NAPA COUNTY

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English

Search

PBES Division

Permit #

Parcel # (###-###-###-000)

039-210-004-000

Street #

Street Name

Establishment ID

Year

Results

BUILDING	039-210-004-000
ENVIRONMENTAL	039-210-004-000
PLANNING	039-210-004-000
BUILDING	039-210-004-000
BUILDING	039-210-004-000
ENGINEERING	039-210-004-000
PLANNING	039-210-004-000
PLANNING	039-210-004-000
PLANNING	039-210-004-000
PLANNING	039-210-004-000
ENGINEERING	039-210-004-000
ENGINEERING	039-210-004-000
ENGINEERING	039-210-004-000

APPLICATION FOR PERMIT
Napa County Building Division
Part 1

1195 Third St Rm 210
Napa Ca 94559

Ph. 707-253-4416
Fax 707-253-4336
www.co.napa.ca.us

Gary Brewen - Building Codes Administrator

JOBSITE / OWNER INFORMATION

JOBSITE ADDRESS: 1171 ATLAS PEAK RD.

OWNERS NAME: HILARY WOLFE — PHONE NO: 226-9107

MAILING ADDRESS: 1808 HARRIMAN AVE.

CITY: NAPA — STATE: CA — ZIP: 94558

CONTACT PERSON / FIRM

NAME: DENNIS IMBODEN — PHONE NO: 707-252-6495

ADDRESS: 1030 PUEBLO AVE

CITY: NAPA — STATE: CA — ZIP: 94558

CONTRACTOR

CONTRACTOR NAME: IMBODEN PUMP — LICENSE NO.: 404594 — CLASS: C61/D21, C10, C16, HIC — EXPIRES:

MAILING ADDRESS: 1030 PUEBLO AVE 94558

CITY: NAPA — STATE: CA — ZIP: 94558 — PHONE: 707-252-6495

I HEREBY AFFIRM UNDER PENALTY OF PERJURY that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

SIGNATURE: X Dennis R. Imboden — DATE: 6-7-04

OWNER BUILDER DECLARATION

I HEREBY AFFIRM UNDER PENALTY OF PERJURY that I am exempt from the Contractors' State License Law for the following reason (Sec. 7031.5). Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure prior to it's issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3of the Business and Professions' Code) or that he or she is exempt therefrom and basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($ 500).
Please check one of the following:

☐ I, AS OWNER OF THE PROPERTY, OR MY EMPLOYEES WITH WAGES AS THEIR SOLE COMPENSATION, WILL DO THE WORK, AND THE STRUCTURE IS NOT INTENDED OR OFFERED FOR SALE. (Sec. 7044 Business and Professions Code: The Contractors' State License Law does not apply to an owner of the property, who builds or improves thereon, and who does such work himself or herself or through his or her employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvements is sold within one year of completion, the builder will have the burden of proving that he or she did not build or improve for the purpose of sale.)

☐ I, AS OWNER OF THE PROPERTY, AM EXCLUSIVELY CONTRACTING WITH LICENSED CONTRACTORS TO CONSTRUCT THE PROJECT (Sec. 7004, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors' State License Law.)

☐ I AM EXEMPT under Section _____ B. & P. C. for this reason _____

SIGNATURE: X — DATE:

WORKERS COMPENSATION DECLARATION

I HEREBY AFFIRM UNDER PENALTY OF PERJURY one of the following declarations:

☐ I HAVE AND WILL MAINTAIN A CERTIFICATE OFCONSENT TO SELF-INSURE FOR WORKERS' COMPENSATION, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ I HAVE AND WILL MAINTAIN A CERTIFICATE OF WORKERS' COMPNESATION INSURANCE, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy No. are:

Carrier: STATE FUND — Policy No: 471-670-02 — Exp. Date:

(This section need not be completed if the valuation is for one hundred dollars ($100) or less.

☐ I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall herewith comply with those provisions.

WARNING: Failure to secure workers' compensation coverage is unlawful, and subject an employer to criminal penalties and civil fines up to one hundred thousand dollars ($100,000), in addition to the cost of compensation, damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.

SIGNATURE: X Dennis R. Imboden — DATE: 6-7-04

I certify that I have read this application and state that the above information is correct. I agree to comply with all local ordinances and state laws relating to building construction and I make this statement under penalty of law, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

NOTICE: This permit will expire by limitation if work is not started in one year or if work is abandoned for more than 180 days. A request for an extension of time must be submitted in writing to the Building Codes Administrator within one year of issuance or 180 days from last inspection.

I (We) agree to save, indemnify and keep harmless the County of Napa against, judgements, cost, and expenses which may in any way accrue against said County in consequence of the granting of this permit.

X Dennis R. Imboden — DENNIS IMBODEN — 6-7-04

Signature — Print Name — Date

☐ Owner ☐ Contractor OR ☐ Agent for Owner ☐ Agent for Contractor

OFFICIAL USE ONLY

APP / PERMIT NO: R04-00803	BIN NO:
PARCEL NO: 039-210-004	INSP. AREA: LE
TAX RATE AREA: 72048	CENSUS TRAC: 2014
ZONING: RC	ACREAGE: 23.58
DATE ISSUED: 6/15/04 BY: SP	

PLAN INFORMATION

☐ Residential ☐ Commercial ☐ Accessory

☐ NEW ☐ ADD ☐ ALTER ☐ REPAIR ☐ REPLACE

☐ DEMO ☐ POOL ☐ T.I. ☐ SIGN ☐ OTHER

WORK DESCRIPTION:

Ag Service - 100 Amp
5 HP

VALUATION:

ESTIMATED SUBMITTAL FEES PAID

0101 - PLAN REVIEW	
0112 - INVESTIGATION	
0113 - DEMOLITION	
0116 - FIRE DEPARTMENT	
0119 - EROSION CONTROL	
0121 - PLANNING REVIEW	
0133 - FIRE ADMINISTRATION	
AMOUNT	

CHECK NUMBER: # 15096

RECEIPT NUMBER: # R04-002110

DATE REC'D: 6/15/04 BY: SP

100 AMP

3 PHASE

5 HP

76NE

NOTE: A valid permit results when Part 2 is issued by the Building Division

Inspection Worksheet

Inspection Area:	Insp District 2	**Flood Zone:**	No
Site Address:	1711 ATLAS PEAK, CA		
Additional Location:			
Cross Street:			
Permit Number:	B19-01134	**Filed On:**	7/16/2019
Application Type:	Building / Residential / EMP / Electrical / New	**Issued On:**	7/16/2019
Parcel Number:	039-210-004-000	**Expires On:**	7/15/2020
Status:	Expired Permit	**Bin #:**	Discarded
Work Description:	SEPTIC ELECTRICAL-INSTALL CONDUIT AND CONTROL PANEL FOR HOUSE AND GRANNY UNIT.		
Construction Cost:	$3,000.00	**Balance:**	$0.00
Owner:	BROWN SUSAN A TR ETAL	**Phone:**	(000) 000-0000
Contractor:	MARK PHILLIPS	**Phone:**	(707) 252-6866
Business Name:	P & R SEPTIC SYSTEMS LLC		
Primary Contact:	Mark Phillips	**Phone:**	(707) 252-6866
Requestor's Phone		**Associated Plansets:**	

Pending and Scheduled Inspections

Scheduled Date	Inspection Type	Result	Request Comment

Historical Inspections

Inspection Date	Inspection Type	Result	Inspector	Result Comment

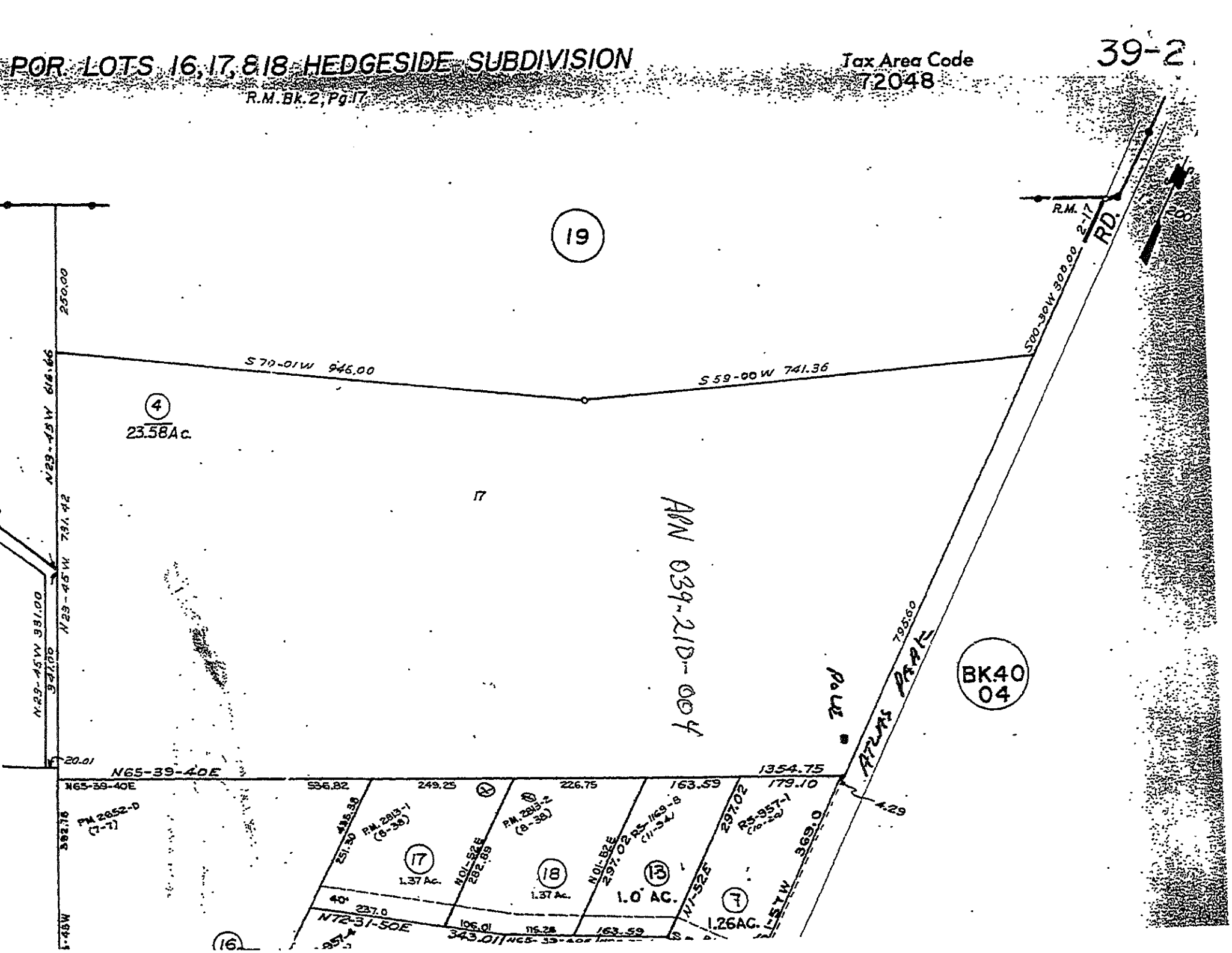
Parcel Number: 039-210-004-000

Permit Number	Application Type	Application Status
B04-00803	Building / Electrical Plumbing Mechanical / Agriculture Electric / New	Finaled
B19-01134	Building / Residential / EMP / Electrical / New	Expired Permit

POR. LOTS 16, 17, & 18 HEDGESIDE SUBDIVISION

R.M. Bk. 2, Pg. 17

Tax Area Code
72048



NAPA COUNTY

CONSERVATION – DEVELOPMENT AND PLANNING DEPARTMENT
BUILDING DIVISION
BILL L. HALL
BUILDING CODES ADMINISTRATOR

JAMES H. HICKEY
DIRECTOR

CONSTRUCTION APPLICATION AND PERMIT

OFFICE COPY

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

(This section need not be completed if the permit is for three hundred dollars (300) or less).

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

Applicant: Donna Brown

NOTICE TO APPLICANT: If, after making the Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof.

Policy No. _____
Expiration Date _____ Company _____

( ) Certified copy is hereby furnished

( ) Certified copy is filed with the county building inspection department or county _____ department

Applicant: _____

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under the provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class _____ License Number _____
Contractor _____

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractor's License Law for the following reason:

( ) I, as owner of the property, will construct the dwelling and the dwelling is not intended for sale.

( ) I, as owner of the property, will do the work myself and I will not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

(✓) I, as owner of the property, am exclusively contracting with licensed contractors to construct the project.

( ) I am exempt under Sec. 3800 of the California Labor Code, Minor Work Under $300.

Owner: Donna Brown

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued.

Lender's Name _____
Lender's Address _____

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes. I (We) agree to save, indemnify and keep harmless the County of Napa against liabilities, judgments, costs and expenses which may in any way accrue against said County in consequence of the granting of this permit.

Signature of Applicant: Donna Brown Date 10-18-90

Building Address 1711 ATLAS PEAK ROAD

Owner GORDON BROWN Phone 707-224-2448
Mailing Address 1792 HARDMAN AVENUE
NAPA, CA 94558

CONTRACTORS	LIC. NO / PHONE
SELF	
General Address	
Electrical	
Plumbing	
Mechanical	
Architect Address	
Engineer Address	

PROCEDURE	BY	DATE	ISSUE CLEARANCE
Plans Not Required	FRE	10/18/90	
Plans Received			
Site Checked			
Plans Reviewed			
Application Approved	FRE	10/18/90	VARIANCE NO. _____ USE PERMIT NO

DEPARTMENT USE ONLY

PERMIT NO. 0048522
PARCEL NO. 039-210-0400
DATE ISSUED 10/18/90
VALUATION $ 0
VALIDATED BY CF
RECEIPT NO. 28631

DESCRIPTION OF WORK

WORK: NEW
PERMIT: AGRICULTURE ELECTRIC POLE
CATEGORY: ELECTRICAL
100 AMP 3/4 H.P. AG SERVICE

ZONING: RC SIZE SQ FT
PROPOSED USE: MISC. PERMITS
OCCUPANCY TYPE:
TYPE OF CONSTRUCTION: NO. OF STORIES
SIZE OF ELECTRICAL SERVICE:

NOTE: When properly validated, this form constitutes a building permit. This permit expires and becomes null and void should work not be commenced within 180 days from validation date or should authorized construction be suspended or abandoned or not receive an inspection for a period of 180 days after work is commenced. A request for an extension of time must be requested in writing from the Building Codes Administrator within the first 180 days of the Permit issue date

REQUIRED INSPECTION CODES (See Reverse Side for Inspection Description)	FEES		FEES
210 450 510	Electrical	28.00	
			TOTAL FEES 28.00
			TOTAL

	INSPECTIONS	DATE	INSPECTOR	INSPECTORS NOTES
001 010	SITE CHECK			
002 020	TEMP POWER POLE			
003 030	UNDER SLAB PLUMBING			
004 040	UNDER SLAB MECHANICAL			
005 050	UNDER SLAB ELECTRICITY			
006 061	SLAB INSULATION			
007 060	SETBACKS FORMS			
008 061	SLAB POUR			
009 070	UFER GROUND YES NO			
010 071	WALL RE-INFORCEMENTS			
011 080	BLOCK GROUT — FOUNDATION			
012 090	FIRST POUR			
013 100	SECOND POUR			
014 110	UNDER FLOOR PLUMBING			
015 120	UNDER FLOOR MECHANICAL			
016 130	UNDER FLOOR FRAMING			
017 140	UNDER FLOOR INSULATION			
018 150	FIREPLACE FOOTING			
019 160	HEARTH			
020 170	DAMPER — THROAT			
021 180	PLATE TIES — STEEL — GROUT			
022 181	WOOD STOVE			
023 182	'O' CLR FIREPLACE			
024 190	ROOF NAILING			
025 191	DECK NAILING			
026 192	RIGID INSUL.			
027 200	ROOFING OR REROOF			
028 210	ROUGH ELECTRICAL			
029 220	SECOND ROUGH PLUMBING			
030 221	GAS LINE TEST			
031 222	FIRE SPRINKLER TEST			
032 230	SECOND ROUGH MECHANICAL			
033 240	STRUCTURAL FRAMING & EGRESS			
034 241	SHEARWALL / BRACING			
035 250	HANDICAP ACCESS			
036 260	TRAPS & OVERLOWS			
037 270	INSULATION WALLS			
038 271	INSULATION CEILINGS			
039 280	WALLBOARD NAILING			
040 290	SIDING — WOOD, BRICK, ETC.			
041 300	EXTERIOR LATH NAILING			
042 310	STUCCO — SCRATCH (1)			
043 320	STUCCO — BROWN (2)			
044 330	STUCCO — FINISH (3)			
045 340	SOLAR — FRAME, PLUMBING, ELECTRICAL			
046 350	SOLAR — C.E.C. SPECIFICATIONS			
047 351	FINAL SOLAR			
048 360	POOL / SPA STEEL BONDING			
049 370	POOL / SPA PLUMBING			
050 371	GAS LINE HEAT POOL			
051 372	GFS-PLASTER			
052 [illegible]	POOL / SPA ELECTRICAL			
053 390	POOL / SPA PRE-DECK			
054 400	POOL / SPA EQUIPMENT			
055 401	FINAL POOL / SPA INSPECTION			
056 410	COMPLAINT INVESTIGATION			
057 420	CONSULTATION			
058 430	FINAL BUILDING			
059 440	FINAL ELECTRICAL			
060 450	FINAL PLUMBING			
061 470	FINAL MECHANICAL			
062 480	FINAL ENVIRONMENTAL HEALTH			
063 490	FINAL PUBLIC WORKS Clearance			
064 500	FINAL GAS TAG			
065 510	FINAL ELECTRICAL TAG			
066 520	FINAL HANDICAP			
067 530	FINAL INSULATION CERTIFICATE			
068 540	FINAL PLANNING DEPARTMENT			
069 550	FINAL OCCUPANCY CERTIFICATE			
070 560	FINAL NON-METALLIC WATER			
071 570	FINAL PICTURES			
072 580	FINAL YOUNTVILLE			
073 590	FINAL AMERICAN CANYON FIRE			
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075 610	FINAL DEPARTMENT FORESTRY			
076 620	FINAL NAPA RECLAM DS			

NAPA COUNTY

CONSERVATION – DEVELOPMENT AND PLANNING DEPARTMENT
BUILDING DIVISION
BILL L. HALL
BUILDING CODES ADMINISTRATOR

JAMES H. HICKEY
DIRECTOR

CONSTRUCTION APPLICATION AND PERMIT

INSPECTORS COPY

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

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Owner GORDON BROWN Phone 707-224-2448
Mailing Address 1792 HARDMAN AVENUE
NAPA, CA 94558

CONTRACTORS	LIC NO. / PHONE
SELF	
General Address	
Electrical	
Plumbing	
Mechanical	
Architect Address	
Engineer Address	

DEPARTMENT USE ONLY

PERMIT NO. 0048522
PARCEL NO. 039-210-0400
DATE ISSUED 10/18/90
VALUATION $ 0
VALIDATED BY CF
RECEIPT NO. 28631

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CATEGORY: ELECTRICAL
100 AMP 3/4 H.P. AG SERVICE

ZONING: RC SIZE SQ.FT.
PROPOSED USE: MISC. PERMITS
OCCUPANCY TYPE:
TYPE OF CONSTRUCTION. NO OF STORIES
SIZE OF ELECTRICAL SERVICE:

PROCEDURE	BY	DATE	ISSUE CLEARANCE
Plans Not Required	FRE	10/18/90	
Plans Received			
Site Checked			
Plans Reviewed			
Application Approved	FRE	10/18/90	VARIANCE NO USE PERMIT NO.

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			TOTAL FEES 28.00
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051 372	PRE-PLASTER			
052 380	POOL / SPA ELECTRICAL			
053 390	POOL / SPA PRE-DECK			
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055 401	FINAL POOL / SPA INSPECTION			
056 410	COMPLAINT INVESTIGATION			
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062 480	FINAL ENVIRONMENTAL HEALTH			
063 490	FINAL PUBLIC WORKS Clearance			
064 500	FINAL GAS TAG			
065 510	FINAL ELECTRICAL TAG	11-6-90	D Silvestre	
066 520	FINAL HANDICAP			
067 530	FINAL INSULATION CERTIFICATE			
068 540	FINAL PLANNING DEPARTMENT			
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073 590	FINAL AMERICAN CANYON FIRE			
074 600	FINAL AMERICAN CANYON WATER			
075 610	FINAL DEPARTMENT FORESTRY			
076 620	FINAL NAPA RECLAM DS			

SITE EVALUATION REPORT

Please attach an 8.5" x 11" plot map showing the locations of all test pits triangulated from permanent landmarks or known property corners. The map must be drawn to scale and include a North arrow, surrounding geographic and topographic features, direction and % slope, distance to drainages, water bodies, potential areas for flooding, unstable landforms, existing or proposed roads, structures, utilities, domestic water supplies, wells, ponds, existing wastewater treatment systems and facilities.

Permit #:E15-00929 Receipt # 111218
APN 039-210-0-004
(County Use Only) Reviewed by: RE Date: 3/30/16

PLEASE PRINT OR TYPE ALL INFORMATION

Property Owner Susan Kiken	x New Construction ☐ Addition ☐ Remodel ☐ Relocation Other:
Property Owner Mailing Address 1869 East Valley Rd	x Residential - # of Bedrooms: 5 Design Flow :600 gpd
City State Zip Santa Barbara, Ca. 93108	☐ Commercial – Type: Sanitary Waste: gpd Process Waste: gpd
Site Address/Location 1711 Atlas Peak Rd. Napa, Ca/	☐ Other: Sanitary Waste: gpd Process Waste: gpd

Evaluation Conducted By:

Company Name Ted Walker, REHS	Evaluator's Name Ted Walker	Signature (Civil Engineer, R.E.H.S., Geologist, Soil Scientist)
Mailing Address: 2280 Pleasant Hill Rd		Telephone Number 707-486-1405
City State Zip Sebastopol, Ca 95472		Date Evaluation Conducted 11-19-15

Primary Area	Expansion Area
Acceptable Soil Depth is 24 inches, Test pit #B, C, D, and E Soil Application Rate (.60 gals. /sq. ft. /day):	Acceptable Soil Depth is 60 inches in Test pit A: Soil Application Rate (.60 gals/sq. ft. /day):
System Type(s) Recommended Drip Ssytem	System Type(s) Drip System
Slope: 2-3 %. Distance to nearest water source: Greater than 100 ft.	Slope 2-3%. Distance to nearest water source: Greater that 100 ft.
Hydrometer test performed? No x Yes ☐ (attach results)	Hydrometer test performed? No x Yes ☐ (attach results)
Bulk Density test performed? No x Yes ☐ (attach results)	Bulk Density test performed? No x Yes ☐ (attach results)
Percolation test performed? No x Yes ☐ (attach results)	Percolation test performed? No x Yes ☐ (attach results)
Groundwater Monitoring Performed? No x Yes ☐ (attach results)	Groundwater Monitoring Performed? No x Yes ☐ (attach results)

Large parcel of land. Profile holes were reviewed on the upper reaches of the parcel and showed acceptable soils for a potential Drip Dispersal System. Soil Survey book identifies the Soil Series as Forward Series in the upper reaches. Location of soils close to barn, power pole, and a fence. Soils to a depth of 24 to 27 inches, overlaying a layer of excessive rock (gravelly loam) in Holes B, C, D, and E. Hole A had acceptable soil to 60 inches. Suggest Drip System sized with fill installed above native soils as cover over the drip system. . County requests a interceptor drain uphill with the proposed septic system. Drip Systems are Alternative System that require pre-treatment. In addition – an Operational Permit is required yearly, along with Service Provider to inspect, monitor, and report to county how system is performing. An annual fee is required, along with Easement Agreement for monitoring access, and agreement to monitor annually. Application rate is estimated to be .60 gals/sq/ft/day. Peter Ex from Napa County was present for profile hole review.

Test Pit # A

PLEASE PRINT OR TYPE ALL INFORMATION

Horizon Depth (Inches)	Boundary	%Rock	Texture	Structure	Consistence			Pores	Roots	Mottling
					Side Wall	Ped	Wet			
0" to 60"	Gradual	< 15%	SCL	S/SAB	SH	FRB	NS	F/F	F/F	NA
>60"	Gradual	>50%	CL/Grav	S/SAB	H	F	NS	F/F	F/F	NA

Forward Gravelly Loam below 60 inches in this hole. And below 24/26 inches in other holes

Test Pit # B

Horizon Depth (Inches)	Boundary	%Rock	Texture	Structure	Consistence			Pores	Roots	Mottling
					Side Wall	Ped	Wet			
0" to 26"	Gradual	<15%	SCL	S/SAB	SH	FRB	NS	F/F	F/F	NA
>26"	Gradual	>50%	SCL	S/SAB	H	F	NS	F/F	F/F	NA

Test Pit # C

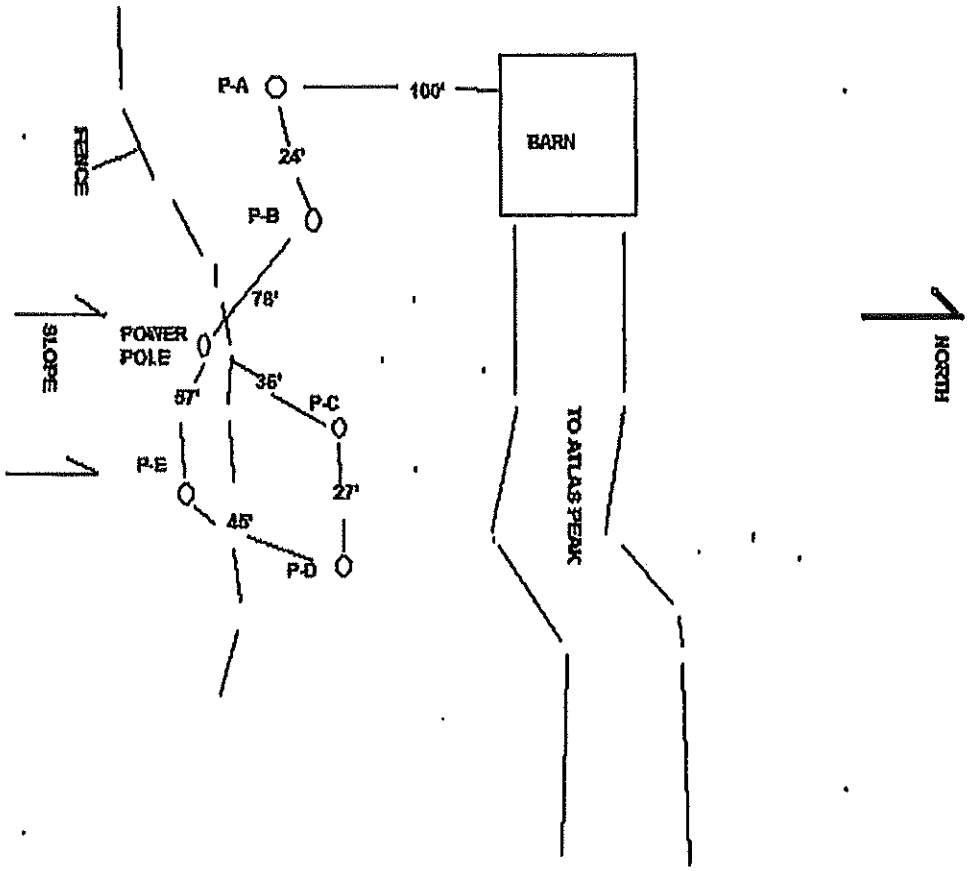
Horizon Depth (Inches)	Boundary	%Rock	Texture	Structure	Consistence			Pores	Roots	Mottling
					Side Wall	Ped	Wet			
0" to 24"	Gradual	<15%	SCL	S/SAB	SH	FRB	NS	F/F	F/F	NA
>24"	Gradual	>50%	SCL	S/SAB	H	F	NS	F/F	F/F	NA

Test Pit # D

Horizon Depth (Inches)	Boundary	%Rock	Texture	Structure	Consistence			Pores	Roots	Mottling
					Side Wall	Ped	Wet			
0" to 25"	Gradual	<15%	SCL	S/SAB	SH	FRB	NS	F/F	F/F	NA
>25"	Gradual	>50%	SCL	S/SAB	H	F	NS	F/F	F/F	NA

Test Pit # E

Horizon Depth (Inches)	Boundary	%Rock	Texture	Structure	Consistence			Pores	Roots	Mottling
					Side Wall	Ped	Wet			
0" to 27"	Gradual	<15%	SCL	S/SAB	SH	FRB	NS	F/F	F/F	NA
>27"	Gradual	>50%	SCL	S/SAB	H	F	NS	F/F	F/F	NA

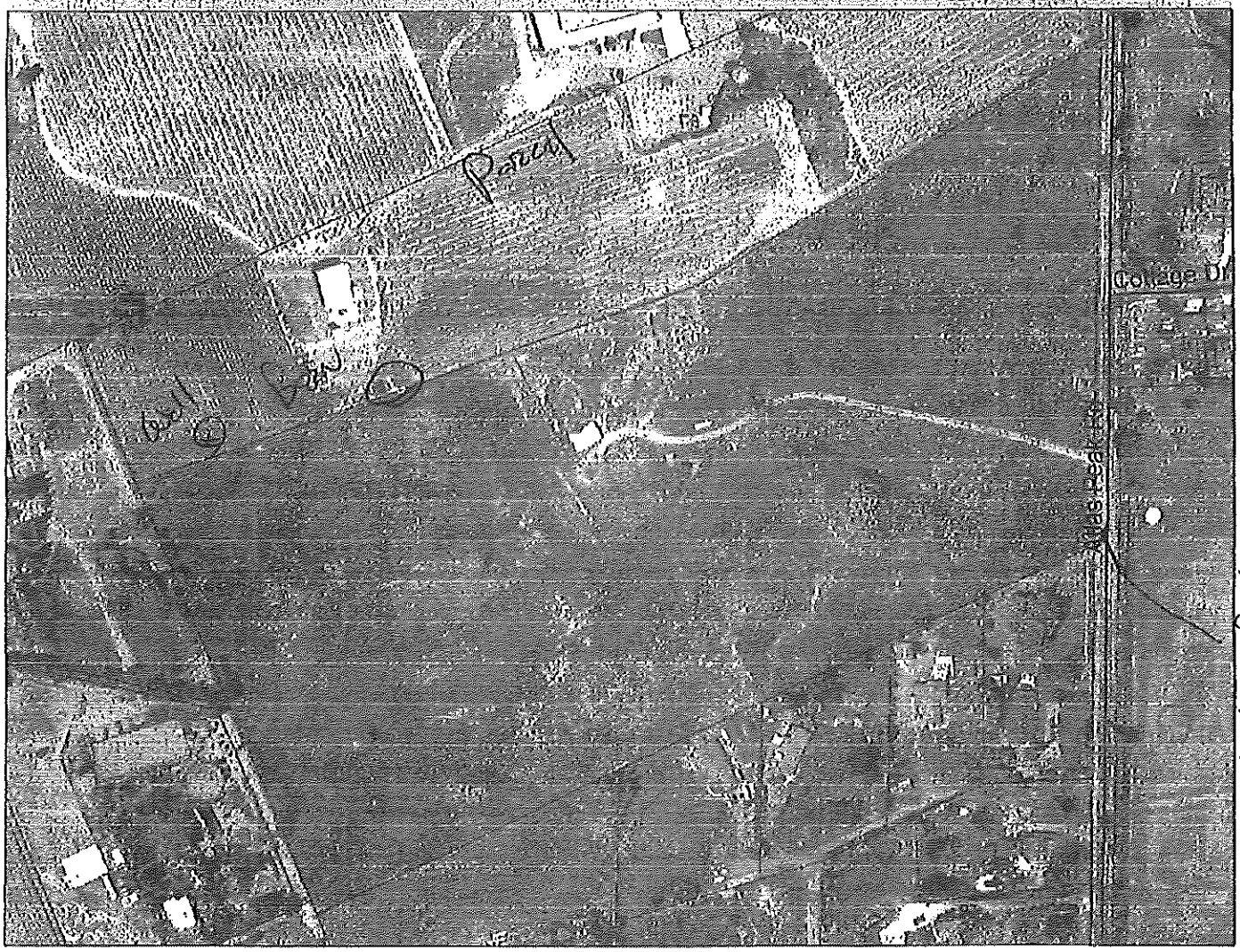


039-210-004
E15-00929

Atlas Peak Rd is out here.

Parcel Report for { 039210004000 }

Developed by Napa County GIS
GISStaff@CountyOfNapa.org



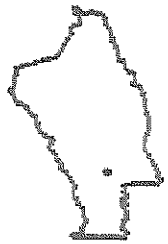
Atlas Pg 624

Environmental Data

Alquist Priolo Faults:	No Alquist Priolo faults found
Archaeology:	Potential Archaeological sites may occur in this general area, please contact the Planning, Building, & Environmental Services Dept. for details*
California Planar Coordinate:	DF256
CalVeg:	No CalVeg data found
CalWater Watershed: Hydrologic Region (HR) Hydrologic Unit (HU) Hydrologic Area (HA) Hydrologic Sub Area (HSA) Super Planning Watershed (SPW) Planning Watershed (PW)	HR: San Francisco Bay HU: San Pablo HA: Napa River HSA: Napa River SPW: Lower Napa River PW: Milliken Reservoir
Faults:	No Faults found
FEMA Flood Zone:	Parcel not in FEMA Flood Zone
Fire Hazard Severity:	Moderate Fire Hazard Severity (SRA). Compliance with Chapter 7 A of the California Building Code is required for new construction.

County of Napa GIS





Legend

- Waterlines - City of Calistoga
- Ground Water Deficient Area
- Parcels
- County Boundary

039-210-004
E15-00929

789.9 0 394.93 789.9 Feet

Disclaimer: This map was prepared for informational purposes only.
No liability is assumed for the accuracy of the data delineated hereon.

This map was printed on 4/4/2016

Notes

County of Napa GIS





Legend

- Waterlines - City of Calistoga
- Ground Water Deficient Area
- Parcels
- County Boundary

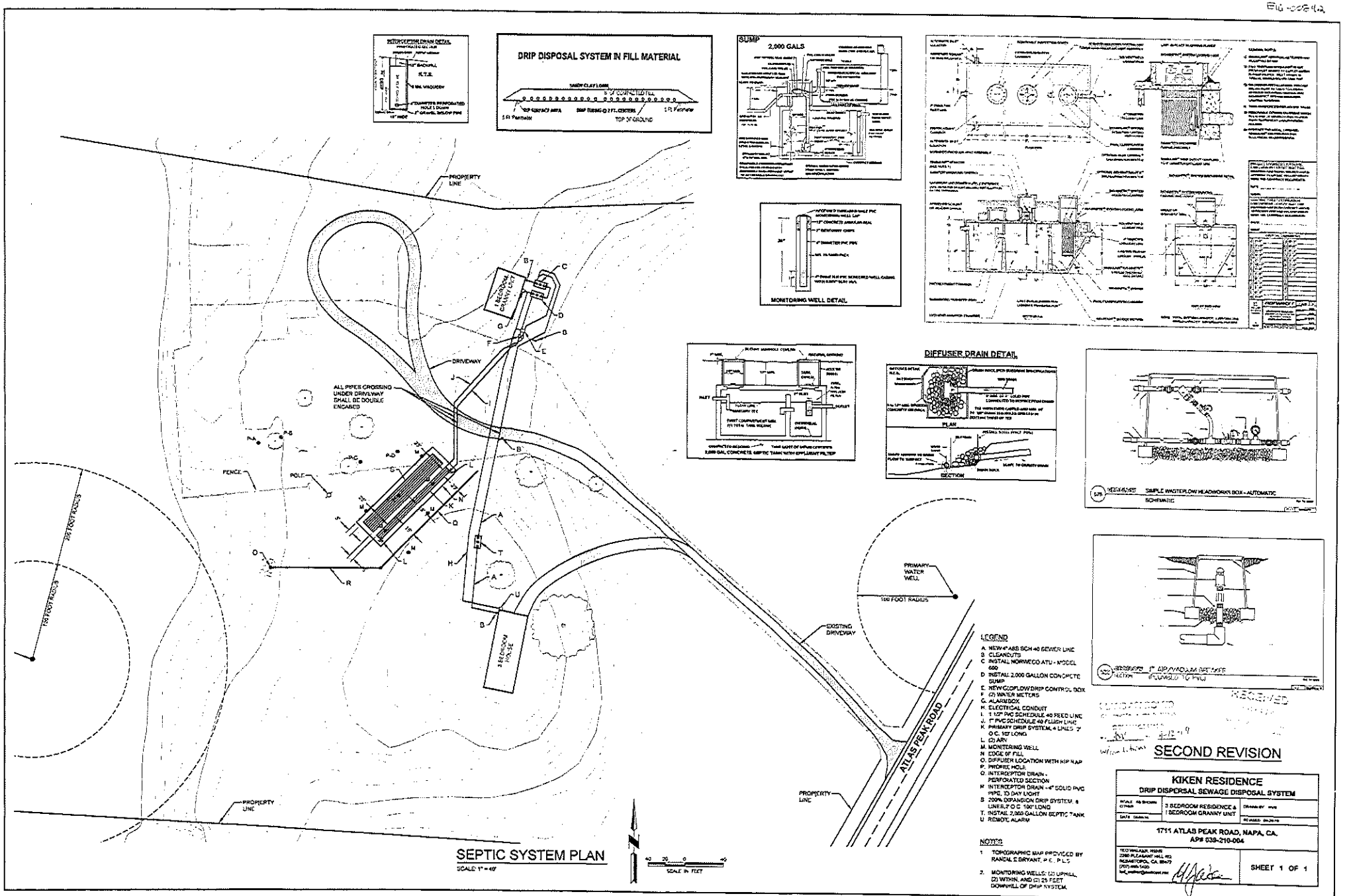
039-210-004
E15-00929

188.1 0 94.04 188.1 Feet

Disclaimer: This map was prepared for informational purposes only.
No liability is assumed for the accuracy of the data delineated hereon.

This map was printed on 4/4/2016

Notes


DRIP DISPOSAL SYSTEM IN FILL MATERIAL
SUMP
2,000 GALS
MONITORING WELL DETAIL
DIFFUSER DRAIN DETAIL
PROPERTY LINE
DRIVEWAY
ALL PIPES CROSSING UNDER DRIVEWAY SHALL BE DOUBLE ENCASED
FENCE
POLE
3 BEDROOM COUNTY UNIT
3 BEDROOM HOUSE
PRIMARY WATER WELL
100 FOOT RADIUS
EXISTING DRIVEWAY
ATLAS PEAK ROAD
PROPERTY LINE
SEPTIC SYSTEM PLAN
SCALE: 1" = 40'
SCALE IN FEET
LEGEND
A. NEW 4" ABS SCH 40 SEWER LINE
B. CLEANOUTS
C. INSTALL NORWECO ATU - MODEL 600
D. INSTALL 2,000 GALLON CONCRETE SUMP
E. NEW ECOFLOW DRIP CONTROL BOX
F. (2) WATER METERS
G. ALARM BOX
H. ELECTRICAL CONDUIT
I. 1 1/2" PVC SCHEDULE 40 FEED LINE
J. 1" PVC SCHEDULE 40 FLUSH LINE
K. PRIMARY DRIP SYSTEM, 4 LINES 2' O.C. 100' LONG
L. (2) AIRV
M. MONITORING WELL
N. EDGE OF FILL
O. DIFFUSER LOCATION WITH RIP RAP
P. PROFILE HOLE
Q. INTERCEPTION DRAIN - PERFORATED SECTION
R. INTERCEPTION DRAIN - 4" SOLID PVC PIPE, TO DAY LIGHT
S. 200% EXPANSION DRIP SYSTEM, 6 LINES, 2' O.C. 100' LONG
T. INSTALL 2,000 GALLON SEPTIC TANK
U. REMOTE ALARM
NOTES
1. TOPOGRAPHIC MAP PROVIDED BY RANDAL S BRYANT, P.E., P.L.S.
2. MONITORING WELLS: (2) UPHILL, (2) WITHIN, AND (2) 25 FEET DOWNHILL OF DRIP SYSTEM.
SECOND REVISION
KIKEN RESIDENCE
DRIP DISPERSAL SEWAGE DISPOSAL SYSTEM
3 BEDROOM RESIDENCE & 1 BEDROOM GRANNY UNIT
1711 ATLAS PEAK ROAD, NAPA, CA.
APN# 039-210-004
SHEET 1 OF 1

ENG17-00020_GRD_ASM

GRADING PERMIT APPLICATION

Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559-3082
(707) 253-4351

A Tradition of Stewardship
A Commitment to Service

ENG17-00020

Applicant Information (If different from property owner):	Property Owner Information:
1. Name (First and Last or Company Name): Susan Kiken	2. Name (First and Last or Company Name): Same as Applicant
Street Address: 1869 East Valley Road	Street Address:
City: Santa Barbara State: CA Zip: 93108	City: State: Zip:
Phone Number: 805-895-1832 Applicant Title:	Phone Number:
E-mail Address: Suebkiken@gmail.com	E-mail Address:

Project Information:

3. Site Address: 1711 Atlas Peak Road — Assessor's Parcel No.: 039-210-004

4. Project Description (Attach drawings to application):

Accepting fill from the Napa County Roads Department for restoration of earth caused by agricultural cattle grazing and previously excavated area from a 1970's approved grading permit with material compatible with the natural features of the site. Re-vegetation of disturbed soil area with native plant species.

5. Approximate Area of Disturbance: 2 AC ± 6. Will natural drainage be affected? ☐ Yes ☑ No

7. Cut Information: 7a. Estimated Quantity (CY): 7b. Estimated Depth (FT):

8. Fill Information: 8a. Estimated Quantity (CY): ~~40,000 ±~~ 16,000 ± 8b. Estimated Depth (FT): 5 ±

9. If creating a reservoir: Estimated Storage (AC-FT):

Application Fees:

Application fee for processing a grading permit is based on an hourly fee of $162 per hour in accordance with the Napa County Policy Manual Section 140.025(a)as revised by the Board of Supervisors on April 27, 2010, Resolution 2010-43. All grading permit applications require a $1,000.00 deposit to file. There will be a 1.7% surcharge added per Section 140.015. Any portion of a deposit not used for issuance of a grading permit (including inspections) shall be refunded to applicant .

THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED BY OTHER AGENCIES.

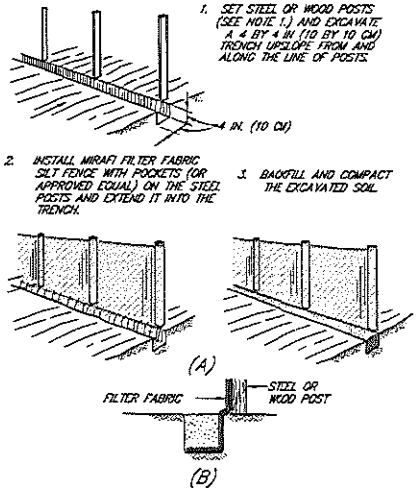
I HEREBY CERTIFY THAT THE INFORMATION SUPPLIED BY MYSELF OR MY REPRESENTATIVE IN CONNECTION WITH THIS PERMIT APPLICATION IS TRUE.

Signature of Owner: Susan A. Brown-Kiken Date: 5/15/2017

Signature of Applicant: _____ Date: _____

INSTALLATION OF SILT FENCE SEDIMENT BARRIER

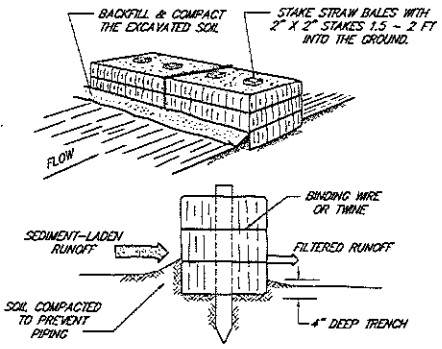
1. LAY OUT A SUITABLE FENCE LINE AND SET POSTS ALONG IT. ON SLOPES, ALIGN THE FENCE ALONG THE CONTOUR AS CLOSELY AS POSSIBLE. IN SMALL SWALES, CURVE THE FENCE LINE UPSTREAM AT THE SIDES TO DIRECT THE FLOW TOWARD THE MIDDLE OF THE FENCE. THE SIDES SHOULD BE HIGHER THAN THE CENTER AS ILLUSTRATED IN THE FIGURE AT RIGHT. SPACE POSTS ON 6' CENTERS AND DRIVE THEM A MINIMUM OF 12 IN (30 CM) INTO THE GROUND. POSTS FOR SILT FENCES CAN BE EITHER 1 1/2" (3.8 CM) MIN. DIA. HARD WOOD OR 1.33 LB/F.T. (1.97 KG/M) STEEL WITH A MINIMUM LENGTH OF 5 FT (1.5 M). STEEL POSTS MUST HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
2. FASTEN THE FILTER FABRIC TO THE UPHILL SIDE OF THE FENCE POSTS, AND EXTEND TO 6 TO 8 IN (15 TO 20 CM) INTO THE TRENCH. THE HEIGHT OF THE FENCE SHOULD NOT EXCEED 36 IN (0.9 M). DO NOT STAPLE FABRIC ONTO TREES. CUT THE FILTER FABRIC FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, Ssplice THE FILTER CLOTH AT A SUPPORT POST, WITH A MINIMUM 6 IN (15 CM) OVERLAP, AND SECURELY FASTEN BOTH ENDS TO THE POST.
3. BACKFILL THE TRENCH OVER THE TOE OF THE FABRIC AND COMPACT THE SOIL.
4. PREFABRICATED SILT FENCE WITH POSTS MAY BE USED AS AN ALTERNATE TO SETTING STEEL OR WOOD POSTS.



CONSTRUCTION OF A SILT FENCE. (A) INSTALLATION SEQUENCE. (B) EXTENSION OF FABRIC INTO THE TRENCH.

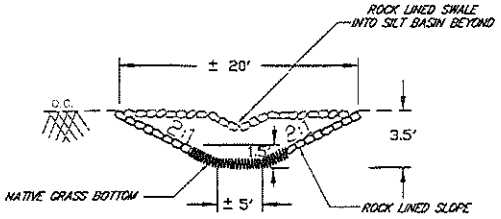
SILT FENCE SEDIMENT BARRIER
NO SCALE

NOTE: SILT FENCE SEDIMENT BARRIER MAY BE USED AS AN ALTERNATE TO THE STRAW BALE SEDIMENT BARRIER.

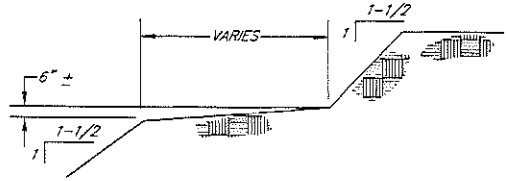


(MAY BE USED IN PLACE OF SILT FENCING)

STRAW BALE SEDIMENT BARRIER
NO SCALE



SILT BASIN
NO SCALE
3/3 2



1/3 OUT-SLOPED TERRACE
NTS

DESIGNED BY: RCB						
DRAWN BY: SFY						
CHECKED BY:	3	9-15-03	ADDED SILT BASIN			
APPROVED BY:	2	7-21-03	NO CHANGES THIS SHEET			
DATE: 11-28-01	1	9-10-02	NO CHANGES THIS SHEET			
CADD FILE: 241/DWG/SHEET-3.DWG	NO.	DATE	REVISIONS	BY	APPR.	DATE

Randal E Bryant, P.E., P.L.S.
R.C.E. 45115 & L.S. 6591
CIVIL & STRUCTURAL
ENGINEERING, PLANNING, & SURVEYING
P.O. Box 20, Rutherford, CA 94573 (707) 963-8638

PROJECT: KW VINEYARD
A.P.N. 039-210-004
Mailing Address: 1808 HARDMAN AVE
NAPA, CA 94558

SHT. NAME: DETAILS

JOB NO. 2001-
DATE: 11-29-
SHT. NO. 3 OF 3 SHTS

EROSION CONTROL PLAN NOTES

1. GRADING ON THE SITE WILL BE LIMITED TO THE AREAS SHOWN ON THE PLAN.
2. SILT FENCE OR STRAW BALE SEDIMENT BARRIERS WILL BE INSTALLED PRIOR TO ANY GRADING ON THE SITE AND WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15, UNTIL VEGETATION IS FULLY RESTORED.
3. ALL MOVEMENT OF EARTH SHALL COMPLY WITH NAPA COUNTY SPECIFICATIONS AND THE EROSION CONTROL PLAN SHALL BE STRICTLY ADHERED TO.
4. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF THE COUNTY INSPECTOR AND THE CIVIL ENGINEER.
5. BETWEEN OCTOBER 15 AND APRIL 1, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.
6. THE CONTRACTOR WILL INFORM ALL SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.
7. THE SOIL IS COMPOSED OF SOIL TYPE #123 (COMBS GRAVELLY LOAM, 2-5% SLOPE) AND SOIL TYPE #139 FORWARD GRAVELLY LOAM, 9-30% SLOPE)
8. CONTOUR INTERVAL FOR THE SITE PLAN IS 2 FOOT.
9. ALL SITE INSPECTIONS SHALL BE MADE WITH 48 HOURS NOTICE. THE CONTACT PERSON FOR SITE INSPECTIONS SHALL BE RANDAL BRYANT OF REB ENGINEERING, INC. AT (707) 963-8638.
10. THE NAPA QUADRANGLE IS TO BE USED FOR THIS PROJECT, WHICH IS LOCATED IN TOWNSHIP 6 NORTH AND RANGE 4 WEST.
11. THERE WILL BE NO ADDITIONAL GATE ON THE ACCESS DRIVEWAY AS A PART OF THIS PROJECT.
12. THE NEAREST BLUE LINE STREAM IS LOCATED ON THE WESTERLY SIDE OF THE PROJECT SITE AND IT IS UNNAMED. MILLIKEN CREEK IS ANOTHER BLUE LINE STREAM LOCATED APPROXIMATELY 1000 FEET EASTERLY OF THE PROJECT SITE.

SPECIAL DRAINAGE NOTES

1) DRAIN SWALES TO BE LINED w/ NORTH AMERICAN GREEN AC C125 OR ROCKLINED.

2) ALL DRAINAGE PIPE SHALL BE 8" DIA. ADS-N12 @ 5.00% MIN. UNLESS NOTED OTHERWISE.

3) ROCK LINING SHALL BE PROVIDED AT THE INLET AND OUTLET OF ALL DRAINAGE PIPES TO PREVENT EROSION OF THE SURROUNDING EARTH SURFACES.

VINEYARD PLANTING NOTES

1) ALL VINEROWS SHALL BE 7' O.C.

2) ALL IRRIGATION/DRIP LINES SHALL BE PROVIDED BY VINEYARD MANAGER.

3) ALL TRELLIS & STAKING SHALL BE PROVIDED BY VINEYARD MANAGER.

4) TREES & ROOTS WITHIN THE VINEYARD AREA SHALL BE REMOVED AND DISPOSED OF PER COUNTY & OWNER REQUIREMENTS.

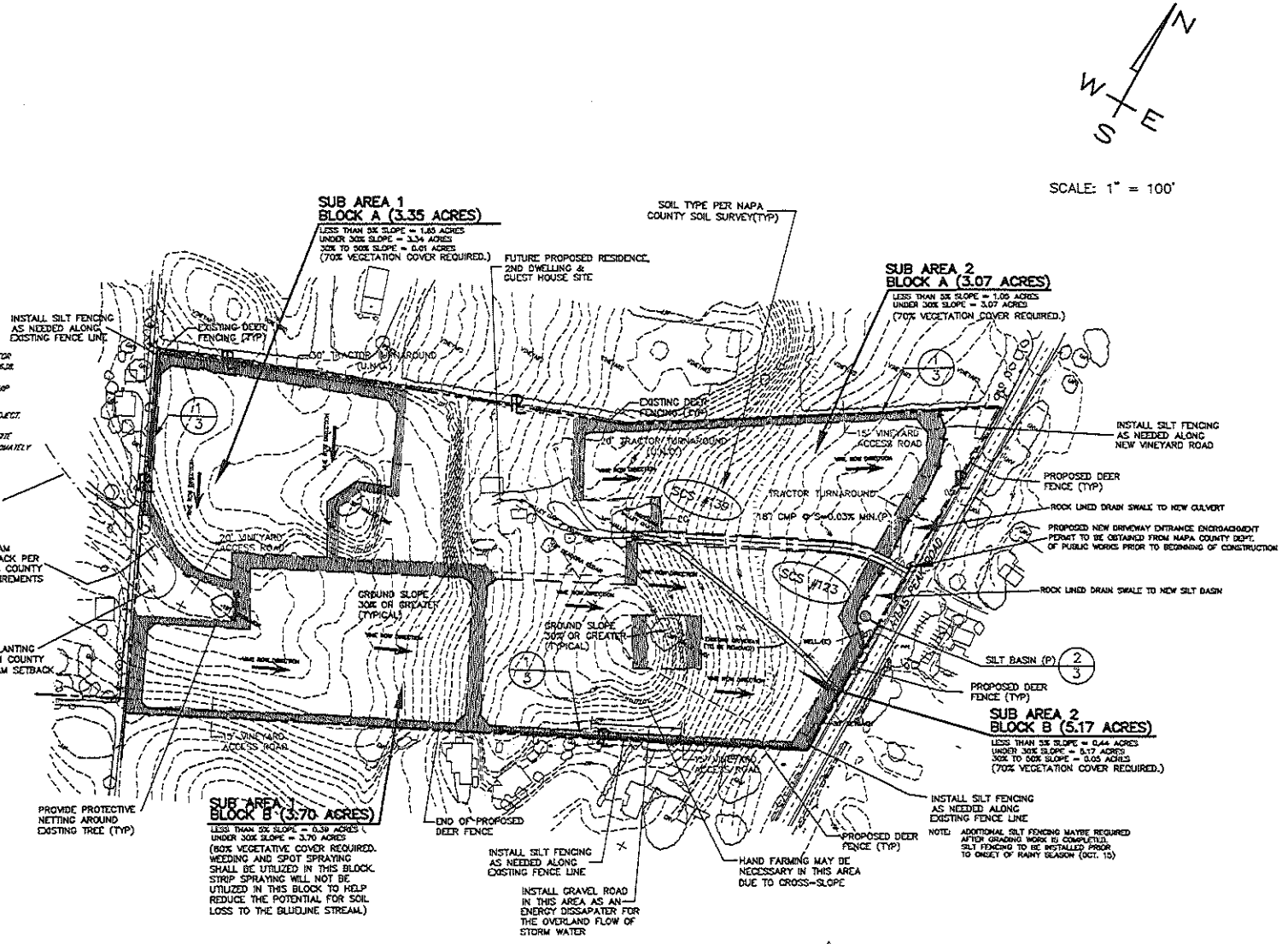
5) TOTAL VINEYARD AVENUE AREA IS APPROX. 3.28 ACRES.

HAND FARM NOTES

1) VINE ROW SPACING SHALL BE 7' O.C.

2) WEED CONTROL SHALL BE BY SPOT SPRAYING OR WEED EATER. NO REMOVAL OF VEGETATION IN CONTINUOUS STRIPS WILL BE ALLOWED.

3) MAINTENANCE AND HARVESTING OF GRAPES WILL BE LIMITED TO HAND METHODS.



SITE PLAN △

SCALE: 1" = 100'

DESIGNED BY: REB							
DRAWN BY: SFY							
CHECKED BY:	△	9/19/03	SITE PLAN	RLH			
APPROVED BY:	△	7/10/03	SITE PLAN	RLH			
DATE: 11-26-01	△	5/10/02	SITE PLAN	DAS			
CADD FILE: 241/DWG/SHEET-2.DWG	NO.	DATE	REVISIONS	BY	APPD.	DATE	

R E B
Randal E Bryant, P.E., P.L.S.
R.C.E. 45115 & L.S. 6591
CIVIL & STRUCTURAL ENGINEERING, PLANNING, & SURVEYING
P.O. Box 20, Rutherford, CA 94573 (707) 963-8638

PROJECT:
KW VINEYARD
A.P.N. 039-210-004
Mailing Address: 1808 HARDMAN AVE
NAPA, CA 94558

SHT. NAME:
SITE PLAN

JOB NO. 2001-24
DATE: 11-26-01
SHT. NO. 2 OF 3 SHEETS

EROSION CONTROL PLAN
FOR
THE KW VINEYARD
1711 ATLAS PEAK ROAD, NAPA, CA
A.P.N. 039-210-004

NARRATIVE △

1. This development takes place on APN 039-210-004 which contains approximately 23.58 acres. The vineyard will be approximately 15.29 acres. The vineyard will be planted with rows running generally across the slope, perpendicular to the contour of the land. Ground slopes within the project boundaries range from 1 to 50%. Less than 0.1 acres of this new vineyard will be on land greater than 30%. There are 3.73 acres in the proposed vineyard area with a slope of less than 5%. No cut and fill will be constructed in this site.

2. Proposed vegetation to be removed consists of primary native grasses and plants. No trees shall be removed for the proposed new vineyard. All organic materials shall be disposed of in a manner to meet Napa County and CDF requirements. Any open, disturbed ground shall be seeded and mulched as described herein.

3. No natural and man-made features on-site will be affected by the proposed activity. The nearest blue line stream is located less than 50 feet westerly of the project site and is unnamed. The Milliken Creek, another blue line stream, is located approximately 1000 feet easterly of the project site.

4. The source of water irrigation is the existing well on the property located on the east side of the project site.

5. The soils within the project areas are classified as Coombs gravelly loam, 2 to 5% slopes (SCS#123); Forward gravelly loam, 9 to 30% slopes (SCS#139); in the U.S.D.A. Soil Conservation Service's Napa County Soil Survey.

   The soils erosion hazards for each soil are as follows:

   #123 Coombs gravelly Loam, 2 to 5% slopes – slight
   #139 Forward gravelly Loam, 9 to 30% – moderate

6. No critical areas of erosion and slope instability will be affected by the work to be undertaken within the development site.

7. No erosion calculations has been prepared at this time.

8. Temporary erosion control measures shall consist of installation of silt fencing, straw bale dikes and straw mulch. All of the three previously listed measures shall be installed in accordance with the Details shown on sheet 3. Also, as a temporary erosion control measure, a straw mulch cover shall be applied to all seeded or disturbed soil.

   Permanent erosion control measures shall consist of permanent cover crop. A permanent no-till cover crop shall be planted within the entire vineyard area. The cover crop shall be mowed and strip sprayed only, and no discing, ripping or other tillage shall take place within these areas after the vineyard is planted. Optimally, a ground cover of 70% or greater (80% or greater for Sub Area 1, Block B) will be obtained each winter.

9. Storm water flow will not be increased due to this project because no concentration of runoff will be created.

10. April 1, 2004 – October 15, 2004
    Sub Areas 1 and 2: Vegetation and rock removal; pile organic material for burning; Rip 6 ft. depth or to refusal; remove rocks; staking; installation of irrigation system; other cultural practices; planting; erosion control measures; maintenance.

    Rainy season 2004 – 2005
    Burn organic materials; maintain erosion control measures

11. The total cost of all erosion measures is estimated to be $5,000.00 including materials and labor. Engineering and agency fees are not included in the estimate.

PROJECT NOTES △

Seeding Requirements:

All graded or disturbed areas shall be seeded as follows:

Interim measures: spread straw mulch over exposed earth surfaces when change of rain is over 70%, as determined by the National Weather Bureau, per application schedule.

Winterizing measures: place straw bale dikes, silt fences and drain swales, as shown on the site plan, prior to winter rains & no later than Oct. 15th. Hydroseed or hand broadcast per schedule on all exposed earth slopes. Call for inspection to confirm winterizing of site. Finish work at completion of project.

The schedule for seed, fertilizer and mulch mixture applied hydraulically or by hand shall be at the rates specified below:

Material	Pounds/Acre
Napa Valley Ag Supply Napa Erosion Mix (or equal)	75
Fertilizer (16-20-0)	250
Straw Mulch	3000-4000

Seed shall not remain in the slurry longer than 30 minutes. Fertilizers shall not remain in the slurry longer than 2 hours. Areas to be hydroseeded shall be scarified to a depth of 4" to 8" and dressed to provide a reasonably smooth, firm surface. The slurry shall be applied in a uniform manner at a rate that is non-erosive and minimizes runoff.

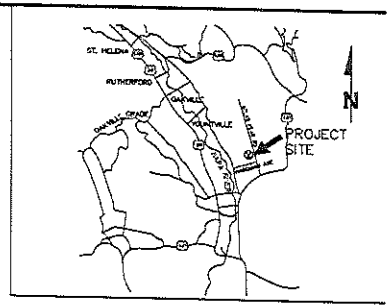
Silt fencing shall be installed where shown on the plan in accordance with sheet 3. Straw bale dikes shall be installed as per the implementation schedule and shall remain in place through April 1, 2006 after which they may be removed.

Maintenance:

A permanent no-till cover crop shall be established and maintained throughout the year. The cover crop may be mowed after the rainy season each year and optimally a cover of 70% minimum (80% minimum for Sub Area 1, Block B; no strip spraying) shall be established.

The owner shall be responsible for reseeding and maintenance in order to reach the desired degree of cover. The cover crops shall be inspected regularly and repaired and/or reseeded as necessary.

All erosion control measures and facilities shall be inspected after each storm event, and repairs shall be promptly performed.



VICINITY MAP
N.T.S.

BENCH MARKS
ELEVATION DATUM FOR FIELD TOPOLOGY IS ASSUMED AND DESIGNATED AS CONTROL POINTS SHOWN ON THE PLANS.

LEGEND

℄	PROPERTY LINE
℄	CENTER LINE
℄	FLOW LINE
F.G.	FINISH GRADE
O.C.	ON CENTERS
R/W	RIGHT OF WAY
STA	STATION
RSP	ROCK SLOPE PROTECTION
U.O.N.	UNLESS OTHERWISE NOTED
E.P.	EDGE OF PAVEMENT
O.G.	ORIGINAL GROUND
DWY	DRIVEWAY
(E)	EXISTING
(P)	PROPOSED
H.P.	HIGH POINT
L.P.	LOW POINT
DWG	DRAWING
ELEV.	ELEVATION
S.D.	STORM DRAIN

SHEET INDEX

SHEET NO.	DESCRIPTION
1	TITLE
2	PLAN
3	DETAILS

DESIGNED BY: DATE: 9-15-03

RANDAL E. BRYANT
R.C.E. 45115 (EXP. 9-30-06)

REGISTERED PROFESSIONAL ENGINEER RANDAL E. BRYANT No. 45115 Exp. 9-30-2006 CIVIL ENGINEER STATE OF CALIFORNIA

DESIGNED BY: REB							
DRAWN BY: SFY							
CHECKED BY:	2	9/15/03	NARRATIVE & PROJECT NOTES	RLH			
APPROVED BY:	1	7/21/03	NARRATIVE, CONSTR. DATES & SEEDING MONTS	RLH			
DATE: 11-26-01	0	5/10/02	NOTES	DAS			
CADD FILE: 241/DWG/SHEET-1.DWG	NO.	DATE	REVISIONS	BY	APPD	DATE	

Randal E Bryant, P.E., P.L.S.
R.C.E. 45115 & L.S. 6591
CIVIL & STRUCTURAL
ENGINEERING, PLANNING, & SURVEYING
P.O. Box 20, Rutherford, CA 94573 (707) 963-8638

PROJECT: KW VINEYARD
A.P.N. 039-210-004
Mailing Address: 1808 HARDMAN AVE
NAPA, CA 94558

SHT. NAME: TITLE

JOB NO. 2001-241 | DATE 11-26-01 | SHT. NO. 1 OF 3 SHEETS

HILLARY GITELMAN
Director

COUNTY of NAPA

CONSERVATION, DEVELOPMENT AND PLANNING

TO: Erosion Control Plan File # 01245-ECPA

FROM: Donald Barrella, Planner III

DATE: May 10, 2006

RE: Wolf Vineyard Conversion (ECPA # 01245; APN: 039-210-004)

The above-referenced project has been **WITHDRAWN** pursuant to a letter dated May 3, 2006 from Kevin Teague of Dickenson, Peatman & Fogarty.

As requested in that letter, a copy of all the application materials submitted including extra sets of the Erosion Control Plan will be sent to Kevin Teague on the date of this memo.

If the applicant should wish to proceed with this project, a new application and associated filing fees will be required.

cc: Hillary Gitelman, Director
R. Patrick Lowe, Deputy Planning Director- Conservation Division
Laura Anderson, Deputy County Counsel
Dave Steiner, District Conservationist-Napa Co RCD
Kevin Teague, Dickenson Peatman & Fogerty (including application materials and plans)
Helen and Dean Wolf, Property owners

DP&F
DICKENSON, PEATMAN & FOGARTY
A Professional Law Corporation

KEVIN W. TEAGUE
kteague@dpfnapa.com

May 3, 2006

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Thomas F. Carey
Mathew J. Eisenberg
Kevin W. Teague
Michael J. Holman
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J. Scott Gerien
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David Balter
Michael P. Maher
Megan Ferrigan Healy
J. Robert Anglin, Jr.

Of Counsel
C. Richard Lemon

Retired
Howard G. Dickenson
Joseph G. Peatman
Walter J. Fogarty, Jr.

Via Facsimile and U.S. Mail
Laura J. Anderson, Esq.,
Deputy County Counsel
Office of County Counsel
1195 Third Street, Suite 301
Napa, CA 94559

Re: KW Vineyard, APN 039-210-004

Dear Laura:

Thank you for your letter dated April 19, 2006. I apologize for any confusion and want to take this opportunity to clarify the Wolfes' position. First, we agree that an appropriate baseline condition needs to be established for CEQA review. However, I do not agree with the County's flawed analysis of the information related to the baseline, its position on the information needed to support a "no net increase" conclusion, nor its assertion the application shall be deemed withdrawn if we cannot show a no net increase in water use (from a baseline we are unable to agree upon). Notwithstanding our disagreement with the County, the Wolfes hereby agree to withdraw their application, consistent with our previous communications, effective upon the County's return of all application materials related to the above-referenced proposed vineyard development.

The Wolfes plan to reapply for vineyard development in the future and to reuse the plans now being withdrawn, and they will meter the property, take photographs and maintain records so that they can provide the County with more precise data to establish the baseline as outlined in your letter. In fact, they already have installed the meter and they will maintain the same watering practices as outlined in our previous communications.

In response to your letter, please note that what we were trying to convey to the County was that its analysis of the baseline is flawed. [1] In response to the Wolfe's statements and documentation, the County cited four photographs that showed a lack of green grasses on the property. Those photos were used by the County to assert that it could not concur with our evidence of previous water use. However, those photos did not refute the information provided by the Wolfes because the dates of those photos

[1] My comment regarding denial of the application was based upon several conversations with the Department in which they were concerned that an EIR would be required because of the County's difficulty in finding detailed baseline information (which is not required by CEQA and worry a neighbor could appeal. The Department also commented that if an EIR were required they could not recommend approval or recommend in favor of overriding considerations. In effect, that would amount to the Department's recommended denial of the project

coincided with those dates and times of year that the Wolfe's do not irrigate the property. This was explained to the County in our previous two communications and application materials.

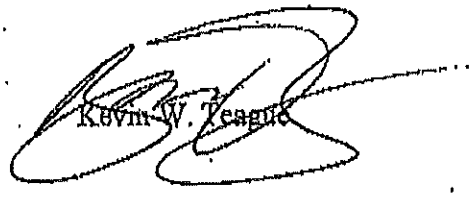
Accordingly, my point was the County's photographs are irrelevant for determining the baseline condition for annual water use because the Wolfe's do not always water at those times. We factored such non-watering periods into the previous information we provided to the County. Had we asserted use of water during the full season, the claimed annual water use at the site would have been nearly twice as much as we described. The information provided by the Wolfes and the County's photographs support the baseline conditions as we previously described and documented. Based on that information, the Wolfes' project would have no net increase in water demand, and thus, no impacts on water supply.

While we understand the County's desire for more detailed information so that its review can be complete as possible, the problem is that no specific data exists. This is because there was no requirement for property owners to maintain records for permitted uses and lawful uses that are unregulated. The best current available information remains the statements and information given to the County by Wolfes. I hope the County will take a close look at its policies and practices and how it processes and interprets information and regulations, especially when such policies and practices have repeatedly changed on a project like the Wolfes', which has been in process for several years. This level of scrutiny that is not called for under the law and the flawed analyses can unnecessarily cost family property owners incredible sums of money and impact their lawful economic use of their property.

Please let me know if there are any problems in returning the application materials or if any additional filings are needed to make the withdrawal of the application effective.

Sincerely,

DICKENSON, PEATMAN & FOGARTY



Kevin W. Teague

KWT:nml

cc: Hillary Gitelman
Patrick Lowe
Brian Bordona
Don Barella
Helen and Dean Wolfe

DP&F

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Megan Ferrigan Healy
J. Robert Anglin, Jr.

Of Counsel
C. Richard Lemon

Retired
Howard O. Dickenson
Joseph G. Peatman
Walter J. Fogarty, Jr.

FACSIMILE COVER SHEET

PLEASE DELIVER THE FOLLOWING PAGES TO:

NAME AND COMPANY	FAX NUMBER	ORIGINALS VIA
Laura J. Anderson, Esq. Deputy County Counsel	259-8220	U.S. Mail
Hillary Gitelman, Napa County Planning Director	299-4266	Will Not Follow
Patrick Lowe Deputy Planning Director	299-4266	Will Not Follow
Don Barella Planner, Napa County Conservation, Development & Planning Dept.	299-4266	Will Not Follow

From: Robin for Kevin Teague

We are transmitting a total of 3 page(s) including this cover letter.

Date: May 3, 2006; 4:25 PM

Re: KW Vineyard, APN 039-210-004

Comments: Please see the following letter

If you do not receive all the pages, please call back as soon as possible: (707) 252-7122.

For future reference our facsimile number is: (707) 255-6876.

This fax is intended only for the use of the addressee and may contain legally privileged and confidential information. If you are not the intended recipient of this fax, you are notified that any dissemination, distribution or copying of this fax is strictly prohibited. If you have received this fax in error, please notify us immediately by telephone and return the fax to us at the above address via the United States Postal Service. We will reimburse you any costs you incur in notifying us and returning the fax to us. Thank you.

NAPA COUNTY

OFFICE OF COUNTY COUNSEL
1195 THIRD STREET, SUITE 301, NAPA, CALIFORNIA 94559
AREA CODE 707/253-4521 FAX 707/259-8220

ROBERT WESTMEYER, County Counsel

MARGARET L. WOODBURY, Chief Deputy
LAURA J. ANDERSON, Deputy
JACQUELINE M. GONG, Deputy
SILVA DARBINIAN, Deputy
STEPHEN G. STANTON, Deputy
ROBERT C. MARTIN, Deputy

PATRICIA L. TYRRELL, Deputy
ROBERT W. PAUL, Deputy
JENNIFER YASUMOTO, Deputy
KRISHAN CHOPRA, Deputy
CARRIE R. GALLAGHER, Deputy

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DEVELOPMENT & PLANNING DEPT.

April 19, 2006

Kevin Teague, Esq.
Dickenson, Peatman & Fogarty
809 Coombs Street
Napa, CA 94559

Re: KW Vineyard, APN 039-210-004, 01245- ECPA

Dear Kevin:

This letter is in response to your letter dated April 13, 2006, to County Planner Don Barella.

It appears that you misunderstand the County's position regarding the Wolfes' erosion control plan. Your letter erroneously states that the County has insufficient data to support a denial of the project. At no time during its discussions with the Wolfes or with you has the County indicated that the project would be denied. The issue has been one of ensuring that the project complies with the County's Groundwater Ordinance and policies which require a no net increase in water usage for projects such as the Wolfes' which are located in the MST basin. Because any water used by the project in excess of the baseline would constitute a significant adverse impact, it is clear that the baseline figure will dictate the amount of development on the property. The County's goal is to make sure the County's Groundwater regulations are adhered to while concomitantly assisting the Wolfes with their desire to develop the property. To achieve that goal, County staff has offered the Wolfes several options for consideration such as revising the scope of the project, modifying farming practices to reduce water usage or seeking an alternative water source. Clearly, if the County intended to deny the project it would not have provided the Wolfes with a range of alternatives.

As you are no doubt well aware, CEQA requires that preparers of an environmental document conduct the investigation and obtain documentation to support a determination of preexisting conditions. (*San Joaquin Raptor/Wildlife Rescue Center v. County of Stanislaus* (1994) 27 Cal. App. 4th 713.) The impacts of the project must be measured against the "real conditions on the ground." (*City of Carmel-by-the-Sea v. Board of Supervisors* (1986) 183 Cal. App. 3d 229.) In this case, historic photographic evidence prepared by independent third parties (the City of Napa and Globexplorer.com) demonstrates that since at least the year 2000, the 2.38 acres in question does not appear to have been regularly irrigated. Photographs taken over the last five years during various seasons including months when irrigation is

alleged to have occurred show the Wolfe property dry and devoid of green, pasture grass. Thus far, the only evidence submitted to support the assertion that the area has been irrigated comes from the Wolfes themselves, with no documentation. Unsubstantiated opinion or narrative does not constitute substantial evidence. (CEQA Guidelines Section 15384 (a).) Furthermore, at least one court has admonished a lead agency for relying primarily on applicant representations and discounting other credible evidence in the context of determining water baseline. In rejecting Monterey county's water baseline determination, the Court in *Save Our Peninsula Committee v. Monterey Board of Supervisors*, noted that "the only evidence that the terrace on September Ranch property was irrigated pasture was the representations of the applicants themselves, who clearly had a vested interest in establishing a water use baseline high enough to allow the project to go forward." (*Save Our Peninsula Committee v. Monterey Board of Supervisors* (2001) 87 Cal. App. 4th 99, 123.) Given the independent substantial evidence in the record and the sensitive nature of the MST basin, the historical photographs cannot be ignored by the County and must be considered in determining appropriate baseline conditions for the project. Not only would the County be remiss in its legal obligations under CEQA, it would expose itself and the Wolfes to liability if it failed to consider such evidence.

The County remains willing to assist the Wolfes with their development plans but needs to know how they wish to proceed. The County has provided several options for the Wolfes' consideration. Unless the Wolfes advise the County in writing by May 3, 2006, as to how they intend to achieve a no net increase in water consumption for the vineyard project, the County will consider the application to have been abandoned. No further notice will be provided to the Wolfes and a new application and submittal fees will be required in the event the Wolfes elect to pursue this project in the future. In the event the Wolfes elect to voluntarily withdraw their application and resubmit at a later date, the County would again need substantial evidence such as meter readings that are consistent with the Department of Environmental Management's requirements for other groundwater monitoring in the MST area, photographs, and other documentation to substantiate the historic water use on the property to determine the appropriate water usage baseline.

Please feel free to contact me if you have any questions or would like to discuss this matter further.

Very truly yours,

Laura J. Anderson
Deputy County Counsel

cc: Hillary Gitelman, Conservation, Development & Planning Director
Patrick Lowe, Deputy Director – Conservation Division
Brian Bordona, Supervising Planner – Conservation Division
Don Barrella, Planner III – Conservation Division
Helen & Dean Wolfe, Property owners

Docs/planning/ecps/LTeague-Wolfe ECP2

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A Professional Law Corporation

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NAPA CO. CONSERVATION
DEVELOPMENT & PLANNING DEPT.

KEVIN W. TEAGUE
kteague@dpfnapa.com

April 13, 2006

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C. Richard Lemon

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Walter J. Fogarty, Jr.

VIA EMAIL
Mr. Don Barella
Napa County Conservation, Development and Planning
1195 Third Street
Napa, CA 94559

Re: KW Vineyard; APN 039-210-004, File Number 01245ECPA

Dear Don:

This letter is in response to your March 27, 2006 letter regarding Mr. and Mrs. Wolfe's proposal for vineyard development on the above-referenced property off of Hardman Avenue. In this letter we outline the Wolfe's intended actions based on your letter. In addition to explaining how we plan to move forward, there are assertions and conclusion in the County's letter which we dispute. We further believe the County's position is beyond its legal authority and exposes the County to significant liability. Notwithstanding these issues, we would like to cooperate with the County to find a reasonable approach to this vineyard development. The Wolfe's cooperation and actions outlined herein shall not be considered a waiver of any legal rights they may assert now or in the future.

A. Background

The Wolfe's application for the vineyard ECP has been pending for over four years and predates all of the regulations that now complicate the County's completion of the project. This project could have been approved numerous times prior to the adoption of many on these regulations or changes in policy related to the MST. The Wolfes have enjoyed the right to irrigate their pasture and graze cattle on the land dating back to a time that likely predates any County regulation on the use of the property. In addition, their use of the property is consistent with the Land Use Code and no permits have ever been required for their use. Their pending request is quite simple – to convert one agricultural use to another. The County also should recognize the benefit of the Wolfe's proposed change in use from grazing and pasture is that this change will lead to less water being used on the site, even less than the standard water allocations permitted in the MST. This is on a site that produces high volumes of water and that arguably is not within the affected areas under the USGS study.

B. Wolfe's Intentions

In your letter, you provided four bullet points regarding options that the Wolfes should consider. Based on your letter, the Wolfes may withdraw their application consistent with the explanation below. However, prior to formally withdrawing, the

Wolfes would like to pursue the option in the third bullet point in your letter, which suggested that the Wolfes modify their water supply or farming practices for the project. We anticipate it will take another 30 to 90 days to analyze whether or not we have those options available. If it becomes clear that those options are not available, the Wolfes plan to withdraw the application.

B. Basis for Application Withdrawal

If the Wolfes withdraw the application, their intent is to re-file another vineyard application in the future. Such re-filing would be based on the same Erosion Control Plan and vineyard project that is presently pending review and has been pending for several years. However, the re-filling would include additional water information that the Wolfes will document over the next two or more years, after withdrawal.

While we disagree that the County does not have sufficient evidence of water usage to approve the project, in the spirit of cooperation and in order to better clarify water usage along the lines requested by the County, the Wolfe's have voluntarily installed a meter on their existing well that serves the pasture and grazing land. Thus, at the time of a future application, we will provide the County with precise information on how much water has been used annually at the site so that a clear baseline can be documented. We would wait at least two years before re-filling so that we can provide you with more than one year of water withdrawal data. We request the County to acknowledge now that this approach and level of documentation will be acceptable.

C. The County's Claim of Insufficient Evidence is Flawed

As mentioned above, we disagree with the County's assertion that there is not sufficient evidence of water usage for several reasons:

1. Evidence Cited by County is Not Dispositive

First, we do not believe the County has provided sufficient evidence to effectively deny a permit based on the County's belief that there is insufficient data supporting the level of water usage on the site. The County's response that it does not support the application because of its review of aerial photographs is inconsistent with and not sufficient to rebut the information we have provided to the County.

As we described in our letter, the Wolfes have not kept detailed records of their water use on the property. They did not keep records because no such record keeping requirement exists or should be expected. We have provided the County with as much information that we think is available and have offered to allow the County to view the property including the old pipes that date back decades, which were recently replaced.

Despite the information and background provided, the County claims there is no support that the property has been regularly irrigated over the past five years. (The

County initially asked for information regarding the most recent two years because the County informed us information predating that time was not relevant for its CEQA analysis.) The County asserts that the change in use can not be supported based on review of four aerial photographs. However, those photographs do not contradict the information provided by the Wolfes. Our response to the County's claims on the photographs are as follows:

- The first photograph is dated December 1, 2003. As our letter to the County indicated, the Wolfes do not water during December and typically end their watering sometime in November. Again, this depends, year to year, when exactly they start and complete their watering based on weather patterns, number of cattle as well as other factors. Thus, a December photograph neither proves nor disproves the Wolfes assertion since no watering occurs in the winter.

- Next, the second photograph is dated August 1, 2002. Again, we explained to the County that due to the Wolfe's own water conservation efforts, they do not water during the peak summer months. This is based on the type of grass that they use and their own efforts to conserve water as well as the weather, cattle type and size of heard. A photograph from August when no watering occurs is irrelevant to the issue at hand.

- Next, the third photograph is dated June 15, 2002. We explained that the Wolfes experience is that they irrigate in the months of April through June, typically. Once again there is no exact science for when they start and end their watering. As we all know, the climates in Napa County can be very hot during the summer months and a lay person's experience will tell you if you do not water a lawn for a period of a week to ten days, the grasses will go dry very quickly. Again, we made no assertion that the Wolfe's had watered on or just prior to June 15, 2002. Instead, we provided information regarding our typical watering patters to demonstrate a reasonable CEQA baseline based on typical water use.

- Next, the fourth photograph is dated June 27, 2000. As stated above, June months may be irrelevant based on the information we provided to the County. More importantly, there are some years that may not have been watered or not watered regularly, and five years was outside of the time period for which the County asked for information.

2. The County has Inappropriately Shifted the Burden of Proof

Discussion of the County's view of the evidence presented raises serious legal issues. The County, through its process on the MST basin, is in effect an unlawful shift in the burden of proof to the applicant. While it may seem logical to ask the applicant for evidence regarding their prior use, basing the County's determination and denying a change in use that contemplates less water usage than enjoyed and allowed because of the

applicant's lack of information on a matter under which there is no requirement for information is unlawful and violates the burden of proof principals for zoning and regulatory matters impacting property rights articulated in *Dolan v. City of Tigard,* 512 U.S. 374 (1994).

The County's request for proof is analogous to the County asking us to prove that we drank tap water rather than bottled water out of our home last night, and without being able to prove it we no longer can have tap water for a shower. This sort of absurd requirement would be almost impossible for anyone to prove without being on notice that maintaining records of proof of such activity was mandatory. Here, the Wolfes continue to lawfully use their water, a right that has been enjoyed for decades and is consistent with uses allowed under the Zoning Code. They have never needed to prove their use nor has there been a requirement to maintain proof of use. Now, the County is attempting to use CEQA to unlawfully shift the burden of proof onto the Wolfes, preventing them from using the same or less water for another allowed agricultural use permitted by zoning. This results in a loss of property rights.

3. Denial of the ECP Interferes with the Wolfe's Property Rights

By effectively denying a change in land use under the guise of a significant impact where substantial evidence supports the conclusion that there is either no change in the environment or there is an environmental benefit by reducing water use, the County is interfering with a property right enjoyed by the Wolfes. This may constitute a taking of property under the protections of the 5th Amendment to the US Constitution. For example, the County's actions appear to interfere with the Wolfe's reasonable investment-backed expectations. See *Palazzolo v. Road Island,* 121 S.Ct. 2448 (2001) (recognizing the continued viability of the reasonable investment-backed expectation test on regulatory takings under the *Penn Central Transportation Co. v. City of New York,* 438 U.S. 104 (1978), rational).

D. Conclusion

Notwithstanding these actions which we believe are unlawful, but without waiving any legal right to make any claim, the Wolfes would rather work with the County to find a solution working toward completion of this vineyard project. Because there is no immediate need to plant the vineyard, we propose to examine the third option in your letter. If that option does not appear viable, the Wolfes will accept the County's suggestion to withdraw the application. However, such withdrawal is under the premise that the Wolfes will meter the water and provide that information in a future application to substantiate their water use (consistent with our description of their limited water use), and that the County will accept and review such data to establish the appropriate CEQA baseline.

Thank you for taking the time to work on this application. I look forward to your response and to completing this project.

Sincerely,

DICKENSON, PEATMAN & FOGARTY

Kevin W. Teague

KWT:rml

cc: Dean and Helen Wolfe
Hillary Gitelman, Director – Conservation, Development and Planning Dept.
Patrick Lowe, Deputy Director – Conservation Division
Brian Bordona, Supervising Planner-Conservation Division
Laura Anderson, Deputy County Counsel

COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

CONSERVATION DIVISION

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Director

PATRICK LYNCH, *AICP*
Assistant Director

R. PATRICK LOWE
Deputy Director

BRIAN BORDONA
Supervisor

MARY DOYLE
Principal Planner

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FIRST CLASS AND CERTIFIED MAIL

March 27, 2006

Helen and Dean Wolf
1808 Hardman Avenue
Napa, CA 94558

RE: KW VINEYARD – Vineyard Conversion
File #01245-ECPA, APN: 039-210-004-000

Dear Mr. and Ms. Wolf:

I would like to thank you for taking the time to provide additional information (submitted on November 1, 2005) on water use for the above referenced parcel and associated erosion control plan. As you recall from our September 28, 2005, meeting, the property lies within the Milliken-Sarco-Tulocay (MST) Groundwater Deficient Area; therefore, the water supply for this project is a critical issue.

Pursuant to Section 15125 of the California Environmental Quality Act (CEQA), baseline water use conditions need to be established so that an adequate analysis of the proposed agricultural use can be conducted: the water use demands of the project will be measured against the pre-project or baseline water use condition. Baseline conditions are typically established at the commencement of CEQA review for a project: in this case, sometime between June 2002 and March 2003.

While the water use assumption provided for irrigated pasture appears reasonable, substantial evidence that establishes a practice of irrigation on the site to characterize a portion of it as irrigated pastureland has not been provided. Furthermore, in a review of aerial photos at Globexplorer.com (Photo dates: 12/1/03, 8/1/02, 6/15/02, 6/27/00) and the City of Napa's 2002 aerial photo, the area in question does not appear to have been regularly irrigated over the past five years. Therefore, at this time, the County is not able to support or substantiate a baseline condition of 7.35 acre feet of water use per year on the property.

In a follow up conversation on January 20, 2006, with Kevin Teague of DP&F, it was indicated that additional research was being conducting on historic water use of the parcel. As of this date we have not received any additional information on this matter.

It is the County's desire to assist you in developing your property within the context of the County Code and CEQA; however, considering its location within a known groundwater deficient area, the anticipated water use to support the proposed project would result in a substantial negative affect on the environment and an Environmental Impact Report (EIR) would be required.

As such we would like to outline the following options that can be considered:

- To proceed with the application as proposed, an Environmental Impact Report (EIR) will need to be prepared that assesses the potential impacts of the project, in particular the proposed water use within the MST groundwater basin.
- Revise the scope of the project to achieve no net increase in water use relative to baseline conditions. Based on grazing land the baseline condition of the property would yield approximately 1 acre foot of water use per year, which would equate to approximately 3-acres of vineyard or 1-acre of vineyard and a single-family residence.
- Modify the water supply and/or farming practices of the project, which could include dry farming, trucking water in, utilizing a water source on an adjacent parcel, utilizing the City of Napa as a water supplier, or a combination thereof (including baseline water use) to achieve no net increase in water use. This may necessitate revising the scope of the project. Additionally, annexing to the City of Napa water supply requires approval by the Napa City Council.
- Withdraw the application.

Again, we would like to thank you for your time and patience regarding the processing of this application. Due to the nature of this matter we anticipate that you may wish to discuss in greater detail the options outlined above or the baseline determination. It would be greatly appreciated if you could inform us of how you intend to proceed with this application by **April 10, 2006**. If you should have any questions or would like to set up a meeting, please feel free to contact me at (707) 299-1338, Brian Bordona at (707) 259-5935, or Hillary Gitelman at (707)-253-4417.

Sincerely,

Donald Barrella
Planner III

cc: Hillary Gitelman, Director – Conservation, Development and Planning Department
Patrick Lowe, Deputy Director-Conservation Division
Brian Bordona, Supervising Planner-Conservation Division
Laura Anderson, Deputy County Counsel
Kevin Teague, DP&F, 890 Coombs St. Napa, CA 94559

DP&F

DICKENSON, PEATMAN & FOGARTY
A Professional Law Corporation

KEVIN W. TEAGUE
kteague@dpfnapa.com

December 1, 2005

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Fax: 707 255 6876
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Don Barrella, Planner
Napa County Conservation,
Development and Planning Dept.
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Joseph G. Peatman
Walter J. Fogarty, Jr.
C. Richard Lemon

Re: KW Vineyard - Vineyard Conversion
File Number 01245ECPA - APN 039-210-004

Dear Don:

This letter provides additional information related to existing water uses for the proposed vineyard located on the above referenced property. As you will read, we believe that the proposed vineyard will lead to a net decrease in water usage. This is due to the conversion of the site from livestock and irrigated pastureland, a heavy user of water, to vineyard, which uses less water. Although the Wolfes' are entitled to maintain their current water usage for their livestock and irrigated pastureland, they are willing to give up their historic and existing rights to use that water and accept the new water usage amount for their vineyard. Accompanying this letter to provide you with additional information, please find:

- Statement of Helen Wolfe
- Aerial photographs
- Revised water calculations

1. **Permit Application Background.**

As we have previously discussed, my clients, the Wolfes, filed their application prior to the MST Groundwater Deficient Area Regulations. Thus, at the time of the application the information provided by the Wolfes to the County was not detailed because there was no limitation on water usage nor was it considered a significant impact to drain water for vineyard. At that time, the Wolfes listed the existing use of the property solely as livestock. Since the time of the original application (over three years ago), the regulations have changed which limit water usage in the MST area. Because of this, your Department held the application and analyzed it for compliance with the new regulations. We met and discussed this, and agreed we would take a very detailed look at the property, specifically, the historic and recent water use to make assumptions for CEQA and the no net increase requirement as to what the actual water usage has been.

We agreed that once we have established an appropriate recent water usage as a baseline, the County can then determine whether or not the proposed vineyard conversion would result in a net increase in water use on the site. If there is a net increase of water use, the Wolfes would have to reduce the scope of their proposed project to achieve a "no net increase". Alternatively, they would have to truck water to the site.

2. **CEQA Baseline**.

In determining whether or not there is no net impact or no net increase to the water usage, we agree with the County that CEQA requires an examination of the proposed project as compared to the existing environment. See e.g. CEQA guidelines §15125; see also Christward Ministry vs. Superior Court 184 Cal.App.3rd 180 (4th Dist. 1986). Regarding the Wolfe property, although we believe the past usage equates to significantly more water use than the present use, we are focusing on the most recent year to provide you with the description of the existing environment relative to water usage. We believe this provides a conservative approach rather than assuming water usage based on historical usage that did not use water conservation practices. We believe that this last season, which is now coming to an end, may provide the most relevant background information to establish an appropriate existing environmental condition for the County's CEQA. Additionally we have chosen to not use the County's assumed water use for irrigated pasture because the County's assumption predicts more water use than actually occurs on the site.

Upon a detailed examination of the property and the County Regulations we have found that from both a historic and recent use standpoint and applying the County's regulatory assumptions, the proposed project achieves the County's water policy of the County's no net increase when compared to the existing environment. In fact, the proposed plan will decrease the water usage on the site.

3. **Existing Water Usage.**

The most significant water use that was not previously disclosed in the Wolfes' application (submitted prior to the regulatory constraints) is irrigated pasture land. Additional information about water use is in the attached letter from the Helen Wolfe, who has years of experience on the property. The Wolfe parcel subject to this vineyard conversion proposal has been used in agriculture, particularly cattle, for several generations. For more than the past fifteen years the Wolfes have had breeding stock as their primary livestock on the property. This is relevant because breeding stock need more live healthy grasses than other livestock. To feed the breeding stock, the Wolfes maintain a small area of irrigated pasture land in the northwesterly corner of the property. While the Wolfes generally have not kept records about the water use, as they were not required to do so in order to maintain their existing agriculture use, we have attempted to recalculate the amount of water used to maintain the area of the pasture land.

First, the Wolfes measured the size of the pasture land. Conservatively, the size of the pasture land is presently 346 feet by 300 feet. This amounts to 2.38 acres. Some years the area may be larger and in some years it may be smaller, depending upon the needs in any given year.

a) Water Calculations Using County Assumptions.

Using the County's own assumptions for water usage on irrigated pasture lands, which is 4.0 acre feet per acre per year, the water usage would be 9.52 acre feet per year. In addition, the rest of the property remains in livestock. Applying the County's calculation for water use for livestock, there is an additional .21 acre feet per acre per year use on the property. This would amount of 9.73 acre feet per year, using the County's assumptions. We believe this over estimates actual usage and the County should use a more conservative assumption in its baseline.

b) Water Calculation Based On Owners' Actual Use.

The Wolfes watering patterns and types of grasses used on the site in practice use far less water than is assumed by the County's assumptions. The Wolfes grow annual grasses which extend the grazing seasons in spring and early fall months. However, use of annual grasses also limits the amount of peak summer water needed to irrigate the site. The Wolfes' experience is that they irrigate the pasture land in the months of April through June, then limit watering during July, August and the beginning of September, and then irrigate again from September through the end of November. Based on this reduced season and the Wolfes' experience with the length of time that they water, the amount of water the Wolfes use on the site appears to be closer to 3.0 acre feet per acre per year for the irrigated pasture land rather than the 4.0 acre feet per acre per year assumed by the County. [1] This amounts to 7.14 acre feet per year for the 2.38 acres. Adding in the .21 acre feet for livestock, we believe that the amount of water put to use on the property has been approximately 7.35 acre feet per year.

This amount of water used for this size property used in livestock for breeding cattle likely is lower than what the County would find in similar irrigated pasture land in breeding livestock situations.

4. Proposed Vineyard Conversion Created Net Decrease In Water Use.

Regarding the proposed vineyard use, the Wolfes' pending application proposes to plant 15.98 acres of vineyard. This would amount to a total need of 5.59 acre feet per year of water for the vineyard. Adding back in the possibility for future residential development that would include a main residence and a second residence as allowed by

[1] Given that the Wolfes water for only about 3/4ths of the regular season, rather than the whole season, 3.0 acre feet per year is a more reasonable assumption.

zoning, additional 1.05 acre feet per year would be needed. This totals 6.64 acre feet per year for the entire property.

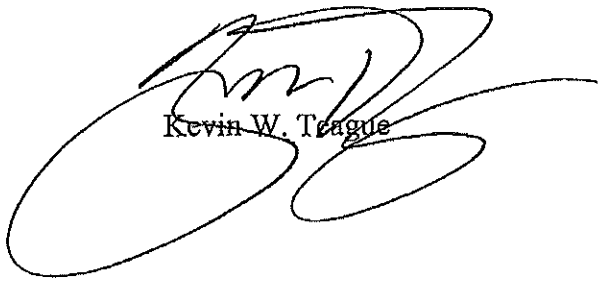
The current water use for the site is 7.35 acre feet, as described above. This is greater than the proposed use with 6.64 acre feet per year. Thus, the proposed use creates a net decrease in water usage on the site. This results in an environmental benefit rather than environmental impact. In addition to decreasing the water usage and being below the allowed water allotment for the MST, the Wolfes are open to any additional suggestions by the County to reduce water usage on the proposed vineyard. We also assume the county will impose other standard mitigation on the project.

Because current use exceeds proposed use, the Wolfes' application should be approved. We do not see any reason to modify the other components of the application at this time as we understand that water use is the only remaining issue. If the County would like to discuss any additional changes or conditions it believes are necessary, we are happy to discuss those with you. We hope you can complete your analysis and notice the project for approval before the end of this year.

Again, thank you for the time to work with us on this project and to walk through the details of all uses on the site. By taking a detailed look, I believe we were all able to work through the remaining issues. If you have any questions please do not hesitate to call me.

Sincerely,

DICKENSON, PEATMAN & FOGARTY



Kevin W. Teague

KWT:rml
Enclosures

cc: Dean & Helen Wolfe

Helen Wolfe
1808 Hardman
Napa, CA 94558

November 21, 2005

Don Barrella, Planner
Napa County Conservation
Development and Planning Dept.
1195 Third Street
Napa, CA 94559

Re: Vineyard Conversion on Wolfe Property at 1808 Hardman Avenue

Dear Mr. Barrella:

Our counsel has asked us to provide you with facts and background regarding the historic and recent water usage on the site to assist you in analyzing whether or not our proposal creates an increase in water withdrawal.

I am very familiar with this property. I have personally been involved in the operations on the property for over the past 25 years. The property has been in my family for the past 60 years.

The property has been continually used for cattle since 1945. Over the past 30 years, the property has been used primarily for breeding stock. Breeding stock typically require a healthier and greater food source.

Because of the needs for of the breeding stock, we water a small corner of the property to maintain green grass lands for their feed. This irrigation has occurred off and on over the past 15 years, and we have regularly watered the corner property for the irrigated grass lands for the cattle over the last few years, including this past season.

Up until the last several years, we typically just open the valve and allow water to run over the pasture land to irrigate it as needed. This is because of our antiquated piping and irrigation lines. However, in most recent years, we improved the irrigation system on the site. We have gone from simple open watering to a sprinkler system for the site.

We also have become more conscious of the type of grasses and water usage. For this reason, we are using annual grasses on the corner of the site. These grasses require less watering during the peak summer months than perennial grasses. We now water from April well into June, then minimize watering between June and the beginning of September, and then water heavily once again from September through the end of November. This practice extends the season of the grass lands for our breeding stock, which provides them with a healthy diet for breeding purposes for most of the year.

Regarding the irrigated pasture, I personally measured the size of the pasture land we use for the breeding stock. It measured 346 feet by 300 feet. This is the area shown from the aerial photographs shown in the northwesterly corner of the site.

We do not maintain a strict watering schedule. Instead we water as needed to maintain the grasses in a condition necessary for the livestock at any given time. This often results in continued watering for several days and then no watering for an extended amount of time, up to a week or two. Our watering patterns also depend upon weather and weather forecasts.

I also own vineyard land with my husband in Napa County near this property. I am familiar with water practices in the area. Based on my experience with the vineyard and my experience on this property with cattle, I believe that we will be using less water for the vineyard than presently used to maintain the breeding stock.

We hope you find this information helpful. Please let us know if you have any additional questions.

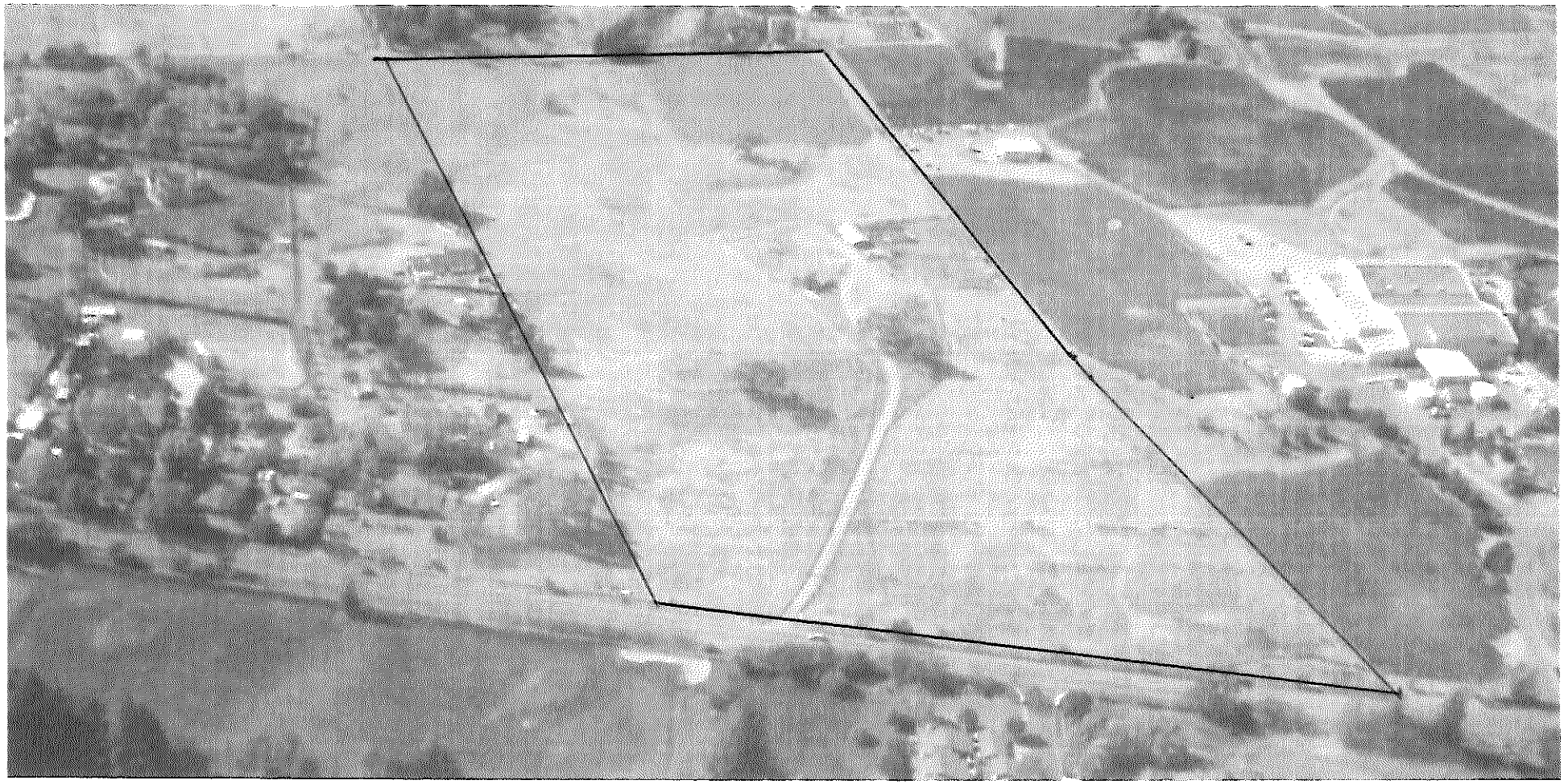
Sincerely,

Helen Wolfe

APN 039-210-004



APN 039-210-004



Parcel Location Facotrs

The allowable allotment of water is based on the location of your parcel. There 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department as having a history of problems with groundwater. All other areas are classified as Mountain Areas. Please circle your location classification below (Public Works can assist you in determining your classification if necessary):

Valley Floor	1.0 acre feet per acre per year
Mountain Areas	0.5 acre feet per acre per year
MST Groundwater Deficient Area	0.3 acre feet per acre per year

Assessor Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
039-210-004	23.58	0.3	7.1

Step #3:

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

EXISTING USE:		**PROPOSED USE:**	
Residential	_____ af/yr	Residential	1.05 af/yr
Farm Labor Dwelling	_____ af/yr	Farm Labor Dwelling	_____ af/yr
Winery	_____ af/yr	Winery	_____ af/yr
Commercial	_____ af/yr	Commercial	_____ af/yr
Vineyard*	_____ af/yr	Vineyard*	5.59 af/yr
Other Agriculture	7.14- 9.52 af/yr (varies)	Other Agriculture	_____ af/yr
Landscaping	_____ af/yr	Landscaping	_____ af/yr
Other Usage (List Separately):		Other Usage (List Separately):	
_____	_____ af/yr	_____	_____ af/yr
_____	_____ af/yr	_____	_____ af/yr
_____	_____ af/yr	_____	_____ af/yr
TOTAL:	7.14- 9.52 af/yr	**TOTAL:**	6.64 af/yr
TOTAL:	2.3 m- 3.1m gallons**	**TOTAL:**	2.16 m gallons**

*Water use for vineyards should be no lower than 0.2 AF-unless irrigation records are available that show otherwise.

** To determine your existing and proposed water use in gallons, multiply the totals (in acre-feet) by 325,821 gal/AF.

Is the proposed use less than the existing usage (X) Yes ( ) No ( ) Equal

Step #4:

Provide any other information that may be significant to this analysis. For example, any calculations supporting your estimates, well test information including draw down over time, historical water data, visual observations of water levels, well drilling information, changes in neighboring land uses, the usage of other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

Existing agricultural use: 2.38 irrigated pasture x 3.0- 4.0 acre/feet/acre = 7.14- 9.52

Proposed 15.98 acre vineyard x 0.35 acre/feet/acre = 5.59

Proposed main residence = 0.75 acre feet

Proposed second residence = 0.30 acre feet

Conclusion: Congratulations! Just sign the form and you are done! Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s)size, location, topography, rainfall, soil types, historical water data for your areas, and other hydrogeologic information. They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision.

Signature: Helen Wolpe **Date:** 11-21-05 **Phone:** 707-226-9107

COUNTY of NAPA

OFFICE OF CONSERVATION, DEVELOPMENT & PLANNING

CONSERVATION DIVISION

HILLARY GITELMAN
Director

PATRICK LYNCH, *AICP*
Assistant Director

R. PATRICK LOWE
Deputy Director

BRIAN BORDONA
Supervisor

MARY DOYLE
Principal Planner

JEFF SHARP
Planner

CARLY AUBREY
Planner

DON BARRELLA
Planner

DAN ZADOR
Planner

LYNSEY WICKMAN
GIS/ Planner

JEFF TANGEN
Graphic Specialist

C. RENEE' LEDERER
Planning Administrative Specialist

1195 THIRD STREET
SUITE 210

NAPA, CALIFORNIA
94559

TELEPHONE:
707-253-4417

FAX:
707-253-4336

WWW.CO.NAPA.CA.US

September 30, 2005

Helen and Dean Wolf
1808 Hardman Avenue
Napa, CA 94558

RE: KW VINEYARD – Vineyard Conversion
File #01245-ECPA
APN: 039-210-004-000

Dear Mr. and Ms. Wolf:

I would to thank you and Kevin Teague for taking the time to meet with Planning Department staff on September 28, 2005 regarding the above referenced Erosion Control Plan (ECP) application for the conversion of grassland to vineyard. As a follow up, I would like to summarize our discussion and briefly address the status and processing of the application.

As you are aware, the property is within the Milliken-Sarco-Tulocay (MST) Groundwater Deficient Area and subject to the provisions of Section 13.15 (Groundwater Conservation) of the Napa County Municipal Code, which has a direct affect on your ECP application and its processing, primarily that there is no net increase of water use on the property when considering a new use. The provisions of Section 13.15 also require the issuance of a groundwater permit by the Department of Environmental Management in conjunction with the ECP.

It is our understanding that you will be exchanging an existing use (irrigated pasture) to accommodate a new use (vineyard). As such, you will be providing documentation and evidence of existing water use on the property over the past two to three years for review by the Conservation Division, Department of Public Works and Environmental Management to verify existing water use. Once yearly water use is established the ECP can be modified to achieve no net increase in water use.

Furthermore, to assess the vineyard conversion project in this sensitive groundwater area we will need detailed information on proposed farming practices and projected water use. Therefore, the information in the application will ultimately need to be updated and/or supplemented based on the revised ECP.

Once the ECP application is revised, a California Environmental Quality Act (CEQA) document, most likely in the form of an Initial Study and Negative Declaration, will be prepared and circulated for comment, provided the Initial Study does not identify any potentially significant impacts due to the project.

Staff will also be researching the cumulative water use implications of establishing a vineyard on the site and probable future projects, in particular a single-family residence. Once that information is available, it will be forwarded to you.

Enclosed for your reference is a general information sheet for projects within the MST area that provides additional information on groundwater permits and expands on the discussion above.

Again, we would like to thank you for your time and patience regarding this application. If you have any questions regarding this matter or need additional information or assistance, please feel free to contact me at your convenience, at (707) 299-1338.

Sincerely,

Donald Barrella
Planner III

Enclosure

cc: Hillary Gitelman, Director – Conservation, Development and Planning Department (w/o attachment)
Patrick Lowe, Deputy Director-Conservation Division (w/o attachment)
Brian Bordona, Supervising Planner-Conservation Division (w/o attachment)
Laura Anderson, Deputy County Counsel (w/o attachment)
Kevin Teague, DP&F, 890 Coombs St. Napa, CA 94559 (w/o attachment)

NAPA COUNTY

CONSERVATION, DEVELOPMENT and PLANNING DEPARTMENT

Charlie Wilson
Director

1195 Third Street, Room 210 • Napa, CA 94559-3092
Telephone 707/253-4416 FAX 707/253-4336

FIRST CLASS & CERTIFIED

April 1, 2002

Helena Wolf
1808 Hardman Avenue
Napa Ca 94558

RE: REQUEST FOR ADDITIONAL INFORMATION- VINEYARD CONVERSION (ECPA 01245)
Assessor's Parcel(s) 039-210-004-000

Dear Mrs. Wolf

The Napa County Conservation, Development, and Planning Department (CDPD) has completed a preliminary review of the above-referenced project. The plan submitted has been reviewed, the special studies and other background information you provided have been examined, and the Napa County Environmental Resource, Drainage Basin, and CALVEG-based Vegetation maps have been checked. Based on this review it has been found that the following additional information CHECKED below is needed to determine whether your project may have a significant effect on the environment and thus whether under the provisions of the *California Environmental Quality Act* a negative declaration, mitigated negative declaration, or environmental impact report (EIR) must be prepared:

1/13/02 ✓ X *Complete Project Description* (fully and completely fill-out Attachment A)

1/13/02 ✓X *Copy of ECPA* with the following information shown
- X all areas with slopes greater than or equal to 30%,
- X all Class 1, 2 & 3 streams within 150 feet of the area to be disturbed,
- ___ correct stream setbacks,
- X tree locations, DBHs (ie, diameter breast height) & species,
- ___ access to vineyard Blocks A
- X vineyard turn-arounds & avenues
- X existing and proposed deer fencing

1/13/02 ✓X *Biological Resources Reconnaissance* prepared by a qualified biologist (see Attachment B for report requirements)

1/13/02 ✓X *Springtime Special Status Plant Survey* prepared by a qualified botanist (see Attachment C for report requirements)

1/13/02 ✓X *Phase I Water Availability Analysis* (fully and completely fill-out Attachment D)

___ *Cultural Resource Study* prepared by a qualified SOPA-listed archaeologist (see Attachment E for report requirements)

___ *Landslide Hazard Evaluation* prepared by a registered geologist or certified engineering geologist (see Attachment F for report requirements)

1/13/02 ? ✓X *Drainage-Wide Runoff Impact Analysis* prepared by a qualified hydrologist using standard County methodology

___ *Drainage-Wide Erosion/Sedimentation Impact Analysis* prepared by a qualified hydrologist using standard County methodology

___ *Basin-Wide Groundwater Impact Analysis* prepared by a qualified hydrogeologist using standard County methodology

It should be noted that the Springtime Special Status Plant Survey listed above needs to be commenced immediately and completed by early June. Failure to do so will result in your inability to obtain the required season-specific study this year. Without this study the County may not be able to complete the processing of your application until the Spring of 2003. Also please be advised that the Biological Resource Reconnaissance will likely indicate that protocol-level surveys are needed for any special status plants or animals having suitable habitat present on-site. A final determination as to the type of environmental document that must be produced would then have to wait until these studies are provided. Similarly, the Phase I Water Study needed may indicate that a Basin-Wide Groundwater Analysis must be submitted before a final determination as to the type of environmental document needed can be made.

In order for the County to continue with the processing of your project you will need to submit the above requested information by **MAY 1, 2002.** If you fail to provide the required information by this date or to obtain a written extension of this deadline from the Department, your project will; without further notice, be considered abandoned. Once abandoned all processing of your project and associated application will stop. To re-initiate work thereafter a new application meeting current standards will have to be submitted along with new processing and environmental review fees.

If you have any questions regarding this letter or need additional information please call the Conservation, Development and Planning Department at (707) 253-4417 to arrange an appointment to meet with the staff handling your project. It is my hope that you will accept this invitation to discuss in detail your project and the rather complicated matter of providing the environmental documentation required by state law. We look forward to meeting with you soon.

Respectfully Yours,

CHARLES WILSON
Director

cc: Patrick Lynch, Assistant Director
Steve Lederer, Deputy Director-Planning Division
Rone Patrick Lowe, Deputy Director-Conservation Division
William Selleck, Supervising Planner-Conservation Division
Robert Westmeyer, County Counsel
Laura Anderson, Deputy County Counsel
Phil Blake, US Resource Conservation Service
Dave Steiner, Napa Co RCD District Conservationist
Randy Bryant, REB Engineering (Project Engineer)

Attachment A

Complete Project Description Information

Vineyard Development Area Specifics

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

Vineyard Development Schedule

1. **Pre-Planting Stage:**

(i.e. land clearing, ripping, installation of drainage system., vineyard staking, installation of irrigation system., installation and maintenance of permanent and temporary erosion control measures, planting of cover crop, straw mulching)

Start Date: _____ **End Date:** _____ **Duration:** _____ days

Temporary Cover Crop Planted _____**Yes** _____**No**

2. **Planting Stage:**

(i.e planting of vines, seeding permanent cover crop, apply straw mulch, maintenance of erosion control measures)

Start Date: _____ **End Date:** _____ **Duration:** _____days

3. **Operational Stage:**

(maintenance and adjustment as needed of permanent erosion control practices, implementation of annual vineyard and erosion control measures, commencement of annual harvests)

Start Date: _____ _____

Vineyard Operations Information

1. **Farming Equipment:**

____ Track-laying	Percent of Use ____%
____ Rubber-tired	Percent of Use ____%
____ ATV	Percent of Use ____%
____Hand/Manual	Percent of Use ____%
____Other (describe) _____	Percent of Use ____%

2. **Annual Pruning:**

Time of Year: _____ Number of days: _____ Number of Workers: _____

3. **Annual Sulfuring:**

Months: _____ **Estimated applications/year:** _____ **Number of Workers:** _____

4. **Weed and Vegetation Control Method** (between and under vine-rows):

	Under Vines	**Between Vine-Rows**
Type of control proposed	_____	_____
Method of application	_____	_____
Months:	_____ **Estimated applications/year:**	_____ **Number of Workers:** _____

5. **Harvesting/Crush Period:**

Length (total days) _____ days

Farmworkers (per day) _____ people

6. **Frost Protection Method(s)** (check appropriate methods with explanation of estimated duration and frequency):

	Hours	Frequency (times/year)
___ Return-stack heaters	_____	_____
___ Sprinklers	_____	_____
___ Misters	_____	_____

____ Wind Machines _____ _____
____ Late Pruning _____ _____
____ None _____ _____
____ Other _____ _____ _____

7. **Rodent Protection Method(s)** (rodenticide used, amount administered and frequency of application):

____ Rodenticides ____ Fences
____ Raptor Perches ____ Other _____
____ Traps

8. **Bird Protection Method(s)** (netting, visual distraction, sounding, time of application and duration of use):

____ Nets ____ Raptor Perches
____ Bird Canyons ____ Other _____

9. **Proposed Nighttime Activities** (harvesting, pesticide/herbicide application, vineyard maintenance, ect.):

	Hours	Duration (days)
____ Harvest	_____	_____
____ Sulphur 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:** _____ **tons**
2. **Estimated Number of Truck Trips Per Day During Crush:** _____ **Annually:** _____
3. **Number of Farmworker/Vehicle:** _____ **Crush** _____ **Pruning**
4. **Lunch Provided On-site:** ____ Yes ____ No
5. **Proposed Primary Access:** _____
6. **Proposed Secondary Access, if any:** _____

Itemized Fertilizer and Pesticide Information

1. Fertilizers	Application Method (broadcast, spray, drip system, etc.	Application Amount (per acre)	Number of Applications per Year	Annual Amount Used (per acre)	Total Annual Amount Used Overall
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

2. Mildewcides

3. Herbicides

4. Rodenticides

4. Other Chemical Use

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

Type of onsite chemical storage facility in use or proposed:

Description and location of current or potential area(s) used for the mixing agricultural chemicals:

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

Water Source and Usage Information

Use Attachment E to calculate information requested

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

Agricultural supply source(s):	Percent of total agricultural use:
____ Well	_____%
____ Spring	_____%
____ Stream or Creek	_____%
____ Reservoir(s)	_____%
____ Other _____	_____%
	100%

Residential and non-agricultural supply source(s):	Percent of total resid & non-ag use:
____ Well	_____%
____ Spring	_____%
____ Stream or Creek	_____%
____ Other	_____%
	100%

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

	Current/Existing	Future/Proposed:	Total Future Usage:
Vineyard & other Agricultural. Uses:	_____af/yr	_____af/yr	_____af/yr
Residential/Domestic Uses:	_____af/yr	_____af/yr	_____af/yr
Other	_____af/yr	_____af/yr	_____af/yr
Total Usage:	_____af/yr	_____af/yr	_____af/yr

Allowable Groundwater Allotment: _____af/yr

Spoils/Debris Disposal Information

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

Proposed Use	Percentage of Total
____Road Base	_____%
____Decorative Rock	_____%
____Return to Fields as "Rock Mulch"	_____%
____Other _____	_____%

2. **Will any rock/cut material disposed of off-site?** Yes _____ No _____

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

Location of Disposal Site	Use of Material	Quantity (cubic yards)
_____	_____	_____
_____	_____	_____
_____	_____	_____

4. **Estimated Total Amount of Cut & Fill:** _____ cubic yards
_____ yd^3 (cut) _____ yd^3 (fill)

5. **Spoils Disposal (Location):** On-site_____ Off-site_____

6. **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 _____ **Groundwater/Well Permit:** Yes _____ No _____

Building: Yes _____ No _____ **Use Permit:** Yes _____ No _____

Structural ECP: Yes _____ No _____ **Variance:** Yes _____ No _____

Sewage Disposal: Yes _____ No _____ **Other Not Listed:** _____

State/Federal:

Appropriate Water Rights Permit, Division of Water Rights: Yes _____ No _____

Streambed Alteration Permit, Department of Fish and Game: Yes _____ No _____

Timber Harvest Plan, Department of Forestry: Yes _____ No _____

Timber Conversion Permit, Department of Forestry Yes _____ No _____ ____ acres

Timber Conversion Exemption, Department of Forestry Yes _____ No _____ ____ acres

Chemical Application Permit(s), California Environmental Protection Agency: Yes _____ No _____

Others Not Listed: _____

2. Consultation with, or letter of agreement from:

Regional Water Quality Control Board: Yes _____ No _____

National Marine Fisheries Service/NOAA: Yes _____ No _____

Army Corps of Engineers: Yes _____ No _____

U.S. Fish and Wildlife Service: Yes _____ No _____

Attachment B

GUIDELINES FOR PREPARING BIOLOGICAL RESOURCES RECONNAISSANCE SURVEYS

The following guidelines for preparing Biological Resources Reconnaissance Surveys are intended to help applicants and/or their representatives determine (a) **who** should be considered qualified to conduct such studies, (b) **how** the fieldwork should be conducted, and (c) **what** information should be contained in the survey report. **Napa County will not accept reconnaissance surveys that are not conducted according to these guidelines.**

BACKGROUND: Biological resource reconnaissance surveys are conducted in order to identify the habitat types present on and adjacent to a site, delineate wildlife movement corridors within and across the subject property, and determine what additional protocol-level wildlife and botanical surveys, if any, are needed to determine the presence or special-status animals and plants and the effects of a proposed project on biological resources.

PERSONS QUALIFIED TO PREPARE: The consultant team used must possess the following qualifications:

a. experience in conducting wildlife and floristic field surveys;
b. knowledge of terrestrial and aquatic wildlife, plant taxonomy, and plant community ecology;
c. familiarity with the plants and wildlife of the area, including all special-status plant and animal species that may be found there;
d. familiarity with the various habitats within which these special-status plants and animals are likely to be found;
e. familiarity with the appropriate state and federal statutes and procedures related to animal and plant surveys and collection; **AND**
f. experience in analyzing the impacts of development on native plants and wildlife.

FIELD SURVEY PROTOCOL: Field surveys must be conducted in a manner that will locate the habitats of any special-status plant or animal species that may be present. Specifically, a biological reconnaissance shall be

a. ***Conducted in the field.***
b. ***Floristic in nature.*** Every plant observed shall be identified to the extent necessary to determine its rarity and listing status. In order to properly characterize the site and document the completeness of the survey, a complete list of plants observed on the site should be included in every botanical survey report.
c. ***Conducted in a manner that is consistent with conservation ethics.*** Collections (voucher specimens) of rare, threatened, or endangered species, or suspected rare, threatened, or endangered species should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit requirements. A collecting permit from the Habitat Conservation Planning Branch of the California Department of Fish and Game (DFG) is required for collection of state-listed plant species. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitats whenever possible, but especially when the population cannot withstand collection of voucher specimens.
d. ***Conducted using systematic field techniques in all habitats of the site*** to ensure a thorough coverage of potential impact areas.

e. *Well documented.* When a rare, threatened, or endangered plant or animal, an other special-status plant or animal, or rare plant community is located, a California Native Species (or Community) Field Survey Form or equivalent written form, accompanied by a copy of the appropriate portion of a 7.5 minute topographic map with the occurrence mapped, shall be completed and submitted to the California Natural Diversity Database (CNDDB). Locations may be best documented using global positioning systems (GPS) and presented in map and digital forms as these tools become more accessible.

REPORT CONTENTS: Biological Resource Reconnaissance Survey reports submitted to Napa County shall at a minimum contain the following information:

a. *Project description*, including a detailed map of the project location and study area;

b. A written description of the ***biological setting*** of the site and the Biological Resources Evaluation Area (an area that includes all lands within 1 mile of the boundaries of the parcel(s) involved plus the entire Napa County defined drainage within which the subject parcel(s) lies upstream of the project site) utilizing a standard community classification scheme for identifying natural communities from species data. The description should be complete in a regional context with proportionality based both within the given drainage and relative to other areas within the County. A discussion of the natural community(ies) that encompasses the project area shall be included as shall the larger regional habitat of which this community is just one part. Any habitats that do not fit into the classification scheme or are unique to the area must be noted. A vegetation map showing the vegetation (including wetland) types found on and around the project area and in the Biological Resources Evaluation Area shall be provided;

c. Detailed description of ***survey methodology*** utilized including a map clearly showing the boundaries of the area surveyed and survey routes. Dates of field survey, total person-hours spent thereon, and the name of the field investigator(s) shall be indicated;

d. ***Results*** including detailed maps,showing the likely location of the wildlife corridors present in relation to the proposed activities, any raptor nests, wildlife dens or burrows observed, any unique species discovered to be exclusive, rare, or not typical to this part of the County, any unique or limited habitats found within the vicinity, unique plants with limited populations such as redwood trees, and the expected distributions of each special-status plant found or likely to be present. A table complied from the standard sources (ie, CNDDB, California Native Plant Society, local floras, etc and the preparer's knowledge of the area and the special-status species likely present shall be developed. The table shall include (1) a list of all the special-status animals and plants that are known to occur or may utilize or be found in or around the project area, (2) a list of the habitat(s) each utilizes or are found in, (3) an indication as to whether or not this(ese) habitat type(s) is(are) present, (4) a statement as to whether or not the species involved was observed; (5) a conclusion as to whether or not the animal/plant is likely to be present or utilize the site and (6) a justification for any negative occurrence conclusions reached;

e. ***An assessment of potential impacts***, including a map clearly showing the distribution of each special-status animal or plant species found in relation to proposed activities. For each special-status animal and plant species that is likely to utilize the site/be present, the likely effect of the proposed project shall be indicated along with a determination of the significance of said effect on an individual project and, more importantly, cumulative basis. The expected cumulative effect on wildlife populations in general shall also be indicated. In evaluating the effects on wildlife, the biological consequences associated with habitat fragmentation including species exclusion, isolation, extinction edge effects and changes in species composition shall be discussed;

f. ***Discussion of the significance*** of special-status animal and plant populations in the project area considering nearby populations and total species distribution. Factors such as threats

to known populations, whether or not the discovered species distribution is endemic to Napa County, and if it is a disjunct or relic distribution shall be discussed;

g. ***Recommended additional focused species-specific surveys*** needed to determine the presences and/or the impacts to those special-status plant and animal species that are likely to be effected by the proposed project;

h. ***Recommended mitigation measures*** to avoid, minimize, or offset expected project-related impacts to special-status plant and animal species.

i. A ***list of all plants and animals observed*** on and within 500 feet of the project site. Plants should be identified to the taxonomic level necessary to determine whether or not they are of special-status;

j. ***Description of floristic reference site(s) visited*** and phenological development of special-status plant(s);

k. Copies of all ***California Native Species Field Survey Forms or Natural Community Field Survey Forms***; **AND**

l. ***References*** cited, persons contacted, herbaria visited, and the location of voucher specimens.

Attachment C

GUIDELINES FOR PREPARING SPECIAL-STATUS PLANT STUDIES

The following guidelines for preparing Special-Status Plant Studies are intended to help applicants and/or their representatives determine (a) **who** should be considered qualified to conduct such studies, (b) **how** the field work needed should be conducted, and (c) **what** information should be contained in the survey report. **Napa County will not accept Special-Status Plant Studies that are not conducted according to these guidelines.**

BACKGROUND: Special-status plant surveys are conducted in order to determine the environmental effects of proposed projects on special-status plants and rare plant communities.

Special-status plants are not limited to those species which have been "listed" by state and federal agencies as rare, threatened, or endangered but include any species that, based on all available data, can be shown to be rare, threatened, and/or endangered under the following definitions:

> A species, subspecies, or variety of plant is "endangered" when the prospects of its survival and reproduction are compromised by exploitation, predation, competition, or disease. A plant is "threatened" when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

Included are California Native Plant Society List 1B, 2, and 3 plants as well as plants that are rare in Napa County.

Rare natural communities are those communities that are of highly limited distribution in the State, the County or the local area. These communities may or may not contain rare, threatened, or endangered species. The most current version of the California Natural Diversity Database's List of California Terrestrial Natural Communities may be used as a guide to the names and status of communities.

PERSONS QUALIFIED TO PREPARE: The botanical consultant used must possess the following qualifications:

a. experience in conducting floristic field surveys;
b. knowledge of plant taxonomy and plant community ecology;
c. familiarity with the plants of the area, including all special-status plant species found there;
d. familiarity with the appropriate state and federal statutes related to plants and plant collecting; **AND**
e. experience with analyzing impacts of development on native plant species and communities.

FIELD SURVEY PROTOCOL: Field surveys must be conducted in a manner that will locate any special-status plants that may be present. Specifically, special-status plant surveys shall be

a. ***Conducted in the field at the proper time of year when special-status species are both evident and identifiable.*** Usually, this is when the plants are flowering. When special-status plants are known to occur in the type(s) of habitat present in the project area, nearby accessible occurrences of the plants (reference sites) should be observed to determine that the species are identifiable at the time of the survey.

b. ***Floristic in nature.*** A floristic survey requires that every plant observed be identified to the extent necessary to determine its rarity and listing status. In addition, a sufficient number of visits spaced throughout the growing season are necessary to accurately determine what

plants exist on the site. In order to properly characterize the site and document the completeness of the survey, a complete list of plants observed on the site should be included in every botanical survey report.

c. ***Conducted in a manner that is consistent with conservation ethics.*** Collections (voucher specimens) of rare, threatened, or endangered species, or suspected rare, threatened, or endangered species should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit requirements. A collecting permit from the Habitat Conservation Planning Branch of DFG is required for collection of state-listed plant species. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitat whenever possible, but especially when the population cannot withstand collection of voucher specimens.

d. ***Conducted using systematic field techniques in all habitats of the site*** to ensure a thorough coverage of potential impact areas.

e. ***Well documented.*** When a rare, threatened, or endangered plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form, accompanied by a copy of the appropriate portion of a 7.5 minute topographic map with the occurrence mapped, shall be completed and submitted to the Natural Diversity Database. Locations may be best documented using global positioning systems (GPS) and presented in map and digital forms as these tools become more accessible.

REPORT CONTENTS: Botanical reports submitted to Napa County shall at a minimum contain the following information:

a. ***Project description***, including a detailed map of the project location and study area;

b. A written description of the ***biological setting*** referencing the community nomenclature used and a vegetation map;

c. Detailed description of ***survey methodology*** utilized including a map clearly showing the boundaries of the area surveyed. Dates of field survey, total person-hours spent thereon, and the name of the field investigator(s) shall be indicated;

d. ***Results*** including detailed maps showing the distribution of each special-status plant found (investigators are encouraged to provide GPS data and maps documenting population boundaries). Information on plant numbers and densities shall be provided and core populations shall, if present, be identified;

e. An ***assessment of potential impacts***. This should include a map clearly showing the distribution of each special-status plants found in relation to proposed activities;

f. Discussion of the ***significance*** of special-status plant populations in the project area considering nearby populations and total species distribution;

g. Recommended ***measures to avoid impacts***;

h. A ***list of <u>all</u> plants observed*** on the project area. Plants should be identified to the taxonomic level necessary to determine whether or not they are special-status;

i. ***Description of reference site(s)*** visited and phenological development of special-status plant(s);

j. Copies of all ***California Native Species Field Survey Forms or Natural Community Field Survey Forms***; **AND**

k. ***References*** cited, persons contacted, herbaria visited, and the location of voucher specimens.

Attachment D

PHASE I WATER AVAILABILITY ANALYSIS

File #:__ __-__ __ __ Owner:_____ Parcel #: __ __ __-__ __ __-__ __ __

This form is intended to help those who must prepare a Phase I Water Availability Analysis. **The Department will not accept an analysis that is not on this form.**

BACKGROUND: A Phase I Water Availability Analysis is done in order to determine what changes in water use will occur on a property as a result of the a conversion. Staff uses this information to determine whether the project may have a detrimental effect on groundwater levels. If it may, additional information will be required. You will be advised if additional information is needed.

PERSONS QUALIFIED TO PREPARE: Any person that can provide the needed information

PROCEDURE:

STEP 1: *Prepare and attach to this form an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc in which well water will be used shown*

STEP 2: *Determine the allowable groundwater use allotment for your parcel(s).*

Total size of parcel(s)		_____ acre(s)
Multiply by parcel location factor	x	_____ acre-foot per acre per year (see back)
Allowable groundwater allotment	=	_____ acre-foot per year

STEP 3: *Determine the estimated water use for all vineyards on your parcel(s) currently and after the planned conversion; actual water usage figures may be substituted for the current usage estimate (please indicate if this is done). Estimate future use for both the vineyard establishment period and thereafter*

Current Usage:

Number of *planted* acres		_____ acres
Multiply by number of vines/acre	x	_____ vines per acre
Multiply by gallons/vine/year	x	_____ gallons of water per vine per year
Divide by 325,821 gallons/af	=	_____ af of water per yr used for vineyard irrigation

Future Usage:

Number of *planted* acres		_____ acres
Multiply by number of vines/acre	x	_____ vines per acre
Multiply by gallons/vine/year	x	_____ gallons of water per vine per year (long-term)
		_____ gallons of water per vine per year (establish)
Divide by 325,821 gallons/af	=	_____ af of water per yr used (vineyard long-term)
		_____ af of water per yr used (vineyard establish)

STEP 4: *Using the guidelines on the next page, actual water usage figures, and/or detailed water use projections, tabulate the existing and projected future water usage on the parcel(s) in acre-foot per year (af/yr) {1 af = 325,821 gallons}.*

Existing Usage:

Residential	_____af/yr
Farm Labor Dwelling	_____af/yr
Winery	_____af/yr
Commercial	_____af/yr
Vineyard(long-term)	_____af/yr

Future Usage:

Residential	_____af/yr
Farm Labor Dwelling	_____af/yr
Winery	_____af/yr
Commercial	_____af/yr
Vineyard(long-term)	_____af/yr

" (establish)	_____af/yr	" (establish)	_____af/yr
Other Agriculture	_____af/yr	Other Agriculture	_____af/yr
Landscaping	_____af/yr	Landscaping	_____af/yr
Other Usage	_____af/yr	Other Usage	_____af/yr
TOTAL	_____af/yr	TOTAL	_____af/yr

STEP 5: *Attach all supporting information that may be significant to this analysis including but not limited to all water use calculations for the various uses listed*

Parcel Location Factors

The allowable allotment of water is based on the location of your parcel. Valley floor areas include all locations on the floor of the Napa Valley and Carneros Basin except for groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the Department of Public Works as having a history of problems with groundwater. All other areas are classified as Mountain Areas. Public Works can assist you in determining your classification.

Parcel Location Factors	
Valley Floor	1.0 acre foot per acre per year
Mountain Areas	0.5 acre foot per acre per year
Groundwater Deficient Area (MST)	0.3 acre foot per acre per year

Guidelines For Estimating Water Usage:

Residential:	
Single Family Residence	0.5 acre-foot per year
Farm Labor Dwelling	1.0 acre-foot per year (6 people)
Second Unit	0.4 acre-foot per year
Guest Cottage	0.1 acre-foot per year
Winery:	
Process Water	2.15 acre-foot per 100,000 gal. of wine
Domestic and Landscaping	0.50 acre-foot per 100,000 gal. of wine
Commercial:	
Office Space	0.01 acre-foot per employee per year
Warehouse	0.05 acre-foot per employee per year
Agricultural:	
Vineyards	
Irrigation only	0.2 to 0.5 acre-foot per acre per year
Heat Protection	0.25 acre foot per acre per year
Frost Protection	0.25 acre foot per acre per year
Irrigated Pasture	4.0 acre-foot per acre per year
Orchards	4.0 acre-foot per acre per year
Livestock (sheep or cows)	0.01 acre-foot per acre per year
Landscaping:	
Landscaping	1.5 acre-foot per acre per year

NAPA COUNTY

CONSERVATION, DEVELOPMENT and
PLANNING DEPARTMENT

Charles Wilson
Director

1195 Third Street, Room 210 • Napa, CA 94559-3092
Telephone 707/253-4416 FAX 707/253-4336

August 15, 2002

Helen Wolf & Susan Clague
1808 Hardman Avenue
Napa Ca 94558

RE: KW Vineyard Conversion Erosion Control Plan #01245
Assessor's Parcel Number 039-210-004-000

Dear Applicant,

You previously received a written notice regarding the status of the above-referenced erosion control plan between late March and mid-April, 2002, which requested additional information and/or provided notice that an environmental impact report appeared to be necessary for the project. The Board of Supervisors extended the original 30-day deadline for receipt of additional information until August 1, 2002 (Resolution No. 02-80).

This August 1, 2002 deadline was recently extended by the Board of Supervisors at their July 24, 2002 meeting with the adoption of Resolution No.02-147. This Resolution grants an extension of time until **AUGUST 1, 2003**, for you to submit the additional studies and information requested, PROVIDED that you advise the Planning Department in writing within 60 days from the date of this letter of your intent to proceed with your project.

If you do not respond in writing within the 60 days, your project shall, without further notice, be deemed abandoned. Thereafter if you wish to proceed with this project you will have to file a new application and pay new fees.

Should you have any questions, please call the Conservation, Development and Planning Department at (707) 253-4417.

Respectfully,

Patrick Lynch
Assistant Director for

Charles Wilson
Director

Cc/list: Patrick Lynch, Assistant Director
R. Patrick Lowe, Deputy Planning Director-Conservation
Laura Anderson, Deputy County Counsel

R
E
B

REB Engineering, Inc.

Civil & Structural Engineering - Land Surveying & Planning

May 10, 2002

Ms. Mary Doyle (Planner III)
Conservation, Development and Planning Department
Napa County
1196 Third Street, Rm 210
Napa, CA 94559-3082

Subject: Additional Information for the KW Vineyard (ECPA 01245)
Assessor's Parcel 039-210-004

Dear Mary:

Per our previous conversation we are sending you, attached, the additional information that was requested in the Napa County Planning letter dated 4-1-02. Please call if you have any questions.

Sincerely,

Randal E. Bryant, President
REB Engineering, Inc.

cc: Helen A. Wolf

Phone: 707.963.8638 Fax: 707.963.2346 E-mail: randy@REBengineering.com
P.O. Box 113, St. Helena CA 94574

Napa County Resource Conservation District
1303 Jefferson Street, Suite 500B
Napa, CA 94559

Interoffice Memorandum

Date: November 20, 2003

To: Carly Hare, Napa County CDPD

From: Dave Steiner, Soil Conservationist

Re: Erosion Control Plan for Wolfe, new vineyard development, file #01245-ECPA, AP #039-210-004

cc: Randy Bryant, REB Engineering

At your request I have taken the time to look over Randy Bryant's "Drainage Study for the KW Vineyard", with his cover letter to Mary Doyle, dated May 10, 2002. The prediction that there will be no increase in peak flows in the site's post project condition is predicated in this case upon the "C" factor (the runoff coefficient in the rational method analysis) remaining the same. Given the site's history of moderate-to-heavy grazing (which would tend to increase runoff) and assuming maintenance of the level of non-tilled vegetative cover specified in the ECP, the prediction describes a plausible outcome. In the short run the runoff may actually be reduced due to the proposed subsoiling, though I would expect that reduction to diminish over time. Please let me know if you have any questions or if I may otherwise be of assistance.

Napa County Resource Conservation District
1303 Jefferson Street, Suite 500B
Napa, CA 94559

Interoffice Memorandum

Date: October 13, 2003

To: Napa County CDPD

From: Dave Steiner, Soil Conservationist

Re: Erosion Control Plan for Wolfe/Brown, new vineyard development, file #01245-ECPA, AP #039-210-004

cc: Randy Bryant, REB Engineering
Helen Wolfe

RCD recommends approval of the referenced Plan. Please let me know if you have any questions or if I may otherwise be of assistance.

Note: this recommendation **does not constitute Plan approval**, authority for which rests with the Napa County Conservation, Development and Planning Department.

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

Application Withdrawn

BASIC APPLICATION FOR EROSION CONTROL PLAN REVIEW

FOR OFFICE USE ONLY

FILE #: 01245 APN #: 39 - 210 - 004 SUBMITTAL DATE: 11/26/01

[ ] STRUCTURAL [X] AGRICULTURAL USGS QUAD. _____

TOWNSHIP/RANGE: _____

REQUEST: plant 16 acres of New Vineyard.

Application withdrawn by applicant 5/3/06

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

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

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

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

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

FINAL APPROVAL: CDPD: X Date: _____

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

Applicant's Name: Helen A. Wolfe Telephone #: (707 226-9107

Address: 1808 Hardman Ave., Napa, CA 94558
No Street City State ZIP

Status of Applicant's Interest in Property: Co-owner

Property Owner's Name: Helen A. Wolfe, Susan A. Clague Telephone #: (707) 226-9107

Address: 1808 Hardman Ave., Napa, CA 94558
No Street City State ZIP

Site Address/Location: 1711 Atlas Peak Road, Napa, CA
No Street City

Assessor's Parcel #: 039-210-004 Existing Parcel Size: 23.6 acres Development Area Size: 16 acres

Slope Range: 0 % to 30 % Total Acreage ≥ 30%: 0.07 acres Estimated Total Amount of Cut & Fill: 0 cubic yards

Land, or Aerial Survey Prepared By Cartwright Aerial Surveys, Inc. & REB Engineering Date: 4/12 & 11/15/01

(NOTE: Contour map/survey is required for all development areas with an estimated slope of 15% or greater and for all road/driveway projects. Contour map must include all areas within 100' of the cut and fill edges. Percent slope shall be calculated and presented as whole numbers.)

Source(s) of Water: Existing Well

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

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

Helen A Wolfe Nov 20, 2001 Helen A Wolfe Nov 20, 2001
Signature of Applicant Date Signature of Property Owner Date

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

$ _____ _____ _____ _____
Fee Receipt Number Received By Date

EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

Project/Construction Phasing Information

1. Project Description: Establish vines on pasture land — APN: 039-210-004

Parcel size: 23.65 acres — Total land area disturbed: 16 acres
Agriculture: NEW plant acres: 16 Replant acres: ____
Structures: residence ___ building ___ driveway ___ road ___ other ___

2. Project Phases: [ ] one [ ] two or [ ] ____
3. Anticipated date to start construction (month/year): 4/02/, 2002
4. Estimated date of completion of each phase: Phase 1: ____ Phase 2: ____ Phase __: ____
5. Total construction time estimated: October, 15, 2002
6. Work scheduled between Oct. 1 and Apr. 1? ___Yes X No OR
   between Sept. 1 and Apr. 1? ___Yes ___No (municipal watershed)
7. Winterization measures in the Erosion Control Plan Silt Fence if needed
8. Is a grading permit, a well permit, or a sewage disposal permit required? ___ Yes X No
   If yes has the Napa Co ___ Public Works and/or ___ Environmental Management Departments been notified? ___ Yes X No

Slope Information

9. Earth moving, grading or land clearing on slope(s) of: 0 % to 30 %
10. Total acreage with slopes greater than or equal to 30%: 0.07 acres
11. Contour mapping source: Cartwright Aerial Surveys, Inc.

Water Deficient Area, Watershed Area & Water Rights Diversion Permits

12. Water-deficient area: ___Yes (applicant must contact Co Env Mgmt Dept) X No
13. Sub-Watershed Name: Milliken & Hardman Creek
    Municipal Reservoir Watershed: X Yes ___ No
    If yes: ___Bell Canyon ___Kimball X Milliken ___Lake Hennessey ___Rector
14. Have any other erosion control plans effecting this parcel been approved since 1991? ___ Yes X No
15. Coverage Information (required for projects in any watershed):
    (a) Existing acres of tree canopy cover per parcel: 5.25 acres
    Proposed acres of canopy cover to be removed: 0 acres
    Percent of canopy cover to be retained per parcel: 100 %
    (b) Existing acres of shrub, brush, grass without tree canopy per parcel: 23 acres
    Proposed acres of shrub, brush, grass cover to be removed: 0 acres
    Percent of shrubs, brush, grass to be retained per parcel: 100 %
16. Is there a Water Rights permit associated with the project or parcel? ___ Yes X No
    acre/feet ____
    a) Copy of permit from the State Dept of Water Resources attached? ___ Yes OR
    b) Date application for necessary permit submitted to this board: ____
    c) Copy of associated CEQA document attached? ___ Yes ___ No

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? X Yes ___ No

18. Is there a State Dept of Fish & Game Streambed Alteration (1603) Permit associated with the project or parcel? ___ Yes X 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 X No
    Cite source: _____

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 X No
    If yes, list: _____
    _____
    Cite source/reference(s): _____
    Specific study prepared: _____ by _____ date: _____

21. Is any portion of the project located on or within 500' of an archeological or historic site?
    ___Yes X No
    Cite source/reference: _____
    Site specific report prepared: _____ by _____ date: _____

Grading Information

22. Are any new roads/driveways associated with the project? X Yes ___No

23. Are any new vineyard avenues associated with the project? X Yes ___No

24. Will the project involve any recontouring of the land? ___Yes X No

25. Will there be any excavation or fill deeper than 12 inches? ___Yes X No

26. Total cubic yards of cut & fill: _____
    Cubic yards of cut: _____ fill: _____
    Spoils location: on-site _____ off-site _____

27. Has a grading permit been filed with the Co Public Works Dept? ___Yes X No

28. Will the project involve repair of a landslide? ___Yes X No
    Location _____ Size _____ Report _____

Timber Harvest/Timber Conversion Permits

29. Is there a Timber Harvest or Conversion permit associated with the project/parcel? __ Yes X 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 X No

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

To be provided by Property Owner: _____

Attach response sheets to this page.

A. GENERAL INFORMATION

1. Name, address telephone number of property owner.
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 &/or parcel. List & 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.	____	X	Change in existing features of any watercourses, wetlands, tidelands, beaches, hills, or alteration of ground contours.
16.	____	X	Change in scenic views or vistas from existing residential areas or public lands or roads.
17.	____	X	Change in the pattern, scale or character of general area of project.
18.	____	X	Change in bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.
19.	X	____	Site on filled land or on slopes of 5% or more.
20.	____	X	Substantial change in demand for Napa County services (police, fire, water, sewage, etc.).
21.	____	X	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.

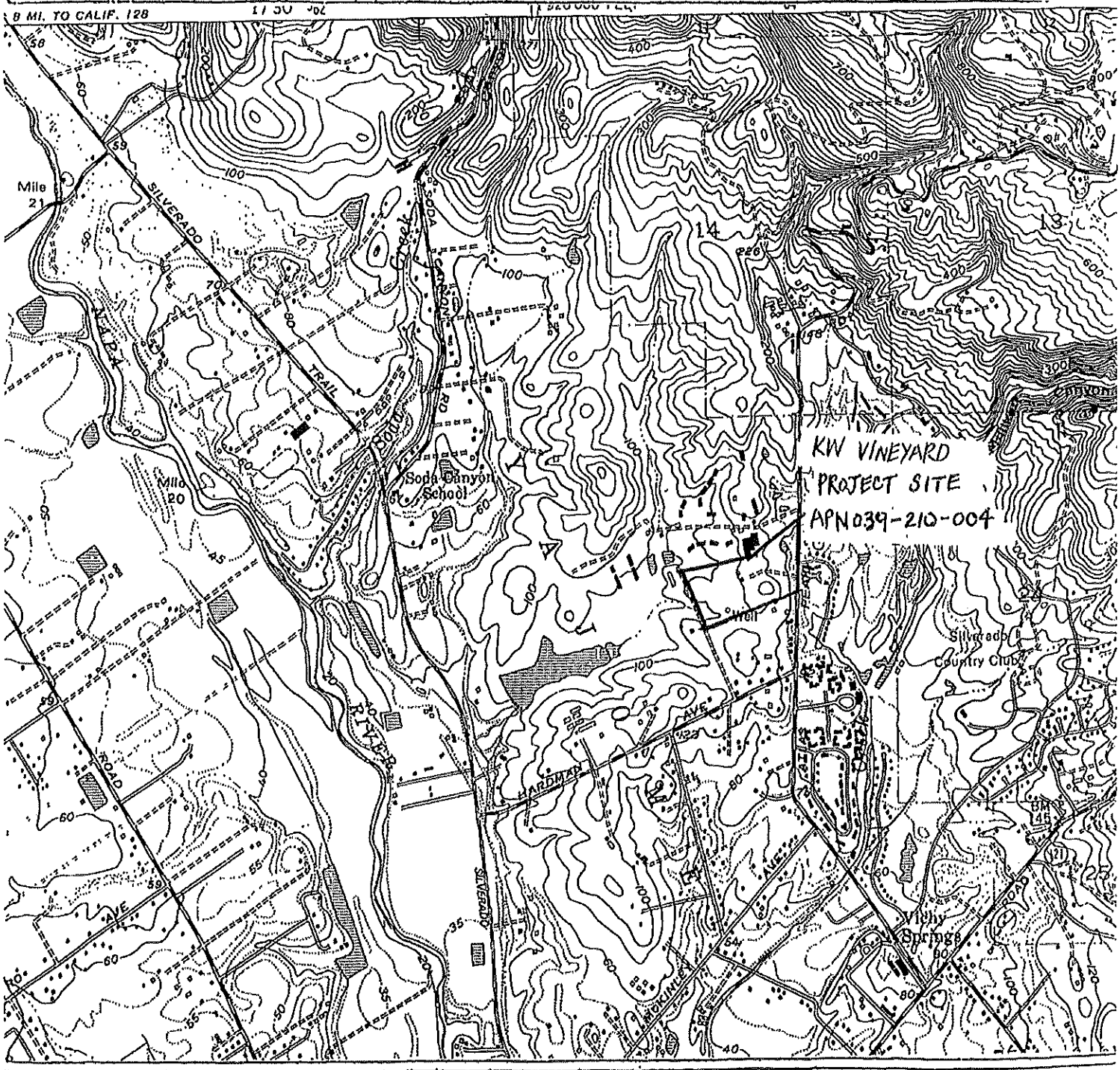
D. CERTIFICATION

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.

November 20, 2001
Date

Signature of Property Owner

QUADRANGLE TITLE: Napa FILE NO.



LEGEND

	Existing	Proposed
Parcel Boundary		
Structure		
Septic System		
Well		
Spring		
Reservoir		
Road		
Parking Lot or Outdoor Storage Area		

NAPA COUNTY
CONSERVATION, DEVELOPMENT AND PLANNING COMMISSION
1121 First St. Napa, California 94558, 707, 253-4416

TOPOGRAPHIC SITE LOCATION INFORMATION

INSTRUCTIONS:

Every application for a rezoning, General Plan amendment, use permit, temporary trailer permit, timber harvest permit, geothermal permit, variance, parcel map, or subdivision shall be accompanied by a 7 by 7½" portion of the 7½ Minute U.S. Geological Survey Topographic Map that covers the project vicinity. This map shall be affixed to the back of this information sheet. The following information shall be presented on said map:

1) the location of the boundary lines of all existing parcels involved and any new parcels to be formed.

2) the location of all existing improvements to be employed including but not limited to existing access roads.

3) the location of all new improvements proposed including but not limited to:

   a) buildings
   b) septic systems
   c) wells or developed springs
   d) reservoirs
   e) access roads and/or driveways
   f) parking lots and outdoor storage areas

   For the purpose of this section proposed building sites on parcel maps with all the associated improvements necessary to put a home at the location selected shall be considered as proposed improvements.

All location designations required above must be accurate to within 50 feet.

The symbols to be used in preparing this location map are specified on the reverse side of this sheet.

(OVER)

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: 11/20/01

FILE #: 01245-ECPA APN #: 039-210-004 USGS QUAD. NAPA

[ ] STRUCTURAL [X] AGRICULTURAL TOWNSHIP/RANGE: _____

REQUEST: Convert existing grassland to vineyard. Total proposed area to be approx. 16 acres of vines.

PROJECT TYPE: Agriculture: New X 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: X

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

FINAL APPROVAL: CDPD: X Date: _____

TO BE COMPLETED BY APPLICANT

(Please type or print legibly)

Applicant's Name: Helen A. Wolfe Telephone #: (707) 226-9107

Address: 1808 Hardman Ave., Napa, CA 94558
No Street City State ZIP

Status of Applicant's Interest in Property: Co-owner

Property Owner's Name: Helen A. Wolfe, Susan A. Clague Telephone #: (707) 226-9107

Address: 1808 Hardman Ave., Napa, CA 94558
No Street City State ZIP

Site Address/Location: 1711 Atlas Peak Road, Napa, CA
No Street City

Assessor's Parcel #: 039-210-004 Existing Parcel Size: 23.6 acres Development Area Size: 16 acres

Slope Range: 0 % to 30 % Total Acreage ≥ 30%: 0.07 acres Estimated Total Amount of Cut & Fill: 0 cubic yards

Land, or Aerial Survey Prepared By Cartwright Aerial Surveys, Inc. & REB Engineering Date: 4/12 & 11/15/01

(NOTE: Contour map/survey is required for all development areas with an estimated slope of 15% or greater and for all road/driveway projects. Contour map must include all areas within 100' of the cut and fill edges. Percent slope shall be calculated and presented as whole numbers.)

Source(s) of Water: Existing Well

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

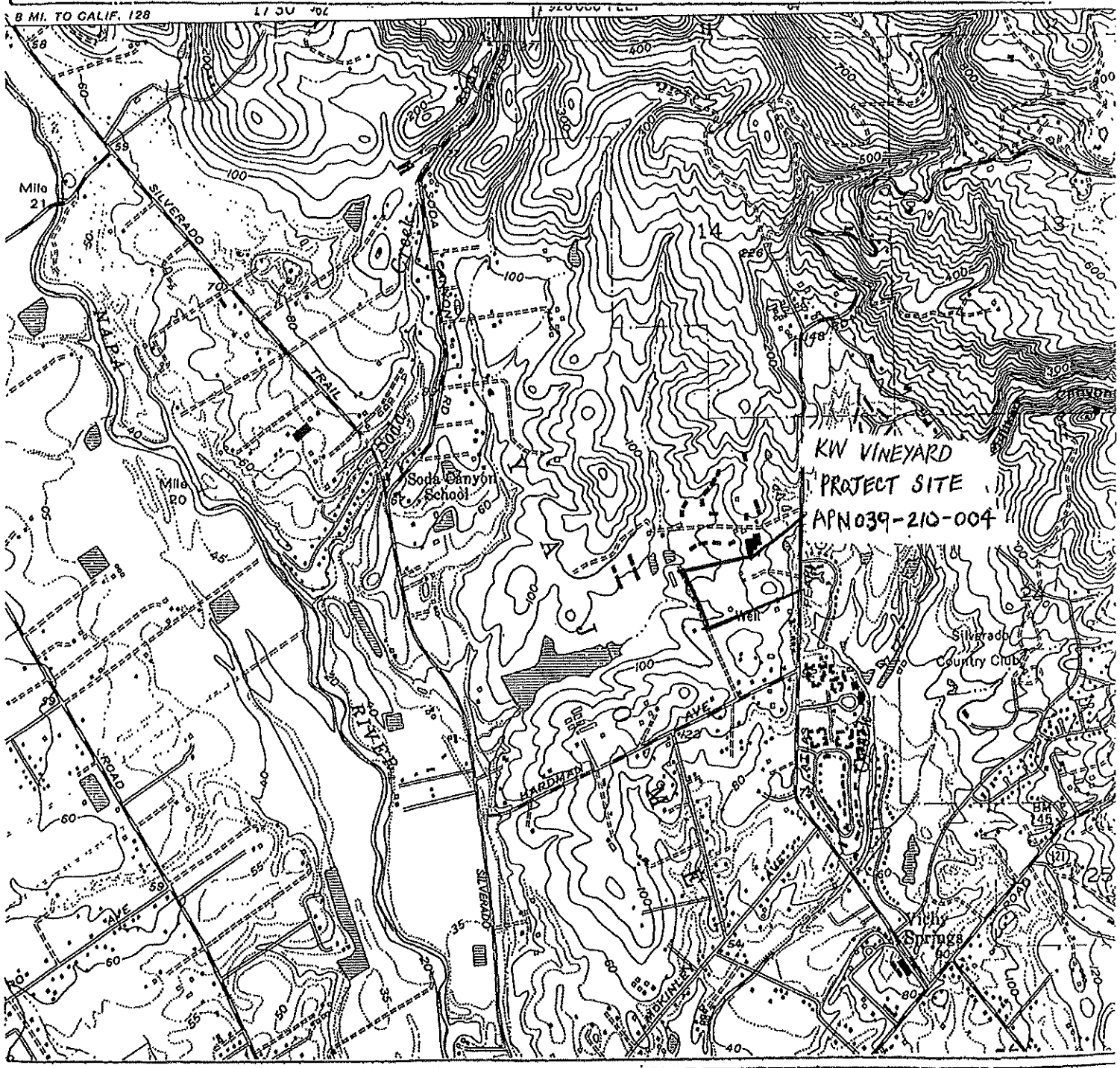
I hereby certify that all the information contained in this application, including but not limited to, this application form, the supplement information sheets, site plan, plot plan, cross sections/elevations, is complete and accurate to the best of my knowledge. I hereby author such investigations including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

Helen A Wolfe Nov 20, 2001 Helen A Wolfe Nov 20, 2001
Signature of Applicant Date Signature of Property Owner Date

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

$ _____ _____ _____ _____
Fee Receipt Number Received By Date

QUADRANGLE TITLE: Napa FILE NO.



LEGEND

	Existing	Proposed
Parcel Boundary		
Structure		
Septic System		
Well		
Spring		
Reservoir		
Road		
Parking Lot or Outdoor Storage Area		

NAPA COUNTY
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   For the purpose of this section proposed building sites on parcel maps with all the associated improvements necessary to put a home at the location selected shall be considered as proposed improvements.

All location designations required above must be accurate to within 50 feet.

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(OVER)

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? X Yes ___ No

18. Is there a State Dept of Fish & Game Streambed Alteration (1603) Permit associated with the project or parcel? ___ Yes X 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 X No
    Cite source: _____

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 X No
    If yes, list: _____
    _____
    Cite source/reference(s): _____
    Specific study prepared: _____ by _____ date: _____

21. Is any portion of the project located on or within 500' of an archeological or historic site?
    ___Yes X No
    Cite source/reference: _____
    Site specific report prepared: _____ by _____ date: _____

Grading Information

22. Are any new roads/driveways associated with the project? X Yes ___No

23. Are any new vineyard avenues associated with the project? X Yes ___No

24. Will the project involve any recontouring of the land? ___Yes X No

25. Will there be any excavation or fill deeper than 12 inches? ___Yes X No

26. Total cubic yards of cut & fill: _____
    Cubic yards of cut: _____ fill: _____
    Spoils location: on-site _____ off-site _____

27. Has a grading permit been filed with the Co Public Works Dept? ___Yes X No

28. Will the project involve repair of a landslide? ___Yes X No
    Location _____ Size _____ Report _____

Timber Harvest/Timber Conversion Permits

29. Is there a Timber Harvest or Conversion permit associated with the project/parcel? __ Yes X 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 X No

EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

Project/Construction Phasing Information

1. Project Description: Establish vines on pasture land — APN: 039-210-004

Parcel size: 23.65 acres — Total land area disturbed: 5.16 acres
Agriculture: NEW plant acres: 16 Replant acres: ____
Structures: residence ___ building ___ driveway ___ road ___ other ___

2. Project Phases: [ ] one [ ] two or [ ] ____
3. Anticipated date to start construction (month/year): 4/02/, 2002
4. Estimated date of completion of each phase: Phase 1: ____ Phase 2: ____ Phase __: ____
5. Total construction time estimated: October, 15, 2002
6. Work scheduled between Oct. 1 and Apr. 1? ___Yes X No OR
   between Sept. 1 and Apr. 1? ___Yes ___No (municipal watershed)
7. Winterization measures in the Erosion Control Plan Silt Fence if needed
8. Is a grading permit, a well permit, or a sewage disposal permit required? ___ Yes X No
   If yes has the Napa Co ___ Public Works and/or ___ Environmental Management Departments been notified? ___ Yes X No

Slope Information

9. Earth moving, grading or land clearing on slope(s) of: 0 % to 30 %
10. Total acreage with slopes greater than or equal to 30%: 0.07 acres
11. Contour mapping source: Cartwright Aerial Surveys, Inc.

Water Deficient Area, Watershed Area & Water Rights Diversion Permits

12. Water-deficient area: ___Yes (applicant must contact Co Env Mgmt Dept) X No
13. Sub-Watershed Name: Milliken & Hardman Creek
    Municipal Reservoir Watershed: X Yes ___ No
    If yes: ___Bell Canyon ___Kimball X Milliken ___Lake Hennessey ___Rector
14. Have any other erosion control plans effecting this parcel been approved since 1991? ___ Yes X No
15. Coverage information (required for projects in any watershed):
    (a) Existing acres of tree canopy cover per parcel: 5.25 acres
    Proposed acres of canopy cover to be removed: 0 acres
    Percent of canopy cover to be retained per parcel: 100 %
    (b) Existing acres of shrub, brush, grass without tree canopy per parcel: 23 acres
    Proposed acres of shrub, brush, grass cover to be removed: 0 acres
    Percent of shrubs, brush, grass to be retained per parcel: 100 %
16. Is there a Water Rights permit associated with the project or parcel? ___ Yes X No
    acre/feet ____
    a) Copy of permit from the State Dept of Water Resources attached? ___ Yes OR
    b) Date application for necessary permit submitted to this board: ____
    c) Copy of associated CEQA document attached? ___ Yes ___ No

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

To be provided by Property Owner: _____

Attach response sheets to this page.

A. GENERAL INFORMATION

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

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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.

November 20, 2001
Date

Signature of Property Owner

MUSCI Natural Resource Assessment
1130 Cayetano Court Napa CA 94559-4137 707.257.2487
musci@musci.com

BIOLOGICAL RESOURCES RECONNAISSANCE REPORT
SPECIAL STATUS PLANT REPORT
K. W. (WOLFE) VINEYARD CONVERSION (ECP #01-245)

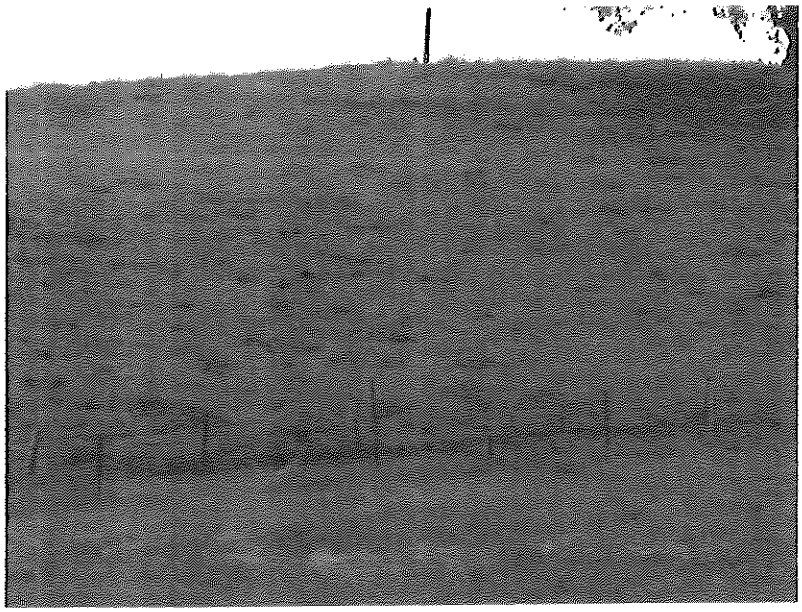
STEPHEN P. RAE

30 April 2002

INTRODUCTION

Biological Reconnaissance and Special Status Plant surveys were conducted on the proposed K. W. (Wolfe) Vineyard Conversion project (Erosion Control Plan #01-245) property at 1711 Atlas Peak Road near the Silverado Country Club (Assessor's Parcel Number 039-210-004) northeast of Napa on 23 April 2002 by Glenn Clifton and 16 and 23 April 2002 by Stephen P. Rae of MUSCI. The purpose of the survey was to determine the occurrence of significant biological resources, including special status plants. The field survey covered 100% of the vineyard block comprising approximately 16 acres (see Map 1 below). The southwest corner of the surveyed area is UTM 10S/0543181/4264815 (elevation 77 m); the northeast corner is UTM 10S/0563964/4245393 (elevation 35m).

The project area is a cow pasture, proposed for conversion to vineyard. The existing annual grassland is composed of annual and perennial native and invasive species (see Table 1).



BIOLOGICAL RESOURCES RECONNAISSANCE

The survey covered the entire project area with direct field examinations (see Map 1).

The project area is composed of Valley Grassland. There is considerable plant species diversity throughout the project site with two small areas of impeded drainage. Obligate and facultative wetland plant species are found within the two drainages. However, both areas appear to be contained within or adjacent to the site with no obvious connection to receiving watercourses.

One blue oak stands at the highest point of the site. The site lacks additional tree cover or brush.

A review of available records (California Natural Diversity Data Base and Napa County Sensitivity maps) reveals that there are no special status animals reported on the project parcel or contiguous parcels. Special status animals outside of the project area could be red-legged frog, bald eagle, or other raptors.

Habitat for amphibians occurs within the wet areas, however, none were observed.

During the field survey, no special status animals were observed, nor were there potential habitats encountered.

Bird species observed flying over the site included red-tailed hawk, turkey vulture, mourning dove, American robin, violet-green swallow, starling, and common crow. Nests for songbirds, raptors, squirrels, etc. were not observed. There were no significant concentrations of birds observed.

Habitat for raptor nesting does not occur within the project area.

SPECIAL STATUS PLANTS

A review of available records (California Natural Diversity Data Base and Napa County Sensitivity maps) reveals several listed plants that occur within several miles of this site. The species are listed in Table 2, together with their observed habitats. Material within Table 2 and the following discussion is based upon Callizo (2001), Hickman (1993), Napa County (2000), and CNPS (2001).

The field survey failed to record any of the sensitive species within Table 2. In addition, any specimens within genera including sensitive species found within the project area were determined to be non-sensitive species (see Table 3). Justification for not expecting to find some sensitive species is also disclosed in Table 3.

CONCLUSIONS

The grassland within the project area supports significant plant species diversity, but low animal species diversity. The habitat structure is simple with little vertical and horizontal diversity. There are no unique or significant habitats or areas of habitat complexity that could support unusual or significant animal species.

There is little connectivity to upland habitats, or evidence of animal migration across the site.

The known sensitive plant species recorded within four miles of the project area were not found within the project area. For most of the plant species, suitable habitat was not observed within the project area. For those plant species whose known habitat is similar to that occurring within the project area, the species in question were not encountered. However, the habitat within the project area, although superficially similar to habitat for known sensitive plants, may provide poor potential for the occurrence of the sensitive species. Therefore, the conversion of the project areas should not have an effect on sensitive plant resources.

The likelihood of observing special status plants or animals if additional survey work were to be scheduled (at other seasons or times or over additional years) is low.

The project has no recognized impact on sensitive animal and plant resources. In addition, there are no unusual habitat features within the project area.

MAP 1

KW (WOLFE) EROSION CONTROL PLAN

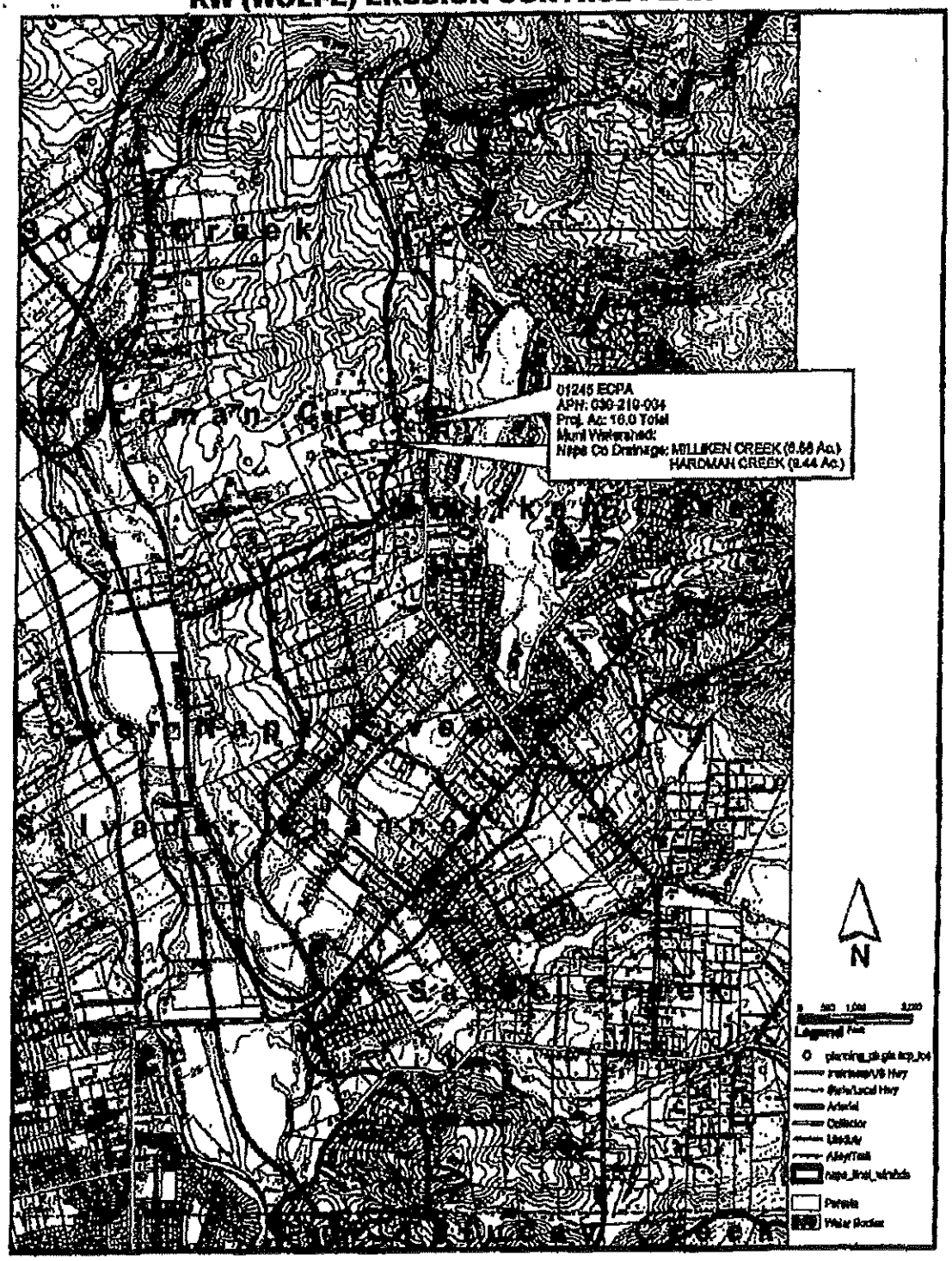


TABLE 1
PARTIAL LIST OF PLANT SPECIES OBSERVED

Amsinckia menziesii (Lehm.) Nelson & J.F. Macbr. var. menziesii	yellow fiddleneck
Amsinckia menziesii var. intermedia (Fischer & Meyer) Ganders	orange fiddleneck
Avena fatua L.	wild oat
Allium amplectans Torrey (w)	onion
Anagallis arvensis L.	scarlet pimpernel
Briza minor L. (w)	quaking grass
Bromus diandrus Roth	ripgut grass
Bromus hordaceus L.	brome
Callitriche marginata Torrey (w)	star wort
Callitriche verna L. (w)	water star wort
Carduus pycnocephalus	
Castilleja attenuata (A. Gray) Chuang & Heckard (w)	valley tassels
Centaurea solstitialis L.	yellow star thistle
Cerastium glomeratum Thuill.	mouse ear chickweed
Chamomilla suaveolens (Pursh) Rydb.	pineapple weed
Chenopodium sp.	pigweed
Chlorogalum pomeridianum (DC.) Kunth. var.pomeridianum	soap plant
Convolvulus arvensis L.	morning glory
Cotula coronopifolia L. (w)	brass-button
Crassula aquatica (L.) Schonl.) (w)	
Crassula connata (Ruiz Lopez & Pavon) A. Berger	
Crassula tillea Lester-Garl.	
Cyperus eragrostis Lam.	nut sedge
Deschampsia danthonioides (Trin.) Benth.	annual hairgrass
Dichelostemma capitatum Alph. Wood	blue dicks
Eleocharis macrostachya Britton (w)	spikerush
Epilobium brachycarpum C. Presl	willow herb
Eremocarpus setigerus (Hook.) Benth.	turkey mullein
Erodium botrys (Cav.) Bertol.	storksbill
Erodium moschatum (L.) L'Her.	storksbill
Eschscholzia californica Cham.	California poppy
Filago gallica L. (w)	herba impia
Geranium dissectum L.	cranesbill
Glyceria disticha (not in Jepson)	common weedy manna grass
Hirschfeldia incana (Hook.) Lagr.-Fossat	small mustard
Holozonia filipes (Hook. & Arn.) E. Greene	
Hordeum brachyantherum Nevski ssp brachyantherum (w)	meadow barley
Hordeum marinum var. oneanum (Parl.) Thuill.	Mediterranean

	barley
Hordeum murinum L.	
Hypochaeris glabra L.	smooth cat's ear
Hypochaeris radicola L. (w)	rough cat's ear
Juncus bufonius L. var. bufonius (w)	toad rush
Kickxia spuria (L.) Dumort.)	fluellin
Lactuca serriola L.	prickly lettuce
Lepidium latifolium L.	pepper grass
Lepidium oblongum Small	pepper grass
Lilaea scilloides (Poiret) Hauman (w)	flowering quillwort
Lolium multiflorum Lam.	Italian ryegrass
Lupinus nanus Benth.	lupine
Lythrum hyssopifolium L. (w)	loosestrife
Marrubium vulgare L.	horehound
Medicago lupulina L.	yellow trefoil
Mimulus guttatus DC. (w)	monkey flower
Montia fontana L.	water chickweed
Nassella pulchra (A. Hitchc.) Barkworth	purple needlegrass
Montia lineris (Hook.) E. Greene (w)	
Navarretia pubescens (Benth.) Hook. & Arn. (w)	
Nicotiana acuminata var. multiflora (Philippi) Reiche (?)	tobacco plant
Plagiobotrys nothofulvus ((A. Gray) A. Gray	popcorn flower
Plantago lanceolata L.	English plantain
Poa annua L. (w)	annual bluegrass
Polygonum aranastrum Boreau	common knotweed
Psilocarpos tenellus Nutt. Var. tenellus	wooly-heads
Quercus douglasii Hook. & Arn.	blue oak
Ranunculus californicus Benth.	buttercup
Ranunculus muricatus L.	buttercup
Ranunculus orthorhynchus var. bloomeri (S. Watson) L. Benson (w)	buttercup
Raphanus sativus L.	wild turnip
Rorippa palustric var. occidentalis (S. Watson) Rollins (w)	yellow cress
Rumex acetosella L.	sheep sorrel
Rumex conglomeratus Murray (w)	dock
Rumex crispus L.	curly dock
Senecio vulgaris L.	common groundsel
Sagina apetala Ard.	dwarf pearlwort
Silene gallica L.	campion
Silybum marianum (L.) Gaertner	milk thistle
Sisymbrium officinale L.	hedge mustard
Sisyrinchium bellum S. Watson	blue-eyed grass
Soliva sessilis Ruiz Lopez & Pavon	
Sonchus oleraceus L.	common sow thistle
Spergularia rubra (L.) J. S. Presl & C. Presl	sand spurrey
Spergularia villosa (Pers.) Cambess.	sand spurrey

Torreyochloa pallida var. pauciflora (J. Presl.) Church (w)	weak manna grass
Trifolium depauperatum var. amplectans (Torrey & A. Gray) L. F. McDermott	clover
Trifolium depauperatum var. truncatum (E. Greene) Isely (w)	clover
Trifolium hirtum All.	rose clover
Trifolium subterranean L.	subterranean clover
Trifolium variegatum Nutt. (w)	clover
Triphysaria pusilla (Benth.) Chuang & Heckard	
Tritelia hyacinthine (Lindley) E. Greene	white brodiaea
Vicia sativa L. var. sativa	common vetch
Vicia sativa var. rugra (L.) Erhart	narrow-leaved vetch
Vicia sativa var. villosa Roth.	Hairy vetch
Vulpia bromoides (L.) A. Gray	
Vulpia microstachys (Nutt.) Benth. var. microstachys	
Vulpia microstachys var. myuros (L.) Leonard & Gould	Zorro
Xanthium spinosum L.	spiny cockleburr

(w) – occurs in wet area

Taxonomy and nomenclature generally follows:
Hickman, J. C. (ed) 1993. The Jepson Manual: Higher Plants of California. University of California Press, Berkeley.

TABLE 2: SENSITIVE SPECIES WITHIN THE ASSESSMENT AREA

Common Name	Scientific Name	Vegetation	Habitat	Category	Population Status
Crater onion	Allium cratericola Eastw.	Chaparral	Volcanic slopes & flats	LR	S
Tall snapdragon	Antirrhinum virga Hook. & Arn.	Chaparral	Rocky, brushy places	CNPS4	S
Holly Leaf ceanothus (Napa buckbrush)	Ceanothus purpureus Jeps.	Chaparral, Foothill Woodland	Brushy or wooded volcanic slopes & ridges	CNPSE	D
Dwarf downingia	Downingia pusilla (D. Don.) Torr.	Valley Grassland, Foothill Woodland	Vernal pools & seasonal drainages	CNPS2	D
Nodding madia	Harmonia nutans = Madia nutans (E. Greene) Keck	Chaparral, Foothill Woodland	Open rocky volcanic outcrops	CNPS4	S
Brewer's wild flax	Hesperolinon breweri (Gray) Small	Chaparral, Foothill Woodland	Open, sunny, brushy areas	CNPSE	S
Northern California black walnut	Juglans californica ssp. hindsii Jepson	Old native American campsites	Streamsides and canyons	CNPSE	D
Contra Costa goldfields	Lasthenia conjugens Greene	Valley Grassland	Around vernal pools	CNPSE	D
Mason's quillwort	Lilaeopsis masonii Math. & Const.	Intertidal Riparian	River banks & slough sides	CNPSE	D
Redwood lily	Lilium rubescens Wats.	Chaparral, Mixed Evergreen Forest	Brushy rocky slopes and ridgetops	CNPS4	S
Bristly linanthus	Linanthus acicularis Greene	Foothill Woodland	Grassy slopes	CNPS4	S
Napa wild parsnip	Lomatium repostum (Jepson) Mathias	Chaparral, Mixed Evergreen Forest, Close-Coned Forest	Brushy rocky slopes and ridgetops	CNPS4	S
Green coyote mint	Monardella viridis Jeps. ssp. viridis	Chaparral, Foothill Woodland, Mixed Evergreen Forest	Volcanic areas	CNPS4	S

Few-flowered navarretia	Navarretia leucocephala Benth. ssp. pauciflora (Mason) Day	Chaparral	Dry beds of vernal pools & meadows	CNPSE	D
Gairdner's yampah	Perideridia gairdneri (H. & A.) Math. ssp. gairdneri	Chaparral, Conifer Forest	Volcanic swales	CNPSE	S
Lobb's aquatic buttercup	Ranunculus lobbii Gray	Valley Grassland, Foothill Woodland	Vernal pools, ditches, ponds	CNPS4	D
Marin checkerbloom	Sidalcea hickmanii Greene ssp. viridis C. L. Hitchc.	Chaparral	Rocky, disturbed slope	CNPSE	S/D
Hernandez bluecurls	Trichostema rubisepalum Elmer	Chaparral, Foothill Woodland, Yellow Pine Forest	Volcanic, grassy flats	CNPS4	S
Oak-leaved viburnum	Viburnum ellipticum Greene	Foothill Woodland	Wooded canyons on volcanic slopes	CNPS2	S

Table 1 Legend: FE (federally endangered). ST (state threatened), CNPSE (CNPS endangered), CNPS3 (needs more information), CNPS4 (watch list, of limited distribution, but not now rare or endangered), S (stable), D (declining), I (increasing), LR (locally rare according to CNPS Napa Valley Chapter).

TABLE 3: DISPOSITION OF SENSITIVE SPECIES

Common Name	Scientific Name	Justification for Rejection from Consideration
Crater onion	Allium cratericola Eastw.	No Allium species encountered; habitat not present; not rare outside of Napa County
Tall snapdragon	Antirrhinum virga Hook. & Arn.	No Antirrhinum species encountered; habitat not present
Holly Leaf ceanothus (Napa buckbrush)	Ceanothus purpureus Jeps.	No Ceanothus species encountered; habitat not present
Dwarf downingia	Downingia pusilla (D. Don.) Torr.	No Downingia species encountered
Nodding madia	Harmonia nutans = Madia nutans (E. Greene) Keck	No Harmonia or Madia species encountered; habitat not present
Brewer's wild flax	Hesperolinon breweri (Gray) Small	No Hesperolinon species encountered; habitat not present
Northern California black walnut	Juglans californica ssp. hindsii Jepson	No native black walnut encountered; habitat not present
Contra Costa goldfields	Lasthenia conjugens Greene	No Lasthenia species encountered; habitat not present
Mason's quillwort	Lilaeopsis masonii Math. & Const.	Habitat not present
Redwood lily	Lilium rubescens Wats.	No Lilium species encountered; habitat not present
Bristly linanthus	Linanthus acicularis Greene	No Linanthus species encountered; habitat not present
Napa wild parsnip	Lomatium repostum (Jepson) Mathias	No Lomatium species encountered; habitat not present
Green coyote mint	Monardella viridis Jeps. ssp. viridis	No Monardella species encountered; habitat not present
Few-flowered navarretia	Navarretia leucocephala Benth. ssp. pauciflora (Mason) Day	Navarretia leucocephala ssp. pauciflora encountered
Gairdner's yampah	Perideridia gairdneri (H. & A.) Math. ssp. gairdneri	No Perideridia species encountered; habitat not present
Lobb's aquatic buttercup	Ranunculus lobbii Gray	Ranunculus lobbii not encountered
Marin checkerbloom	Sidalcea hickmanii Greene ssp. viridis C. L. Hitchc.	No Sidalcea species encountered; habitat not present
Hernandez bluecurls	Trichostema rubisepalum Elmer	No Trichostema species encountered; habitat not present
Oak-leaved viburnum	Viburnum ellipticum Greene	No Viburnum species encountered; habitat not present

REFERENCES

Callizo, J., 2001. Rare and Endangered Plants of Napa County. Unpublished report with annotations by Jake Rugyt.

CNPS, 2001. Inventory of Rare and Endangered Plants of California (sixth edition, electronic version). Rare Plant Scientific Advisory Committee, David P. Tibor, Convening Editor. California Native Plant Society, Sacramento, California.

Hickman, J. C. (editor), 1993. The Jepson Manual: Higher Plants of California. University of California Press, Berkeley, California.

Napa County, 2000. Threatened, Endangered or Rare Plants of Napa County, dated 1 November 2000. Unpublished report with annotations by Jake Rugyt.

Attachment A

Complete Project Description Information

Vineyard Development Area Specifics

Size of Area Disturbed:	17.00 acres
Size of Vineyard:	17.00 acres
Acres of Vines:	15.97 acres Estimate
Slopes of Area Disturbed:	0 % to 60 %
Amount of Total Acreage Equal to or Above 30% Slope:	1.0 acres ,ok
Total Number of Trees Removed	none trees
a) natives	trees
b) non-natives	trees

Vineyard Development Schedule

Pre-Planting Stage:

(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)

Block A **Start Date:** 4-15-03 **End Date:** 10-15-03 **Duration:** 180 days

Temporary Cover Crop Planted X **Yes** ____ **No**

Planting Stage:

(planting of vines, seeding permanent cover crop, apply straw mulch, maintenance of erosion control measures)

Start Date: 4-1-04 **End Date:** 11-1-04 **Duration:** 210 days

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: 11-1-04 2007 First Harvest

Vineyard Operations Information

Farming Equipment:

____	Track-laying	Percent of Use ____ %
X	Rubber-tired	Percent of Use 50 %
X	ATV	Percent of Use 50 %
____	Hand/Manual	Percent of Use ____ %
____	Other (describe) _____	Percent of Use ____ %

Annual Pruning:

Time of Year: Nov Number of days: 3 Number of Workers: 8

Annual Sulfuring:

Months: When needed Estimated applications/year: 4 Number of Workers: 1

Weed and Vegetation Control Method (between and under vine-rows):

	Under Vines	Between Vine-Rows
Type of control proposed	Round Up	Mow
Method of application	Spray	Mow
Months:	2	Apr-Jun
Estimated applications/year:		
Number of Workers:		1

Harvesting/Crush Period:

Length (total days) 2 days Estimated

Farmworkers (per day) 10 people

Frost Protection Method(s) (check appropriate methods with explanation of estimated duration and frequency):

		Hours	Frequency (times/year)
X	Return-stack heaters	Early AM	4 hour (0-15) times per year
_	Sprinklers		
_	Misters		

___ Wind Machines
___ Late Pruning
___ None
___ Other _____

Rodent Protection Method(s) (rodenticide used, amount administered and frequency of application):

__ Rodenticides
x Raptor Perches as needed
__ Traps
___ Fences
___ Other _____

Bird Protection Method(s) (netting, visual distraction, sounding, time of application and duration of use):

__ Nets
__ Bird Canyons as needed
x Raptor Perches
___ Other _____

Proposed Nighttime Activities (harvesting, pesticide/herbicide application, vineyard maintenance, ect.):

	Hours	Duration (days)
__ Harvest	0	
__ Sulphur Application	3-4	6 days
__ Other Maintenance	6PM-10PM	5 days

). **Irrigation Methods**
__ Sprinklers x Drip System ___ Other _____

. **Other Proposed Activities:**

Traffic Characteristics Information

Estimated size of grape trucks/truck & trailers to be used: 10 tons

Estimated Number of Truck Trips Per Day During Crush: 7 **Annually:** 10

Number of Farmworker/Vehicle: 10 **Crush** 10 **Pruning**

Lunch Provided On-site: ___ Yes x No

Proposed Primary Access: 1711 Atlas Peak Road

Proposed Secondary Access, if any: none

Itemized Fertilizer and Pesticide Information

Fertilizers	Application Method (broadcast, spray, drip system, etc.	Application Amount (per acre)	Number of Applications per Year	Annual Amount Used (per acre)	Total Annual Amount Used Overall
Nitrogen	drip		3		
Phosphorus	drip		3		

2. Mildewcides

Herbicides

Round-up	Spray	2			

Rodenticides

None					

Other Chemical Use

Proposed Storage, Mixing/Handling and Safety Measures:

pe of onsite chemical storage facility in use or proposed: Existing shed
Contracted application

escription and location of current or potential area(s) used for the mixing agricultural chemicals:

Contracted - area adjacent to existing shed

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

Proposed site near mixing area

Completed Receipt #:

Water Source and Usage Information

Use Attachment E to calculate information requested

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

Agricultural supply source(s):	Percent of total agricultural use:
X Well	100 %
___ Spring	____ %
___ Stream or Creek	____ %
___ Reservoir(s)	____ %
___ Other _____	____ %
	100%

Residential and non-agricultural supply source(s):	Percent of total resid & non-ag use:
X Well	100 %
___ Spring	____ %
___ Stream or Creek	____ %
___ Other	____ %
	100%

Current and Future/Proposed Water Usage (acre-foot per year, af/yr):

	Current/Existing	Future/Proposed:	Total Future Usage:
Vineyard & other Agricultural. Uses:	.01 af/yr	4.8 af/yr	4.81 af/yr
Residential/Domestic Uses:	0 af/yr	.4 af/yr	.4 af/yr
* Other	0 af/yr	.9 af/yr	.9 af/yr
Total Usage:	0 af/yr	6.1 af/yr	6.11 af/yr

*Other
Guest Res. .10
2nd Dwelling .4
Landscape .4 (¼ ac)

Allowable Groundwater Allotment: 6.495 af/yr

Spoils/Debris Disposal Information

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

roposed Use	Percentage of Total
X Road Base	60 %
X Decorative Rock	10 %
X Return to Fields as "Rock Mulch"	30 %
___Other _____	____ %

. Will any rock/cut material disposed of off-site? Yes ____ No X

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

ocation of Disposal Site	Use of Material	Quantity (cubic yards)

. Estimated Total Amount of Cut & Fill: 200 cubic yards
100 yd³ (cut) 100 yd³ (fill)

. Spoils Disposal (Location): On-site X Off-site ____

Debris Disposal (Location & Method) On-site X Off-site ____

Related Permits

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

County:

Grading: Yes ____ No X

Building: Yes ____ No X

Structural ECP: Yes ____ No X

Sewage Disposal: Yes ____ No X

Groundwater/Well Permit: Yes X No ____

Use Permit: Yes ____ No X

Variance: Yes ____ No X

Other Not Listed: Encroachment needed for entrance at Block A

tate/Federal:

ppropriate Water Rights Permit, Division of Water Rights: Yes ____ No X

treambed Alteration Permit, Department of Fish and Game: Yes ____ No X

mber Harvest Plan, Department of Forestry: Yes ____ No X

mber Conversion Permit, Department of Forestry Yes ____ No X ____ acres

mber Conversion Exemption, Department of Forestry Yes ____ No X ____ acres

hemical Application Permit(s), California Environmental Protection Agency: Yes ____ No X

thers Not Listed: _____

Consultation with, or letter of agreement from:

Regional Water Quality Control Board: Yes ____ No X

National Marine Fisheries Service/NOAA: Yes ____ No X

Army Corps of Engineers: Yes ____ No X

U.S. Fish and Wildlife Service: Yes ____ No X

Attachment D

PHASE I WATER AVAILABILITY ANALYSIS

File #: 01-245 Owner: Helen A. Wolfe Parcel #: 039-210-004

This form is intended to help those who must prepare a Phase I Water Availability Analysis. The **Department will not accept an analysis that is not on this form.**

BACKGROUND: A Phase I Water Availability Analysis is done in order to determine what changes in water use will occur on a property as a result of the a conversion. Staff uses this information to determine whether the project may have a detrimental effect on groundwater levels. If it may, additional information will be required. You will be advised if additional information is needed.

PERSONS QUALIFIED TO PREPARE: Any person that can provide the needed information

PROCEDURE:

STEP 1: *Prepare and attach to this form an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc in which well water will be used shown*

STEP 2: *Determine the allowable groundwater use allotment for your parcel(s).*

Total size of parcel(s)	21.65	acre(s)
Multiply by parcel location factor	x .3	acre-foot per acre per year (see back)
Allowable groundwater allotment	= 6.495	acre-foot per year

STEP 3: *Determine the estimated water use for all vineyards on your parcel(s) currently and after the planned conversion; actual water usage figures may be substituted for the current usage estimate (please indicate if this is done). Estimate future use for both the vineyard establishment period and thereafter*

Current Usage:

Number of *planted* acres	none	acres
Multiply by number of vines/acre	x _____	vines per acre
Multiply by gallons/vine/year	x _____	gallons of water per vine per year
Divide by 325,821 gallons/af	= _____	af of water per yr used for vineyard irrigation

Future Usage:

Number of *planted* acres	16	acres
Multiply by number of vines/acre	x 1,250	vines per acre = 20,000
Multiply by gallons/vine/year	x 75	gallons of water per vine per year (long-term)
	76.7 ~~1,500,000~~	gallons of water per vine per year (establish)
Divide by 325,821 gallons/af	= ~~4.60~~	af of water per yr used (vineyard long-term)
	4.71	af of water per yr used (vineyard establish)

STEP 4: *Using the guidelines on the next page, actual water usage figures, and/or detailed water use projections, tabulate the existing and projected future water usage on the parcel(s) in acre-foot per year (af/yr) {1 af = 325,821 gallons}.*

Existing Usage:		**Future Usage:**	
Residential	_____ af/yr	Residential	.5 af/yr
Farm Labor Dwelling	0 af/yr	Farm Labor Dwelling	- af/yr
Winery	0 af/yr	Winery	- af/yr
Commercial	0 af/yr	Commercial	- af/yr
Vineyard(long-term)	0 af/yr	Vineyard(long-term)	4.60 af/yr

" (establish)	0 af/yr	" (establish)	4.71 af/yr
Other Agriculture	_____ af/yr	Other Agriculture	- af/yr
Landscaping	_____ af/yr	Landscaping	.4 af/yr
Other Usage	_____ af/yr	Other Usage	.5 af/yr
TOTAL	_____ af/yr	TOTAL	5.69 af/yr

STEP 5: *Attach all supporting information that may be significant to this analysis including but not limited to all water use calculations for the various uses listed*

Parcel Location Factors

The allowable allotment of water is based on the location of your parcel. Valley floor areas include all locations on the floor of the Napa Valley and Carneros Basin except for groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the Department of Public Works as having a history of problems with groundwater. All other areas are classified as Mountain Areas. Public Works can assist you in determining your classification.

Parcel Location Factors	
Valley Floor	1.0 acre foot per acre per year
Mountain Areas	0.5 acre foot per acre per year
Groundwater Deficient Area (MST)	0.3 acre foot per acre per year

Guidelines For Estimating Water Usage:

Residential:	
Single Family Residence	0.5 acre-foot per year
Farm Labor Dwelling	1.0 acre-foot per year (6 people)
Second Unit	0.4 acre-foot per year
Guest Cottage	0.1 acre-foot per year
Winery:	
Process Water	2.15 acre-foot per 100,000 gal. of wine
Domestic and Landscaping	0.50 acre-foot per 100,000 gal. of wine
Commercial:	
Office Space	0.01 acre-foot per employee per year
Warehouse	0.05 acre-foot per employee per year
Agricultural:	
Vineyards	
Irrigation only	0.2 to 0.5 acre-foot per acre per year
Heat Protection	0.25 acre foot per acre per year
Frost Protection	0.25 acre foot per acre per year
Irrigated Pasture	4.0 acre-foot per acre per year
Orchards	4.0 acre-foot per acre per year
Livestock (sheep or cows)	0.01 acre-foot per acre per year
Landscaping:	
Landscaping	1.5 acre-foot per acre per year