



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

BASIC APPLICATION FOR EROSION CONTROL PLAN REVIEW

FOR OFFICE USE ONLY				SUBMITTAL DATE: _____
FILE #: <u>P21-00312</u>	APN #: _____	USGS QUAD: _____		
[] STRUCTURAL [] AGRICULTURAL	TOWNSHIP/RANGE: _____			
REQUEST: _____				
PROJECT TYPE:	Agriculture: New <input checked="" type="checkbox"/> 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: <input checked="" type="checkbox"/> County Consultant: _____ OR RCD: _____			
FINAL APPROVAL:	CDPD: <input checked="" type="checkbox"/> Date: _____			
TO BE COMPLETED BY APPLICANT (Please type or print legibly)				
Applicant's Name: <u>O'Connor Environmental Inc.</u>				
Telephone #: () <u>707-431-2810</u> Fax #: () _____ E-Mail: <u>mattoconnor@sonic.net</u>				
Mailing Address: <u>PO BOX 794 Healdsburg, California 95448</u>				
<div style="display: flex; justify-content: space-between; font-size: small;"> No _____ Street _____ City _____ State _____ Zip _____ </div>				
Status of Applicant's Interest in Property: <u>Consultant on behalf of owner</u>				
Property Owner's Name: <u>Arvin Babu</u>				
Telephone #: () <u>415-254-7000</u> Fax #: () _____ E-Mail: <u>a@twinkids.com</u>				
Mailing Address: <u>1875 Mountain View Drive Tiburon, CA 94920</u>				
<div style="display: flex; justify-content: space-between; font-size: small;"> No _____ Street _____ City _____ State _____ Zip _____ </div>				
Site Address/Location: <u>3300 White Sulfur Springs Rd. Saint Helena, CA</u>				
<div style="display: flex; justify-content: space-between; font-size: small;"> No _____ Street _____ City _____ </div>				
Assessor's Parcel #: <u>027-010-033</u> Existing Parcel Size: <u>67</u> acres Development Area Size: <u>0.42</u> acres				
Slope Range: <u>22</u> % to <u>30</u> % Total Acreage ≥ 30%: <u>0.04</u> acres Estimated Total Amount of Cut & Fill: <u>221</u> cubic yards				
Land or Aerial Survey Prepared By <u>LACO Associates</u> Date: <u>2020</u>				
<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>				
Source(s) of Water: <u>On-site well</u>				
Related Permits Filed: <input type="checkbox"/> Water Rights <input checked="" 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.				
<u>Matthew O'Connor</u> President, OEI Signature of Applicant		<u>Arvin Babu</u> Signature of Property Owner		<u>11/14/2021</u> Date

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

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

Project/Construction Phasing Information

1. Project Description: 0.6 acres of former mixed forest vegetation destroyed in Glass Fire; cleared per CALFIRE permit. Plant vineyard in one block of ~0.4 acres. APN: _____
- Parcel size: 67.8 acres Total land area disturbed: 0.42 acres
- Agriculture: NEW plant acres: 0.24 Replant acres: _____
- Structures: ☐ residence ☐ building ☐ driveway ☐ road ☐ other _____
2. Project Phases: ☐ one ☒ two or ☐ _____
3. Anticipated date to start construction (month/year): September, 2022
4. Estimated date of completion of each phase: Phase 1: 2022
Phase 2: 2023
Phase : _____
5. Total construction time estimated: 12 months
6. Work scheduled between Oct. 1 and Apr. 1? ☐ Yes ☒ No OR
between Sept. 1 and Apr. 1? ☒ Yes ☐ No (municipal watershed)
7. Winterization measures in the Erosion Control Plan Yes, per Phase I of ECP
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: 22 % to 30 %
10. Total acreage with slopes greater than or equal to 30%: 0.04 acres
11. Contour mapping source: LACO Associates 2020 Survey

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: Sulphur Creek, Western Mountains Sub Area
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): 58.5 prior to Glass Fire
(a) Existing acres of tree canopy cover per parcel: _____ acres
Proposed acres of canopy cover to be removed: 0.0-canopy removed by fire _____ acres
Percent of canopy cover to be retained per parcel: uncertain post fire%
- (b) Existing acres of shrub, brush, grass without tree canopy per parcel: 7.24 prior fire _____ acres
Proposed acres of shrub, brush, grass cover to be removed: 0 _____ acres
Percent of shrubs, brush, grass to be retained per parcel: uncertain post fire%
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: See Attachment F
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: See Biology report Attachment B/C
Cite source/reference(s): Habitat Assessment, Babu Vineyards and Special Status Plant
Specific study prepared: Survey Report by WRA and JVEC date: 7/2016 and 7/2021
21. Is any portion of the project located on or within 500' of an archeological or historic site? ☐ Yes ☒ No
Cite source: See Cultural Resources report Attachment E
Specific study prepared: A Cultural Resources by Farrington and Origer date: 6/16/2016
Survey for the Babu Vineyard Project

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: 221
Cubic yards of cut: 117 fill: 104
Spoils location: on-site All Excess soil material off-site to be spread in Block C
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: 0.42
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

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)**To be provided by Property Owner:** Arvin Babu

Attach response sheets to this page. See Attached Sheets

A. GENERAL INFORMATION

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

B. PROJECT DESCRIPTION

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

*Discuss and check yes the following items which are applicable to your project or its effects (attach additional sheets)***YES NO**

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

C. ENVIRONMENTAL SETTING

22. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, wetlands (types), riparian habitat and any cultural, historical or scenic aspects. Describe any/all existing structures on the site, and the use of the structures. Attach photographs of the site, could include current aerial photo.
23. Describe the surrounding properties (approximately ¼ mile radius 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.

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.

11/14/21
Date

DocuSigned by:
Aravinth Babu
Signature of Property Owner
E2B2E15C1AA2424...

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.

Matthew O'Connor
Applicant

11/14/21
Date

DocuSigned by:
Aravindh Balu
E2B2E15C1AA2424
Property Owner (if other than Applicant)

AP 027-010-033-000
Project Identification

Supplemental Environmental Information- Babu Vineyard Block C APN 027-010-033

A. General Information

1. Name, address, telephone number of property owner.

Arvin Babu
1875 Mountain View Dr
Tiburon CA
94920
415-254-7000

2. Address of project.

3300 White Sulfur Springs Rd. Saint Helena, CA

3. APN.

027-010-033

4. Name, Address and telephone number of person to be contacted concerning this project, if different than owner.

Matt O'Connor
O'Connor Environmental Inc.
P.O. Box 794 Healdsburg,
CA 95448
707-431-2810

5. Indicate type or number of the permit application for the project to which this form pertains.

Agricultural Erosion Control Plan (ECP)

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.

AW

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).

Proposed use is vineyard



O'Connor Environmental, Inc. www.oe-i.com (707) 431-2810
Hydrology & Hydraulics • Hydrogeology • Geomorphology
P.O. Box 794, Healdsburg, CA 95448

B. PROJECT DESCRIPTION

9. Parcel(s) size(s), acres per parcel.

67.8 acres

10. Project(s) size(s), acres per project.

0.42

11. Attach plans.

Attached

12. Proposed scheduling.

Begin project September 2022.

13. Anticipated incremental or phased development.

Phase 1 – Vineyard Prep and ECP Implementation Fall 2022; planting possible.

Phase 2 – Vineyard planting complete Spring 2023; complete ECP implementation by Fall 2023

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)

NA

15. Change in existing features of any watercourses, wetlands, tidelands, beaches, hills or alteration of ground contours.

Yes-Balanced cut and fill to create runoff attenuation in Block C; excess soil material to be spread within Vineyard Block C; excess rock material to be utilized in ECP where rock is specified for erosion control purposes as suitable and appropriate.

16. Change in scenic views or vistas from existing residential areas or public lands or roads.

No

17. Change in the pattern, scale or character of general area of project.

No

18. Change in bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.

Minor alteration of local drainage patterns to conform with Napa General Plan and ECP requirements for vineyard development.

19. Site on filled land or on slopes of 5% or more.

Yes

20. Substantial change in demand for Napa County services (police, fire, water, sewage, etc.)

No

21. Relationship to a larger project or series of projects.

No. Prior development of two vineyard blocks (about 2 acres gross) were previously constructed per prior ECPA on the parcel under a Timber Harvest Exemption. This new

vineyard block of ~0.42 acre vineyard block is a response to severe forest damage by Glass Fire on the property in October 2020.

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 Project Narrative for information on site conditions along with site photos. Soil and slope stability of the site is addressed in the Landslide Hazard Evaluation (Attachment E). Additional details regarding plants can be found in the Babu Vineyards Habitat Assessment (Attachment B/C). Cultural and historical resources are described in the Cultural Resources Report (Attachment E).

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

Surrounding parcels within ¼ mile of the Project parcel are shown in the figure below. Land use on the surrounding parcels is mainly forest and brush similar to the project parcel with approximately 22 acres of vineyard to the west and north. Development near the project parcel is limited to two Single family dwellings along with associated out buildings to the west. The entire area surrounding and including the project parcel burned in the 2020 Glass Fire and the nearest residence and outbuildings were destroyed, future development plans for these parcels are unknown. Significant plant and animals in the area are described in the Babu Vineyards Habitat Assessment and Special Status Plant Survey Report (Attachment B/C). Cultural and historical resources in the area are described in the Cultural Resources Report (Attachment E).

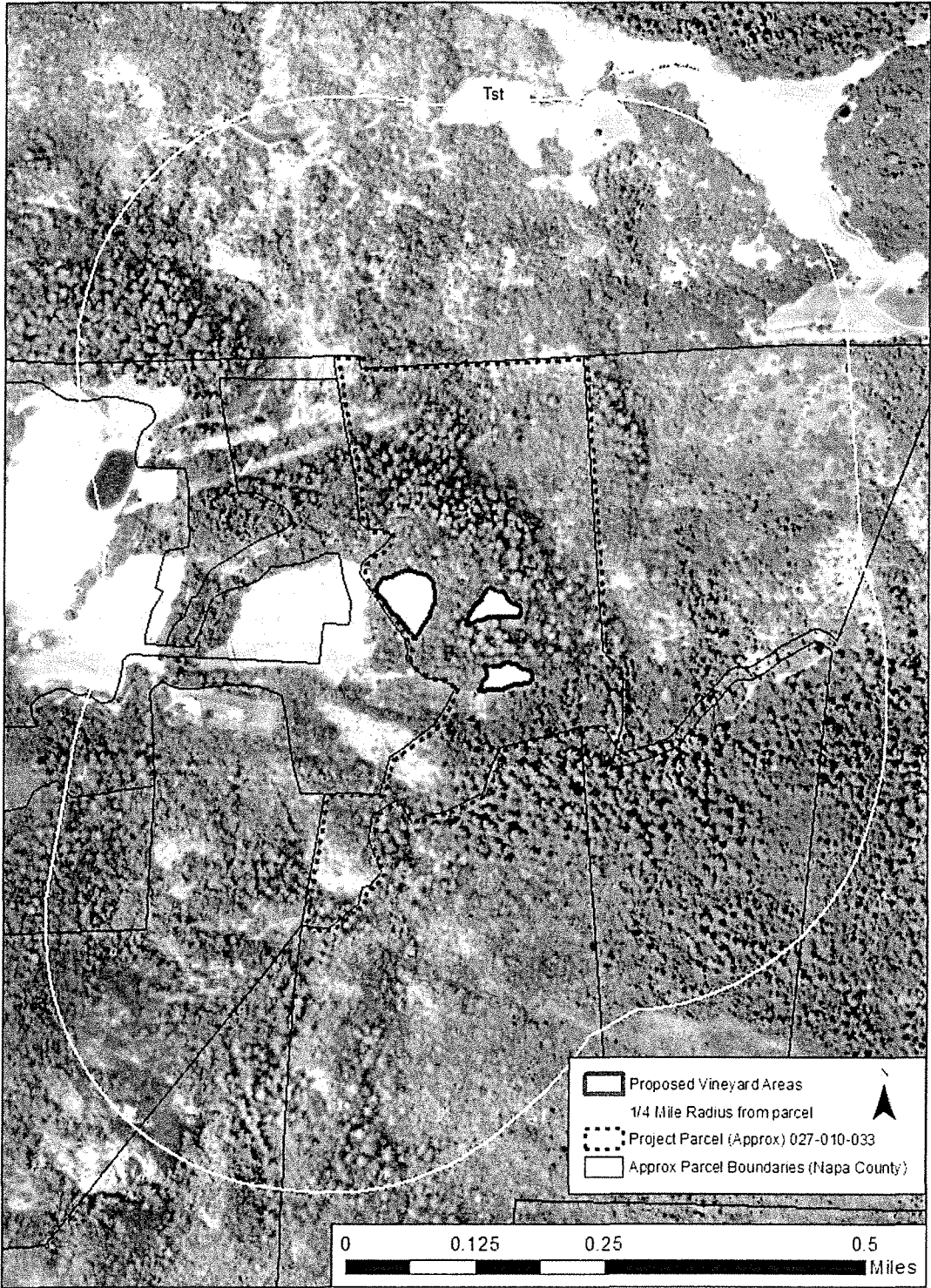


Figure 1. Aerial image of lands adjacent to the project parcel, image shows vegetation and structures prior to the Glass Fire of 2020.

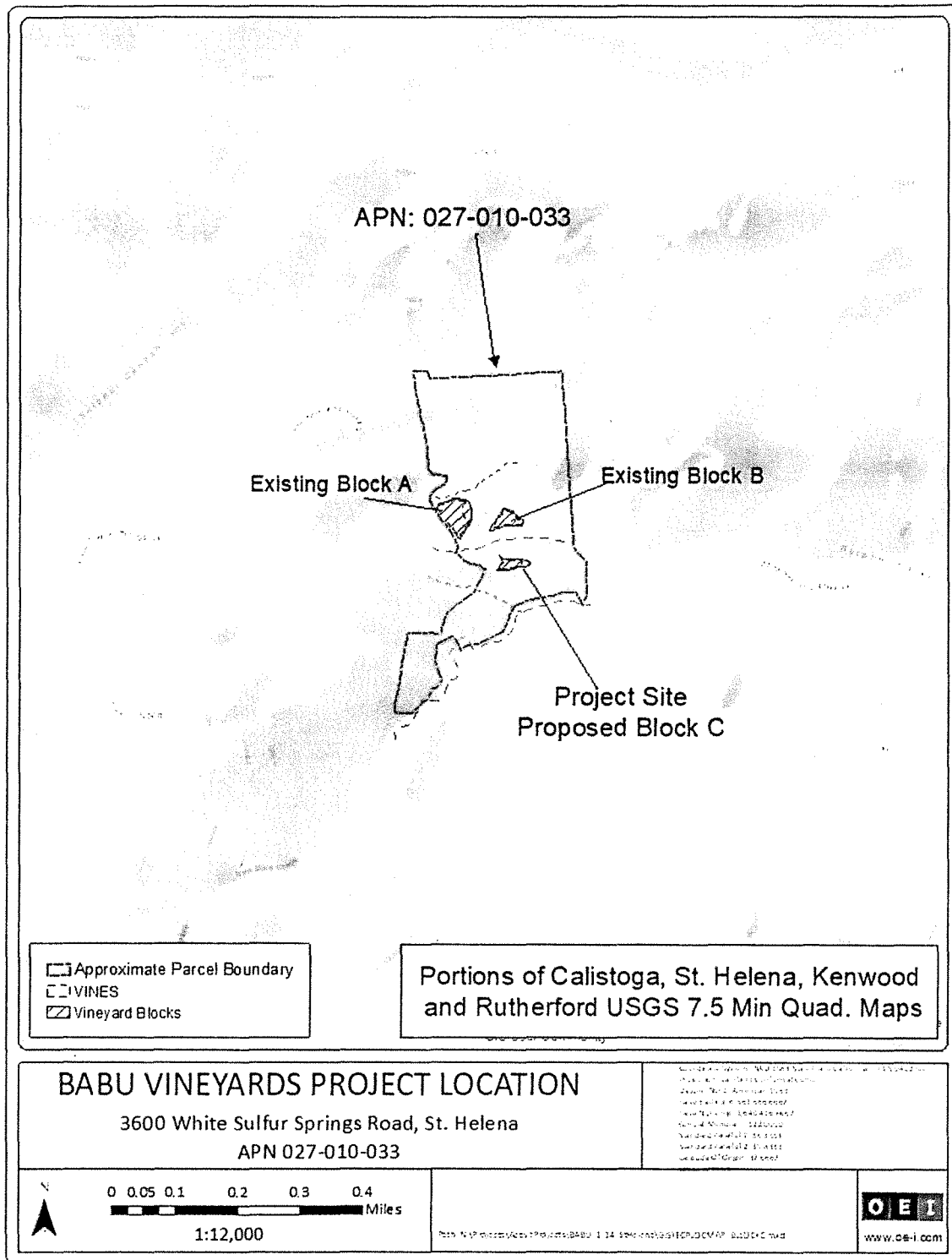


Figure 2. Project location map

Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File #: P ____ - ____ Owner: ____ Arvin Babu Parcel #: 027-010-033

Vineyard Development Area Specifics

- | | |
|---|-------------|
| 1. Size of Area Disturbed: | 0.42 acres |
| 2. Size of Vineyard: | 0.42 acres |
| 3. Acres of Vines: | 0.24 acres |
| 4. Slopes of Area Disturbed: | 22% to 30% |
| 5. Amount of Total Acreage Equal to or Above 30% Slope: | 0.04 acres |
| 6. Total Number of Trees Removed | 0 |
| a) natives | 0 |
| b) non-natives | _____ trees |

Vineyard Development Schedule

- | | | | |
|---|--|--|--------------|
| 1. Pre-Planting Stage:
<i>(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)</i> | | | |
| Start Date: _____ 9/1/2022 | End Date: _____ 10/15/2022 | | Duration: 45 |
| Temporary Cover Crop Planter | <input checked="" type="checkbox"/> Yes _____ No | | |
| 2. Planting Stage:
<i>(i.e. planting of vines, seeding permanent cover crop, apply straw mulch, maintenance of erosion control measures)</i> | | | |
| Start Date: _____ 9/1/2022 | End Date: _____ 10/15/2022 | | Duration: 45 |
| 3. Operational Stage:
<i>(maintenance and adjustment as needed of permanent erosion control practices, implementation of annual vineyard and erosion control measures, commencement of annual harvests)</i> | | | |
| Start Date: _____ 10/15/2022 | | | |

Vineyard Operations Information

- | | | | |
|---------------------------------|------------------------------------|----------------------|--|
| 1. Farming Equipment: | | | |
| _x Track-laying | Percent of Use 20_ % | | |
| _____ Rubber-tired | Percent of Use _____ % | | |
| x_ ATV | Percent of Use _____ % | | |
| x Hand/Manual | Percent of Use 60_ % | | |
| _____ Other (describe) _____ | Percent of Use _____ % | | |
| 2. Annual Pruning: | | | |
| Time of Year: _____ February | Number of days: 2 | Number of Workers: 2 | |
| 3. Annual Sulfuring: | | | |
| Time of Year: _____ May-Septeml | Estimated applications/year: _____ | 1to 8 | |
| 4. Weed Control: | | | |
| | <u>Under Vines</u> | <u>Between Rows</u> | |
| Type of control | Mow _____ | Mow _____ | |
| Method of application | Weed Eater _____ | Tractor _____ | |
| Months: | March-June _____ | March-June _____ | |
| Applications/year: | 6-Mar _____ | 6-Mar _____ | |
| Number of Workers: | 4 _____ | 1 _____ | |
| 5. Harvest (Crush): | | | |
| Length | _____ 1 days | Number of Workers: 8 | |

6. Frost Protection Method(s)

NA

Hours of
OperationFrequency
(times/year)

- ☐ Return-stack heaters
☐ Sprinklers
☐ Mistlers
☐ Wind Machines
☐ Late Pruning
☐ Other _____

7. Rodent Protection Method(s):

- ☐ Rodenticides NA ☐ Raptors
☐ Traps ☐ Other _____
☐ Fencing

8. Bird Protection Method(s):

NA

Time of Year
(months)Time of DayDuration of Use
(days per year)

- ☐ Netting
☐ Bird Cannons
☐ Visual Distracters (Mylar strips, etc)
☐ Raptor Perches
☐ Other _____

9. Proposed Nighttime Activities:

NA

Time of NightDuration of Use
(days per year)

- ☐ Harvest
☐ Sulphur Application
☐ Pesticide/Herbicide Application
☐ Other _____

10. Irrigation Methods

- ☐ Sprinklers ☒ Drip System ☐ Other _____

11. Other Proposed Activities:

Traffic Characteristics Information

1. Estimated size of grape trucks/truck & trailers to be used: _____ 2 tons
 2. Estimated number of truck/vehicle trips per day: Crush: 1 Vineyard Development: 4 Annually: _____
 3. Estimated number of farmworkers/vehicle: 4 Crush _____ 2 Pruning
 4. Lunch provided on-site for farmworkers: ☐ Yes ☒ No
 5. Proposed primary access: _____ White Sulphur Springs Road _____
 6. Proposed secondary access, if any: _____ NA _____

Itemized Fertilizer and Pesticide Information

						<u>Total</u>
						<u>Annual</u>
						<u>Amount</u>
						<u>Used</u>
						<u>Overall</u>
		<u>Application</u> <u>Method</u> (broadcast, spray, drip system, etc)	<u>Application Amount</u> (per acre)	<u>Number of</u> <u>Applications per</u> <u>Year</u>	<u>Annual Amount</u> <u>Used</u> (per acre)	
1. Fertilizers						
8-8-8	Years 1 & 2	Drip	50 LBS	3	150	36 LBS
8-8-8	Year 3 and Beyond	Drip	50 LBS	2	100	24 LBS

2. Mildewcides					
Sulphur	Spray	15 lbs / acre	8 Max	120 lbs/ acre MAX	28.8 LBS MAX
3. Herbicides					
NA					
4. Rodenticides					
NA					
5. Other Chemicals					
NA					

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

Type of onsite chemical storage facility in use or propose None proposed

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

Location of current or proposed area designated for the cleaning and washing of chemical application equipment: _____ None Proposed.

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-Aq

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:	0.8 AF/yr	0.92
Residential/Domestic Uses:	AF/yr	AF/yr
Other Uses:	AF/yr	AF/yr
Total Usage:	AF/yr	AF/yr

3. Allowable Groundwater Allotment:

Rock/Spills/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 Use for Rock slope Protection (See plans)	100%	___ X ___ on-site ___ off-site

2. Estimated Amount of Cut & Fill: ___ 221 ___ cubic yards (total)
___ 117 ___ cubic yards (cut) ___ 104 ___ cubic yards (fill)

3. If rock/spills 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>
vineyard block C	spread on vineyard block	13 yds
___	___	___ 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 <u>X</u> No ___
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>
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):

CALFIRE Emergency Timber Operations No: 1-21EM-0056-NAP issued for post fire site cleanup.
Site cleanup will be completed prior to the implementation of this ECP

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>

Morrison, Dana

From: Morrison, Dana
Sent: Wednesday, December 1, 2021 11:19 AM
To: mattoconnor@sonic.net
Subject: Babu Vineyard ECP (P21-00312)

Good morning Matt,

I am Project Planner assigned to the Babu Vineyard ECP. I am reaching out as the Engineer assigned to the project (Alexi) and myself would like to arrange a time for us to come out and conduct a site visit at 3600 Sulphur Springs Road. Both Alexi and I are generally free Tuesdays mornings (any time before noon) and Thursday afternoons (after 3:30); Fridays are also a possibility. Hopefully you will have some availability on one of those days in the next coming weeks (Dec 7-10 and Dec 14-17). Please let me know at your earliest convenience and we will get something scheduled.

Cheers,

Dana E. Morrison

Planner III

Planning, Building and Environmental Services

County of Napa 1195 Third Street, 2nd Floor, Napa, CA 94559

707.253.4437

dana.morrison@countyofnapa.org



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Morrison, Dana

From: Morrison, Dana
Sent: Monday, December 20, 2021 12:39 PM
To: mattoconnor@sonic.net; a@twinkids.com
Subject: Completeness Determination Babu Vineyard (P21-00312)
Attachments: Completeness Determination Letter_Babu Vineyard_P21-00312.pdf; Engineering Incompleteness Review_P21-00312_Babu ECP_12-16-21.pdf

Good afternoon Arvin and Matt,

Please find the Completeness Determination for the proposed Track I for Babu Vineyard (P21-00312). Also attached is the Completeness Letter from the Engineering Department.

If you have any questions or wish to discuss please do not hesitate to reach out. Please be aware that I am in the office every day this week, except Friday, and the following week I am available Tues-Thurs.

I hope you all enjoy your lead up to the Holiday weekend.

Regards,

Dana E. Morrison

Planner III

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Napa, CA 94559
www.countyofnapa.org

David Morrison
Director

December 20, 2021

Via Email

Matt O'Connor
O'Connor Environmental Inc.
PO Box 794
Healdsburg, Ca 95448

Arvin Babu
1875 Mountain View Drive
Tiburon, Ca 94920

RE: Application Completeness Determination – Babu Vineyard
File # P21-00312
3300 White Sulfur Springs Road, St Helena; APN: 027-010-033

Dear Applicant,

Thank you for the November 19, 2021, submittal of the above referenced ECPA application and for accommodating the December 9, 2021 site inspection. 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. Because the subject property is proposed to be developed within an area that have slopes exceeding 15% it does not qualify for a Categorical Exemption (Cat Ex). Please note that while the previous approved Block A and B were approved under a Cat. Ex., with an accompanying CEQA Memo detailing why the project was exempt even with slopes exceeding 15%, unfortunately, this exemption process is no longer being utilized by the County. Therefore, an Initial Study and Negative Declaration/Mitigated Negative Declaration will need to be prepared and circulated for the County to adequately review the project and comply with CEQA.

The ECPA is also under review by the Napa County Engineering Division for its technical adequacy in meeting no net increase soil loss and runoff requirements, and to verify project soil loss and hydrologic modeling assumptions. Any information or modifications to the Project's soil loss or hydrologic modeling 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. Engineering's review will be provided to your engineer under a separate letter, which is attached to the email in which this Completeness Determination was sent.

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

EXHIBIT A
APPLICATION COMPLETENESS DETERMINATION – INFORMATION REQUEST
Babu Vineyard #P21-00312-ECPA: APN 027-010-033

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

- a. **ECPA Application Information:** Please clarify, confirm or provide the following information provided in the *ECPA Supplemental Information* and *Supplemental Project Information* forms:
 - i. **Canopy Coverage Information:** Item #15 of the ECPA Supplemental Information form requires canopy and grassland/shrubland cover removal and retention information for all project, please provide coverage removal and retention calculations based on property and project conditions prior to the vegetation removal, as discussed during the site visit.
- b. **ECPA Plans and/or Narrative:** Please provide revised plans and/or narrative that include, show or clarifying the information below:
 - i. Call out setbacks to ephemeral streams located on site – these require a 35' setback.
 - ii. Call out setbacks to the both blue line streams on parcel (site plan calls out setback to blue line stream to north but does not note the distance to the blue line stream located to the south [215' as mentioned in the project narrative]).
 - iii. The location(s) and limits of proposed staging, stockpile, and material/equipment storage area(s). While it is indicated in the supplemental application forms, these locations will need to be shown on the site plan
 - iv. The location(s) of chemical storage, mixing, and cleaning. While it is indicated in the supplemental application forms, these locations will need to be shown on the site plan.

2. Supplemental Environmental Information: The following information is necessary for the County to; adequately disclose and evaluate potential impacts of the proposed project pursuant to CEQA; assess the project's compliance with applicable General Plan Goals and Policies and the County Conservation Regulations; and to complete the ECPA application to continue its review and processing.

- a. **Biological Resource Information:** Provide an addendum or supplement to Biological Resource Assessment (May 2017 + October 2021) that includes and/or expands on the following information so that the project can be adequately described and potential impacts can be adequately assessed.
 - i. Provided a listing of trees removed as part of the project, including species and diameter at breast height (dbh), where possible. This information can also be provided as part of the ECPA plans rather than in an Assessment addendum/update.
 - ii. The original Bio Assessment notes a 25' setback to ephemeral streams on site, per County code this should be a 35' setback. The blue line streams are subject to the setbacks as determined by slope identified therein.
 - iii. Please note that greenhouse gas (GHG) emissions need to be included as part of the environmental review, and potential GHG impacts associated with the project which include vehicular and construction equipment emissions associated with construction and ongoing operations, as well as emissions associated with vegetation removal and loss of sequestration of converted areas needs to be



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David Morrison
Director

MEMORANDUM

To: Dana Morrison Planning & Conservation Division	From: Alexei Belov Engineering Division
Date: December 16, 2021	Re: Permit No. P21-00312 Babu Vineyard Development Erosion Control Plan

After review of the proposed Babu Vineyard – 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:

USLE

1. For Transects C1 and C3 there is a reduction in K-value from Pre to Post project. Generally, K values should not change from pre to post project unless it can be justified. When analyzing the transects and keeping K constant, the result is an increase in soil loss for transects C1c and C3c. Please revise the USLE to maintain constant K values.

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.

Morrison, Dana

From: Morrison, Dana
Sent: Tuesday, August 9, 2022 2:22 PM
To: mattoconnor@sonic.net; Ryan, Patrick C.
Cc: ab@twinkids.com
Subject: RE: P21-00312 Babu ECPA-REVIEW OF PROPOSED MITIGATION AREA

Hi Matt,

I believe the most recent update to the 18.108.020.D occurred in 2019 with the new Q-Tip Conservation regulations...if you have a copy of the older version of the code that is likely why they appear slightly different.

The GHG requirement is new and based on new CEQA Air Quality Standards adopted by the Bay Area Air Quality Management District. We do not have anything codified in our code related to this as the policy was only adopted by BAAQMD earlier this year in April ([Climate Protection \(baaqmd.gov\)](https://www.baaqmd.gov/Climate-Protection)). To achieve consistency with the BAAQMD limitation regarding no net increase in GHG and CEQA, the County has determined that permanent preservation of developable land at a 1:1 ratio would satisfy this requirement. As I recall, in our review of the County GIS layers, Patrick and I were to be able to find a small area where potential mitigation could occur. Hopefully, this is this case. If not, I might need to have discussions with my supervisors to see if we have any other mitigation option available to meet this new GHG CEQA requirement.

For the vegetation canopy cover, yes clearly option 1 is not viable given the slopes of the parcel. As you noted, I do believe that option 2 is feasible with an increased preservation area in meets the 3:1 ratio.

Cheers,

Dana E. Morrison

Planner III

County of Napa Planning, Building & Environmental Services

Planning Division + Engineering & Conservation Division

1195 Third Street, 2nd Floor

Napa, CA 94559

707.253-4417 main

707.253.4437 direct

707.299.4491 fax

dana.morrison@countyofnapa.org

<http://www.countyofnapa.org/>



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From: Matt O'Connor <mattoconnor@sonic.net>

Sent: Tuesday, August 9, 2022 1:51 PM

To: Morrison, Dana <dana.morrison@countyofnapa.org>; Ryan, Patrick C. <Patrick.Ryan@countyofnapa.org>

preservation provided the area is within the same watershed and the habitat is of the same or better quality as determined by the director. Link to the Conservation Regulations:

https://library.municode.com/ca/napa_county/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.108CORE

Patrick and I are happy to discuss further if you would like to arrange a phone call or zoom meeting. Please review the above information and feel free to reach out.

Regards,

Dana E. Morrison

Planner III

County of Napa Planning, Building & Environmental Services

Planning Division + Engineering & Conservation Division

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707.253.4437 direct

707.299.4491 fax

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<http://www.countyofnapa.org/>



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From: Matt O'Connor <mattoconnor@sonic.net>

Sent: Monday, August 8, 2022 12:15 PM

To: Morrison, Dana <dana.morrison@countyofnapa.org>; Ryan, Patrick C. <Patrick.Ryan@countyofnapa.org>

Subject: FW: P21-00312 Babu ECPA-REVIEW OF PROPOSED MITIGATION AREA

[External Email - Use Caution]

Dana & Patrick

We need to get a surveyor on this as soon as we can; I believe that the proposed addition to the existing deed-restricted conservation easement is appropriate and non-controversial. Hoping that you can review this soon, particularly if a different approach to mitigation is necessary.

Matt O'Connor, PhD, CEG

President, O'Connor Environmental, Inc.

www.oe-i.com



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Brian Bordona
Interim Director

Certified Mail

January 20, 2022

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
Babu Vineyard, Erosion Control Plan #P21-00312-ECPA
3300 White Sulphur Springs Road; APN: 027-010-033-000**

Dear Mr. Simon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan request to convert 0.42 acres (of 40.58 total acres) of Douglas-fir forest to 0.42 gross acres (0.24 net vine acres) of vineyard on approximately 68 acre parcel located at 3300 White Sulphur Springs Road, St. Helena. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

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

If you should have any questions, please feel free to contact by telephone at 707-253-4437 or via email at dana.morrison@countyofnapa.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Dana Morrison", with a stylized flourish at the end.

Dana Morrison
Planner III

Enclosures: Cultural Resources Survey
Project plans



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www.countyofnapa.org

Brian Bordona
Interim Director

Certified Mail

January 20, 2022

Scott Gabaldon, Tribal Chair/Cultural Resources Manager
Mishewal Wappo Tribe of Alexander Valley
2275 Silk Road
Windsor, Ca 95492

**Re: Notification of Proposed Project Pursuant to Public Resources Code 21080.3.1
Babu Vineyard, Erosion Control Plan #P21-00312-ECPA
3300 White Sulphur Springs Road; APN: 027-010-033-000**

Dear Mr. Gabaldon,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan request to convert 0.42 acres (of 40.58 total acres) of Douglas-fir forest to 0.42 gross acres (0.24 net vine acres) of vineyard on approximately 68 acre parcel located at 3300 White Sulphur Springs Road, St. Helena. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

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If you should have any questions, please feel free to contact by telephone at 707-253-4437 or via email at dana.morrison@countyofnapa.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Dana Morrison", with a stylized flourish extending to the right.

Dana Morrison
Planner III

Enclosures: Cultural Resources Survey
Project plans



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Brian Bordona
Interim Director

Certified Mail

January 20, 2022

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
Babu Vineyard, Erosion Control Plan #P21-00312-ECPA
3300 White Sulphur Springs Road; APN: 027-010-033-000**

Dear Mr. Bill,

The Napa County Planning Division is processing a request for an Agricultural Erosion Control Plan request to convert 0.42 acres (of 40.58 total acres) of Douglas-fir forest to 0.42 gross acres (0.24 net vine acres) of vineyard on approximately 68 acre parcel located at 3300 White Sulphur Springs Road, St. Helena. Additional information about the proposal can be viewed online at the Planning Division's current projects webpage <https://www.countyofnapa.org/2876/Current-Projects-Explorer>.

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

If you should have any questions, please feel free to contact by telephone at 707-253-4437 or via email at dana.morrison@countyofnapa.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Dana Morrison", with a large, stylized flourish at the end.

Dana Morrison
Planner III

Enclosures: Cultural Resources Survey
Project plans



YOCHA DEHE
CULTURAL RESOURCES

February 4, 2022

RECEIVED

FEB 09 2022

Napa County Planning, Building &
Environmental Services

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

RE: Babu Vineyard 3300 White Sulphur Springs Rd St. Helena YD-01252022-01

Dear Ms. Morrison:

Thank you for your project notification letter dated, January 20, 2022, regarding cultural information on or near the proposed Babu Vineyard 3300 White Sulphur Springs Rd St. Helena. We appreciate your effort to contact us.

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

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

Please refer to identification number YD - 01252022-01 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