



VINEYARD DESIGN  
EROSION CONTROL  
WATER DEVELOPMENT  
DRAINAGE  
PERMITTING  
GPS/GIS


## EXHIBIT J

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### MEMORANDUM

Date: October 9, 2020

To: Don Barrella, Napa County Planning, Building and Environmental Services (PBES)

From: Annalee Sanborn, PPI Engineering 

Cc: John McDowell, Napa County PBES  
Laura Anderson, Office of Napa County Counsel  
Tom Davies, V. Sattui Winery  
Rob Anglin, Holman Teague Roche Anglin, LLP  
Jim Bushey, PPI Engineering

Re: Construction Equipment Access for Hibbard Ranch Track I ECP  
#P19-00069-ECPA

This memo is intended to supplement the Track I Erosion Control Plan (ECP) #P19-00069 dated April 2020 to clarify the route over which construction equipment for initial vineyard development will travel. The road network across the entire ranch shown in Figure 2 of the ECP shows all existing roads but does not delineate which roads will be used for what purpose. Included in this memo is a figure depicting the roads on the Hibbard Ranch property that will be utilized to transport heavy construction equipment to the proposed vineyard blocks. Construction equipment will not be transported on any roads not depicted in this figure dated October 2020.

All existing roads shown on this figure may continue to be used for ongoing vineyard maintenance operations consistent with their current use, which may include small farm tractors, pickup trucks, and/or ATVs.

Attachments:

Construction Equipment Access Figure



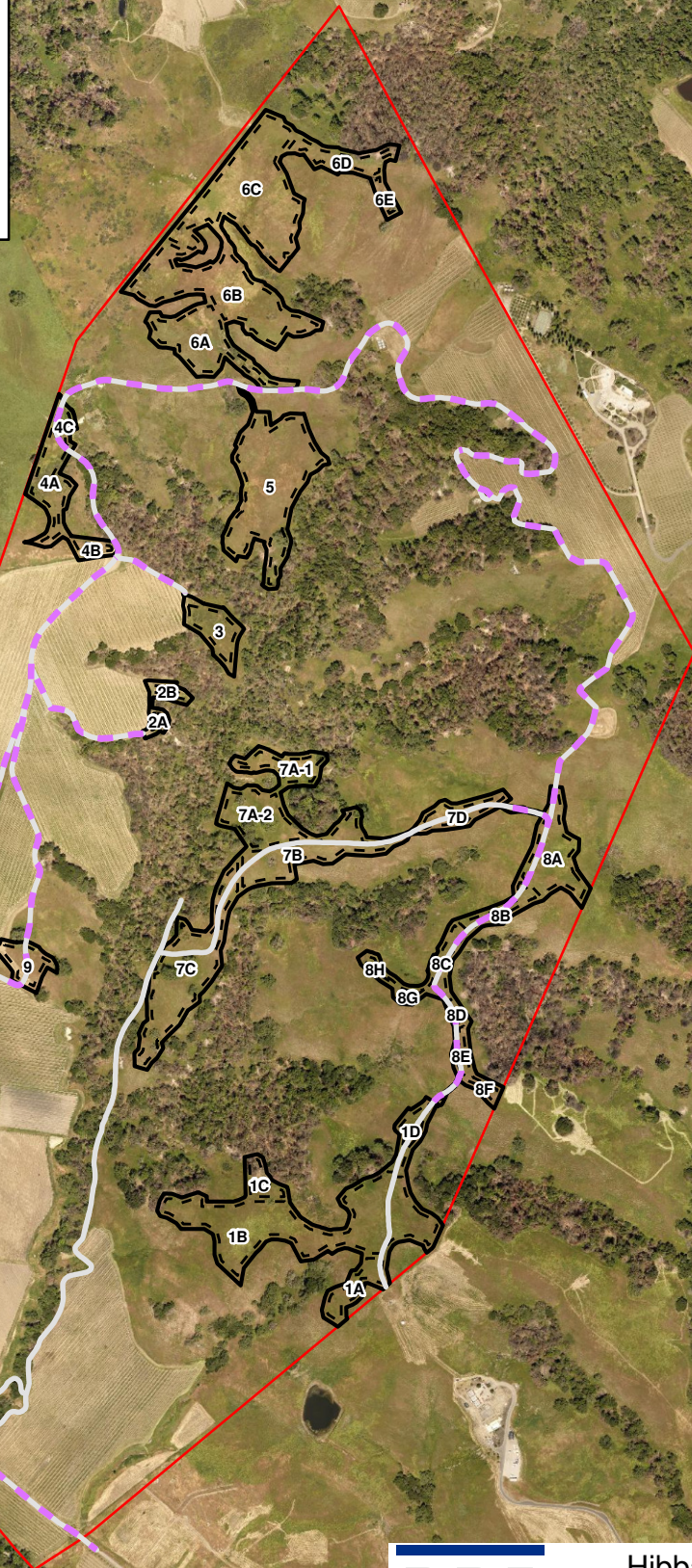
0 450 900 1,800 Feet

**Legend**

- Construction Equipment Access
- Existing Roads
- Proposed Block Boundaries
- Proposed Clearing Limits
- Property Boundary, Approximate

2018 Napa County Aerial Photo

4:26:07 PM 10/7/2020 R:\VSWHEN\Images\For County\Construction Access.mxd



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Hibbard Ranch  
Construction Equipment  
Access  
October 2020