

EXHIBIT A-2



SUPPLEMENTAL NARRATIVE TO THE EROSION CONTROL APPLICATION

For

ACIERNO TRACK I - VINEYARD BLOCKS G, H AND I
7070 SILVERADO TRAIL
NAPA, CA 94558
APN: 032-070-024

Prepared for:
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Project #4122064.0
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- I. The nature and purpose of the all/any land clearing, grading or earthmoving activity, the amount of cut & fill, the location of spoils storage and disposal areas, the total number of acres of grading involved including but not limited to roads, vineyards avenues, trenching for irrigation or pipes, reservoirs, wells, water tanks, septic systems, etc. Indicate the acres of land clearing, grading or earthmoving activity that will occur on 30% or greater slopes. (Note: slopes shall be calculated in whole percent)**

The purpose of this Track I Vineyard Erosion Control Plan (ECP) Application is to facilitate the planting of 0.73 ± acres of vineyard (Vineyard Blocks G, H and I) located on APN 032-070-024. The proposed new vineyard will fill in the gaps between the existing vineyard blocks that are currently being replanted and shown on the Track I – Vineyard Replant (Permit #P22-00412-ECPA). Grading is proposed to occur outside of all stream setbacks. Vineyard Blocks G, H and I are outside of the slopes greater than 30%. Grading for the proposed vineyard blocks will be minimized to only that associated with the ripping/tilling of the vineyard blocks and contouring vineyard avenues where shown. This development will involve ripping and preparation of the vineyard, trenching for and installation of irrigation pipes and storm drain, laying out the vine rows, and constructing the surface drainage and erosion control systems.

In addition to planting Vineyard Blocks G, H, and I, this ECP Application proposes to remove Vineyard Block F (0.82 ± acres) in its entirety. Block F was planted in two phases by the previous owner (circa 2007 and 2011) without a permit and is located on slopes above 30% (all of which are less than 50%). The portion of Vineyard Block F that falls within the stream setback will be used for the replanting of trees removed for Vineyard Blocks G, H, and I. The justification for replanting oak trees within the setback areas is that the area will already be disturbed to remove vineyard. Additionally, a large majority of the slopes on the project site exceed 30% slopes in other areas and providing higher vegetation canopy cover within the setback should also provide higher biological and water quality protections than other areas on-site with equivalent slopes. The Biology report covers the minimum ratios of the replanting of trees and the Oak Planting Plan discusses implementation of the replanting of oak trees. The areas for replanting of oak trees have been identified on the Plans.

The remaining areas of Vineyard Block F will seeded and mulched according the seeding specifications on the Plans. The area within the stream setback will be seeded with the Erosion Control Mix for Riparian and Environmentally Sensitive Areas (Mix 1.C) shown on the seeding specifications on Sheet C1.1. The remaining areas outside the setback will be seeded and mulched per the Standard Erosion Control Mix (Mix 1.A) per the seeding specifications on Sheet C1.1.



- II. Comprehensive description of existing site conditions, including topography, vegetation (including under-story and canopy cover), and soils. Provide extent of tree canopy covered and shrub and brush without a tree canopy covered areas in acres for each parcel. Identify and indicate the project boundaries in watersheds, including municipal watersheds, and in the water deficient area. The plan preparer is required to visit the site and the narrative description shall verify the source or validity of the topographic map. Wide angle or panoramic photographs documenting existing site conditions shall be provided. A photo location indicating the date of the site visit and by whom it was made shall accompany such documentation.**

The project parcel is a 40.33± acre parcel located along the east side of Silverado Trail with moderate to steep sloping terrain. Vegetation includes a mixture of tree canopy, grass cover, landscaping, and existing vineyards with cover crops. The areas to be planted range in slopes from 20% to 25%. The planting of Vineyard Blocks G, H, & I proposes vineyard in areas where trees have been removed due to PG&E clearing as well as an Arborist (Davey Tree Services). Additionally, many trees on the parcel were killed due to the 2017 Atlas Fire and the 2020 Glass Fire. Additional trees have fallen down on-site due to the significant storm event that occurred February 3, 2024. Tree damage (i.e. hollowed out trees from the previous fires and rotted out trunks) on many of the trees cleared near the PG&E overhead lines and along the existing driveway was observed by representatives of RSA+ and Napa County during a site visit on February 9, 2024. Although this Track I – Vineyard Block G, H and I Erosion Control Plan proposes vineyard in areas where trees have been removed under the direction of an Arborist, the trees located within the footprint of the proposed new vineyard will be replaced at a ratio of 3:1. The project is not located within a Municipal Watershed and is outside of the Napa Valley sub-basin impacted by N-17-22. A site visit was completed by Rafael Ramirez and Nick Warnock of RSA+ on September 20th, 2022, to review existing site conditions and obtain photos of the existing vineyards. Another site visit was completed by Nick Warnock of RSA+ and Alexei Belov and Donald Barella of Napa County on February 9, 2024.

- III. All natural and man-made features on-site including but not limited to, streams, watercourses (drainage, channels, etc.), wetlands, riparian habitat, lakes, reservoirs, roads, water tanks, septic systems, reservoirs, ponds, etc. Indicate which ones may be affected by the proposed activity. For blue line and County-definitional streams indicate top, toe, and slope of bank, channel depth, and existing and proposed setback conditions. The entire length of blue line streams & 41 County-named streams on the parcel(s) shall be included in photo documentation (a recent aerial may be included). Provide the name and distance of the nearest blue line and/or County-definitional stream(s) to the project site.**

Features on the subject parcel consist of 3.33± acres of permitted vineyards, an existing residence and associated structures, a driveway, PG&E transmission lines, a sediment basin, various drainages, and County Defined Streams. Setbacks to drainage courses are shown on the plans and the nearest Blueline stream is Conn Creek, which is 0.8± miles to the southwest.



IV. Location and source of water for irrigation or other uses, Provided copies of all necessary permits.

There is an existing well on the subject parcel that is shown on the plans. The subject parcel also has a metered connection to the Town of Yountville Municipal Water System.

V. Soil types/soil series identified in the Soil Conservation Service (SCS) Napa County Soil Survey, or, if prepared, a site-specific soils report.

According to the USDA Web Soil survey, soil types on the parcel consist of:

105 – Bale clay loam, 2 to 5 percent slopes

110 – Boomer-Forward-Felta complex, 30 to 50 percent slopes

152 – Hambright rock-Outcrop complex, 30 to 75 percent slopes

175 – Rock outcrop

VI. Critical areas of erosion and slope instability such as gullies, landslides, etc. within or potentially effecting the “development site” (i.e., the area disturbed by the project) or potentially affected by the work to be undertaken within the development site. In the case of landslides, a report indicating the probable effects of the planned work on slope stability and erosion levels shall be prepared and submitted by a registered geologist.

There are no identified areas of erosion or slope instability based on the pre-app meeting with Napa County.

VII. Any erosion calculation prepared.

USLE calculations are attached

VIII. Any/all proposed erosion control methods including, but not limited to:

- a. All drainage systems and facilities, walls, cribbing or other erosion protection devices to be constructed with, or as a part of the proposed work.**

Fiber roll sediment barriers and silt fences are to be installed as temporary erosion and sediment control measures, at the indicated locations shown on the Plans. Diversion swales and rock outfalls are proposed as part of the project and are shown on the Plans.

- b. Proposed vegetative erosion control measures including maintenance of plant material and slopes until a specified percentage of plant coverage is uniformly established.**



Prior to October 31st of the year in which the vineyard will be graded, all disturbed areas shall be seeded as described in the seeding specifications within the erosion control notes. The cover crop will be managed each year such that any areas which have less than 80% vegetation cover will be re-seeded until adequate coverage is achieved.

Avenues shall be planted with the same cover crop described above. The cover crop will be managed each year such that any areas which have less than 80% vegetative cover will be re-seeded until adequate coverage is achieved. All avenues shall be mowed only and shall be disced.

Any and all disturbed areas shall be seeded and mulched per the seeding specification shown.

c. Proposed erosion control measures for vineyard avenues to accommodate farm or vineyard equipment and materials storage locations

Vineyard avenues shall generally be constructed to conform as much as possible to the natural grade and to allow for sheet flow of surface water. Therefore, run-off will flow across the avenue and be filtered and slowed down by fiber rolls.

IX. Storm water stabilization measures to handle any increased peak rates of runoff from the development of the site that would result in flooding or channel degradation downstream. Include calculations of estimated increased runoff and/or explanation of why an increase is/is not expected.

A hydrologic analysis is attached.

X. An implementation schedule indicating

a. The proposed vegetation clearing, earth moving/grading, and construction/planting schedule.

March/April 2024 – Clear remaining trunks from trees that have been cut down. Begin ripping and grading of new vineyard blocks.

May/October 2024 – Continue grading and smoothing of vineyard, remove rocks, install vineyard trellising, irrigation components, and permanent erosions control measures such as diversion swales and drain inlets.

October 15, 2024 – Install new vines and complete winterization of site.

b. The proposed schedule for winterizing the site (by October 15th of each year the permit is in effect except in a municipal watershed where it is by September 1st).



Spring – Monitor and maintain vineyard erosion and sediment control measures. Ensure agricultural activities such as trimming and pruning of vines and/or mowing of cover crop do not interfere with stability or operation of erosion and sediment control measures.

Summer – Monitor and maintain vineyard erosion and sediment control measures.

Fall (Prior to October 15th each year) – Spread and incorporate soil amendments throughout vineyard as necessary. Install erosion and sediment control measures described in the Plans (such as seed/straw mulch between vine rows and on vineyard avenues).

Winter – Monitor and maintain vineyard erosion and sediment control measures. Reseed and mulch any areas with a week cover crop.

- c. The proposed schedule for installation of all interim erosion and sediment control measures (including vegetative measures) and the state of completion of such devices/measures at the end of the grading season (i.e., on October 15th [except in 5 designated municipal watersheds where it is September 1st] of each year the permit will be in effect.)**

See items 10a and 10b above.

- d. The proposed schedule for installation of any permanent erosion and sediment control required**

See items 10a and 10b above.

XI. The estimated cost of implementation of the erosion and sediment control measures

The estimated cost for implementation of the described of Plan is approximately \$7,000 per acre.