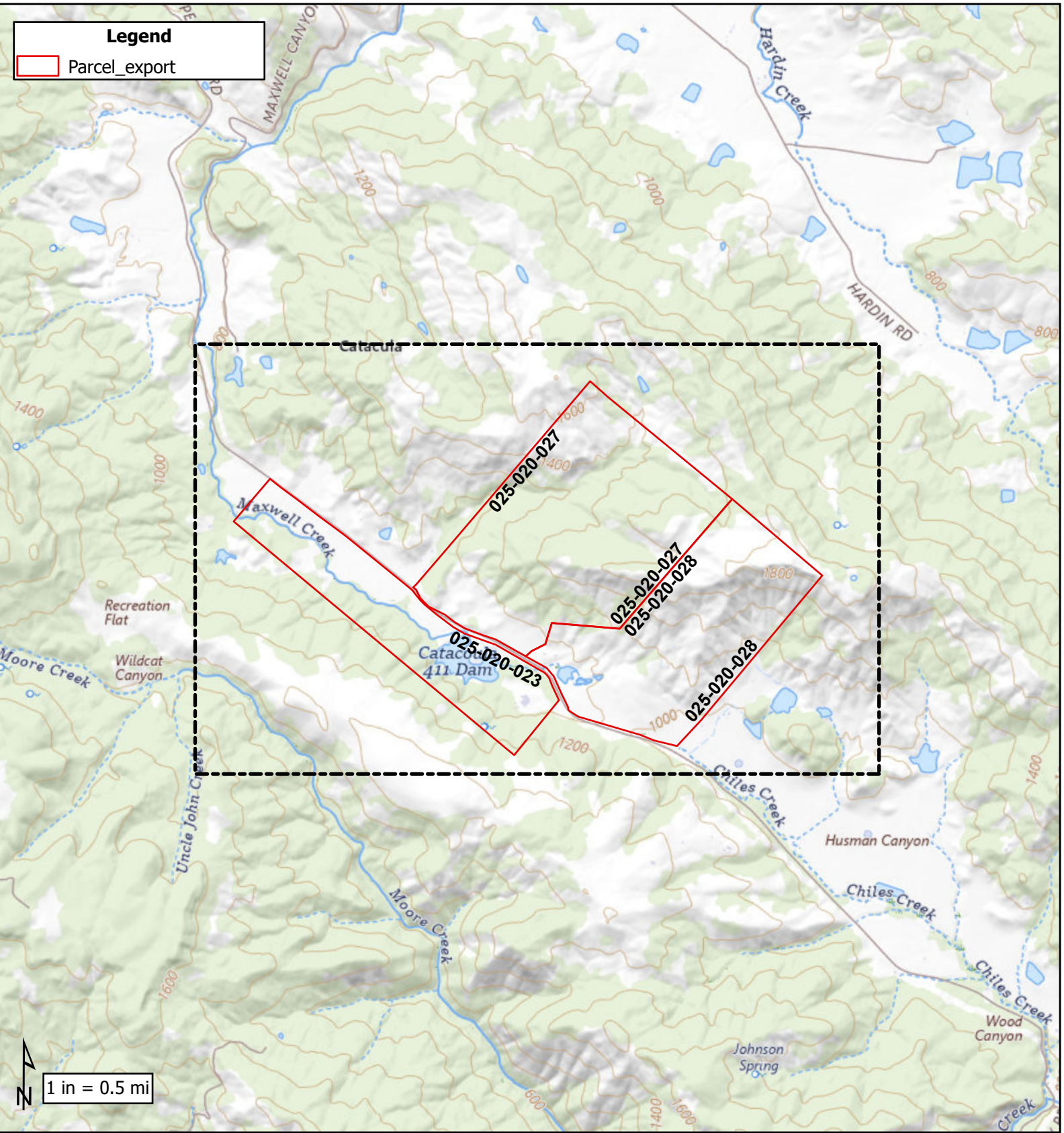
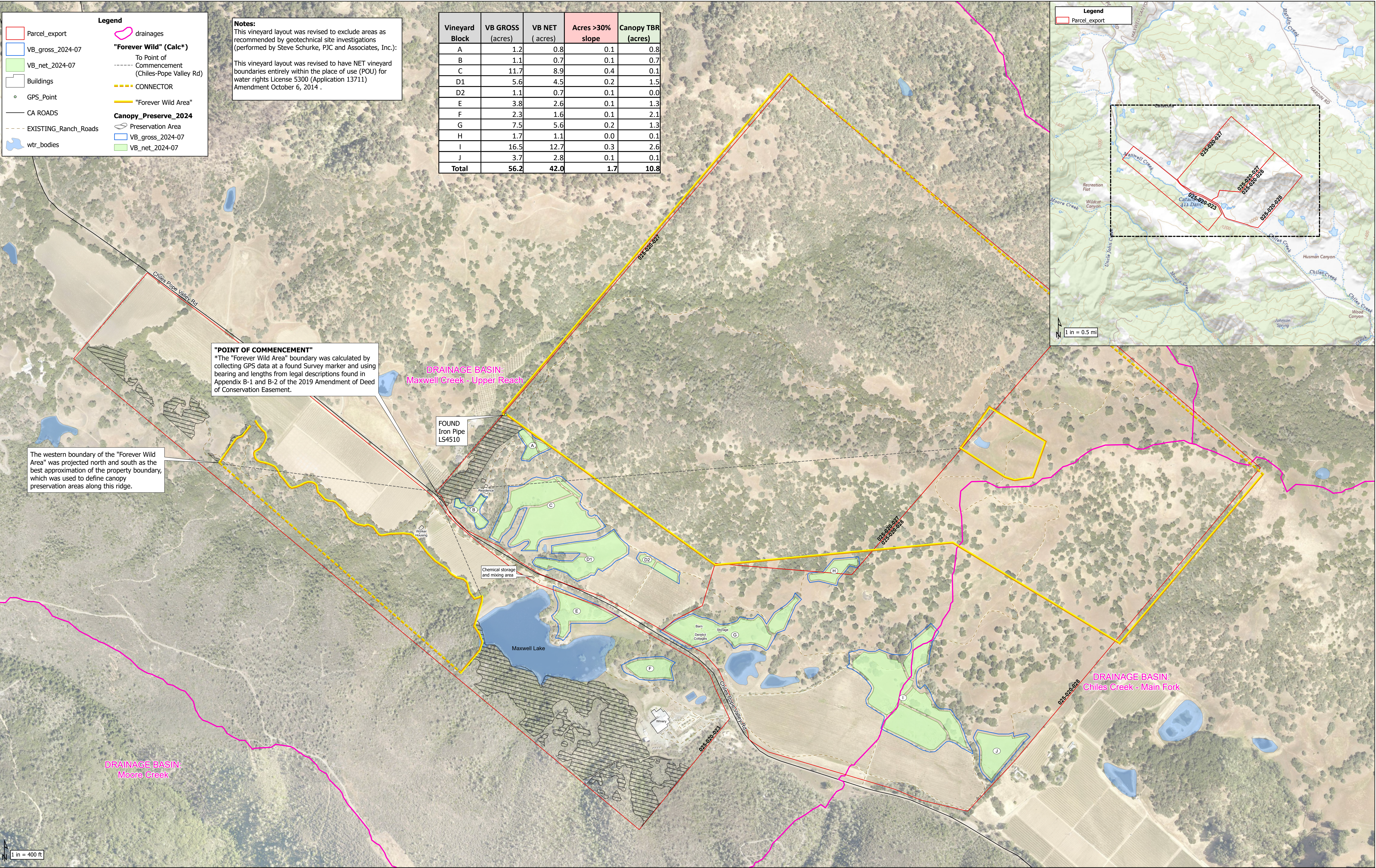
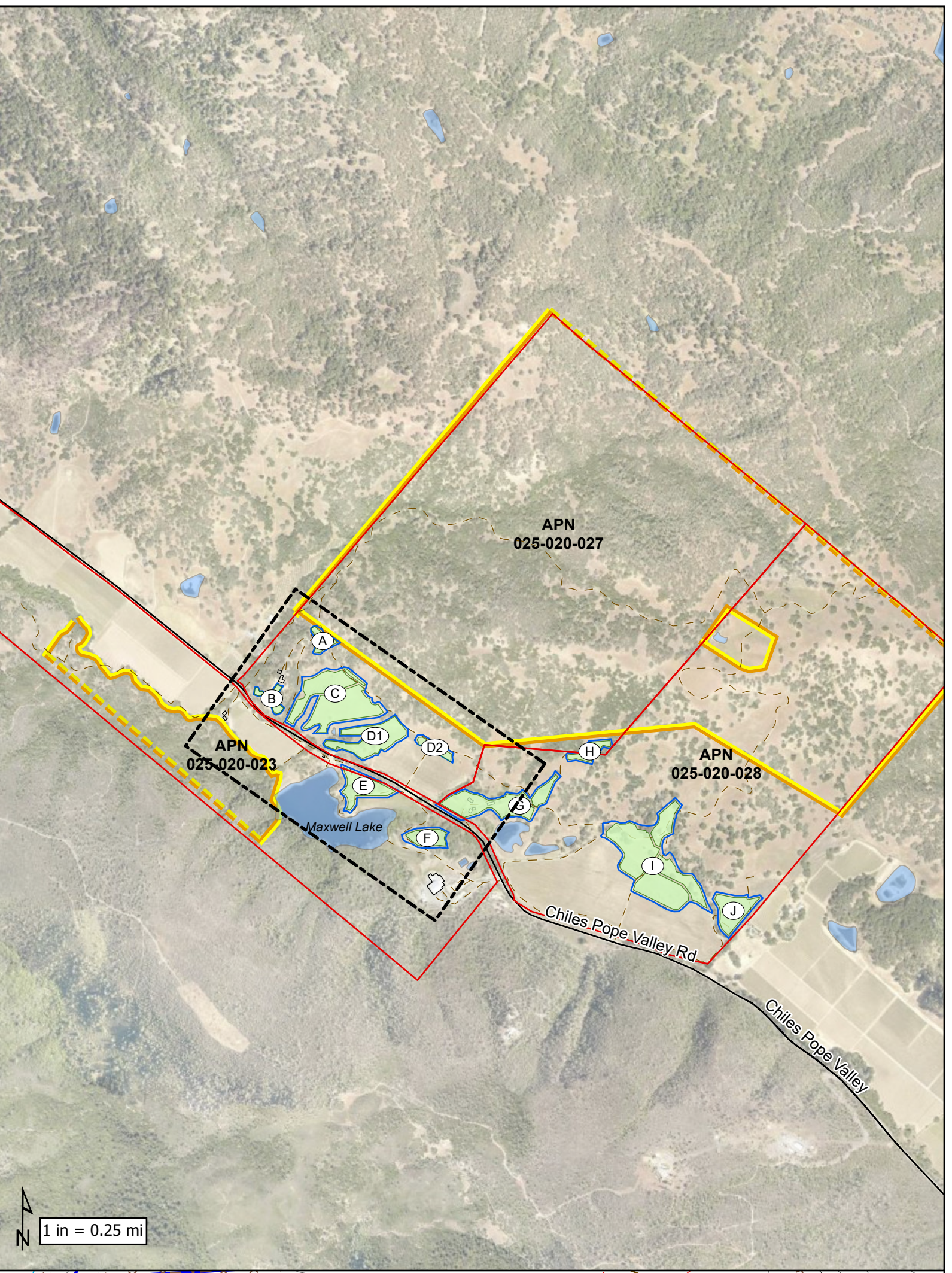
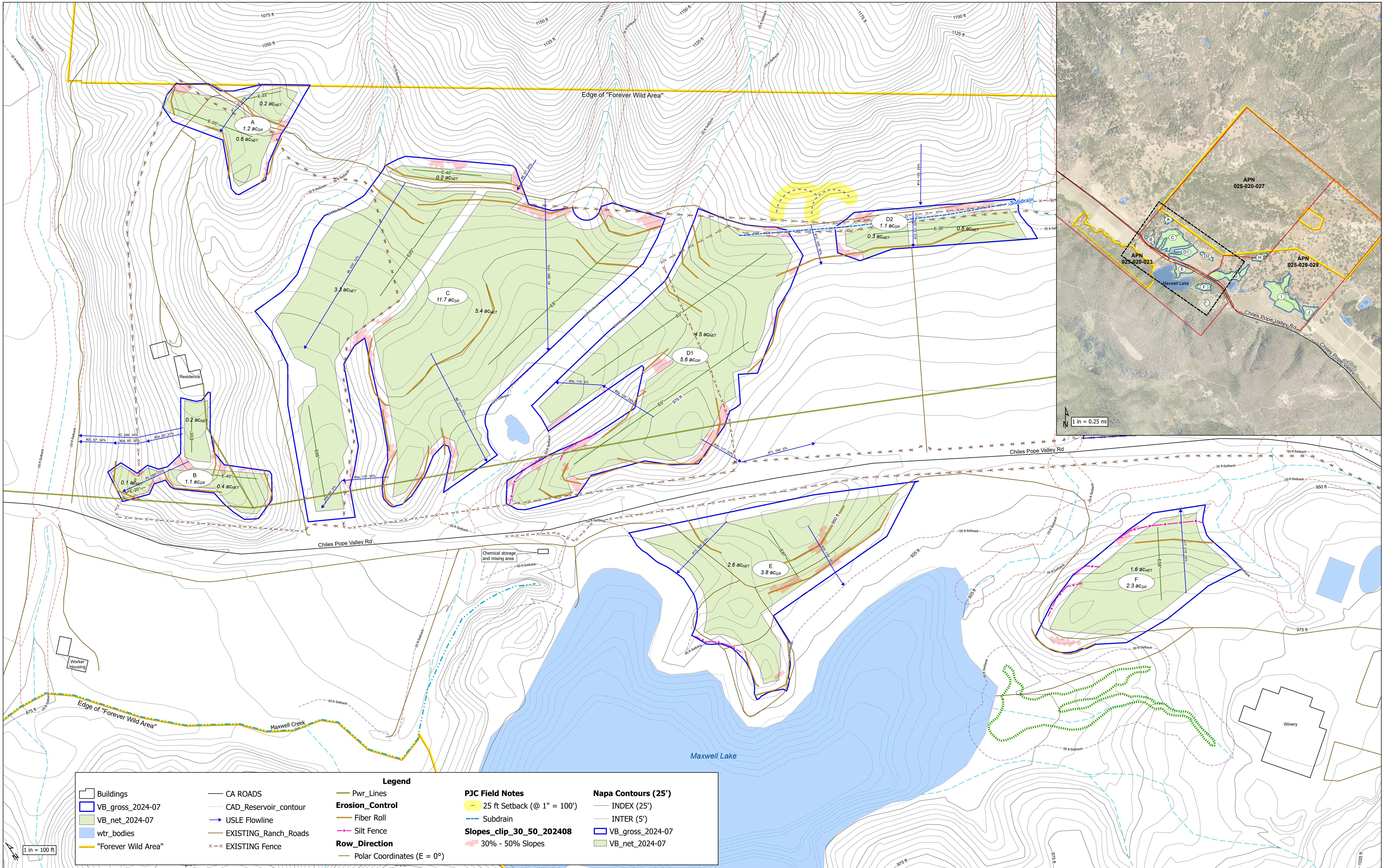
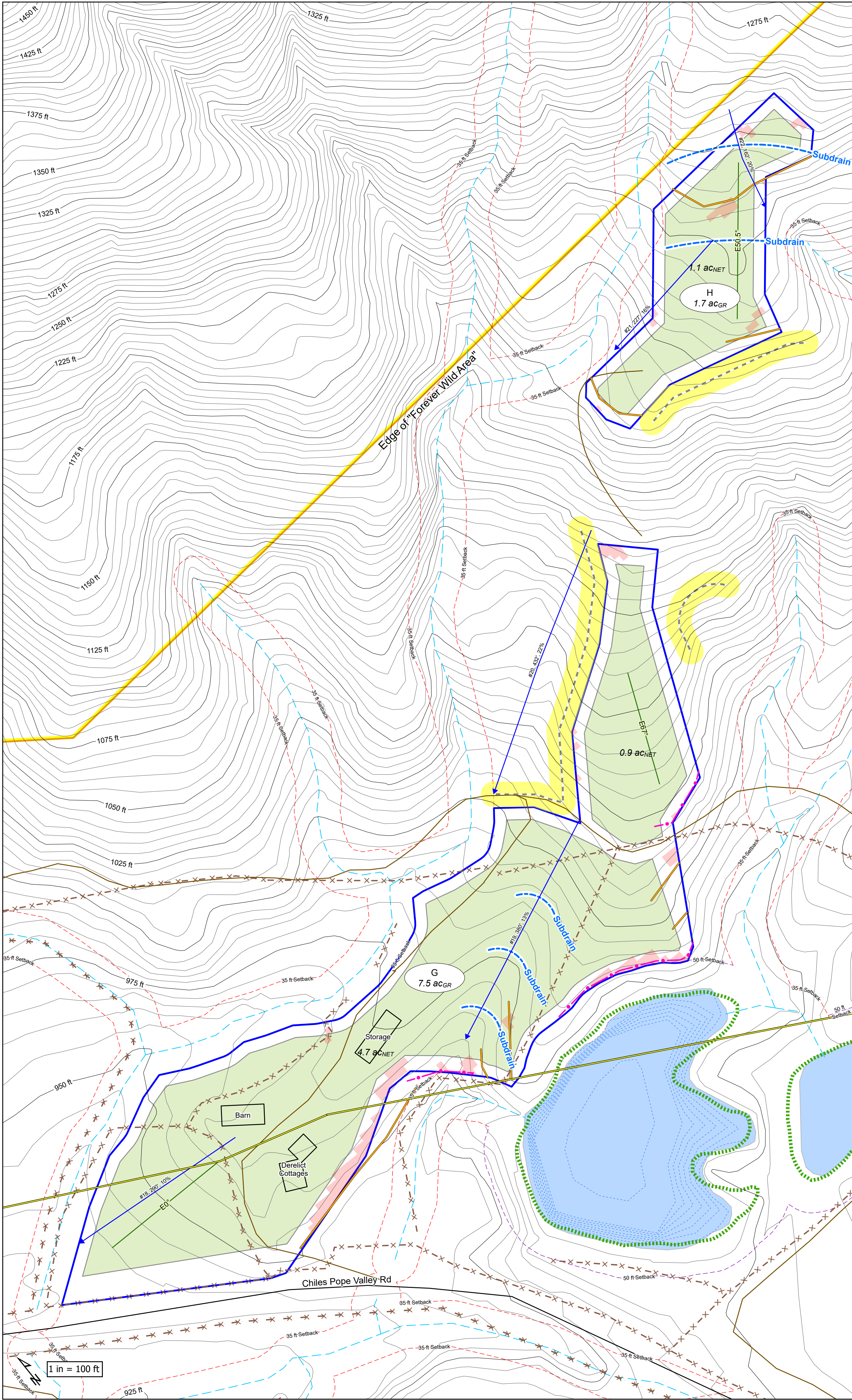








Buildings

VB_gross_2024-07

VB_net_2024-07

wtr_bodies

"Forever Wild Area"

CA ROADS

CAD_Reservoir_contour

USLE Flowline

EXISTING_Ranch_Roads

EXISTING Fence

Pwr_Lines

Erosion_Control

Fiber Roll

Silt Fence

Legend

Row_Direction

Polar Coordinates (E = 0°)

PJC Field Notes

25 ft Setback (@ 1" = 100')

Subdrain

Slopes_clip_30_50_202408

30% - 50% Slopes

Napa Contours (25')

INDEX (25')

INTER (5')

VB_gross_2024-07

VB_net_2024-07

HDVine

LLC

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: 9/12/24

Revision: 1

Map Page: 3 of 4

File: ...PRO_Maxville_ECP.aprx

P23-00130 Track I ECPA (REV 1)

Maxville - Site Plan

Napa County ECPA Site Plan Notes:

- Owner: Koko Nor Corporation
- Project site: 4105 Chiles Pope Valley Rd, St Helena, CA 94574
- APNs: 025-020-002, 023, 028
- Contact: Garvey Vineyard Management, 707-963-1659, scott@garveymc.com
- Permit type/number: ECPA Track I

ECPA NOTES

- Property Owner: Koko Nor Corporation
- Site Contact: Garvey Vineyard Management, 707-963-1659, scott@garveymc.com
- ECP prepared by Coda Rainsford, CPESC #9225, coda@hdvine.com, 707-533-3511
 - Signature

- ECP prepared: 4/20/2023 Revised: 9/12/24
- Property Address: 4105 Chiles Pope Valley Rd, St Helena, CA 94574
 - APNs: 025-020-002, 023, 028
- See Vicinity Map
 - USGS Quad: Napa
 - PLSS: Sec 11-12, T08N, R05W
- Access from Chiles Pope Valley Rd.
- Legend, North arrow, and scale are noted on each map detail.
- Soil type in disturbed areas are mapped as primarily Bressa-Dibble Complex (113, 114) and Haire loam (146), with minor components of Perkins loam (168) and Tehama silt loam (180). Soil boundaries on USDA soil report. No potentially serious erosion problem areas were noted. (Custom Soil Resource Report for Napa County, California, from USDA NRCS Web Soil Survey, January 2023).
- Several ephemeral water courses run through the property as water flows down the ridgeline to the valley floor; a standard 35 ft setback was mapped. The blueline stream closest to the project site is Maxwell Creek, about 200 ft northwest of the closest vineyard block.
- The biological assessment identified the vineyard blocks as primarily scattered Live Oak and Blue Oak woodland within Wild Oat grassland. No commercial timber species were identified on the site. Other existing infrastructure includes, a winery, residence, worker housing, and associated access roads and fencing.
- Napa County Contours were used for project design with contour interval of 5 ft and index contours every 25 ft.
- Slope Sections are shown on Topo Map. Average slope across all blocks is 20%.
- Water is supplied from Maxwell Lake (POD-A13711), and the larger of several reservoirs on the property (POD-A16960). All NET vineyard areas are located entirely within designated Place of Use for the respective water rights documents (see Maxville - Water Rights POU map).
- Vineyard layout, including row direction and avenues, is shown on the site plan. Avenues are planned to be 24 ft in tractor turnaround areas and 10 ft in areas parallel to row direction. Spacing will be a minimum of 6 ft rows by 4 ft vines, or 1,816 vines per acre. Block access will be via driveways off Chiles Pope Valley Rd and existing ranch roads that run throughout the property.
- Currently, water sheets off the hillsides and there is no evidence of channeling in the vineyard development areas. No surface drainage infrastructure is proposed as part of this ECPA.
- Fiber rolls, silt fence, vegetative buffer areas, 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 track-walking (up/down slope) if crimping is not available. 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. Rock benches may be utilized for rock storage in avenues 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 80% cover throughout (see table below for seed mix or equivalent). 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, fertilized (16-20-0 at a rate of 100 lbs/acre) and mulched annually, as needed, 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 BALLISTER'S 526-6723

	SEED MIX (LBS/ACRE)
SEED MIX	
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 2-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 of this provision is to minimize fire hazard and to reduce risk of straw removal in windy conditions (crimping perpendicular to flow is recommended).
 - 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 approval is not guaranteed.
- 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).

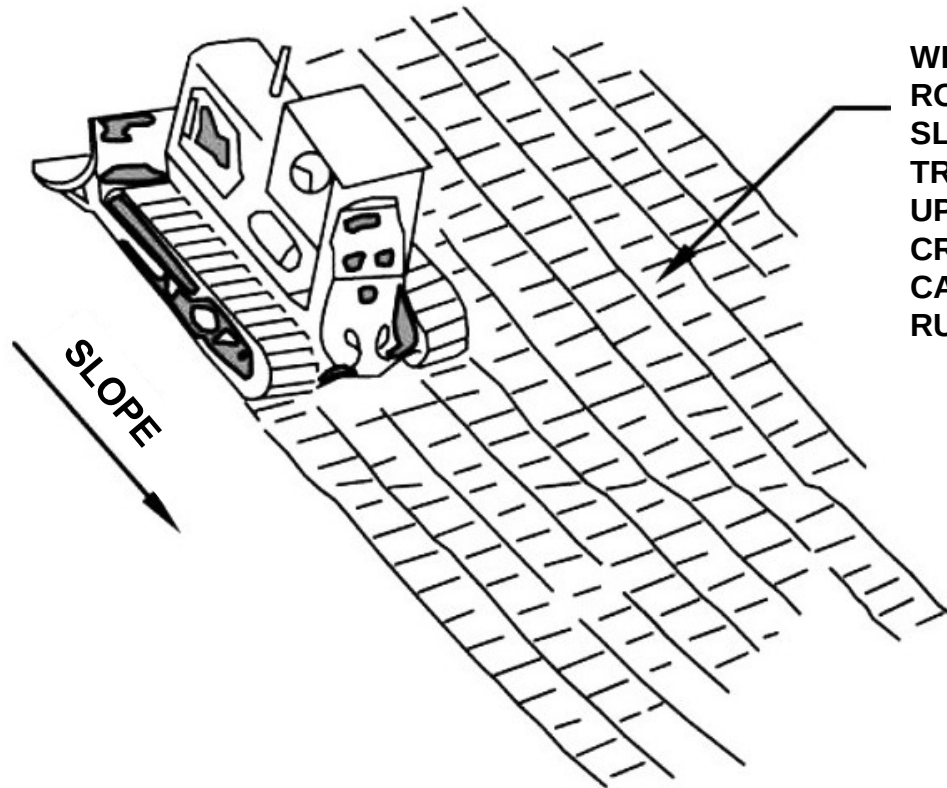
Other Grading Notes:

- All grading work shall 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 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/.
- 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:

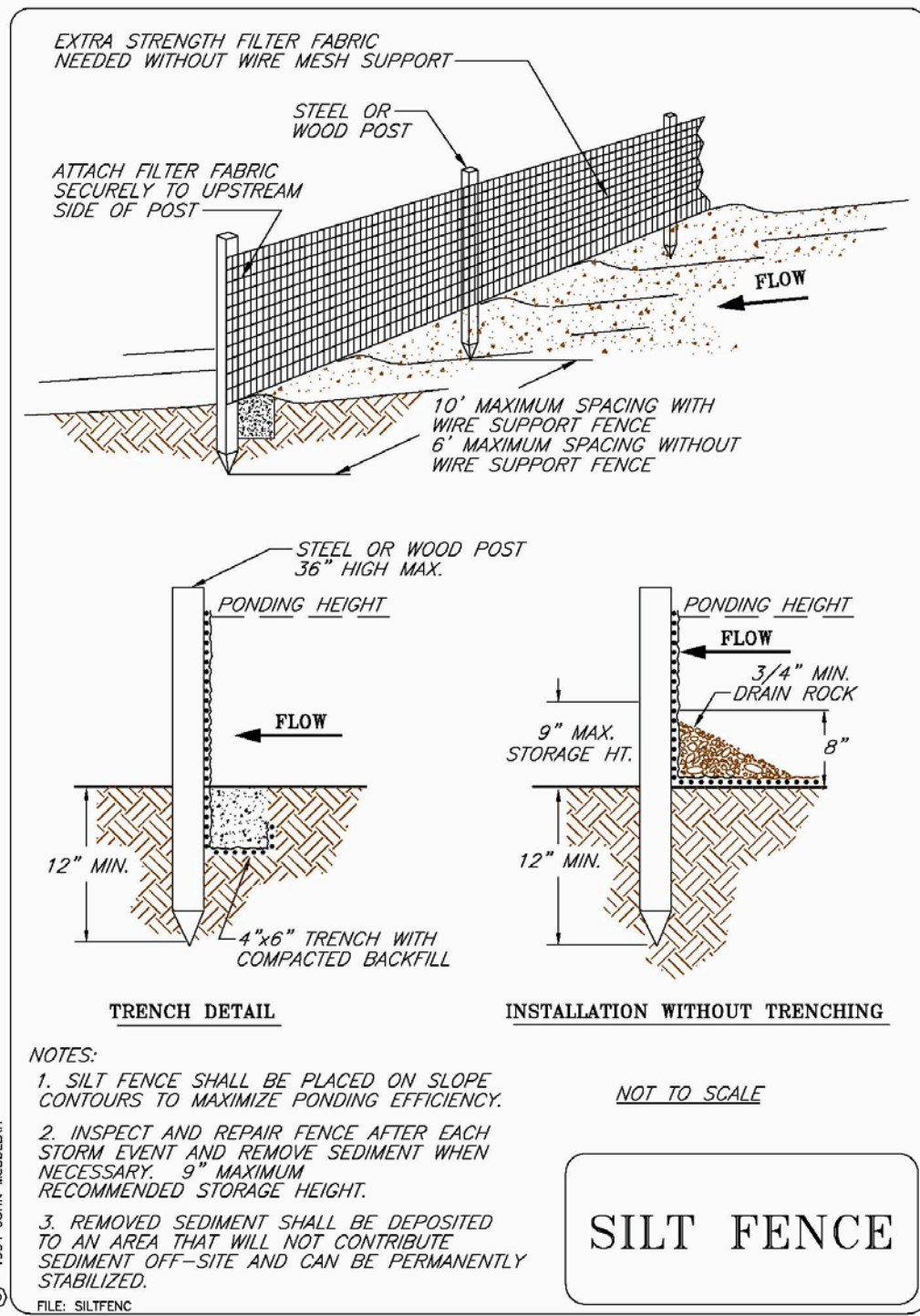
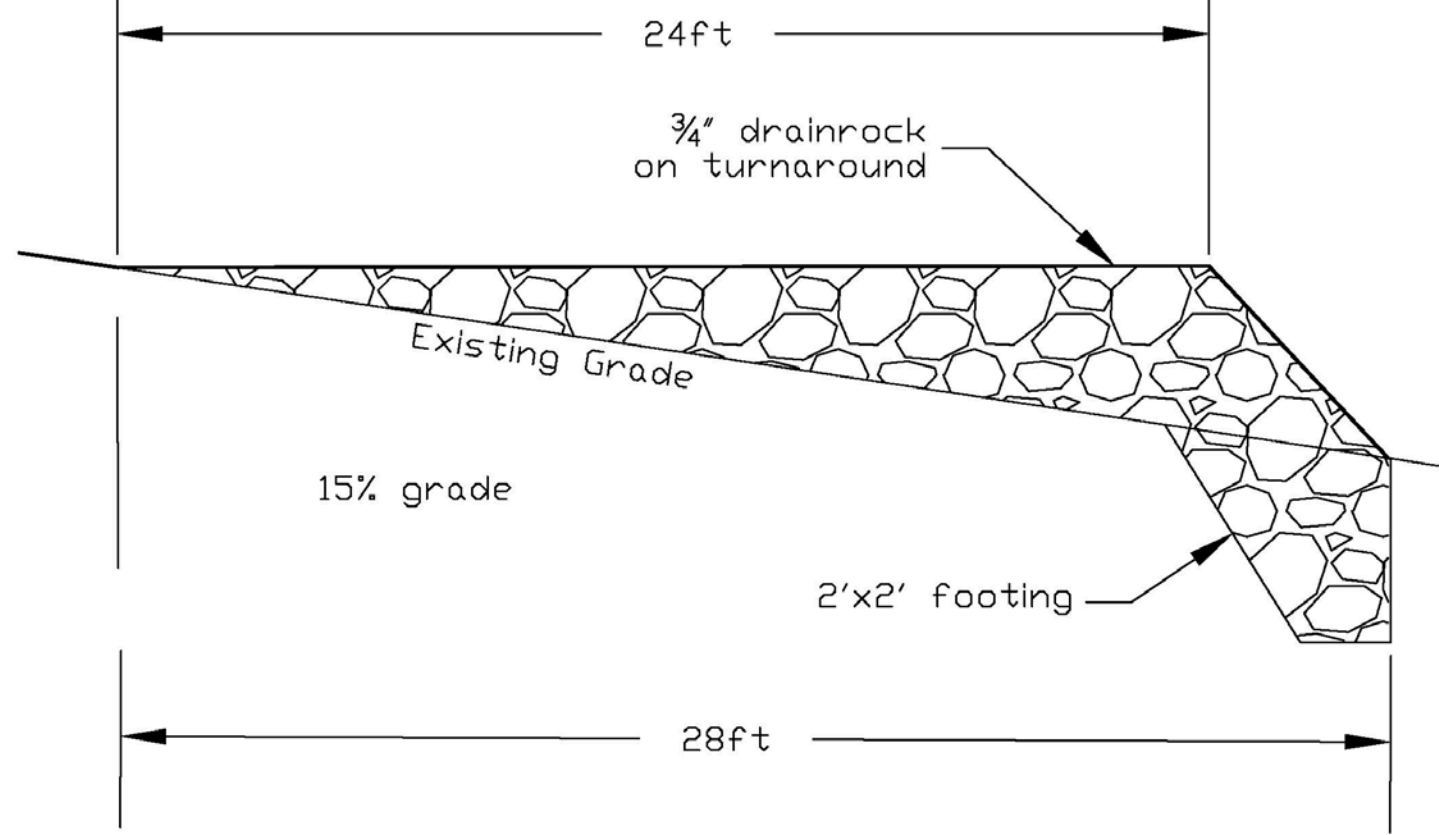
- Spatial Reference for all map frames:
 - NAD 1983 StatePlane California II FIPS 0402 Feet
 - Projection: Lambert Conformal Conic
- Topo Map:
 - Napa County GIS Contours (cont_01_200.shp). DTM is based on LiDAR data acquired in April of 2002, prepared by Towill, Inc.
- Aerial Map:
 - Napa County Orthophotots: 4/30/2021
- Vicinity Map:
 - USGS Topo: USGS The National Map: The National Boundaries Dataset.
- Canopy Map:
 - Canopy data utilized spatial data from Northwest Biosurvey from Figure 2 of their Biological Resource Assessment with Bat Habitat Surveys, Woodland Assessment, and Delineation of Waters of the U.S. for the Maxville Winery & Vineyard Project (December 30, 2022).

SURFACE ROUGHENING: TRACK WALKING

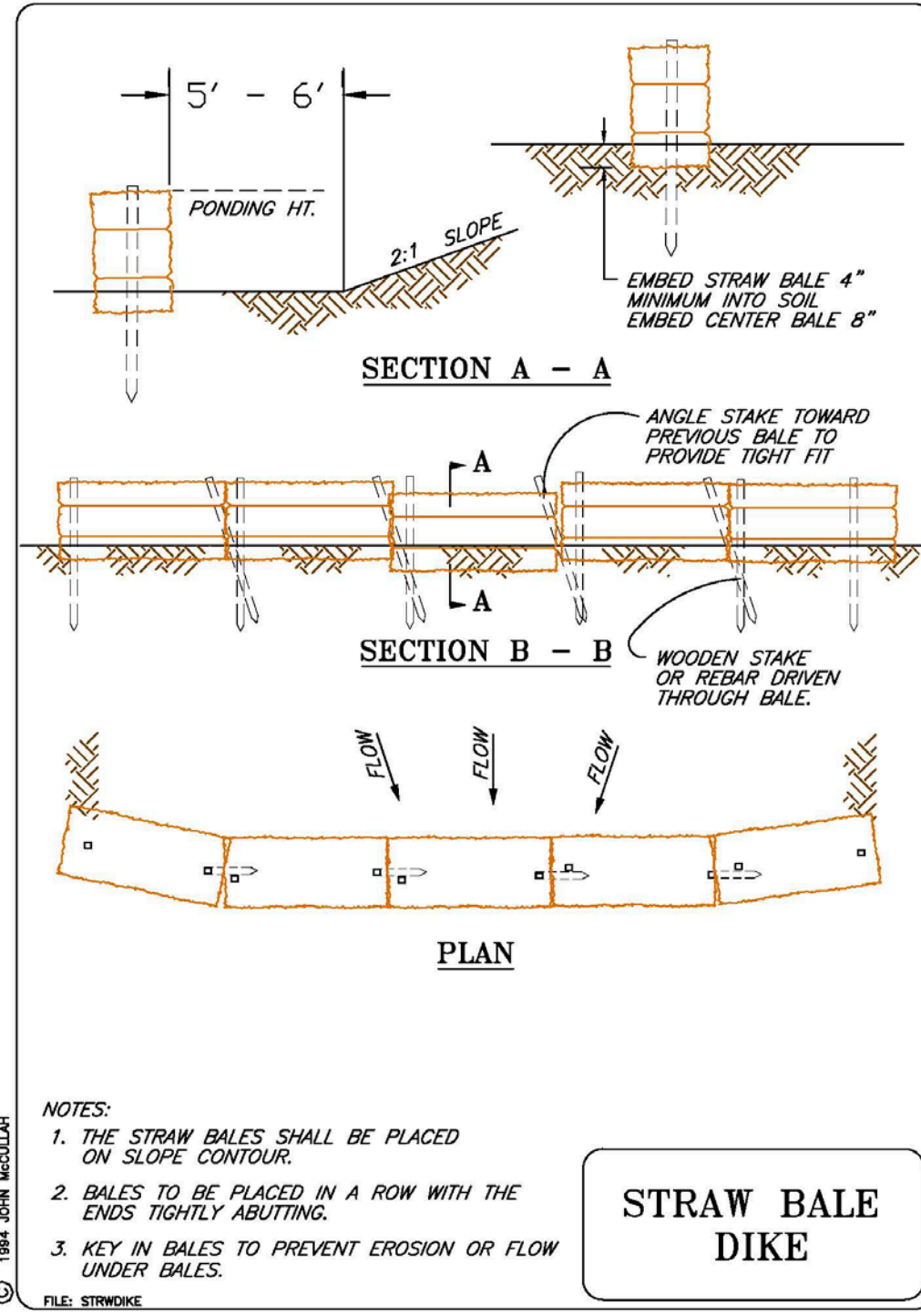


WHERE PRACTICAL, SURFACE ROUGHENING WILL BE DONE ON SLOPES 3:1 AND STEEPER. TRACK WALK WITH MACHINERY UP AND DOWN THE SLOPE TO CREATE GROOVES THAT WILL CATCH SEED AND REDUCE RUNOFF.

ROCK BENCH



SILT FENCE



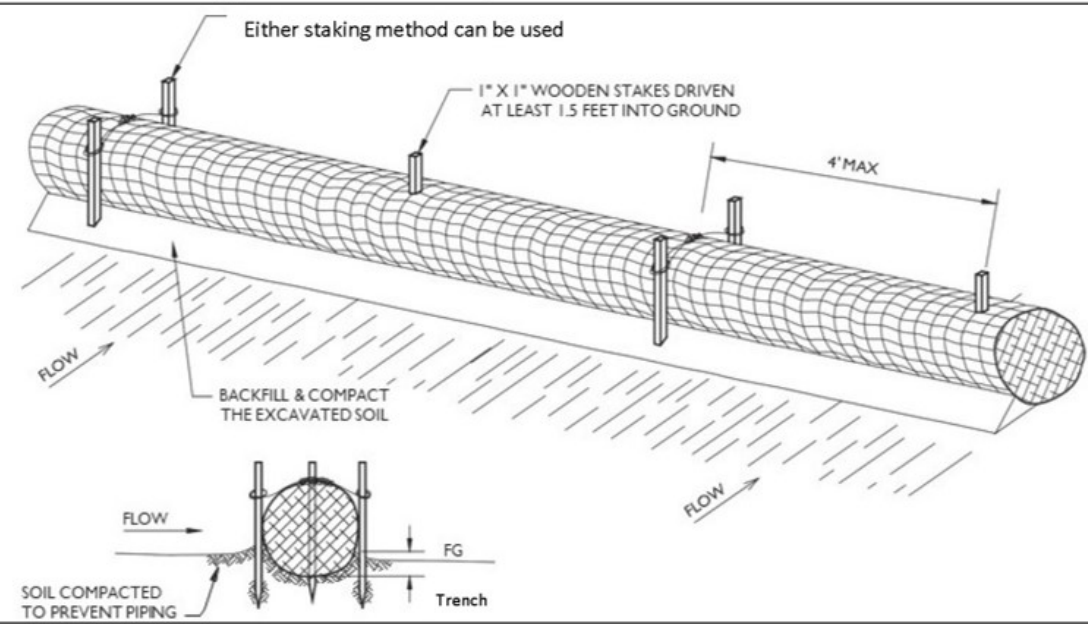
STRAW BALE DIKE

Project: Maxville Track I
Gross Acres: 42 NET acres

Erosion Control Materials (Estimate)					
Type	CA BMP Handbook	\$	Amount	Unit	Project Total
Silt fence	\$3.5-\$9.1 (ave \$7)/ft	\$	7	1500 ft	\$ 10,500
fiber roll*	\$20-\$30/25ft	\$	20	11,000 ft	\$ 8,800
straw mulch	\$2500/acre	\$	2,500	42 ac	\$ 105,000

*Length amount includes +10% for fiber roll overlap, per installation specifications

Typical Fiber Roll/Wattle Sediment Barrier



Introduction to Wattles:

- Straw wattles or fiber rolls are designed to slow down runoff, filter and trap sediment before the runoff gets into waterways. Straw wattles are porous and allow water to filter through fibers and trap sediment. Because they slow runoff they reduce sheet and rill erosion.
- Straw wattles may be used on slopes to shorten slope length. They are designed for short slopes or slopes flatter than 3:1 and low surface flows not to exceed 1 c.f.s. for small areas.
- It is important to know how much drainage area the most uphill wattle is receiving and accommodate for this drainage.

Wattle Installation:

- Prepare smooth slope before the wattling procedure is started. Shallow gullies should be smoothed as work progresses.
- Dig small trench across the slope on contour, to place rolls in. The trench should be deep enough to accommodate a third to half the thickness of the roll.
- It is critical that rolls are installed perpendicular to water movement, parallel to slope contour. Start building trenches and install the rolls from the bottom of the slope and work up.
- Lay the roll along the trenches fitting it snugly against the soil. Make sure no gaps exist between the soil and the wattle.
- Use a straight bar to drive clean holes through the roll and into the soil. Drive the stake through prepared hole into soil. Leave only 1 or 2 inches of stake exposed above roll.
- Install stakes at 4 feet max intervals. Either staking method shown above can be used.
- Construct an compacted earthen berm along the uphill side of the roll to force sheet flow into the roll and prevent water from piping into the trench.
- When more than one roll is placed in a row, the rolls should overlap, one in front of the other, by at least 1 foot and staked securely to prevent piping.
- Wattles with plastic netting need to be removed after the wet season has ended.

Napa County Resource Conservation District
www.naparcd.org / 1303 Jefferson St, Suite 500B, Napa Ca, 94559 / (707)252-4189