Planning, Building & Environmental Services

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

David Morrison
Director

A Tradition of Stewardship
A Commitment to Service

November 18, 2021

Via Email

Vinedos AP, LLC
332 Troon Drive
Napa Ca 94558

RE: Request for Additional Information – ECPA Split Circle S/R Ranch
File # P21-00286
Atlas Peak Road (no situs) Napa, Ca – 032-160-084

Dear Applicant,

Thank you for the October 21, 2021, submittal of the above referenced planning application involving the segmentation of an existing ECPA approved in 2011 for the Circle S Ranch. An initial review of the subject application has been conducted. At this time staff has determined that additional information is required to fully complete the review and act on the application.

This information is also necessary to clearly document and detail in the record the portions of the original Circle S Ranch ECPA entitlement, and that will be implemented, operated and overseen pursuant to NCC Sections 18.108.075, 18.108.090 and 18.108.135 under this application (#P21-00286-ECPA).

Also, please be advised any proposed changes to the specifications of #P06-01508-ECPA, will need to be detailed, and may require additional/supplemental project modeling and CEQA review.

The originally approved ECPA (P06-01508-ECPA) was for 344 gross (269 net) acres of new vineyard in 45 blocks on a 1,594-acre holding (referred to herein as the Circle S Ranch ECPA). From the application form provided you have purchased one parcel encompassing ±155.96 acres (containing 18.1 acres of approved vineyard) from the original 1,594 acre holding.

Please provide the following information so that your application, requesting the segmentation of the Circle S Ranch ECPA to cover the Vinedos holding, can be adequately described and processed, and so that it can, ultimately, stand independently form the Circle S Ranch ECPA:

1. A detailed Project Narrative describing the specifics of the proposed ECPA segmentation that includes the following details:
    a. The vineyard blocks and associated acreages that will specifically be covered under this application.
    b. ECPA operations and management practices including cover crop specifications and details of specified erosion and runoff control devises/structures to be installed.
    c. Details of approved and/or proposed infrastructure or improvements necessary for development of the subject areas/blocks, in particular access improvements associated with Encroachment Permit W21-00342 and any other necessary access roads, and identification and locations of project water sources and main irrigation lines

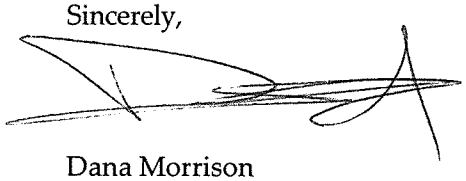
d. Detail how each owner/ECPA will continue to comply with and will begin to comply with the applicable Mitigation Measures and Conditions required under the originally approved ECP and associated EIR. Details should including a listing and status and/or implementation schedule of all the specific measures and conditions that this application will be subject too. These details will need to include how this application comports to the Phasing Agreements of the Circle R/S Ranch ECPA (Instrument Numbers 2017-0014668, 2018-0019072, and 2021-0013728), and any conservation easements or deed restrictions covering the subject parcels.

2. Provide detailed site plans showing and detailing the following: both the ECPA boundaries the original Circle S Ranch ECPA boundaries and the boundaries covered under this application, and clearly shows which entity owns and manages each respective area. The site plan should call out the original ECP boundaries, the proposed layout after the split, and clearly label.
    a. Both the ECPA boundaries the original Circle S Ranch ECPA and the boundaries that will be covered under this application, clearly showing which entity owns and manages each respective vineyard development area.
    b. The locations and details of approved and proposed infrastructure and erosion and runoff control devices necessary for the implementation and operation for ECPA, including, site access, wells/water sources, main irrigation lines, wildlife exclusion fencing. According to the Encroachment Permit on file (W21-00342), there appears to be a new road proposed which crosses over or near an existing well..
    c. Show out areas delineated as Wildlife Movement Corridors required per the Circle S Ranch ECPA mitigation measures preserved in perpetuity as open space and wildlife habitat.
3. A signed Indemnification Agreement (enclosed). Also provide documentation that the person signing the Indemnification Agreement has the ability to enjoin the entity, such as section the of the LLC., bylaws identifying corporate officers.

Please be advised that if the information requested in this letter is not provide within 120 days of the date of this letter, the application will be deemed "abandoned" pursuant to Section 401(b)(2) of Napa County's Local CEQA Procedures, unless an extension is granted by the Director as provided in the Procedures. Should the application be deemed abandoned, any unused funds will be returned and no further work will be performed on the application.

Upon receipt and review of this letter, please feel free to contact me, if necessary, at (707) 253-4437 or dana.morrison@countyofnapa.org to discuss your application or the requested information.

Sincerely,



Dana Morrison
Planner III

cc: John McDowell, Supervising Planner, Conservation Division (via email)
Vinedos AP, LLC (mail)
PPI Engineering (email)