agricultural chemicals and the description of the facilities present thereat: See map.

Location of current or proposed area designated for the cleaning and washing of chemical application equipment:

**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 See WAA

**Percent of Total  
Agricultural Use:**

\_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 100%

**Residential and Non-Agricultural Water Source(s) :**

☒ Well  
☐ Spring  
☐ Stream or Creek  
☐ Other See WAA

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

\_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 100%

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

	<u>Current Usage</u> :	<u>Future Usage</u> :
Vineyard & other Agricultural Uses:	_____ 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:** See WAA \_\_\_\_\_ AF/yr

**Rock/Spoils/Debris Disposal Information**

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

<u>Proposed Use/Disposal Method</u> :	<u>Percent of Total</u>	<u>Location</u>
_____ Road Base (crushed to aggregate size)	_____ %	_____ on-site _____ off-site
_____ "Rock Mulch" (crushed to fist size and returned to fields)	_____ %	_____ on-site _____ off-site
_____ Decorative Rock	_____ %	_____ on-site _____ off-site
_____ Fill (buried)	_____ %	_____ on-site _____ off-site
_____ Stacked In Pile	_____ %	_____ on-site _____ off-site
X _____ Other _____ Saved for landscaping	100 %	X _____ on-site _____ off-site

**2. Estimated Amount of Cut & Fill:** \_\_\_\_\_ None cubic yards (total)  
 \_\_\_\_\_ cubic yards (cut) \_\_\_\_\_ 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

**Related Permits**

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

County:

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

State Dept of Forestry:

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

State Dept of Fish & Game:

Streambed Alteration Permit: Yes \_\_\_\_\_ No X

State Division of Water Rights:

Appropriate Water Rights Permit: Yes \_\_\_\_\_ No X

State Environmental Protection Agency:

Chemical Application Permit(s): Yes \_\_\_\_\_ No X

Other State & Federal Permits (please list) :

**2. Consultation with, or letter of agreement from:**

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



A Tradition of Stewardship  
A Commitment to Service

**Planning, Building & Environmental Services**

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

**David Morrison**  
Director

**CERTIFIED MAIL**

May 5, 2021

Silver Oaks Cellars  
PO Box 414  
Oakville, CA 94562

**RE: Application Completeness Determination – Silver Oaks Cellars Carmelite Vineyard  
Agricultural Erosion Control Plan (ECPA) File #P21-00064-ECPA  
20 Mt. Carmel Drive: APN 027-280-006**

To Whom It May Concern,

Thank you for the April 2, 2021, submittal of the referenced ECPA application, and for accommodating the site visit with PPI Engineering on April 21<sup>st</sup>. The initial review of the ECPA application package by both Planning and Engineering Divisions has found that the application contains adequate information to describe the project and existing setting; evaluate conformity of the application with applicable regulations and policies; evaluate the significance of any potential impacts the proposed project may have on the environment pursuant to the California Environmental Quality Act (CEQA) to prepare a technically adequate and legally defensible CEQA document and determination, and to continue review and processing (also see the enclosed Engineering Division's review memo).

Pursuant to *Napa County's Local Procedures for Implementing CEQA* Chapter 1 Section 102 [*State CEQA Guidelines Section 15004*], no application for a permit shall be approved nor shall any permit be issued or approval given by any County official or body until all procedures required by *State* and *County CEQA Guidelines* have been completed. This is a preliminary determination that the application contains adequate information known to be necessary at this time to initiate the environmental impact analysis required by CEQA. 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. Please note that any changes to the use or design of the project may necessitate additional review and approval.

Because the proposed project includes an average slope over 15%, which exceeds the threshold for a Class 4 Categorical Exemption pursuant to *Napa County's Local CEQA Guidelines*, an Initial Study will need to be prepared and circulated pursuant to CEQA.

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. On May 4, 2021, the County mailed consultation invitations to these Tribes; you will be advised of any communications.

Because an Initial Study will need to be prepared and circulated, a listing of the current owners of all the properties located within 1,000 feet of the project site/holding will be necessary to circulate the CEQA document for public review and comment. The notification information shall include the property owner's names, their addresses, and the assessor's parcel numbers of the property owned. Also see the enclosed Adjoining Property Owner List Requirements instruction sheet. You will be advised when the notification information will need to be provided.

Please be aware that projects that cannot be exempted from CEQA (and therefore require preparation of a detailed Initial Study and circulation for public review) generally take a minimum of 6 to 9 months to complete processing. Often, projects can take significantly longer periods of time depending upon the number of previously submitted applications on file and in process, the degree of complexity of the Initial Study, and the degree of public comments received on the project. Your project will be processed as soon as possible, and we appreciate your patience.

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](mailto:pamela.arifian@countyofnapa.org) to discuss your application or the requested information.

Sincerely,



Pamela Arifian  
Planner III

cc: John McDowell, Supervising Planner, Conservation Division (via email)  
Laura Anderson, Deputy County Counsel (via email)  
PPI Engineering, 2800 Jefferson Street, Napa CA 94558 (with enclosures)

Enclosure:

Exhibit A – Engineering Division Memo dated May 4, 2021  
Adjoining Property Owner List Requirements



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**David Morrison**  
Director

## MEMORANDUM

To: Pamela Arifian Conservation Division	From: Raulton Haye Engineering Service
Date: May 4, 2021	Re: <b>Permit No. P21-00064</b> <b>Silver Oak Cellars</b> <b>Carmelite Vineyard ECP-Track I</b> APN# 027-280-006

The Engineering Division has reviewed the technical studies for the proposed Carmelite Vineyard Development – Erosion Control Plan (ECP) application, P21-00064, located on assessor's parcel number 027-280-006. The proposed plan requests the planting of approximately three acres of vineyard, within two vineyard blocks, to be developed by Silver Oak Cellars.

The Engineering Division has determined the proposed project's Soil Loss and Hydrology Studies prepared by PPI 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](mailto:raulton.haye@countyofnapa.org).



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**David Morrison**  
Director

**Certified Mail**

May 4, 2021

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

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1  
Silver Oaks Cellars Carmelite Vineyard, Erosion Control Plan #P21-00064-ECPA  
20 Mt. Carmel Drive; APN 027-280-006**

Dear Mr. Simon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 4.3-acre vineyard located at 20 Mt. Carmel Drive, Napa. 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](mailto:pamela.arifian@countyofnapa.org).

Sincerely,

Pam Arifian  
Planner III

Enclosures: Cultural Resources Survey  
Project plans



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**David Morrison**  
Director

**Certified Mail**

May 4, 2020

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

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1  
Silver Oaks Cellars Carmelite Vineyard, Erosion Control Plan #P21-00064-ECPA  
20 Mt. Carmel Drive; APN 027-280-006**

Dear Mr. Gabaldon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 4.3-acre vineyard located at 20 Mt. Carmel Drive, Napa. 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](mailto:pamela.arifian@countyofnapa.org).

Sincerely,

Pam Arifian  
Planner III

Enclosures: Cultural Resources Survey  
Project plans





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**David Morrison**  
Director

**Certified Mail**

May 4, 2021

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  
Silver Oaks Cellars Carmelite Vineyard, Erosion Control Plan #P21-00064-ECPA  
20 Mt. Carmel Drive; APN 027-280-006**

Dear Mr. Bill,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 4.3-acre vineyard located at 20 Mt. Carmel Drive, Napa. 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](mailto:pamela.arifian@countyofnapa.org).

Sincerely,

Pam Arifian  
Planner III

Enclosures: Cultural Resources Survey  
Project plans



YOCHA DEHE  
CULTURAL RESOURCES

May 18, 2021

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

RE: 20 Mt Carmel Dr Napa Project YD-05072021-02

Dear Ms. Arifian:

Thank you for your project notification letter dated, May 4, 2021, regarding cultural information on or near the proposed 20 Mt Carmel Dr Napa Project, Napa, Napa County. We appreciate your effort to contact us.

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

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

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

Please refer to identification number YD – 05072021-02 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,

DocuSigned by:

*Laverne Bill*

F5E6AC2FFD52434...  
Laverne Bill

Interim Director of Cultural Resources

cc: Mishewal Wappo Tribe of Alexander Valley, Middletown

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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**David Morrison**  
Director

February 3, 2022

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  
Silver Oaks Cellars Carmelite Vineyard, Erosion Control Plan #P21-00064-ECPA  
20 Mt. Carmel Drive; APN 027-280-006**

Dear Mr. Simon,

On May 4, 2021, the Napa County Planning Division mailed to you, via certified delivery, notification of an invitation to consult on a pending request for an Agricultural Erosion Control Plan (#P21-00064-ECPA) to develop an approximate 4.3-acre vineyard located at 20 Mt. Carmel Drive, Napa.

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](mailto:pamela.arifian@countyofnapa.org).

Sincerely,

Pamela Arifian  
Planner III



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**David Morrison**  
Director

February 3, 2022

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

**Re: Closed Status of Tribal Consultation Invitation  
Pursuant to Public Resources Code 21080.3.1  
Silver Oaks Cellars Carmelite Vineyard, Erosion Control Plan #P21-00064-ECPA  
20 Mt. Carmel Drive; APN 027-280-006**

Dear Mr. Gabaldon,

On August 26, 2020, 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 (#P21-00064-ECPA) to develop an approximate 4.3-acre vineyard located at 20 Mt. Carmel Drive, Napa.

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](mailto:pamela.arifian@countyofnapa.org).

Sincerely,

Pamela Arifian  
Planner III



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**David Morrison**  
Director

February 3, 2022

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

**Re: Closed Status of Tribal Consultation Invitation  
Pursuant to Public Resources Code 21080.3.1  
Silver Oaks Cellars Carmelite Vineyard, Erosion Control Plan #P21-00064-ECPA  
20 Mt. Carmel Drive; APN 027-280-006**

Dear Mr. Bill,

On May 4, 2021, the Napa County Planning Division mailed to you, via certified delivery, notification of an invitation to consult on a pending request for an Agricultural Erosion Control Plan (#P21-00064-ECPA) to develop an approximate 4.3-acre vineyard located at 20 Mt. Carmel Drive, Napa.

Thank you for your letter dated May 18, 2021 that stated the project is not within the aboriginal territories of the Tribe, and that the Tribe declines to comment on this project. 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](mailto:pamela.arifian@countyofnapa.org).

Sincerely,

Pamela Arifian  
Planner III