



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

SUBMITTAL DATE: _____

FILE #: _____ APN #: _____ USGS QUAD: _____

[] STRUCTURAL [] AGRICULTURAL 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: Pritchard Hill Properties LLC, Care of: Jim Bean

Telephone #: (707) 963-1199 Fax #: () E-Mail: jim@brandnapavalley.com

Mailing Address: 420 Palm Street Palo Alto CA 94301
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: 90, 92 & 95 Long Ranch Road Saint Helena

030-220-034 & No Street 66.6 ± City
 Assessor's Parcel #: 032-560-023 Existing Parcel Size: 42.3 ± acres Development Area Size: 23.0 ± acres

Slope Range: 8 % to 26 % Total Acreage ≥ 30%: .99 ± acres Estimated Total Amount of Cut & Fill: 10,000 cubic yards

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 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.

James Bean
James Bean (May 16, 2023 11:29 PDT)
 Signature of Applicant

5/10/23
 Date

James Bean
James Bean (May 16, 2023 11:29 PDT)
 Signature of Property Owner

5/10/23
 Date

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: 030-220-034 & 032-560-023
Replant portion of existing vineyard and additional new vineyard development on two parcels located at
90, 92 & 95 Long Ranch Road
- Parcel size: 66.6 ± & 42.3 ± acres Total land area disturbed: 23.0 ± acres
 Agriculture: NEW plant acres: 14.6 ± Replant acres: 4.0 ±
 Structures: ☐ residence ☐ building ☐ driveway ☐ road ☐ other _____
2. Project Phases: ☒ one ☐ two or ☒ TBD- Multiple Phases
3. Anticipated date to start construction (month/year): May, 2023
4. Estimated date of completion of each phase: Phase 1: September 15, 2023
Phase 2: _____
Phase 3: _____
5. Total construction time estimated: 4-6 months ± per phase
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: 8 % to 26 %
10. Total acreage with slopes greater than or equal to 30%: .99 ± 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: Lake Hennessey
 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): 030-220-017 032-010-023
- | | | | |
|---|------|------|-------------------------------|
| (a) Existing acres of tree canopy cover per parcel: | 56.4 | 82.2 | acres (1993 parcels) |
| Proposed acres of canopy cover to be removed: | 28 | 22.7 | acres (includes areas already |
| Percent of canopy cover to be retained per parcel: | 95 % | 72 | % removed since 1993) |
| (b) Existing acres of shrub, brush, grass without tree canopy per parcel: | 81.6 | 61.7 | acres |
| Proposed acres of shrub, brush, grass cover to be removed: | 22.1 | 35.5 | acres (includes areas already |
| Percent of shrubs, brush, grass to be retained per parcel: | 73 % | 42 | % removed since 1993) |
16. Is there a Water Rights permit associated with the project or parcel? ☐ Yes ☒ No
 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: See report by RGH Consultants regarding slope stability in vicinity of project area.
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): Napa County GIS & Site specific report by WRA
- Specific study prepared: Yes by WRA date: 9/30/2022
21. Is any portion of the project located on or within 500' of an archeological or historic site? ☐ Yes ☒ No
Cite source: Napa County GIS Database
- Specific study prepared: Yes by ARS date: 4/3/2021

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: <10,000
Cubic yards of cut: <5,000 fill: <5,000
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

Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File #: P 2 0 - 0 0 2 0 5 Owner: Pritchard Hill Properties LLC Parcel #: 0 3 0 - 2 2 0 - 0 3 4 &
0 3 2 5 6 0 0 2 3

Vineyard Development Area Specifics

1. Size of Area Disturbed: 23.0 ± acres
2. Size of Vineyard: 23.0 ± acres
3. Acres of Vines: 18.6 ± acres
4. Slopes of Area Disturbed: 8 % to 26 %
5. Amount of Total Acreage Equal to or Above 30% Slope: .99 ± acres
6. Total Number of Trees Removed
- a) natives 587 trees
- b) non-natives 585 trees
- 2 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: April 2023 End Date: September 2023 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: June 2023 End Date: July 2023 Duration: 60 days
3. Operational Stage:
(maintenance and adjustment as needed of permanent erosion control practices, implementation of annual vineyard and erosion control measures, commencement of annual harvests)
- Start Date: April 2027

Vineyard Operations Information

1. Farming Equipment:
- | | |
|--|--------------------------------|
| <u> </u> Track-laying | Percent of Use <u> </u> % |
| <u>X</u> Rubber-tired | Percent of Use <u>100</u> % |
| <u> </u> ATV | Percent of Use <u> </u> % |
| <u> </u> Hand/Manual | Percent of Use <u> </u> % |
| <u> </u> Other (describe) <u> </u> | Percent of Use <u> </u> % |
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>
☐ Return-stack heaters		
☐ Sprinklers		
☐ Mistlers		
☒ Wind Machines	11 pm - 8 am	2-8
☐ Late Pruning		
☐ Other		

7. Rodent Protection Method(s):

☐ Rodenticides	☒ Raptors
☒ Traps	☐ Other
☐ Fencing	

8. Bird Protection Method(s):

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

9. Proposed Nighttime Activities:

	<u>Time of Night</u>	<u>Duration of Use (days per year)</u>
☒ Harvest	2 am - 10 am	6-8
☐ Sulphur Application	10 pm - 7 am	12
☐ Pesticide/Herbicide Application	10 pm - 7 am	2
☐ 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> (broadcast, spray, drip system, etc)	<u>Application Amount</u> (per acre)	<u>Number of Applications per Year</u>	<u>Annual Amount Used</u> (per acre)	<u>Total Annual Amount Used Overall</u>
1. Fertilizers					
Nitrogen	Drip	2-5 #	1-3	2-15 #	37-279 #
Magnesium	Drip	2 qt	1-3	2-6 qt	37-112 qt
Boron	Foliar	2 qt	1	2 qt	37 qt
Zinc	Foliar	2 qt	1	2 qt	37qt

2. Mildewcides					
Sonata	Spray	4 qt	4-6	16-24 qt	298-446 qt
Parafin Oil	Spray	6qt	2	12 qt	223 qt
Wettable Sulfure	Spray	2-4 qt	2-3	4-12 qt	74-223 qt
3. Herbicides					
Regalia	Spray	1-4 qt #	4-6	4-24 qt	74-446 qt
Weed Slayer or eq.	Spray	3 qt	2	6 qt	112 qt
4. Rodenticides					
None					
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: Overhead fill station in existing vineyards. Location shown on CI.

Location of current or proposed area designated for the cleaning and washing of chemical application equipment: Overhead fill station in existing vineyards. Location shown on CI.

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) :

	<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:

N/A AF/yr (See WAA by Richard Slade and Associates)

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
<u>X</u> Fill (buried)	<u>95</u> %	<u>X</u> on-site _____ off-site
<u>X</u> Stacked In Pile	<u>5</u> %	<u>X</u> on-site _____ off-site
<u>X</u> Other <u>Erosion Control</u>	_____ %	_____ on-site _____ off-site

2. Estimated Amount of Cut & Fill: 10,000 ± cubic yards (total)
5,000 ± cubic yards (cut) 5,000 ± 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>
<u>N/A</u>	_____	_____ cubic yards
_____	_____	_____ cubic yards
_____	_____	_____ cubic yards

4. Debris Disposal (Location & Method):

X On-site Chipping/Burning _____ Off-site _____

Related Permits

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

County:

Grading: Yes _____ No <u>X</u>	Groundwater/Well Permit: Yes _____ No <u>X</u>
Building: Yes _____ No <u>X</u>	Use Permit: Yes _____ No <u>X</u>
Structural ECP: Yes _____ No <u>X</u>	Variance: Yes _____ No <u>X</u>
Sewage Disposal: Yes _____ No <u>X</u>	Other Not Listed: _____

State Dept of Forestry:

Timber Harvest Plan: Yes _____ No <u>X</u>	Timber Conversion Permit: Yes _____ No <u>X</u> _____ acres
Timber Conversion Exemption: Yes _____ No <u>X</u>	_____ acres

State Dept of Fish & Game:

Streambed Alteration Permit: Yes _____ No X

State Division of Water Rights:

Appropriate Water Rights Permit: Yes _____ No X

State Environmental Protection Agency:

Chemical Application Permit(s): Yes _____ No X

Other State & Federal Permits (please list) :

2. Consultation with, or letter of agreement from:

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

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

To be provided by Property Owner: Pritchard Hill Properties 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.

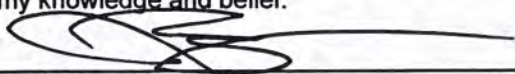
C. ENVIRONMENTAL SETTING

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.

6-24-20
Date


Signature of Property Owner

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

A. General Information

1. Property Owner Contact Information:
Pritchard Hill Properties LLC
Care Of: Jim Bean
420 Palm Street
Palo Alto, CA 94301
2. Site Address:
90, 92 & 95 Long Ranch Road
St. Helena, CA 94574
3. Napa County Assessor's Parcel Numbers:
Napa County APNs 030-220-034 & 032-560-023
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 other than building permit for water tank.
7. Existing Zoning District:
Agricultural Watershed (AW)
8. Proposed Use of Entire Parcel:
Agricultural, Winery, Residential
No additional uses are anticipated in the next 0 to 5 years

B. Project Description

9. Parcel Sizes:

66.6 +/- & 42.3 +/- acres

10. Project Size:

30 ± acres total disturbance (19.2 ± acres in new vines and 4.0 ± acres replanted))

11. Attach Plans:

See attached Pritchard Hill Properties LLC Vineyard Development Erosion Control Plan prepared by Applied Civil Engineering Incorporated.

12. Proposed Scheduling:

The proposed project will be completed in multiple phases. Phase I land clearing and preparation is planned to begin in April 2021 pending approval of the erosion control plan. The disturbed area will be winterized and shutdown from September 15, 2021 to April 1, 2022. Installation of the vineyard trellis and irrigation systems and planting of vines will occur in 2021. Note – all dates subject to change.

13. Anticipated Incremental or Phased Development:

The project will be developed in several phases. Exact timing to be determined by Owner at a future date.

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 any irregular topography 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.

16. No. The project will involve removal of the existing grass, shrub and tree vegetation and planting new vines. This will cause a slight change in the appearance of the immediate project area but 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 7% to 26%.

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 southeast of the City of St. Helena (Latitude = 38.47065° N & Longitude = 122.35854° W). Topography on the property varies widely and is characterized by gentle to steep slopes ranging from less than 5% to in excess of 30%.

Average slopes within the proposed vineyard development area are gentle to moderate and range from 7% to 26% within the proposed vineyard block areas with an overall average slope of 17%. Average slopes within the proposed water tank site are similar to the vineyard sites. 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. Isolated areas within the project area, totaling 0.7 ± acres, have slopes slightly 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 on the subject properties including:

- 154 Henneke gravelly loam, 30 to 75 percent slopes
- 176 Rock outcrop-Hambright complex, 50 to 75 percent slopes
- 178 Sobrante loam, 5 to 30 percent slopes
- 179 Sobrante loam, 30 to 50 percent slopes

The approximate soil type boundaries based on data obtained from the Napa County Geographic Information System database are illustrated on Sheets C4-C5 of the Pritchard Hill Properties 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.

Furthermore, a landslide hazard evaluation was prepared by RGH Consultants to evaluate the effect of the proposed project on slope stability. The report concludes that the proposed project is not expected to cause any significant decrease in slope stability nor any increase in erosion associated with landslide processes.

Plants and Animals

Please refer to the site-specific biological analysis and report prepared by WRA for detailed information regarding plants and wildlife in the vicinity of the project area.

Cultural and Historical Resources:

There are not any known archeological resources located within the project area. A site-specific report by Archaeological Resource Service confirmed that no cultural or historical resources will be affected by this project.

Existing Manmade Features:

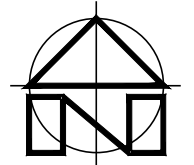
Existing manmade improvements on the subject parcels include paved, gravel and dirt roads, two residences, a winery, outbuildings, three groundwater wells, several water tanks and the related utility infrastructure serving the existing uses. None of the existing manmade improvements will be affected by the proposed project other than the vineyard blocks that are to be replanted and the horse barn located in Block 19 that will be removed.

23. Describe the surrounding properties:

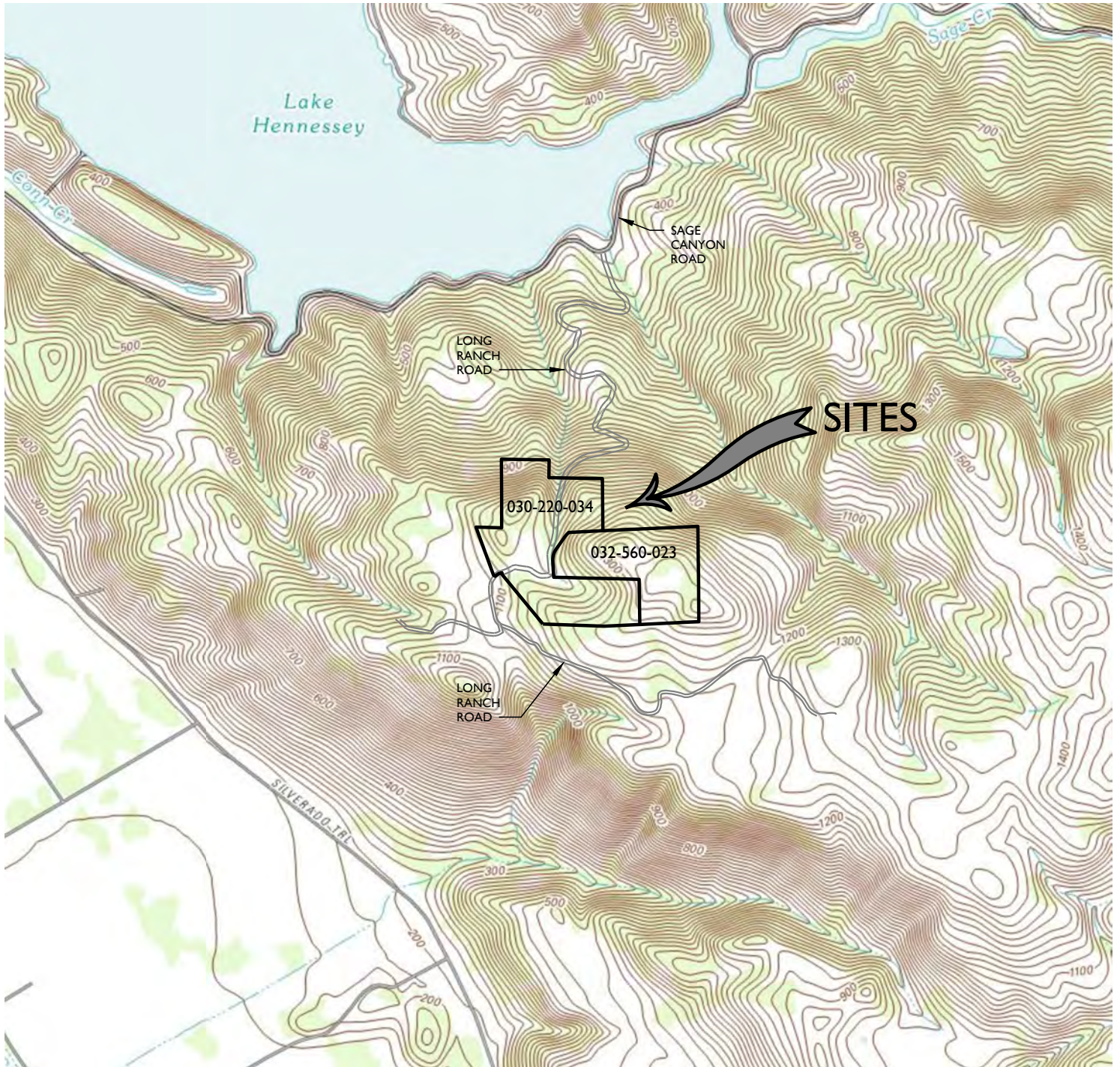
The surrounding properties are generally used for agricultural, residential, winery and watershed purposes. The density of use is generally consistent with land use zoning designations for the area. Residential development generally consists of single family residences.

SITE TOPOGRAPHY MAP

REPRESENTS A PORTION OF THE
UNITED STATES GEOLOGICAL SURVEY 7.5 MINUTE QUADRANGLES
"RUTHERFORD CA AND YOUNTVILLE, CA"



SCALE: 1" = 2,000'



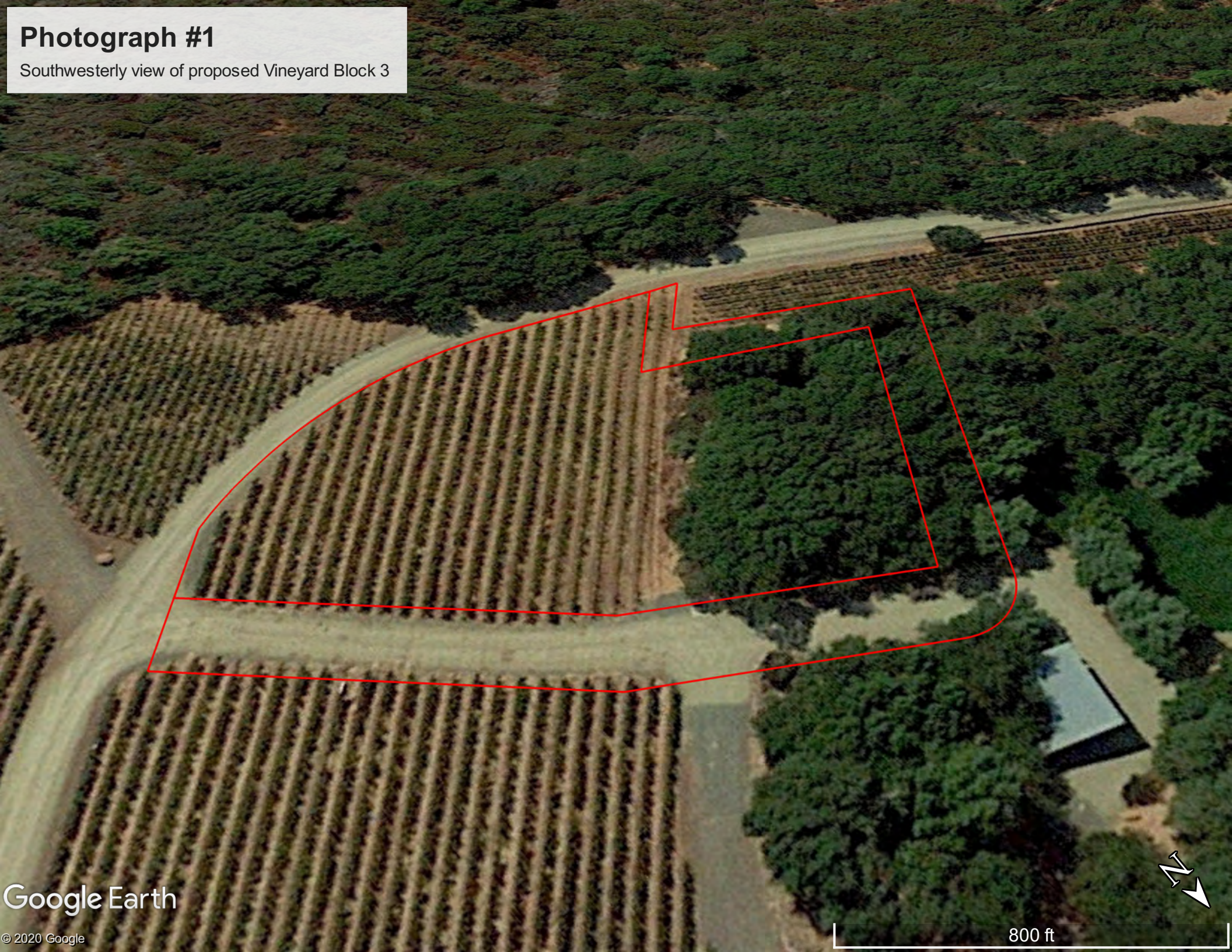
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Photograph #1

Southwesterly view of proposed Vineyard Block 3



Photograph #2
Northerly view of proposed Vineyard Block 3



Photograph #3
Northeasterly view of proposed Vineyard Block 13



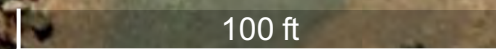
Photograph #4

Southerly view of proposed Vineyard Block 13



Google Earth

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Photograph #5

Southwesterly view of proposed Vineyard Block 14



Photograph #6

Northerly view of proposed Vineyard Block 14



Photograph #7

Northerly view of proposed Vineyard Block 15



N

100 ft

Photograph #8
Southeasterly view of proposed Vineyard Block 15

