

REAL THOREVILOS LLC VINEYARD DEVELOPMENT EROSION CONTROL PLAN

LOCATED AT:
Mund Road
Napa County, CA
Napa County APNs 021-320-022, -026, -027 & -028

PREPARED FOR:
Real Thorevilos LLC
Care Of: Jay Heckenlively
2054 Fort John Court
Gold River, CA 95670

PREPARED BY:



2074 West Lincoln Avenue
Napa, California 94558
Telephone: (707) 320-4968
www.appliedcivil.com

Job Number: 19-133



Michael R. Muelrath

Michael R. Muelrath R.C.E. 67435

7/9/2021

Date



<u>Staff Use</u>
APN: _____ - _____ - _____
Owner: _____
PreApp Mtg. Date: _____ / _____ / _____
Planner(s): _____

**EROSION CONTROL PLAN
CHECKLIST FOR A COMPLETE APPLICATION**

{to be filled out during the required pre-submittal meeting by the pre-application planner}

1. X **Completely Filled-Out and Signed Erosion Control Plan Application**
2. X **Completely Filled-Out Supplemental Project Information Sheet (Attachment A)**
3. X **Completely Filled-Out and Signed** [by the property owner(s)] **Environmental Information Sheet**
4. X **USGS 7½ Minute Topographic Map Section** showing accurately the subject parcel(s) boundaries, all lands within a half mile thereof, and the boundaries of the area(s) actually to be disturbed. A recent aerial photo may in addition be provided. **To Be Submitted By Noon On The Thursday Prior To The Scheduled Meeting**
5. X **Erosion Control Plan Narrative (5 sets)** containing all the information specified in the "Erosion Control Plan Contents" portion of this application packet, including but not limited to, the following:
 ____ description/discussion of existing site and/or environmental conditions, including but not limited to,
 ____ topography/slopes, ____ vegetation types and coverage, ____ trees species and coverage, ____
 structures, ____ roads/access, and ____ date of site visit [include list of any references used]
 ____ directions to the site (including contact person, maps, gate codes, etc.);
 ____ soil types generated from project specific soil report;
 ____ source and quantity of irrigation water required;
 ____ location of any off-site spoils disposal site(s) to be utilized;
 ____ 60/40 clearing retention analysis (for Municipal Watersheds only);
 ____ associated projects or other projects on the same parcel(s);
 ____ implementation schedule;
 ____ estimated cost of the erosion measures undertaken
6. X **Erosion Control Plans FOLDED to no larger than 8½" x 11" (5 sets)**. The plan(s) shall include, but not be limited to, the following information:
 ____ property owner's name, ____ contact person for site visits/inspections name & telephone number,
 ____ property address, ____ assessor's parcel number, ____ vicinity map, ____ north arrow, ____ map
 scale, ____ contour interval, ____ date plan last revised (*if applicable*), ____
 ____ delineation of all Class I-IV watercourses and streams within 150 feet of the project area with
 applicable setbacks labeled from the top of the bank (tob) to the nearest point of earth disturbance;
 ____ trees larger than **6"** DBH and/or groves of trees identified by number and specie of trees with an
 indication of those that are to be removed and are adjacent to the proposed development (±150
 feet);
 ____ other existing vegetation with an indication of that which is to be removed;
 ____ 60/40 clearing retention analysis for projects located within Municipal Watersheds (via use of aerial,
 survey or appropriate methodology accompanied by supporting data, i.e. table of survey results);
 ____ slope determination including cross section locations (for Structural plans only);
 ____ existing & proposed contours [roads/bldg plans must show all areas ≥100' from cut/fill edge];
 ____ quantity of any cuts and fills, indicating on-site and/or off-site spoils disposal location(s);
 ____ all improvements planned including but not limited to structures, roads, stream crossings, parking
 areas, swimming pools, wells, water tanks, septic systems, water and sewer lines, walls, etc;
 ____ location of the temporary erosion control measures proposed and the details therein including
 temporary re-vegetation [seed mix (species & lbs/acre), ____ fertilizer (type & lbs/acre), and ____
 mulch (type & lbs/acre)];

____ location of the permanent erosion control measures and the details therefore including, if applicable, ____ seed mix(species & lbs/acre), ____ fertilizer(type), and ____ mulch(type & lbs/acre)

7. **Recent Photos** of the site (dated) documenting pre-project conditions
8. **Complete** copies of the following project-specific surveys and reports (*as applicable*):
 Aerial/Ground Topographic Survey N/A Landslide Hazard Evaluation (**Attachment F**)
 Special Status Specie Survey (**Attachments B & C**) Archeological Survey (**Attachment E**)
 N/A Wildlife Population Effect Evaluation N/A Historical Resources Evaluation
 Phase I Water Availability Analysis (**Attachment D**)
 Runoff/Sedimentation/Groundwater Studies (**Attachments G, H, & I**)
9. **Complete** copies of the following permits and an associated environmental documents:
____ Timber Harvest/Conversion ____ Permit issued or Application filed (*if applicable*)(To Be Filed Before Approval)
____ Water Rights ____ Permit issued or ____ Application filed (*if applicable*)
____ Fish & Game (1603) Permit issued or ____ Application filed (*if applicable*)
____ Associated CEQA Document(s)
10. N/A Other necessary permits filed (*if applicable*):
____ Use Permit/Variance ____ Septic System Permit
____ Groundwater Permit ____ Grading Permit ____ Other (_____ Permit)
11. **Pre-Submittal Application Review Meeting** With Planning Division Staff [date: TBD _____]
12. **Signed** Indemnification Agreement Form
13. **Correct Application Fees (including environment review fees)** in the amount of \$ 10,000 _____
[please make check payable to "Napa County"]

Notes:

Missing Items:

Follow-Up/Action/Recommendation:

In Attendance During Pre-Application Mtg.:





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

FILE #: _____ APN #: _____ SUBMITTAL DATE: _____
 [] STRUCTURAL [] AGRICULTURAL USGS QUAD: _____
 TOWNSHIP/RANGE: _____
 REQUEST: _____

PROJECT TYPE: Agriculture: New ___ 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: County Consultant: ___ OR RCD: _____

FINAL APPROVAL: CDPD: Date: _____

TO BE COMPLETED BY APPLICANT
 (Please type or print legibly)

Applicant's Name: Real Thorevilos LLC, Care Of: Jay Heckenlively

Telephone #: (916) 549-9203 Fax #: () _____ E-Mail: jheckenlively@mclellanpark.com

Mailing Address: 2054 Fort John Court Gold River CA 95670
No Street City State Zip

Status of Applicant's Interest in Property: Property Owner

Property Owner's Name: Same as applicant

Telephone #: () _____ Fax #: () _____ E-Mail: _____

Mailing Address: _____
No Street City State Zip

Site Address/Location: Mund Road St. Helena
No Street City

Assessor's Parcel #: 021-320-022,026, Existing Parcel Size: 80, 144.21, Development Area Size: 23.2 ± acres
90 & 70 ±

Slope Range: 2 % to 19 % Total Acreage ≥ 30%: <0.1 acres Estimated Total Amount of Cut & Fill: 2,000 cubic yards
-027 & -028

Land or Aerial Survey Prepared By Napa County GIS Date: 2002

(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 onsite wells.

Related Permits Filed: Water Rights Groundwater Well 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 supplemental information sheets, site plan, plot plan, cross sections/elevations, is complete and accurate to the best of my knowledge. I hereby authorize such investigations including access to County Assessor's Records as are deemed necessary by the County Planning Division for evaluation of this application and preparation of reports related thereto, including the right of access to the property involved.

Signature of Applicant _____ Date _____
 Signature of Property Owner [Signature] Date 2/7/21

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

\$ _____
 Estimated Fee Receipt Number: _____ Received By _____ Date _____

EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

Project/Construction Phasing Information

1. Project Description: APN: 021-320-022, -026, -027 & -028
Development new vineyard.
-
- Parcel size: 80, 144.21,
90 & 70 +/- acres Total land area disturbed: 23.2 +/- acres
- Agriculture: NEW plant acres: 19 Replant acres: 0
- Structures: residence building driveway road other _____
2. Project Phases: one two or _____
3. Anticipated date to start construction (month/year): April, 2022
4. Estimated date of completion of each phase: Phase 1: October 15, 2022
Phase 2: _____
Phase ___: _____
5. Total construction time estimated: 6-9 months +/-
6. Work scheduled between Oct. 1 and Apr. 1? Yes No **OR**
between Sept. 1 and Apr. 1? Yes No (municipal watershed)
7. Winterization measures in the Erosion Control Plan Yes
8. Is a grading permit, a well permit, or a sewage disposal permit required? Yes No
If yes has the Napa Co Public Works and/or Environmental Management Departs. been notified? Yes No

Slope Information

9. Earth moving, grading or land clearing on slope(s) of: 2 % to 19 %
10. Total acreage with slopes greater than or equal to 30%: <0.1 +/- acres
11. Contour mapping source: Napa County GIS (2002)

Water Deficient Area, Watershed Area, & Water Rights Diversion Permits

12. Water-deficient area: Yes (*applicant must contact Co Env Mgmt Dept*) No
13. Sub-Watershed Name: Canon Creek & Meadowood Creek
Municipal Reservoir Watershed: Yes No
If yes: Bell Canyon Kimball Milliken Lake Hennessey Rector
14. Have any other erosion control plans effecting this parcel been approved since 1991? Yes No
15. Coverage information (required for projects in any watershed):
- | | 021-320-026 | 021-320-028 | 021-320-022 |
|---|-------------|-----------------------|-------------|
| (a) Existing acres of tree canopy cover per parcel: | 126 +/- | <u>63.3 +/-</u> acres | 52.4 +/- |
| Proposed acres of canopy cover to be removed: | 7.9 +/- | <u>.1 +/-</u> acres | 5.7 +/- |
| Percent of canopy cover to be retained per parcel: | 94% | <u>99</u> % | 89% |
| (b) Existing acres of shrub, brush, grass without tree canopy per parcel: | 8.7 +/- | <u>5.5 +/-</u> acres | 21.8 +/- |
| Proposed acres of shrub, brush, grass cover to be removed: | 1.1 +/- | <u>1 +/-</u> acres | 7.4 +/- |
| Percent of shrubs, brush, grass to be retained per parcel: | 87% | <u>82</u> % | 66% |
16. Is there a Water Rights permit associated with the project or parcel? Yes No **OR**
a) Copy of permit from the State Dept of Water Resources attached? Yes No **OR**
b) Date application for necessary permit submitted to this board: _____
c) Copy of associated CEQA document attached? Yes No acre/feet _____

Streams, Watercourses, & Streambed Alteration Agreements

17. All streams and watercourses in vicinity of project area(s) shown and the required setback(s) indicated with the distance and slope? Yes No
18. Is there a State Dept of Fish & Game Streambed Alteration (1603) Permit associated with the project or parcel? Yes No
- (a) Copy of State Dept of Fish & Game Permit attached? Yes **OR**
- (b) Date application for necessary permit submitted to this agency: _____
- (c) Copy of CEQA document prepared attached? Yes No

Environmental Setting

19. Is any portion of the project located on or within 500' of a landslide? Yes No
Cite source: Visual Observation
20. Is any portion of the project located in the vicinity of rare/endangered species, species of special concern (plant, animal), wetland (type), riparian habitat, critical habitat, etc.? Yes No
If yes, list: See report by WRA.
Cite source/reference(s): See report by WRA
Specific study prepared: Yes by WRA date: 5/2021
21. Is any portion of the project located on or within 500' of an archeological or historic site? Yes No
Cite source: See report by ARS.
Specific study prepared: Yes. by ARS date: 6/2021

Grading Information

22. Are any new roads/driveways associated with the project? Yes No
23. Are any new vineyard avenues associated with the project? Yes No
24. Will the project involve any recontouring of the land? Yes No
25. Will there be any excavation or fill deeper than 12 inches? Yes No
26. Total cubic yards of cut & fill: 2,000
Cubic yards of cut: <1,000 fill: <1,000
Spoils location: on-site 100% off-site _____ None _____
27. Has a grading permit been filed with the Co Public Works Dept? Yes No
28. Will the project involve repair of a landslide? Yes No
Location _____ Size _____ Report _____

TIMBER HARVEST/TIMBER CONVERSION PERMITS


29. Is there a Timber Harvest or Conversion permit associated with the project/parcel? Yes No
Number of Acres: _____
- a) Copy of State Dept of Forestry Permit attached? Yes **OR**
- b) Date application for necessary permit submitted to this agency: _____
- c) Copy of associated CEQA document attached? Yes No
- d) Date other County erosion control plan(s) submitted if different than the application date for this plan: _____
30. Is there a Timberland Conversion Exception associated with the project or parcel? Yes No

INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.


Applicant
7/7/21
Date

Property Owner (if other than Applicant)

Real Thorevilos LLC - Vineyard Development ECP
Project Identification

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

To be provided by Property Owner: Real Thorevilos LLC

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 and/or parcel. List and describe any other projects or improvements with site locations anticipated within the next several years (1-3-5 years).

B. PROJECT DESCRIPTION

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

Discuss and check yes the following items which are applicable to your project or its effects (attach additional sheets)

YES NO

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

C. ENVIRONMENTAL SETTING

22. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, wetlands (types), riparian habitat and any cultural, historical or scenic aspects. Describe any/all existing structures on the site, and the use of the structures. Attach photographs of the site, could include current aerial photo.
23. Describe the surrounding properties (approximately ¼ mile radius from parcel boundary), including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (agriculture, residential, commercial, etc.), intensity of land use (vineyards, winery, one-family, multi-family, industry, etc.), and scale of development (acres, height, setback, yard, etc.). Attach photographs of the vicinity, could include current aerial photo.

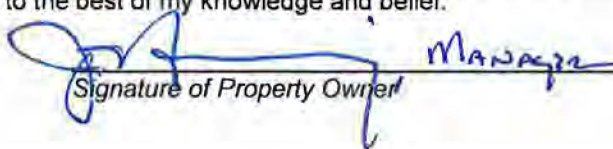
D. CERTIFICATION

I hereby certify that the statements furnished responding to the above and in the attached sheets present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date

7/7/21

Signature of Property Owner

 Manager

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

A. General Information

1. Property Owner Contact Information:
 - Real Thorevilos LLC
 - Care Of: Jay Heckenlively
 - 2054 Fort John Court
 - Gold River, CA 95670
2. Site Address:
 - Mund Road
 - St. Helena, CA 94574
3. Napa County Assessor's Parcel Numbers:
 - Napa County APNs 021-320-022, 026, -027 & -028
4. Contact Person Contact Information:
 - Applied Civil Engineering Incorporated
 - Care Of: Mike Muelrath, President
 - 2074 West Lincoln Avenue
 - Napa, CA 94558
 - (707) 320-4968
5. Type of Permit
 - Agricultural Erosion Control Plan (ECPA)
6. Related Permits
 - No related permits are anticipated.
7. Existing Zoning District:
 - Agricultural Watershed (AW)
8. Proposed Use of Entire Parcels:
 - Agricultural
 - No additional uses are anticipated in the next 0 to 5 years

B. Project Description

9. Parcel Sizes:

80 +/-, 144.21 +/-, 90 +/- & 70 +/- acres

10. Project Size:

23.2 ± acres total disturbance (19.0 ± acres of vines to be replanted)

11. Attach Plans:

See attached Real Thorevilos LLC Vineyard Development Erosion Control Plan prepared by Applied Civil Engineering Incorporated.

12. Proposed Scheduling:

The proposed project will be completed in one phase. Phase I land clearing and preparation is planned to begin in April 2022 pending approval of the erosion control plan. The disturbed area will be winterized and shutdown from October 15, 2022 to April 1, 2023. Installation of the vineyard trellis and irrigation systems and planting of vines will occur in 2022 or 2023. Note – all dates subject to change.

13. Anticipated Incremental or Phased Development:

None.

14. Related Napa County Grading Permit, Use Permit, Variance or Rezoning Application

No grading permit, use permit, variance or rezoning application is required for this vineyard development project.

15. Yes. Although the project will not change the features of any known wetlands, tidelands or beaches, existing ground contours will be altered to smooth out the existing contours and promote sheet flow of runoff through the project area and to facilitate installation of the erosion control measures. Overall drainage patterns will not be changed by this project.

16. No. The project will involve removal of the existing vegetation and planting of new vineyard. This will not result in a substantial change to the view from existing public roads that is not consistent with other land uses in the general area.

17. No. The proposed project will not result in a change to the pattern, scale or character of the general area.

18. No. The proposed project will not result in a change to bay, lake, stream or ground water quality or alteration of existing drainage patterns.

19. Yes. The site is on located on land with average slopes ranging from 2% to 19%.

20. No. The project will not result in a substantial change in demand for Napa County services.

21. No. As previously noted, no additional projects are planned at this time.

C. Environmental Setting

22. Describe the existing project site:

Topography

The project area is located on moderately sloping hillside slopes in Napa County northeast of the City of St. Helena (Ecotone North Latitude = 38.532815° N & Longitude = 122.460390° W & Ecotone South Latitude = 38.522300° N & Longitude = 122.448909° W). Topography on the property varies widely and is characterized by gentle to steep slopes ranging from less than 5% to in excess of 50% throughout the properties.

Slopes within the proposed vineyard development area are gentle to moderate. Average slopes range from 2% to 19% within the proposed vineyard block areas with an overall average slope of 9%. These average slopes were determined using topographic data obtained from the Napa County Geographic Information System database and the slope transect method in several representative locations in the proposed development area. Less than 0.1 acres within the project area have slopes in excess of 30%.

Soil Stability

The United States Department of Agriculture Soil Conservation Service Soils Map for Napa County shows several soil types mapped in the vicinity of the project area including:

- 100 Aiken loam, 2 to 15 percent slopes
- 109 Boomer gravelly loam, 30 to 50% slopes
- 138 Forward gravelly loam, 2 to 9 percent slopes
- 140 Forward gravelly loam, 30 to 75% slopes

The approximate soil type boundaries based on data obtained from the Napa County Geographic Information System database are illustrated on Sheets C1, C3 & C4 of the Real Thorevilos LLC Vineyard Development Erosion Control Plan.

Representatives from Applied Civil Engineering Incorporated have visited the site several times to review the project area and have not observed any signs of gullies, landslides, slope instability or excessive erosion within the project area or in close proximity to the project area that would affect, or be affected by, the proposed project.

While the Napa GIS database indicates the potential presence of landslides in the vicinity of the Ecotone South project area, we have reviewed the USGS Geologic Map and it appears that such features are mapped as ancient landslide deposits. We judge that given the onsite soil conditions and shallow bedrock depths the project will not affect or be affected by historical landslide features.

Plants and Animals

The project will not significantly impact sensitive plant or animal species. Please refer to the detailed biological analysis prepared by WRA for information.

Cultural and Historical Resources:

There are not any known archeological resources located within the project area. See detailed cultural resource assessment prepared by ARS for information.

Existing Manmade Features:

Existing manmade improvements on the subject parcels include a residence (note that a second residence and barn was burned during the 2020 Glass Fire) paved, gravel and dirt roads, groundwater wells, vineyards and the related utility infrastructure serving the existing uses. None of the existing manmade improvements will be affected by the proposed project.

23. Describe the surrounding properties:

The surrounding properties are generally used for agricultural, residential and watershed purposes. The density of use is generally consistent with land use zoning designations for the area. Residential development generally consists of single family residences.

Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File #: P__ - __ - __ - __ - __ Owner Real Thorevilos LLC Parcel #: 021 - 320 - 022, -026
 , -027 & -028

Vineyard Development Area Specifics

- 1. Size of Area Disturbed: 23.2 ± acres
- 2. Size of Vineyard: 23.2 ± acres
- 3. Acres of Vines: 19 ± acres
- 4. Slopes of Area Disturbed: 2 % to 19 %
- 5. Amount of Total Acreage Equal to or Above 30% Slope: <0.1 ± acres
- 6. Total Number of Trees Removed
 - a) natives 265 trees * see tree removal exhibit in Section 8
 - b) non-natives 0 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: 4/2022 End Date: 10/2022 Duration: 180 days
Temporary Cover Crop Planted X Yes _____ No
- 2. Planting Stage:
(i.e planting of vines, seeding permanent cover crop, apply straw mulch, maintenance of erosion control measures)
Start Date: 6/2022 End Date: 7/2023 Duration: 60 days
- 3. Operational Stage: *(Planting may be pushed to 4/2023)*
(maintenance and adjustment as needed of permanent erosion control practices, implementation of annual vineyard and erosion control measures, commencement of annual harvests)
Start Date: 4/2026

Vineyard Operations Information

- 1. Farming Equipment:
 - Track-laying Percent of Use 30 %
 - Rubber-tired Percent of Use 70 %
 - ____ ATV Percent of Use _____ %
 - ____ Hand/Manual Percent of Use _____ %
 - ____ Other (describe) _____ Percent of Use _____ %
- 2. Annual Pruning:
Time of Year: February Number of days: 10-15 Number of Workers: 8-10
- 3. Annual Sulfuring:
Time of Year: April-July 15 Estimated applications/year: 12
- 4. Weed Control:

	<u>Under Vines</u>	<u>Between Rows</u>
Type of control	<u>Mechanical or Herbicide</u>	<u>Mechanical</u>
Method of application	<u>Mow/cultivator or Spray</u>	<u>Mower or Weedeater</u>
Months:	<u>January - July</u>	<u>April - August</u>
Applications/year:	<u>2 to 4</u>	<u>2 to 3</u>
Number of Workers:	<u>3 to 4</u>	<u>3 to 4</u>
- 5. Harvest (Crush):
Length 6-8 days Number of Workers: 12-14

6. Frost Protection Method(s)

	<u>Hours of Operation</u>	<u>Frequency (times/year)</u>
<input type="checkbox"/> Return-stack heaters	_____	_____
<input type="checkbox"/> Sprinklers	_____	_____
<input type="checkbox"/> Misters	_____	_____
<input checked="" type="checkbox"/> Wind Machines	11 pm-8am	5-15
<input type="checkbox"/> Late Pruning	_____	_____
<input type="checkbox"/> Other _____	_____	_____

7. Rodent Protection Method(s):

<input type="checkbox"/> Rodenticides	<input checked="" type="checkbox"/> Raptors
<input checked="" type="checkbox"/> Traps	<input type="checkbox"/> Other _____
<input type="checkbox"/> Fencing	_____

8. Bird Protection Method(s): None .

	<u>Time of Year (months)</u>	<u>Time of Day</u>	<u>Duration of Use (days per year)</u>
<input type="checkbox"/> Netting	_____	_____	_____
<input type="checkbox"/> Bird Cannons	_____	_____	_____
<input type="checkbox"/> Visual Distracters (Mylar strips, etc)	_____	_____	_____
<input type="checkbox"/> Raptor Perches	_____	_____	_____
<input type="checkbox"/> Other _____	_____	_____	_____

9. Proposed Nighttime Activities:

	<u>Time of Night</u>	<u>Duration of Use (days per year)</u>
<input checked="" type="checkbox"/> Harvest	2 am- 10 am	8-12
<input checked="" type="checkbox"/> Sulphur Application	10 pm- 7 am	12
<input checked="" type="checkbox"/> Pesticide/Herbicide Application	10 pm- 7 am	2
<input type="checkbox"/> Other _____	_____	_____

10. Irrigation Methods

Sprinklers Drip System Other _____

11. Other Proposed Activities:

Traffic Characteristics Information

- Estimated size of grape trucks/truck & trailers to be used: 2 tons
- Estimated number of truck/vehicle trips per day: Crush: 10 Vineyard Development: 30 Annually: 150
- Estimated number of farmworkers/vehicle: 3-4 Crush 3-4 Pruning
- Lunch provided on-site for farmworkers: Yes No
- Proposed primary access: Existing private driveway
- Proposed secondary access, if any: None

Itemized Fertilizer and Pesticide Information

	<u>Application Method</u> <small>(broadcast, spray, drip system, etc)</small>	<u>Application Amount</u> <small>(per acre)</small>	<u>Number of Applications per Year</u>	<u>Annual Amount Used</u> <small>(per acre)</small>	<u>Total Annual Amount Used Overall</u>
1. Fertilizers					
Nitrogen	Drip	2-5 #	1-3	2-15 #	38-285 #
Magnesium	Drip	2 qt	1-3	2-6 qt	38-114 qt
Boron	Foliar	2 qt	1	2 qt	38 qt
Zinc	Foliar	2 qt	1	2 qt	38 qt

2. Mildewcides

Sonata	Spray	4 qt	4-6	16-24 qt	304-456 qt
Parafinic Oil	Spray	6 qt	2	12 qt	228 qt
Wettable Sulfure	Spray	2-4 #	2-3	4-12 #	79-228 #

3. Herbicides Regalia

None	Spray	1-4 qt#	4-6	4-24 qt	79-456 #
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4. Rodenticides

None					
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5. Other Chemicals

None					
------	--	--	--	--	--

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

Type of onsite chemical storage facility in use or proposed: None. Chemicals stored offsite.

Location of current or potential area(s) used for the mixing agricultural chemicals and the description of the facilities present thereat: New overhead fill stations at new vineyard blocks. Location shown on C1.

Location of current or proposed area designated for the cleaning and washing of chemical application equipment: New overhead fill stations at new vineyard blocks. Location shown on C1.

Water Source and Usage Information
** Use Attachment D to calculate information requested**

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

Agricultural Water Source(s):

- Well
- Spring
- Stream or Creek
- Reservoir(s)
- Other _____

Percent of Total Agricultural Use:

100 %
 _____ %
 _____ %
 _____ %
 _____ %
 100%

Residential and Non-Agricultural Water Source(s):

- Well
- Spring
- Stream or Creek
- Other _____

Percent of Total Resid & Non-Ag

100 %
 _____ %
 _____ %
 _____ %
 100%

2. Current and Future/Proposed Water Usage (acre-foot per year = AF/yr): N/A - SEE WAA BY RICHARD SLADE AND ASSOCIATES.

	<u>Current Usage:</u>	<u>Future Usage:</u>
Vineyard & other Agricultural Uses:	_____ AF/yr	_____ AF/yr
Residential/Domestic Uses:	_____ AF/yr	_____ AF/yr
Other Uses:	_____ AF/yr	_____ AF/yr
Total Usage:	_____ AF/yr	_____ AF/yr

3. Allowable Groundwater Allotment: _____ AF/yr

Rock/Spoils/Debris Disposal Information

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

<u>Proposed Use/Disposal Method :</u>	<u>Percent of Total</u>	<u>Location</u>	
____ Road Base (crushed to aggregate size)	_____ %	____ on-site	____ off-site
____ "Rock Mulch" (crushed to fist size and returned to fields)	_____ %	____ on-site	____ off-site
____ Decorative Rock	_____ %	____ on-site	____ off-site
<input checked="" type="checkbox"/> Fill (buried)	90 %	<input checked="" type="checkbox"/> on-site	____ off-site
____ Stacked In Pile	_____ %	<input checked="" type="checkbox"/> on-site	____ off-site
<input checked="" type="checkbox"/> Other <u>Erosion Control</u>	10 %	<input checked="" type="checkbox"/> on-site	____ off-site

2. Estimated Amount of Cut & Fill: 2,000 +/- cubic yards (total)
 1,000 +/- cubic yards (cut) 1,000 +/- cubic yards (fill)

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

<u>Location of Disposal Site</u>	<u>Use of Material</u>	<u>Quantity</u>
N/A	_____	_____ cubic yards
_____	_____	_____ cubic yards
_____	_____	_____ cubic yards

4. Debris Disposal (Location & Method): Organics: _____ Synthetics: _____
 On-site Chipping Off-site Landfill

Related Permits

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

County:

Grading: Yes _____ No <input checked="" type="checkbox"/>	Groundwater/Well Permit: Yes _____ No <input checked="" type="checkbox"/>
Building: Yes _____ No <input checked="" type="checkbox"/>	Use Permit: Yes _____ No <input checked="" type="checkbox"/>
Structural ECP: Yes _____ No <input checked="" type="checkbox"/>	Variance: Yes _____ No <input checked="" type="checkbox"/>
Sewage Disposal: Yes _____ No <input checked="" type="checkbox"/>	Other Not Listed: _____

State Dept of Forestry:

Timber Harvest Plan: Yes _____ No <input checked="" type="checkbox"/>	Timber Conversion Permit: Yes _____ No <input checked="" type="checkbox"/> _____ acres
Timber Conversion Exemption: Yes <input checked="" type="checkbox"/> No _____	_____ acres

State Dept of Fish & Game:

Streambed Alteration Permit: Yes _____ No

State Division of Water Rights:

Appropriate Water Rights Permit: Yes _____ No

State Environmental Protection Agency:

Chemical Application Permit(s): Yes _____ No

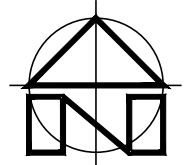
Other State & Federal Permits (please list):

2. Consultation with, or letter of agreement from:

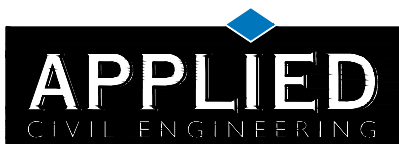
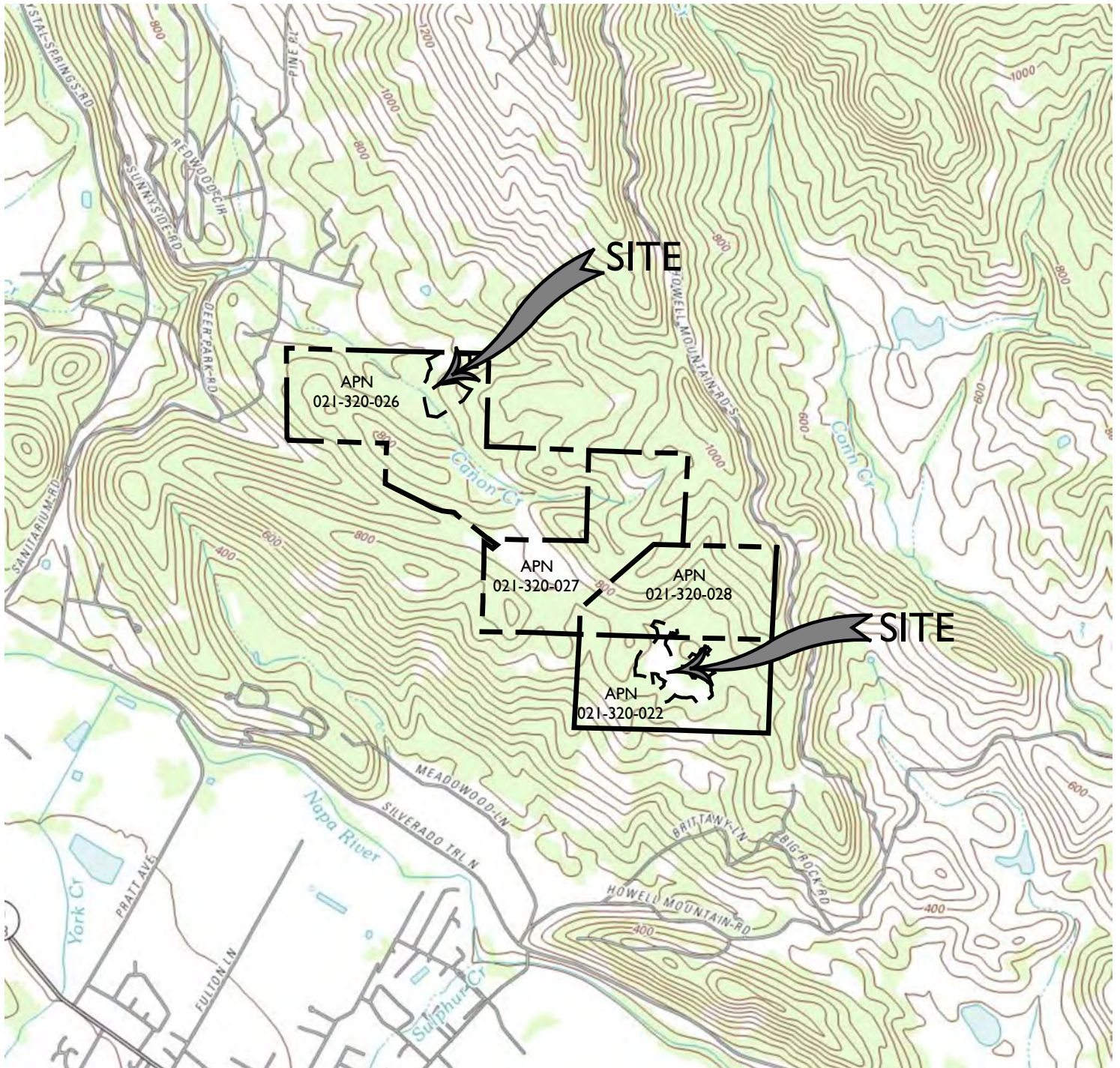
<u>Regional Water Quality Control Brd:</u>	Yes _____ No <input checked="" type="checkbox"/>
<u>National Marine Fisheries Service/NOAA:</u>	Yes _____ No <input checked="" type="checkbox"/>
<u>Army Corps of Engineers:</u>	Yes _____ No <input checked="" type="checkbox"/>
<u>U.S. Fish and Wildlife Service:</u>	Yes _____ No <input checked="" type="checkbox"/>

SITE TOPOGRAPHY MAP

REPRESENTS A PORTION OF THE
UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE QUADRANGLE
"SAINT HELENA, CA"



SCALE: 1" = 2,000'



INCORPORATED

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REAL THOREVILOS LLC

MUND ROAD

SAINT HELENA, CA 94574

APN 021-320-022, -026, -027 & -028

JOB NO. 19-133

JUNE 2021

PHOTOGRAPHIC DOCUMENTATION
OF EXISTING SITE CONDITIONS

FOR THE

REAL THOREVILOS LLC
VINEYARD DEVELOPMENT EROSION CONTROL PLAN

LOCATED AT:

Mund Road

Napa County, CA

Napa County APNs 021-320-022, -026, -027 & -028

PREPARED FOR:

Real Thorevilos LLC

Care Of: Jay Heckenlively

2054 Fort John Court

Gold River, CA 95670

PREPARED BY:



2074 West Lincoln Avenue

Napa, California 94558

Telephone: (707) 320-4968

www.appliedcivil.com

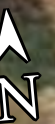
Job Number: 19-133

Photographs Obtained from Google Earth Imagery Dated September 1, 2018

See Real Thorevilos LLC Vineyard Development Erosion Control Plan
For Photograph Location

Photograph #1

Northerly view of vineyard block ES-1



Photograph #2

Southeasterly view of vineyard block ES-2



Photograph #3

Easterly view of vineyard block ES-2



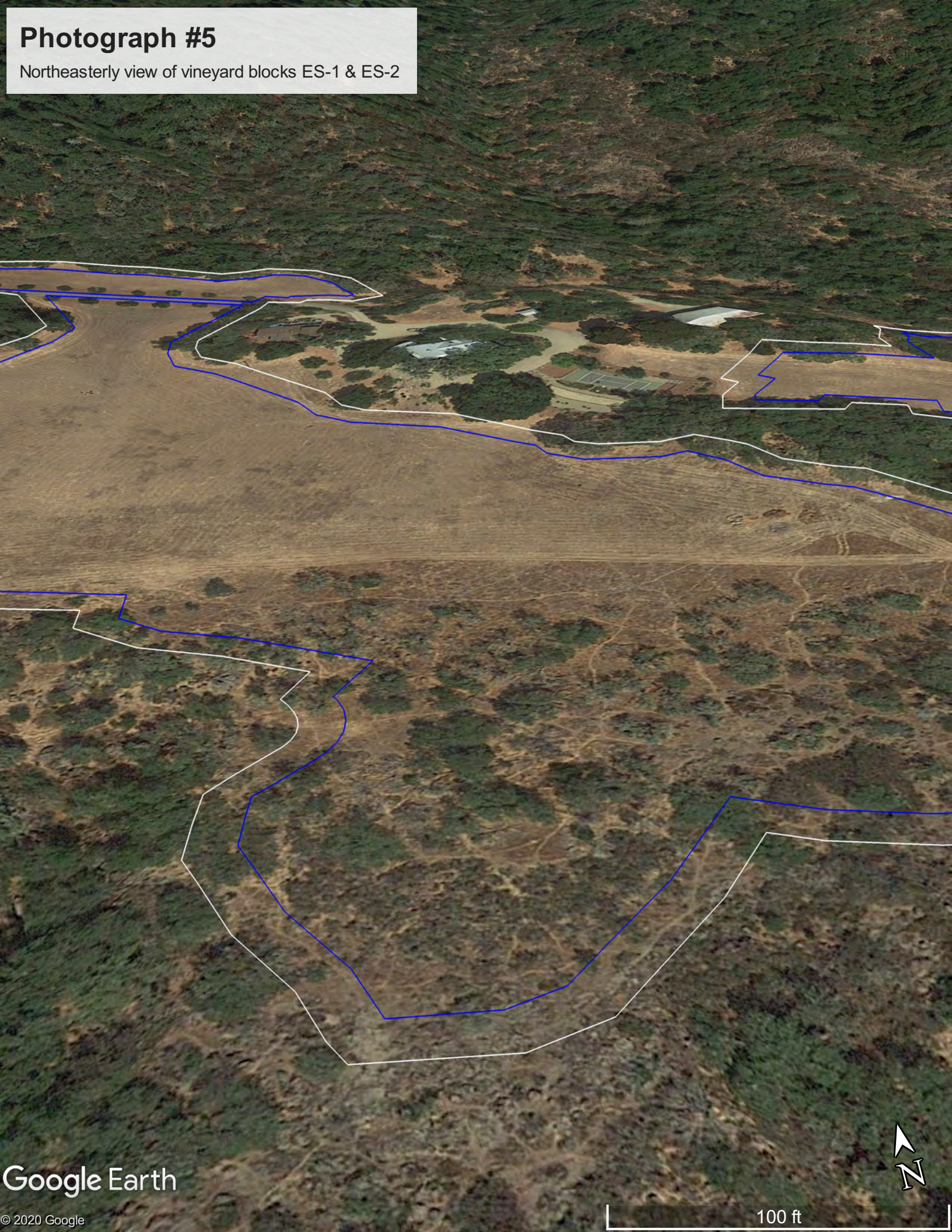
Photograph #4

Northwesterly view of vineyard blocks ES-1 & ES-2



Photograph #5

Northeasterly view of vineyard blocks ES-1 & ES-2



Photograph #6

Northeasterly view of vineyard block ES-2



Photograph #7

Northwesterly view of vineyard block ES-2

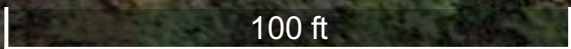
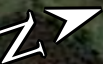


Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

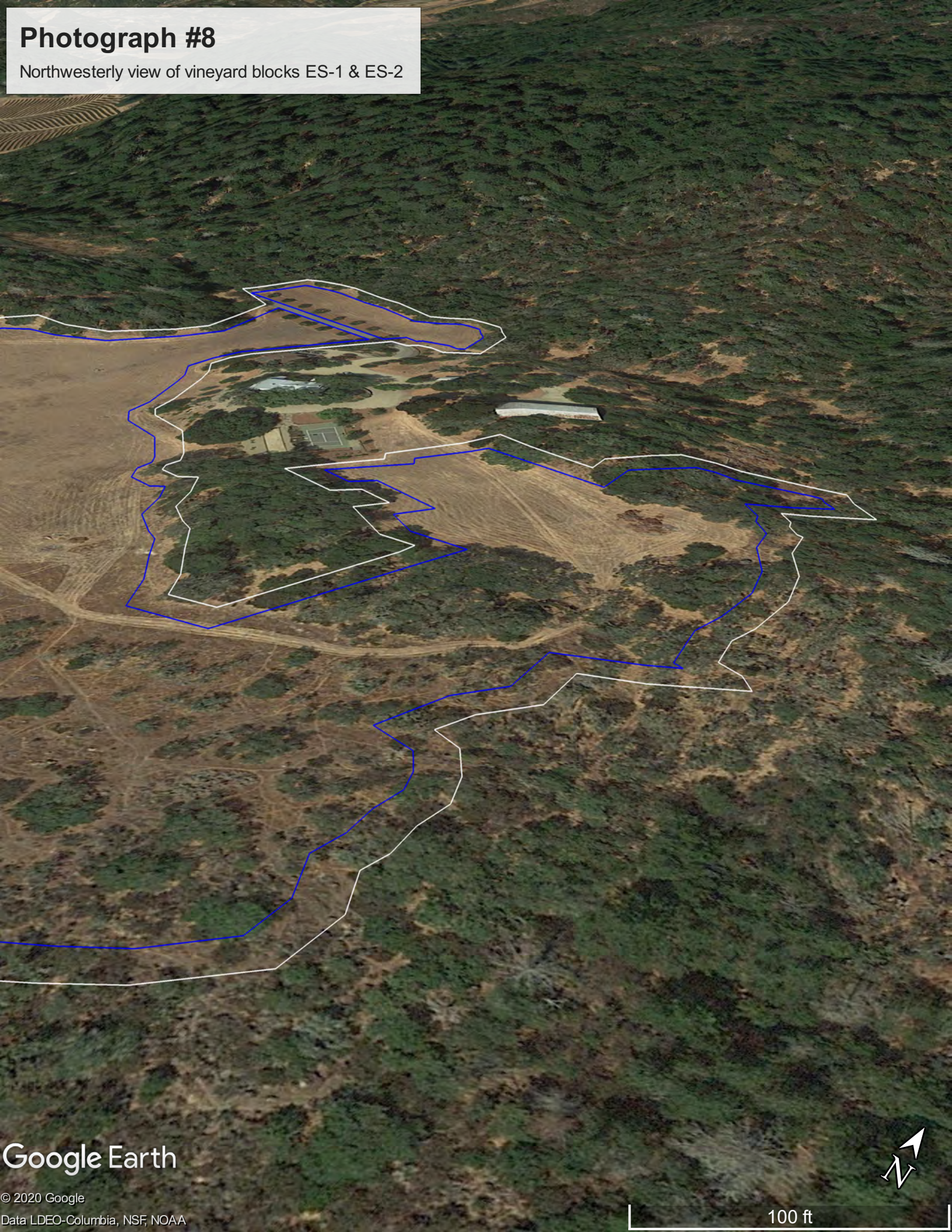
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Data LDEO-Columbia, NSF, NOAA



Photograph #8

Northwesterly view of vineyard blocks ES-1 & ES-2



Photograph #9

Southwesterly view of vineyard block ES-2



Photograph #10

Southwesterly view of vineyard block ES-2



Photograph #11

Northwesterly view of vineyard blocks ES-1 & ES-2



Photograph #1

Northeasterly view of vineyard block Ecotone North



Photograph #2

Easterly view of vineyard block Ecotone North



Photograph #3

Southerly view of vineyard block Ecotone North



Photograph #4

Westerly view of vineyard block Ecotone North

