Staff Use
APN: 025 020-023; -027, -028
Owner: Koko Nor Corp.
PreApp Mtg. Date ___ / ___ / ___
Planner(s): ___

A Tradition of Stewardship
A Commitment to Service

EROSION CONTROL PLAN
CHECKLIST FOR A COMPLETE APPLICATION

{to be filled out during the required pre-submittal meeting by the pre-application planner}

1. ___ **Completely Filled-Out and Signed Erosion Control Plan Application**

2. ___ **Completely Filled-Out Supplemental Project Information Sheet (Attachment A)**

3. ___ **Completely Filled-Out and Signed** [by the property owner(s)] **Environmental Information Sheet**

4. ___ **Topographic Map** showing accurately the subject parcel(s) boundaries, all lands within a half mile thereof, and the boundaries of the area(s) actually to be disturbed. A recent aerial photo may in addition be provided.

5. ___ **Erosion Control Plan Narrative** (5 sets) containing all the information specified in the "Erosion Control Plan Contents" portion of this application packet, including but not limited to, the following:
   - ___ description/discussion of existing site and/or environmental conditions, including but not limited to, ___ topography/slopes, ___ vegetation types and coverage, ___ trees species and coverage, ___ structures, ___ roads/access, and ___ date of site visit [include list of any references used]
   - ___ directions to the site (including contact person, maps, gate codes, etc.);
   - ___ soil types generated from project specific soil report;
   - ___ source and quantity of irrigation water required;
   - ___ location of any off-site spoils disposal site(s) to be utilized;
   - ___ 60/40 clearing retention analysis (for Municipal Watersheds only);
   - ___ associated projects or other projects on the same parcel(s);
   - ___ implementation schedule;
   - ___ estimated cost of the erosion measures undertaken

6. ___ **Erosion Control Plans *FOLDED to no larger than 8½" x 11"*** (5 sets). The plan(s) shall include, but not be limited to, the following information:
   - ___ property owner's name, contact person for site visits/inspections name & telephone number, ___ property address, ___ assessor's parcel number, ___ vicinity map, ___ north arrow, ___ map scale, contour interval, date plan last revised (*if applicable*);
   - ___ delineation of all Class I-IV watercourses and streams within 150 feet of the project area with applicable setbacks labeled from the top of the bank (tob) to the nearest point of earth disturbance;
   - ___ trees larger than **6"** DBH and/or groves of trees identified by number and specie of trees with an indication of those that are to be removed and are adjacent to the proposed development (±150 feet);
   - ___ other existing vegetation with an indication of that which is to be removed;
   - ___ 60/40 clearing retention analysis for projects located within Municipal Watersheds (via use of aerial, survey or appropriate methodology accompanied by supporting data, i.e. table of survey results);
   - ___ slope determination including cross section locations (for Structural plans only);
   - ___ existing & proposed contours [roads/bldg plans must show all areas ≥100' from cut/fill edge];
   - ___ quantity of any cuts and fills, indicating on-site and/or off-site spoils disposal location(s);
   - ___ all improvements planned including but not limited to structures, roads, stream crossings, parking areas, swimming pools, wells, water tanks, septic systems, water and sewer lines, walls, etc;
   - ___ location of the temporary erosion control measures proposed and the details therein including temporary re-vegetation [seed mix (species & lbs/acre), ___ fertilizer (type & lbs/acre), and mulch (type & lbs/acre)];

___ location of the permanent erosion control measures and the details therefore including, if applicable, ___ seed mix(species & lbs/acre), ___ fertilizer(type), and ___ mulch(type & lbs/acre)

7. ___ **Recent Photos** of the site (dated) documenting pre-project conditions

8. ___ Complete copies of the following project-specific surveys and reports *(as applicable)*:
   ____ Aerial/Ground Topographic Survey ____ Landslide Hazard Evaluation **(Attachment F)**
   ____ Special Status Species Survey **(Attachments B & C)** ____Archeological Survey **(Attachment E)**
   ____ Wildlife Population Effect Evaluation ____Historical Resources Evaluation
   ____ Phase I Water Availability Analysis **(Attachment D)**
   ____ Runoff/Sedimentation/Groundwater Studies **(Attachments G, H, & I)**

9. ___ Complete copies of the following permits and an associated environmental documents:
   ____ Timber Harvest/Conversion____Permit issued or____Application filed *(if applicable)*
   __X__ Water Rights__X__Permit issued or____Application filed *(if applicable)*
   ____ Fish & Game (1603) Permit issued or____Application filed *(if applicable)*
   ____ Associated CEQA Document(s)

10. ___ Other necessary permits filed *(if applicable)*:
    ____ Use Permit/Variance ____Septic System Permit
    ____ Groundwater Permit ____Grading Permit ____Other (_____Permit)

11. ____ **Pre-Submittal Application Review Meeting** With Planning Division Staff [date:_____]

12. ___ **Signed** Indemnification Agreement Form

13. ___ **Correct Application Fees (including environment review fees)** in the amount of $ 10,000
    [please make check payable to "Napa County"]

Notes:

_____

_____

_____

_____

Missing Items:

_____

_____

_____

_____

Follow-Up/Action/Recommendation:

_____

_____

_____

_____

In Attendance During Pre-Application Mtg.:

_____

_____

_____

_____

_____:

Napa County
PLANNING, BUILDING & ENVIRONMENTAL SERVICES

1195 Third Street, Suite 210, Napa, California 94559
(707) 253-4417

A Tradition of Stewardship
A Commitment to Service

BASIC APPLICATION FOR EROSION CONTROL PLAN REVIEW

FOR OFFICE USE ONLY **SUBMITTAL DATE:** 5/3/2023

FILE #: P23-00100 **APN #:** 025-020-023 **USGS QUAD:** _____

[ ] STRUCTURAL [X] AGRICULTURAL **TOWNSHIP/RANGE:** _____

REQUEST: ECPA Track 1

PROJECT TYPE: Agriculture: New X 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: X County Consultant: ___ **OR** RCD: ___

FINAL APPROVAL: CDPD: X Date: _____

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Applicant's Name: Garvey Vineyard Management

Telephone #: (707) 815-0357 **Fax#:** (___)_____ **E-Mail:** scott@garveyvmc.com

Mailing Address: 2721 (*No*) Las Amigas Rd (*Street*) Napa (*City*) CA (*State*) 94559 (*Zip*)

Status of Applicant's Interest in Property: Vineyard Manager

Property Owner's Name: Koko Nor Corporation

Telephone #: (510) 508-4228 **Fax#:** (___)_____ **E-Mail:** ahsu@maxvillelakewines.com

Mailing Address: 4105 (*No*) Chiles Pope Valley Rd (*Street*) St Helena (*City*) CA (*State*) 94574 (*Zip*)

Site Address/Location: 4000, 4105, 4128, 4300, 4321 (*No*) Chiles Pope Valley Rd (*Street*), St Helena (*City*) CA 94574

Assessor's Parcel #: 025-020-023, 027, 028 **Existing Parcel Size:** 1025 acres **Development Area Size:** 56.2 acres

Slope Range: 5 % to 37 % **Total Acreage ≥ 30%:** 1.7 acres **Estimated Total Amount of Cut & Fill:** 400 cubic yards

Land or Aerial Survey Prepared By Napa County GIS **Date:** 2011

(**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 surface water rights

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.

Signature of Applicant *Date* *Signature of Property Owner* *Date*

*See end of pdf for signatures.

TO BE COMPLETED BY PLANNING, BUILDING & ENVIRONMENTAL SERVICES DEPARTMENT

$ 10,000 *Fee* | 162418 *Receipt Number:* | Aime Ramos *Received By* | 5/3/2023 *Date*

EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

Project/Construction Phasing Information

1. Project Description: APN: 025-020-023, 027, 028
   Track I ECPA new vineyard development

   Parcel size: 1025 acres — Total land area disturbed: 56.2 acres
   Agriculture: NEW plant acres: 42 Replant acres: _____
   Structures: ☐ residence ☐ building ☐ driveway ☐ road ☐ other _____

2. Project Phases: ☐ one ☒ two or ☐ _____
3. Anticipated date to start construction (month/year): April 1, 2025
4. Estimated date of completion of each phase:
   Phase 1: Oct 15, 2026
   Phase 2: Oct 15, 2028
   Phase __ : _____
5. Total construction time estimated 500 Days
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 fiber rolls, seed/straw mulch, silt fence
8. Is a grading permit, a well permit, or a sewage disposal permit required? Yes ☐ No ☒
   If yes has the Napa Co ☐ Engineering and/or ☐ Environmental Departments been notified? Yes ☐ No ☐

Slope Information

9. Earth moving, grading or land clearing on slope(s) of: 5 % to 37 %
10. Total acreage with slopes greater than or equal to 30%: 1.7 acres
11. Contour mapping source: Napa County GIS, 2011

Water Deficient Area, Watershed Area, & Water Rights Diversion Permits

12. Water-deficient area: ☐ Yes *(applicant must contact Environmental Division)* ☐ No
13. Sub-Watershed Name: Maxwell Creek: Blocks A-H, I (NW portion) / Chiles Creek Block I (SE portion), J
    Municipal Reservoir Watershed: ☒ Yes ☐ No
    If yes: ☐ Bell Canyon ☐ Kimball ☐ Milliken ☒ Lake Hennessey ☐ Rector
14. Have any other erosion control plans affecting this parcel been approved since 1991? ☐ Yes ☒ No
15. Coverage information (required for projects in any watershed):
    (a) Existing acres of tree canopy cover per parcel: 541.2 acres
    Proposed acres of canopy cover to be removed: 10.8 acres
    Percent of canopy cover to be retained per parcel: 98 %
    (b) Existing acres of shrub, brush, grass without tree canopy per parcel: 346 acres
    Proposed acres of shrub, brush, grass cover to be removed: 17.6 acres
    Percent of shrubs, brush, grass to be retained per parcel: 94.9 %
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: A13711 & A16960
    c) Copy of associated CEQA document attached? ☐ Yes ☒ No acre/feet 195

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: Setbacks specified by geotech (Stability Report, Maxville Vineyard, Mar 7, 2024)

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 50ft setback from wetlands and 35ft setback from ephemeral drainages.
Cite source/reference(s): _____
Specific study prepared: Bio Resource Assessment by: Northwest Biosurvey date: 12/30/2022

21. Is any portion of the project located on or within 500' of an archeological or historic site? Yes ☒ No ☐
Cite source _____
Specific study prepared: Cultural Resources Survey by Origer and Associates date: 5/8/2019

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: 400
Cubic yards of cut: 400 fill: 400
Spoils location: on-site X off-site _____

27. Has a grading permit been filed with the Engineering Division? ☐ 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

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

To be provided by Property Owner: Koko Nor Corporation

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 form 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.

Date _____ *Signature of Property Owner* _____

Attachment A

SUPPLEMENTAL PROJECT INFORMATION

File #: P13-00130 Owner: Koko Nor Corporation Parcel #: 025-020-023, 027, 028

Vineyard Development Area Specifics

1. Size of Area Disturbed:	56.2	acres
2. Size of Vineyard:	56.2	acres
3. Acres of Vines:	42	acres
4. Slopes of Area Disturbed:	5 % to 37	%
5. Amount of Total Acreage Equal to or Above 30% Slope:	1.7	acres
6. Total Number of Trees Removed		trees
a) natives		trees
b) non-natives		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: 4/1/2025 End Date: 10/15/2025 Duration: _____ 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: 4/1/2026 End Date: 6/1/2026 Duration: _____ 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: 10/15/2026

Vineyard Operations Information

1. Farming Equipment:

X	Track-laying	Percent of Use 25 %
X	Rubber-tired	Percent of Use 50 %
X	ATV	Percent of Use 25 %
	Hand/Manual	Percent of Use ____ %
	Other (describe) _____	Percent of Use ____ %

2. Annual Pruning:
Time of Year: Feb-Mar Number of days: 50 Number of Workers: 16

3. Annual Sulfuring:
Time of Year: May-Aug Estimated applications/year: 5

4. Weed Control:

	Under Vines	***Between Rows***
Type of control	Contact spray	mow
Method of application	ATV & manual labor	tractor
Months:	Mar-July	Jun-Aug
Applications/year:	2	2
Number of Workers:	4	3

5. Harvest (Crush):
Length 45 days Number of Workers: 20

6. Frost Protection Method(s)

	Hours of Operation	Frequency (times/year)
____ Return-stack heaters		
____ Sprinklers		
____ Misters		
____ Wind Machines		
____ Late Pruning		
____ Other _____		

7. Rodent Protection Method(s):

____ Rodenticides
X Traps
____ Fencing
X Raptors
____ Other _____

8. Bird Protection Method(s):

	Time of Year (months)	Time of Day	Duration of Use (days per year)
____ Netting			
____ Bird Cannons			
X Visual Distracters *(Mylar strips, etc)*	Aug		
X Raptor Perches			
____ Other _____			

9. Proposed Nighttime Activities:

	Time of Night	Duration of Use (days per year)
X Harvest	Midnight-7AM	45
X Sulphur Application	4AM-7AM	15
X Pesticide/Herbicide Application	same	15
____ Other _____		

10. Irrigation Methods

____ Sprinklers X Drip System ____ Other _____

11. Other Proposed Activities:

_____

_____

_____

Traffic Characteristics Information

1. **Estimated size of grape trucks/truck & trailers to be used:** Tractor to winery tons
2. **Estimated number of truck/vehicle trips per day:** Crush: 4 Vineyard Development: 6 Annually: 8
3. **Estimated number of farmworkers/vehicle:** 4 Crush 4 Pruning
4. **Lunch provided on-site for farmworkers:** ____ Yes X No
5. **Proposed primary access:** Dirt/gravel roads from Chiles Pope Valley Rd
6. **Proposed secondary access, if any:** n/a

Itemized Fertilizer and Pesticide Information

	Application Method (broadcast, spray, drip system, etc)	Application Amount (per acre)	Number of Applications per Year.	Annual Amount Used (per acre)	Total Annual Amount Used Overall.	
1. Fertilizers						
12-26-26	drip	100	2	200	8400	lbs
0-0-30	drip	20	2	40	1,680	gal

2. Mildewcides						
sulpher	dust	5	5	25	1,050	lbs
3. Herbicides						
Roundup	spray	1	2	2	84	qt
4. Rodenticides						
5. Other Chemicals						

6. Proposed Storage, Mixing/Handling and Safety Measures:

Type of onsite chemical storage facility in use or proposed: Chemical storage area and mixing area noted on site plan near Maxville Lake, per recommendation of Fish Friendly Farming

Location of current or potential area(s) used for the mixing agricultural chemicals and the description of the facilities present thereat: Chemical mixingare noted on site plan, north of Maxville Lake, per recommendation of Fish Friendly Farming

Location of current or proposed area designated for the cleaning and washing of chemical application equipment: Same as above

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):	***Percent of Total Agricultural Use:***
____ Well	____%
____ Spring	____%
____ Stream or Creek	____%
____ Reservoir(s)	____%
X ___ Other Existing surface water rights	100 %
	100%

Residential and Non-Agricultural Water Source(s):	***Percent of Total Resid & Non-Ag***
X ___ Well	100 %
____ Spring	____%
____ Stream or Creek	____%
____ Other ____	____%
	100%

2. Current and Future/Proposed Water Usage *(acre-foot per year = AF/yr)*:

	Current Usage:		***Future Usage***:	
Vineyard & other Agricultural. Uses:	64.1	AF/yr	98.1	AF/yr
Residential/Domestic Uses:	2	AF/yr	2	AF/yr
Other Uses:	6.6	AF/yr	6.6	AF/yr
Total Usage:	72.7	AF/yr	106.7	AF/yr

3. Allowable Groundwater Allotment: n/a AF/yr

Rock/Spoils/Debris Disposal Information

1. Use/Disposal of Rock Generated (brought to the surface during the vineyard preparation ripping and raking process):

Proposed Use/Disposal Method:	***Percent of Total***	***Location***	
____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
X Fill (buried)	50 %	X on-site	____ off-site
X Stacked In Pile	50 %	X on-site	____ off-site
____Other _____	____%	____ on-site	____ off-site

2. Estimated Amount of Cut & Fill: 400 cubic yards (total)
400 cubic yards (cut) 400 cubic yards(fill)

3. If rock/spoils material is to be disposed of off-site, where, what for and how much:

Location of Disposal Site	***Use of Material***	***Quantity***
n/a		____ cubic yards
		____ cubic yards
		____ cubic yards

4. Debris Disposal (Location & Method):
X On-site_____ ____Off-site_____

Related Permits

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

County:

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

State Dept of Forestry:

Timber Harvest Plan: Yes ____ No X
Timber Conversion Exemption: Yes ____ No X
Timber Conversion Permit: Yes ____ No X ____ acres
____ acres

State Dept of Fish & Game:

Streambed Alteration Permit: Yes ____ No X

State Division of Water Rights:

Appropriate Water Rights Permit: Yes X No ____

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:

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

SUPPLEMENTAL ENVIRONMENTAL INFORMATION (ECP)

To be provided by Property Owner: Koko Nor Corporation

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 form 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.

4/26/2023
Date

DocuSigned by:
ANTHONY HSU
Signature of Property Owner

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: TBD, possible landslides on APNs 025-020-027 and 025-020-028, Napa Parcel Data Reports

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: 50 ft setback from wetlands and 35 ft setback from ephemeral drainages.

Cite source/reference(s): _____

Specific study prepared: Bio Resource Assessment by Northwest BioSurvey date: 12-30-22

21. Is any portion of the project located on or within 500' of an archeological or historic site? ☑Yes ☐No

Cite source: _____

Specific study prepared: Cultural Resources Study by Origer & Associates date: 5-8-2019

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: 500

Cubic yards of cut: 500 fill: 500

Spoils location: on-site X off-site _____

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

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Supplemental Environmental Information (ECP)

To be provided by Property Owner

A. General Information

1. Owner:
   i. Koko Nor Corporation, Anthony Hsu, CEO, ahsu@maxvillelakewines.com, 510-508-4228
2. Project site:

APN	Address	Area (acres)
025-020-023	4105 Chiles Pope Valley Rd, St Helena, CA 94574	247.5
025-020-027	Chiles Pope Valley Road, St Helena, CA	446.4
025-020-028	4000, 4128, 4300, & 4321 Chiles Pope Valley Rd, St Helena, CA 94574	334.1

3. APN: See A.2 Table
4. Contact: Scott Garvey, Garvey Vineyard Management, scott@garveyvmc.com, 707-815-0357
5. Permit type/number: ECPA Track I
6. Related permits: None
7. Zoning: AW
8. Proposed use: Vineyard Development

B. Project Description

9. Parcel size: see A.2 Table
10. Project size: 562 acres gross; 42 acres net
11. Plans attached.
12. Proposed schedule: Schedule to be modified according to permit approval process and owner priorities:

DATE	ACTIVITY
May 2024	Remove vines
To	Install trellis system and prep ground
Oct 15, 2024	Install erosion control BMPS, seed cover crop and straw mulch disturbed areas

13. Anticipated incremental or phased development: project will occur likely occur in at least two phases, to be determined by project priorities and budget at the time of approval. Schedule may shift depending on permit approval process and owner priorities.
14. Napa County grading or use permits, variance or rezoning applications: none

C. Environmental Setting

22. Existing project site: The site is located east of Napa Valley in Chiles Pope Valley. The parcels are currently developed with about 36 acres of existing vineyard and there are water retention ponds north of the existing vineyard. The remainder of the parcel is largely undeveloped and approximately half of the eastern portion of the parcel is protected under the terms of a Conservation easement (2001-0046663 and amended 2019-0009087).
    - Most soils in the project area are Bressa-Dibble complex (113-114) soils, which are described as moderately steep to steep soils on uplands and narrow ridgetops. The soils formed from weathered sandstone and shale.

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- Blocks H and J are on Haire series soils (146) and consist of moderately well drained soils on old terraces and alluvial fans.

23. Surrounding properties: Surrounding parcels include agricultural/residential lands to the north and south of the property. Maxville winery is northwest of the project site and remaining land east and west of the site is largely undeveloped hillside.

DocuSigned by:
ANTHONY HSU
Owner Signature

4/26/2023
Date

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INDEMNIFICATION AGREEMENT

Pursuant to Chapter 1.30 of the Napa County Code, as part of the application for a discretionary land use project approval for the project identified below, Applicant agrees to defend, indemnify, release and hold harmless Napa County, its agents, officers, attorneys, employees, departments, boards and commissions (hereafter collectively "County") from any claim, action or proceeding (hereafter collectively "proceeding") brought against County, the purpose of which is to attack, set aside, void or annul the discretionary project approval of the County, or an action relating to this project required by any such proceeding to be taken to comply with the California Environmental Quality Act by County, or both. This indemnification shall include, but not be limited to damages awarded against the County, if any, and cost of suit, attorneys' fees, and other liabilities and expenses incurred in connection with such proceeding that relate to this discretionary approval or an action related to this project taken to comply with CEQA whether incurred by the Applicant, the County, and/or the parties initiating or bringing such proceeding. Applicant further agrees to indemnify the County for all of County's costs, attorneys' fees, and damages, which the County incurs in enforcing this indemnification agreement.

Applicant further agrees, as a condition of project approval, to defend, indemnify and hold harmless the County for all costs incurred in additional investigation of or study of, or for supplementing, redrafting, revising, or amending any document (such as an EIR, negative declaration, specific plan, or general plan amendment) if made necessary by said proceeding and if the Applicant desires to pursue securing approvals which are conditioned on the approval of such documents.

In the event any such proceeding is brought, County shall promptly notify the Applicant of the proceeding, and County shall cooperate fully in the defense. If County fails to promptly notify the Applicant of the proceeding, or if County fails to cooperate fully in the defense, the Applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County. The County shall retain the right to participate in the defense of the proceeding if it bears its own attorneys' fees and costs, and defends the action in good faith. The Applicant shall not be required to pay or perform any settlement unless the settlement is approved by the Applicant.

DocuSigned by:
Scott Garvey

Applicant Garvey Vineyard Management

4/26/2023

Date

DocuSigned by:
ANTHONY HSU

Property Owner (if other than Applicant) Koko Nor Corporation

4/26/2023

Project Identification

DocuSign Envelope ID: B1A42020-3615-4776-BF1B-AF521589BC4E

Original submittal - signature pages

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: X County Consultant: ___ **OR** RCD: ___

FINAL APPROVAL: CDPD: X Date: _____

TO BE COMPLETED BY APPLICANT
(Please type or print legibly)

Applicant's Name: Garvey Vineyard Management

Telephone #: (707) 815-0357 **Fax #:** (___)_____ **E-Mail:** scott@garveyvmc.com

Mailing Address: 2721 (No) Las Amigas Rd (Street) Napa (City) CA (State) 94559 (Zip)

Status of Applicant's Interest in Property: Vineyard Manager

Property Owner's Name: Koko Nor Corporation

Telephone #: (510) 508-4228 **Fax #:** (___)_____ **E-Mail:** ahsu@maxvillelakewines.com

Mailing Address: 4105 (No) Chiles Pope Valley Rd (Street) St Helena (City) CA (State) 94574 (Zip)

Site Address/Location: 4000,4105,4128,4300,4321 (No) Chiles Pope Valley Rd (Street), St Helena (City), CA 94574

Assessor's Parcel #: 025-020-023,027,028 **Existing Parcel Size:** 1025 acres **Development Area Size:** 83.5 acres

Slope Range: 5 % to 37 % **Total Acreage ≥ 30%:** 6 acres **Estimated Total Amount of Cut & Fill:** 500 cubic yards

Land or Aerial Survey Prepared By Napa County GIS **Date:** 2011

(**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 Surface Water Rights

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.

DocuSigned by: Scott Garvey 4/26/2023
Signature of Applicant *Date*

ANTHONY HSU 4/26/2023
Signature of Property Owner *Date*

TO BE COMPLETED BY CONSERVATION, DEVELOPMENT AND PLANNING DEPARTMENT

$_____ _____ _____ _____
Estimated Fee *Receipt Number:* *Received By* *Date*

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EROSION CONTROL PLAN SUPPLEMENTAL INFORMATION

Project/Construction Phasing Information

1. Project Description: Track I ECPA for new vineyard development — APN: 025-020-023,027,028

Parcel size: 1,025 acres — Total land area disturbed: 83.5 acres
Agriculture: NEW plant acres: 64.3 Replant acres: 0
Structures: ☐ residence ☐ building ☐ driveway ☐ road ☐ other

2. Project Phases: ☐ one ☑ two or ☐ _____
3. Anticipated date to start construction (month/year): April 1, 2024
4. Estimated date of completion of each phase:
   Phase 1: Oct 15, 2025
   Phase 2: Oct 15, 2027
   Phase __: _____
5. Total construction time estimated: 500 days
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: Fiber Rolls, silt fence, straw mulch
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: 5 % to 37 %
10. Total acreage with slopes greater than or equal to 30%: 6.2 acres
11. Contour mapping source: Napa County GIS, 2011

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: Maxwell Creek: Blocks A-H, I (NW portion, N / Chiles Creek: Blocks I (SE portion), J, K, L, M
    Municipal Reservoir Watershed: ◉Yes ☐No (Chiles Creek Watershed ONLY)
    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):
    (a) Existing acres of tree canopy cover per parcel: 541 acres
    Proposed acres of canopy cover to be removed: 15.8 acres
    Percent of canopy cover to be retained per parcel: 97 %
    (b) Existing acres of shrub, brush, grass without tree canopy per parcel: 336 acres
    Proposed acres of shrub, brush, grass cover to be removed: 67 acres
    Percent of shrubs, brush, grass to be retained per parcel: 80 %
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: A13711 & A16960
    c) Copy of associated CEQA document attached? ☐Yes ◉No acre/feet 195

Legend

- VB gross_ECPA
- Existing Vineyard Blocks
- Existing Buildings
- County Roads
- Existing Ranch Roads
- Existing Fencing

N

1 in = 400 ft

A B C1 C2 C3 D1 D2 D3 E F G H I J K L M

Residence
Worker Housing
Barn
Derelict Cottages
Storage
Winery
Chiles Pope Valley Rd

Drawn by:	Sarah Pistone, CPESC #9225
Date:	4/8/23
Version:	1.0
File:	...Photo_Locations_B.mxd

HDVine LLC

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

Maxville - Photo Location Map

APNs 025-020-023, 027, 028

Chiles Pope Valley Rd, St Helena, CA

SITE PHOTOS



Photo 1 Drainage along driveway south of Block A



Photo 2 Drainage along driveway south of Block A

SITE PHOTOS



Photo 3 Block A - Cover



Photo 4 Block A – View Uphill



Photo 5 Block A – Cover



Photo 6 Block A – View of existing road



Photo 7 Block B



Photo 8 Block B

SITE PHOTOS



Photo 9 Block B - Cover



Photo 10 Block B – Cover

SITE PHOTOS



Photo 11 Block B – Cover



Photo 12 Block C1

SITE PHOTOS



Photo 13 Block C1



Photo 14 Block C1

SITE PHOTOS



Photo 15 Block C2; view uphill toward C3



Photo 16 Block C2 – View downhill

SITE PHOTOS



Photo 17 Block C2 – Cover



Photo 18 Block C2



Photo 19 Block C2 – Cover



Photo 20 Block C2



Photo 21 Block D1



Photo 22 Block D1 - View uphill toward D2 and D3



Photo 23 Block D1 - Cover



Photo 24 Block D2



Photo 25 Block D2 - Cover



Photo 26 Block D2



Photo 27 Block G



Photo 28 Block G



Photo 29 Block G – Cover



Photo 30 Block G



Photo 31 Block G - View of Grazed and Ungrazed areas



Photo 32 Block G - Ungrazed Cover



Photo 33 Block G - Grazed Cover



Photo 34 Block G - Grazed Cover



Photo 35 Block G - Grazed Cover



Photo 36 Block G - Grazed Cover



Photo 37 Existing Road connecting Block G and Block H



Photo 38 Block H



Photo 39 Block H – Cover



Photo 40 Block H



Photo 41 Block H



Photo 42 Block E



Photo 43 Block E - Cover



Photo 44 Block E



Photo 45 Block E



Photo 46 Block E - Cover



Photo 47 Block F



Photo 48 Block F - Cover



Photo 49 Block F



Photo 50 Block F - Cover



Photo 51 Block F



Photo 52 Block F

SITE PHOTOS



Photo 53 Block F - Cover



Photo 54 Block I

SITE PHOTOS



Photo 55 Block I



Photo 56 Block I – Cover

.



Photo 57 Block I



Photo 58 Block I



Photo 59 Block J



Photo 60 Block J – Cover



Photo 61 Block J – Existing Road Erosion Area



Photo 62 Block J – Channeling from Road



Photo 63 **Block K**



Photo 64 Block K – Cover



Photo 65 Block L



Photo 66 Block L



Photo 67 Block L – Cover



Photo 68 Existing Water Crossing



Photo 69 Block M – Cover