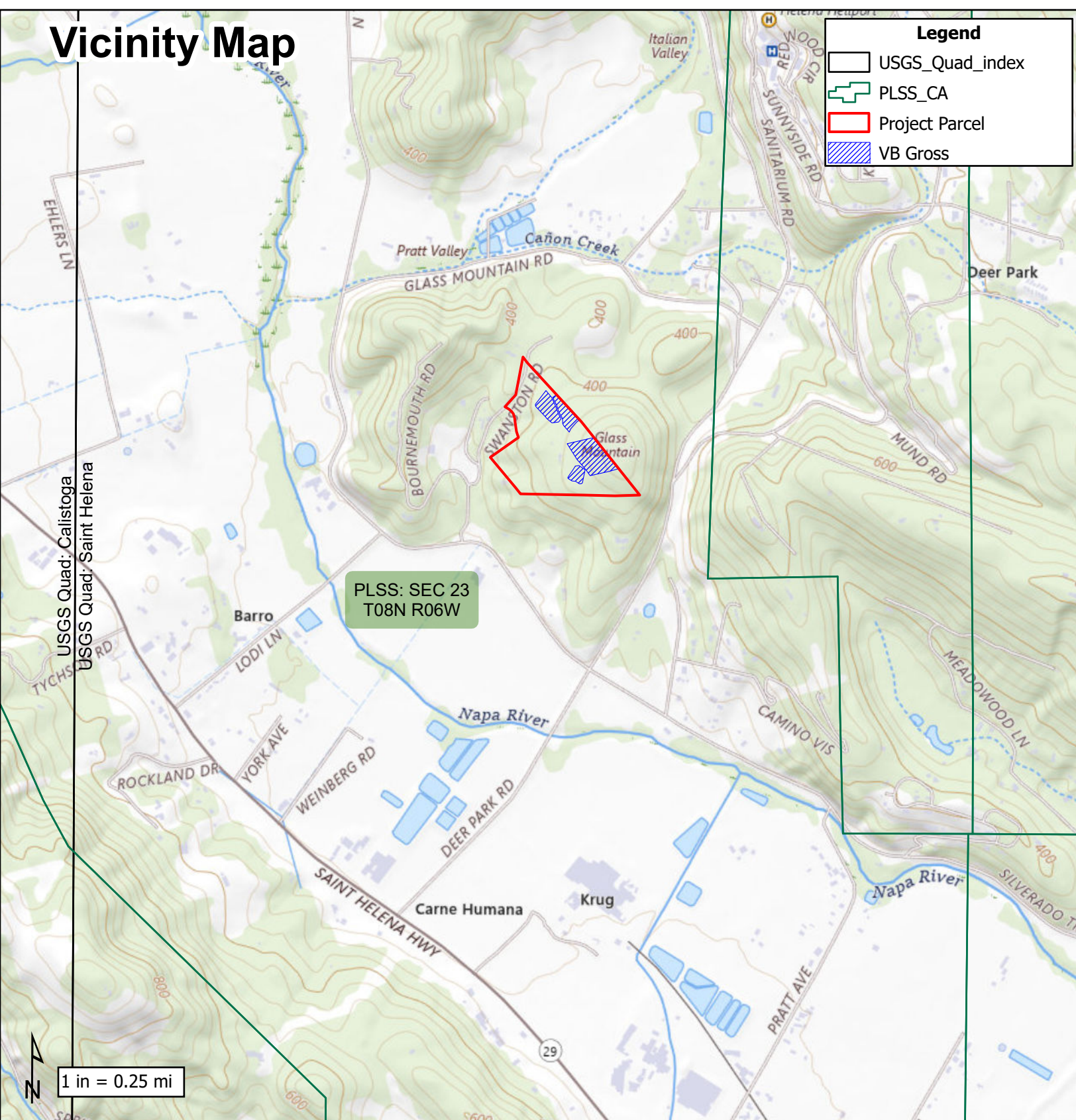


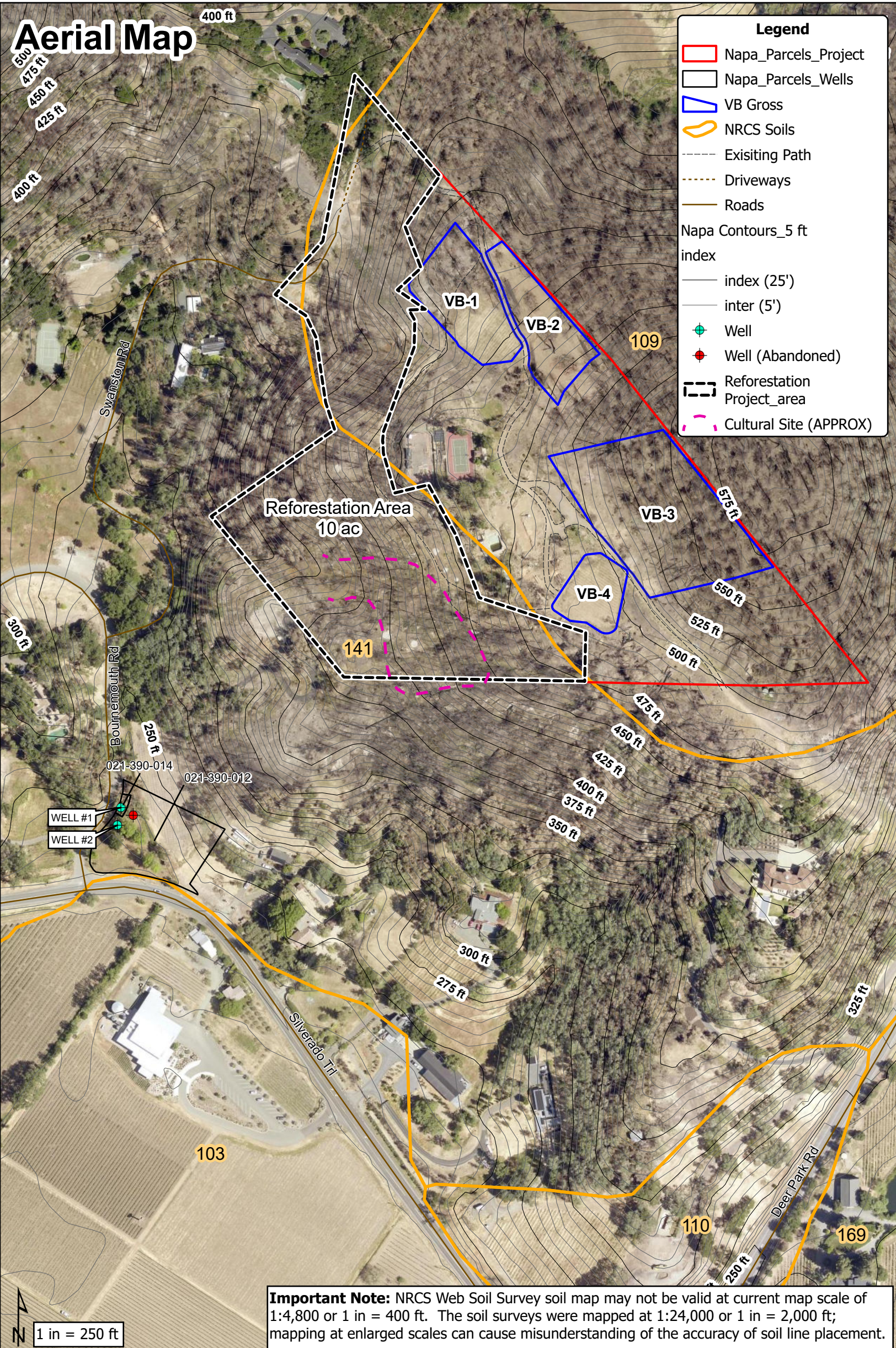
# Topo Map



# Vicinity Map



# Aerial Map



**Napa County ECPA Site Plan Notes:**

- Property Owner: Chuck Haas
- Site Contact: Chuck Haas, chuckhaas@yahoo.com, 408-859-2293
- ECP prepared by Coda Rainsford, CPESC #9225, coda@hvdine.com, 707-533-3511
  - Signature
- ECP prepared: 12/7/2023 Revised: 7/2/24, 11/7/27
- Property Address: 2 Swanston Rd, St Helena, CA
  - APN: 021-352-036
- See Vicinity Map
  - USGS Quad: Saint Helena
  - PLSS: Sec 23, T08N, R06W
- Access from Bournemouth Road and Swanston Road, via Silverado Trail. Property is gated; call ahead to Site Contact for access.
- Legend, North arrow, and scale are noted on each map detail.
- Soil type in disturbed areas is Boomer Gravelly Loam (109). Soil boundaries on Aerial Map. No potentially serious erosion problem areas were noted. (*Custom Soil Resource Report for Napa County, California, Haas, from USDA NRCS Web Soil Survey, May 2023*).
- No watercourses were identified within the project areas. The blue line stream closest to the project development area is Canon Creek about 1600 ft north of the closest vineyard block. The blue line stream closest to the project well is the Napa River, which is located 1530 ft west of the well.
- The biological assessment identified the vineyard blocks as primarily Douglas Fir forest with some existing developed areas (WRA, November 2023). The Water Quality and Tree Protection Ordinance (WQTPPO) Section 17 allows for a one-time exemption from for projects less than 5 ac and less than 30% slopes. Prior to implementation of the WQTPPO, specific canopy retention was required for municipal watersheds (NCC 18.108.027) and the General Plan requires 2:1 preservation for removal of oak woodland (CON-24). The vineyard ECP proposes removal of Doug Fir Forest, therefore no specific canopy retention is applicable for this project. A Timber Harvest Plan will be prepared in association with this ECPA. The parcel contains existing vineyard that is incorporated into this ECPA and associated analyses. Other existing infrastructure includes, a residence (reconstruction in progress after destruction in 2020 Glass Fire), cabin, tennis courts, and landscaping.
- Existing infrastructure includes, a residence (reconstruction in progress after destruction in 2020 Glass Fire), cabin, tennis courts, and garden. There are existing water lines that connect the property to the Vailiima Estates Water Company pipeline on Swanston Rd. There are PGE power lines that cross the property. No other underground utilities are known in the project area.
- Napa County Contours were used for project design with contour interval of 5 ft and highlighted index contours every 25 ft.
- Slope Sections are shown on Topo Map. Average slope across all blocks is 15%.
- Irrigation lines are shown on the Topo Map. Existing watermain connects to the Vailiima Estates Water Company meter at the east side of the parcel along Swanston Rd. The private main line follows the PGE overhead powerlines to the residence. Submains will T off the private main to individual vineyard blocks.
- Vineyard layout, including row direction and avenues, is shown on the site plan. Avenues are planned to be 22 ft in tractor turnaround areas and 6-12 ft in areas parallel to row direction. Spacing will be a minimum of 6 ft rows by 3 ft vines, or 2,420 vines per acre. Block access will be via the main driveway off Swanston Road.
- Currently, water sheets off the hillside and there is no evidence of channeling in the vineyard development area. No surface drainage infrastructure is proposed as part of this ECPA.
- Fiber rolls and straw mulch will be used for erosion control. Disturbed areas will be straw mulched at 1.5 tons/ac; crimping perpendicular to flow is recommended or, if crimping is not available, trackwalking (up/down slope). Silt fence (or straw bale dikes) will be placed as noted on the Site Plan. Rocks will remain within the vineyard boundaries and may be buried or used for vineyard avenues or landscaping. Strategic rock bench areas are noted on the plan, which may be utilized for rock storage per the general schematic on this page; in all cases, the toe of any rock fill must remain fully within the gross vineyard boundary.
- Seed permanent cover crop to 75% cover throughout (see table below for seed mix or equivalent). Cover crop will be fertilized with 16-20-0 at a rate of 100 lbs/acre the first year and as needed in future years. All seeding and mulching of disturbed areas will be completed by October 15. Any areas of cover crop that have less than their designated cover, will be seeded and mulched annually until adequate cover is reached. As an alternative, an annual cover crop may be used in the first three years. In the first three years, cover may be disked or otherwise cultivated to develop healthy soil structure; after three years a permanent, no-till cover shall be established. Please note that every year that ground is tilled will extend winterization inspection requirements by one year. Post-emergent herbicide may be applied so long as specified cover is maintained throughout the vineyard.

**SUPPLEMENTAL EROSION NOTES FOR SLOPES**

**MATERIALS AND APPLICATION RATE (VINEYARD SPECIAL FROM LE BALLISTERS'S 526-6723)**

SEED MIX	SEED MIX (LBS/ACRE)
BROMUS MOLLIS (BLANDO BROME)	40
ZORRO FESCUE	20
CRIMSON CLOVER	20
ROSE CLOVER OR RED	20
TEMPORARY COVER CROP LESS THAN 20%	
BARLEY (BEARDLESS)	100
PENNY WISE PLOWDOWN *LE BALLISTERS MIX	100
FERTILIZER:	16-20-0 & 15% SULPHUR 500
MULCH RICE STRAW:	4000 LBS/ACRE or ENOUGH SO THE GROUND IS COVERED

**Notes on Inspections:**

- Inspections are required pursuant to Napa County Code Chapter 18.108.135 - Oversight and Operation, to include:
  - a "Pre-Construction Meeting" with the owner/manager, Plan Preparer (HDVine LLC), Napa County Staff, and contractor. Scheduling request shall be made at least 3-weeks in advance.
  - a "Mid-Construction Meeting" with (at a minimum), contractor and Plan Preparer, to advise on BMP placement, and
  - "Winterization Inspection". The Plan Preparer, Coda Rainsford of HDVine LLC, is required to oversee implementation of the permit. Prior to the first winter rains after construction begins and each year thereafter until the project has received a final inspection. The plan preparer is required to inspect the site and certify in writing to the director that all erosion control measures have been installed in conformance with the ECP.
    - Seed and straw mulch may be applied after close of grading season until adequate rain is in the forecast. The purpose is to minimize fire hazard and to reduce risk of straw removal in windy conditions (crimping or trackwalking perpendicular to flow is recommended after straw application).
    - Any requests for extension beyond the close of grading season, must be submitted at least 2-weeks prior to close of grading season. Extension requests are weather dependent and request approval is not guaranteed.**
    - Follow-up winterization inspections may be required to ensure site is winterized in accordance with this ECP. Multiple inspections are generally necessary the first year of construction or if correction measures are required.**
- Final inspections may be conducted after all work has been completed in relation to the permit and the site has been found to be stable for three years (following last year that ground was disturbed for construction or tillage). Finalization is dependent on approval by the director of the Planning Department or his/her agent (NCC 18.108.135.E.1).

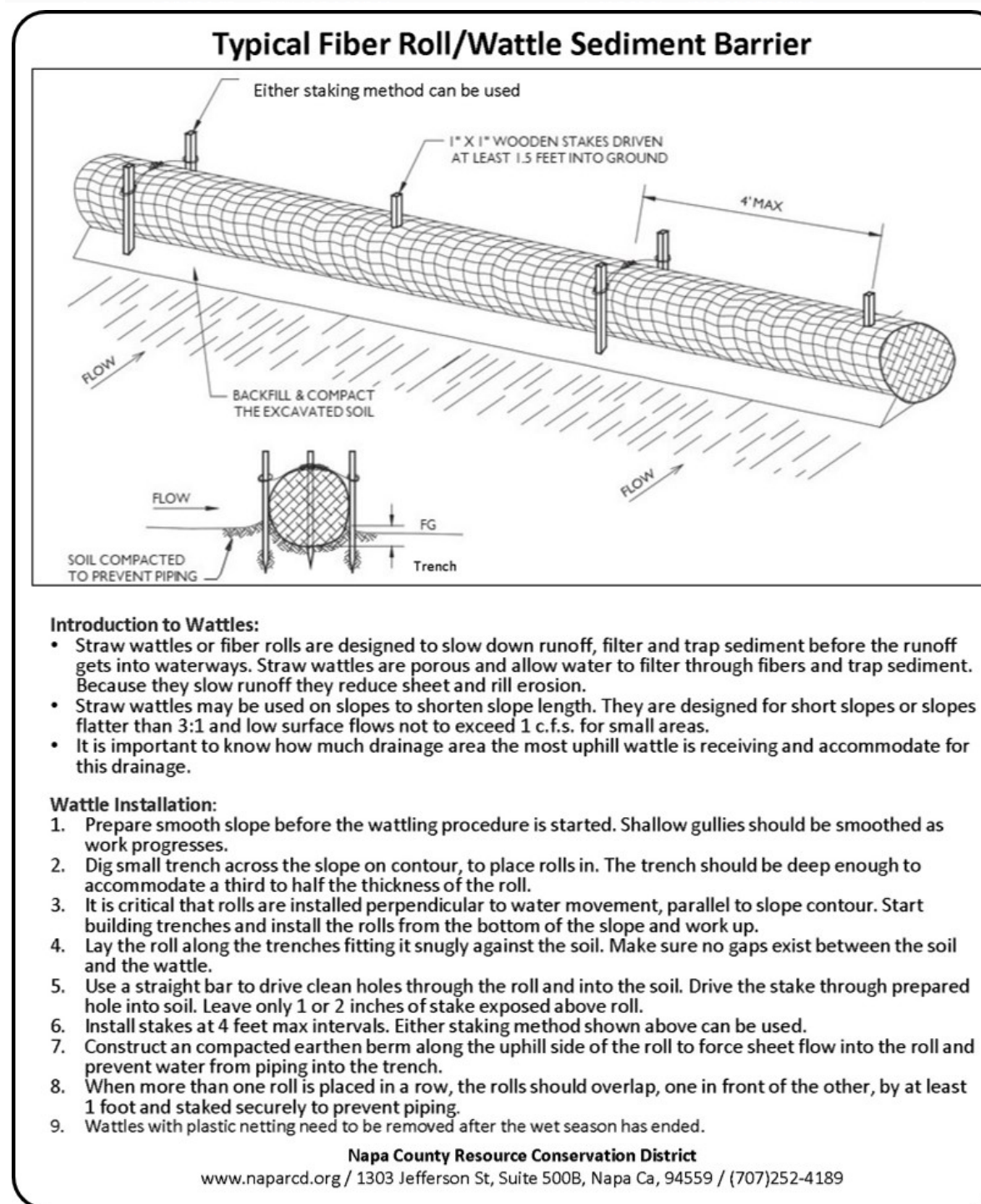
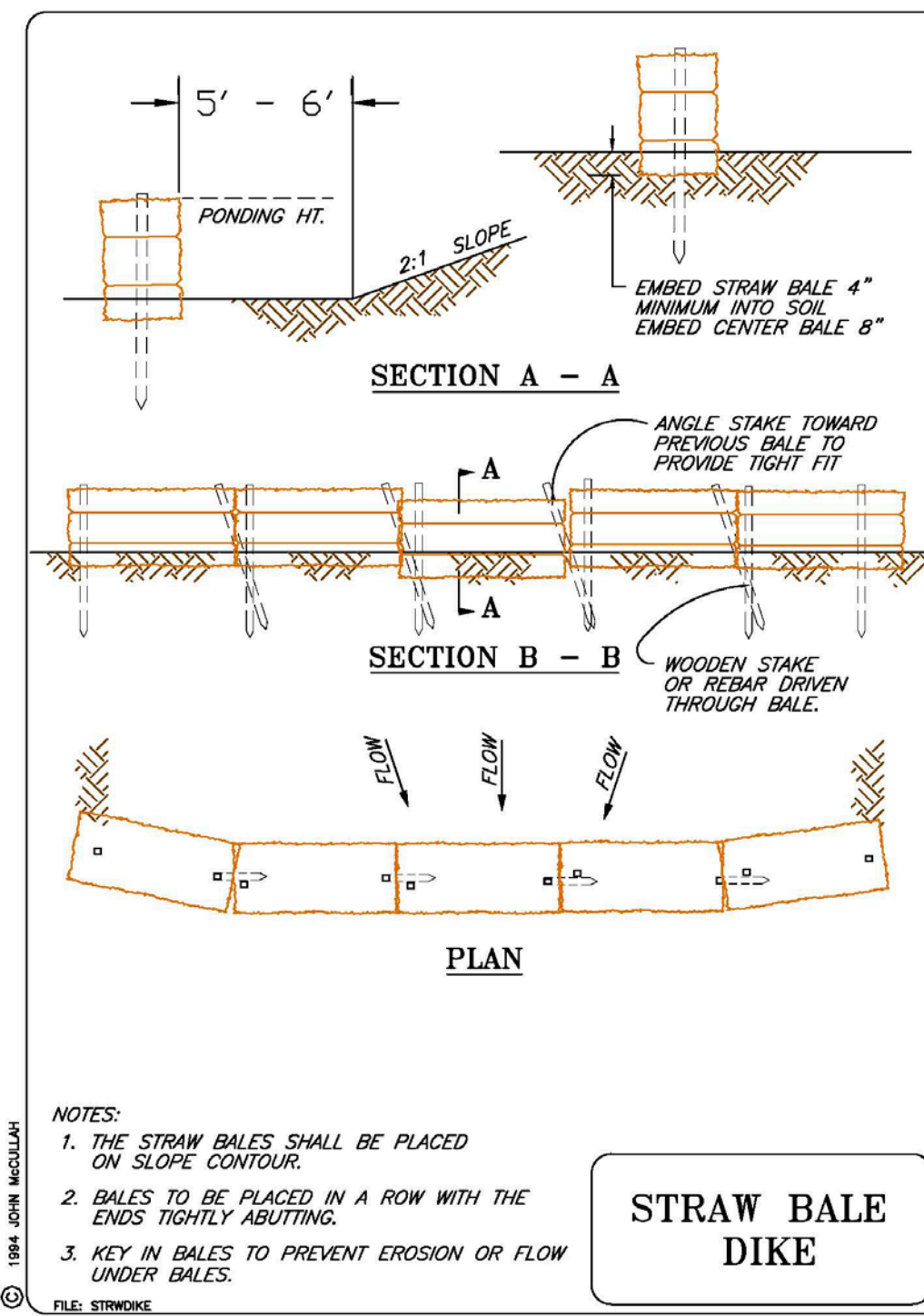
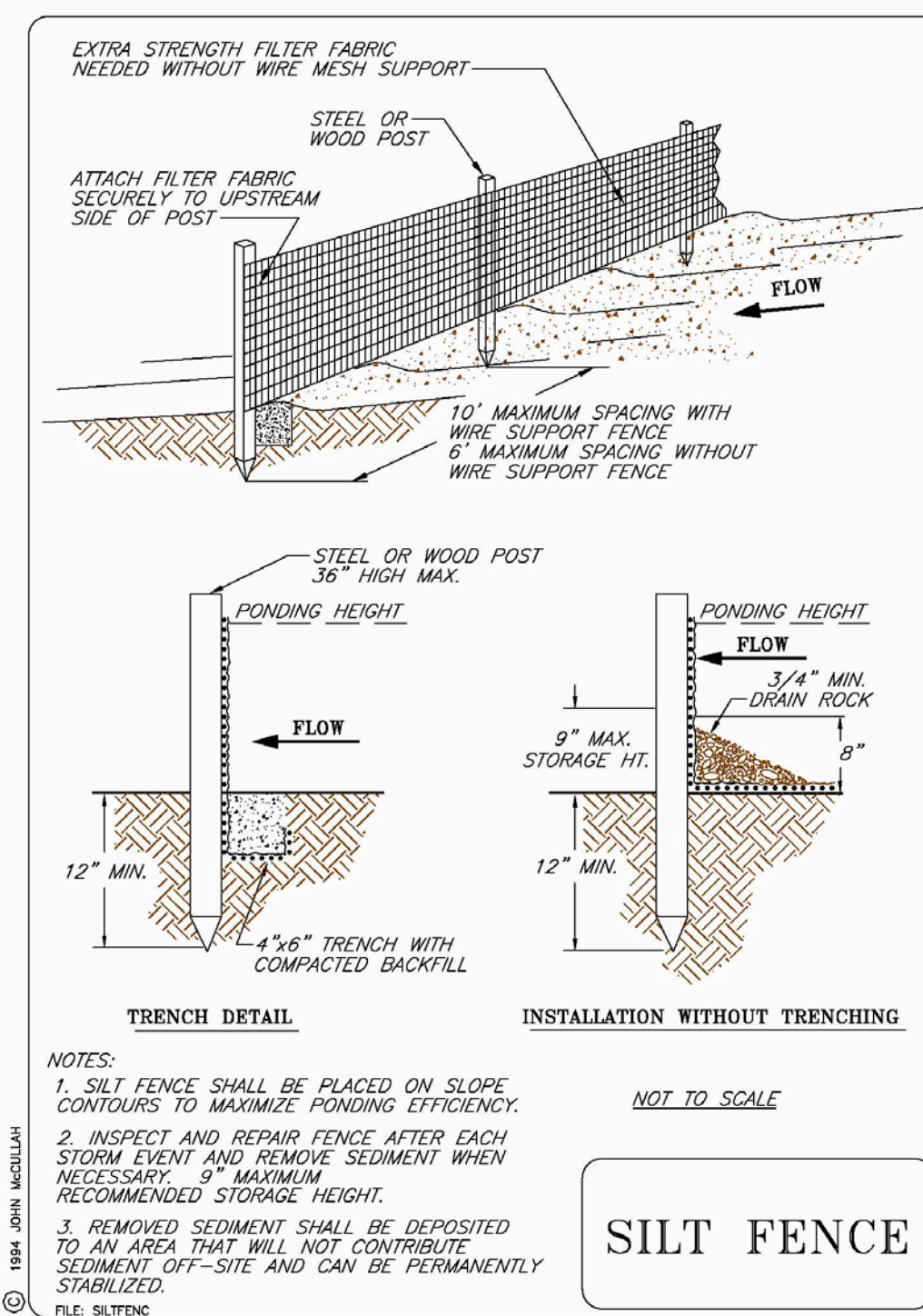
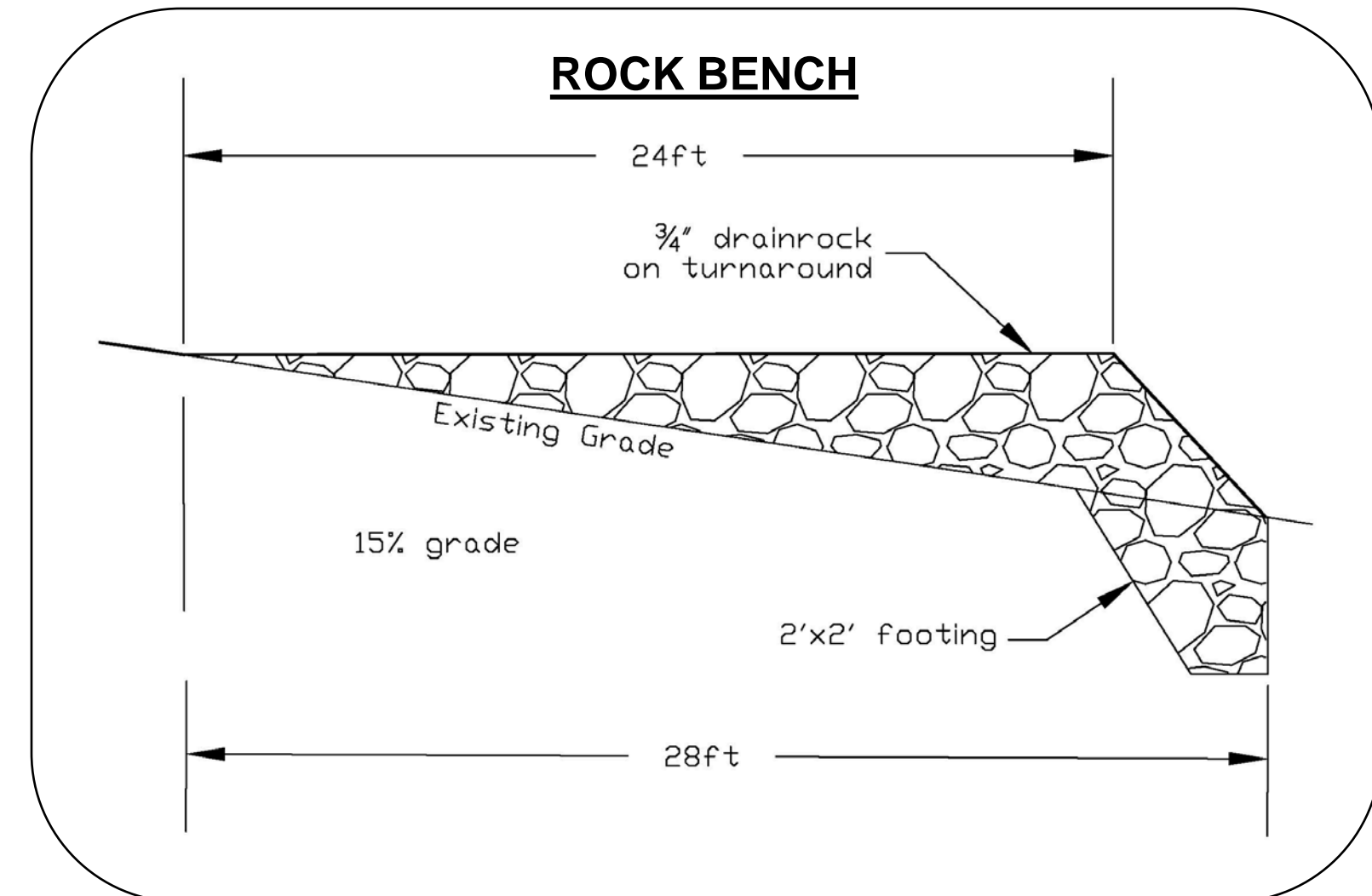
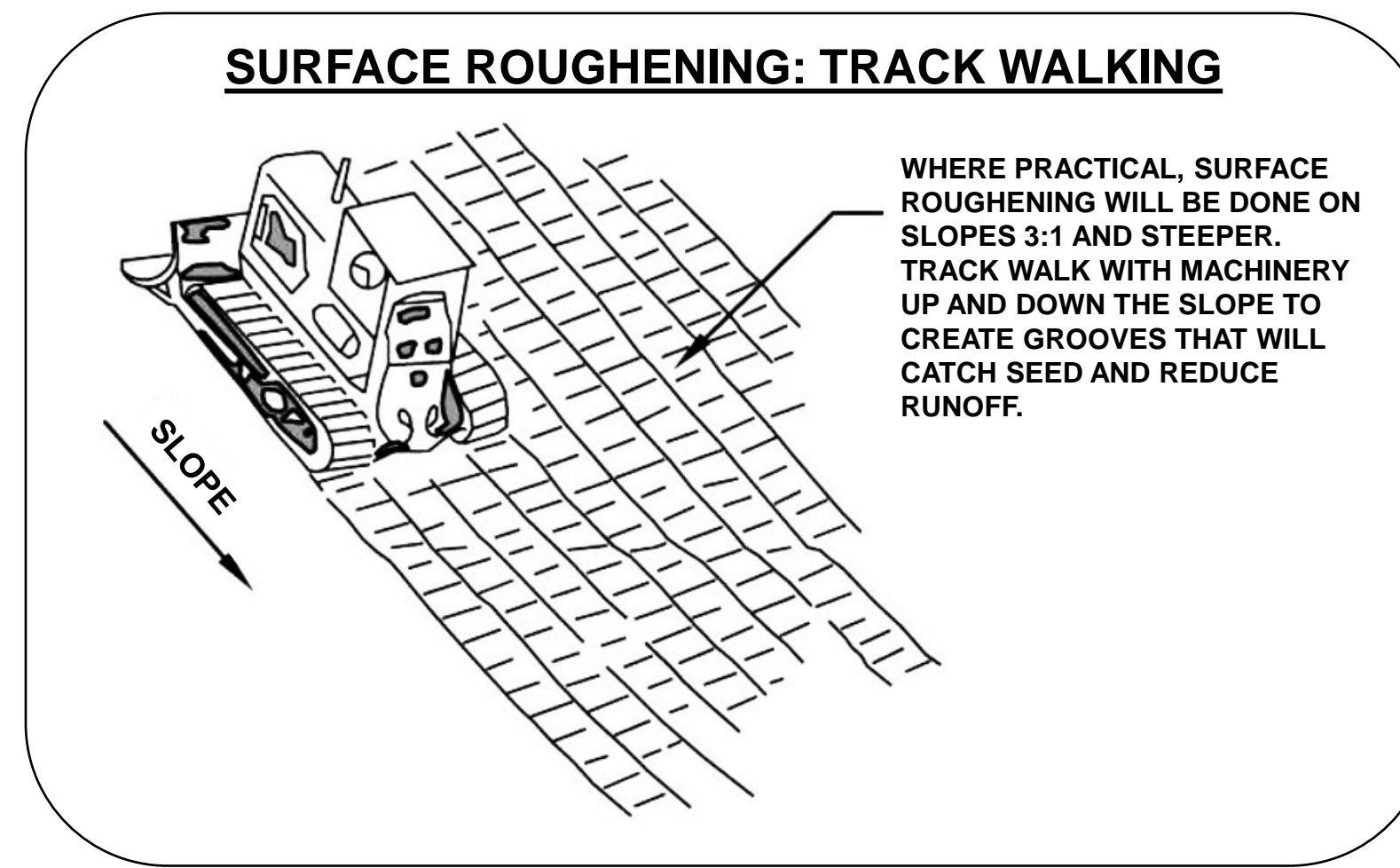
**Other Grading Notes:**

- All grading work to occur within grading season: between April 1 and October 15 (or by September 1 for municipal watersheds). Any requests for extension beyond the close of grading season, must be submitted at least 2-weeks prior to close of grading season. Extension requests are weather dependent and request approval is not guaranteed.
- All work must be in accordance with Napa County Conservation Regulations and standards of the Napa County Planning, Building, and Environmental Services Department and Engineering Division.
- Call before you dig, USA North (811), must be called two working days prior to any ground disturbance. Or submit online ticket at [www.usanorth811.org/](http://www.usanorth811.org/).
- Contractor is responsible for verifying existing utility locations prior to commencing construction.
- If Contractor identifies any inconsistencies, conflicts, or errors in these plans, or if there is any doubt as to their meaning or intent, then they must contact HDVine LLC for clarification.
- Contractor is solely responsible for job site conditions and maintaining a safe work environment, in conformance with federal, state, and local requirements.

**Map Notes:**

- Spatial Reference for all map frames:
  - NAD 1983 StatePlane California II FIPS 0402 Feet
  - Projection: Lambert Conformal Conic
- Topo Map:
  - Napa County GIS Contours (cont\_01\_200.shp). DTM is based on LiDAR data acquired in April of 2002, prepared by Towill, Inc.
- Aerial Map:
  - Napa County Orthos: 4/30/2021
- Vicinity Map:
  - USGS Topo: USGS The National Map: The National Boundaries Dataset.

Vineyard Block Summary			
VB	Gross	Net	Steep Slopes
	ac	ac	30% - 36%
1	1.1	0.8	0.02
2	0.9	0.6	-
3	2.6	2.1	0.11
4	0.5	0.4	-
<b>Total</b>	<b>5.0</b>	<b>3.9</b>	<b>0.13</b>



Erosion Control Materials				
Type	CA BMP Handbook	Unit Cost	ft	Cost
Silt fence	\$3.5-\$9.1 (ave \$7)/ft	\$	200	\$ 1,400
fiber roll*	\$20-\$30/25ft	\$	70	\$ 1,200
straw mulch	\$2500/acre	\$	2,500	\$ 12,500

\*Length includes +8% for fiber roll overlap per installation specifications