



To: Interested Agencies

December 8, 2021

The following application has been filed with the Sonoma County Permit and Resource Management Department.

**File Number:** ZPE21-0196  
**Applicant Name:** Arvin Babu, Wings Capital, LLC  
**Owner Name:** Same  
**Site Address:** 2199 Diamond Mountain Rd., Calistoga  
**APN:** 120-240-015  
**Zoning:** RRD B6 25, NONE

**Project Description:** Zoning Permit for a Minor Timberland Conversion for 2.99 acre of timberland to be converted to vineyards located on a 40-acre parcel zoned RRD B6 25.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include a combination of any or all of the following details:

- (1) Statement of any environmental concerns or uncertainties your agency may have with the project.
- (2) Comments you wish to make regarding the merits of the project.
- (3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
- (4) Your proposed conditions of approval and/or mitigations for this project.

**After reviewing this application, please respond to the planner with your *marked* response below:**

- ☐ Conditions will be provided and no further information is necessary.
- ☐ Conditions will be provided and additional information is necessary.
- ☐ Comments and/or concerns.
- ☐ No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by December 22, 2021, and should be sent to the attention of: ZPE21-0196, Robert Aguero (Robert.Aguero@sonoma-county.org). The Environmental Specialist can also be reached at 707-565-3718. **If no response is received by December 22, 2021, it will be assumed that no comments or conditions will be provided.**

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.





County of Sonoma  
Permit & Resource Management Department

[X] PRMD Management Group  
[X] PRMD Natural Resources  
[X] Grading and Storm Water  
[X] So. Co. Environmental Health  
[X] Ag Commissioner  
[X] Regional Parks Dept.  
[X] Fire Prevention  
[X] Local Fire District – Sonoma County FPD  
[X] Economic Development Board  
[X] Transit/BPAC  
[X] SCTA/RCPA

[X] BOS Dist. 1 Director and Commissioners  
[X] Recology Sonoma Marin (Disposal)  
[X] U.S. Army Corps of Engineers  
[X] State Dept of Fish and Wildlife  
[X] State Cal Fire  
[X] State Water Resources Control Board  
[X] State Parks and Recreation-Duncans Mills Office  
[X] Regional Water QCB: North Coast  
[X] Sonoma MOAG



2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900  
[www.PermitSonoma.org](http://www.PermitSonoma.org)



# Planning Application

## PJR-001

**Application Type(s):**

<input type="checkbox"/> Admin Cert. Compliance	<input type="checkbox"/> Design Review Admin.	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Use Permit
<input type="checkbox"/> Ag. or Timber Preserve/Contract	<input type="checkbox"/> Design Review Full	<input type="checkbox"/> Voluntary Merger	<input type="checkbox"/> Variance
<input type="checkbox"/> Conditional Cert. of Compliance	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Ordinance Interpretation	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Cert. of Modification	<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Second Unit Permit	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Coastal Permit	<input type="checkbox"/> Major Subdivision	<input type="checkbox"/> Specific/Area Plan Amendment	
<input type="checkbox"/> Zoning Permit for: <u>Less than 3 acre timberland conversion to vineyard</u>			

File # \_\_\_\_\_

**By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.**

**PRINT CLEARLY****APPLICANT**

Name <u>Wings Capital LLC (Arvin Babu)</u>		
Mailing Address <u>1875 Mountain View Drive</u>		
City <u>Tiburon</u>	State <u>CA</u>	Zip <u>94920</u>
Day Ph <u>(415)-254-7000</u>	Email <u>ab@twinkids.com</u>	
Signature _____	Date _____	

**OWNER (IF OTHER THAN APPLICANT)**

Name <u>Arvin Babu</u>		
Mailing Address <u>1875 Mountain View Drive</u>		
City <u>Tiburon</u>	State <u>CA</u>	Zip <u>94920</u>
Day Ph <u>415-254-7000</u>	Email <u>ab@twinkids.com</u>	
Signature _____	Date _____	

**Billing Responsible Party (At-Cost Only)**
☐ Applicant ☐ Owner ☐ Other: \_\_\_\_\_
**OTHER PERSONS TO RECEIVE CORRESPONDENCE**

Name/Title <u>Napa Valley Vineyard Engineering, Drew Aspegren</u>			Name/Title <u>Environmental Recourse Management, Scott Butler</u>		
Mailing Address <u>176 Main St.</u>			Mailing Address <u>1128 Monaghan Ct.</u>		
City <u>St Helena</u>	State <u>CA</u>	Zip <u>94574</u>	City <u>Idaho Falls</u>	State <u>ID</u>	Zip <u>83404</u>
Day Ph <u>707-963-4927</u>	Email <u>nvvedla@comcast.net</u>		Day Ph <u>707-468-8466</u>	Email <u>scott.butler@sbcglobal.net</u>	

**PROJECT INFORMATION**

Address(es) <u>2199 Diamond Mountain Rd</u>		City <u>Calistoga</u>
Assessor's Parcel Number(s) _____		
Project Description <u>APN 120-240-015 Conversion of 2.99 acres of timberland to vineyard.</u>		
Acreage <u>2.99 acres</u>		Number of new lots proposed <u>N/A</u>
Site Served by Public Water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Site Served by Public Sewer? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**TO BE COMPLETED BY PRMD STAFF**

Planning Area	Supervisory District	<input type="checkbox"/> Critical Habitat	<input type="checkbox"/> Urban Service	Groundwater	<input type="checkbox"/> 1 / 2
Current Zoning		<input type="checkbox"/> NPDES	<input type="checkbox"/> Williamson Act	Availability	<input type="checkbox"/> 3 / 4
		Specific/Area Plan		Subject to	<input type="checkbox"/> EX
General Plan Land Use		Parcel Specific Policy		CEQA	<input type="checkbox"/> YES
Application resolve planning violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		Violation? <input type="checkbox"/> Yes <input type="checkbox"/> No		File No.	
Previous Files		Penalty application? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Application accepted by		Date			
Approved by		Date			

**Supplemental Application Information****PJR-126**Existing use of property: Commercial TimberlandAcreage: 40Existing structures on property: NoneProximity to creeks, waterways and impoundment areas: Ridge top, no watercourses, pond 300' setbackVegetation on site: Property burned 2020 Glass Fire, Douglas Fir timberland and chaparral.General topography: Ridge top, average 0-75% slopes, project is on less than 30% slopes.Surrounding uses to North: Commercial VineyardsSouth: Homestead

(Note: An adjoining road is not a use.)

East: TimberlandWest: Oak woodland and timberlandNew structures proposed (size, height, type): None with this permit application.Number of employees: Full time: \_\_\_\_\_ Part time: 1 Seasonal: 3Operating days: Vineyard management, 4 months Hours of operation: 7 am to 5 pmNumber of vehicles per day: Passenger: 1 Trucks: 1Water source: existing wellSewage disposal: N/A

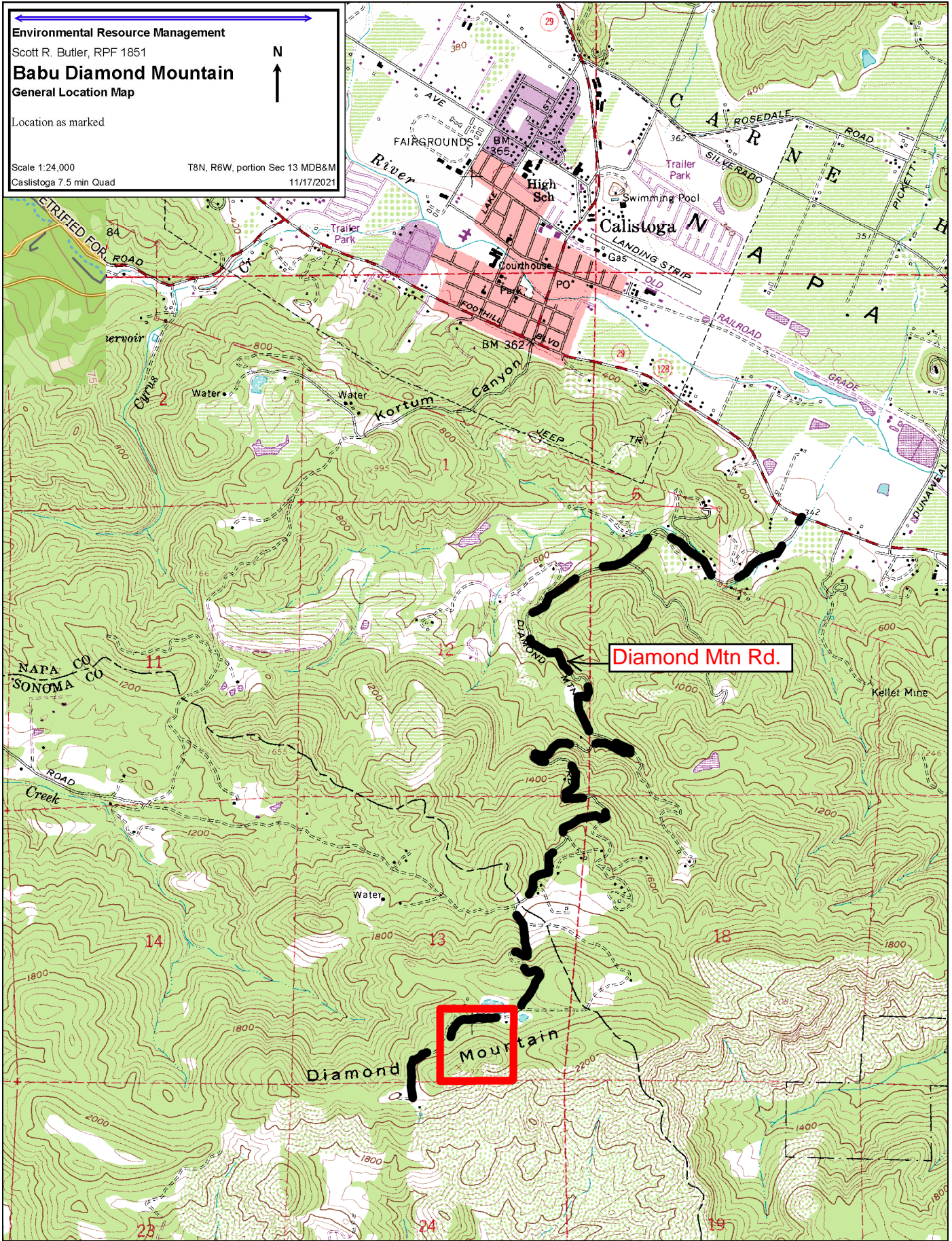
Provider, if applicable: \_\_\_\_\_

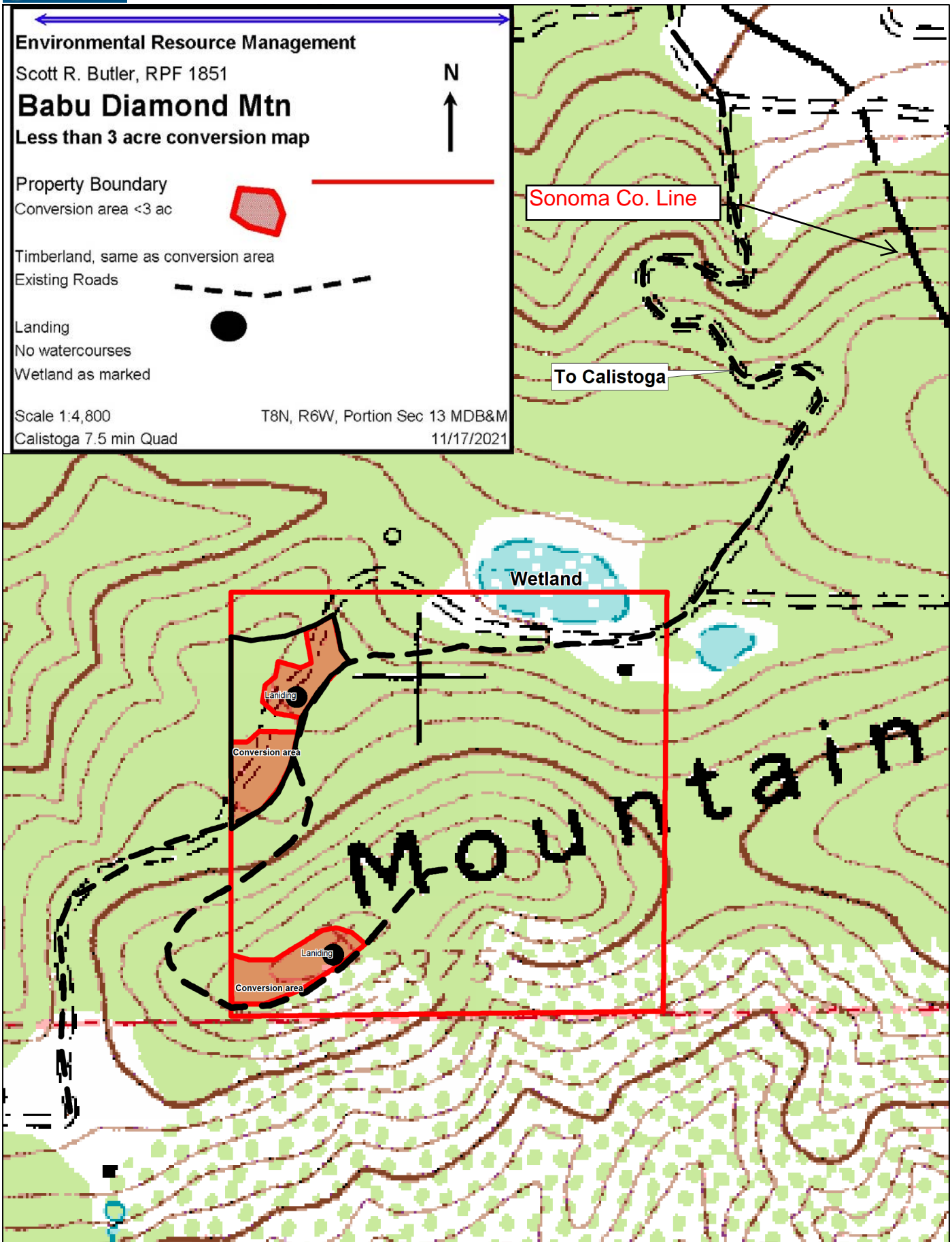
Provider, if applicable: \_\_\_\_\_

New noise sources

(compressors, power tools, music, etc.): Vineyard management, weed wacker, ATV.Grading proposed: Amount of cut (cu. yds.): N/A Amount of fill (cu. yds.): N/A Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes X No \_\_\_\_\_ If Yes, indicate area of disturbance(acres): Additional 1.6 acres of Tanoak vegetationIdentify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): The 1.6 acres of tanoak is not part of the conversion. Drainage for the project will be sheet flow.Vegetation to be removed: Douglas Fir and TanoakWill proposal require annexation to a district in order to obtain public services: Yes \_\_\_\_\_ No XAre there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used or processed on this site? Yes \_\_\_\_\_ No XWill the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes \_\_\_\_\_ No XFire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc.): Existing water tanks, well, paved road, parking lot turnaround.



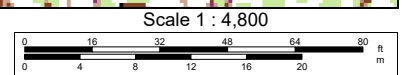




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