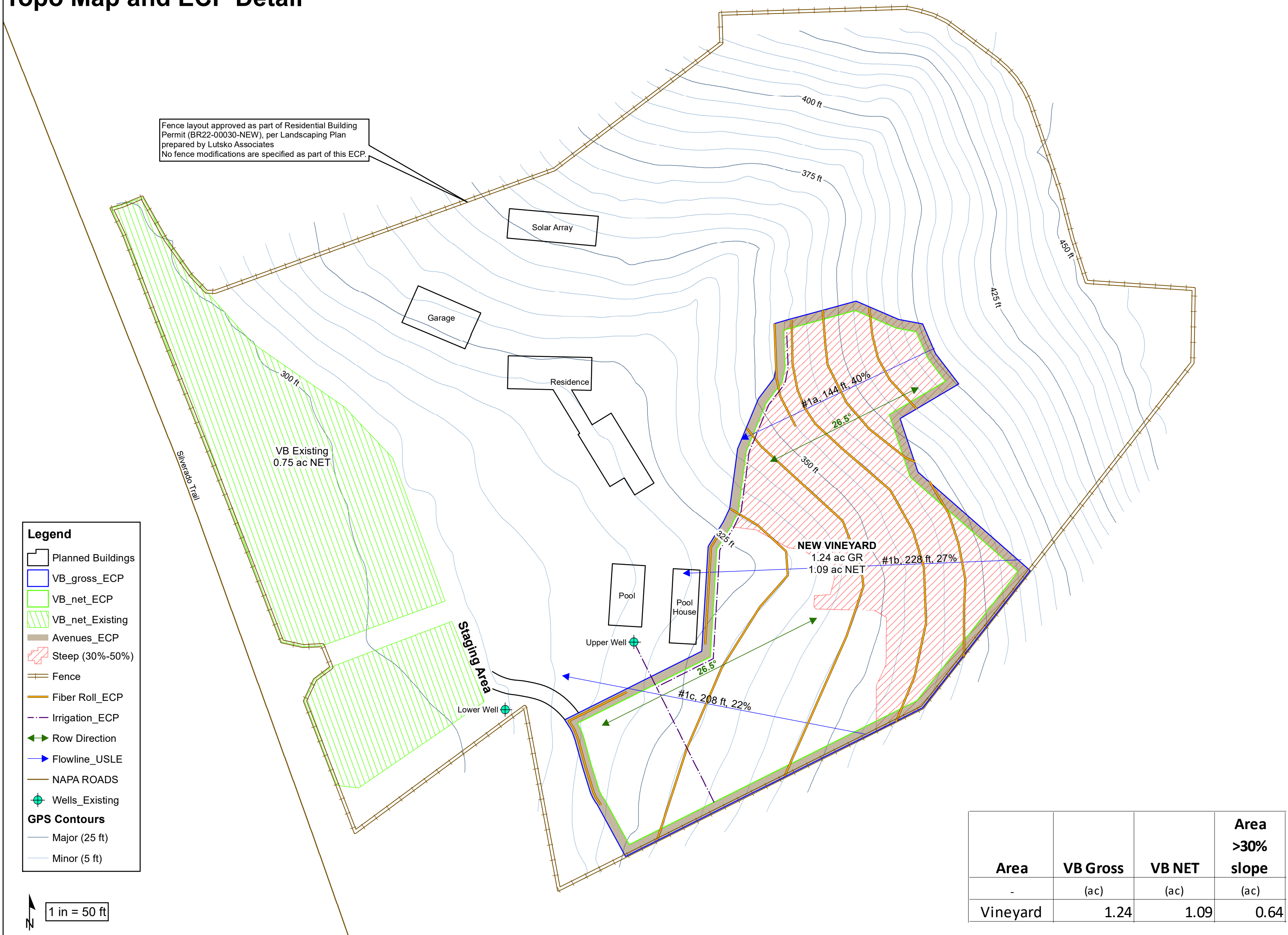
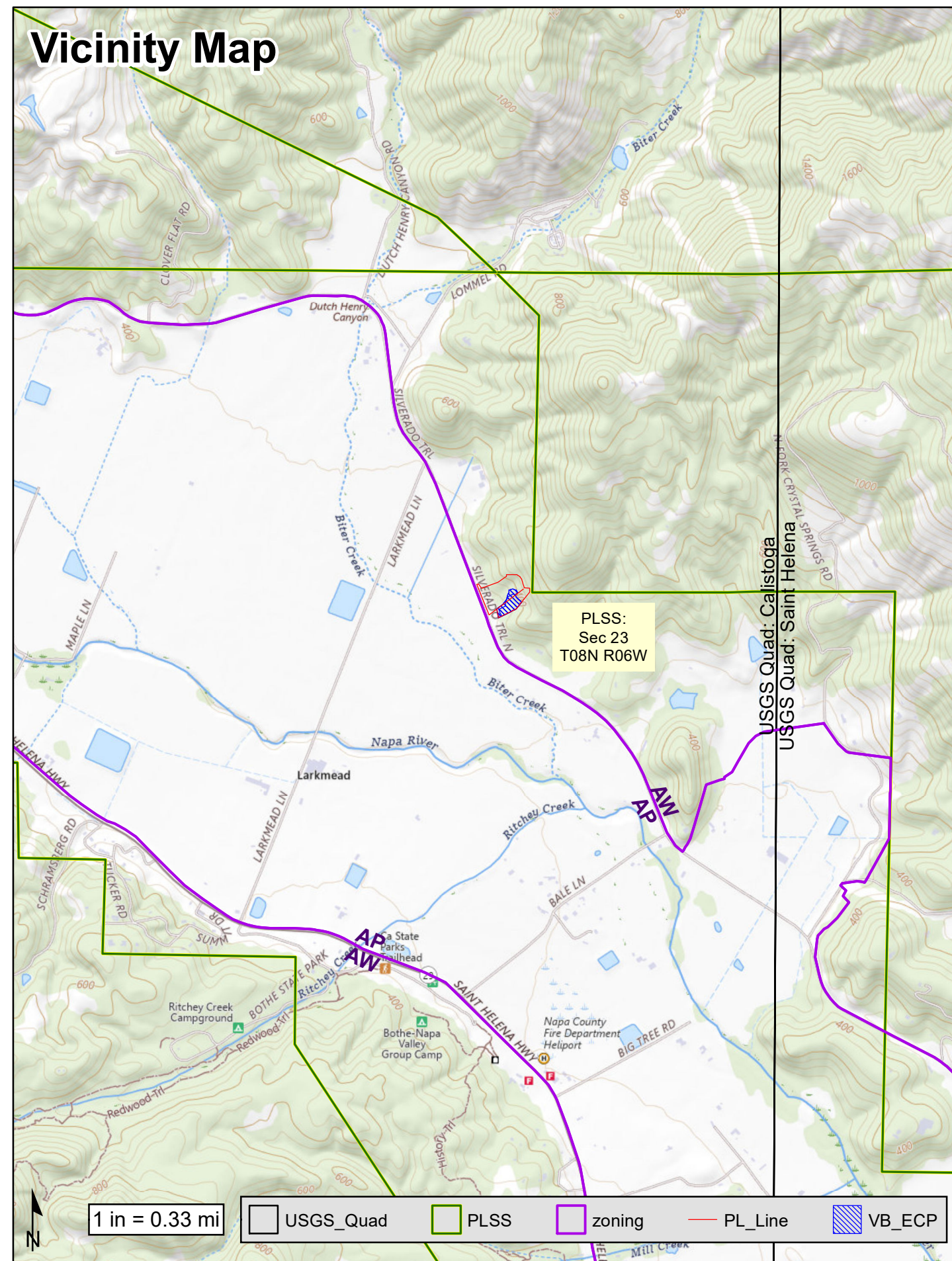


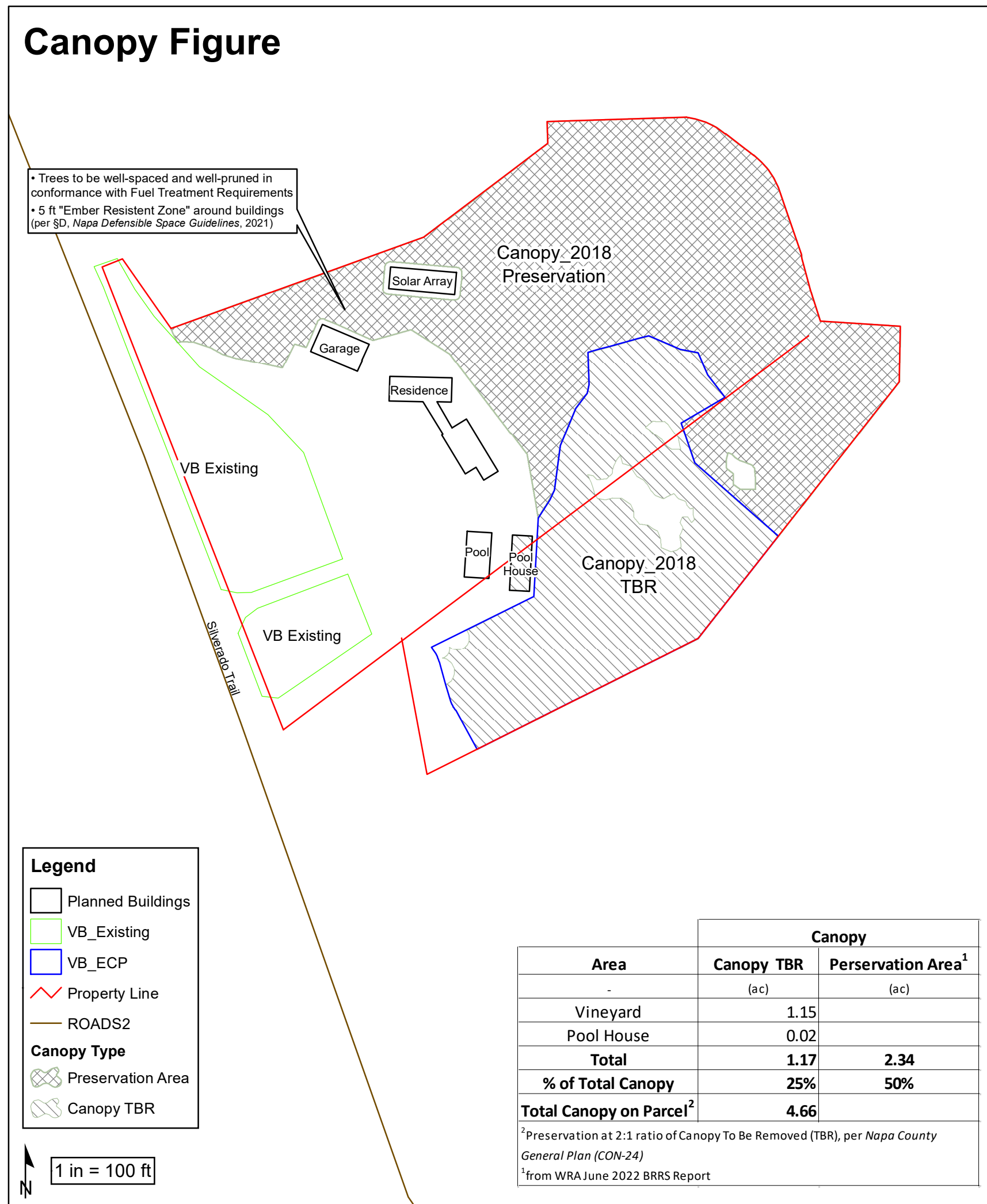
Topo Map and ECP Detail



Vicinity Map



Canopy Figure



ECPA NOTES

- 1. CEA NOTES**
1. ECPA owner: Sebastian Marinu-Mes, smarineu@ohg.com, 408-705-0036
2. Site Contact: Sebastian Marinu-Mes, smarineu@ohg.com, 408-705-0036
3. ECP prepared by Coda Rainforest, CPESC #9225, coda@bgr.com, 707-537-3511
4. ECP prepared: 6/13/22 ECP Revised: 6/25/24
5. ECP Address: 4000 Silverado Trail N, Calistoga, CA 94515
- APNs: 021-010-079 (Prior to a lot line adjustment, W21-00497, the parcel number was APN 021-010-077)
6. See Vicinity Map
- USGS Quad: Calistoga
- PLSS: Sec 23, T08N, R06W
7. Access from Silverado Trail about 3/4 mile south of Larkmead Inn. Property is gated; call ahead for access.
8. Legend, North arrow, and scale are noted on each map sheet.
9. Soil type in disturbed areas is Boomer gravelly loam (109). Soil boundaries on Aerial Map and engineering report maps (USLE and Hydrology). No potentially serious erosion problem areas were noted. (Custom Soil Resource Report for Napa County, California, Sebastian Marinu-Mes, from USDA NRCS West Soil Survey, May 2022).
10. The closed, declining S-shaped Dutch Henry Creek (aka Biter Creek) about 650 ft away from the project area.
11. The biological assessment identified the vineyard area groundwater as primarily comprised of undeveloped oak woodland and non-native grasses (WRA July 2022 BRBS Report). The central portion of the parcel is planned for a residence. The upland portion of the site gets steepest at the top (eastern) end with elevation range of 300 ft to 400 ft asl. Even though the majority of existing canopy on the property was damaged or destroyed by the 2020 Glass Fire, Ordinance No. 1463 defines a baseline for evaluation of effects of landslides of 10% slope. The vineyard area is mostly flat with elevation range of 1.17 to 1.46 ft asl for a pool house for a total of 1.17 to be removed (TBR), which correlates to 25% of total canopy identified on plan (4.66 ac). A canopy preservation zone was specified at a 2:1 ratio (per Napa County General Plan, CON-24): 2.34 ac.
12. The vineyard was designed south of the proposed residence area with the goal of providing irrigated defensible space for the property. The only existing utilities serve the "Lower Well" and existing vineyard. Vineyard fencing will be limited to the vineyard boundary water.
13. GIS contours were used based on data points collected by Sebastian Marinu-Mes 1-19-21 using Emild Reach RS2 Multibeam RTK GNSS receiver (RTK Precision, H: 28.2m, V: 0.55 in). Surfaces, contours, and slopes were interpreted by HDVine LLC in ArcMap.
14. Slope Sections are shown on Top Map and ECP Detail. Average slope is 30%.
15. Irrigation lines are shown on the Top Map and ECP Detail.
16. The closed, declining, including row direction and avenues, is shown on the site plan. The vineyard will be hand-farmed with a minimum of 6 ft avenues. Vine spacing will be 4 ft and minimum row spacing will be 6 ft, for a 1,815 vines per acre. Access blocks will be the main driveway off Silverado Trail.
17. Currently, water sheets off the hillside and there is no evidence of channeling in the vineyard development area.
18. Fiber rolls and straw mulch will be used for erosion control. Disturbed areas will be straw mulched at 2 tons/ac. Rocks will remain within the vineyard area and will be used for erosion control for vineyard area landscaping. For at least the first winter after construction, it is advised to stage on-site fill stone or straw bales for use as emergency measure in case repairs are needed due to storm damage; installation specifications are depicted on this sheet.
19. 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/ac the first year and as needed in future years. All seeding and mulching of disturbed areas must be completed by the end of the first year of cover crop to have less than their designated cover, we 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. Post-emergent herbicide may be applied so long as 75% cover is maintained throughout the vineyard. For example, with a 6 ft row spacing, up to 18" strip may be sprayed, or spot spraying may be more effective with a spot diameter of 12".
20. Inspections are required pursuant to Napa County Planning District 18-108-135 - Oversight and Operation, to include a "Pre-Construction Meeting" with the owner/manager and contractor, a "Mid-Construction Meeting" to advise on BMP placement, and a "Winterization Inspection". The plan preparer, Coda Rainforest 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 been completed. The plan preparer, Coda Rainforest of HDVine LLC, shall certify in writing to the director that all of the erosion control measures have been installed in conformance with the ECP.
21. Winterization inspections are required for three years following planting of the vineyard. If tillage or discing is conducted in the first three years after planting, then the winterization schedule will be extended for each year that tillage occurs, up to a total of six years, or more if adequate cover has not been established. Final inspections may be conducted after all work has been completed. The plan preparer, Coda Rainforest of HDVine LLC, shall certify in writing to the director that all of the erosion control measures have been installed in conformance with the ECP.
22. Finalization is dependent on approval by the director of the Planning Department or his/her agent (NCC 18-108-135, Sec. 18.01.01).


SUPPLEMENTAL EROSION NOTES FOR SLOPES

MATERIALS AND APPLICATION RATE (VINYLSEAD SPECIAL FROM LE BALLISTERS'S 526-8723)	
SEED MIX	SEED MIX (LBS/ACRE)
BROMUS MOLLIS (BLANDO BROME)	40
ZORRO FESCUE	40
ERIMON CLOVER	20
ROSE CLOVER OR RED	20
TEMPORARY COVER CROP LESS THAN 20%	
BARLEY (BEARDLESS)	100
PENNY WISE PLOWDOWN *LE BALLISTERS MIX	100
FERTILIZER:	
MULCH RICE STRAW:	16-20-0 & 15% SULPHUR 500
	400 LBS/ACRE OR ENOUGH SO THE GROUND IS COVERED

Property Boundaries are approximate
Coordinate System: NAD 1983 StatePlane California II FIPS 0402 Feet
Projection: Lambert Conformal Conic
Datum: North American 1983



Santa Rosa, CA
www.HDVine.com
707-533-3511



*If bar does not measure 1 in
then map is not to scale.*

Drawn by: Coda Rainsford, CPESC #9225
Date: 6/25/24
Version: REV2024
File: ...Sebastien D ECP REV2024.mxd

Signature of Plan Preparer: Coda Rainsford, CPESC #9225

REVISED TRACK 1
ECPA

P22-00212 Marineau Vineyard Site Plan
APN 021-010-079
4000 Silverado Trail N, Calistoga, CA 94515