



**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> Veeder Ridge LLC (Jim Munk)				
<b>Telephone #:</b> (707) 479-7961		<b>Fax #:</b> ( )		<b>E-Mail:</b> jim@acutabove09.com
<b>Mailing Address:</b> 10 El Nido Drive Napa CA 94559 <div style="display: flex; justify-content: space-between; font-size: small;"> <span>No Street City</span> <span>State Zip</span> </div>				
<b>Status of Applicant's Interest in Property:</b> Owner (Felicia Woytak)				
<b>Property Owner's Name:</b> Veeder Ridge LLC (Felicia Woytak)				
<b>Telephone #:</b> (510) 501-1065		<b>Fax #:</b> ( )		<b>E-Mail:</b> felicia@well.com
<b>Mailing Address:</b> 3106 Palisades Road Calistoga CA 94515 <div style="display: flex; justify-content: space-between; font-size: small;"> <span>No Street City</span> <span>State Zip</span> </div>				
<b>Site Address/Location:</b> 3665 Redwood Road Napa <div style="display: flex; justify-content: space-between; font-size: small;"> <span>No Street City</span> </div>				
<b>Assessor's Parcel #:</b> 035-080-027 <b>Existing Parcel Size:</b> 45.5 acres <b>Development Area Size:</b> 3.1 acres				
<b>Slope Range:</b> 11 % to 26 % <b>Total Acreage ≥ 30%:</b> 0.07 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> August 2020				
<b>(NOTE:</b> 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.)				
<b>Source(s) of Water:</b> Existing Reservoir				
<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		5-22-2021 Date		 Signature of Property Owner
5/27/21 Date				

<b>TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT</b>			
\$	Estimated Fee	Receipt Number:	Received By
			Date

## EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

### Project/Construction Phasing Information

1. Project Description: APN: 035-080-027  
 To plant approximately 2.7 acres of vineyard.
- 
- Parcel size: 45.5 acres Total land area disturbed: 3.1 acres  
 Agriculture: NEW plant acres: 2.7 Replant acres: 0  
 Structures: ☐ residence ☐ building ☐ driveway ☐ road ☐ other \_\_\_\_\_
2. Project Phases: ☐ one ☐ two or ☒ Multiple
3. Anticipated date to start construction (month/year): April 1, 2021
4. Estimated date of completion of each phase:  
 Phase 1: Oct. 15  
 Phase 2: Oct. 15  
 Phase \_\_\_\_: \_\_\_\_\_
5. Total construction time estimated: 6 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 Departs. been notified? ☐ Yes ☐ No

### Slope Information

9. Earth moving, grading or land clearing on slope(s) of: 11 % to 26 %
10. Total acreage with slopes greater than or equal to 30%: 0.07 acres
11. Contour mapping source: PPI Engineering Inc.

### 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: Redwood 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): See Appendix C of ECP  
 (a) Existing acres of tree canopy cover per parcel: \_\_\_\_\_ acres  
 Proposed acres of canopy cover to be removed: \_\_\_\_\_ acres  
 Percent of canopy cover to be retained per parcel: \_\_\_\_\_ %  
 (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): WRA Environmental Consultants  
Specific study prepared: Biological Resource Assessment by WRA Environmental Consultants date: Feb. 2021
21. Is any portion of the project located on or within 500' of an archeological or historic site? ☐ Yes ☒ No  
Cite source: Flaherty Cultural Resource Services (FCRS)  
Specific study prepared: Cultural Resource Recon. Survey by FCRS date: November 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: 0 fill: 0  
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

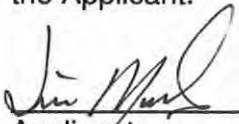
29. Is there a Timber Harvest or Conversion permit associated with the project/parcel? ☐ Yes ☒ No  
Number of Acres: \_\_\_\_\_  
a) Copy of State Dept of Forestry Permit attached? ☐ Yes **OR**
- b) Date application for necessary permit submitted to this agency: \_\_\_\_\_
- c) Copy of associated CEQA 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

5-22-2021  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Property Owner (if other than Applicant)

\_\_\_\_\_  
Project Identification

# Attachment A

## SUPPLEMENTAL PROJECT INFORMATION

File #: \_\_\_\_\_ Owner: Veeder Ridge LLC Parcel #: 035-080-027

### Vineyard Development Area Specifics

- |   |                            |
|---|----------------------------|
| 1. Size of Area Disturbed:                              | <u>3.1</u> acres           |
| 2. Size of Vineyard:                                    | <u>2.7</u> acres           |
| 3. Acres of Vines:                                      | <u>2.7</u> acres           |
| 4. Slopes of Area Disturbed:                            | <u>11</u> % to <u>26</u> % |
| 5. Amount of Total Acreage Equal to or Above 30% Slope: | <u>0.07</u> acres          |
| 6. Total Number of Trees Removed                        | <u>0</u> trees             |
| a) natives  | <u>0</u> trees             |
| b) non-natives  | <u>0</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:**
- |  |                            |
|--|----------------------------|
| <input checked="" type="checkbox"/> Track-laying | Percent of Use <u>50</u> % |
| <input checked="" type="checkbox"/> Rubber-tired | Percent of Use <u>50</u> % |
| <input checked="" type="checkbox"/> ATV          | Percent of Use <u>25</u> % |
| _____ Hand/Manual                                | Percent of Use _____ %     |
| _____ Other (describe) _____                     | Percent of Use _____ %     |
- 2. Annual Pruning:**  
Time of Year: WINTER-SPRING Number of days: 10 Number of Workers: 10
- 3. Annual Sulfuring:**  
Time of Year: SPRING-Summer Estimated applications/year: 6
- 4. Weed Control:**
- |                       | <u>Under Vines</u>             | <u>Between Rows</u>   |
|-----------------------|--------------------------------|-----------------------|
| Type of control       | <u>HERBICIDES / MECHANICAL</u> | <u>MECHANICAL</u>     |
| Method of application | <u>STAMP SPRAY / TILLAGE</u>   | <u>DISC / MOW</u>     |
| Months:               | <u>WINTER, Spring, Summer</u>  | <u>Spring, Summer</u> |
| Applications/year:    | <u>3</u>                       | <u>2</u>              |
| Number of Workers:    | <u>2</u>                       | <u>2</u>              |
- 5. Harvest (Crush):**  
Length: 14 days Number of Workers: 15

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"/> Mistors		
<input type="checkbox"/> Wind Machines		
<input type="checkbox"/> Late Pruning		
<input type="checkbox"/> Other		

7. Rodent Protection Method(s):

<input type="checkbox"/> Rodenticides	<input type="checkbox"/> Raptors
<input type="checkbox"/> Traps	<input type="checkbox"/> Other
<input checked="" 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 type="checkbox"/> Netting			
<input type="checkbox"/> Bird Cannons			
<input type="checkbox"/> Visual Distracters (Mylar strips, etc)			
<input type="checkbox"/> Raptor Perches			
<input type="checkbox"/> Other			

9. Proposed Nighttime Activities:

	<u>Time of Night</u>	<u>Duration of Use (days per year)</u>
<input type="checkbox"/> Harvest		
<input checked="" type="checkbox"/> Sulphur Application	9pm - 7am	20
<input checked="" type="checkbox"/> Pesticide/Herbicide Application	9pm - 7am	25
<input type="checkbox"/> Other		

10. Irrigation Methods

<input type="checkbox"/> Sprinklers	<input checked="" type="checkbox"/> Drip System	<input type="checkbox"/> Other
-------------------------------------	---	--------------------------------

11. Other Proposed Activities:

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

**Traffic Characteristics Information**

- Estimated size of grape trucks/truck & trailers to be used: \_\_\_\_\_ 5 \_\_\_\_\_ tons
- Estimated number of truck trips per day: during Crush: 6 annually: 2
- Estimated number of farmworkers/vehicle: 10 Crush 5 Pruning
- Lunch provided on-site for farmworkers: \_\_\_\_\_ Yes ☒ No
- Proposed primary access: MAIN DRIVEWAY
- 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>
1. Fertilizers					
Compost	BROADCAST	10t	1	10t	10t

2. Mildewcides

SULPUR  
RHYME  
QUINTEL

Spray  
Spray  
Spray

5lbs  
5oz  
5

6  
2  
2

30lbs  
10oz  
10oz

30lbs  
10oz  
10oz

3. Herbicides

LITELINE

Spray

28T

1

28T

28T

4. Rodenticides

5. Other Chemicals

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

Type of onsite chemical storage facility in use or proposed:

N/A

STORE OFF SITE

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

500 GAL

PRE-MIX IN TRAILER BEFORE ARRIVING ON SITE

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

INSIDE VINEYARD SITE

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) :

	<u>Current Usage</u> :	<u>Future Usage</u> :
Vineyard & other Agricultural Uses:	<u>7</u> AF/yr	<u>7</u> 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:**

**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
_____ Other	_____ %	_____ on-site _____ off-site

**2. Estimated Amount of Cut & Fill:** \_\_\_\_\_ 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>
_____	_____	_____ 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 Bd:</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>

## SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

To be provided by Property Owner: Veeder Ridge LLC

Attach response sheets to this page.

### A. GENERAL INFORMATION

1. Name, address, telephone number of property owner. Felicia Woytak, 3106 Palisades Rd. Calistoga, Ca 94515, 510-501-1065
2. Address of project. 3665 Redwood Rd. Napa, Ca.
3. APN. 035-080-027
4. Name, Address and telephone number of person to be contacted concerning this project, if different than owner. Jim Munk 10 El Nido Dr. Napa, Ca 94559
5. Indicate type or number of the permit application for the project to which this form pertains. Track I ECPP
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. n/a
7. Existing zoning district. 2
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). Existing Redevelopment under Track II ECPP

### B. PROJECT DESCRIPTION

9. Parcel(s) size(s), acres per parcel. 45.6
10. Project(s) size(s), acres per project. 3.1
11. Attach plans.
12. Proposed scheduling. ECPP Track I
13. Anticipated incremental or phased development.
14. If the project involves Napa County grading permit, use permit, variance or rezoning application, state this and indicate clearly why the application is required.

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

YES NO

15. ☐ ☒ Change in existing features of any watercourses, wetlands, tidelands, beaches, hills or alteration of ground contours.
16. ☐ ☒ Change in scenic views or vistas from existing residential areas or public lands or roads.
17. ☐ ☒ Change in the pattern, scale or character of general area of project.
18. ☐ ☒ Change in bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
19. ☒ ☐ Site on filled land or on slopes of 5% or more.
20. ☐ ☒ Substantial change in demand for Napa County services (police, fire, water, sewage, etc.)
21. ☐ ☒ Relationship to a larger project or series of projects.

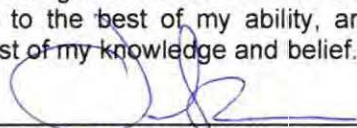
### C. ENVIRONMENTAL SETTING

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

### 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.

4/28/21  
Date

  
Signature of Property Owner



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**

July 9, 2021

Veeder Ridge LLC  
c/o Jim Munk  
10 El Nido Drive  
Napa, CA 94559

**RE: Application Completeness Determination  
Veeder Ridge LLC Track I Vineyard  
Agricultural Erosion Control Plan (ECPA) File # P21-00131-ECPA  
3665 Redwood Road: APN 035-080-027**

Dear Mr. Munk,

Thank you for the June 9, 2021, submittal of the referenced ECPA application, and accommodating the site inspection on June 30, 2021. The initial review of the ECPA application package has found that the information in Exhibit A is necessary to adequately review the request and complete the application.

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. As proposed, the project will require an Initial Study and either a Negative Declaration or Environmental Impact Report.

The ECPA is also under review by the Napa County Engineering Division to determine its technical adequacy in meeting no net increase soil loss and runoff requirements, and to verify project soil loss, hydrologic, and Water Availability Analysis modeling assumptions and results. Any information or modifications to the Project's modeling reports requested by the Engineering Division to determine the adequacy of the ECPA will need to be provided to declare the application complete and continue its processing. Please find the Engineering Division review memo, enclosed.

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

Pursuant to Public Resources Code (PRC) Section 21080.3.1 (AB-52 - Gatto), the Middletown Rancheria, the Mishewal Wappo Tribe of Alexander Valley, and the Yocha Dehe Wintun Nation will be sent consultation invitations. You will be advised of any communications the County receives from the aforementioned Tribes on this matter.

Thank you in advance for providing the above material in one re-submittal package with all revised plans, reports, or other resubmitted documents clearly marked "revised" and dated, and in an electronic format (.pdf, with plans converted directly from the CAD files), as well as hard copy, to facilitate uploading of the materials to the County's current projects website (<http://www.countyofnapa.org/PBES/CurrentProjects/>) in accordance with the direction of the Planning Commission and Board of Supervisors.

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 **November 8, 2021**), the application will be deemed "abandoned" pursuant to Section 401(b)(2) of Napa County's Local CEQA Procedures, unless an extension is granted by the Director as provided in the Procedures. Should the application be deemed abandoned, any unused funds will be returned and no further work will be performed on the application.

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

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

Sincerely,

*Pamela Arifian*

Pamela Arifian  
Planner III

cc: John McDowell, Supervising Planner, Conservation Division (via email)  
Alexei Belov, Assistant Engineer Engineering Division (via email)  
Laura Anderson, Deputy County Counsel (via email)  
PPI Engineering, 2800 Jefferson Street, Napa CA 94558 (certified mail with enclosure)

Enclosure:

Exhibit A - Application Completeness Determination – Information Request: No. P21-00131-ECPA  
Exhibit B – Engineering Division Review Memo P21-00131-ECPA dated July 8, 2021  
Landslide Evaluation Guidance Document  
Water Availability Analysis Guidance Document  
Adjoining Property Owner List Requirements

**EXHIBIT A**  
**APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST**  
**Veeder Ridge LLC Track I Vineyard #P21-00131-ECPA: APN 035-080-027**

**1) Supplemental Environmental Information:** The following information is necessary for the County to adequately describe the project and evaluate potentially significant impacts of the proposed project pursuant to CEQA, and to complete the ECPA application to continue its review and processing:

- a) Water Rights: The License for Diversion and Use of Water (Application 29035, Permit 20280, License 13473) allows diversion of up to 6.6 acre feet per year for irrigation use. Please include the Place of Use map referenced in the license and confirm that the project area is within the POU. Further, the application materials indicate that the existing and proposed water usage is 7 AF/year; provide a more detailed water budget showing how that 7 AF/y is used, and how the additional 0.4 AF/year demand above the water license allowance is met.
- b) Groundwater Availability: The water reports from the Water Boards website indicate that, since 2008, only 1.2 AF of water has been diverted from the creek, and that demand has been met by groundwater and trucked-in water when rainfall was inadequate. Provide a Water Availability Analysis pursuant to the County's WAA Guidance Document, enclosed, to assess the project's impacts on groundwater availability and recharge.

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





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David Morrison  
Director

## MEMORANDUM

To: Pamela Arifian Conservation Division	From: Alexei Belov Engineering Division
Date: July 8, 2021	Re: Permit No. P21-00131 Veeder Ridge LLC Erosion Control Plan

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

### General Comments

1. The area is identified as a landslide deposit and a potential hazard. Please submit a Geotechnical Evaluation of the site and incorporate any recommendations into the ECP.

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

## **3665 REDWOOD ROAD TRACK I ECP**

### **Response to July 9, 2021 Completeness Determination from Napa County**

#### **#P21-00131-ECPA**

1. Supplemental Environmental Information: The following information is necessary for the County to adequately describe the project and evaluate potentially significant impacts of the proposed project pursuant to CEQA, and to complete the ECPA application to continue its review and processing:
  - a. Water Rights: The License for Diversion and Use of Water (Application 29035, Permit 20280, License 13473) allows diversion of up to 6.6 acre feet per year for irrigation use. Please include the Place of Use map referenced in the license and confirm that the project area is within the POU. Further, the application materials indicate that the existing and proposed water usage is 7 AF/year; provide a more detailed water budget showing how that 7 AF/y is used, and how the additional 0.4 AF/year demand above the water license allowance is met.

**In filling out the Attachment A Supplemental Project Information sheet, the Applicant rounded their water use to a whole number and showed it as 7 acre-feet (AF). Water Rights License 13473, granted on August 18, 1997, allow a maximum diversion of 6.6 AF/year to be used on a 17.2-acre Place of Use (POU) as shown in the enclosed map obtained from the State Water Resources Control Board (State Water Board).**

**The Applicant purchased this property in June 2018. Water Rights reports for 2018 (submitted in 2019) represent management of the property by this owner for about half the year and only the 2019 report (submitted in 2020) reflect an entire year of management by the current landowner. Any reports prior to 2019 therefore do not reflect the current property owner's water use practices. This is particularly relevant given that reports from 2018 and earlier show conjunctive use of groundwater rather than use of the surface water right due to a leaky pond, which has subsequently been repaired. As stated in the 2019 report available on the State Water Board's database:**

**"We have put a pond liner in and will have better water holding capacity in the years to come. We will starting a re-plant of the vineyard. So Redwood Creek will be a very important source of water for us in the future."**

**The new pond liner is visible in Google Earth images of the property; reference photo dated July 7, 2019 before the liner was installed and August 25, 2020 when the liner is visible. The landowner's stated intention was to begin using the water right as soon as the pond was repaired and the water would not be wasted due to the leak, which has occurred. They will irrigate the 2.7 net acres of vineyard proposed in this ECP via their allowable surface water diversions granted in License 13473.**

**The License grants the right to withdraw up to 6.6 AF of water per year to use on the 17.2 acres of vines, or approximately 0.4 AF/acre/year of irrigation. This**

**irrigation rate is in line with industry standards that range from 0.3 AF/acre/year to 0.5 AF/acre/year (or higher). The vineyard manager has selected drought-tolerant rootstock for the vineyard and installed a double poly irrigation system to more efficiently target vines and minimize the amount of water required. With these high-efficiency water systems, the vineyard manager will farm the vineyard as close to dry farming as possible for a hillside vineyard.**

- b. Groundwater Availability: The water reports from the Water Boards website indicate that, since 2008, only 1.2 AF of water has been diverted from the creek, and that demand has been met by groundwater and trucked-in water when rainfall was inadequate. Provide a Water Availability Analysis pursuant to the County's WAA Guidance Document, enclosed, to assess the project's impacts on groundwater availability and recharge.

**As discussed above, the previous landowner may have been using groundwater or trucking in water, but the current landowner and project Applicant do not intend to do this. Since purchasing the property in 2018, they have repaired the pond and added a liner so that it will not leak in order to utilize the surface water right again. This is also documented in the Applicant's 2019 report on the status of License 13473. Groundwater is not proposed as an irrigation source and therefore a WAA has not been prepared.**

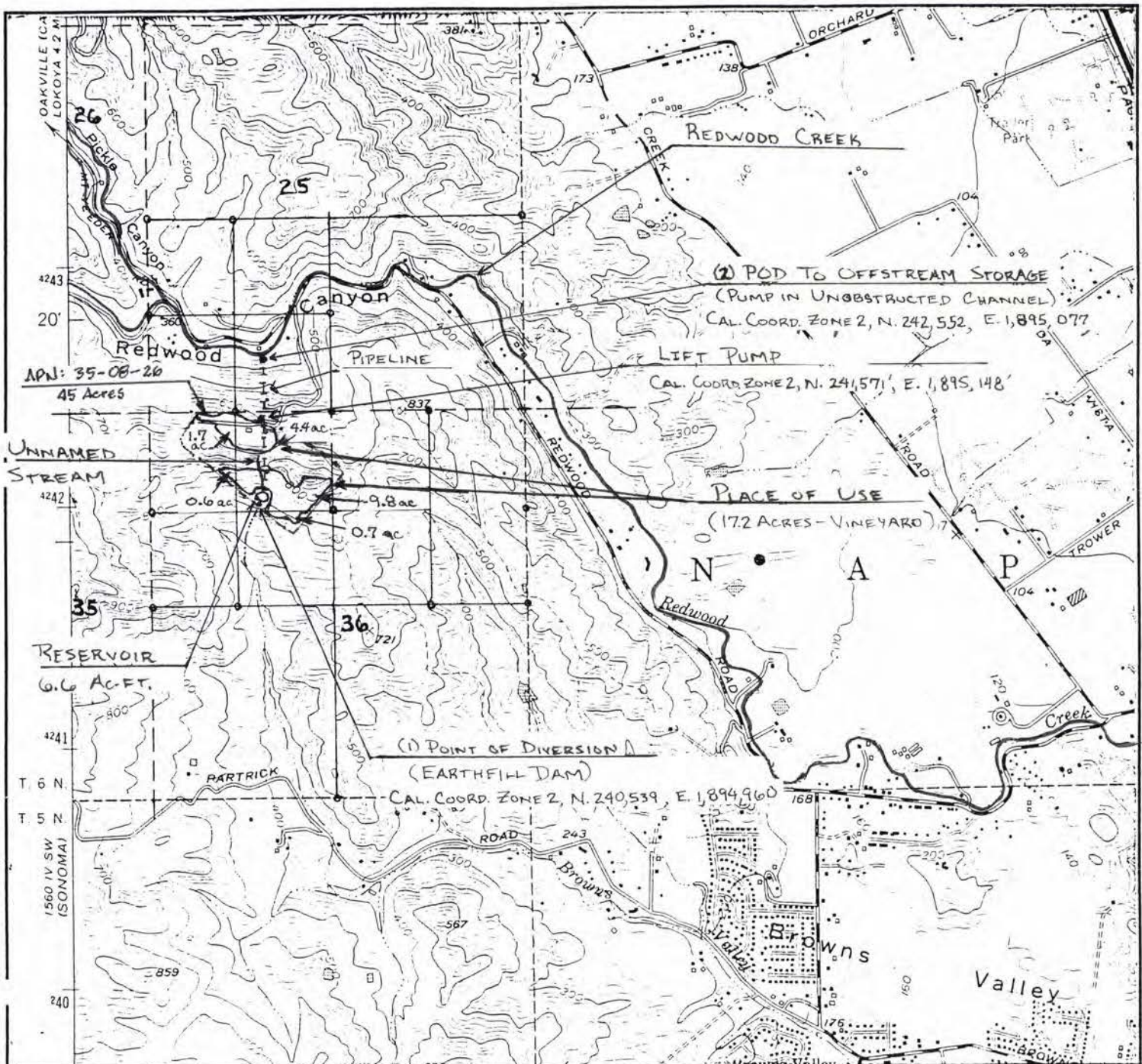
3. Notification Information/Listing: A listing of the current owners of all the properties located within 1,000 feet of the project site/holding will be necessary to circulate the CEQA document for public review and comment. The notification information shall include the property owner's names, their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

**Noted. This will be obtained when requested.**

### **Response to July 8, 2021 Memorandum from Engineering Division**

1. The area is identified as a landslide deposit and a potential hazard. Please submit a Geotechnical Evaluation of the site and incorporate any recommendations into the ECP.

**A Geotechnical Evaluation has been prepared by Gilpin Geosciences dated July 27, 2021. Refer to the report included with this resubmittal package.**



OWNER GEORGE RUBISSOW

SOURCE (1) UNNAMED STREAM (2) REDWOOD CREEK

(1) POINT OF DIVERSION, (2) POD TO OFFSTREAM STORAGE

(1) NE NW  
WITHIN (2) SE 1/4 SW 1/4 OF PROJECTED

(1) 36  
SECTION (2) 25, T. 6N, R. 5W MD. B&M

COUNTY OF NAPA

NAPA PR 1980 1:24,000  
U.S.G.S. QUAD DATE SCALE

STATE OF CALIFORNIA  
STATE WATER RESOURCES CONTROL BOARD  
DIVISION OF WATER RIGHTS

APPLICATION NO. 29035

PERMIT NO. 20280

LICENSE

DATE: 8-18-97

DRAWN: SMC



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David Morrison  
Director

## MEMORANDUM

To: Pamela Arifian Conservation Division	From: Alexei Belov Engineering Division
Date: October 4, 2021	Re: Permit No. P21-00131 Veeder Ridge Vineyard Development Erosion Control Plan – Track I

The Engineering Division has reviewed the technical studies for the proposed Veeder Ridge Development – Erosion Control Plan (ECP) application, P21-00131, located on Assessor parcel number 035-080-027. The proposed plan requests approximately 2.7 net acres of vineyard conversion of fallow pasture. Approximately 0.6 gross acres of vineyard was developed between 2002 and 2004 without the benefit of permits and will be included in this ECP.

The Engineering Division has determined the proposed project's Soil Loss Analysis dated March 2021 prepared by PPI Engineering and Hydrology Studies dated March 2021 prepared by PPI Engineering to be technically adequate with respect to Napa County's Conservation Regulation Chapter 18.108, including Policy CON-48 and Policy CON-50(c) of Napa County's General Plan.

The project shall follow the recommendations provided in the Geotechnical Evaluation by Gilpin Geosciences, Inc. dated July 27, 2021, Job no. 91695.02.

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



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**David Morrison**  
Director

**Certified Mail**

July 9, 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  
Veeder Ridge LLC Vineyard, Erosion Control Plan #P21-00131-ECPA  
3665 Redwood Road: APN 035-080-027**

Dear Mr. Simon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 3.1 gross-acre vineyard located at 3665 Redwood Road, Napa (APN 035-080-027). The project would redevelop land previously under agricultural use. 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,

*Pamela Arifian*

Pamela Arifian  
Planner III

Enclosures: Cultural Resources Survey  
Project plans



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**David Morrison**  
Director

**Certified Mail**

July 9, 2021

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

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1  
Veeder Ridge LLC Vineyard, Erosion Control Plan #P21-00131-ECPA  
36665 Redwood Road: APN 035-080-027**

Dear Mr. Gabaldon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 3.1 gross-acre vineyard located at 3665 Redwood Road, Napa (APN 035-080-027). The project would redevelop land previously under agricultural use. 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,

*Pamela Arifian*

Pamela Arifian  
Planner III

Enclosures: Cultural Resources Survey  
Project plans



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**David Morrison**  
Director

**Certified Mail**

July 9, 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  
Veeder Ridge LLC Vineyard, Erosion Control Plan #P21-00131-ECPA  
3665 Redwood Road: APN 035-080-027**

Dear Mr. Bill,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan to develop an approximate 3.1 gross-acre vineyard located at 3665 Redwood Road, Napa (APN 035-080-027). The project would redevelop land previously under agricultural use. 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,

*Pamela Arifian*

Pamela Arifian  
Planner III

Enclosures: Cultural Resources Survey  
Project plans



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**David Morrison**  
Director

May 13, 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  
Veeder Ridge LLC Vineyard, Erosion Control Plan #P21-00131-ECPA  
3665 Redwood Road: APN 035-080-027**

Dear Mr. Simon,

On July 9, 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 (#P21-000131-ECPA) to develop an approximate 3.1-acre vineyard located at 3665 Redwood Road, 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*

Pamela Arifian  
Planner III



YOCHA DEHE  
CULTURAL RESOURCES

August 4, 2021

Napa County – Planning Division  
Attn: Pamela Arifian, Planner III  
1195 Third Street, Suite 210  
Napa, CA 94559

RE: Veeder Ridge Vineyard Project

Dear Ms. Arifian:

Thank you for your project notification letter dated, July 9, 2021, regarding cultural information on or near the proposed Veeder Ridge Vineyard 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:

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

Please refer to identification number YD-07152021-04 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,

Laverne Bill  
Director of Cultural Resources

cc: Middletown Rancheria



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**David Morrison**  
Director

May 13, 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  
Veeder Ridge LLC Vineyard, Erosion Control Plan #P21-00131-ECPA  
3665 Redwood Road: APN 035-080-027**

Dear Mr. Gabaldon,

On July 9, 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 (#P21-000131-ECPA) to develop an approximate 3.1-acre vineyard located at 3665 Redwood Road, 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*

Pamela Arifian  
Planner III



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**David Morrison**  
Director

May 13, 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  
Veeder Ridge LLC Vineyard, Erosion Control Plan #P21-00131-ECPA  
3665 Redwood Road: APN 035-080-027**

Dear Mr. Bill,

On July 9, 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 (#P21-000131-ECPA) to develop an approximate 3.1-acre vineyard located at 3665 Redwood Road, Napa.

Thank you for your letter dated August 4, 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*

Pamela Arifian  
Planner III























