



June 24, 2014

RECEIVED

JUN 27 2014

Napa County Planning, Building
& Environmental Services

Sean Trippi
Napa County Planning, Building & Environmental Services
1195 Third Street, 2nd Floor
Napa, County 94559

RE: SCH# 2014062057 Hall Winery Distillery Building, Napa County.

Dear Mr. Trippi:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Completion (NOC) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. **USGS 7.5-minute quadrangle name, township, range, and section required**
 - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. **Native American Contacts List attached**
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) Guidelines §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered cultural items that are not burial associated, which are addressed in Public Resources Code (PRC) §5097.98, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, PRC §5097.98, and CEQA Guidelines §15064.5(e), address the process to be followed in the event of an accidental discovery of any human remains and associated grave goods in a location other than a dedicated cemetery.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Government Program Analyst

CC: State Clearinghouse

Native American Contact List

Napa County
June 24, 2014

The Federated Indians of Graton Rancheria
Gene Buvelot
6400 Redwood Drive, Ste 300 Coast Miwok
Rohnert Park , CA 94928 Southern Pomo
coastmiwok@aol.com
(415) 279-4844 Cell
(707) 566-2288 ext 103

Suscol Intertribal Council
Charlie Toledo
P.O. Box 5386
Napa , CA 94581
suscol@suscol.net
(707) 256-3561

Middletown Rancheria of Pomo Indians
Jose Simon III, Chairperson
P.O. Box 1035 Pomo
Middletown , CA 95461 Lake Miwok
(707) 987-3670 Office
(707) 987-9091 Fax

Cortina Band of Indians
Charlie Wright, Chairperson
P.O. Box 1630
Williams , CA 95987
(530) 473-3274 Office
(530) 473-3301 Fax

Wintun / Patwin

Yocha Dehe Wintun Nation
Marshall McKay, Chairperson
P.O. Box 18 Wintun (Patwin)
Brooks , CA 95606
(530) 796-3400
(530) 796-2143 Fax

Kesner Flores
P.O. Box 1047
Wheatland , CA 95692
calnagpra@hotmail.com
(925) 586-8919

Wintun / Patwin

Ya-Ka-Ama
7465 Steve Olson Lane Pomo
Forestville , CA 95436 Coast Miwok
cbelleau@yakaama.org or Wappo
(707) 887-1541

Yocha Dehe Wintun Nation
Leland Kinter, Native Cultural Renewal Committee
P.O. Box 18 Wintun (Patwin)
Brooks , CA 95606
lkinter@yochadehe-nsn.gov
(530) 979-6346
(530) 796-3400 - office
(530) 796-2143 Fax

The Federated Indians of Graton Rancheria
Greg Sarris, Chairperson
6400 Redwood Drive, Ste 300 Coast Miwok
Rohnert Park , CA 94928 Southern Pomo
coastmiwok@aol.com
(707) 566-2288 Office
(707) 566-2291 Fax

Yocha Dehe Wintun Nation
Cynthia Clarke, Native Cultural Renewal Committee
P.O. Box 18 Wintun (Patwin)
Brooks , CA 95606
(530) 796-3400 Office
(530) 796-2143 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2014062057
Hall Winery Distillery Building, Napa County.

Native American Contact List

Napa County
June 24, 2014

Mishewal-Wappo Tribe of Alexander Valley
Scott Gabaldon, Chairperson
2275 Silk Road Wappo
Windsor , CA 95492
scottg@mishewalwappotribe.
(707) 494-9159

The Federated Indians of Graton Rancheria
Gene Buvelot
6400 Redwood Drive, Ste 300 Coast Miwok
Rohnert Park , CA 94928 Southern Pomo
coastmiwok@aol.com
(415) 279-4844 Cell
(707) 566-2288 ext 103

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This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2014062057
Hall Winery Distillery Building, Napa County.

JUL 16 2014

Mount Veeder Stewardship Council

www.mtveederstewardshipcouncil.org

Agenda Item #

9B

RECEIVED
JUL 15 2014

Napa County Planning, Building
& Environmental Services

July 15, 2014

Napa County Planning Commission
County Administration Building
1195 Third Street, Suite 201
Napa, CA 94559

Re: Napa County Notice of Completion of a Draft Environmental Impact Report
Hall Winery Distillery Building Demolition Use Permit No. P13-00233
Hearing Scheduled for July 16, 2014

Dear Planning Commission:

The Mount Veeder Stewardship Council submits the following letter in Opposition to the Hall Winery Distillery Building Demolition Application currently pending before the Napa County Planning Commission, and urges the Planning Commission.

The goal of the Mount Veeder Stewardship Council is to encourage sustainability of our natural resources and to ensure that the rich biodiversity and rural quality of life in the private and public lands of our pristine watershed are respected, conserved and protected for future generations through education, local community involvement and outreach to government and business stakeholders. At this time, the Mount Veeder Stewardship Council is concerned about the approval of new uses for water, during this serious drought.

Based upon our review of the Draft Environmental Impact Report, it is our opinion that the Planning Commission should not approve the proposed demolition of the Distillery Building, for several reasons.

Notice to Neighbors

In Napa County, with a large percentage of properties located in the County, the notice which was provided to neighboring properties, only those neighbors who own a property within 300 feet of the project property, were provided notice. Given the fact that the impact of the project extends well beyond 300 feet of the subject parcel, the notice by the County should really be extended to a distance of 1,000 feet of the subject parcel, to alert neighbors to the proposed project and allow them to contact the applicant directly or contact the County regarding their concerns for the proposed project.

The Draft EIR Fails to Address the Greenhouse Gas Impacts of the Project

The Draft Environmental Impact Report (hereinafter "Draft EIR") fails to address what greenhouse gas emissions will be created during the demolition of the Distillery Building. Apparently, the applicant's consultant has presumed that the building will just evaporate. There is no discussion of how the demolition will occur, the types of emissions created during the demolition and subsequent hauling off of the remains of the building. The number of trips and types of vehicles necessary to remove all the debris and the greenhouse gas emissions given off during the demolition and removal process by said vehicles.

The Draft EIR Fails to Address Water

The Draft EIR fails to even mention the amount of water used during the demolition of the Distillery Building and subsequent removal from the property.

The Draft EIR Fails to Address Traffic

The Draft EIR fails to even mention the amount of traffic generated by the demolition of the Distillery Building and the subsequent removal of the debris from the property.

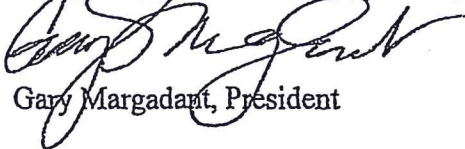
The Draft EIR Fails to Mention the Cumulative Environmental Impacts of the Project

The Draft EIR fails to even mention the cumulative environmental impacts of the project. An analysis of cumulative impacts should consider all predictable and cumulative impacts such as traffic, noise, waste water, water, air quality and the carbon footprint of the project and how that impacts those of us who live in the County of Napa.

The Mount Veeder Stewardship Council objects to the adoption of the Draft EIR as it is currently written for the Hall Winery's removal of the Distillery Building. The Draft EIR only addresses issues relating to lead, asbestos and the historic significance of the Distillery Building, and fails to address other environmental issues created during the demolition and removal of the debris from the historic building.

Respectfully Submitted.

MOUNT VEEDER STEWARDSHIP COUNCIL



Gary Margadant, President

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471



July 22, 2014

Sean Trippi
Napa County
Planning, Building & Environmental Services
1195 Third Street, Suite 210
Napa, CA 94559

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JUL 25 2014

Napa County Planning, Building
& Environmental Services

Re: Hall Distillery Building Demolition, SCH # 2014062057 401 St. Helena Hwy South, St.
Helena, CA Napa County.

Dear Mr. Trippi,

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 373-3712.

Sincerely,

A handwritten signature in blue ink that reads "Katy Sanchez".

Katy Sanchez
Associate Government Program Analyst

Native American Contact List

Napa County
July 21, 2014

Yocha Dehe Wintun Nation
Marshall McKay, Chairperson
P.O. Box 18
Brooks, CA 95606
(530) 796-3400
(530) 796-2143 Fax

Wintun (Patwin)

Yocha Dehe Wintun Nation
Cynthia Clarke, Native Cultural Renewal Committee
P.O. Box 18
Brooks, CA 95606
(530) 796-3400 Office
(530) 796-2143 Fax

Wintun (Patwin)

Suscol Intertribal Council
Charlie Toledo
P.O. Box 5386
Napa, CA 94581
suscol@suscol.net
(707) 256-3561

Cortina Band of Indians
Charlie Wright, Chairperson
P.O. Box 1630
Williams, CA 95987
(530) 473-3274 Office
(530) 473-3301 Fax

Wintun / Patwin

Kesner Flores
P.O. Box 1047
Wheatland, CA 95692
calnagpra@hotmail.com
(925) 586-8919

Wintun / Patwin

Yocha Dehe Wintun Nation
Leland Kinter, Native Cultural Renewal Committee
P.O. Box 18
Brooks, CA 95606
lkinter@yochadehe-nsn.gov
(530) 979-6346
(530) 796-3400 - office
(530) 796-2143 Fax

Wintun (Patwin)

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This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH # 2014062057 Hall Winery Distillery Building Demolition, 401 St. Helena Hwy South, St. Helena, Napa County.



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Ken Alex
Director

August 4, 2014

Sean Trippi
Napa County
1195 Third Street, Room 210
Napa, CA 94559

Subject: Hall Winery Distillery Building
SCH#: 2014062057

Dear Sean Trippi:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. The review period closed on August 1, 2014, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

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AUG 06 2014

Napa County Planning, Building
& Environmental Services

**Document Details Report
State Clearinghouse Data Base**

SCH# 2014062057
Project Title Hall Winery Distillery Building
Lead Agency Napa County

Type EIR Draft EIR

Description The project includes a request to modify Use Permit Modification No. P05-0140 to allow demolition of the existing 1,752 sf Distillery Building located in the approximate center of the Hall Winery complex. The Distillery Building was constructed in 1936 and was used for making distilled wine products. In the 1940's and until recently, the building was used for storage and winery offices. The building is constructed as a two-story structure using concrete blocks with a wood framed roof structure.

Lead Agency Contact

Name Sean Trippi
Agency Napa County
Phone (707) 253-4417
email
Address 1195 Third Street, Room 210
City Napa
Fax
State CA **Zip** 94559

Project Location

County Napa
City St. Helena
Region
Lat / Long
Cross Streets 401 St. Helena Hwy South
Parcel No. 027-120-061 (SFAP) & 062 (SFAP)
Township **Range** **Section** **Base**

Proximity to:

Highways Hwy 29
Airports
Railways NV Wine Train RR
Waterways
Schools St. Helena HS
Land Use Winery & Vineyards / Agricultural Resource General Plan Designation & Agricultural Preserve zoning

Project Issues Archaeologic-Historic; Toxic/Hazardous

Reviewing Agencies Resources Agency; Department of Conservation; Department of Fish and Wildlife, Region 3; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 4; Air Resources Board; Regional Water Quality Control Board, Region 2; Department of Toxic Substances Control; Native American Heritage Commission; Public Utilities Commission

Date Received 06/18/2014 **Start of Review** 06/18/2014 **End of Review** 08/01/2014



Tribal Council

Marshall McKay
Chairman

James Kinter
Secretary

Anthony Roberts
Treasurer

Mia Durham
Member

Matthew Lowell, Jr.
Member

August 11th, 2014

Sean Trippi
Principal Planner
Napa County Planning, Building & Environmental Services Department
1195 Third Street, Suite 210
Napa, CA 94559

RE: Hall Winery Distillery Building Demolition

Dear Mr. Trippi:

Thank you for your comment request letter dated July 15, 2014 regarding the proposed Hall Winery Distillery Building Demolition Project, St. Helena, Solano County, CA. We appreciate your effort to contact us.

Based on the information provided, Yocha Dehe Wintun Nation is aware of known cultural resources near the Hall Winery Distillery Building Demolition Project. We would like you to consider the potential impacts of cultural resources in the area during your planning phase.

Should you have any questions, please feel free to contact the following individual:

Mr. James Sarmento
Cultural Resources Manager
Yocha Dehe Wintun Nation
Office: (530) 723-0452, Email: jsarmento@yochadehe-nsn.gov

Please refer to identification number YD – 07232014-01 in any correspondences concerning this project.

Thank you for providing us with this notice and the opportunity to comment.

Sincerely,

Marshall McKay
Tribal Chairman

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AUG 13 2014

Napa County Planning, Building
& Environmental Services

Yocha Dehe Wintun Nation

PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org